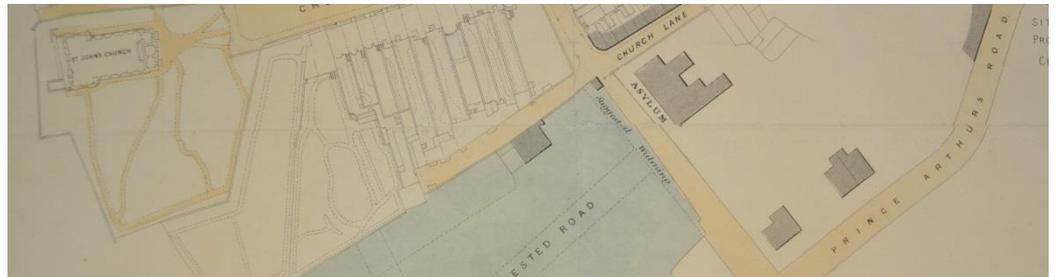


Archaeological Desk-Based Assessment



22 Froggnal Way, Hampstead, London Borough of Camden

On behalf of Ironside & Malone Design & Build 2 Limited

June 2015

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EXECUTIVE SUMMARY

The site known as 22 Frognal Way, Hampstead, London Borough of Camden is proposed for redevelopment.

The application site has been shown to have a low to moderate potential for evidence of Roman agricultural activities and a moderate potential for evidence of activity in the Anglo-Saxon period associated with proximity of a probable late Saxon church underneath what is now St John's Church. There is also a moderate to high potential for medieval occupation, in particular the origins of the settlement of Hampstead in the Frognal area. There is also a moderate potential for post-medieval agricultural remains. This assessment suggests a low potential for remains of other periods to survive on site.

Existing impacts on any surviving archaeological deposits and features will derive predominantly from the construction of buildings across the application site from the 1970s onwards, which may have truncated below ground strata in localised positions. In addition, the agricultural use of the land from the early 18th century and the landscaping of the area as garden space from the late 18th century, may have also truncated below ground strata.

On the basis of the available evidence it is advised that, due to potential for medieval remains across the application site, that an archaeological evaluation be carried. Due to the extent of previous impacts, any surviving features are likely to have been disturbed or truncated and are therefore unlikely to be worthy of preservation in situ. This is supported by archaeological investigations in close proximity to the application site that have highlighted modern disturbance but no evidence for archaeological remains. Consequently, this work can be secured through the imposition of a suitably worded condition attached to a consented scheme. If no significant remains are encountered during the evaluation, any further work should be limited to a watching brief carried out on intrusive groundworks associated with the proposed development.

1.0 INTRODUCTION

- 1.1 This archaeological desk-based assessment has been prepared by Nick Garland MA, Archaeological Consultant at Heritage Collective on behalf of Ironside & Malone Design & Build 2 Limited. Documentary research was carried out by the author.
- 1.2 The subject of this assessment is the site known as 22 Frognal Way, Hampstead, London Borough of Camden, here after referred to as the 'application site'. The application site is located within Hampstead Village and is centred at National Grid Reference (NGR) TQ (5)26278, (1)85565 (Appendix 1). The application site is located within the Hampstead Archaeological Priority Area and the Hampstead Conservation Area.
- 1.3 This report has commissioned to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any relevant constraints identified. This assessment is in accordance with the national planning policy framework (NPPF) and the procedures set out in 'Standard and Guidance for Historic Environment Desk-based Assessment'¹.
- 1.4 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) together with a range of archives and libraries including the Camden Local History Local Studies and Archives and The British Library. The report incorporates the results of a comprehensive map regression exercise in order to review the impacts of existing development on potential underlying archaeological deposits. A site visit was undertaken by the author on the 16th April 2015.
- 1.5 The assessment thus enables all relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering and archaeological solutions to the potentials identified.

¹ Chartered Institute for Archaeologists. Standard and Guidance for historic desk-based assessment. CIfA (2014).

2.0 PLANNING FRAMEWORK

National Planning Policy Framework (NPPF)

- 2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 National Planning Policy Framework (NPPF) published in March 2012 provides guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains. The framework sets out the obligations placed on the local planning authority (Chapter 12) through the development and implementation of a local plan. The framework also sets out the need for the determining authority to ensure that they have sufficient information when making decisions on applications affecting the historic environment.
- 2.3 In summary, government guidance on archaeology contained within the NPPF provides a structure for making decisions:
- where designated heritage assets (world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas) are affected by development
 - where the settings of heritage assets are affected by development
 - where nationally important un-scheduled monuments are affected by development
- 2.4 In addition the National Planning Policy Framework:
- requires the applicant to provide proportionate information on heritage assets affected by the proposals and an assessment of the impact of the proposed development on the significance of the heritage asset
 - places a duty on the decision making body to determine applications on the basis of sufficient evidence, gathered if necessary from field evaluation

Local Policies

The London Plan 2011 (including FALP 2015)

2.5 The London Plan, the spatial development strategy for London, was formally adopted in 2011 and replaced the earlier London Plan (2008). In March 2015 the Mayor published the Further Alterations to the London Plan (FALP) were published. These policies were examined through public consultation in September 2014 and incorporate the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013. The following policies are relevant to this assessment.

2.6 POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, world heritage sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

Camden Core Strategy and Development Policies 2010

- 2.7 The Camden Core Strategy and Development Policies document was adopted by the Council in November 2010 to form part of the forthcoming Local Development Framework. All policies relating to the historic environment from the former Unitary development Plan have been superseded by policies within the new Core Strategy and Development Policies document. Relevant policies to this assessment are listed below:

- 2.8 DP25 – Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

3.0 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey identifies the underlying solid geology as Bagshot Formation, comprising of sand, a sedimentary bedrock formed during the Palaeogene Period, approximately 34 to 56 million years ago in an environment dominated by shallow seas.
- 3.2 No superficial geology has been identified across the application site².
- 3.3 No site specific geotechnical information is currently available.

Topography

- 3.4 The study area is located within the western part of the Hampstead area in the London Borough of Camden. The application site is located approximately 150m to the west of Hampstead High Street and 70m to the south-west of St John's Church, a Grade I listed building (1271918). The site itself forms plot number 22 on Frogna Way. The general topography of the study area slopes sharply from the north, at a height of approximately 120m OD, to the south, to a height of approximately 80m OD. The application site itself is located on a level area, at height of approximately 96m OD, however, the churchyard to the west of the site is presently situated at a much higher level, at approximately 103m OD.
- 3.5 The application site forms an irregular shaped plot measuring approximately 55 metres in length, 50 metres in width and encloses an area of approximately 0.22 hectares. The application site is currently occupied by a derelict residential building, a large pond on the eastern side and area of garden including a number of large trees. The application site is bounded to the west by an alley leading from Frogna Way to Church Row and beyond the churchyard of St Johns church. This site is also bounded to the north by the rear gardens of properties fronting onto Church Row (Nos 15-20) and by a number of residential properties to the east and south.

² British Geological Society online viewer <http://www.bgs.ac.uk/> [date accessed 14.04.2015]

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	450,000	- 12,000	BC
Mesolithic	12,000	- 4,000	BC
Neolithic	4,000	- 1,800	BC
Bronze Age	1,800	- 600	BC
Iron Age	600	- AD 43	

Historic

Roman	AD	43	- 410
Saxon/Early Medieval	AD	410	- 1066
Medieval	AD	1066	- 1485
Post Medieval	AD	1486	- 1800
Modern	AD	1800	- Present

4.2 This chapter considers the archaeological finds and features from within a 500m radius of the application site, held on the Greater London Historic Environment Record, here after referred to as the 'study area', together with a map regression exercise charting the history of the application site from the early 17th century to the present day.

4.3 The application site is located within the Hampstead Archaeological Priority Area and the Hampstead Conservation Area. No scheduled monuments or registered parks and gardens are located within the study area. The application site is also located in close proximity to St Johns Church, Hampstead, a Grade I listed building, as well as a number of other listed memorials, bollards and a lamp post. These assets are discussed in the accompanying Heritage Statement for the application site³. The HER map and list are included in this report at Appendix 2, showing the distribution of entries in the vicinity of the application site. The map regression (Appendix 3) indicates that the application site was probably open fields until it was developed as the rear garden of properties fronting Church Row in the late 19th century. The application site was developed as a plot

³ Froneman, I. Heritage Statement: 22 Frognal Way, Camden. Heritage Collective report (2015).
Archaeological Desk- | 22 Frognal Way, | On behalf of Ironside & | June 2015 ©
Based Assessment | Hampstead, London | Malone Design & Build 2
Borough of Camden | Limited

for 22 Frogal Way in 1974, the structures of which are still present within the site boundary.

Earlier Prehistoric – Palaeolithic, Mesolithic, and Neolithic

- 4.4 Evidence for the Upper and Lower Palaeolithic period in London remains poor at best, represented by isolated artefacts recovered predominantly out of their original context⁴. A small number of Palaeolithic finds have been uncovered in the southern part of the Hampstead area, perhaps suggesting some form of activity during this period⁵. Evidence for Mesolithic activity in this area has been uncovered during excavations in the 1970s and 1980s at West Heath London, located approximately 1.5km to the north of the application site⁶. The excavations uncovered approximately 60,000 worked flints, mostly of an early Mesolithic date, but with some evidence for activity stretching into the Later Mesolithic period⁷. Evidence for settled farming communities or ceremonial monuments dating to the Neolithic period is sparse in London. However, palaeo-environmental evidence from the West Heath Spa excavations revealed evidence for the changing environment in this area from the Mesolithic to Neolithic periods including the decline of certain tree species⁸.
- 4.5 A single find of earlier prehistoric date has been uncovered within the study area. A Palaeolithic pointed handaxe was recovered from Holly Bush Vale, Hampstead in 1897 (MLO17761), in an area located approximately 150m to the north of the application site. Due to limited remains recovered from the study area, the potential of encountering archaeological remains from this period is considered to be low.

Later Prehistoric – Bronze Age and Iron Age

- 4.6 Increasing archaeological evidence for the Later Prehistoric period in the Greater London area suggests an intensification of occupation and

⁴ Bingham, T. et al. The archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London. MOLAS Monograph (2000), p38.

⁵ Cherry, B. and Pevsner, N. The Buildings of England: London 4: North. Yale University press (1998), p195

⁶ Collins, D. & Lorimer, D. (eds). Excavations at the Mesolithic site on west Heath, Hampstead 1976-1981. British archaeological Reports 217 (1989).

⁷ Bingham, T. et al. The archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London. MOLAS Monograph (2000), p53.

⁸ Greig, J.A. From lime forest to heathland – 5000 years of change at West Heath Spa, Hampstead, as shown by the plant remains. In Collins, D. & Lorimer, D. (eds). Excavations at the Mesolithic site on West Heath, Hampstead 1976-1981. British archaeological Reports 217 (1989), p98

agricultural activities during these periods, especially on the geology of gravel terraces⁹. Limited evidence for these periods has been uncovered in the clayland of North London, in part due to the assumption that these areas were unsuitable for settlement in these periods¹⁰, although further investigation may rectify this imbalance. Two sites of possible Bronze Age date are known within the Hampstead area, namely possible barrows (or burial) monuments on Parliament Hill, located 1.5km to the north-east of the application site, and Primrose Hill, located 2km to the south-east¹¹. Limited excavation of the barrow on Parliament Hill suggests it has been significantly modified since the prehistoric period, however, evidence for an enclosing ditch and an area of burning at the centre were uncovered¹².

- 4.7 No entries dating to these periods have been uncovered within the study area. Consequently, the potential of encountering archaeological remains from this period is considered to be low.

Roman

- 4.8 Following the Claudian invasion of Britain in AD 43, the Roman city of London (Londinium) was quickly established on the northern banks of the Thames, located approximately 7km to the south-east of the study area. The city was enclosed by London wall in the late 2nd to early 3rd century AD, and was linked to settlements across Britain by a complex road network. This includes Watling Street (now Edgware Road) leading from London towards St Albans (Verulamium) and beyond, and located approximately 1.5km to the south-west of the application site¹³. While some Roman finds have been uncovered from the areas of high ground in Hampstead¹⁴, it is likely that the position of the study area in the environs of the Roman city suggests it was a predominantly rural area, sparsely occupied by farmsteads and used for agricultural activities during this period.

⁹ Nixon, T., McAdam, E., Tomber, R. & Swain, H. A research framework for London archaeology 2002. MOLAS Monograph. (2002), p23.

¹⁰ Bingham, T. et al. The archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London. MOLAS Monograph (2000), p93

¹¹ Weinreb, B. Hibbert, C., Keay, J. and Keay, J. The London Encyclopaedia. Third edition. Macmillan (2008), p374

¹² Cherry, B. and Pevsner, N. The Buildings of England: London 4: North. Yale University press (1998), p195

¹³ Margary, I. Roman Roads in Britain. Third Edition. John Baker. (1973), p170-1.

¹⁴ Bingham, T. et al. The archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London. MOLAS Monograph (2000), p157

- 4.9 Three entries on the HER, each representing unstratified finds and dating to the Roman period, are located within the study area. This includes two blue glass beads, uncovered 150m to the north of the application site (MLO17786) and rim of pottery found in 1964, 400m to the north (MLO18044). In addition, an evaluation at Mount Vernon in 1995, located 350m to the north of the application site, recovered two 3rd century AD pottery sherds as residual finds within post-medieval features (MLO66259).
- 4.10 Based on the available evidence it appears that the application site was located within the rural hinterland of the city of Londinium during this period. While Watling Street passed the application site to the west, there is very limited evidence for occupation dating to this period within the study area itself, suggesting that it remained peripheral to the city during this period. It is likely that the study area was in use as arable land and consequently the potential of encountering archaeological remains from this period is considered to be low to moderate and related principally to any remains associated with the agricultural use of the site, such as field boundaries.

Saxon/ Early Medieval

- 4.11 While there is limited archaeological evidence for occupation dating to the Anglo-Saxon period within the Hampstead area, a settlement was established here by the 10th century AD. This is illustrated by a charter dated to AD 986, which details the granting of the hilltop village of Hampstead from Ethelred the Unready to the Abbot of Westminster (MLO17901). While the first documented evidence for Frognaal was later in the medieval period (see section 4.13), the origins of the name may originate in the Anglo-Saxon period from 'Frogen-hall,' the Saxon word for frogs being 'frogen'¹⁵. The association with frogs likely comes from the origins of the settlement in this area associated with Frognaal Brook and a number of ponds, to the west and south-west of the application site¹⁶.
- 4.12 The churchyard of St John's Church, located 50m to the west of the application site, is the probable location of a burial ground from the 10th

¹⁵ Weinreb, B. Hibbert, C., Keay, J. and Keay, J. The London Encyclopaedia. Third edition. Macmillan (2008), p310.

¹⁶ Denford, S. The Hampstead Book: The A-Z of its history and people. Historical Publications (2009), p43.

century onwards (MLO71172). This is associated with the location a probable medieval version of the church that currently stands on the site. The relative proximity of the churchyard to the application site suggests that the potential of encountering archaeological remains from this period is considered to be moderate.

Medieval

- 4.13 The Domesday Survey of 1086 lists the manor of Hampstead as under the control of the Land of the Abbott of St Peter's of Westminster¹⁷, continuing their lordship of this area from the Late Saxon period (see section 4.11). The first documented account of Frognaal was in farm accounts dating to 1372¹⁸, however, this area formed the earliest part of the medieval settlement within Hampstead¹⁹. A survey of this area in 1312 lists 40 dwellings in the Hampstead area and the presence of a parish church was confirmed in documentary evidence dating to 1333²⁰ (MLO17821). The Parish church, originally called St Mary's, was located in the position of the present St John's Church until it was rebuilt in the 18th century²¹. A number of streets in the area surrounding the application site also have origins in the medieval period. This includes the line of Frognaal Way (MLO17827) and Frognaal Lane (MLO17827), each located 200m to the west, and a street 175m to the east of the application site (MLO23436).
- 4.14 Archaeological investigations in the area to the north and west of the application site have revealed evidence for medieval occupation. This includes the discovery of a medieval patterned floor underneath no 10, The Grove, a 17th century building located approximately 300m to the north of the application site (MLO16936). A watching brief at No 59 Frognaal Way in 2006, located 200m to the west of the site, also revealed sherds of medieval pottery, dating to the 13th to 14th centuries, within a soil horizon suggesting some medieval occupation (MLO98223).
- 4.15 In addition, a number of unstratified finds dating to the medieval period have been found across the study area. This includes a seal found in 1869,

¹⁷ Morris, J. (ed). Domesday Book: Middlesex. Phillimore. (1975).

¹⁸ Weinreb, B. Hibbert, C., Keay, J. and Keay, J. The London Encyclopaedia. Third edition. Macmillan (2008), p310

¹⁹ Wade, C. The Streets of Hampstead. Camden History Society (2000), p12.

²⁰ Richardson, J. Hampstead One Thousand. AD 986-1986. Historical Publications (1985), p17.

²¹ Ibid

located approximately 175m to the north-east (MLO17806), a constrel (a pilgrim bottle²²) located approximately 250m to the north (MLO17824), a lead token located 175m to the north (MLO26639) and medieval pottery found within post-medieval soil layers during an evaluation at Mount Vernon, located 350m to the north (MLO66260).

- 4.16 The archaeological and documentary evidence suggests that the medieval settlement of Hampstead grew from origins in the Frognaal area, including the presence of the parish church in close proximity to the application site itself. While this settlement probably remained a moderately sized village at the beginning of this period, it was subject, as were many of the settlements in the Greater London area, to substantial growth during the medieval period. Consequently, due to position of the application site close to the centre of this settlement, the potential of encountering archaeological remains from this period is considered to be moderate to high.

Post Medieval

- 4.17 The application site originally lay in the parish of Hampstead within the Hundred of Ossulstone. The remaining entries on the Greater London HER relate to post medieval features and finds, many of which are buildings, representing the post medieval development of the area.
- 4.18 Speed's Map of Middlesex dated to 1611 (Appendix 3.1) represents the earliest map of the study area in this assessment and lists the major settlements in this period, including the settlement of 'Hamstead', now Hampstead. Rocque's An exact Survey of the City's of London, dated to 1746 (Appendix 3.2) illustrates the approximate location of the application site, to the south of the main settlement and in close proximity to the parish church, the Church of St John. This church was rebuilt in 1745; further information regarding this Grade I listed building is detailed in the accompanying Heritage Statement²³. Ellis' Map of Hampstead dating to 1762 (Appendix 3.3) illustrates the continued position of the application site in an open area to the east of the parish church. An accompanying apportionment to this map states that the area denoted as 'M', is a field

²² Historic England Thesaurus <http://thesaurus.historicengland.org.uk/> [date accessed 17/04/2015]

²³ Froneman, I. Heritage Statement: 22 Frognaal Way, Camden. Heritage Collective report (2015).

called Ten Acres. This position of the site is reiterated in the Ordnance Surveyors drawing of 1807 (Appendix 3.4), showing the site on the edge of the main settlement in an area of agricultural fields. By Crutchley's Map of Hampstead dating to 1835 (Appendix 3.5) the area to the east of the application site had been partially developed including the construction of a number of streets and associated structures.

4.19 The first edition Ordnance Survey (OS) map of 1868 (Appendix 3.6) is the first map in this assessment that illustrates the application site in detail. This map illustrates the presence of a number of pathways and garden space across the application site, presumably associated with a house to the north of the boundary along Church Row. This map shows the site as being flanked by terraced housing and associated garden spaces to the east and by the churchyard of St John's Church to the west. Beyond the churchyard Frogna Hall is also shown. The Hampstead Estate map dating to 1871 (Appendix 3.7) confirms the presence of a designed garden, as well as the suggested layout of a number of roads to the south of the site. The following OS map of 1893 (Appendix 3.8), illustrates the construction of some of these road to the south of the application site, in particular Ellerdale Road, along with a number of properties. The map also shows the position of the application site is still illustrated within a single large plot to the rear of properties fronting onto Church Row to the north.

4.20 There are no further changes apparent present within the application site on the OS map dating to 1915 (Appendix 3.9), however, by the OS map of 1935 (Appendix 3.10), a small structure had been built on the western side of the application site. This forms part of the construction of Frogna Way, to the west of the site, as well as a number of properties long this street, including one flanking the site to the south-west. A small alleyway is also constructed in this period between Frogna Way and Church Row to the north. Limited further changes are apparent on the OS map dating to 1965 (Appendix 3.11) apart from the construction of a number of further buildings along Frogna Way to the east, and the continuation of Ellerdale Close to the southern boundary of the site.

4.21 The OS map of 1974 (Appendix 3.12) illustrates for the first time the construction of no 22 Frogna Way, within the boundaries of the application site. The building, designed by Phillip Pank, was constructed in 1974 for Mr

Harold Cooper (for further details see Heritage Statement and Research Report)²⁴. The eastern part of the site is an open space, which has by this period been divided from the garden space of 15 and 16 Church Row, to the north of the application site. The following OS map of 1997 (Appendix 3.13) shows no changes within the boundary of the application site or the surrounding area. The final Google earth image of 2013 (Appendix 3.14) illustrates the present condition of the application site. The image illustrates the continued presence of the orthogonal building, as well as an area of garden space along the eastern and northern part of the application site. A number of large trees and hedgerows are also present within the site boundary, as well as a pond to the east of the main house.

Negative Evidence

- 4.22 A number of archaeological investigations undertaken in the area surrounding the application site have also revealed a lack of archaeological remains. This includes the excavation of a number of test pits ahead of development at 18 Frognal Way, located approximately 20m to the west of the application site boundary (ELO8724). Apart from evidence of 20th century construction, no archaeological remains were uncovered. The natural horizon, a yellow brown sandy clay, was observed between 95.18m OD and 92.13m OD²⁵.
- 4.23 In addition, an archaeological watching brief at 21 Perrins Walk (ELO7524), located 15m to the east of the application site, monitored the excavation of a number of trenches to underpin a terrace wall. The excavation revealed a layer of made ground over the natural horizon, at a height of approximately 100.72m²⁶. No archaeological remains were uncovered.

²⁴ Froneman, I. Heritage Statement: 22 Frognal Way, Camden. Heritage Collective report (2015), p10-13.

²⁵ Anthony, S. 18 Frognal Way, Hampstead, London, NW3. London Borough of Camden. Watching Brief Report. November 2008. MOLA grey literature report. (2008).

²⁶ Langthorne, J. An Archaeological Watching Brief at 21, Perrins Walk, Hampstead, London Borough of Camden, NW3. Pre-Construct Archaeology grey literature report (2007).

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

5.1 The application site is currently occupied by a single derelict structure, comprising no 22 Frogna Way, and an adjacent garden containing a number of large trees and a pond. The site is bounded to the north, east and west by residential housing and to the east by the churchyard of St John's Church.

5.2 Prior to the construction of the current residential building, the application site formed part of the rear gardens of properties that fronted onto Church Row to the north. Prior to this, the area was occupied by open fields from at least the early post-medieval period, and possibly earlier. The landuse of the application site prior to this is uncertain, however, the available evidence suggests that this area formed part of the earliest part of the settlement of Hampstead. There is also evidence for sparse activity in the Roman period, suggesting the application site was located on the fringes of settlement in this period.

5.3 Existing impacts on any surviving archaeological deposits and features will derive predominantly from the construction of buildings across the application site from the 1970s century onwards, which may have truncated below ground strata in localised positions. In addition, the agricultural use of the land from the early 18th century and the landscaping of the area as garden space from the late 18th century, may have also truncated below ground strata.

5.4 Development Proposals

5.5 The application proposes to demolish the existing buildings and redevelop the site for residential use (Appendix 4).

5.6 Foundations, service trenches, the excavation of a basement level and other intrusive groundworks are therefore likely to impact on the existing ground. These intrusions are likely to encounter evidence of garden features and possibly agricultural features, such as field boundaries. The footings and sub-surface features of the 20th century buildings will have removed localised areas of the underlying strata. The assessment also suggests that there is a possibility, depending on existing truncation, that

earlier archaeological features or deposits may be encountered relating to medieval occupation of this area.

6.0 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 The site known as 22 Frogna! Way, Hampstead, London Borough of Camden is proposed for redevelopment.
- 6.2 In line with the policies of the local planning authority and national government guidance as set out in the NPPF, an archaeological desk based assessment has been undertaken to clarify the archaeological potential of the application site and assess the level of impact development proposals may have on any archaeology present.
- 6.3 The application site has been shown to have a low to moderate potential for evidence of Roman agricultural activities and a moderate potential for evidence of activity in the Anglo-Saxon period associated with proximity of a probable late Saxon church underneath what is now St John's Church. There is also a moderate to high potential for medieval occupation, in particular the origins of the settlement of Hampstead in the Frogna! area. There is also a moderate potential for post-medieval agricultural remains. This assessment suggests a low potential for remains of other periods to survive on site.
- 6.4 On the basis of the available evidence it is advised that, due to potential for medieval remains across the application site, that an archaeological evaluation be carried. Due to the extent of previous impacts, any surviving features are likely to have been disturbed or truncated and are therefore unlikely to be worthy of preservation in situ. This is supported by archaeological investigations in close proximity to the application site that have highlighted modern disturbance but no evidence for archaeological remains. Consequently, this work can be secured through the imposition of a suitably worded condition attached to a consented scheme. If no significant remains are encountered during the evaluation, any further work should be limited to a watching brief carried out on intrusive groundworks associated with the proposed development.

SOURCES CONSULTED

British Library
Camden Local History Local Studies and Archives
Greater London Historic Environment Record

Primary Sources

British Library

Speed's map of the County of Middlesex	1611
Rocque's An exact Survey of the City's of London	1745
Ordnance Surveyors Drawing	1807
Phillips' Plan of a proposed turnpike road from St John's Chapel, St Marylebone into the Great North Road	1824

Camden Local History Local Studies and Archives

Maps

Ellis's map of Hampstead	1762	
Crutchley's Map of Hampstead	1835	
Hampstead Estate Map	1871	
OS Sheet II.99	1:1056	1893, 1915, 1935, 1965
OS Sheet II.99	1:1056	1974, 1997

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British Geological Society online viewer

<http://www.bgs.ac.uk/opengeoscience/home.html?Accordion2=1#maps>
[date accessed 14/04/2015]

British History Online <http://www.british-history.ac.uk/> [date accessed 14/04/2015]

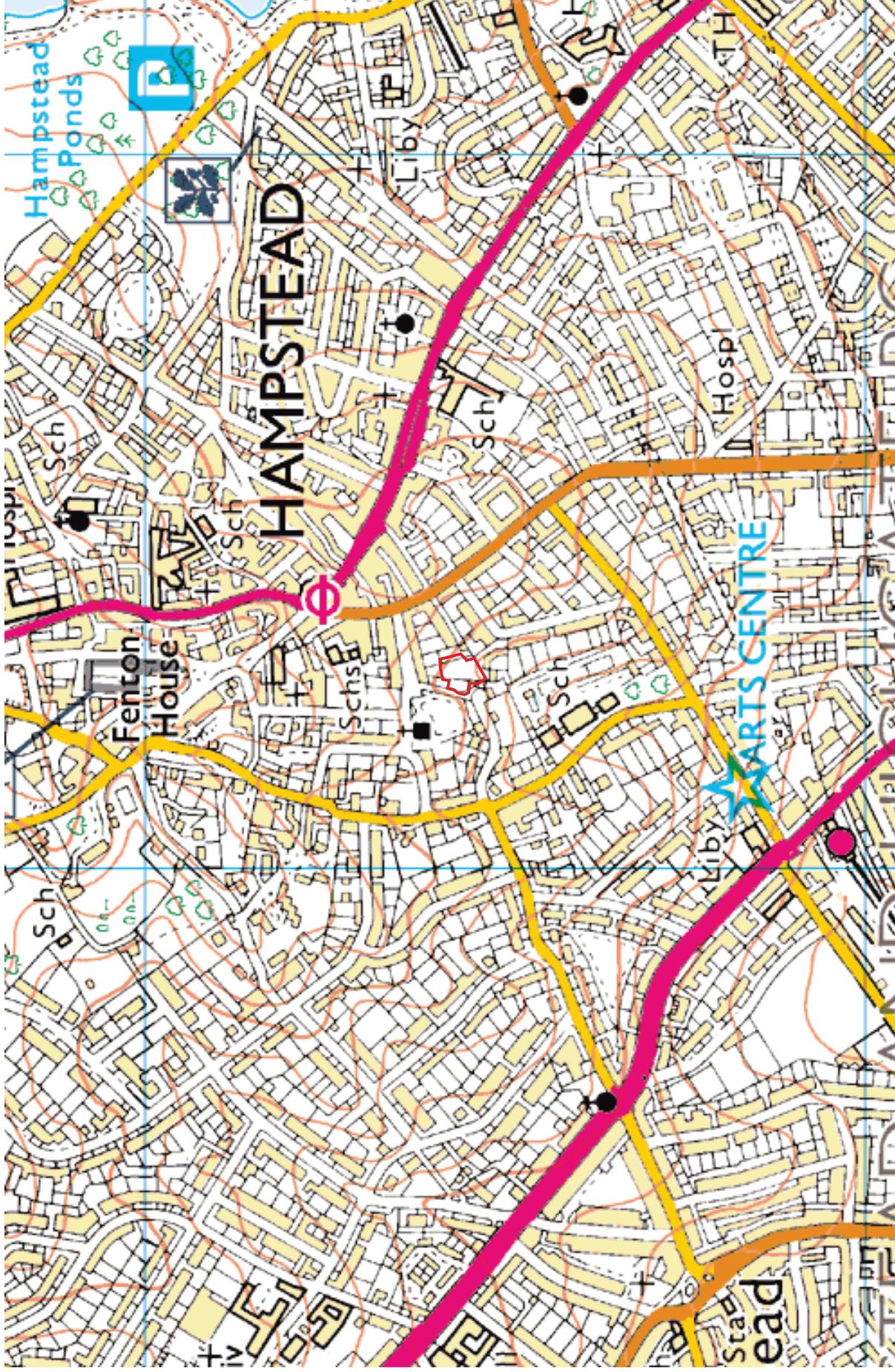
Camden Council <https://www.camden.gov.uk/> [date accessed 14/04/2015]

Historic England Theasarus <http://thesaurus.historicengland.org.uk/> [date accessed 17/04/2015]

APPENDIX 1: Site location maps



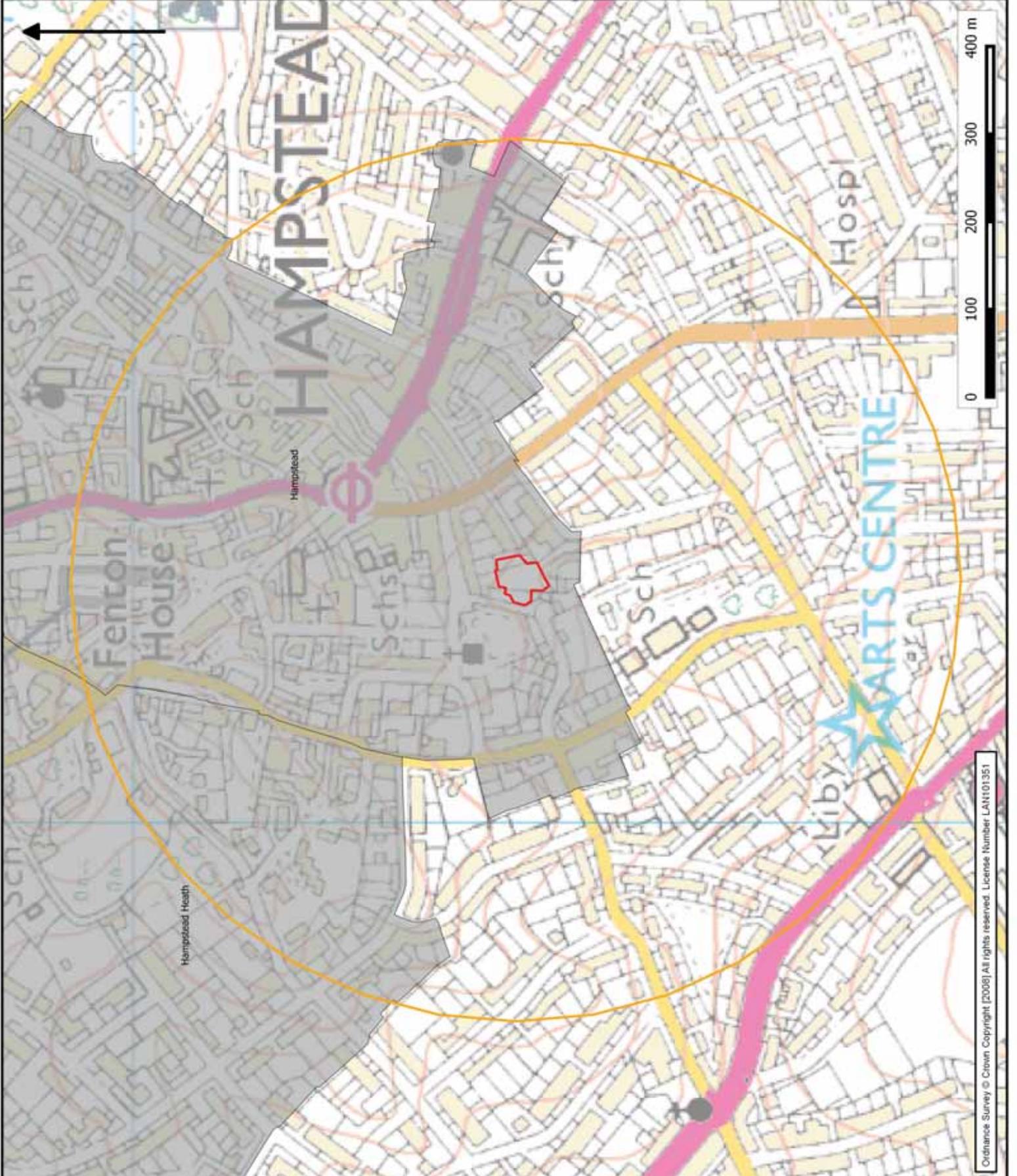
APPENDIX 1.1: Site Location



APPENDIX 1.2: Detailed site Location

APPENDIX 2: Historic Environment Record Map and List

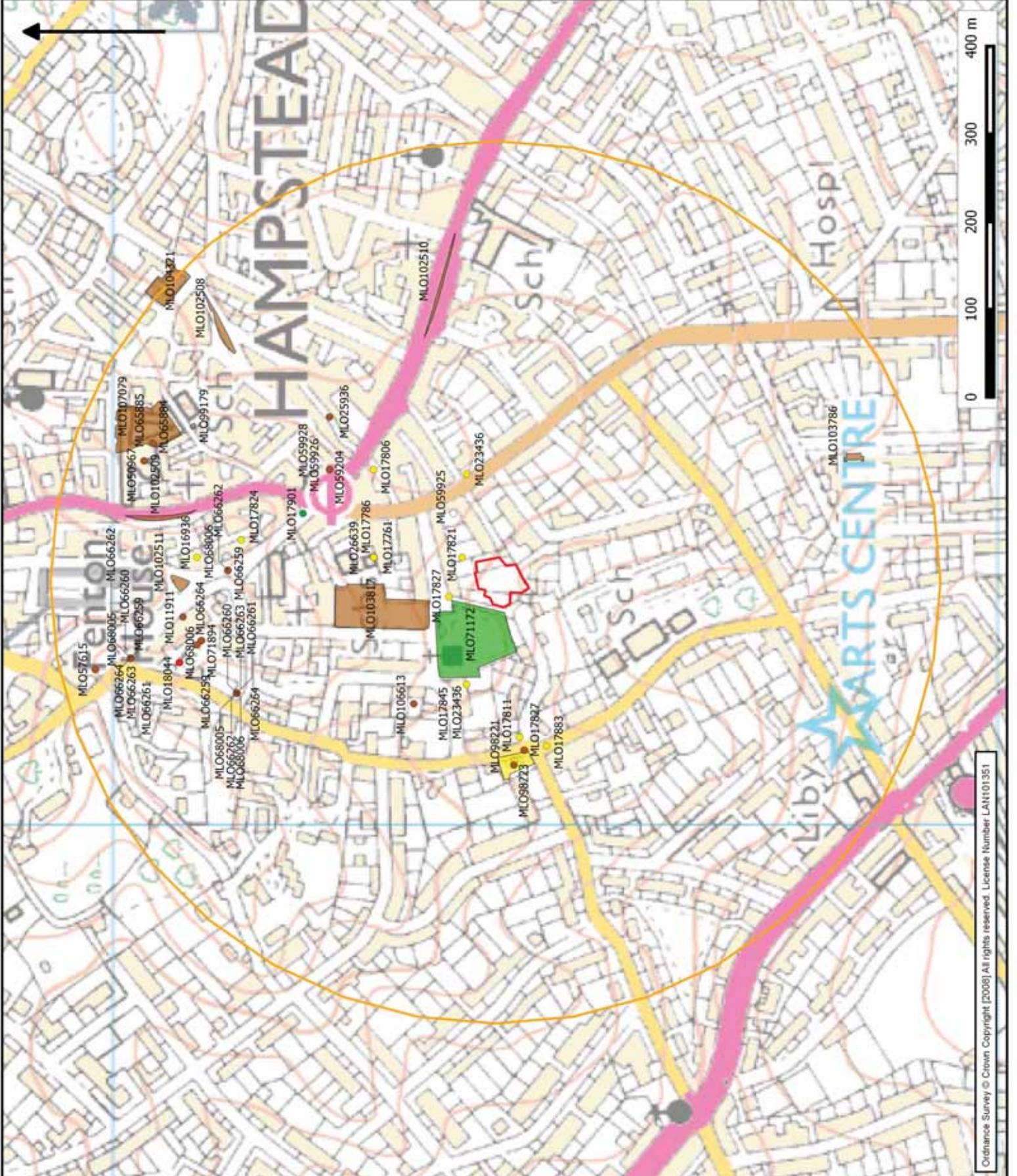
Legend  Study Area  Application Site  Archaeological Priority Areas	Site Name: 22 Frolgat Way, London Borough of Camden
	Scale: 1:4,000 @ A3
On Behalf of: IRONSIDE & MALONE DESIGN & BUILD 2 DESIGN	Heritage Collective <small>nick.gerard@heritagecollective.co.uk www.heritagecollective.co.uk</small>
Appendix 2.1: Designated Assets within 2km	Date: 14/04/2015 Revision: v.1



Legend

-  Study Area
-  Application Site
-  Prehistoric
-  Roman
-  Anglo-Saxon Medieval
-  Post Medieval
-  Undated
-  Anglo-Saxon Medieval
-  Post Medieval

Site Name: 22 Fringal Way, London Borough of Camden	Scale: 1:4,000 @ A3	On Behalf of: IRONSIDE & MALONE DESIGN & BUILD 2 DESIGN	HeritageCollective <small>nick.gerding@heritagecollective.co.uk www.heritagecollective.co.uk</small>	Appendix 2.2i Archaeology within 500m	Date: 14/04/2015	Revision: v.1
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22 FROGNAL WAY, HAMPSTEAD, LONDON BOROUGH OF CAMDEN

Appendix 2.2: Entries on the Greater London HER within 500m

Archaeology

Monument ID	Type	Name	Monument Type
Prehistoric			
MLO17761	FS	Holly Bush Vale, Hampstead, Camden {Palaeolithic Handaxe}	FINDSPOT
Roman			
MLO17786	FS	HAMPSTEAD	FINDSPOT
MLO18044	FS	FROGNAL	FINDSPOT
MLO66259	FS	MOUNT VERNON	FINDSPOT
Anglo-Saxon			
MLO17901	MON	HAMPSTEAD	VILLAGE
MLO71172	PK	Church Row/Frognal Way [St John-at-Hampstead Churchyard], Camden, NW3 6UU,	CEMETERY, CHURCHYARD
Medieval			
MLO16936	MON	10 THE GROVE	FLOOR
MLO17806	FS	PERRINS LACORNER OF	FINDSPOT
MLO17821	MON	HAMPSTEAD	CHURCH
MLO17824	FS	HOLLY HILL	FINDSPOT
MLO17827	MON	FROGNAL WAY	ROAD, ROAD
MLO17883	MON	FROGNAL LA	ROAD, ROAD
MLO23436	MON	CHURCH ROW	ROAD, ROAD
MLO26639	FS	CHURCH ROWHAMPSTEAD	FINDSPOT
MLO66260	FS	MOUNT VERNON	FINDSPOT

MLO98223	MON	FrognaI (No. 59), Hampstead {Post-Medieval Garden Soil}	GARDEN SOIL
Post-Medieval			
MLO11911	MON	MOUNT VERNON	MEDICAL COLLEGE
MLO17811	MON	FROGNAI LA (CORNER OF)	MANOR HOUSE
MLO25936	MON	14 FLASK WALK	PUBLIC HOUSE, WALL
MLO50967	MON	HEATH ST	HOSPITAL WARD
MLO57615	MON	FROGNAI RISE	CONSERVATORY
MLO59204	MON	46 HAMPSTEAD HIGHST	PIT, DRAIN
MLO59926	MON	46 HAMPSTEAD HIGH ST	DRAIN
MLO59928	MON	46 HAMPSTEAD HIGH ST	CESS PIT
MLO65884	MON	NEW END ST	DUMP
MLO65885	MON	NEW END ST	OUTBUILDING
MLO66261	MON	MOUNT VERNON	DRAIN
MLO66262	MON	MOUNT VERNON	WALL
MLO66263	MON	MOUNT VERNON	PIT
MLO66264	MON	MOUNT VERNON	DITCH
MLO68005	MON	MOUNT VERNON	CESS PIT
MLO68006	MON	MOUNT VERNON	BUILDING
MLO71894	MON	MOUNT VERNON	WORKHOUSE
MLO98221	MON	FrognaI (No. 59), Hampstead	DRAIN
MLO99179	MON	New Court, No 32, Flask Walk, Hamstead, {site of early-mid 19th century housing	HOUSE?, DRAIN
MLO102508	PK	Flask Walk, [Flask Walk, The Green] {19th century public square}	SQUARE
MLO102509	PK	Heath Street, [Heath Street, The Strip] {19th century public square}	SQUARE
MLO102510	PK	High Street, [High Street/Greenhill] {19th century public square}	SQUARE
MLO102511	PK	Holly Bush Hill, [Windmill Hill/FrognaI Rise] {19th century public square}	SQUARE
MLO103786	BLD	Netherhall Gardens (No 59), Hampstead, Camden {1870's house}	DETACHED HOUSE
MLO103817	PK	Church Row, [St John's Churchyard North Extension], Camden, NW3, {19th Century	CEMETERY
MLO104321	PK	New End Square [Burgh House Garden], Camden, NW3 1LT {early 20th century	HOUSE, HOUSE, OFFICE, HOUSE,

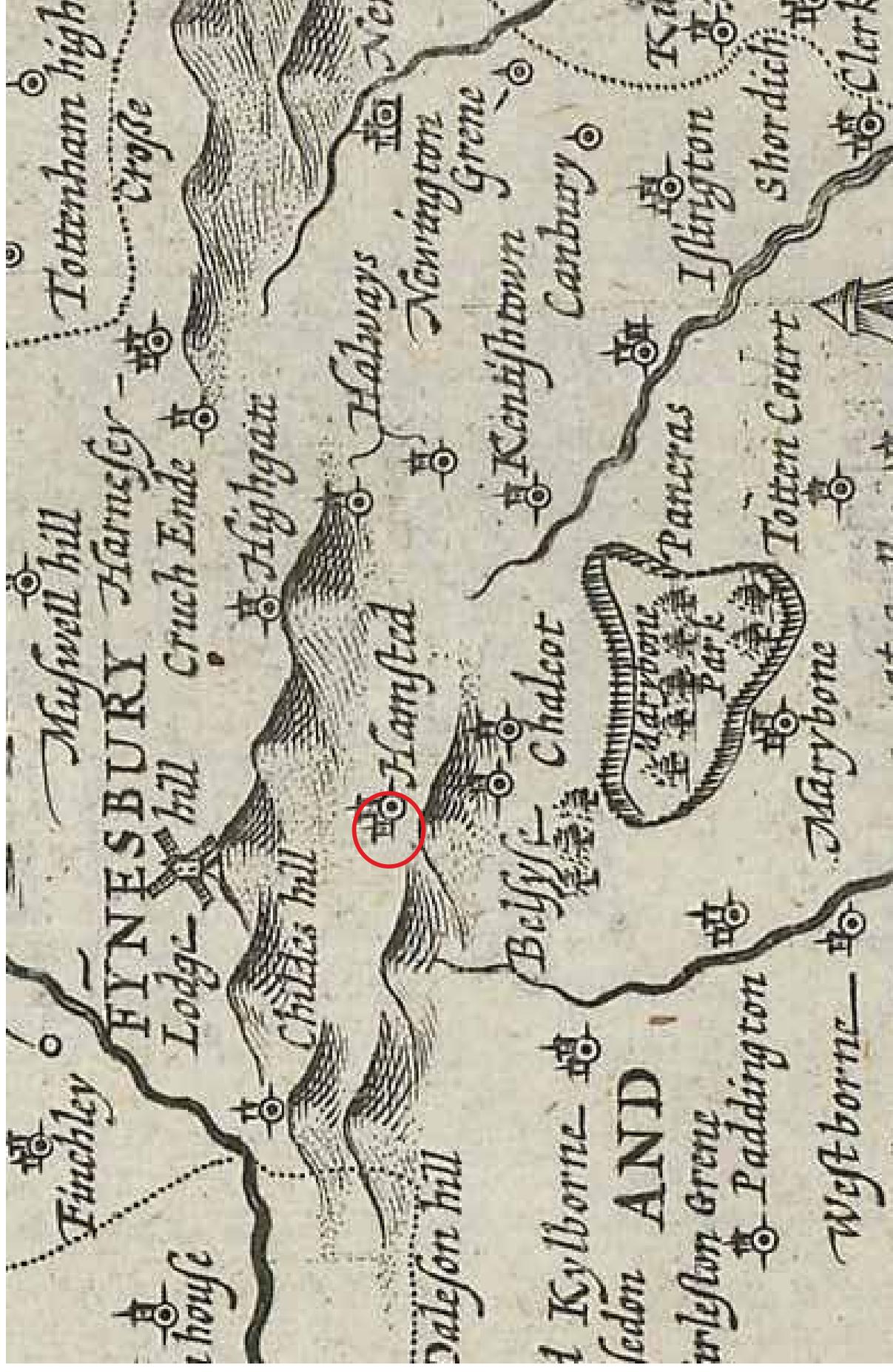
MLO106613	FS	Frogna! Gardens (No 1), Hampstead, Camden, NW3 {Post Medieval finds}	FINDSPOT
MLO107079	MON	New End, Hampstead, London NW3 1JB {workhouse}	WORKHOUSE, HOSPITAL, HOUSING
Undated			
MLO59925	MON	27 CHURCH ROW NW3	STRUCTURE

Archaeological Priority Areas

Hampstead

Hampstead Heath

APPENDIX 3: Historic Maps and Images



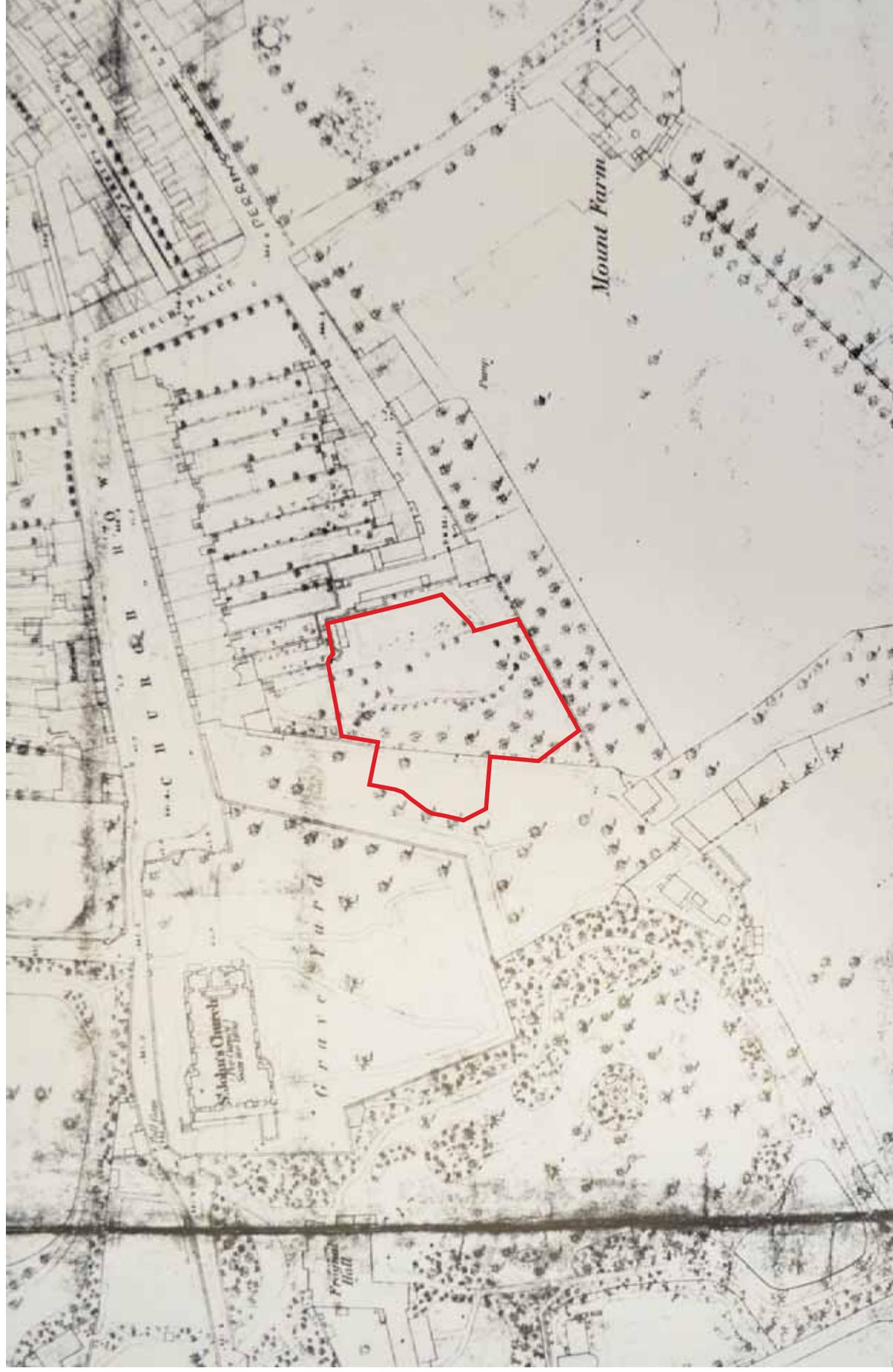
APPENDIX 3.1: 1611 Speed's map of the County of Middlesex



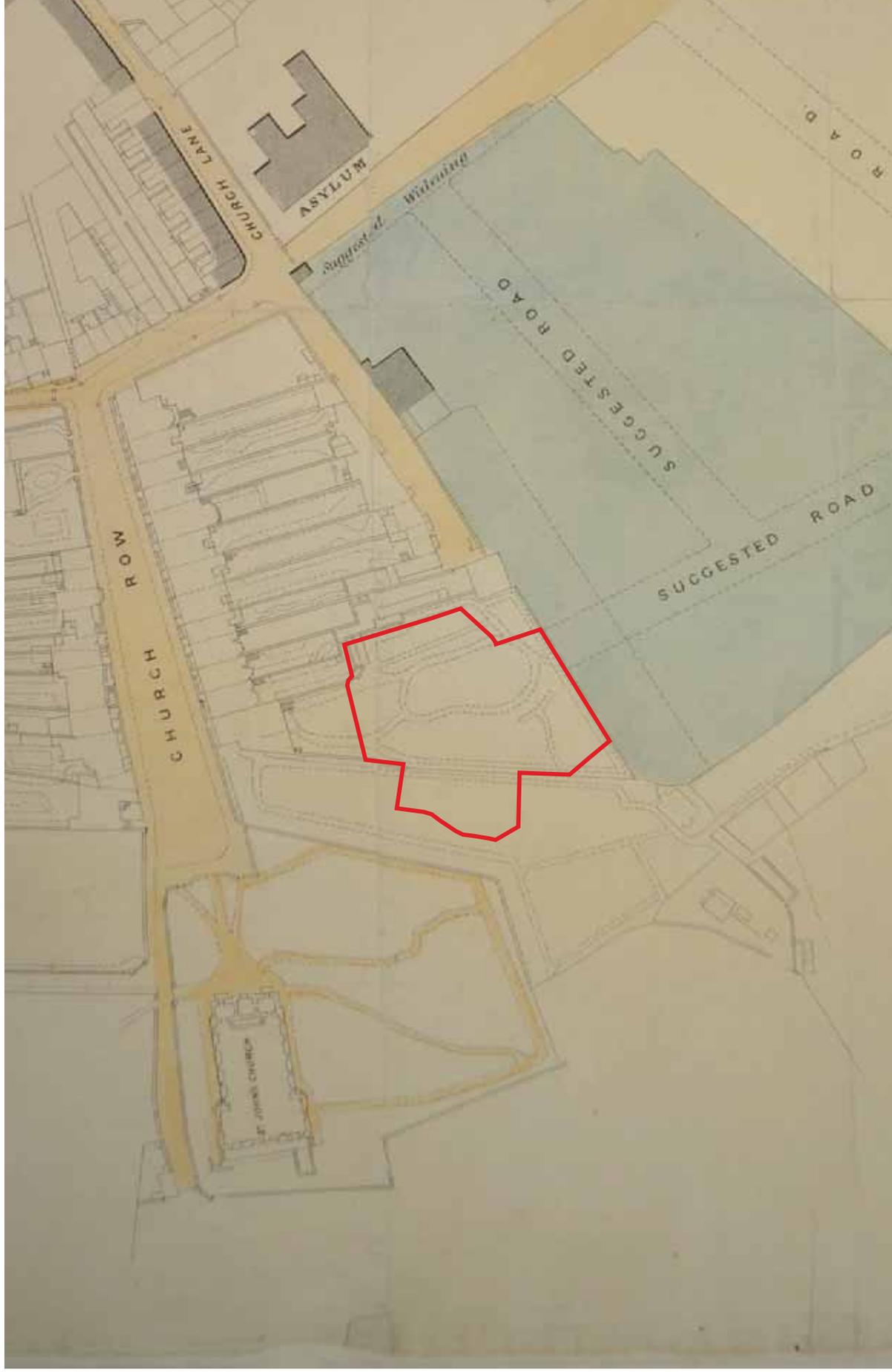
APPENDIX 3.3: 1762 Ellis's map of Hampstead



APPENDIX 3.5: 1835 Crutchley's Map of Hampstead



APPENDIX 3.6: 1868 Ordnance Survey Map



APPENDIX 3.7: 1871 Hampstead Estate Map



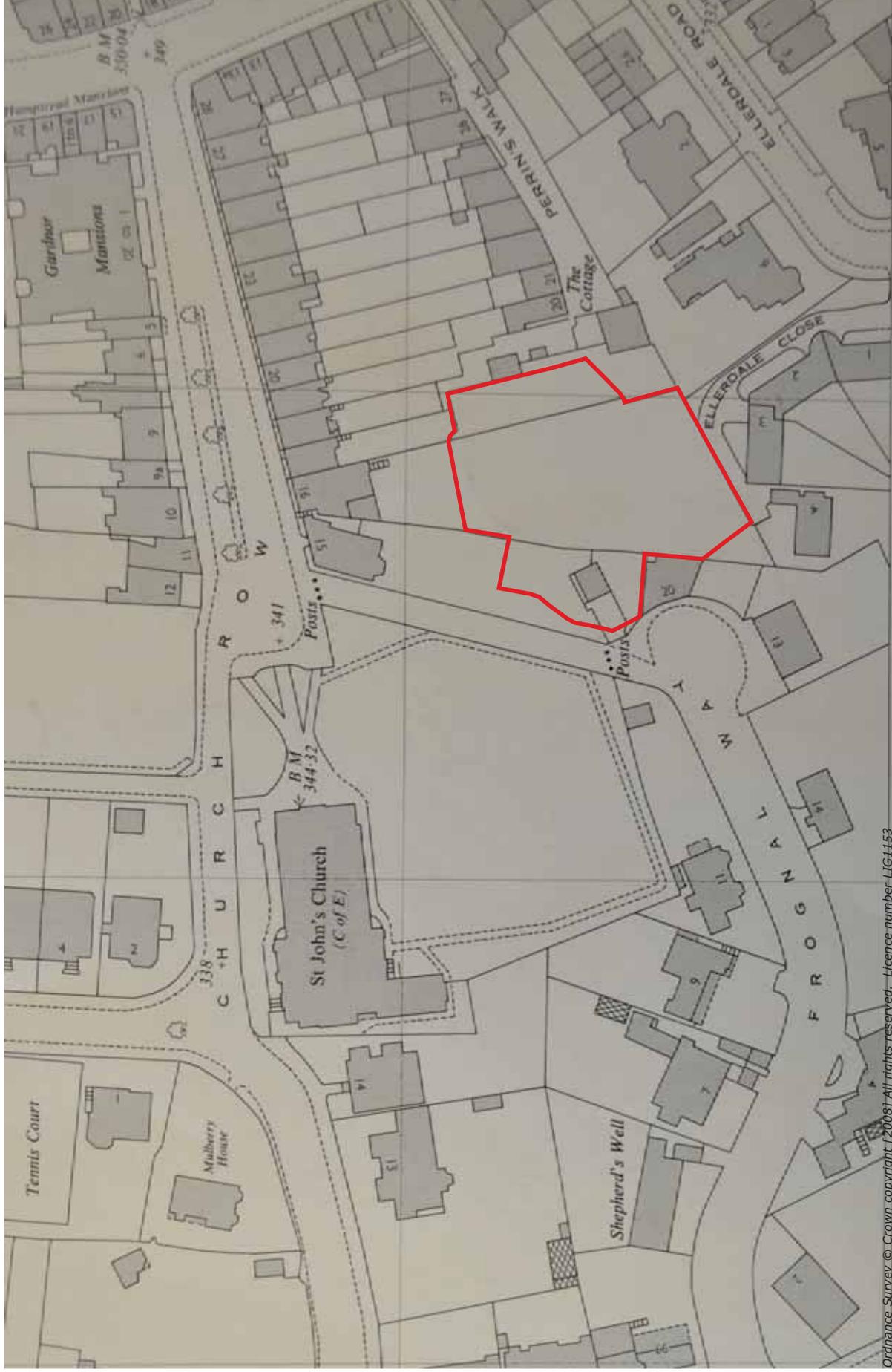
APPENDIX 3.8: 1893 Ordnance Survey Map



APPENDIX 3.9: 1915 Ordnance Survey Map

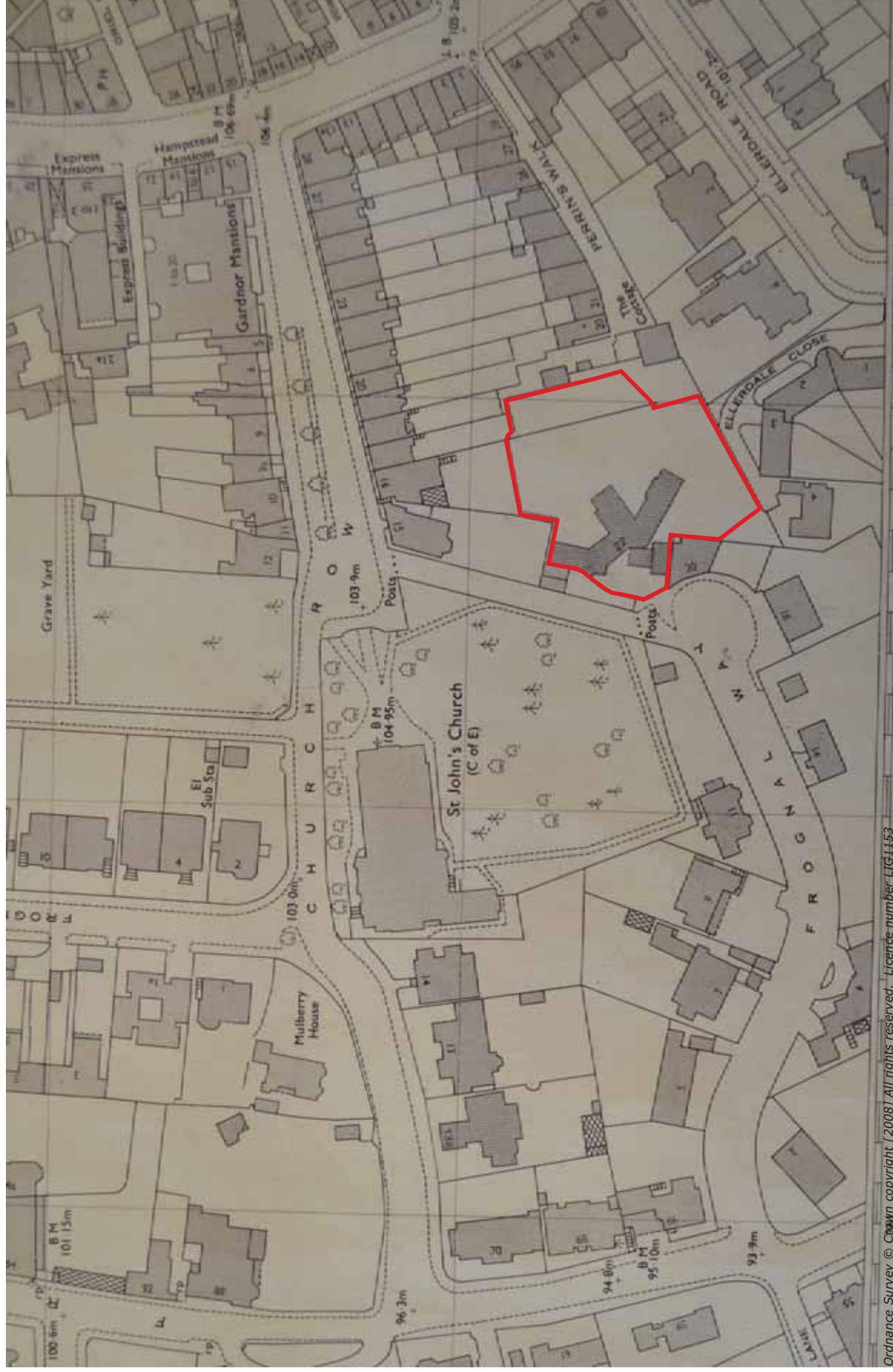


APPENDIX 3.10: 1935 Ordnance Survey Map



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APPENDIX 3.1.1: 1965 Ordnance Survey Map



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APPENDIX 3.12: 1974 Ordnance Survey Map



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APPENDIX 3.13: 1997 Ordnance Survey Map



APPENDIX 3.14: 2013 Google Earth image

APPENDIX 4: Proposed development

General notes:

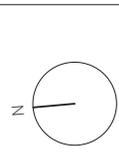
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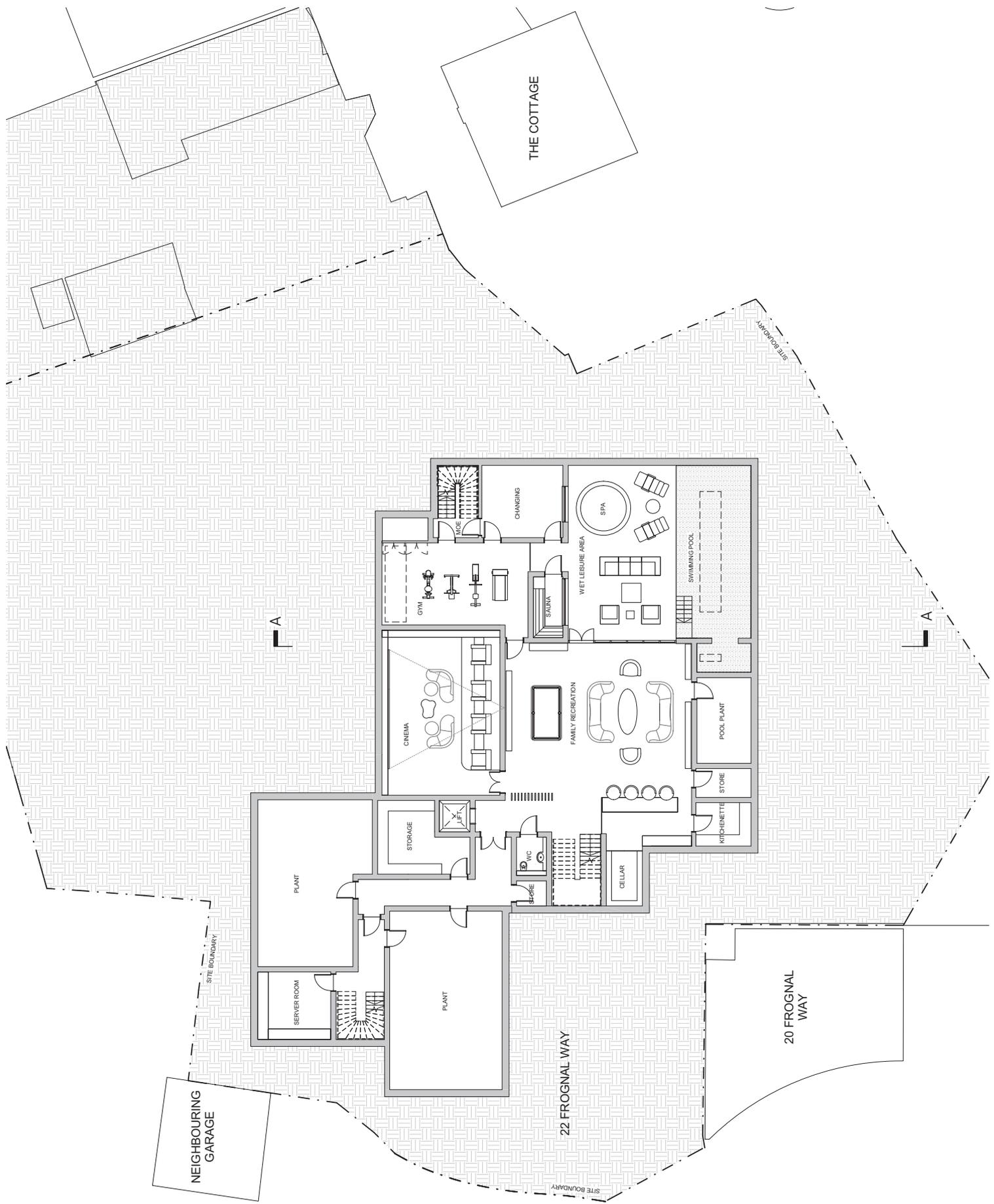
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PROPOSED BASEMENT LEVEL PLAN

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 Project Name: 22 FROGNAL WAY

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THE COTTAGE

NEIGHBOURING BUS

NEIGHBOURING GARAGE

22 FROGNAL WAY

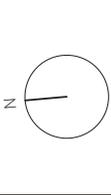
20 FROGNAL WAY

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22 FROGNAL WAY
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 Scale: 1:100
 Date: 15/03/24
 Project: [Name]
 Drawing: [Name]
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