

**GROVE LODGE,
ADMIRAL'S WALK,
HAMPSTEAD,
LONDON NW3**

**REVISED
ARCHAEOLOGICAL DESKTOP ASSESSMENT**

**Prepared for
Mr Caspar Berendsen**

**Mills Whipp Projects
40, Bowling Green Lane
London EC1R 0NE
020 7415 7000
millswhipp@yahoo.co.uk**

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CONTENTS

1. Introduction
2. Geology and Topography
3. Prehistoric
4. Roman
5. Saxon
6. Mediaeval
7. Post Mediaeval
8. Archaeological Assessment
9. Impact Assessment
10. Mitigation Strategy
11. Conclusions

- Appendix 1** Gazetteer
Appendix 2 Sources Consulted
Appendix 3 Report Specification
Appendix 4 Planning and Legislative Background

Figures

- Fig.1 Site Location
Fig.2 Archaeological Background
Fig.3 Rocque 1746
Fig.4 Milne 1800
Fig.5 Stanford 1862
Fig.6 Ordnance Survey 1879
Fig.7 Ordnance Survey 1896
Fig.8 Ordnance Survey 1915
Fig.9 Ordnance Survey 1934
Fig.10 Ordnance Survey 1954
Fig.11 Ordnance Survey 1966
Fig.12 Ordnance Survey 1991
Fig.13 Existing Ground Floor
Fig.14 Proposed Basement

GROVE LODGE, ADMIRAL'S WALK, HAMPSTEAD NW3

1. INTRODUCTION

- 1.1 Mills Whipp Projects has been commissioned by design-NA Architects on behalf of their Client, Mr and Mrs Berendsen to prepare an archaeological desktop study of a site at Grove Lodge, Admiral's Walk, Hampstead, London NW3. The site (TQ 2624 8611) is an irregular rectangle in shape lying between Windmill Hill, Admiral's Walk and Upper Terrace (Fig.1). The site outline has been simplified for the map regression exercise. The subject site lies in Archaeological Priority Area 6 'Hampstead' as defined by LB Camden.
- 1.2 The Greater London Historic Environment Record was examined for a circle 600m in diameter centred on the site. The London Metropolitan Archive, the Guildhall Library and the London Library were consulted.
- 1.3 The combined archaeological and documentary information provide sufficient data for the development of the site to be ascertained and archaeological potential assessed.
- 1.4 The project involves 'Listed Building Consent for internal and external alterations and refurbishment of the listed house, demolition and replacement of part of the southern wing with a two storey extension, replacement garage, along with an extension to the existing one storey basement. Demolition of garden structures, permanent and temporary demolition to interior and exterior garden walls, plus the construction of an Orangery within the garden.
- 1.5 Planning consent for the demolition and replacement of part of the southern wing with a two storey extension, replacement garage, along with an extension to the existing one storey basement. Demolition of garden structures, permanent and temporary demolition to interior and exterior garden walls, plus the construction of an Orangery and works to trees, including the removal of 9 category 'C' trees including 1 TPO lime tree and the planting of 11 new trees.'
- 1.6 Dates used in this report:

Palaeolithic c 700,000–12,000 BC
Mesolithic c 12,000–4000 BC
Neolithic c 4000–2000 BC
Bronze Age c 2000–600 BC
Iron Age c 600 BC–43 AD
Roman 43–410
Saxon 410–c 1000
Mediaeval c 1000–1500
Post mediaeval–modern (1500–present industrial)

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May 2014

Revised August 2014 - plan

Revised January 2015 – plan
Revised February 2015 – plan
Revised June 2015 – plan

Grovelodgerep12

2. GEOLOGY and TOPOGRAPHY

- 2.1 North of the River Thames the London Clay is overlain by isolated, confined areas of sandy Claygate and Bagshot Formation deposits (British Geological Survey, sheet 256). These deposits outcrop, forming an undulating landscape of low, round topped hills on which Hampstead Heath and the subject site lie at c.130m OD. A spring line is produced at the junction of the permeable sand and the impermeable clay which generally follows the contour around the crown of Hampstead Heath's hill.
- 2.2 On the south-western side of Hampstead Heath a number of roads and routes converge on the crown of the hill in the vicinity of Jack Straw's Castle and the subject site. Numerous small springs fed streams originate from this area draining outwards in all directions and forming Hampstead and Highgate ponds. Those to the east feed into the Fleet, those from the south into the Tyburn and Westbourne and those on the western side into the Brent (Barton 1992).

3. PREHISTORIC

Palaeolithic

- 3.1 There have been no Palaeolithic finds within study area. The Greater London Assessment shows that Palaeolithic flints are confined to the Thames Gravel geology in central London (EH, MoLAS 2000, 43 & 62).

Mesolithic

- 3.2 An occupation site (Gaz.ref.1) was discovered at West Heath just north-west of the study area (CA5) and flint axes are recorded at Hampstead Heath (CA2) and Redington Road (CA3) to the south and at flint assemblage at Golders Hill Park in Barnet (BA3) (EH, MoLAS 2000, 59). The location of the sandy Bagshot Formation and the numerous springs would have created a more attractive area for occupation than the surrounding claylands.

Neolithic

- 3.3 A few finds (3 in all) are recorded in the vicinity of the LB Camden / Barnet border. An occupation site is recorded on West Heath (Gaz.ref.1). Generally, the London Clay was unsuitable for Neolithic farming practices and settlement. The sandy area of Hampstead would have provided better drained soils than the surrounding claylands, even though it is likely to have been an isolated area amongst the dense woodland.

Bronze Age

- 3.4 A Bronze Age barrow lies on Parliament Hill to the east of the study area and a possible Bronze Age 'earthwork' at Jack Straw's Castle lie in the vicinity (Gaz. ref. 2). However, the North London claylands have produced little evidence for occupation (EH, MoLAS 2000, 68).

Iron Age

- 3.5 There are no Iron Age finds in the Hampstead Heath area within the study area or in the Greater London Assessment (EH, MoLAS 2000). This may again suggest that the sandy soils around Hampstead were not greatly exploited or settled and remained isolated amidst the wooded claylands.

General

- 3.6 The reporting of scattered prehistoric finds across the north London area attests to a sparsely populated prehistoric landscape but there is no indication of settlement on the site.

4. ROMAN

- 4.1 Roman Watling Street, following the line of the A5, lies approximately 2km west of the site. Within the study area there are only two references to the Roman period; that of a pottery sherd discovered approximately 200m south of the subject site at Frogna Rise and two residual pottery sherds recovered from Mount Vernon (Gaz. refs. 3 and 4).
- 4.2 In the vicinity of south-west Hampstead Heath only two other Roman finds are referred to by the Greater London Assessment in the general vicinity of Hampstead. A pottery vessel with coins was discovered at Well Walk (CA2) and beads possibly representing jewellery associated with a grave, was discovered just south of the study area (EH, MoLAS 2000, 163). The exact nature of the activity represented by these finds cannot be determined with any certainty neither do the limited finds suggest any focus for occupation.
- 4.3 The site probably lay in open ground in the Roman period.

5. SAXON

- 5.1 In the Early Saxon period small rural settlements are found mainly along the Thames and its tributaries but none are known in the Hampstead area (EH, MoLAS 2000, 172). Rural settlements in Greater London of Middle Saxon date are scarce although Watling Street is likely to have been used as a boundary (EH, MoLAS 2000, 183). Few settlements are indicated on the claylands of north London where large tracts of forest existed at this time.
- 5.2 In a charter of c. 974 King Edgar granted 5 hides in Hampstead. The charters of confirmation, by Æthelred in 998 and by Edward the Confessor in 1065 and 1066, are generally agreed to be spurious. Nevertheless a genuine grant almost certainly lay behind the fabrications and by 1086 Westminster abbey held the manor of Hampstead as 5 hides (VCH 1989 91).
- 5.3 Hampstead was named in the late 10th century, as *Hamstede*, meaning ‘site of a dwelling’, (Cameron 1961 147) suggesting a solitary farmstead on the sandy hill overlooking the Thames valley. In 1086 the village comprised only 7 households, relatively small, and was worth 50s. In 1066 it had been worth 100s (Morris 1975 4.3) suggesting that the area was seriously damaged by William I’s troops as part of the methodical devastation through Middlesex before his attack on London (Mills 1996 60) and was still underused.
- 5.4 No Saxon finds are listed within the study area and only one reference is made in the London Assessment where Saxon pottery was found at West Heath (EH, MoLAS 2000, 199).

6. MEDIAEVAL

- 6.1 The mediaeval village probably lay in the same area as the Saxon village and was never large (Mills 1982 8). Hampstead church was originally a chapel built to serve the manor of Hampstead when it lay within the parish of Hendon some 5km (3 miles) to the north-west. The chapel was first mentioned in 1244. The parish probably became officially separate by 1478. Only two parish priests are known by name. John Abingdon, about 1380, was variously charged with non payment of debts, rape and abduction. Another priest, John Bastard, was recorded c.1413 (VCH 147). By the 15th century many of the tenements in Hampstead had passed into the hands of London merchants and gentry. The properties were used for summer lodgings or as retirement homes (VCH 1989 15).
- 6.2 The manor of Hampstead remained the property of Westminster Abbey until 1540 then passed to the Crown and then the Wroth family. Hampstead Heath was mentioned in the early 13th century (Gaz.ref.5).
- 6.3 Some limited mediaeval material has been reported from the study area (Gaz.ref.3). The site lay in open ground in the mediaeval period.

7. POST MEDIAEVAL

- 7.1 The early post mediaeval village was small, centred on the church. The area of Hampstead was much appreciated by the late 16th century for its fresh air and fine views. Many of residents were widows who retired to houses originally acquired to generate rental income. Details of the divers tenements are given elsewhere (VCH 15-33) and are not pertinent to the subject site.
- 7.2 The site was probably open ground until the early 18th century. At that time a large house was built c.1700 by Charles Keys which, after many alterations, is now called Admiral's House. What is now called Grove Lodge was built next door at the same time (VCH 21). This was probably a service wing to the larger house. The property is shown by Rocque in 1746 (Fig.3). The general area was shown in 1800 by Milne (Fig.4) when the house was occupied by Marquis de Villedieu, a French refugee (VCH 25). About that time the owner of Admiral's House bought and then demolished The Grove, shown by Rocque east of Admiral's House, to enlarge the garden.
- 7.3 The development of the house is the subject of a specialist report and will not be addressed here. From 1862 (Fig.5) the growth of the building can be traced in reasonable detail. At that time the whole complex of buildings was called Grove Lodge. To the west the land now within the curtilage of the property was highway and open ground. This may have been acquired by purpresture. In 1879 (Fig.6) the house is shown with a well tree'd garden to the west. Then the subsequent enlargement of the house is depicted in detail in 1896 (Fig.7), in 1915 (Fig.8) with a steep drop on the western side, in 1934 (Fig.9), in 1954 (Fig.10), in 1966 (Fig.11) and 1991 (Fig.12).
- 7.4 Archaeological investigations (Gaz.ref.3, 4, 6, 7 and 8) have uncovered some traces of post mediaeval structures in the study area but nothing has been reported from the subject site.

8. ARCHAEOLOGICAL ASSESSMENT

Potential

- 8.1 The study area was occupied by transient prehistoric populations but there is no evidence of settlement on the subject site.
- 8.2 No significant Roman material has been reported from the study area.
- 8.3 No Saxon material has been found in the study area.
- 8.4 The mediaeval village lay south of the subject site. No significant mediaeval material has been found in the area.
- 8.5 The site was open ground until c.1700 when the first phase of the present house was built. The area of the proposed underground extension lay in the garden. No significant post mediaeval deposits have been noted in the area.
- 8.6 The subject site has low archaeological potential.

Survival

- 8.7 The area of the proposed basement extension has been a garden since c.1700. Maps show the land being repeatedly landscaped and cultivated. Any pre-18th century deposits are likely to have been extensively disturbed. The remodelling of the garden during the past 300 years will have resulted in the loss of the earlier garden features.
- 8.8 The archaeological survival on the subject site is likely to be poor.

9. IMPACT ASSESSMENT

- 9.1 The project involves 'Listed Building Consent for internal and external alterations and refurbishment of the listed house, demolition and replacement of part of the southern wing with a two storey extension, replacement garage, along with an extension to the existing one storey basement. Demolition of garden structures, permanent and temporary demolition to interior and exterior garden walls, plus the construction of an Orangery within the garden.
- 9.2 Planning consent for the demolition and replacement of part of the southern wing with a two storey extension, replacement garage, along with an extension to the existing one storey basement. Demolition of garden structures, permanent and temporary demolition to interior and exterior garden walls, plus the construction of an Orangery and works to trees, including the removal of 9 category 'C' trees including 1 TPO lime tree and the planting of 11 new trees.'
- 9.3 The new basement will lie mainly under the existing building. Its construction will only involve the disturbance of about one hundred square metres outside the present structures in ground that has probably undergone considerable reworking over the past three hundred years
- 9.4 Any earlier deposits which may be present will be removed within the footprint of the new basement.

10. MITIGATION STRATEGY

- 10.1 The archaeological evidence, the results of adjacent archaeological investigations and modern developments indicate the site has low archaeological potential and low levels of archaeological survival.
- 10.2 The subject site lies within Archaeological Priority Area 6, that is the mediaeval village of 'Hampstead'. LB Camden notes that applicants may be required to undertake field evaluation before a planning application is considered (see below Appendix 4).
- 10.3 However, the extent of the Archaeological Priority Area is unduly large. It is loosely based on the projected extent of the mediaeval villages in LB Camden based on Rocque's mid 18th century map. There is no archaeological evidence to merit the extent of the Archaeological Priority Area.
- 10.4 The site has low archaeological potential and has undergone disturbances during some 300 years of garden activity. Repeated remodelling of the garden will have resulted in the loss of earlier garden features.
- 10.5 Under these circumstance it is suggested that the submission of this report fulfils the need to examine the archaeological potential of the subject site and no further archaeological inventions are necessary.

11. CONCLUSIONS

- 11.1 The site has low archaeological potential and landuse as a garden will have resulted in poor preservation. Repeated remodelling of the garden will have resulted in the loss of earlier garden features.
- 11.2 The site lies within an Archaeological Priority Area. However, there is no indication that significant archaeological deposits are present on the subject site.
- 11.3 The new proposed basement will lie mainly under the existing building. Its construction will only involve the disturbance of about one hundred square metres outside the present structures in ground that has probably undergone considerable reworking over the past three hundred years
- 11.4 It is suggested that the submission of this report fulfils the need to examine the archaeological potential of the subject site and no further archaeological inventions are necessary.

APPENDIX 1 - Archaeological Gazetteer (Fig. 2)

The Archaeological Gazetteer is derived from the Greater London Historic Environment Record. It was compiled by English Heritage - report number 11027.

1. Address: West Heath
NGR: TQ 2566 8676
HER: 081726
Description: Excavation 1976 1981 revealed a Mesolithic occupation site.
2. Address: Jack Straws Castle, North End Way, Hampstead Heath
NGR: TQ 2620 8640
HER: No: 081725/00/00
Description: Supposed prehistoric earthworks on the site.
3. Address: Frogna! Rise, Hampstead
NGR: TQ 2618 8592
HER: No: 081780/00/00
Description: Roman pot sherd found in 1964 in the grounds of the research lab.
4. Address: Mount Vernon, Hampstead
NGR: TQ 2622 8592
HER: No: 083408/00/00
Description: Evaluation undertaken in 1985 (site code: MTV95) retrieved two Roman pot sherds found in the fills of medieval features. Pottery dated to 1080-1500 was recovered from colluvial deposits. A cess pit and "insubstantial timber structure" dated 1480 to 1600 was also discovered. This was replaced by a brick structure including a semi-basement dated 1550-1600. This was superseded by rebuilding in the 17th century. A 17th/18th century brick drain, robbed wall, a large pit and a ditch were also recorded.
5. Address: Hampstead Heath
NGR: TQ 26487 86592
HER No: MLO103790
Description: Hampstead Heath is an ancient area which was referred to as "the great ditch" and enclosed in 1227. It is mentioned in the Domesday survey and a Royal charter of 1227 refers to woods and heath enclosed on all sides by ditches. It was occupied by meadow, woodland wet land and parkland.
6. Address: 10 The Grove
NGR: TQ 26308590
HER: 0820228
Mediaeval tile floor probably reused
7. Address: New End Street
NGR: TQ 2643 8595
HER: 083306
Post med dumps recorded during evaluation NES95
8. Address: 32 New Court, Flask Walk
NGR: TQ 2646 8591
HER: MLO99179
Watching Brief NCU08 recorded 19th features

APPENDIX 2 – Sources Consulted

Alan Baxter 2014 Interim Heritage Statement

Barton, N., 1992 The Lost Rivers of London

BGS British Geological Survey Sheet 256

Greater London Historic Environment Record

London Archaeologist Roundups 2000 – 2013

Mills, P., 1982 The Archaeology of Camden

Mills, P., 1996 Battle of London 1066, *London Archaeologist* 8/3 50-62

MoLAS Museum of London Archaeology Service, 2000 The archaeology of Greater London

Ordnance Survey, 1994 Roman Britain

VCH 1989 Victoria County History Middlesex 9

Weinreb, B, and Hibbert, C, 1985 The London Encyclopaedia

APPENDIX 3 - Report Specification

Site Location

- AP3.1 The site is roughly rectangular and lies on the northern side of The Grove Hampstead (Fig.1).
- AP3.2 The subject site does not contain any Scheduled Ancient Monuments nor does it lie within a Designated Archaeological Area as defined in Scheduled Ancient Monuments & Archaeological Areas Act 1979. The subject site lies within Archaeological Priority Area 6 'Hampstead' as defined by LB Camden.

Report status

- AP3.3 The assessment has been prepared to ascertain the archaeological potential of the subject site.

Origin and scope of the report

- AP3.4 Mills Whipp Projects has been commissioned by design N-A Architects on behalf of Mr and Mrs Berendsen to prepare an archaeological desktop report of the subject site (Fig.1). The purpose of this report is to identify the archaeological implications of the redevelopment.
- AP3.5 The Greater London Historic Environment Record was interrogated for a study area comprising a circle 300m in radius centred on the subject site. In the preparation of this report research has been undertaken in the London Metropolitan Archive, the London Library and the Guildhall Library.
- AP3.6 The report has been carried out in accordance with the standards specified by the Chartered Institute for Archaeologists.

Methodology

- AP3.7 The assessment has been carried out in accordance with guidance from various bodies including the Greater London Archaeological Advisory Service and the Chartered Institute for Archaeologists. In summary the work has involved identifying the client's objectives, identifying the sources available for consultation, assembling, consulting and examining these sources.
- AP3.8 Survival of archaeological deposits on the subject site depends on previous land-use, so an assessment has been made of the destructive effect of the previous and present activity.
- AP3.9 In order that the appropriate archaeological response can be identified, consideration has been given to the need for either further assessment and/or field evaluation work to identify and locate surviving deposits on the site.

APPENDIX 4 – PLANNING and LEGISLATIVE BACKGROUND

National Planning Policy Framework (NPPF)

In March 2012 the government published the National Planning Policy Framework (NPPF) which replaces national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). It aims to provide a simpler and clearer policy framework for the Government's planning policies which 'must be taken into account in the preparation of local and neighbourhood plans' (NPPF, 2012, 1). Its principal objective is to 'contribute to the achievement of sustainable development' and so there is a presumption in favour of such developments. This involves seeking 'positive improvements in the quality of the built, natural and historic environment' (*ibid*).

Within the planning system a set of 12 core land-use planning principles should underpin plan-making and decision-taking. That relating to the historic environment states that planning should: 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'.

Section 12 of the NPPF 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners and developers. In summary its key points are:

Local Plans should set out to promote a positive strategy for the conservation and enjoyment of the historic environment.

Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. In the case of archaeology a desk-based assessment and, where necessary, a field evaluation may be required.

Any harm or loss of a heritage asset or in some cases its setting, should require clear and convincing justification.

Where proposed development will harm a designated heritage asset LPAs should refuse consent unless there are exceptional circumstances. Where proposals lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

The effect of proposals on non-designated heritage assets should also be taken into account in determining an application. A balance of judgement will be required having regard to the scale of any harm and the significance of the heritage asset.

Greater London Regional Policy

The London Plan (Greater London Authority 2011) sets out the historic environment policies for Greater London. Policy 7.8 refers to heritage assets and archaeology. Its key elements are summarised below.

London's heritage assets should be identified so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping may be taken into account.

Development should include measures to record, protect and, where appropriate, present the site's archaeology.

Where appropriate, developments should identify, value and conserve heritage assets.

Developments affecting heritage assets and their settings should conserve their significance by being sympathetic to their form.

Development should make provision for the protection of archaeological resources which, where possible, should be made available to the public on-site.

LDF policies should seek to maintain and enhance the contribution of built, landscaped and buried heritage.

Boroughs should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to their historic assets.

Local Planning Policy LB Camden

Policy B8 – Archaeological sites and monuments

A – Sites and monuments of national archaeological importance

When considering development close to sites and monuments of archaeological importance, including scheduled ancient monuments, the Council will seek the physical preservation of the archaeological features and their settings.

B – Site and monuments of archaeological importance

The council will only grant consent for development where acceptable measures are undertaken to preserve remains of archaeological importance and their settings. Developer should adopt measures that will allow such remains to be permanently preserved in situ. Where this cannot be achieved, no development shall take place until satisfactory excavation and recording of the remains has been carried out.

Within archaeological priority areas and for sites of archaeological potential, the Council may require archaeological field evaluation to be carried out before a planning application is determined (3.77)

FIG.1 SITE LOCATION

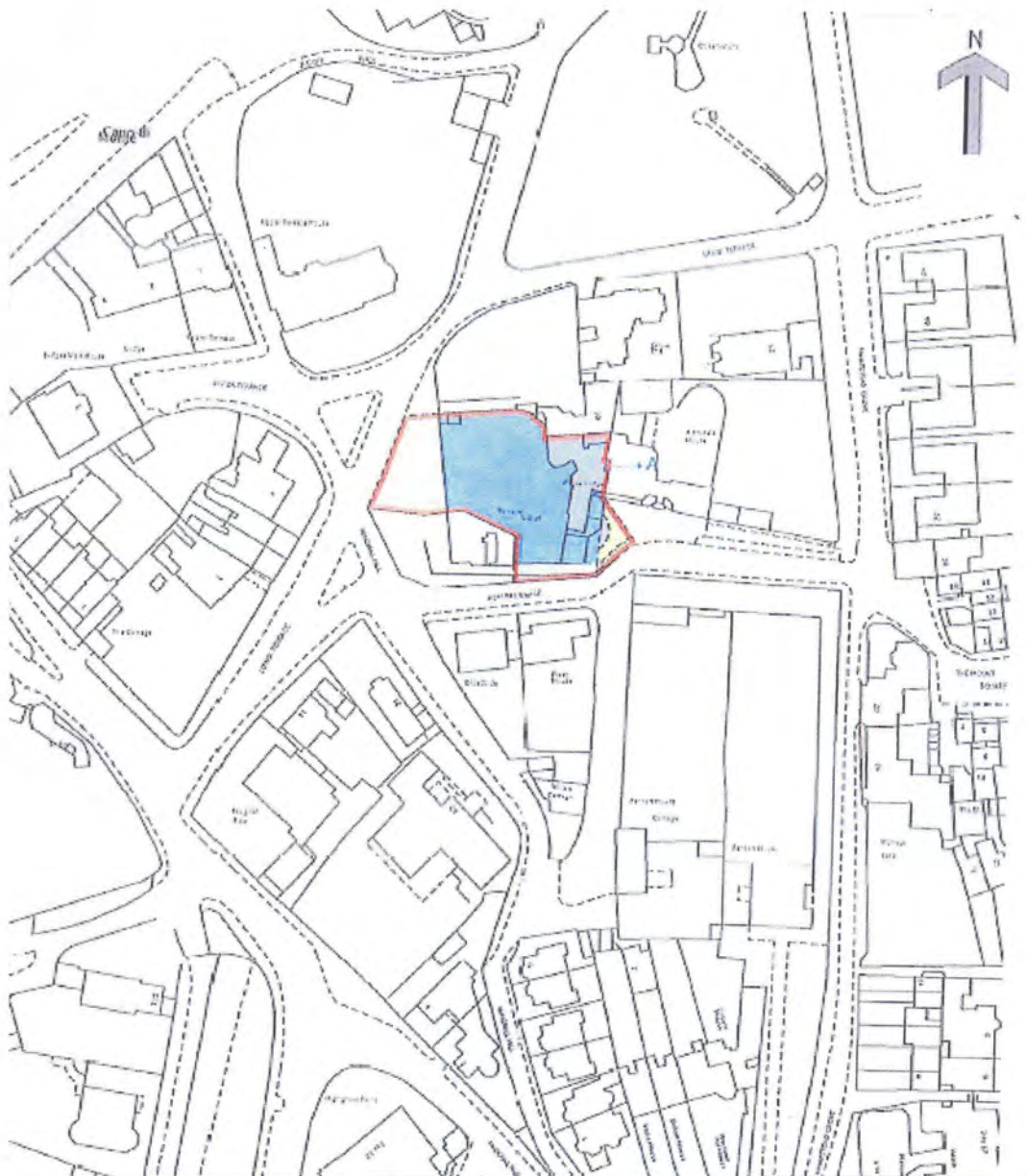


FIG.2 ARCHAEOLOGICAL BACKGROUND

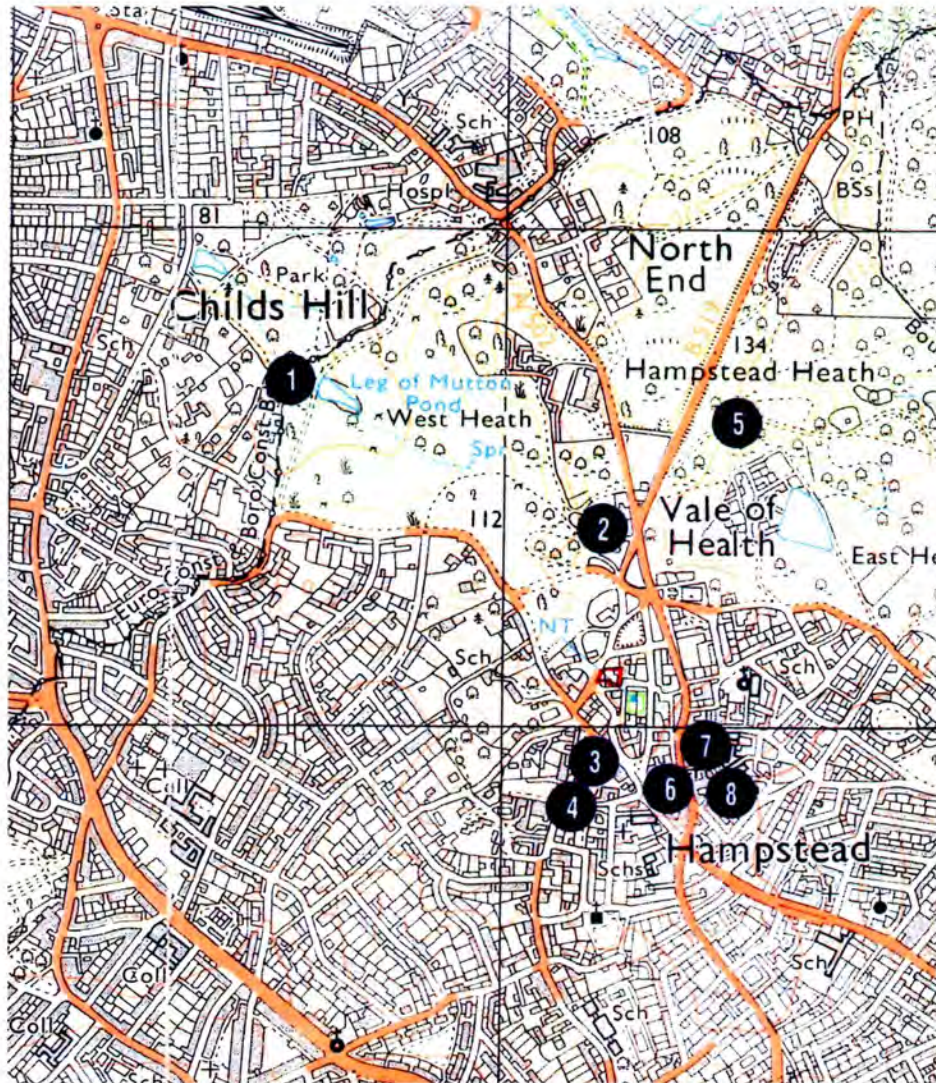
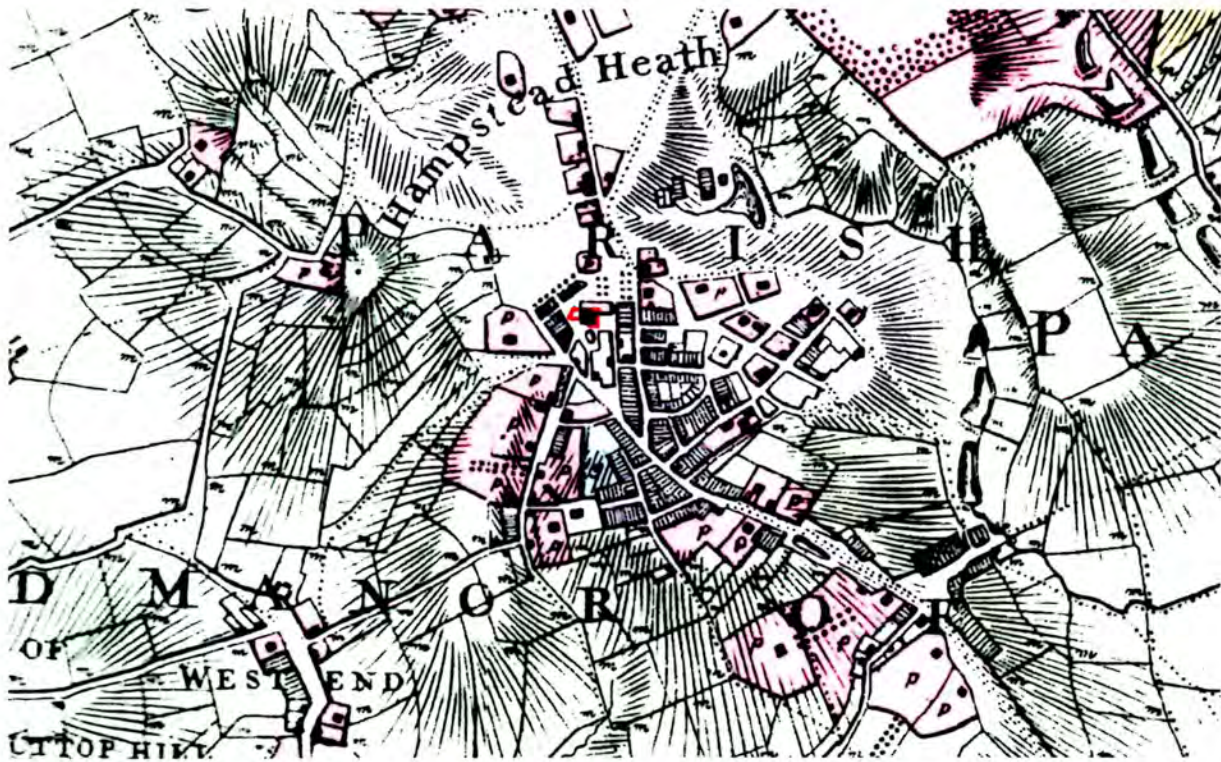


FIG.3 ROCQUE 1762



FIG.4 MILNE 1800



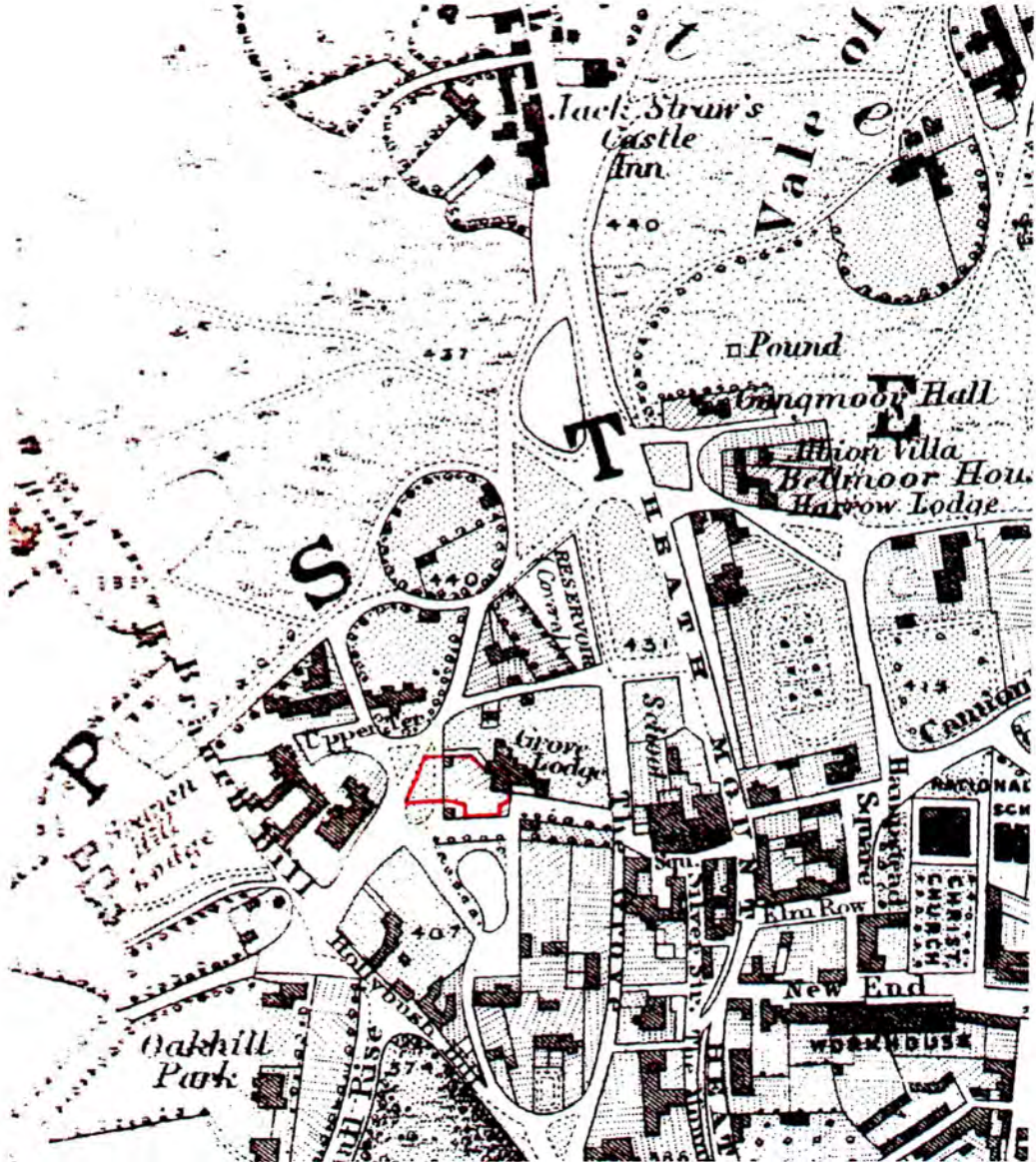
[illegible]

FIG.6 ORDNANCE SURVEY 1879

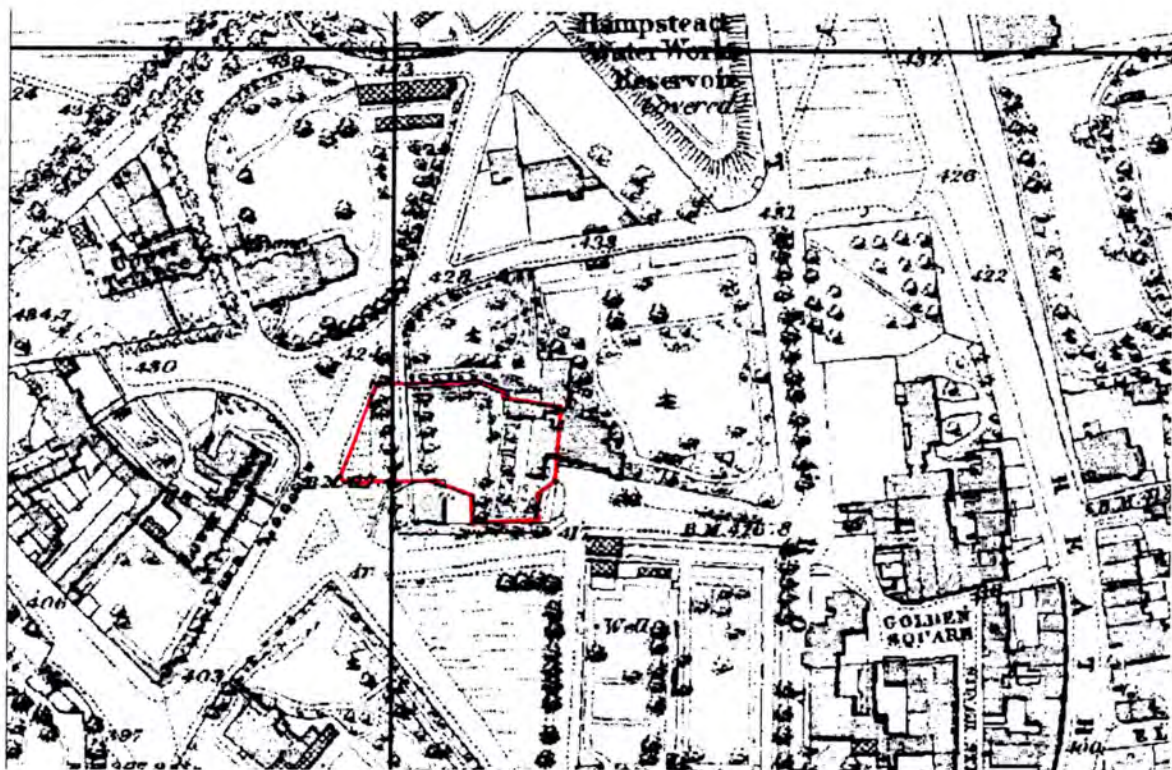


FIG.7 ORDNANCE SURVEY 1896

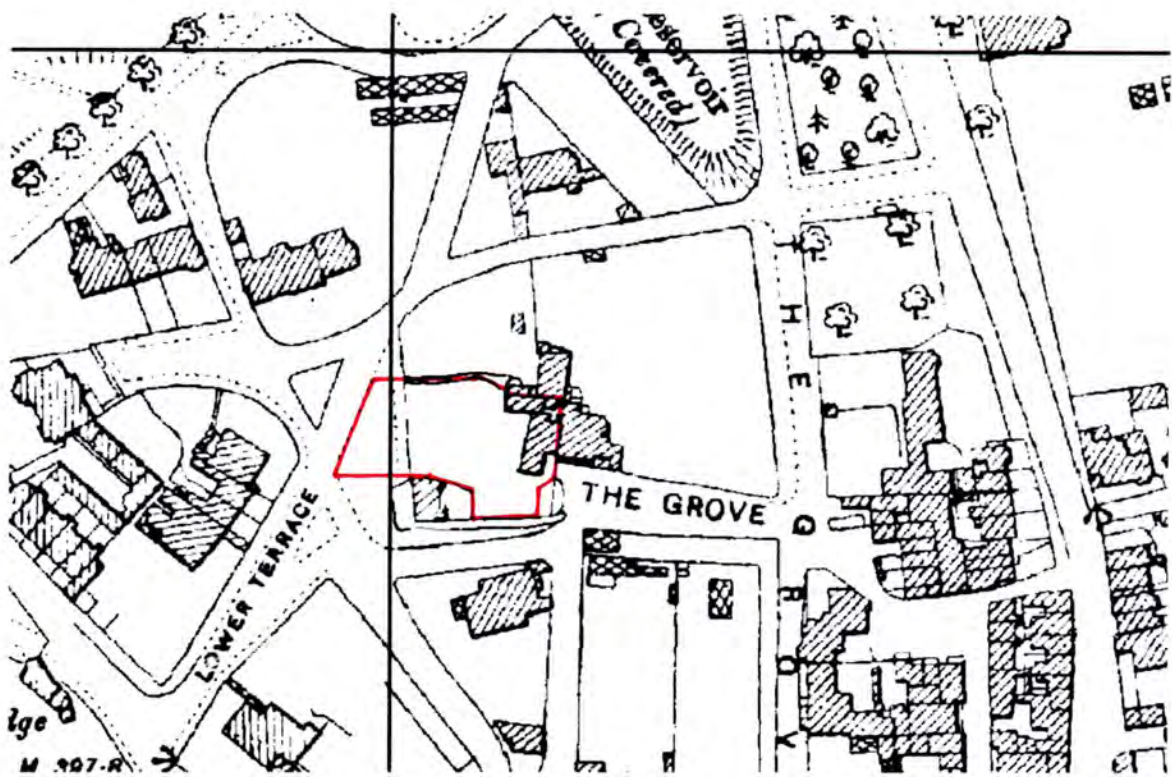


FIG.8 ORDNANCE SURVEY 1915

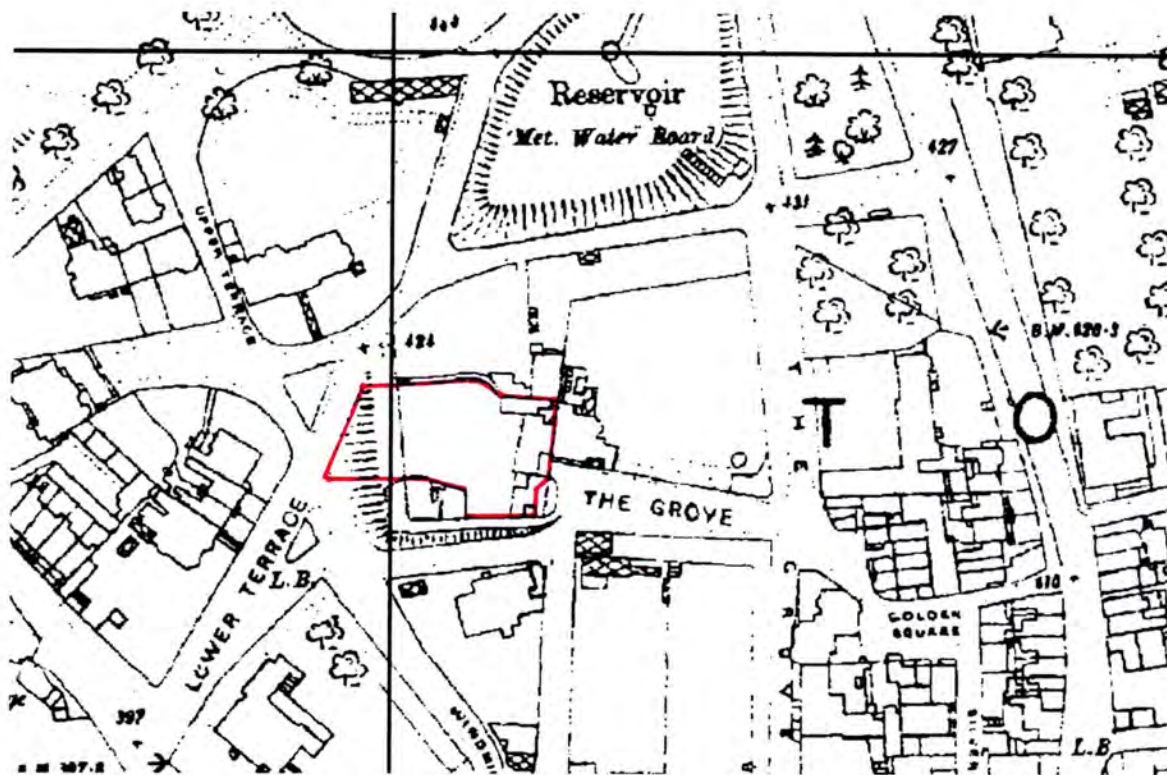


FIG.9 ORDNANCE SURVEY 1934

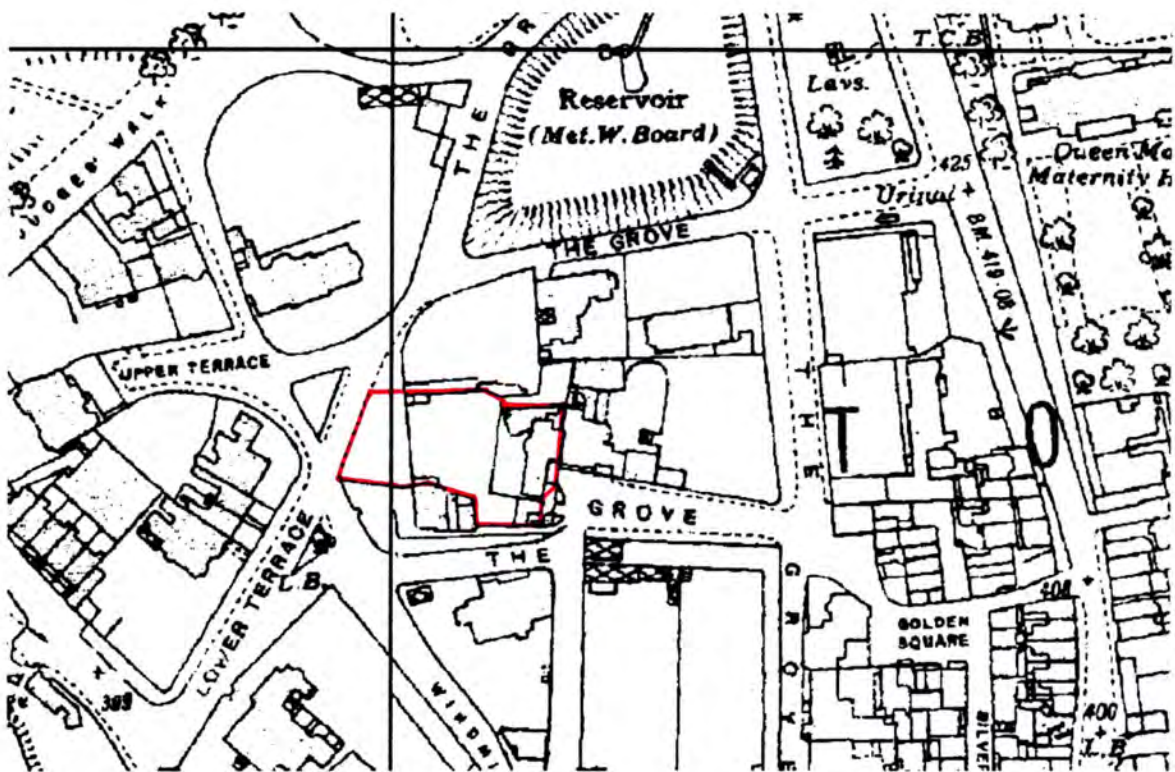


FIG.10 ORDNANCE SURVEY 1954

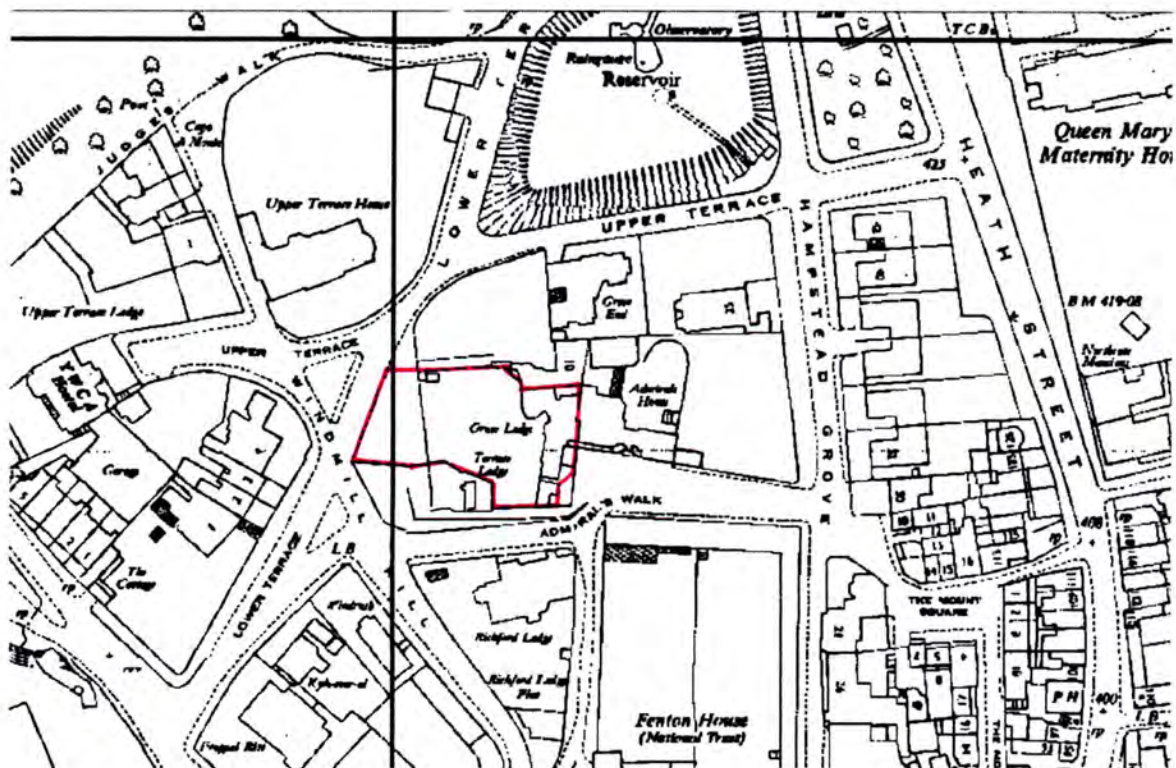


FIG.11 ORDNANCE SURVEY 1966

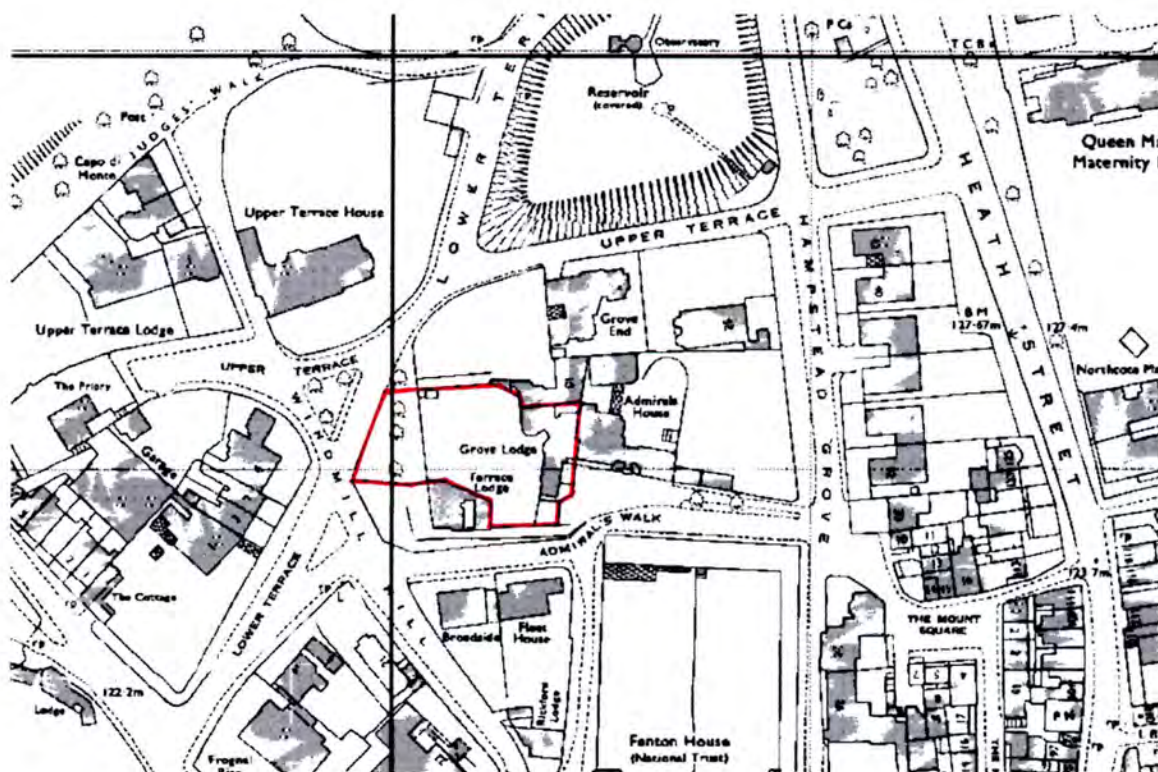


FIG.12 ORDNANCE SURVEY 1991

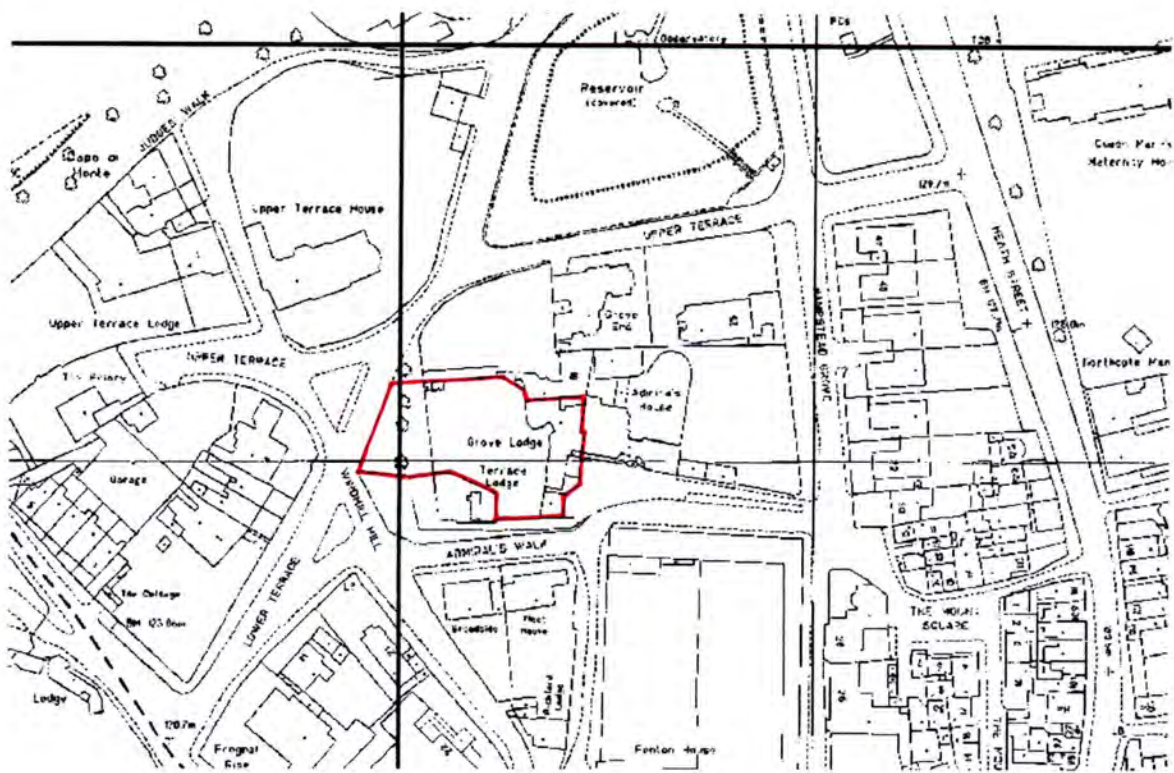


FIG.13 EXISTING GROUND FLOOR

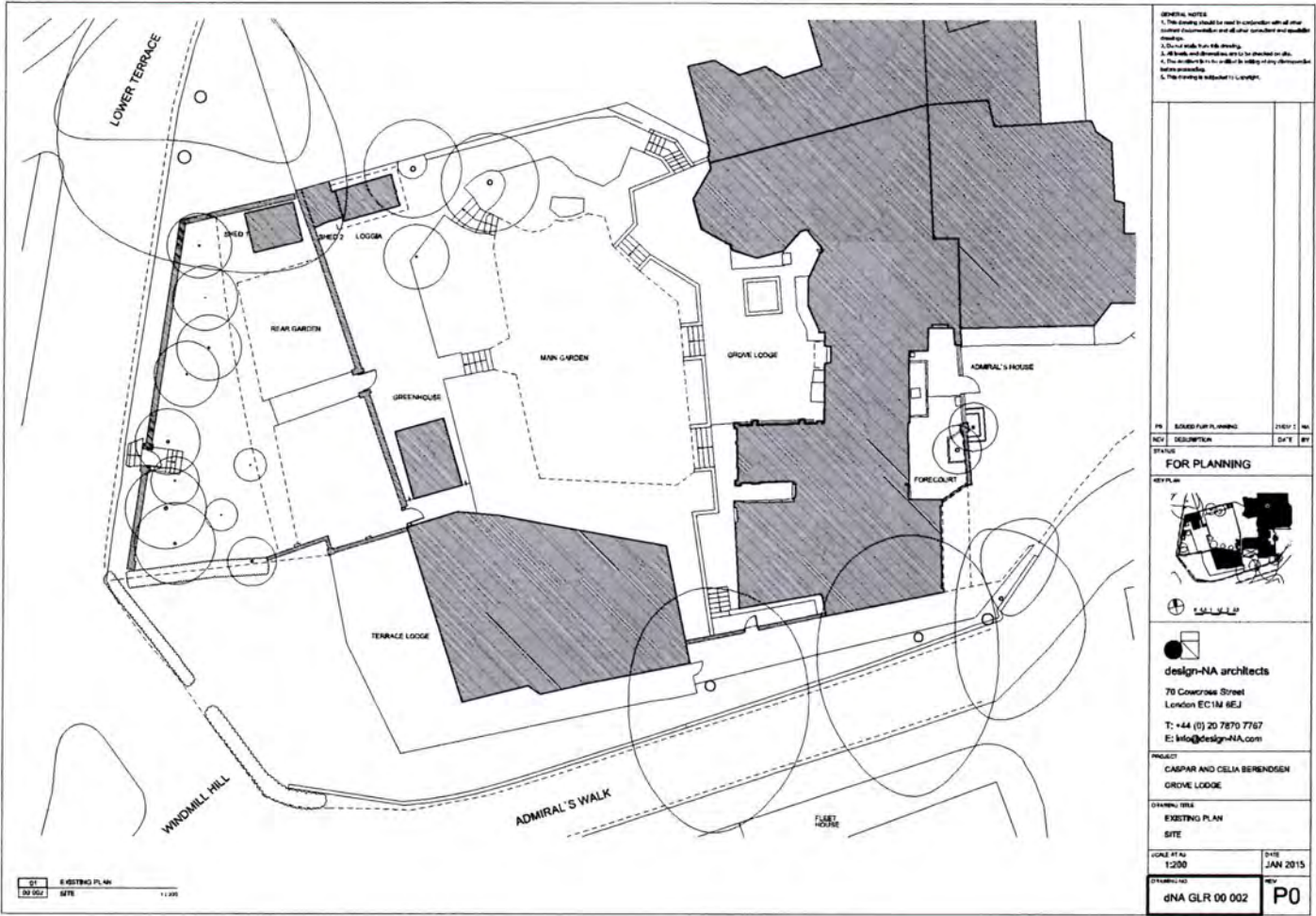


FIG.14 PROPOSED BASEMENT

