

# WHITESTONE HOUSE, HAMPSTEAD, NW3 1EA

London Borough of Camden

## An Archaeological Desk-Based Assessment



November 2016



WHITESTONE HOUSE,  
HAMPSTEAD, NW3 1EA

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An Archaeological Desk-Based Assessment

NGR: TQ 26365 86305

Planning ref: 2015/2645/P

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## ***Abstract***

*In October 2016 Compass Archaeology were commissioned to conduct an archaeological desk-based assessment (DBA) on the site of Whitestone House, Hampstead, in the London Borough of Camden NW3. The DBA was produced in support of planning application 2015/2645/P, to deepen an existing lower ground floor and to extend this on eastern side of the property.*

*The site lies within two locally designated heritage features; the Hampstead Conservation Area and the Hampstead Heath Archaeological Priority Area. The assessment has indicated a potential for prehistoric remains in and around Hampstead Heath, though this is also dependent on the extent of development and degree of previous disturbance. The documentary evidence has revealed localised concentrations of activity, notably of Mesolithic date and including a significant flint-working presence.*

*The potential for Roman remains is low, with little evidence other than isolated chance and residual finds. The presence of one cremation burial some 500m from the study site does little to increase the likelihood of activity in the area, and there is no evidence for occupation. The medieval period saw the earliest definite occupation in Hampstead, first noted in Domesday as a probable farmstead but growing in the 12<sup>th</sup> and 13<sup>th</sup> centuries to become a small nucleated settlement on the southern edge of the Heath.*

*A combination of cartographic and documentary sources were used to consider the impact of post-medieval activity. To the west the house adjoins a Listed (Grade II) property, Gang Moor, which was apparently built in the earlier 18<sup>th</sup> century. Whitestone House itself appears to date to the early 19<sup>th</sup> century, though going through successive phases of development and expansion thereafter.*

*The impact of the proposed development on the archaeological potential is considered to be limited, for three main reasons:*

- Although most of the lower ground floor is to be reduced further these areas have already been very substantially truncated. It is possible that part of a deeply cut pit or feature such as a well could survive, but overall it seems unlikely that any significant remains will be encountered.*
- Within the area of the proposed basement extension the ground has already been widely disturbed by external access steps, paved areas, lightwell construction, etc. associated with the previous (c 2003) development.*
- The remaining area of excavation, though having no previous record of development, is also quite limited – essentially to the eastern boundary of the proposal.*

*Should further archaeological mitigation be required it is suggested that this could be achieved by a suitably worded condition attached to planning approval. On-site work could take the form of an archaeological watching brief, with emphasis on examination of the surviving soil profile – the upper 0.5m or so – within the existing garden.*

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*Figs.2, 24, 30-31 & 45-46 reproduced from original drawings provided by Jonathan Freegard Architects & Bentheim Design*

*Figs.26-29 provided by Jonathan Freegard Architects*

# 1 INTRODUCTION

1.1 This document forms a summary of the findings of an archaeological desk-based assessment, (DBA), conducted on the site of Whitestone House, Hampstead, in the London Borough of Camden, NW3 1EA (Fig.1).

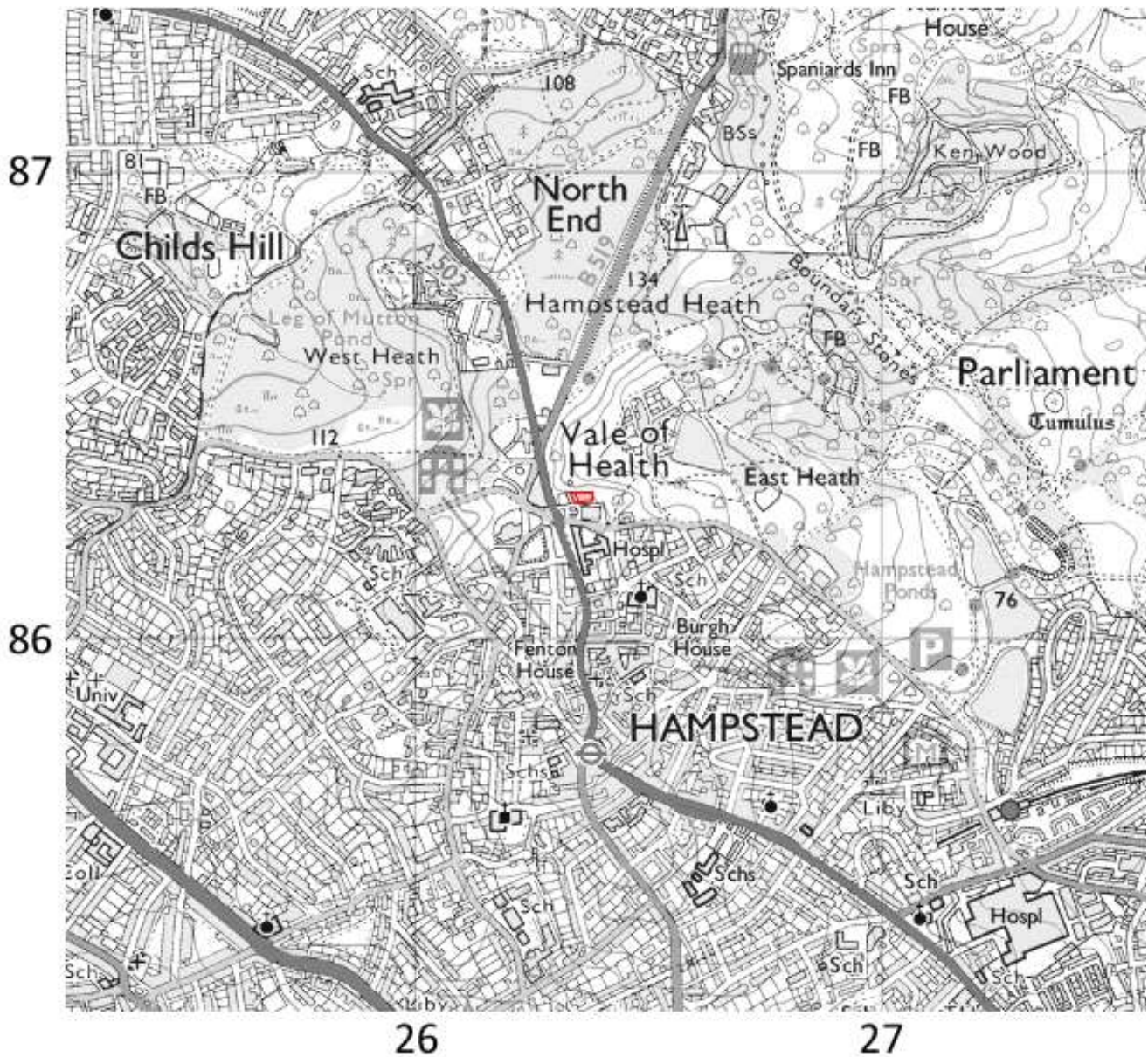


Fig.1: General OS 1:10 000 plan of the area, site location outlined in red

1.2 The DBA has been commissioned in support of a planning application to deepen an existing lower ground floor and to extend this to the rear (east) of the property (Planning ref. 2015/2645/P).

## **2 ACKNOWLEDGMENTS**

Compass Archaeology would like to thank Mr Graham Edwards for supporting the archaeological research and assessment and to Jonathan Freegard of Jonathan Freegard Architects for commissioning Compass to conduct the DBA on Mr Edwards' behalf. Thanks also to Jonathan Freegard and to Mark Zudini of Bentheim Design for providing relevant planning documents and design drawings, and to for arranging site access for the walkover survey.

Thanks also to all those who helped source historic material during the research stage of the project, in particular the staff of the Camden Local Studies and Archives Centre and the Greater London Historic Environment Record.

## **3 OBJECTIVES**

The objective of the assessment is to establish the archaeological potential of the study-area within the context of the proposed development. This takes into account three principal elements:

- Reference to the known archaeological and documentary background.
- Consideration of the impact of previous land use and development on potential archaeology.
- Potential impact of the proposed development.

## **4 METHODOLOGY**

**4.1** The assessment has been carried out in accordance with Historic England guidelines, (Historic England, 2015), and the recommendations of the Chartered Institute for Archaeologists, (CIfA 2014).

**4.2** A visit was made to the site, and local studies libraries and relevant archives were consulted. In addition, entries held by the Greater London Historic Environment Record (GLHER) were examined. Material held by Compass Archaeology was also utilised. References to the various sources were noted, and relevant material photocopied/scanned or photographed as appropriate.

A search of the GLHER was made within a 700m 'radius' of the study-area focused on TQ 26365 86305, (ref.12871). The results of the search are considered in detail within Section 7.

**4.3** The results of these investigations have thus been collated to produce this document, which forms a summary of the known archaeological potential for the site, the possible impact of any prior land-use upon that potential, and the perceived impact that the current proposal may have on any surviving potential.



## **5 ARCHAEOLOGY, THE HISTORIC ENVIRONMENT AND PLANNING**

- 5.1** This desktop assessment represents one element in the archaeological planning process, whereby early consideration of potential archaeological remains can be achieved, and if necessary appropriate further mitigation measures put in place. The report conforms to the requirements of the National Planning Policy Framework, (NPPF), adopted in March 2012, which replaces PPS 5 ‘*Planning for the Historic Environment*’ and policies HE6 and HE7.
- 5.2** The Government adopted the National Planning Policy Framework in March 2012. The NPPF integrates planning strategy on ‘heritage assets’ - bringing together all aspects of the historic environment, below and above ground, including historic buildings and structures, landscapes, archaeological sites, and wrecks. The significance of heritage assets needs to be considered in the planning process, whether designated or not, and the settings of assets taken into account. NPPF requires using an integrated approach to establishing the overall significance of the heritage asset using evidential, historical, aesthetic and communal values, to ensure that planning decisions are based on the nature, extent and level of significance.
- 5.3** The site lies within the London Borough of Camden which as well as following the guidelines set out in NPPF has its own policies regarding the historic environment including archaeology, listed buildings, conservation areas, archaeological priority areas and scheduled ancient monuments. These can be found in the *Camden Core Strategy 2010-2025: Local Development Framework*, (adopted October 2010), Policy CS14. Also of relevance is the *Camden Development policies 2010-2025* document which also contains the following relevant passages:

### ***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.

### **Conservation Areas**

**25.2** In order to preserve and enhance important elements of local character, we need to recognise and understand the factors that create this character. The Council has prepared a series of conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved and enhanced. We will take these into account when assessing planning applications for development in conservation areas. We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area. The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing, and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character, and set out how the development has been informed by it and responds to it.

**25.5** The value of existing gardens, trees and landscaping to the character of the borough is described in DP24 – Securing High Quality Design, and they make a particular contribution to conservation areas. Development will not be permitted which causes the loss of trees and/or garden space where this is important to the character and appearance of a conservation area. DP27 – Basements and lightwells provides further guidance on this issue where landscaping may be affected by basements and other underground structures.

### **Listed buildings**

**25.15** The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it often can extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings. Applicants will be expected to provide sufficient information about the proposed development and its relationship with its immediate setting, in the form of a design statement.

### **Archaeology**

**2.18** Camden has a rich archaeological heritage comprised of both above and below ground remains, in the form of individual finds, evidence of former settlements and standing

structures. These remains are vulnerable to modern development and land use. There are 13 archaeological priority areas in the borough.

**25.19** *The archaeological priority areas provide a general guide to areas of archaeological remains, but do not indicate every find site in the borough. These are based on current knowledge and may be refined or altered as a result of future archaeological research or discoveries.*

**25.20** *It is likely that archaeological remains will be found throughout the borough, both within and outside the archaeological priority areas. Many archaeological remains have yet to be discovered, so their extent and significance is not known. When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation. Scheduled monument consent must be obtained before any alterations are made to scheduled ancient monuments. Camden has only one scheduled ancient monument: Boadicea's Grave in Hampstead Heath.*

**25.21** *If important archaeological remains are found, the Council will seek to resist development which adversely affects remains and to minimise the impact of development schemes by requiring either in situ preservation or a programme of excavation, recording, publication and archiving of remains. There will usually be a presumption in favour of in situ preservation of remains and, if important archaeological remains are found, measures should be adopted to allow the remains to be permanently preserved in situ. Where in situ preservation is not feasible, no development shall take place until satisfactory excavation and recording of the remains has been carried out on site, and subsequent analysis, publication and archiving undertaken by an archaeological organisation approved by the Council.*

**25.22** *The Council will consult with, and be guided by, English Heritage and the Greater London Archaeology Advisory Service (GLAAS) on the archaeological implications of development proposals. The Greater London Sites and Monuments Record, maintained by English Heritage, contains further information on archaeological sites in Camden. When considering schemes involving archaeological remains, the Council will also have regard to government Planning Policy Guidance (PPG) 16 – Archaeology and Planning*

**5.4** The site lies within two locally designated heritage features; the Hampstead Conservation Area and the Hampstead Heath Archaeological Priority Area.

**5.5** The property now known as Whitestone House is not itself a Listed Building, but the adjoining property, Gang Moor, to which Whitestone House backs onto is a Grade II listed building (List UID 1379189). The two properties although now separate addresses have evolved from a single structure, and so the western side of Whitestone House and the eastern side of Gang Moor are closely linked. As such the development must be careful not to impact either directly or indirectly upon the structure or setting of Gang Moor, in line with Camden Council and Historic England policies, (see 5.2 and 5.3 above).

**5.6** The proposed development is not within a Scheduled Ancient Monument and will not affect any such areas.

## 6 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

### 6.1 Location

**6.1.1** The site is located within two locally designated heritage features; the Hampstead Conservation Area and the Hampstead Heath Archaeological Priority Area. It is bound to the north and east by the Vale of Health, to the South by Whitestone Lane and Bell Moor and to the west by the adjoining Listed Building of Gang Moor (see 5.5 above).

**6.1.2** The site is roughly rectangular in shape, with a small projection at the northwest corner, and is aligned east-west, measuring approximately 90m long (E-W) by between 30m and 40m wide (N-S, excluding Whitestone Lane).

**6.1.3** The site is currently occupied by Whitestone House and its gardens. The natural level of the grounds has already been partially excavated previously to create two phases of lower ground floor (2001, 2003; see figs.24 & 30 below).



*Fig.2: Detailed location plan, the application area outlined in red. Taken from the Plan produced by Bentheim Design & Jonathan Freegard Architects, drawing no. 643-000*

## 6.2 Geology

The British Geological Survey, Sheet 256: North London indicates that the site lies on the edge of a sandy 'island' (the Bagshot Beds) overlying and surrounded by London Clay (see Fig.3 below). The fringes of the sandy island are defined as part of the Claygate Member, with head material at the base. The geology is also reflected in the local topography discussed in 6.3 below.

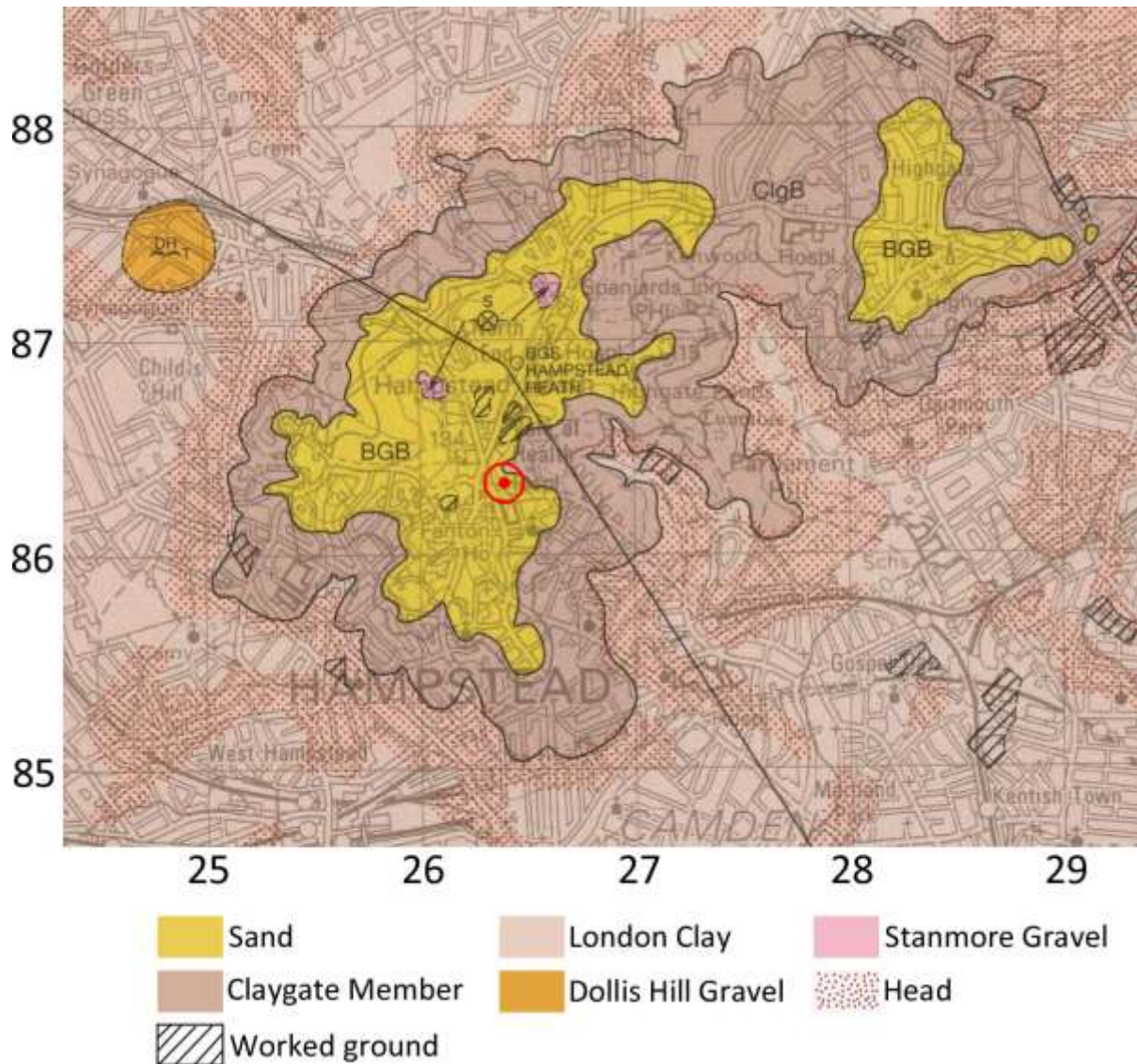


Fig.3: The site in relation to underlying solid and drift geology as indicated by the British Geological Survey

## 6.3 Topography

The site lies close to the top of Hampstead Hill, with sharp downward slopes to the north, south, and west: the land surface on the western side of the property stands at about 132.5m OD. This reflects the underlying geology, with the sandy outcrop below the site forming the higher ground, with naturally accumulated colluvium, (head), towards the base of the hill to the north, south and west.

## 7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

7.1 The following section is drawn from a survey of the Greater London Historic Environment Record, (GLHER), and should be read in conjunction with Figs. 4 to 7 below.

A search of the GLHER for a radius of 750m was undertaken, based on an approximate centre point for the site (NGR: TQ 26365 86305). This produced a total of 64 relevant Monument records. The entries cover a range of material – including archaeological excavations, documentary and antiquarian records, and isolated find spots. These are discussed in chronological order by period below.

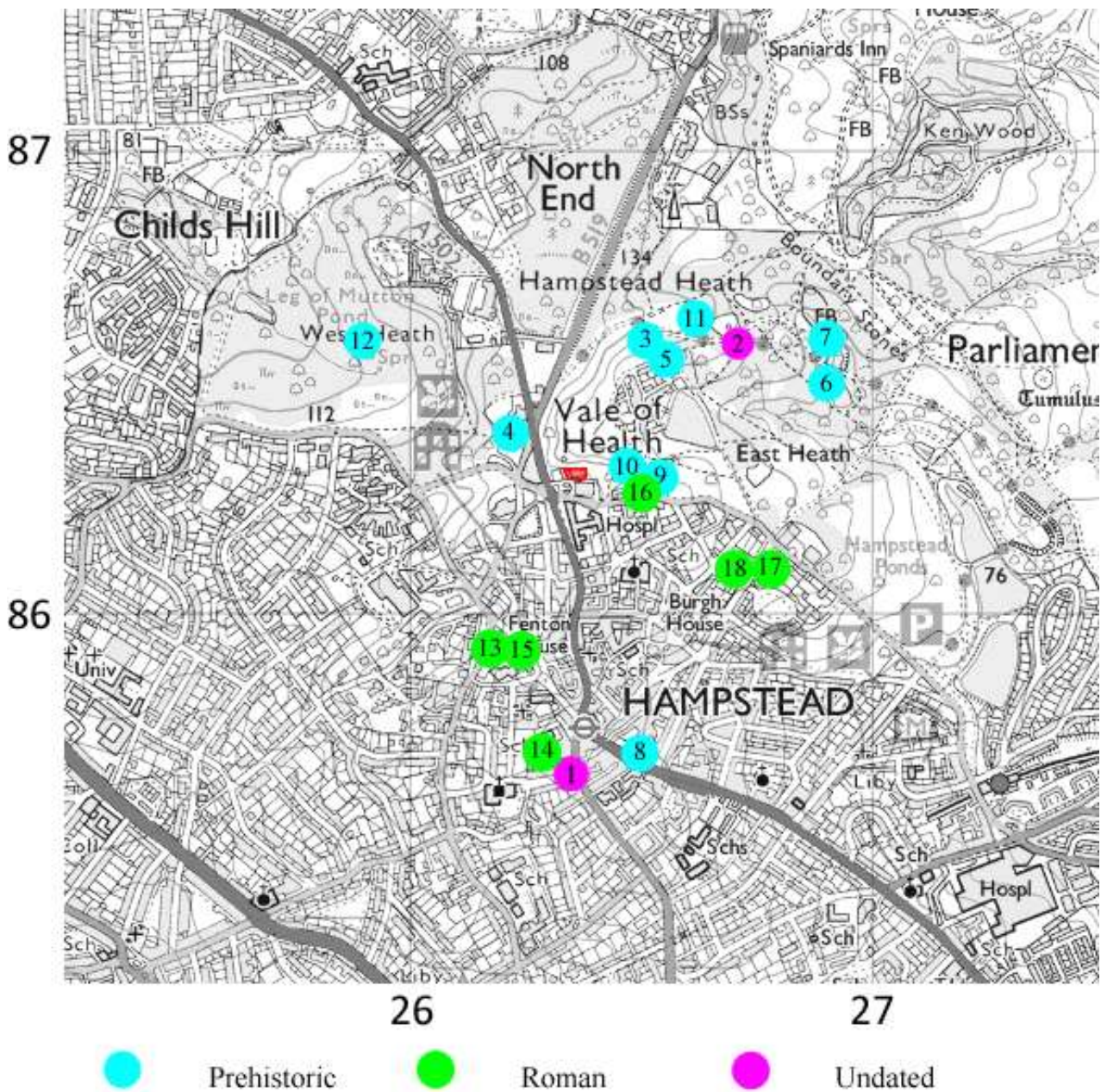


Fig.4: Distribution of HER entries relating to Prehistoric, Roman and undated periods. Site location marked in red.

## 7.2 Undated

<i>No.</i>	<i>Mon. UID</i>	<i>TQ Ref.</i>	<i>Description</i>	<i>References</i>
1	MLO599	2635 8561	Undated steep-sided cut, sealed by modern made-ground	Excavation archive: Museum of London Archaeology Service. 27 CHURCH ROW HAMPSTEAD.
2	MLO17767	2670 8660	Pits filled with ash	Unpublished document: MOLLM AG. K182.

The HER results returned two examples of features that were undated (& hence of limited significance).

## 7.3 Prehistoric

<i>No.</i>	<i>Mon. UID</i>	<i>TQ Ref.</i>	<i>Description</i>	<i>References</i>
3	MLO17763	2650 8660	Find spot: 12 scrapers, 2 scraper cores and a flint hammerstone, found on Hampstead Heath	Unpublished document: Inner London Archaeological Unit. INDEX. CD PRE 21
4	MLO17853	2620 8640	Earthwork	Unpublished document: Inner London Archaeological Unit. INDEX. CD PRE 24
5	MLO23433	2650 8660	Find spot: Neolithic, fragment of polished stone axe/adze	Unpublished document: Inner London Archaeological Unit. INDEX. CD PRE 19
6	MLO17752	2690 8650	Find spot: Mesolithic, 'Thames' pick	Unpublished document: Inner London Archaeological Unit. INDEX. CD PRE 15
7	MLO17769	2690 8660	Find spot: extensive scatter of flints	Unpublished document: Inner London Archaeological Unit. INDEX. CD PRE 29
8	MLO17761	2630 8570	Find spot: Lower Palaeolithic, handaxe	Unpublished document: Inner London Archaeological Unit. INDEX. CD PRE 17
9	MLO18039	2650 8630	Probable occupation site; suggested by presence of potsherds and flints	Unpublished document: Inner London Archaeological Unit. INDEX. CD PRE 27

<i>No.</i>	<i>Mon. UID</i>	<i>TQ Ref.</i>	<i>Description</i>	<i>References</i>
10	MLO17766	2650 8630	Find spot: 3 (possibly struck) flints	Unpublished document: Inner London Archaeological Unit. INDEX. CD PRE 26
11	MLO78159	260 865	Organic sediment; early Neolithic	None
12	MLO17762	2590 8660	Find spot: 1 burnt flint, 3 flint flakes, 1 of which formed a blade with secondary working	Unpublished document: Inner London Archaeological Unit. INDEX. CD PRE 20

The HER results and other research returned considerable evidence for prehistoric activity and possible settlement on Hampstead Heath. The volume of finds and the proximity in which they were found to one another suggests extensive and prolonged activity in the area during the prehistoric period, specifically Mesolithic, rather than residual evidence. Significantly the proposed site is located to the west of, and in close proximity to, a probable occupation site (9); indicated by the volume of finds returned by the HER.

Other finds are recorded slightly further afield and outside the HER search area: a notable example is the evidence for Mesolithic activity found close to the Leg of Mutton Pond on the West Heath, some 750m-800m to the northwest of the present site (Lorimer, D H, 1976). Investigations in mid-1976 produced nearly 2,500 struck flints from the top 200-300mm of ground, including 58 possible or certain tools and retouched pieces.



## 7.4 Roman

No.	Mon. UID	TQ Ref.	Description	References
13	MLO180	2618 8592	Find spot: Pot, flanged rim in yellow-white fabric	Unpublished document: Inner London Archaeological Unit. INDEX. CD ROM 24
14	MLO17786	2630 8570	Find spot: Two blue glass beads	Unpublished document: Inner London Archaeological Unit. INDEX. CD ROM 28
15	MLO66259	2622 8592	Find spot: 2 potsherds; found in post-medieval features	Unpublished document: Museum of London Archaeology Service. 1995. Mount Vernon, Frogna! Rise, Hampstead, London NW3: An Archaeological Impact Assessment.
16	MLO17797	2650 8630	Find spot: Coin of Victorinus (AD. 268-70)	Unpublished document: Inner London Archaeological Unit. INDEX. CD ROM 32A
17	MLO17798	2675 8610	Burial; large urn containing pitcher with burnt bone, 4 vessels and 2 lamps	Article in monograph: ROBERTSON B. ROMAN CAMDEN. P 250
18	MLO18045	2675 8610	Find spot: coins of Marcus Aurelius (AD. 161-180) and Victorinus (AD. 268-270)	Article in monograph: ROBERTSON B. ROMAN CAMDEN. P 252

The HER results returned some evidence of Roman activity, but principally in the form of isolated or chance finds rather than as a body of material that would indicate occupation, or at least some intensive activity. Some of these finds were also residual, for example potsherds found in pits dated to the post-medieval period (15), which may indicate movement from an original site elsewhere.

The record of a burial in close proximity to Hampstead Heath (17; MLO17798) is the most significant indication of Roman activity in the area, but this is located nearly 500m to the southeast of the present site.

It is suggested therefore that continuous habitation of Hampstead, likely originating in the form of a single farmstead, did not occur until the medieval period.<sup>1</sup>

<sup>1</sup> T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Settlement and Growth', in *A History of the County of Middlesex: Volume 9, Hampstead, Paddington*, ed. C R Elrington (London, 1989), pp. 8-15.

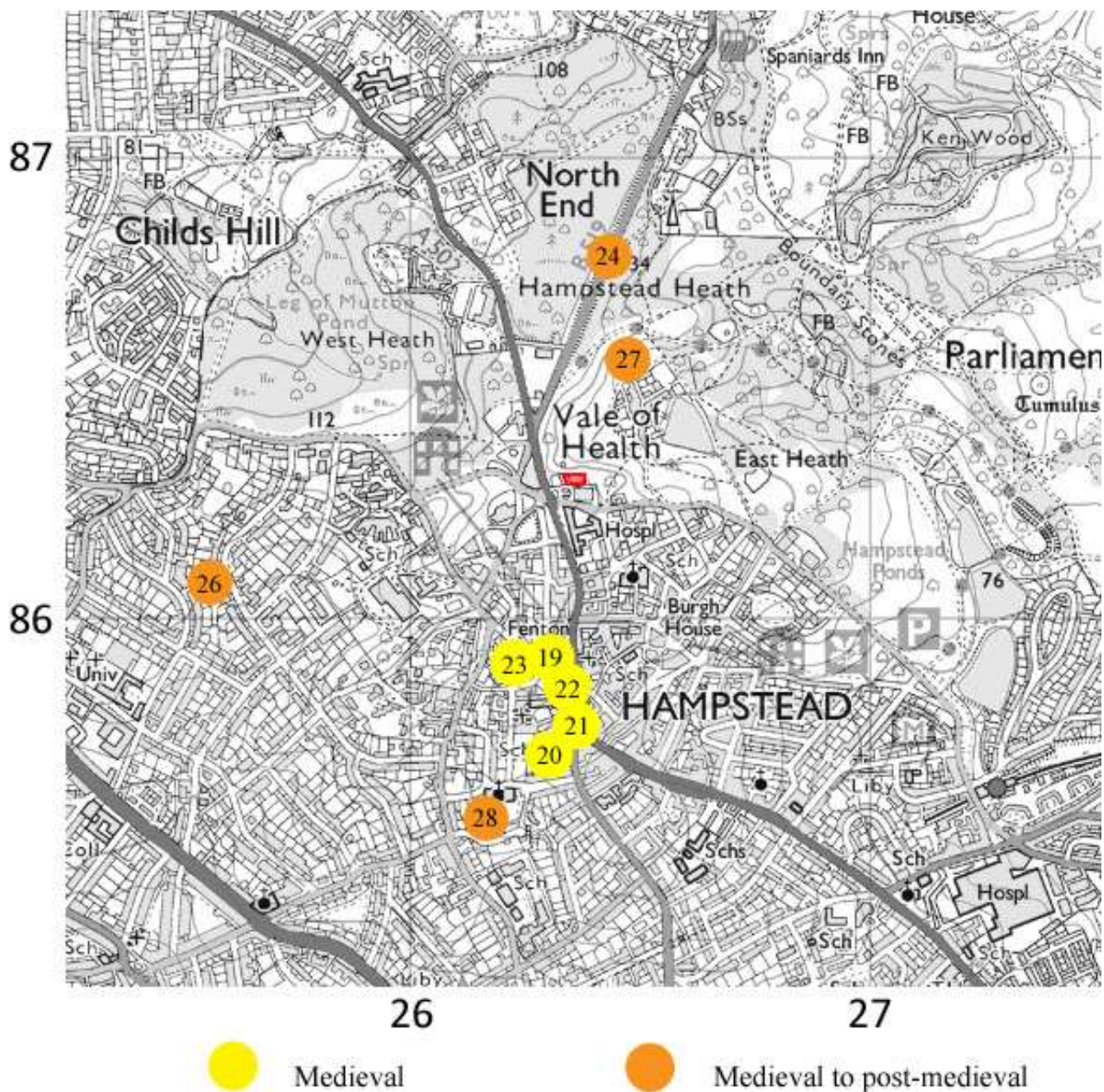


Fig.5: Distribution of HER entries relating to the medieval and medieval/late periods. Site location marked in red.

### 7.5 Medieval

No.	Mon. UID	TQ Ref.	Description	References
19	MLO169	2630 8590	Medieval patterned floor in 17 <sup>th</sup> century house; No.10 of cottages opposite Fenton House	Unpublished document: Inner London Archaeological Unit. INDEX. CD MED 28.
20	MLO266/17806	2630 8570	Find spot: Papal <i>bulla</i> of Pope Innocent IV	Article in monograph: PROCEEDINGS JANUARY 1869. P 82.

<i>No.</i>	<i>Mon. UID</i>	<i>TQ Ref.</i>	<i>Description</i>	<i>References</i>
21	MLO179	2635 8578	Hampstead, Village	Inner London Archaeological Unit, INDEX (Unpublished document).
22	MLO17824	2632 8585	Find spot: Costrel	Article in monograph: BARRATT TJ. ANNALS OF HAMPSTEAD. P 7.
23	MLO66260	2622 8592	Find spot: pottery recovered from colluvial deposits	Unpublished document: Museum of London Archaeology Service. 1995. Mount Vernon, Froggnal Rise, Hampstead, London NW3: An Archaeological Impact Assessment.
24	MLO17829	2643 8679	Medieval Road from Highgate to Hampstead; (340x740m)	Unpublished document: Inner London Archaeological Unit. INDEX. CD MED 54
25	MLO17834	2805 8390	Road; (3500x5000m)	Published map/plan: AGAS R. CIVITAS LONDINUM.

The Domesday Book recorded 1 villein, 5 bordars, and 1 serf in Hampstead after the Norman Invasion. Throughout the 13<sup>th</sup> and 14<sup>th</sup> centuries the area developed around the manorial demesne in the centre of the parish and up to 40 dwellings were recorded in 1312.<sup>2</sup>

Archaeological work undertaken in 1995 at Mount Vernon Hospital, Froggnal Rise (ELO4095, some 450m-500m to the southwest of the present site) recorded the probable remains of a medieval field system. The investigations also encountered evidence for a small timber building of Tudor (late 15<sup>th</sup> to 16<sup>th</sup> century), succeeded in the 17<sup>th</sup> century by more substantial construction (Cowan 1999).

The HER results are quite limited but do suggest the gradual development of Hampstead in the medieval period. As indicated in Fig. 5 the village of Hampstead (21; MLO179) would have formed a small nucleus of activity to the south of the heath. Large scale expansion outwards towards the heath was not a characteristic of the medieval period. The area was dominated by open land, some no doubt in agricultural use, and it is most likely that the present site area fell into one or other of these categories.

<sup>2</sup> 'Hampstead: Settlement and Growth', in *A History of the County of Middlesex: Volume 9*

## 7.6 Medieval to post-medieval

<i>No.</i>	<i>Mon. UID</i>	<i>TQ Ref.</i>	<i>Description</i>	<i>References</i>
26	MLO107462	25994 86019	Area of land use as allotments/ common land/ kitchen garden from early medieval through to the modern period	London Parks and Gardens Trust, 2007, London Parks and Gardens Trust Site Database, CAM009.
27	MLO103790	26487 86592	Hampstead Heath is an ancient area, which was referred to as 'the great ditch' and enclosed in 1227. The area was made a public open land in 1871; (1923x1428m)	London Parks and Gardens Trust, 2007, London Parks and Gardens Trust Site Database, CAM048
28	MLO178	2618 8558 (centre)	Road; (160x80m)	Published map/plan: ROCQUE J. PLAN OF MIDDLESEX.

The HER results also returned some evidence of areas of Hampstead that date to the medieval period and have seen continuous activity or use into the later post-medieval period. These are largely made up of open areas of land, some converted from common land into public land or private allotments/kitchen gardens (MLO107462).

As aforementioned the Heath was occupied at least periodically during the prehistoric period. Hampstead Heath during the medieval period was largely rough grass or moorland and was used as common land for grazing.<sup>3</sup>

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<sup>3</sup> 'Hampstead: Settlement and Growth', in *A History of the County of Middlesex: Volume 9*

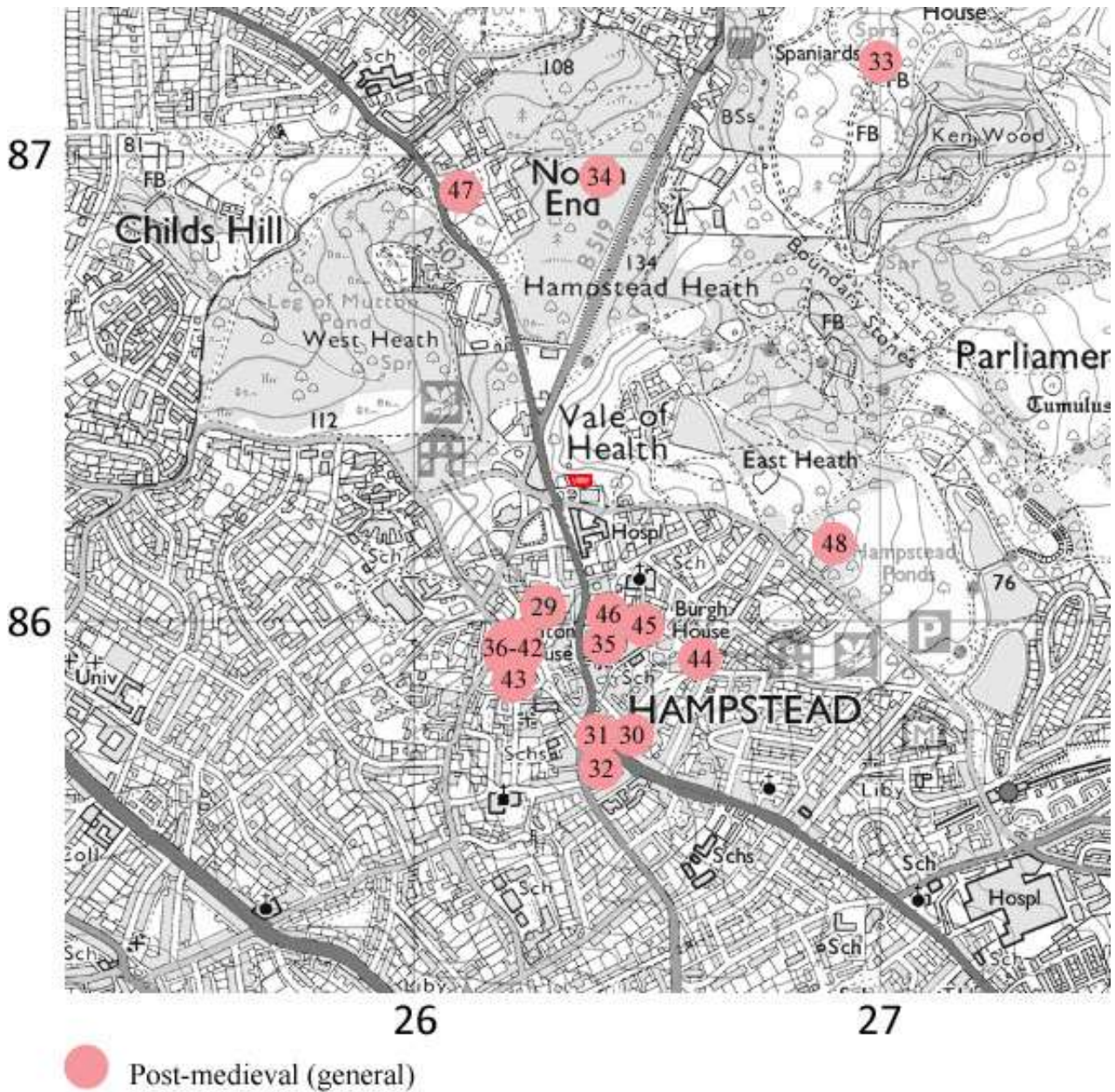


Fig.6: Distribution of HER entries relating to the general post-medieval period. Site location marked in red

### 7.7 Post Medieval (general)

No.	Mon. UID	TQ Ref.	Description	References
29	MLO107455	26278 86034	Fenton House; 17 <sup>th</sup> century house and associated gardens. National Trust; (49x138m)	Monograph: RCHME. 1937. An inventory of the historical monuments in Middlesex.
30	MLO259	2646 8575	18 <sup>th</sup> century walls associated with early Flask Tavern	Excavation archive: DGLA Connor A & Hoad S. The Flask Public House Site Records. Site Code FLK90.

<i>No.</i>	<i>Mon. UID</i>	<i>TQ Ref.</i>	<i>Description</i>	<i>References</i>
31	MLO59926	2640 8575	HHS92: Drains, associated with post-medieval house	Excavation archive (MoLAS): 46 Hampstead High Street.
32	MLO59928	2640 8575	HHS92: Cess pit, associated with post-medieval house	See above.
33	MLO59270	27013 87209	Mid-18 <sup>th</sup> century landscape park, lakes and woodland. Now public; (928 x 827m)	Historic England, 2015, The National Heritage List for England, 1000142
34	MLO576	2617 8602	Conservatory	None
35	MLO50967	2641 8596	Hospital ward	None
36	MLO11911	2623 8592	Medical College	None
37	MLO66261	2622 8592	Vaulted brick drain	MoLAS 1995. Mt Vernon, Frogna Rise, Hampstead, NW3: An Archaeological Impact Assessment (unpub, document).
38	MLO66262	2622 8592	Wall; robbed out	See above.
39	MLO66263	2622 8592	Large pit; 17 <sup>th</sup> century pottery	See above.
40	MLO66264	2622 8592	Ditch; 18 <sup>th</sup> century pottery	See above.
41	MLO68005	2622 8592	Cess pit	See above.
42	MLO68006	2622 8592	Building with basement	See above.
43	MLO71894	2620 8590	Work house	Published map/plan: Rocque J. Ten Miles around London.
44	MLO104321	2661 8593	Burgh House is a detached Queen Anne house built in 1703-4; now houses Hampstead Museum	London Parks and Gardens Trust, 2007, Site Database
45	MLO65884	2643 8595	Dump deposit	Oxford Archaeological Unit. 1995. New End Hospital, Hampstead: Archaeological Evaluation. (unpub. document)
46	MLO65885	2643 8595	Brick outbuilding	See above.
47	MLO17316	2610 8693	House	None
48	MLO99511	26804 86116	Gully with dump layer fill	Pre-Construct Archaeology. 2009. Land at Klippan House, Well Walk, Hampstead: An Archaeological Evaluation (unpub. document)

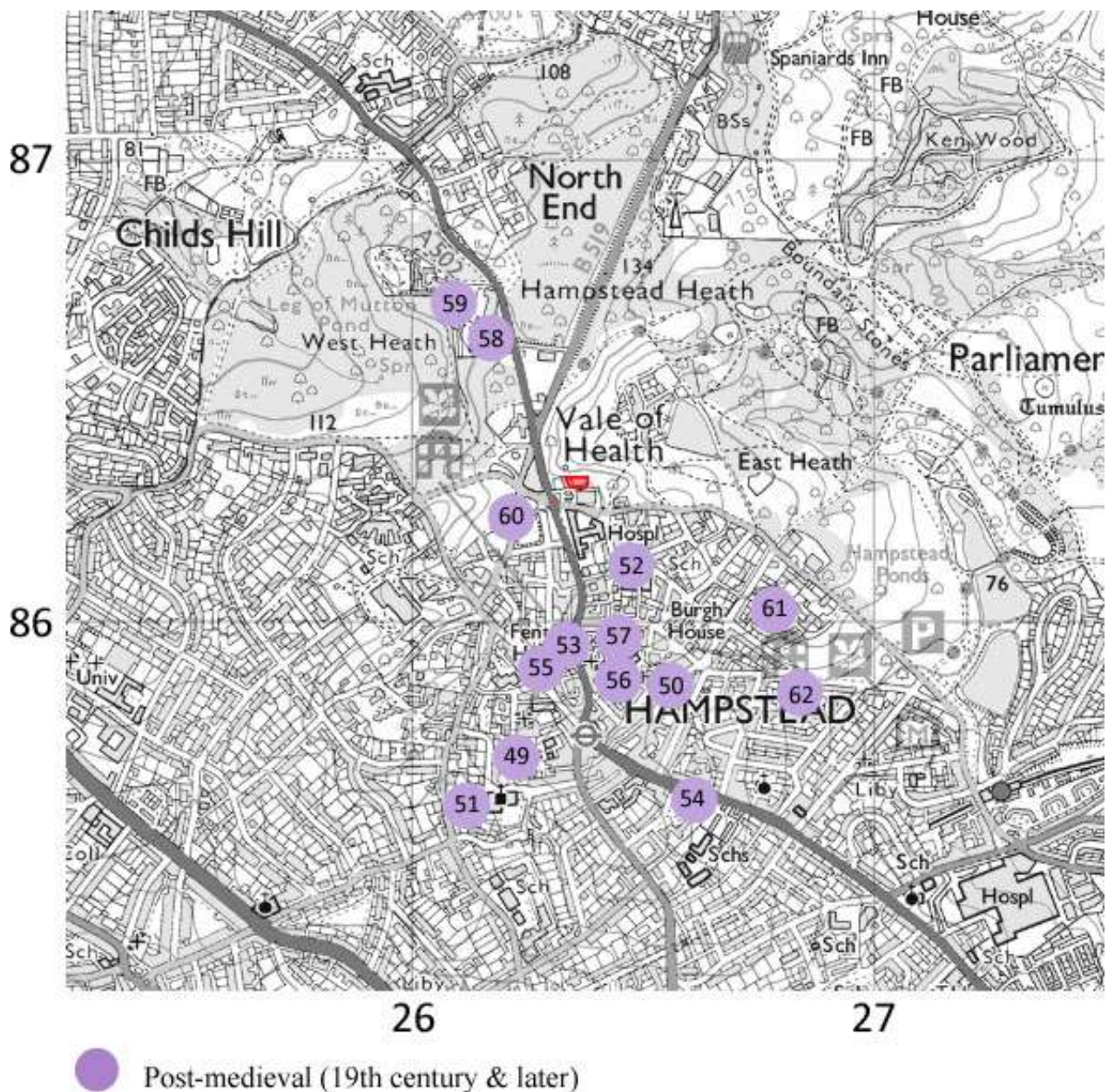


Fig.7: Distribution of HER entries relating to the later post-medieval period. Site location marked in red

### 7.8 Post Medieval (19<sup>th</sup> century & later)

No.	Mon. UID	TQ Ref.	Description	References
49	MLO103817	26246 85700	Cemetery; (52x109m)	London Parks and Gardens Trust, 2007; Site Database, 203
50	MLO102508	26565 85877	A public square designated under the London Squares Preservation Act of 1931. Square bounded on all sides by the roadway of Flask Walk; (71x37m)	Monograph: HMSO. 1931. London Squares Preservation Act, 1931

<i>No.</i>	<i>Mon. UID</i>	<i>TQ Ref.</i>	<i>Description</i>	<i>References</i>
51	MLO106613	26138 85660	Find spot: Oyster shell, CBM and 19 <sup>th</sup> potsherd; not associated with any features, found in garden soil	Excavation archive: MoLAS 2013. Archive for 1 Frogna Gardens, Camden. Watching Brief Report.
52	MLO104626	2648 8611	Hampstead Square Garden; (26x28m)	Christopher Wade, 'The Streets of Hampstead' (Camden History Society, 2000)
53	MLO102509	26351 85947	A public square designated under the London Squares Preservation Act of 1931; Heath Street; (12x81m)	Monograph: HMSO. 1931. London Squares Preservation Act, 1931
54	MLO102510	2661 8563	A public square designated under the London Squares Preservation Act of 1931; Hampstead High Street; (119x35m)	Monograph: HMSO. 1931. London Squares Preservation Act, 1931
55	MLO102511	26276 85924	A public square designated under the London Squares Preservation Act of 1931; Windmill Hill and Frogna Rise; (18x22m)	Monograph: HMSO. 1931. London Squares Preservation Act, 1931
56	MLO99179	26455 85910	Drain, likely associated with a demolished 19 <sup>th</sup> century building	Unpublished document: Compass Archaeology. 2008. 32 New Court, Flask Walk, Hampstead, NW3 IHD: An Archaeological Watching Brief.
57	MLO107079	2645 8596	The New End workhouse with infirmary and hospital; now residential; (60x75m)	Peter Higginbotham. Unknown. Workhouses of London. Chambers V. Lost Hospitals of London
58	MLO106896	26175 86618	A private residence offered for use as an auxiliary convalescent hospital during World War I; (47x41m)	Chambers V. Lost Hospitals of London
59	MLO59278	26074 86698	19 <sup>th</sup> century formal garden; (319x245)	London Parks and Gardens Trust. 2007. Site Database.
60	MLO107394	26210 86223	A convalescent home for Anglo-Jewish patients that was used as an auxiliary hospital during World War I	Chambers V. Lost Hospitals of London



<i>No.</i>	<i>Mon. UID</i>	<i>TQ Ref.</i>	<i>Description</i>	<i>References</i>
61	MLO103780	26790 86015	The area of swampy ground was donated to the 'poor of Hampstead' in 1698. Houses and the Camden Charity were established during the 1880s and the garden was laid out as a private garden; (75x59m)	London Parks and Gardens Trust. 2007. Site Database
62	MLO103662	26856 85863	19 <sup>th</sup> century semi-detached house; brick; (11x13m)	Unclassified: Department for Culture, Media and Sport. Delisting and Listing Rejections. 22 Willow Road

There was a considerable development in Hampstead associated with the opening of Hampstead Heath railway station in the 1860s, and consequent growth of a commuting population.

Between 1871 and 1891, the population of Hampstead doubled in size to approximately 68,000.<sup>4</sup> This substantial growth led to the building of more amenities, including new churches, chapels and schools, as well as new police and fire stations, a cemetery, sewage system and a larger workhouse. Around the same time Hampstead Small Pox Hospital and Mount Vernon Hospital for Tuberculosis opened, as well as homes for the orphan daughters of Crimean War servicemen.<sup>5</sup> The HER results reflect the considerable urban development characteristic of the period.

In 1900 Hampstead became a Metropolitan Borough and in 1907 the opening of Hampstead underground station led a significant rise in the population of the town and the further development of housing.

Hampstead was heavily affected by both World Wars, during the First World War, the Hampstead Union Workhouse and Infirmary in New End was used as a military hospital for wounded and shell-shocked soldiers. In the Second World War New End was heavily bombed and after the war major redevelopments characterised the area.

During the modern period developments in Hampstead have been continuous and are characterised by luxury houses and flats, including the redevelopment of some public buildings.

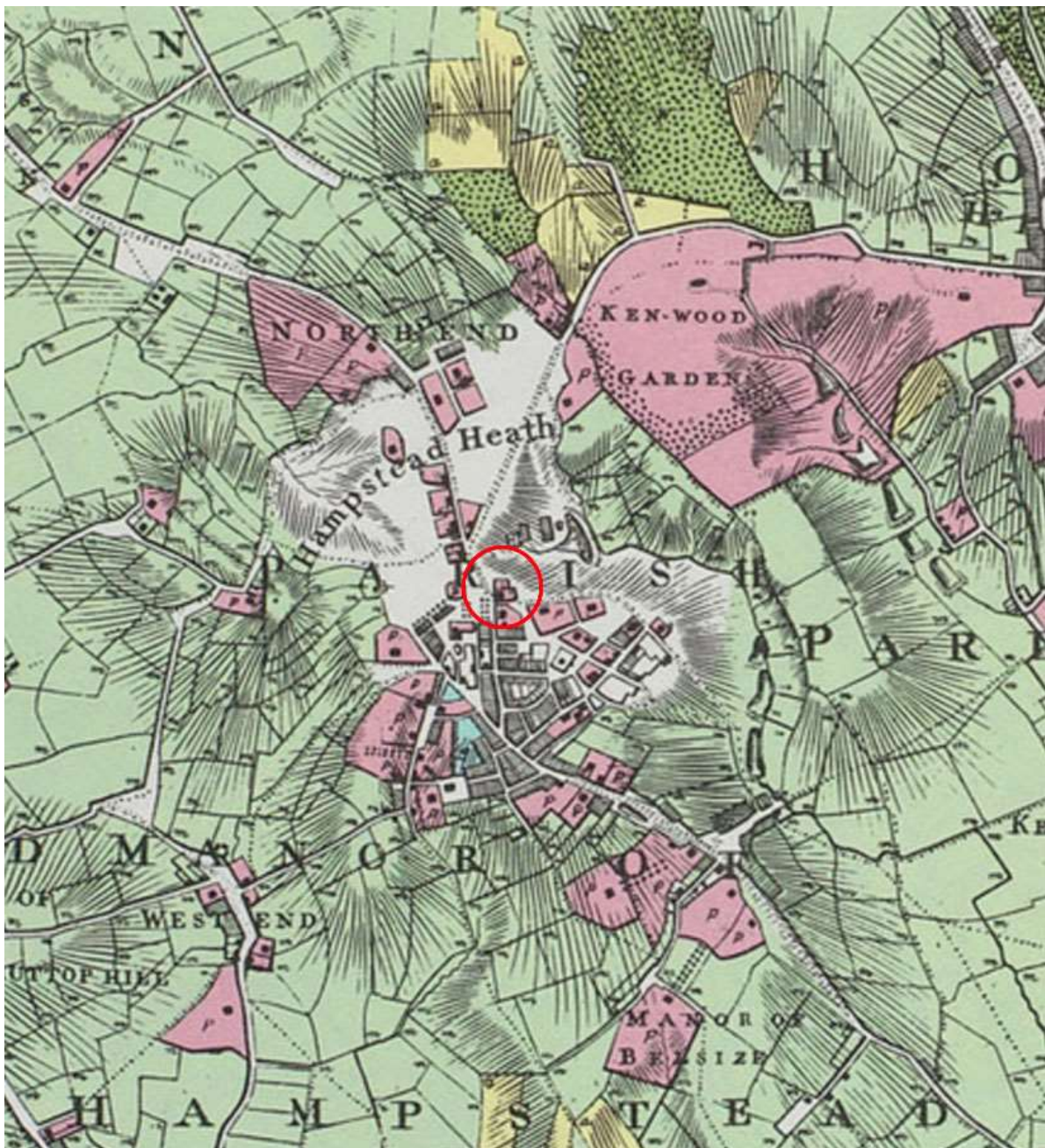
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<sup>4</sup> 'Hampstead: Settlement and Growth', in *A History of the County of Middlesex: Volume 9*

<sup>5</sup> <http://www.burghouse.org.uk/about/history-of-hampstead-72> [accessed 08/11/16]



### 8.3 Thomas Milne's Land Use Map of London and its' Environs, 1800



*Fig.9: Extract from Thomas Milne's Land Use Map of London and its' Environs, 1800. Approximate site location circled in red*

The above extract indicates that little had changed in Hampstead and the surrounding areas in the previous half-century. The area remains dominated by large tracts of open land, with a fairly small nucleus of activity and settlement. As indicated by figs.8 & 9 there is a building occupying the site, presumably Gang Moor: according to the List Entry this originated as an early 18<sup>th</sup> century detached house. It was refronted in the early 19<sup>th</sup> century, and further alterations and additions followed to the rear.

**8.4 Ordnance Surveyors' drawing for the First Edition 2 inch: mile map, 1807 (OSD 152 – Hampstead; draughtsman William Hyett)**



*Fig.10: Extract from the surveyors' drawing for the first Ordnance Survey map of the area. Approximate site location circled in red.*

The above extract is more detailed (& more accurate) than the preceding maps. It also gives a good impression of the contemporary development of Hampstead within an otherwise rural landscape, with localized settlement separated by large swathes of open land and fields.

8.5 J. & W. Newton, for J J. Park: *The Topography and natural history of Hampstead, in the County of Middlesex, 1814*



Fig.11: Extract from J & W. Newton's map of the Parish of Hampstead, in 'The Topography and natural history of Hampstead...', 1814. Approximate site boundary outlined in red.

The above extract lacks detail, but continues to show the presence of a building occupying the footprint of Gang Moor. An additional unit can be seen to the east (just inside the red line), but its purpose is not clear. This unidentified structure does not share an adjoining wall with Gang Moor and therefore is not evidence of Whitestone House.

## 8.6 George Frederick Cruchley, *New Plan of London & its Environs*, 1835



Fig.12: Extract from Cruchley's plan of 1835. Approximate site boundary outlined in red.

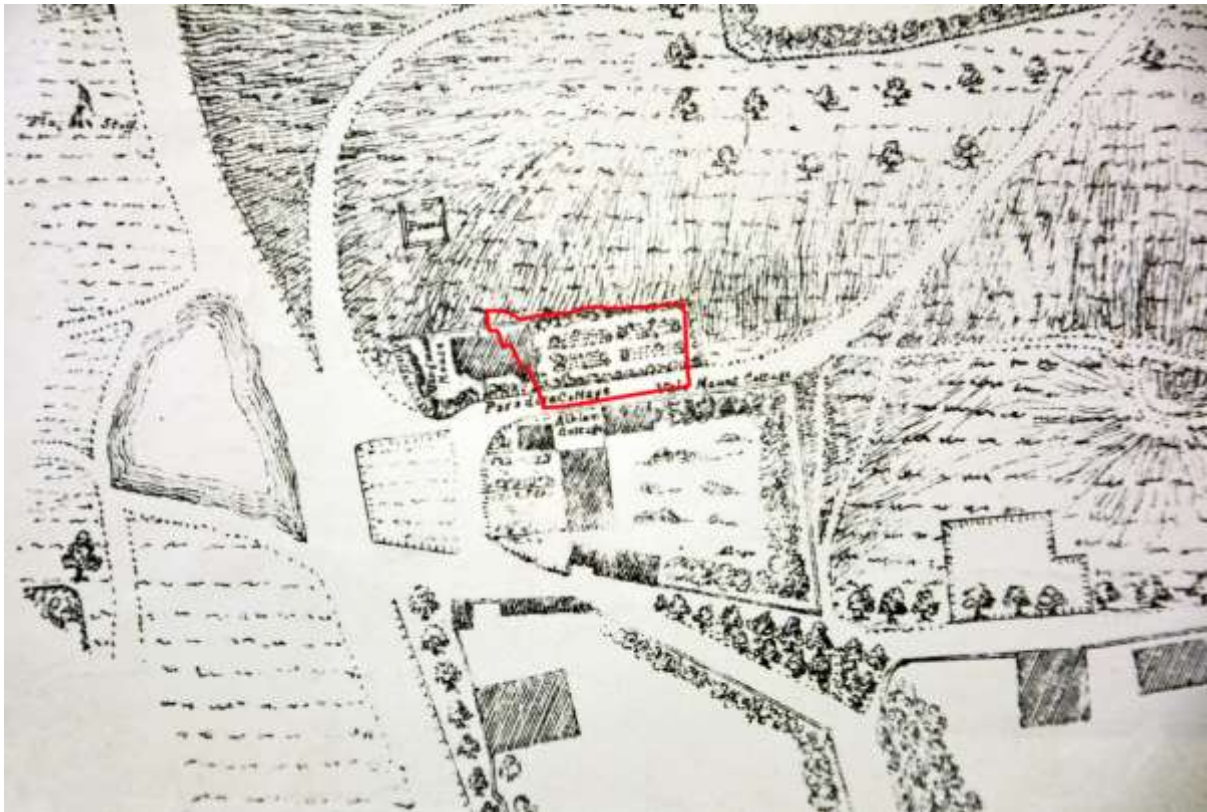
The above extract gives a clearer illustration of the development of the site as this extended eastwards. This was probably also reflected in the appearance of the building: the architecture of Whitestone House, as illustrated in Fig.19, is very different to that of Gang Moor.

Moreover, the development now associated with Whitestone House extends further to the south than the footprint of Gang Moor, as clearly indicated above. This phase of construction may in fact be that seen (but as an apparently separate building) on the 1814 extract (Fig.11) but is shown more clearly here. In which case Whitestone House, at least in its original form, dates to at least to the earlier 19<sup>th</sup> century.

## 8.7 Tithe Map of Hampstead, St John (parish) 1838-39. Not illustrated

The tithe map does not record any detail for the site area, of the buildings, property boundaries or Whitestone Lane, and there are no references to the accompanying Apportionment. Only the lines of the adjacent roads – Heath Street and East Heath Road – are shown.

## 8.8 Plan of the parish of St. John Hampstead situate in the County of Middlesex, 1847

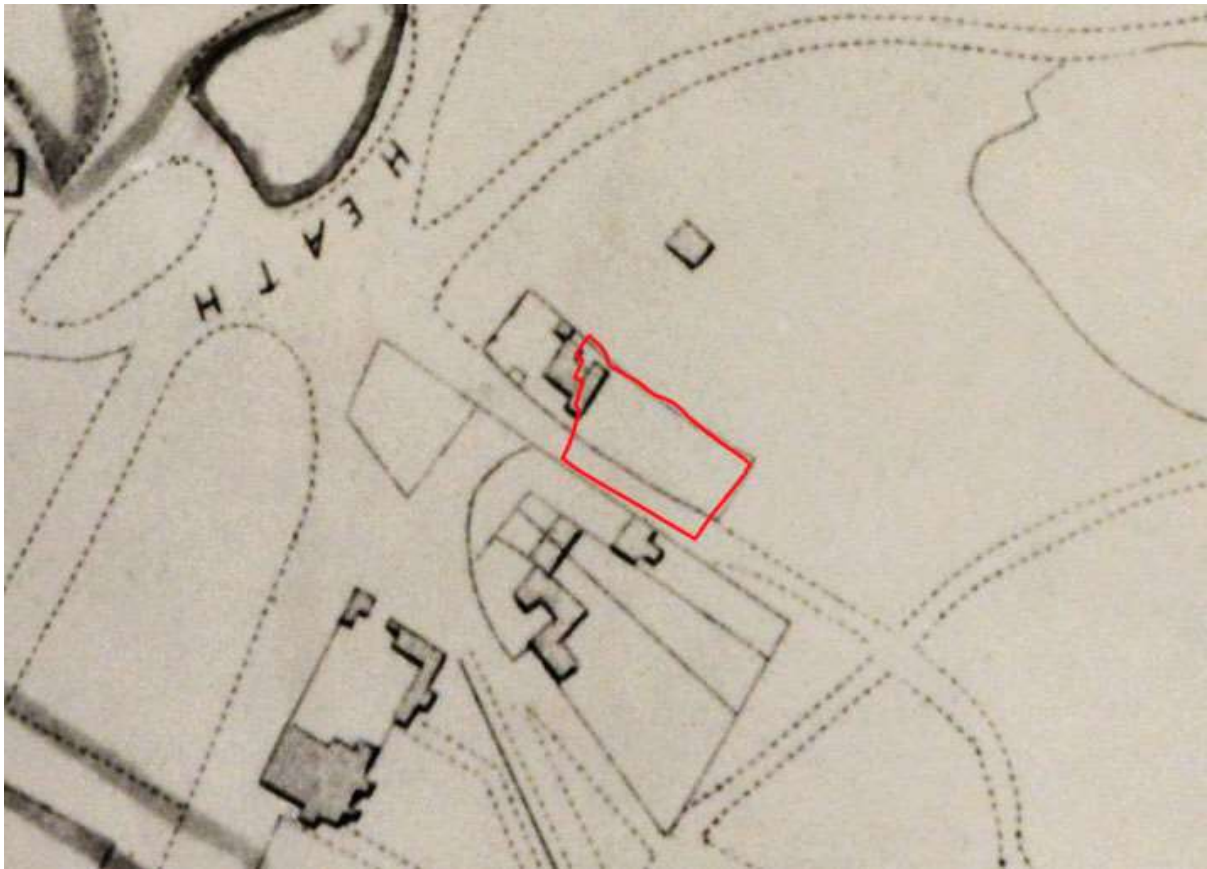


*Fig.13: Extract from the Plan of the parish of St. John, Hampstead, 1847. Site boundary outlined in red.*

The above map extract illustrates further developments in the footprint of both Gang Moor and Whitestone House, now clearly occupying a single if somewhat irregular footprint. Perhaps most significantly, this includes the apparent extension of Whitestone House to the east.

Two north-south lines are also shown running out from the developed area to the adjacent boundaries, and these presumably represent the contemporary division between Gang Moor and what would become Whitestone House. The line is somewhat to the east of the present division, but does more or less agree with that seen on later 19<sup>th</sup> century maps (for example, Fig.18). However, the building to the east is only identified here as ‘Paradise Cottage’, which at this point may therefore have referred to the whole area.

## 8.9 Daw's plan of Hampstead, 1864



*Fig.14: Extract from Daw's plan of Hampstead, 1864. Site area outlined in red*

Overall this is not a very accurate plan, but it does give some indication of the further development of the building, including the extension of Whitestone House to the east and the slight step-in (also seen in figs.16 & 18) on the northern frontage.



8.10 Stanford's Library Map of London and its Suburbs, 1862-64, 6 inches: mile



Fig.15: Extract from Stanford's Library map, published c 1864, showing site outline

Stanford's map is quite small-scale, but does again show the irregular outline of the overall building – and what are presumably several phases of extension to the east, forming the core of the present property.

## 8.11 Ordnance Survey First Edition 25-inch map 1866-70. *London Sheet VII*



Fig.16: Extract from the First Edition 1:2500 OS map, surveyed 1866 and published 1870, site outlined in red

During the mid-to-late 19<sup>th</sup> century the surrounding environs of Hampstead were dominated by the development of housing, including that encroaching onto the borders of Hampstead Heath. This was particularly marked after the extension of railway services to Hampstead c 1860. Signs of these developments can be seen in both the above extracts (figs.15 & 16), plus an increasingly extensive road network.

Within the present site boundary an additional and freestanding building can also be seen to the east of the main property (& to remain until the earlier 20<sup>th</sup> century). Its' purpose is unknown, although in view of its absence on the preceding maps it appears to have been constructed in the mid-1860s. It also gives almost directly onto Whitestone Lane, so perhaps is a carriage house/ stables or similar. This is illustrated more clearly on the detailed reproduction of the 1866 map that is given overleaf.



Fig.17: Detail of the site and immediate surroundings from the 1866 Ordnance Survey map

8.12 Ordnance Survey 5 foot: mile Edition of 1894-96. *London Sheet II.89*

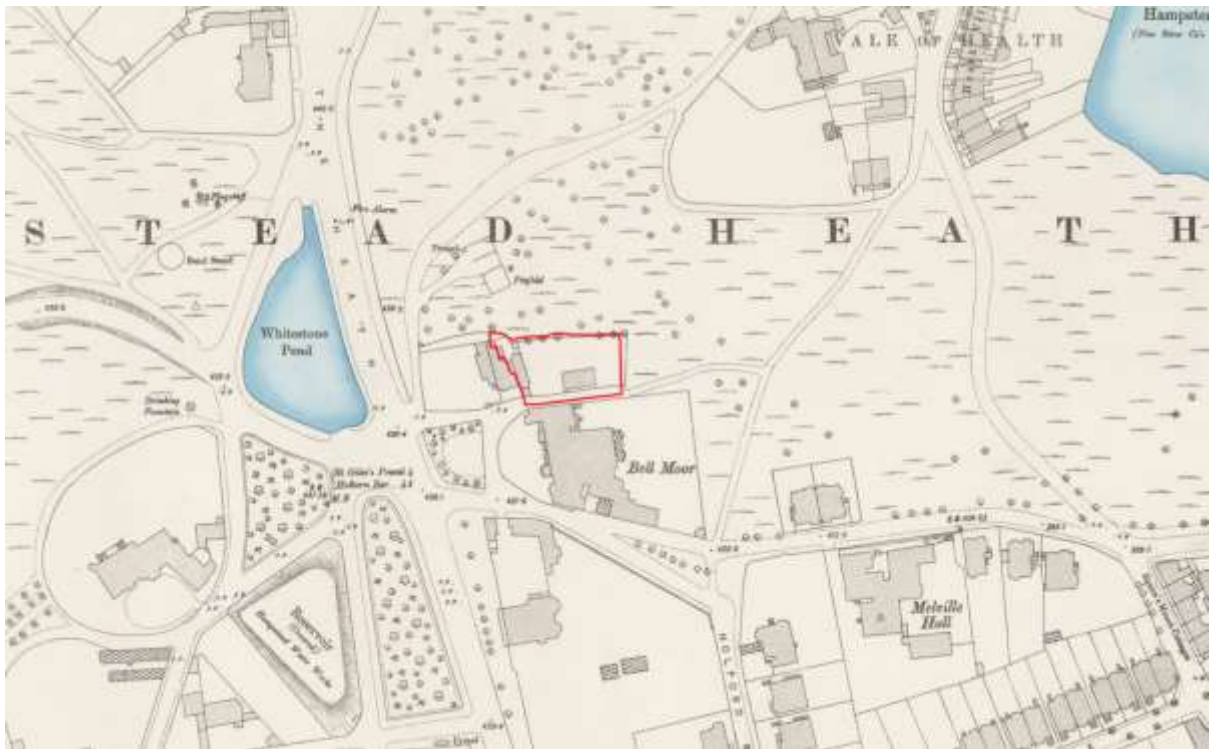


Fig.18: Extract from the OS map revised 1893-94 and published in 1895. Site outlined in red

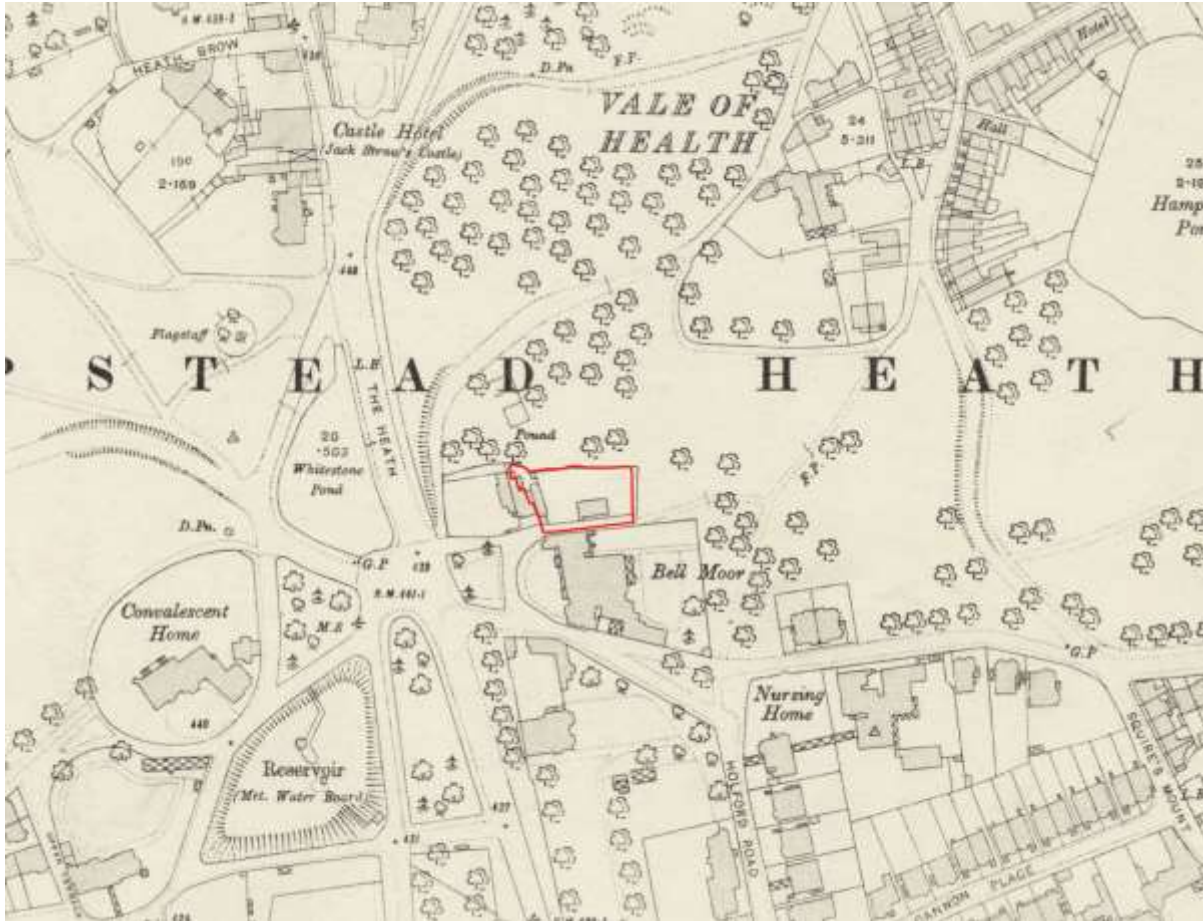


Fig.19: A watercolour taken from the west by J. Appleton in 1890, and depicting (from left to right) Gang Moor, Ludlow Cottage and the western end of Whitstone House

The footprint of the site present remained largely unchanged towards the end of the 19<sup>th</sup> century, although there were major changes on the adjacent plot of Bell More to the

south of Whitestone Lane. Towards the centre of the site the large freestanding rectangular structure can be seen, although the foliage on the boundary either side of this seems to have gone. A contemporary watercolour (Fig.19) illustrates at least two phases of construction, with part of Whitestone House can be seen in the background to the right.

### 8.13 Ordnance Survey 25-inch Edition of 1915. *London Sheet I.16*



*Fig.20: Extract from the 1912 revision of the OS map, published 1915, with site outlined in red*

There are no significant developments to the site visible here. The surrounding environs were however affected by the expansion of the underground network and opening of Hampstead Station in 1907. Hampstead itself became a Metropolitan borough in 1900.

As is illustrated in figs. 16 and 18 development continued throughout the period, and perhaps significantly the type of housing also changed. A relatively small number of large units appear to have been replaced by increasing numbers of semi-detached and terraced housing. This change reflects the movement of Hampstead from a large village, often inhabited by wealthy Londoners as a retreat away from the City, to part of greater London and within the expanding commuter belt.

## 8.14 Ordnance Survey 25-inch Revision of 1934. London Sheet I.16



Fig.21: Extract from the 1934 Revision of the OS map, with site outlined in red

The development of housing and associated urban landscaping continued into the 1930s. The unidentified rectangular structure within the site boundary has now been removed/demolished, and the footprint of Whitestone House itself shows a fairly substantial extension by the architect Clough Williams-Ellis.



*Fig.22: Sketch of the east face and garden of Whitestone House (then known as The Lawn), 28 June 1932. Also compare with figs.25 & 32 below*

The above drawing shows Whitestone House after the alterations and extension carried out by Clough Williams-Ellis. The exact date of these is uncertain although believed to be the early 1930s, soon after Williams-Ellis bought portrait painter George Romney's house in Hampstead in 1929.

The picture also indicates that the freestanding structure seen on the south side of the garden in earlier plans was still present – hence the wall, apparently partly ivy-covered, that is seen here to the left.

### **8.15 LCC Bomb Damage Maps 1939-45 (not illustrated)**

The bomb damage maps produced at the end of the last war show little no damage in this area, and none at all to the present property. However, serious damage is recorded to the northern side of Bell Moor, on the other side of Whitestone Lane and a short distance to the southeast (Ward & LMA 2015, Sheet 27).

## 8.16 Ordnance Survey 1:1250 map of 1953-54. Plan TQ 2686 SW

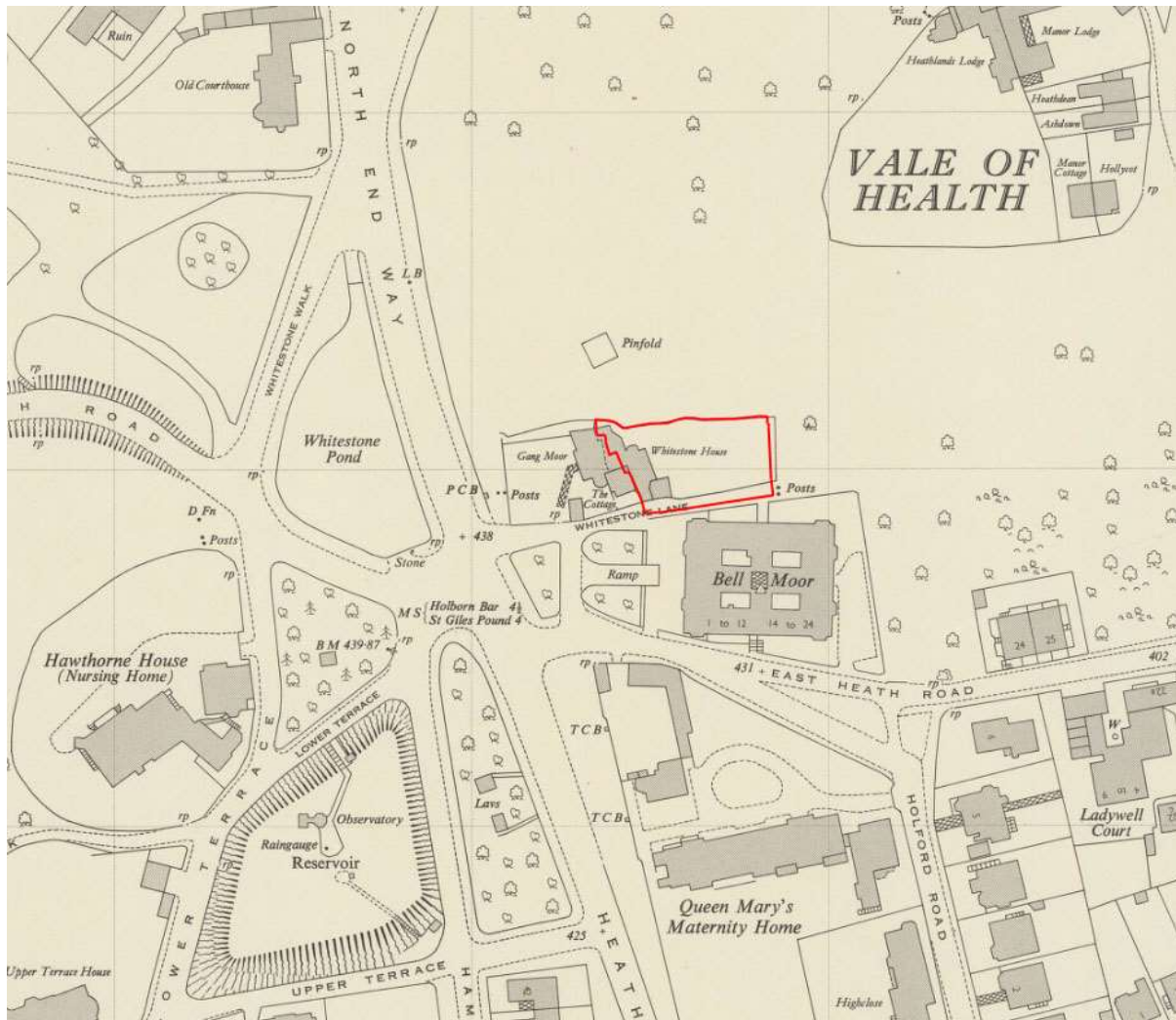


Fig.23: Extract from 1:1250 OS plan of the area, surveyed March 1953 and published 1954. Site outlined in red

The final extract shows the extended house, more or less in the form that it remained up to c 2000 (see Fig. 25 below), although not showing the external swimming pool that was constructed close to the then eastern building line. This is also the first extract on which the name Whitestone House is clearly associated with the footprint of the study site.



## 9 RECENT HISTORY

9.1 The current Whitestone House underwent substantial extension and refurbishment between 2001 and 2003, including a major enlargement of the lower ground floor areas (figs. 24 and 30 respectively) to accommodate a kitchen, new swimming pool, external lightwell/ steps, and so forth.

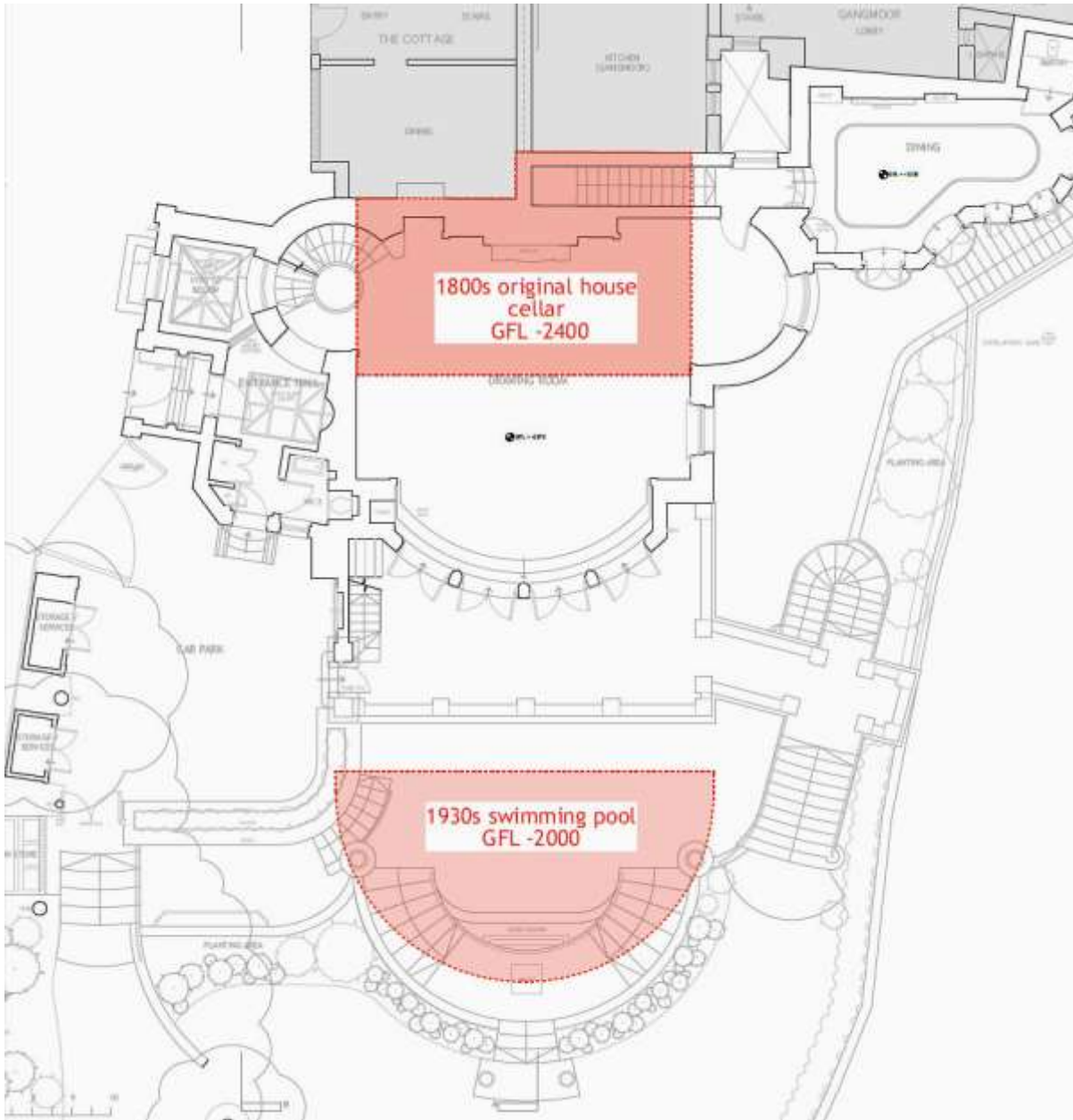


Fig.24: Footprint of original cellar and 1930s swimming pool, shown in pink. Plan provided by Jonathan Freegard Architects (Drawing No. 643-101 original house).



*Fig.25: The eastern face and part of the garden of Whitestone House, taken before refurbishment and extension works in the early 2000s*



*Fig.26: A similar view taken in 2003 during the preliminary excavations for the new lower ground floor*



*Fig.27: A more detailed view of the 2003 excavation works in progress on the eastern side of the property*



*Fig.28: View of the 2003 excavation works on the southwestern side of the house, but before fully reduced (see Fig.34)*

*Fig.29: A view of the 2003 excavation works and new construction on the southeastern side of the house*





*Fig.30: The extent of the current lower ground floor footprint and pool (shown in pink/ red) and including the 2003 additions. Plan provided by Jonathan Freegard Architects (Drawing No. 643-101 current house).*

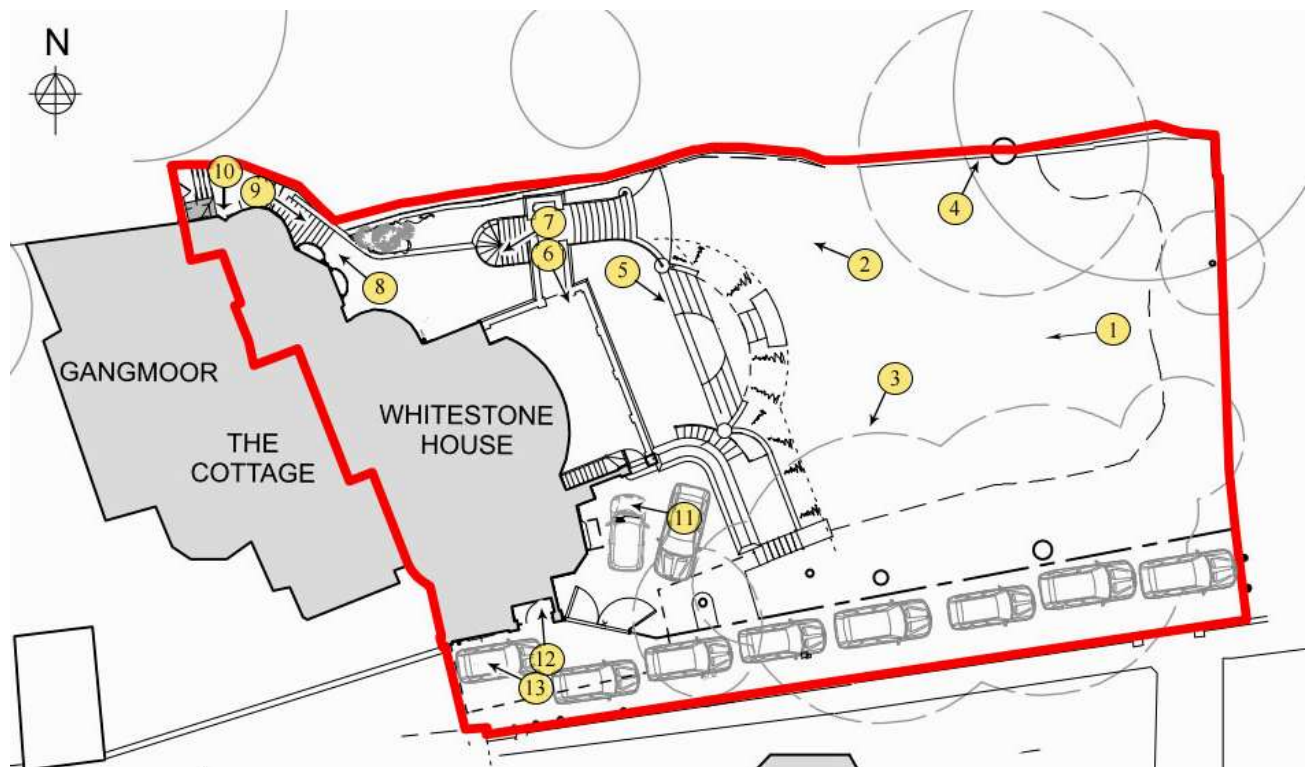
**9.2** The current swimming pool when constructed (see above) demanded a deeper excavation than that of the rest of the lower ground floor, situated mainly to the north and northeast. Regardless, the entire process of excavation – to a deeper formation level than the finished surface – will undoubtedly have removed any potential archaeology in these areas.

## 10 THE PRESENT SITE

**10.1** A visit was made to the site on 11<sup>th</sup> November 2016, and a photographic record taken of the site as is. What follows is a brief written description of the property and garden accompanied by illustrative external photographs. The following section should be read in conjunction with Fig.31 for location of the photographs, and figs. 32-44 for views of the present site.

The footprint of Whitestone House adjoins that of Gang Moor, as was noted in the cartographic report on the site (8). The photographic record therefore also shows the relationship between the two houses and their differing architecture. Together the houses and 'The cottage' form one overall building footprint.

The area of land onto which the entire footprint is set overlooks the Vale of Health, situated on an area of elevated land near the top of Hampstead Hill.



*Fig.31: Plan showing the direction of view of figs 32-44. Site boundary outlined in red. Based on a drawing provided by Jonathan Freegard Architects.*



*Fig.32: Shot 1. The present eastern face and part of the garden of Whitestone House.*



*Fig.33: Shot 2. Exterior of Whitestone House. Facing NW*



*Fig.34: Shot 3. Exterior of Whitestone House. Facing SW*



Shots 1-3 show the east face of Whitestone House. The areas previously excavated in 2003 can be seen: the level of the garden generally remains higher, with step access down into the lower parts of the house and the swimming pool.



*Fig.35: Shot 4. View down onto the Vale of Health. Facing NE*

Shot 4 shows the topographical position of the site, overlooking the Vale of Health. The site tops a steep incline down into the Vale. Made ground may be present, associated with the earliest phases of Gang Moor/The Lawn in order to create a level platform on which to build.



*Fig.36: Shot 5. Showing the previously excavated area of the site in relation to natural level of the garden. Facing S*



*Fig.37: Shot 6. Showing the previously excavated area of the site. Facing S*

Shots 5 and 6 illustrate the depth of previous excavation in relation to the natural ground level of the site. Shot 5 shows the level at which the majority of the lower ground floor sits, and in Shot 6 the entrance to the deeper swimming pool.



*Fig.38: Shot 7. Shot taken from the balcony and showing the previously excavated area. Facing W*



*Fig.39: Shot 8. Showing the depth of the lower ground floor in relation to the western edge of the property, where it meets Gang Moor. Facing NW*



*Fig.40: Shot 9. As above, showing the depth of the basement in relation to the western edge of the property. Facing SE*

Shot 9 again illustrates the depth of the basement in relation to the western edge of the property, where it meets Gang Moor.



*Fig.41: Shot 10. The western edge of Whitestone House, where it meets Gang Moor. Facing SW*

Shot 10 shows the two phases of development associated with Gang Moor (brick) and Whitestone House.



*Fig.42: Shot 11. Oblique view of Whitestone House. Facing NW*



*Fig.43: Shot 12. The Southern face of Whitestone House. Facing N*

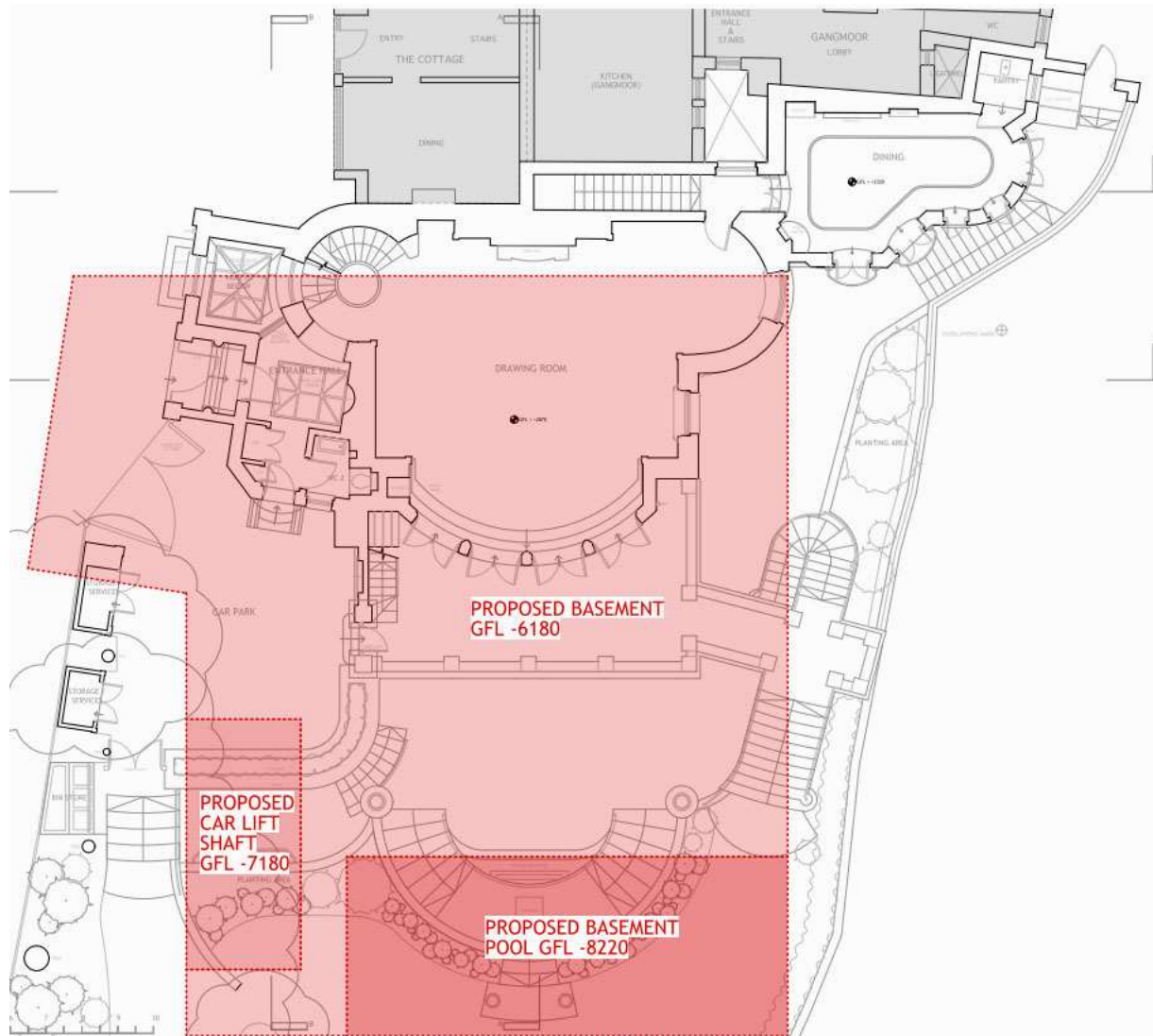


*Fig.44: Shot 13. The south face of Whitestone House. Facing SW.*

Shot 13 shows the southernmost extent of Whitestone House. The footprint of the house extends further south than that of Gang Moor, as seen in the cartographic material previously illustrated.

## 11 THE PROPOSED DEVELOPMENT

**11.1** The proposed development will entail the extension of the existing lower ground floor (2001-2003) to the east. Additional excavation below the existing floor level will also occur. The new basement construction will include a pool and (partly within the existing footprint) a shaft for a car lift. The new development will extend beyond the current footprint of Whitestone House to the east, although to some extent within areas that have already been reduced for external access steps and paved areas, lightwell construction, *etc.*



*Fig.45: Proposed development, showing extension of the new basement beyond the existing footprint of Whitestone House. Previous lower ground floor shown in pink, proposed extension shown in red. Plan provided by Jonathan Freegard Architects (Drawing No. 643-101 proposed basement)*





## **12 ARCHAEOLOGICAL POTENTIAL FOR THE STUDY SITE**

### **12.1 Prehistoric**

Hampstead Heath is identified by the HER results and other sources as a focus of prehistoric, and notably Mesolithic, activity. Evidence of this is indicated by the concentration of finds in particular locations, including much struck flint and some flint tools and pottery.

The site's location on the southern edge of the Heath is potentially significant, and particularly so given its proximity to areas of activity both to the northwest and (more immediately) to the east. However, there is no evidence that the site itself lies within such an area of activity, and any remains may be limited to the occasional chance find that area also seen in the HER list.

*It is deemed that there is a moderate potential for prehistoric remains within the relatively small area of fresh excavation, although less probable that a significant assemblage will be found.*

### **12.2 Roman**

This part of Hampstead is not known to have been occupied in the Roman period, or to have seen much human activity. Any Roman material encountered is expected to be residual or in the form of chance finds, as is reflected in the HER results. These largely comprised either discrete finds of Roman coins or pottery, and in at least one instance associated with post-medieval deposits. In these cases chance loss or residual activity is far more likely than contemporary occupation of the area.

Isolated evidence of a single burial, consisting of a large urn, a pitcher containing cremated bone, four vessels and two lamps, is the most significant evidence of Roman activity returned by the HER. It is however a single find, and not very close to the present site.

*Therefore it is thought that the chance of encountering Roman remains is low to negligible.*

### **12.3 Saxon**

No Saxon remains have been found in the locality of the site.

*The chance that Saxon remains will be found is thus considered to be negligible.*

### **12.4 Medieval**

The first conclusive permanent settlement in Hampstead can be traced to the medieval period, and to Domesday Book's recording of a farmstead. A manorial demesne developed throughout the 13<sup>th</sup> and 14<sup>th</sup> centuries and by 1321 the village of Hampstead had 40 dwellings. The Heath was used as common land throughout the period, and there is some archaeological evidence for small-scale development in the late

medieval/Tudor period. However, both the HER results and early map evidence indicate that a small nucleus of settlement developed to the south of the heath through the period, and that this probably did not extend quite as far north as the proposed site.

*Therefore it is thought the chance of encountering significant medieval remains is low, although chance finds are possible.*

## **12.5 Post-Medieval**

The Listed Building of Gang Moor that is adjacent to the study site was built during this period (early 18<sup>th</sup> century), and was probably the first development here. In view of this, and given the more general evidence for later post-medieval activity, it is possible that remains of this period could be found – perhaps evidence for ‘back-yard’ activity such as rubbish pits or fairly intensive horticulture

The period from the 1860s saw a considerable growth in Hampstead, after the opening of Hampstead Heath railway station and further encouraged by the arrival of the Tube network in 1907. This period is characterised by a huge growth in the population of the town and subsequent urban developments, and on the present site is reflected in the progressive development and expansion of Whitestone House.

*It is thought that the site has a moderate potential for post-medieval remains, relating to the 18<sup>th</sup> and earlier 19<sup>th</sup> century occupation of the site. Earlier post-medieval remains are considered less likely, and later (mid 19<sup>th</sup> century+) finds more probable.*

## **13 CONCLUSIONS**

### **13.1** The site lies within two locally designated heritage features; the Hampstead Conservation Area and the Hampstead Heath Archaeological Priority Area.

There is potential for prehistoric remains on and around Hampstead Heath, though this is also dependent on the size of the development and degree of previous disturbance. The documentary evidence and HER results considered in this report revealed localised concentrations of activity, notably of Mesolithic date and including a significant presence of flint tool manufacture.

The potential for Roman remains is low, with little evidence other than isolated chance and residual finds of coins and pottery. The presence of one cremation burial within the 700m radius of the HER search does little to increase the likelihood of activity in the area, and there is certainly no evidence for occupation.

The medieval period saw the earliest definite occupation in Hampstead, first noted in Domesday as a probable farmstead but growing in the 12<sup>th</sup> and 13<sup>th</sup> centuries to become a small nucleated settlement on the southern edge of the Heath.

A combination of cartographic and documentary sources were used to consider the impact of post-medieval activity around the site, alongside the HER results. Gang Moor

was apparently built in the earlier 18<sup>th</sup> century, and reflects the increasing domestic growth of Hampstead from this period – though accelerating enormously from the later 19<sup>th</sup> century. Whitestone House itself appears to date to the early 19<sup>th</sup> century, although evidently going through successive phases of development and expansion.

**13.2** The impact of the proposed development and basement construction on the archaeological potential of the site is considered to be limited:

- Most of the existing lower ground floor is to be reduced further, by varying amounts (Fig 46). However, these areas have already been substantially truncated: it is possible that the lower level of a deep pit or feature such as a well could survive, but overall it seems most unlikely that any significant remains will be present.
- Within the area of the proposed extended basement much ground has already been disturbed or truncated by external access steps, reduced level paved areas, lightwell construction, *etc.* associated with the previous (*c* 2003) development. Therefore the potential for significant archaeological finds in these areas is also negligible.
- The remaining area of excavation, although having no previous record of development, is essentially limited to the eastern boundary of the proposed development. It therefore has a relatively low potential to reveal finds.

**13.3** Should further archaeological mitigation be required it is suggested that this could be achieved by a suitably worded condition attached to an approved planning application. On-site work could take the form of an archaeological watching brief, with particular emphasis on examination of the surviving soil profile – probably the uppermost 500mm or so – within the existing garden.

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