

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT:**

**111 FROGNAL, HAMPSTEAD, LONDON BOROUGH OF CAMDEN**

Planning Reference: Pre-application

NGR: TQ 2612 8594

AAL Site Code: HAFR 19



Report prepared for Chan and Eayrs

By

Allen Archaeology Limited

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Allenarchaeology



## Contents

Executive Summary.....	1
1.0 Introduction .....	2
2.0 Site Location and Description .....	2
3.0 Planning Background .....	2
National Planning Policy .....	2
Local Planning Policy.....	3
4.0 Methodology.....	3
Data Collection.....	3
5.0 Archaeological and Historical Background .....	4
GLHER monuments & historic mapping.....	4
GLHER Parks.....	6
GLHER Listed Buildings.....	7
6.0 Site Visit.....	7
7.0 Assessment of Significance .....	11
GLHER Monuments and Historic Mapping .....	12
HER Parks .....	13
HER Listed Buildings.....	13
8.0 Assessment of Impact.....	13
Development Proposals.....	13
HER Monuments and Historic Mapping.....	13
HER Parks .....	14
HER Listed Buildings.....	14
9.0 Discussion and Conclusions .....	14
10.0 Acknowledgements.....	15
11.0 References .....	15
Cartographic Sources.....	16

### List of Plates

Plate 1: Garden to the rear of 111 Frognal with 109 Frognal on the right and buildings further beyond the site, looking southeast.....	8
Plate 2: Boundary wall with a gate to the rear of the gardens at Oak Hill Way with a tool shed on right, looking northwest.....	8

Plate 3: Rear garden of 111 Frogmal, looking southwest.....	9
Plate 4: Southeast elevation of 111 Frogmal, looking northwest.....	9
Plate 5: Boundary wall of 111 Frogmal with house beyond, looking west-northwest.....	10
Plate 6: Shrubs and tall trees between the site and Frogmal with buildings in distance, looking east-southeast .....	10
Plate 7: Exit from the internal road to Frogmal, looking northwest.....	11
Plate 8: Frogmal Rise with entrance to internal road off Frogmal on right, looking south-southeast...	11

## List of Appendices

Appendix 1: List of GLHER Entries within a 1km search area .....	17
Appendix 2: Figures.....	37

## List of Figures

Figure 1: Site location outlined in red.....	37
Figure 2: Location and direction of site visit photographs .....	38
Figure 3: Monument HER data with site outlined in red .....	39
Figure 4: Parks and Listed Buildings HER data with site outlined in red.....	40
Figure 5: Extract of 1746 Rocque’s map with approximate site location outlined in red .....	41
Figure 6: Extract of 1762 Hampstead Manor with site outlined in red .....	42
Figure 7: Extract of 1866 Ordnance Survey map with site outlined in red.....	43
Figure 8: Extract of 1893 Ordnance Survey map with site outlined in red.....	44
Figure 9: Extract of 1935 Ordnance Survey map with site outlined in red.....	45
Figure 10: APAs with site outlined in red with site outlined in red .....	46
Figure 11: Proposed development scheme provided by client DAS.....	47
Figure 12: Existing rear section of the house and proposed garden basement, plans provided by client .....	48

## Document Control

Element:	Name:	Date:
Report prepared by:	Harvey Tesseyman BA (Hons) PCIfA, Michal Górzyński MA	12/11/2019
Illustrations prepared by:	Michal Górzyński MA	12/11/2019
Report edited by:	Chris Clay BA MA (Hons)	13/11/2019
Report reviewed by:	Matt Parker Wooding MPhil MCIfA	15/11/2019
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*Cover image: Southeast elevation of listed building located within the site, looking northwest*

## Executive Summary

- Allen Archaeology Limited was commissioned by Chan and Eayrs to prepare a desk-based assessment to evaluate the archaeological potential of 111 Frognal, Hampstead, within the London Borough of Camden, in advance of the submission of a planning application for an extension to the existing building.
- Data was gathered from a range of primary and secondary sources, including the Greater London Historic Environment Record, Camden Archives, historic maps, online resources and a site visit. The archaeological potential for the proposed development site is considered low to moderate. The GLHER record no prehistoric or early medieval remains in proximity to the site and only limited Roman evidence.
- The assessment has found previously recorded evidence of medieval domestic features, with recorded activity such as finds scatters, cess pits and structural evidence noted in close proximity to the site. Part of the site to the east is within the Hampstead Archaeological Priority Area relating to the former medieval settlement.
- Later features associated with the formal gardens shown on 18<sup>th</sup> and 19<sup>th</sup> century mapping may also survive, although the summer house appears to have been located to the south of the site boundary. These are part of the Frognal Grove manor house and surrounding gardens and estate, built by Henry Flitcroft during the mid-18<sup>th</sup> century. The present dwelling at 111 Frognal is formed from the former stables of Frognal Grove. The site has seen a number of changes, alterations and demolitions since they were constructed in the 18<sup>th</sup> century. The most recent of these were the extension of the stable block by the mid-19<sup>th</sup> century and then more substantial renovations in the mid-20<sup>th</sup> century.
- The development proposals are for a garden basement and new extension, with the extension sitting above the proposed basement. The proposals have been carefully designed to remove harm to the Flitcroft 18<sup>th</sup> century stable building, focussing on the 1960s extension facades and have utilised pre-existing lightwells and areas of disturbance for the garden basement.
- Consequently, as a result of these careful designs, the proposed development has negligible potential to impact on archaeological remains within the site. The works are within areas previously disturbed, either through the 20<sup>th</sup> century amendments or from the demolition of earlier fabric and replacement during the 1960s.
- Therefore, the assessment has deemed that no further archaeological work is necessary although the final decision lies with the Greater London Archaeological Advisory Service.

## 1.0 Introduction

- 1.1 Allen Archaeology Limited (hereafter AAL) was commissioned by Chan and Eayrs to prepare a desk-based assessment to evaluate the archaeological potential of 111 Frogna, Hampstead, NW3 6XR, London Borough of Camden, in advance of the submission of a planning application for extension of residential building.
- 1.2 The document has been completed with reference to current national guidelines, as set out in the Chartered Institute for Archaeologists 'Standard and guidance for historic environment desk-based assessment' (CIfA 2014), and the Historic England documents 'Management of Research Projects in the Historic Environment' (Historic England 2015a), 'Historic Environment Good Practice Advice in Planning' (Historic England 2015b) and the GLAAS 'Guidelines for Archaeological Projects in Greater London' (GLAAS 2015).

## 2.0 Site Location and Description

- 2.1 The proposed development site is located at 111 Frogna, Hampstead, in the administrative district of the London Borough of Camden. It is situated c.7km northwest of central London and c. 2.5km northwest of Camden Town. The site is approximately c.0.14 hectares and is presently occupied by a dwelling with associated garden and tool shed. The site is centred at National Grid Reference TQ 2612 8594 and is c.118m above Ordnance Datum.
- 2.2 The bedrock geology comprises Bagshot Formation Sand which is Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period, with no superficial geological deposits recorded (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).
- 2.3 The site is some distance to the north of the recorded extent of the River Terrace Gravels associated with the Palaeolithic route of the River Thames, the nearest of which are recorded south of Regents Park, c.4km to the south.

## 3.0 Planning Background

- 3.1 This archaeological desk-based assessment has been prepared to inform a planning application that will be submitted in due course for an extension to the existing dwelling. This is the first stage of archaeological investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

### **National Planning Policy**

- 3.2 The revised National Planning Policy Framework (NPPF) was published in February 2019 (Ministry of Housing, Communities and Local Government 2019).
- 3.3 The relevant sections of the NPPF (Department for Communities and Local Government 2018) concerning archaeological and cultural heritage assets, are Paragraphs 187 and 189 of 'Section 16. Conserving and enhancing the historic environment'. Paragraph 189 has special relevance concerning the responsibilities of planning applicant:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.*

### **Local Planning Policy**

3.4 The Hampstead Neighbourhood Plan was adopted by the Hampstead Neighbourhood Forum from October 2018 (Hampstead Neighbourhood Forum, 2018). In accordance with NPPF paragraph 216, the policies contained within the emerging plan will be used alongside current development plans in determining the outcome of planning applications.

3.5 The relevant policies of The Hampstead Neighbourhood Plan (Hampstead Neighbourhood Forum, 2018) concerning archaeological and cultural heritage assets are DH2:

Policy DH2: Conservation areas and listed buildings

1. *'Planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies.*
2. *In reference to NPPF paragraphs 131 to 136, the Plan provides further guidance on the application of these policies below.*
3. *New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.*
4. *Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies (see Appendix 3).'*

## **4.0 Methodology**

### **Data Collection**

4.1 A full range of primary and secondary archaeological and historical sources were consulted in the preparation of this document. The sources consulted were as follows:

- Greater London HER (GLHER) – a database of archaeological sites and artefacts, listed buildings and Scheduled Monuments. A search of this resource was undertaken for a study area extending 500m from the centre of the site.

- Camden Local Studies and Archives Centre – holds a range of historic maps, for example enclosure maps, Tithe maps, estate plans, and former editions of Ordnance Survey maps of the development area.
  - Allen Archaeology’s own reference library – secondary sources pertaining to the archaeology and history of the region.
  - A site visit was carried out on 7<sup>th</sup> of November 2019 in order to assess the present situation of the development area, to identify any areas where the potential archaeological resource may be particularly well preserved or damaged by recent development, and to observe the site in its landscape context.
- 4.2 Each archaeological and historic site and Listed Building identified in the study area has been allocated a one or two digit ‘Site’ number and assigned to a specific period according to the definitions outlined on the English Heritage Periods List (formerly the Royal Commission on the Historical Monuments of England (RCHME) Archaeological Periods List). These sites are described in the Archaeological and Historical Background section (See Section 5.0 below). Further details are provided for each site in Appendix 1, and where applicable the sites are depicted on Figure 3 and Figure 4.

## 5.0 Archaeological and Historical Background

### ***GLHER monuments & historic mapping***

- 5.1 Prehistoric remains dating from the Palaeolithic period have been recorded within the search area, with a pointed hand axe (ficron) recorded c.300m southeast of the site in 1897 (Site 1), which would broadly tally with the nearest River Terrace Gravels denoted on the BGS mapping. A Mesolithic tranchet-style axe has also been recorded c.350m southwest of the site, found in a residential garden (Site 2). Possible prehistoric earthworks may have been identified c.460m north of the site, although limited information is available on the exact nature of these features (Site 3). A small portion of an Archaeological Priority Area (APA) relating to ‘West Heath Mesolithic Site’ is located c.470m northwest of the proposed development site, however no archaeology associated with the APA has been recorded within the search area, with the Mesolithic tranchet axe found to the southwest (Figure 10).
- 5.2 No later prehistoric archaeological activity is known from the study area.
- 5.3 Roman archaeology within the search area comprises part of a ceramic rim c.30m southwest of the site boundary (Site 4), two glass beads c.310m southeast of the site (Site 5), and two potsherds found c.170m southeast of the site dating to c.300 AD, with these latter Roman finds recovered with post-medieval features and thus may be residual (Site 6).
- 5.4 There is no physical evidence for early medieval activity in the study area. However, a charter of 968 AD records a manor in Hampstead gifted to the monastery of St Peter in Westminster by King Ethelred. THE GLHER locates the historic village centre (Site 7) c.280m southeast of the site and this area is defined as an APA. Hampstead is also mentioned in the Domesday Book of 1086 as being worth a total of 55s prior to the Norman Conquest in 1066 (Williams and Martin 2002).

- 5.5 Following the Conquest, Hampstead was held by two lords of the manor; the Abbot of St Peter's and Ranulph Peverel, with the recorded resources comprising ploughland and woodland for 100 pigs, with just seven households recorded, suggesting the settlement was small and largely agrarian. A church is referenced in documentary evidence c.390m southeast of the site, off Church Row, although its absence from the Domesday entry suggests the building post-dates 1086 (Site 8).
- 5.6 The Archaeological Priority Area summary for Hampstead suggests that as late as the 12<sup>th</sup> century it appears to have been a small farmstead with development increasing from the late 13<sup>th</sup> century. The Victoria County History suggests historically the settlement was seen as a place useful to visit to escape natural disasters including plagues and floods between the 14<sup>th</sup> and 17<sup>th</sup> centuries.
- 5.7 Archaeologically the medieval period is fairly well represented, including a patterned floor surface c.190m east of the site (Site 9) identified in a house dating to the 17<sup>th</sup> century. A lead bulla c.370m southeast of the site (Site 10), a 'costrel' flask c.220m southeast of the site (Site 11) and a lead token, c.290m southeast of the site (Site 12) were all identified during the 19<sup>th</sup> century, and as such information on their exact provenance and location may be not 1000% accurate. Modern archaeological evaluations have recorded medieval pottery at three sites (Sites 13–15) including in a cess pit feature c.90m southeast of the site (Site 14), suggestive of settlement activity in proximity to the site. The eastern portion of the site is also included within the 'Hampstead' APA, covering the growth of the medieval settlement.
- 5.8 In addition to the archaeological remains, several streets are believed to have originated during the medieval period (Sites 16–20). Based on early post-medieval mapping it is likely that the medieval road layout has survived in later periods, including part of Branch Hill running close to the site boundary. The nature of post-medieval enclosure within Hampstead appears has been described as 'haphazard' (VCH 1989: 15–33), with the terrain and nature of the enclosure explaining the 'bizarre' (*ibid*) street pattern and the prevalence of squares.
- 5.9 By the end of the medieval period and moving into the post-medieval period Hampstead increased in wealth as many of the tenements passed into the ownership of London's merchants and gentry. During this period, many of the timber-framed medieval buildings were replaced by brick built structures (VCH 1989).
- 5.10 By the 17<sup>th</sup> century Hampstead was predominantly cottages besides the original manor farm, with regular housing developing along the High Street. An increase in the number of inns has also been recorded in keeping with the increasing local population and Hampstead's popularity, based on a perceived health benefits of living outside of central London (VCH 1989).
- 5.11 Undesignated heritage assets of post-medieval date recorded in the study area comprise a medical college c.120m east of the site (Site 21) and hospital ward c.290m east of the site (Site 22), as well as a workhouse c.70m southeast of the site (Site 25) and Manor House c.420m south of the site (Site 27). The GLHER also includes wall footings c.90m south of the site (Site 30), a timber structure which was replaced by a brick building c.100m southeast of the site (Site 31), and at least one building with a cellar c.410m south of the site (Site 33). Several dumps of waste material, including pottery and food waste have also been identified in the study area (Sites 36–39).



- 5.12 John Rocque's map of 1746 (Figure 5) shows the approximate area of the site being occupied by what appears to be a planned garden of some kind with a building located to the south, outside of the boundary of 111 Frognal. The slightly stylised nature of Rocque's maps suggests gardens or orchards although it could be any form of cultivated land.
- 5.13 By 1762 (Figure 6) mapping indicates the presence of a building within the site boundaries, along with an increased level of building in the surrounding area. This corresponds with the 18<sup>th</sup> century stable block designed by Henry Flitcroft, who designed and built Frognal Grove in 1750, with the main house to the south. A second building is shown to the rear of the stable block and may be the summerhouse. The map also appears to show a tree lined avenue aligned north-south running parallel to Frognal. The document accompanying the map gives the following details:
- 418 – The dwelling house of and belonging to Henry Fleetcroft [sic] esq with forecourt and large garden
  - 419 – The coach house with stabling and other outhouses yards and necessary also a garden and summer house therein
  - 420 – The paddock or orchard adjoining
- 5.14 The 1866 Ordnance Survey map (Figure 7) shows the site and stable block in considerably more detail, occupying an area of landscaped grounds comprising a garden with curving path, a range of outbuildings extending north of a large house, and an access path to the front of the same house. The possible summerhouse had been removed and replaced by what is possibly landscaped gardens.
- 5.15 The later 1893 OS map is broadly unchanged (Figure 8) but shows an earthwork bank on the eastern edge of the site. The built environment appears unchanged.
- 5.16 During the modern period the only non-designated asset is a convalescent home for Anglo-Jewish patients c.290m northeast of the site, used as an auxiliary hospital during the First World War (Site 40).
- 5.17 Ordnance Survey mapping dating to 1935 (Figure 9) shows the site as almost unchanged from 1893, with the exception of an area of earthworks shown on the western edge of the site. The dwelling immediately south of the site is annotated as Frognal Grove.
- 5.18 One GLHER entry of uncertain date and function has been identified, a steep sided cut or side of a ditch, sealed by modern made ground c.400m southeast of the site (Site 41).

#### ***GLHER Parks***

- 5.19 There are ten parks recorded in the HER (PK), ranging in date from the early medieval period through to the post-medieval.
- 5.20 The earliest, early medieval example refers to an apparent 10<sup>th</sup> century churchyard c.380m southeast of the site, now associated with an 18<sup>th</sup> century church (Site 42).
- 5.21 Hampstead Heath, c.490m northeast of the site is listed with a medieval date due to it being enclosed in 1227, with a boundary feature referred to as the Great Ditch (Site 43).
- 5.22 Post medieval-parks include Burgh House c.490m east of the site (Site 44) and Fenton House c.170m northeast of the site (Site 45) that are both historic houses including substantial

grounds including gardens and orchards. An extension to St John's church graveyard c.270m southeast of the site, was consecrated in 1812 as additional burial space was deemed necessary (Site 46). Two gardens (Sites 47–48) c.150m northwest and c.400m northeast respectively have also been identified including areas of woodland, allotments and open grass. Three public squares have also been designated under the London Squares Preservation Act of 1931, all dating to the post-medieval period c.440m east, c.22m east of the site and c.150m east of the site respectively (Sites 49–51).

### ***GLHER Listed Buildings***

- 5.23 There are 275 Listed Buildings within the search area, dating from the 17<sup>th</sup> (Sites 52–61), 18<sup>th</sup> (Sites 62–206) and 19<sup>th</sup> centuries (Sites 207–307). The overwhelming majority of these Listed Buildings are residential in nature along with associated structures including walls and gate piers, with burial monuments also being well represented.
- 5.24 Of particular note are the Grade II Listed properties Listed under Nos. 105–111 (Site 110) along with associated garden walls, railings, etc. (Site 23), and including the proposed development site. No. 111 Frogna1 was initially a stable block in the 18<sup>th</sup> century with later extensions and alterations from at least the mid-19<sup>th</sup> century onwards. The site is located within the grounds of Frogna1 Grove, was subdivided into smaller plots during the mid-20<sup>th</sup> century after the 1935 Ordnance Survey map was produced, although the building appears to have remained on the same footprint, albeit with alterations.
- 5.25 There are also 18 modern Listed Buildings (Sites 308–325), and six bollards which are included in the HER as undated but are also of modern date (Site 326).

## **6.0 Site Visit**

- 6.1 The site was visited by Michał Górzyski on 7<sup>th</sup> of November 2019. Selected photographic images taken during the site visit are reproduced below and their locations indicated on Figure 2.
- 6.2 The development site is broadly sub-rectangular, measuring c.0.12ha and sloping from west to east in a sharply declining gradient comprising an approximately rectangular house with steps up from the house and garden. The development area is bordered to the north, west and south by residential development and to the east by internal access road to houses No. 105, 107, 109, 111, 113 and 115 Frogna1.



*Plate 1: Garden to the rear of 111 Frognal with 109 Frognal on the right and buildings further beyond the site, looking southeast*



*Plate 2: Boundary wall with a gate to the rear of the gardens at Oak Hill Way with a tool shed on right, looking northwest*

6.3 All of the houses including numbers 105 and 111 at Frognal Grove are Grade II\* Listed Buildings and are physically connected in the manner of a terrace.



*Plate 3: Rear garden of 111 Frognal, looking southwest*



*Plate 4: Southeast elevation of 111 Frognal, looking northwest*

- 6.4 At the front of the house there is a cobbled yard area with a tool shed next to the east boundary wall.



*Plate 5: Boundary wall of 111 Frognal with house beyond, looking west-northwest*



*Plate 6: Shrubs and tall trees between the site and Frognal with buildings in distance, looking east-southeast*

- 6.5 There is limited intervisibility between the proposed development site and buildings located at the southeast side of Frognal.



*Plate 7: Exit from the internal road to Frognal, looking northwest*



*Plate 8: Frognal Rise with entrance to internal road off Frognal on right, looking south-southeast*

6.6 During the site visit no evidence for archaeological features were noted within the site.

## **7.0 Assessment of Significance**

7.1 The following assessment of the heritage value of the heritage assets within the search area is based upon values recognised by Historic England and an analysis and understanding of the historical development of the site, including all available documentary and physical evidence. The assessment also considers more intangible values, such as historical or social associations (where applicable), to help establish the overall level of importance of the proposed development area as a place of cultural heritage. Each heritage asset will be assessed using the following categories of significance:

Categories of significance:	
Evidential	The evidential value of the asset relates to the potential of a place to yield evidence about past human activity
Aesthetic	The aesthetic value of the asset is determined by the ways in which people draw sensory and intellectual stimulation from a place
Communal	The communal value of the asset is determined by the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory
Historic	The historic value of the asset is determined by the ways in which past people, events and aspects of life can be connected through a place to the present

*Table 1: Assessment of Significance categories*

- 7.2 There are no World Heritage, Registered Battlefields, Registered Parks and Gardens or Scheduled Monuments within the search area.

***GLHER Monuments and Historic Mapping***

- 7.3 Previously recorded prehistoric archaeology within the search area is fairly limited in scope, comprising two artefacts and some possible earthworks, potentially separated by thousands of years. The limited scope of the prehistoric archaeology within the search area is considered to limit its significance, with two isolated finds of limited evidential value.
- 7.4 Roman monuments within the search area are also limited to a small number of pot sherds and are considered to lack significance for the same reasons. The presence of a rim sherd close to the southern border of the site, on its own is of little value but it may indicate the potential for further activity of this date.
- 7.5 Physical evidence of early medieval date is entirely absent within the search area although documentary and place-name evidence may suggest some form of pre-Conquest habitation or exploitation. However, there is no indication of this within the site area and thus there is no apparent value.
- 7.6 Medieval archaeology has been noted in the eastern half of the search area, with a particular concentration to the southeast and south of the site between Frognal and Greenhill. Based on the presence of a pottery dump and a cess pit in close proximity to the site, and the site's partial inclusion within the APA, the medieval archaeology is considered to have some historic and evidential value regarding the extent and nature of medieval settlement in Hampstead, but limited communal and aesthetic value.
- 7.7 The post-medieval monuments included within the HER are varied in nature, including buildings and some archaeological records. As a result the post-medieval archaeology and historic buildings are considered to hold some historic and evidential value based on the information and extant fabric relating to vernacular building traditions, and the relationship between increased development and the rise in the number of brick built buildings throughout the post-medieval period. Given the majority of the buildings recorded in the

GLHER are no longer extant, this limits the main surviving significance stems to their historic and evidential value.

#### ***HER Parks***

- 7.8 The parks predating the post-medieval period are the 10<sup>th</sup> century churchyard (now in association with an 18<sup>th</sup> century church) and the medieval enclosure of Hampstead Heath. They both offer some historic and evidential value based on their being a tangible connection to the history of Hampstead and the development of the settlement, with the churchyard holding additional aesthetic and communal value based on its continued function as a local churchyard and Hampstead Heath holding communal value based on the number of visits and the utility of the land.

#### ***HER Listed Buildings***

- 7.9 The Listed Buildings within the search area date to between the 17<sup>th</sup> century and the modern period encompassing a wide range of building types including houses, burial monuments, lamp posts and telephone kiosks. As a whole the Listed Buildings offer historic and evidential value based on the survival of historic fabrics, and aesthetic and communal value based on the fossilisation of particular aspects of Hampsteads history, in particular (but not exclusively) the increase in housing reflecting an increased population. The burial monuments also offer a high degree of communal value in addition to their historic and evidential value relating to prior residents of Hampstead.
- 7.10 Of particular note is the site itself, comprising part of a group of Listed Buildings. The buildings offer historic and evidential value relating to vernacular architecture, having been developed from a stable block in the 18<sup>th</sup> century, and with subsequent alterations. While No. 111 is not considered part of the 'Principal House', its history and association is fairly well understood and mapped. The communal value is somewhat limited due to the house being in private ownership, however the aesthetic value relating to the development of Hampstead and Frogna Grove is apparent.

### **8.0 Assessment of Impact**

#### ***Development Proposals***

- 8.1 The proposed development comprises a garden basement and upper ground rear extension (Figure 11, Figure 12).
- 8.2 The proposed basement will be built within an existing cut, alongside the existing lightwell, therefore alleviating the need for additional ground disturbance or excavation. The existing façade of the building is part of the 1960s extension and thus no historic 18<sup>th</sup> century fabric will be exposed or affected.
- 8.3 The proposed rear extension will be sited above the backfilled garden and no excavation of previously undisturbed ground will occur as part of this aspect of the development proposals. The extension will join in with the 1960s extension and no historic 18<sup>th</sup> century fabric will be affected.

#### ***HER Monuments and Historic Mapping***

- 8.4 The proposed development is anticipated to have minimal impact on any potential remains relating to the historic gardens. The historic mapping suggests that the proposed works will not encounter the summer house or other elements of the Frogna Grove outbuildings.



However, there may be some elements which have been constructed and demolished in between the available historic maps, due to changing fashion and styles in country homes.

- 8.5 The assessment has found a generally low potential for any archaeological activity preceding the medieval and post-medieval period, with any activity of these dates likely to be related to agricultural usage of the land before Henry Flitcroft bought the land for Frogna Grove in the mid-18<sup>th</sup> century. Therefore, any remains of earlier date which has survived the landscaping for Frogna Grove are likely to be agricultural in origins and of limited significance.

#### **HER Parks**

- 8.6 The proposed development is not anticipated to impact on any of the parks identified in the HER due to the distance and current screening comprising intervening development and treelines between the proposed development and the parks all of which are located c.150–170m from the site.

#### **HER Listed Buildings**

- 8.7 The proposed development is considered to positively impact on the evidential and historic value of the site due to the exposing of historic fabric with the demolition of non-sympathetic elements that are part of the 1960s extension.

### **9.0 Discussion and Conclusions**

- 9.1 The archaeological potential for previously unrecorded archaeological remains to be present within the proposed development site is considered low to moderate. However, the proposed scheme of works is considered unlikely to impact on any of the potential remains due to the carefully considered scope of works, which has been designed to avoid impacting on the historic fabric of the building and has utilised existing features within the site to eliminate ground disturbance
- 9.2 Consequently, the development proposals are not anticipated to impact on any *in situ* remains due to the method of construction.
- 9.3 There is considered to be a negligible archaeological potential for prehistoric remains to be present within the search area. While the GLHER has recorded three instances of prehistoric archaeology, no remains are located in proximity to the site and therefore the potential is deemed to be negligible. Equally, the works have been designed as such to remove ground disturbance and thus any archaeological remains will be left untouched.
- 9.4 There is considered to be a low archaeological potential for Roman remains to be present on the site, based on the general lack of intensive Roman archaeology recorded throughout the search area. The presence of two sherds of Roman pottery in proximity to the site has been noted, with this suggesting at least some low-intensity activity of this date within the area but little evidence of substantive settlement.
- 9.5 No early medieval archaeology has been recorded within the search area despite documentary evidence for settlement in Hampstead during the early medieval period. Consequently, it is considered likely that the site has a negligible potential for previously unrecorded early medieval activity.

- 9.6 There is a low to moderate potential for medieval remains to be present within the site, associated with the medieval settlement, as domestic features such as finds scatters, cess pits and structural evidence have been recorded in close proximity to the site although it is more likely that field systems and agricultural activity is present within the site, if it survived the later landscaping. However, the proposed development has been designed to avoid ground disturbance and thus it is not considered likely that there will be any harm to existing archaeological remains, if present within the site.
- 9.7 There is a high potential for post-medieval remains to be present within the site. Post-medieval features associated with the formal gardens shown on 18<sup>th</sup> and 19<sup>th</sup> century mapping may have survived later construction and some buildings associated with the Henry Flitcroft designed site. Any remains could be of some significance, depending on the level of preservation. The works have been planned to use the existing ground contours and shape, thus removing the potential to encounter post-medieval elements of Flitcroft's stables. In addition, the works will not expose any of the 18<sup>th</sup> century building, focussing on areas which were heavily altered during the 1960s renovations and extension of the building.
- 9.8 The assessment has found that the proposed works at 111 Frognal has little anticipated potential to encounter earlier fabric or remains of the Frognal estate, stables, garden or garden structures. The works are within areas of modern construction rather than earlier 18<sup>th</sup> century fabric, with the 1960s work removing the earlier fabric. Consequently, the proposals are not considered to impact on historic environment assets and there are no recommendations for further works.
- 9.9 The final decision on further work rests with the Greater London Archaeological Advisory Service.

## 10.0 Acknowledgements

- 10.1 Allen Archaeology Limited would like to thank Chan and Eayrs for this commission.

## 11.0 References

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1935 Ordnance Survey map, London Sheet F, Camden Archives

**Appendix 1: List of GLHER Entries within a 500m search area**

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
1	MLO17761		526305	185705	Palaeolithic pointed hand axe recorded in 1897.	Prehistoric
2	081761/00/00		525805	185805	Mesolithic tranchet axe found in a garden.	Prehistoric
3	081725/00/00		526205	186405	Possible prehistoric earthworks on the site of possible later fortifications.	Prehistoric
4	081780/00/00		526185	185925	Roman pottery found in the grounds of a medical research lab. Flanged rim in yellow-white fabric.	Roman
5	081784/00/00		526305	185705	Two Roman glass beads.	Roman
6	083406/00/00		526290	185870	Evaluation undertaken by A Steele for Museum of London Archaeology Service, Aug-Nov'95; site code MTV95. Two Roman pot sherds were found in the fills of post-medieval features, one undated, the other dated to AD 300.	Roman
7	082043/00/00		526355	185785	Hampstead village is mentioned in a charter dating to 968, and is also mentioned in Domesday.	Early medieval
8	082026/00/00		526305	185605	A medieval church recorded in documental evidence.	Medieval
9	082028/00/00		526305	185905	Medieval patterned floor in 17 <sup>th</sup> century house.	Medieval
10	082002/00/00		526405	185705	Lead bulla (papal bull seal) found in 1869.	Medieval
11	082030/00/00		526325	185855	Medieval 'costrel' flask found in 1876.	Medieval
12	082351/00/00		526305	185705	13 <sup>th</sup> century lead 'coin' found in 1869.	Medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
13	083407/00/00		526150	185860	Evaluation undertaken by A Steele for Museum of London Archaeology Service, Aug-Nov'95; site code MTV95. Pottery within a date range of 1080-1500 was recovered from colluvial deposits and a buried soil containing 19 <sup>th</sup> century brick fragments. A small amount of pot dated from 1150-1500 was also found in rural landscape features/colluvium on the sloping hillside during the subsequent excavation of the site (undertaken by Paul Hutchings for Museum of London Archaeology Service, March-April'96; same site code).	Medieval
14	083671/00/00		526210	185900	Excavation undertaken by Paul Hutchings for Museum of London Archaeology Service, March-April'95; site code MTV95. A cess pit containing pot sherds from 1480 to 1600 was recorded.	Medieval
15	MLO98223		526070	185546	A watching brief was carried out by Isca Howell of MoLAS from 11/08/2006 to 14/08/2006, and confirmed broadly the result of the previous evaluation, although sherds of pottery from a deposit identified previously as a post-medieval garden soil indicates settlement on the site in the 13 <sup>th</sup> /14 <sup>th</sup> century.	Medieval
16	082035/00/00		526160	185600	Medieval street near the parish church.	Medieval
17	082036/00/00		526100	185540	West End Lane, believed to be a medieval road.	Medieval
18	082037/00/00		526090	185510	Shoot Up Lane, believed to be of medieval date.	Medieval
19	082039/00/00		526260	186420	Road from Highgate to Hampstead, believed to be of medieval origin.	Medieval
20	082050/00/00		526300	186400	Road following the line of Charing Cross Road believed to date to the medieval period.	Medieval
21	502006/00/00		526237	185921	Medical college.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
22	202309/01/00		526415	185965	Hospital ward, the earliest example in London of a circular ward plan.	Post-medieval
23	202101/02/00 1		526405	185755	Evaluation and standing building recording by K. Tyler for Museum of London Archaeology Service, Nov - Dec 1992; site code HHS 92. Post-medieval features associated with the house, including drains and a cesspit, were revealed in excavations in the rear garden.	Post-medieval
24	201888/01/00		526177	186020	Conservatory attached to Frognal Rise, entered separately for Buildings At Risk purposes.	Post-medieval
25	084242/00/00		526205	185905	Workhouse. It has been suggested that the building that later became the poorhouse was built in 1533. The history of the house is vague. The documentary evidence of the Parish Guardian records indicates that the poorhouse was in use at the date of the Rocque survey of 1746 and the location of this building is unclear.	Post-medieval
26	082287/00/00		526465	185755	18 <sup>th</sup> century walls recorded during work on the Flask Public House in 1990.	Post-medieval
27	082008/00/00		526085	185535	Manor House built on the site of Manor Farm.	Post-medieval
28	082584/00/00; 082585/00/00		526405	185755	An evaluation and standing structure recording by K Tyler for Museum of London Archaeology Service between November and December 1992 (site code HHS92). Partitions, blocked windows, doors and staircase details were recorded within the 17 <sup>th</sup> ?/18 <sup>th</sup> C standing building. A range of Post-medieval features associated with the house, including drains and a cess pit (SMR 082585), were revealed in excavations in the rear garden.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
29	MLO107079		526453	185965	The New End workhouse was brought and opened in 1801, inmates from Frongal were transported to the new workhouse. In 1848, Hampstead became an Independent Poor Law Parish. A new board of governors rebuilt the workhouse which could accommodate 80 individuals. Later alterations were made throughout the post-medieval and modern period, with the building now in residential use.	Post-medieval
30	083409/00/00		526150	185860	Evaluation undertaken by A Steele for Museum of London Archaeology Service, Aug-Nov'95; site code MTV95. A robbed out wall of probable 17 <sup>th</sup> century or 18 <sup>th</sup> century date was found.	Post-medieval
31	083672/00/00		526210	185900	Excavation undertaken by Paul Hutchings for Museum of London Archaeology Service, March-April'95; site code MTV95."An insubstantial timber structure" was associated with a cess pit (SMR ref: 083671) that contained pottery ranging in date from 1485-1600. This was later replaced by a brick building including a semi basement where the original floor surface contained pot from 1550-1600. This was superceded by rebuilding in the 17 <sup>th</sup> century and robbing from the late 18 <sup>th</sup> century onwards.	Post-medieval
32	083307/00/00		526435	185955	Evaluation undertaken by R Early for OAU, May'95; site code NES95. A red brick structure, possibly an outhouse was found.	Post-medieval
33	MLO98221		526068	185546	A post medieval brick drain was recorded cutting natural clay. The drain was truncated to the east by a slightly later brick cellar wall and floor. The cellar floor was truncated in turn by 19 <sup>th</sup> century foundations further east. A sequence of post medieval (18 <sup>th</sup> century?) brick walls or braces were recorded in section at the east end of the trench.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
34	MLO99179		526455	185910	During a watching brief in 2008 it was clear that the ground here had been truncated during the 19 <sup>th</sup> century. However a brick built arched drain of 19 <sup>th</sup> century date related to previous early 19 <sup>th</sup> century buildings was recorded.	Post-medieval
35	083408/00/00		526290	185870	Evaluation undertaken by A Steele for Museum of London Archaeology Service, Aug-Nov'95; site code MTV95. A vaulted brick drain of probable 17 <sup>th</sup> century-18 <sup>th</sup> century date was found.	Post-medieval
36	083306/00/00		526435	185955	Evaluation undertaken by R Early for OAU, May'95; site code NES95. Dumped deposits were found across the site ranging in date from the 17 <sup>th</sup> century-19 <sup>th</sup> century.	Post-medieval
37	083410/00/00		526210	185900	Evaluation undertaken by A Steele for Museum of London Archaeology Service, Aug-Nov'95; site code MTV95. A large pit contained pottery up to 1700 in date.	Post-medieval
38	083411/00/00		526190	185980	Evaluation undertaken by A Steele for Museum of London Archaeology Service, Aug-Nov'95; site code MTV95. A possible ditch contained pottery up to 1800 in date.	Post-medieval
39	MLO106613		526138	185660	Oyster shell, ceramic building material and a sherd of 19 <sup>th</sup> century pottery were recovered from 1 Frognaal Gardens during a watching brief by Museum of London Archaeology in 2011. The finds were all located in layers of garden soils and were not associated with any features.	Post-medieval
40	MLO107394		526210	186223	A convalescent home for Anglo-Jewish patients that was used as an auxiliary hospital during World War One.	Modern



Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
41	082583/00/00		526355	185615	An evaluation by G Malcom for Museum of London Archaeology Service (site code CCH92) revealed an undated steep-sided cut feature and surviving archaeological deposits were sealed by modern made-ground.	Uncertain
42	MLO71172		526211	185595	10 <sup>th</sup> century churchyard, now associated with an 18 <sup>th</sup> century church, St John at Hampstead.	Early medieval
43	MLO103790		526487	186592	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. This part of the heath is the non-registered area.	Medieval
44	MLO104321		526616	185938	Burgh House is a detached Queen Anne house built in 1703-4, now a meeting place and venue, and houses Hampstead Museum.	Post-medieval
45	MLO107455		526277	186034	Fenton House is a late C17th merchant's house, which was left to the National Trust in 1952 by owner Lady Binning, together with a collection of porcelain. It had been given its present name after 1793 when the house was bought by merchant, Mr P I Fenton. A description of the garden in 1756 records that it had fruit trees and a kitchen garden.	Post-medieval
46	MLO103817		526246	185700	19 <sup>th</sup> century graveyard expansion for St John's Churchyard. The area was consecrated as an additional burial ground during 1812 as additional burial space was required.	Post-medieval
47	MLO107462		525994	186019	Branch Hill Woodland and Allotments were originally part of Hampstead Heath, from which it was cut off when Branch Hill House was built in its own grounds in the 1860s. Branch Hill Allotments are now on part of its former garden. The sloping site also has areas of woodland, open grass and wooded grounds of private houses.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
48	MLO104626		526488	186115	Hampstead Square Gardens is a small triangular site within which a private garden has been created.	Post-medieval
49	MLO102508		526565	185877	A public square designated under the London Squares Preservation Act of 1931. Square bounded on all sides by the roadway of Flask Walk.	Post-medieval
50	MLO102509		526351	185947	A public square designated under the London Squares Preservation Act of 1931. Grass open space bounded on all sides by the roadway of Heath Street.	Post-medieval
51	MLO102511		526276	185924	A public square designated under the London Squares Preservation Act of 1931. Grass plot and shrubbery bounded by the roadway of Windmill Hill and Frogna Rise.	Post-medieval
52	MLO80037	1113084	526147	185843	Grove Cottage.	Post-medieval
53	MLO79945	1378684	526526	185682	24 Hampstead High Street.	Post-medieval
54	MLO79943	1378682	526530	185680	23 Hampstead High Street.	Post-medieval
55	MLO79912	1378651	526252	186021	Fenton House Garage.	Post-medieval
56	MLO79909	1378648	526277	186014	Fenton House.	Post-medieval
57	MLO81147	1378993	526324	185933	Cloth Hill.	Post-medieval
58	MLO80023	1113070	526095	185708	The Old Mansion and attached wall, railings and lamp holder.	Post-medieval
59	MLO80937	1378582	526253	186111	Admirals House.	Post-medieval
60	MLO81000	1378840	526368	185942	94 Heath Street.	Post-medieval
61	MLO79710	1067367	526212	185596	Tomb of William and John Hart and R Carey and A Cary in St Johns churchyard.	Post-medieval
62	MLO79817	1078333	526358	185879	Number 7 and attached street lamp.	Post-medieval
63	MLO80744	1322106	526505	185955	Number 30 and attached railings and wall.	Post-medieval
64	MLO81012	1378852	526357	186152	Boundary wall, piers and southern gate.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
65	MLO81242	1379073	526273	185845	24 Holly Hill.	Post-medieval
66	MLO79760	1078275	526391	186057	1 Elm Row.	Post-medieval
67	MLO80586	1271913	526304	185621	Number 20 and attached railings.	Post-medieval
68	MLO79697	1067352	526184	185576	Gates, wall and wall with railings to St Johns church.	Post-medieval
69	MLO79848	1113002	526581	185843	South east garden wall to Gardnor House.	Post-medieval
70	MLO79920	1378659	526314	186002	Garden wall to number 26 old Grove House.	Post-medieval
71	MLO80036	1113083	526140	185827	108 Frognal.	Post-medieval
72	MLO80108	1113155	526277	185864	Garden wall to mount Vernon House.	Post-medieval
73	MLO80117	1113164	526600	185934	Entrance gates and flanking wall to Burgh House.	Post-medieval
74	MLO80938	1378583	526291	186142	Upper terrace, Hampstead Grove, Camden boundary wall to Admiral's House, Admiral's Lodge and Grove End.	Post-medieval
75	MLO81148	1378994	526343	185940	Garden wall, railings and gate to Cloth Hill.	Post-medieval
76	MLO81239	1379070	526290	185926	Garden wall to Romneys House.	Post-medieval
77	MLO81256	1379087	526301	185869	Garden vaults to numbers 3 and 4.	Post-medieval
78	MLO81518	1379356	526237	186128	Garden wall to number 10 Netley Cottage.	Post-medieval
79	MLO81520	1379358	526276	186249	Milestone at junction of Lower Terrace and Hampstead Grove	Post-medieval
80	MLO80242	1113268	526443	185673	4 Perrins Court.	Post-medieval
81	MLO80988	1378827	526398	185853	66 Heath Street.	Post-medieval
82	MLO81006	1378846	526345	186079	117 Heath Street.	Post-medieval
83	MLO81358	1379189	526334	186301	Gang Moor.	Post-medieval
84	MLO80143	1113192	526246	186405	Old Court House.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
85	MLO79921	1378660	526314	186063	New Grove House.	Post-medieval
86	MLO81146	1378991	526348	185892	Numbers 1-4 and attached railings to numbers 1 and 2.	Post-medieval
87	MLO79695	1067350	526280	185612	Number 16 and attached railings and lamp holder.	Post-medieval
88	MLO79762	1078277	526401	186061	3 Elm Row.	Post-medieval
89	MLO79950	1378689	526480	185716	31 Hampstead High Street.	Post-medieval
90	MLO79979	1378718	526421	186064	Number 1 and attached railings.	Post-medieval
91	MLO79982	1378721	526412	186110	Vine House.	Post-medieval
92	MLO80119	1113166	526551	185938	20 New End Square.	Post-medieval
93	MLO80243	1113269	526435	185670	6 Perrins Court.	Post-medieval
94	MLO80587	1271914	526310	185622	Number 21 and attached railings to front and brick walls to rear.	Post-medieval
95	MLO80588	1271915	526317	185624	Number 22 and attached railings.	Post-medieval
96	MLO80589	1271916	526324	185626	Number 23 and attached railings.	Post-medieval
97	MLO81008	1378848	526345	186086	Numbers 119 and 121 and attached railings.	Post-medieval
98	MLO80590	1271917	526362	185635	A 13 Heath Street.	Post-medieval
99	MLO80939	1378587	526239	186109	Grove Lodge.	Post-medieval
100	MLO81268	1379099	526337	185871	18 Holly Mount.	Post-medieval
101	MLO79952	1378691	526444	185684	71 Hampstead High Street.	Post-medieval
102	MLO79953	1378692	526449	185680	72 Hampstead High Street.	Post-medieval
103	MLO79917	1378656	526314	186037	Old Grove House and attached outbuildings and railings.	Post-medieval
104	MLO79763	1078278	526408	186064	5 Elm Row.	Post-medieval
105	MLO79915	1378654	526250	186059	Garden gates, railings and walls to Fenton House.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
106	MLO79946	1378685	526515	185693	27 Hampstead High Street.	Post-medieval
107	MLO79951	1378690	526408	185757	45 Hampstead High Street.	Post-medieval
108	MLO79954	1378693	526465	185669	74 Hampstead High Street.	Post-medieval
109	MLO79980	1378719	526419	186074	Number 2 and attached railings.	Post-medieval
110	MLO80034	1113081	526130	185905	Frognaal Grove including former stable range.	Post-medieval
111	MLO80115	1113162	526554	185951	16 New End Square.	Post-medieval
112	MLO80118	1113165	526553	185946	18 New End Square.	Post-medieval
113	MLO80821	1322186	526422	185753	1-3 Flask Walk.	Post-medieval
114	MLO80823	1322188	526429	185760	5-7 Flask Walk.	Post-medieval
115	MLO80829	1322194	526494	185851	47 Flask Walk.	Post-medieval
116	MLO80990	1378830	526390	185869	70 Heath Street.	Post-medieval
117	MLO80993	1378833	526374	185899	78 Heath Street.	Post-medieval
118	MLO80995	1378835	526369	185867	83 Heath Street.	Post-medieval
119	MLO81005	1378845	526384	186065	114 Heath Street.	Post-medieval
120	MLO79696	1067351	526286	185617	Number 17 and attached railings to front and garden walls to rear.	Post-medieval
121	MLO80116	1113163	526606	185947	Burgh House.	Post-medieval
122	MLO80107	1113154	526267	185879	Mount Vernon House.	Post-medieval
123	MLO79686	1067341	526306	185657	Number 6 and attached railings.	Post-medieval
124	MLO79687	1067342	526301	185656	Number 7 and attached railings.	Post-medieval
125	MLO79688	1067343	526297	185656	Number 8 and attached railings and gate.	Post-medieval
126	MLO79689	1067344	526290	185654	Number 9 and attached railings and gate.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
127	MLO79690	1067345	526282	185655	A 9 Church Row.	Post-medieval
128	MLO79692	1067347	526266	185648	11 Church Row.	Post-medieval
129	MLO79693	1067348	526261	185652	Number 12 and attached railings, gate and lamp holder.	Post-medieval
130	MLO79691	1067346	526274	185652	Number 10 and attached railings.	Post-medieval
131	MLO81004	1378844	526382	186061	110 Heath Street.	Post-medieval
132	MLO79983	1378722	526410	186092	7 Hampstead Square.	Post-medieval
133	MLO79761	1078276	526395	186024	Elm Lodge and attached garden wall.	Post-medieval
134	MLO79708	1067365	526236	185591	Tomb of Robert Brooke in St Johns churchyard.	Post-medieval
135	MLO79704	1067361	526198	185596	Tomb of Lady Elizabeth Norton in St Johns churchyard.	Post-medieval
136	MLO79699	1067355	526238	185593	Tomb of Gillam Scott in St Johns churchyard.	Post-medieval
137	MLO79911	1378650	526262	186071	Four garden statues and a cistern in the grounds of Fenton House.	Post-medieval
138	MLO80833	1322202	526583	185858	Gardnor House.	Post-medieval
139	MLO80585	1271912	526293	185620	Numbers 18 and 19 and attached railings to front and brick walls to rear.	Post-medieval
140	MLO81218	1379049	526149	186147	1 Upper Terrace.	Post-medieval
141	MLO81229	1379060	526180	186145	Upper Terrace House and attached walls.	Post-medieval
142	MLO80030	1113077	526115	185867	St Dorothys convent.	Post-medieval
143	MLO81223	1379054	526133	186143	3 Upper Terrace.	Post-medieval
144	MLO104650	1379202	526261	185972	Windmill Hill [Bolton House], Hampstead, Camden, NW3 6RU (Part of an 18 <sup>th</sup> century terrace).	Post-medieval
145	MLO104652	1379202	526269	185973	Windmill Hill (Windmill Hill House), Hampstead, Camden, NW3 6RU (Part of an 18 <sup>th</sup> century terrace).	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
146	MLO104653	1379202	526277	185981	Windmill Hill (Enfield House), Hampstead, Camden, NW3 6RU (Addition to an 18 <sup>th</sup> century terrace).	Post-medieval
147	MLO81371	1379202	526254	185970	Windmill Hill (Volta House), Hampstead, Camden, NW3 6RU (Part of an 18 <sup>th</sup> century terrace).	Post-medieval
148	MLO80743	1322105	526492	185985	Numbers 10, 12 and 14 and attached railings and lamp holder.	Post-medieval
149	MLO80247	1113273	526440	185644	8 Perrins Lane.	Post-medieval
150	MLO79685	1067340	526312	185658	5 Church Row.	Post-medieval
151	MLO80114	1113161	526540	185972	6 New End Square.	Post-medieval
152	MLO81258	1379089	526322	185870	5 Holly Mount.	Post-medieval
153	MLO81260	1379091	526323	185868	6 Holly Mount.	Post-medieval
154	MLO81263	1379094	526321	185868	8 Holly Mount.	Post-medieval
155	MLO81270	1379101	526304	185898	24 Holly Mount.	Post-medieval
156	MLO81254	1379085	526315	185881	Numbers 3 and 4 and attached railings.	Post-medieval
157	MLO81236	1379067	526295	185902	Numbers 2 and 3 and attached railings.	Post-medieval
158	MLO81150	1378996	526330	186016	Caroline House.	Post-medieval
159	MLO79709	1067366	526236	185615	Tomb of Thomas Gardnor and family and attached railing in St Johns churchyard.	Post-medieval
160	MLO80991	1378831	526374	185845	75 Heath Street.	Post-medieval
161	MLO81151	1378997	526334	186018	Holly Cottage.	Post-medieval
162	MLO81266	1379097	526342	185855	Holly Lodge.	Post-medieval
163	MLO80033	1113080	526131	185816	Numbers 104 and 106 and attached wall, railings and gate to number 106.	Post-medieval
164	MLO80032	1113079	526123	185896	Upper Frogmal Lodge.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
165	MLO80591	1271918	526190	185615	Church of St John.	Post-medieval
166	MLO79705	1067362	526217	185585	Tomb of Nathaniel Booth, Lord Delamer in St Johns churchyard.	Post-medieval
167	MLO79702	1067359	526196	185601	Tomb of John Harrison and family in St Johns churchyard.	Post-medieval
168	MLO81517	1379354	526235	186116	Netley Cottage.	Post-medieval
169	MLO80043	1113090	526044	185539	Old Frogna! court.	Post-medieval
170	MLO79764	1078279	526435	186037	Stables in rear yard of the Duke of Hamilton Public House.	Post-medieval
171	MLO79981	1378720	526404	186070	4 Hampstead Square.	Post-medieval
172	MLO81001	1378841	526351	186030	Conduit Cottage.	Post-medieval
173	MLO81149	1378995	526328	185975	9 The Mount.	Post-medieval
174	MLO81155	1379001	526323	186084	11 The Mount Square.	Post-medieval
175	MLO81368	1379199	526141	186168	Capo Di Monte.	Post-medieval
176	MLO81514	1379351	526152	186085	1 Lower Terrace.	Post-medieval
177	MLO81002	1378842	526372	185955	96 Heath Street.	Post-medieval
178	MLO81003	1378843	526371	185964	Guyon House.	Post-medieval
179	MLO81237	1379068	526291	185909	Number 4 and attached railings.	Post-medieval
180	MLO80018	1113065	526086	185800	The Oaks.	Post-medieval
181	MLO81156	1379002	526337	186078	14 The Mount Square.	Post-medieval
182	MLO79949	1378688	526514	185691	30 Hampstead High Street.	Post-medieval
183	MLO80145	1113194	526336	186333	Pinfold on The Heath approximately 5 metres east of road and 5 metres north of Whitestone Lane.	Post-medieval
184	MLO80992	1378832	526373	185851	77 Heath Street.	Post-medieval



Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
185	MLO81153	1378999	526337	186045	7 The Mount Square.	Post-medieval
186	MLO80042	1113089	526024	185529	Maryon Hall (number 19) and Maryon House (number 21).	Post-medieval
187	MLO81271	1379102	526311	185903	The Holly Bush Public House.	Post-medieval
188	MLO81240	1379071	526358	185879	Kit Kat House and attached railings.	Post-medieval
189	MLO79984	1378723	526453	186039	Lawn House.	Post-medieval
190	MLO80996	1378836	526369	185871	Goulding House 85 Heath Street.	Post-medieval
191	MLO80998	1378838	526367	185876	87 Heath Street.	Post-medieval
192	MLO80999	1378839	526363	185879	89 Heath Street.	Post-medieval
193	MLO79700	1067356	526244	185592	Tomb of Joanna Baillie and attached railings in St Johns churchyard	Post-medieval
194	MLO80907	1356757	526223	185714	St Johns churchyard extension gates and railings.	Post-medieval
195	MLO80830	1322195	526525	185881	57 Flask Walk.	Post-medieval
196	MLO80831	1322196	526606	185909	75 Flask Walk.	Post-medieval
197	MLO80832	1322198	526609	185901	Garden wall, railings and gate to number 75.	Post-medieval
198	MLO80772	1322134	526038	185457	Manor Lodge.	Post-medieval
199	MLO80389	1244496	526251	185764	8 Benhams Place.	Post-medieval
200	MLO80309	1139085	526236	185753	1-4 Prospect Place.	Post-medieval
201	MLO80121	1113168	526603	185914	40 New End Square.	Post-medieval
202	MLO81272	1379103	526236	185772	Numbers 1 to 4 and attached railings.	Post-medieval
203	MLO81273	1379104	526235	185816	Numbers 5 to 8 and attached railings.	Post-medieval
204	MLO81275	1379106	526256	185791	Roman Catholic Church of St Mary.	Post-medieval
205	MLO81238	1379069	526306	185916	Romneys House.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
206	MLO80106	1113153	526235	185840	Abernethy House.	Post-medieval
207	MLO80104	1113151	526260	185845	1 Mount Vernon.	Post-medieval
208	MLO80105	1113152	526257	185845	6 Mount Vernon.	Post-medieval
209	MLO79818	1078334	526358	185880	8 Golden Yard Holly Bush Steps.	Post-medieval
210	MLO80022	1113069	526089	185656	Numbers 88 and 88a and attached railings.	Post-medieval
211	MLO80280	1139053	526428	185636	26 Perrins Lane.	Post-medieval
212	MLO80826	1322191	526476	185825	Numbers 35-41 and attached railings, walls and gates.	Post-medieval
213	MLO80827	1322192	526488	185843	45 Flask Walk.	Post-medieval
214	MLO80936	1378581	526214	186092	Terrace Lodge.	Post-medieval
215	MLO81007	1378847	526380	186079	Number 118 and attached railings.	Post-medieval
216	MLO81011	1378851	526344	186096	123 Heath Street.	Post-medieval
217	MLO81235	1379066	526297	185896	Alpine Cottage.	Post-medieval
218	MLO81241	1379072	526322	185836	24 Holly Hill.	Post-medieval
219	MLO81253	1379084	526309	185886	Numbers 1 and 2 and attached railings.	Post-medieval
220	MLO81265	1379096	526318	185850	12 Holly Mount.	Post-medieval
221	MLO81269	1379100	526323	185895	Number 21 and attached bollards and chains.	Post-medieval
222	MLO81515	1379352	526158	186090	Numbers 2 and 3 and attached railings.	Post-medieval
223	MLO81540	1379421	526346	186101	125 Heath Street.	Post-medieval
224	MLO80120	1113167	526599	185917	38 New End Square.	Post-medieval
225	MLO80997	1378837	526375	185931	49 Heath Street.	Post-medieval
226	MLO79684	1067337	526493	186070	Three lamp posts.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
227	MLO79765	1078280	526434	186043	Two lamp posts.	Post-medieval
228	MLO79856	1113010	526521	185858	Three lamp posts on north side raised pavement.	Post-medieval
229	MLO79857	1113011	526541	185885	Two bollards adjoining flask walk and two bollards adjoining Murray Terrace.	Post-medieval
230	MLO80035	1113082	526130	185905	Front garden walls, railings, piers, gate and mounting block to numbers 105-111.	Post-medieval
231	MLO80109	1113156	526262	185854	Three lamp posts.	Post-medieval
232	MLO80113	1113160	526518	185988	Three lamp posts.	Post-medieval
233	MLO80122	1113169	526565	185956	Four lamp posts.	Post-medieval
234	MLO80180	1113229	526395	185690	Two lamp posts.	Post-medieval
235	MLO80245	1113271	526426	185652	One lamp post.	Post-medieval
236	MLO80246	1113272	526427	185653	Two bollards.	Post-medieval
237	MLO80754	1322116	526327	186026	Lamp post.	Post-medieval
238	MLO81157	1379003	526340	186056	Two lamp posts on the south side.	Post-medieval
239	MLO81262	1379093	526326	185871	Lamp post between numbers 5 and 6.	Post-medieval
240	MLO81277	1379108	526222	185800	Two lamp posts.	Post-medieval
241	MLO81369	1379200	526275	185929	Lamp post.	Post-medieval
242	MLO81519	1379357	526180	186118	Five lamp posts.	Post-medieval
243	MLO80774	1322137	526178	186033	Frognaal rise.	Post-medieval
244	MLO79947	1378686	526498	185701	Barclays bank.	Post-medieval
245	MLO80283	1139056	526342	185584	24 Perrins Walk.	Post-medieval
246	MLO79986	1378725	526425	186073	Two lamp posts.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
247	MLO80028	1113075	526096	185817	Bay Tree Cottage.	Post-medieval
248	MLO80244	1113270	526424	185661	10-12 Perrins Court.	Post-medieval
249	MLO80822	1322187	526431	185742	4 Flask Walk.	Post-medieval
250	MLO80824	1322189	526437	185768	9 Flask Walk.	Post-medieval
251	MLO80828	1322193	526506	185816	48 Flask Walk.	Post-medieval
252	MLO81516	1379353	526165	186101	Fountain House.	Post-medieval
253	MLO80281	1139054	526440	185631	Bollard.	Post-medieval
254	MLO81245	1379076	526316	185827	Railings and bollards to terraced paths.	Post-medieval
255	MLO81370	1379201	526238	185945	Three bollards opposite number 1 (number 1 not included).	Post-medieval
256	MLO81274	1379105	526234	185822	The Watch House and attached lamp.	Post-medieval
257	MLO79712	1067369	526236	185557	Tomb of Zachariah Darby and railings in St Johns churchyard.	Post-medieval
258	MLO79711	1067368	526226	185553	Tomb of William Purton and family and attached railings in St Johns churchyard.	Post-medieval
259	MLO79701	1067357	526239	185558	Tomb of John Constable and family and attached railings in St Johns churchyard.	Post-medieval
260	MLO80282	1139055	526495	185652	King William IV Public House.	Post-medieval
261	MLO79816	1078332	526350	185875	Savoy Cottage.	Post-medieval
262	MLO80909	1356759	526261	185638	Ten lamp posts.	Post-medieval
263	MLO81244	1379075	526310	185861	Numbers 20, 22 and 24 and attached railings.	Post-medieval
264	MLO81264	1379095	526323	185858	11 Holly Mount.	Post-medieval
265	MLO80279	1139052	526432	185638	12 Perrins Lane.	Post-medieval
266	MLO80994	1378834	526369	185855	Nachos.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
267	MLO79853	1113007	526487	185880	New court number 41.	Post-medieval
268	MLO80452	1245375	526500	186000	Christchurch school and school houses and attached railings.	Post-medieval
269	MLO79707	1067364	526242	185589	Tomb of reverend Thomas Ainger and attached railings in St Johns churchyard	Post-medieval
270	MLO81243	1379074	526317	185844	Numbers 16 and 18 and attached railings.	Post-medieval
271	MLO80112	1113159	526458	185984	Original workhouse block at former new end hospital and attached railings.	Post-medieval
272	MLO79985	1378724	526421	186079	Christ church.	Post-medieval
273	MLO79948	1378687	526494	185707	29 Hampstead High Street.	Post-medieval
274	MLO80987	1378826	526357	185792	Nationwide Anglia Building Society.	Post-medieval
275	MLO79851	1113005	526486	185795	New court numbers 1-30.	Post-medieval
276	MLO79922	1378661	526288	186163	Railings to water reservoir.	Post-medieval
277	MLO79703	1067360	526216	185552	Tomb of John Hodgson in St Johns churchyard.	Post-medieval
278	MLO81541	1379422	526391	185916	Baptist church.	Post-medieval
279	MLO79944	1378683	526528	185670	Hampstead High Street (Pillar Box outside No. 23) London NW3 1QA (19 <sup>th</sup> century Penfold Pillar Box).	Post-medieval
280	MLO79854	1113008	526487	185816	Railings to raised pavement on north side.	Post-medieval
281	MLO81152	1378998	526352	186064	3 The Mount Square.	Post-medieval
282	MLO80618	1272349	526122	186046	The Gardens.	Post-medieval
283	MLO79698	1067354	526225	185621	Lamp post outside east entrance of St Johns church.	Post-medieval
284	MLO80747	1322109	526431	185961	(no.1) new end, Camden London, nw3 1dd (St. John Hampstead) (infirmary block and linking corridors at former new end hospital).	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
285	MLO79757	1078272	526349	185547	Flat 1 2a Ellerdale Road.	Post-medieval
286	MLO79758	1078273	526361	185538	Gateway to number 2.	Post-medieval
287	MLO79852	1113006	526474	185783	New court numbers 31-40.	Post-medieval
288	MLO80466	1245496	525890	186016	Oak Tree House.	Post-medieval
289	MLO79759	1078274	526327	185528	Institute of St Marcellina.	Post-medieval
290	MLO80825	1322190	526455	185760	Flask Public House.	Post-medieval
291	MLO80467	1245497	526015	185714	4 Redington Road.	Post-medieval
292	MLO79716	1067373	526248	185648	Tomb of George Du Maurier and wife in St Johns churchyard extension.	Post-medieval
293	MLO81288	1379119	526202	185814	Moreton house.	Post-medieval
294	MLO79715	1067372	526228	185745	Tomb of George Gilbert Scott junior in St Johns churchyard extension.	Post-medieval
295	MLO80648	1272516	526485	186150	1 Cannon Place.	Post-medieval
296	MLO80905	1356755	526232	185717	Tomb of Sir Walter Besant in St Johns churchyard extension.	Post-medieval
297	MLO80746	1322108	526407	185961	Circular ward and attached ablution and water tank tower at former new end hospital.	Post-medieval
298	MLO80748	1322110	526482	185916	New end primary school.	Post-medieval
299	MLO79904	1113058	526090	185480	49 Frognaal.	Post-medieval
300	MLO79713	1067370	526254	185647	Tomb of Al Davies and family in St Johns churchyard extension.	Post-medieval
301	MLO81010	1378850	526396	186084	Garden entrance gateway to number 120 the friends meeting house.	Post-medieval
302	MLO79855	1113009	526575	185897	The wells and Camden baths and wash houses.	Post-medieval
303	MLO80250	1130370	525881	185768	One oak.	Post-medieval
304	MLO79706	1067363	526233	185592	Tomb of Norman Shaw and family in St Johns churchyard.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
305	MLO80989	1378828	526393	185856	The Horse and Groom Public House.	Post-medieval
306	MLO80745	1322107	526484	185945	Boilerhouse chimney at former new end hospital.	Post-medieval
307	MLO80906	1356756	526228	185741	Tomb of Temple Moore in St Johns churchyard extension.	Post-medieval
308	MLO81154	1379000	526329	186044	A 8 The Mount Square.	Modern
309	MLO79714	1067371	526229	185720	Tomb of Eve Hammersley in St Johns churchyard extension.	Modern
310	MLO79694	1067349	526267	185610	Number 15 and attached railings.	Modern
311	MLO81132	1378975	525775	186207	15 Templewood Avenue.	Modern
312	MLO80982	1378821	525660	185813	24 Heath Drive.	Modern
313	MLO80983	1378822	525648	185793	24 Heath Drive.	Modern
314	MLO81009	1378849	526396	186084	Friends Meeting House.	Modern
315	MLO81131	1378974	525834	186166	Flat 1 14 Templewood Avenue.	Modern
316	MLO102905	1393572	526474	185675	Grade II listed K2 telephone kiosk in front of 75 Hampstead High Street is of the 1927 design.	Modern
317	MLO80775	1322138	526137	185548	Shepherds well.	Modern
318	MLO79849	1113003	526563	185878	K6 (north) on island outside number 71a (number 71a not included).	Modern
319	MLO79850	1113004	526563	185878	K6 (south) on island outside number 71a (number 71a not included).	Modern
320	MLO81013	1378853	526344	186201	K6 telephone kiosk approximately 3 metres north of upper terrace junction.	Modern
321	MLO81014	1378854	526338	186227	K6 telephone kiosk approximately 6 metres north of upper terrace junction.	Modern
322	MLO80776	1322140	526179	185543	Sun House.	Modern
323	MLO79908	1113062	526103	185548	66 Frognal.	Modern
324	MLO103059	1393895	526001	186057	The Grade II listed Branch Hill Estate includes 42 semi-detached houses and associated garages. The estate was built in 1974-6 by Camden Council.	Modern
325	MLO108756	1450696	526461	186097	Hampstead Square [Christ Church War Memorial] Hampstead London NW3 1AB (20 <sup>th</sup> century war memorial).	Modern
326	MLO80908	1356758	526246	185558	Six bollards at ends of path linking Frognal Way and Church Row.	Uncertain

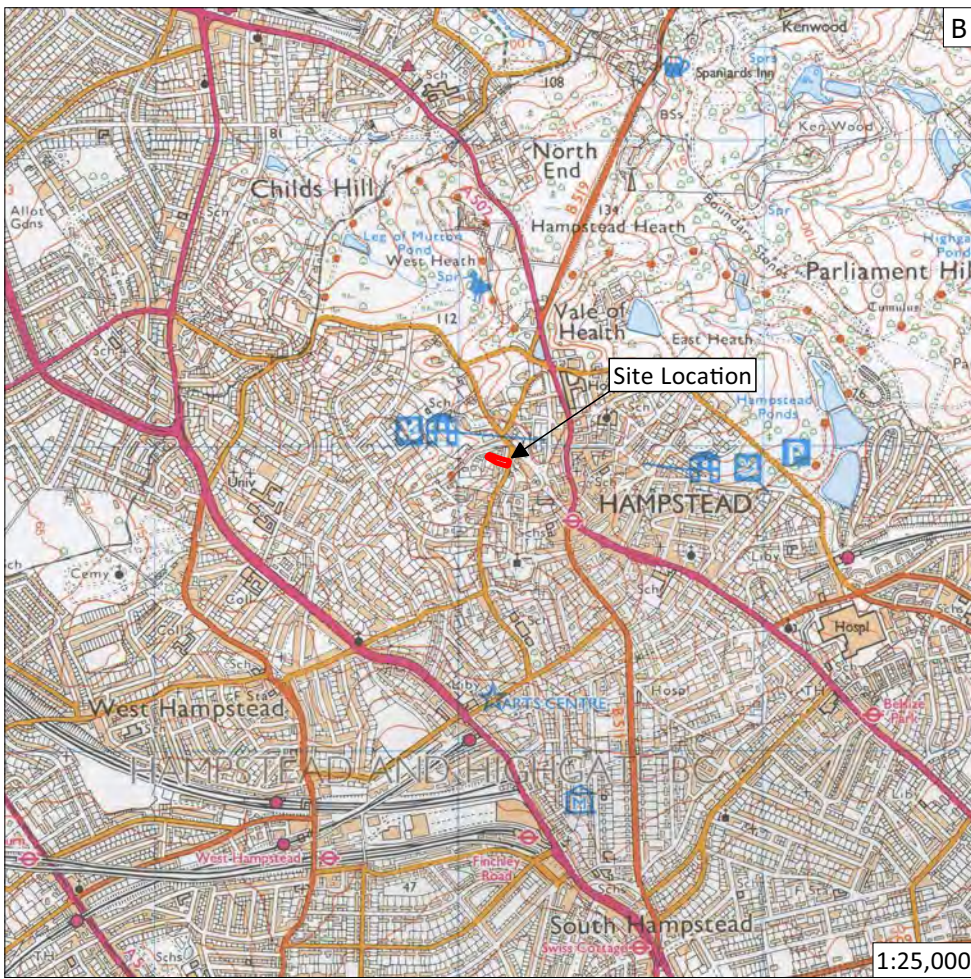
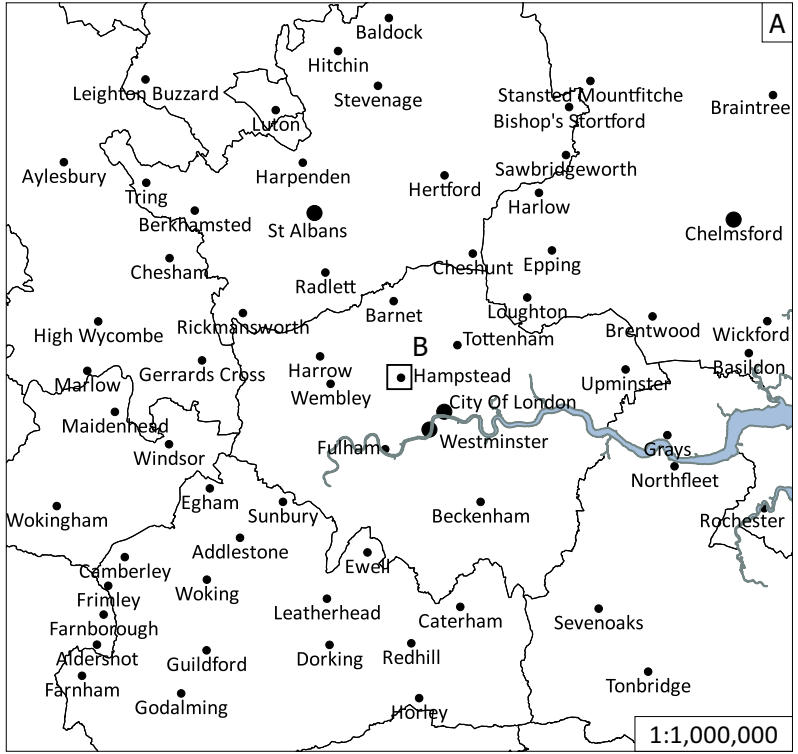


Figure 1: Site location outlined in red

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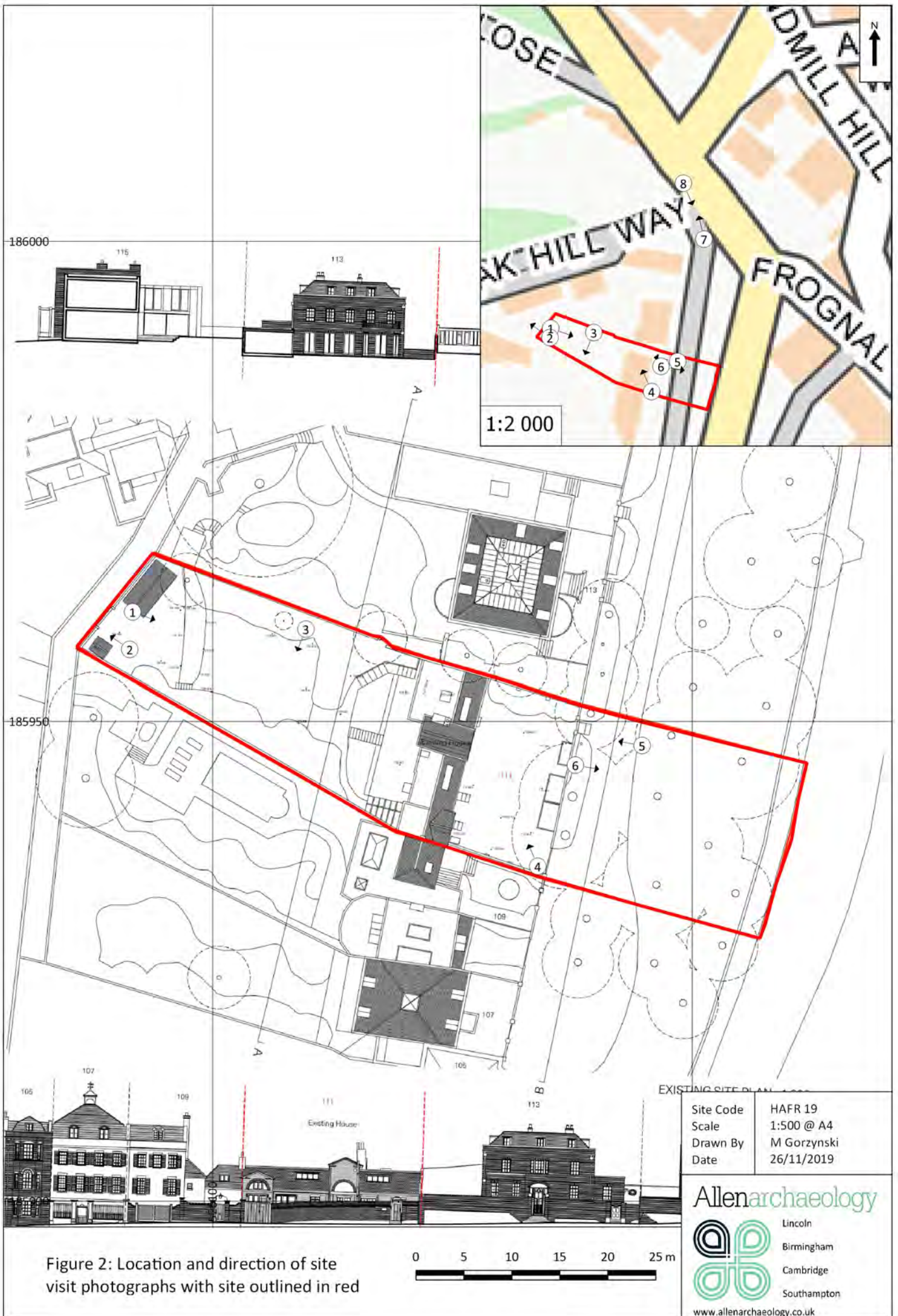
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Date	05/11/2019

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186000

115

113

1:2 000

185950

EXISTING SITE PLAN

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Figure 2: Location and direction of site visit photographs with site outlined in red

0 5 10 15 20 25 m



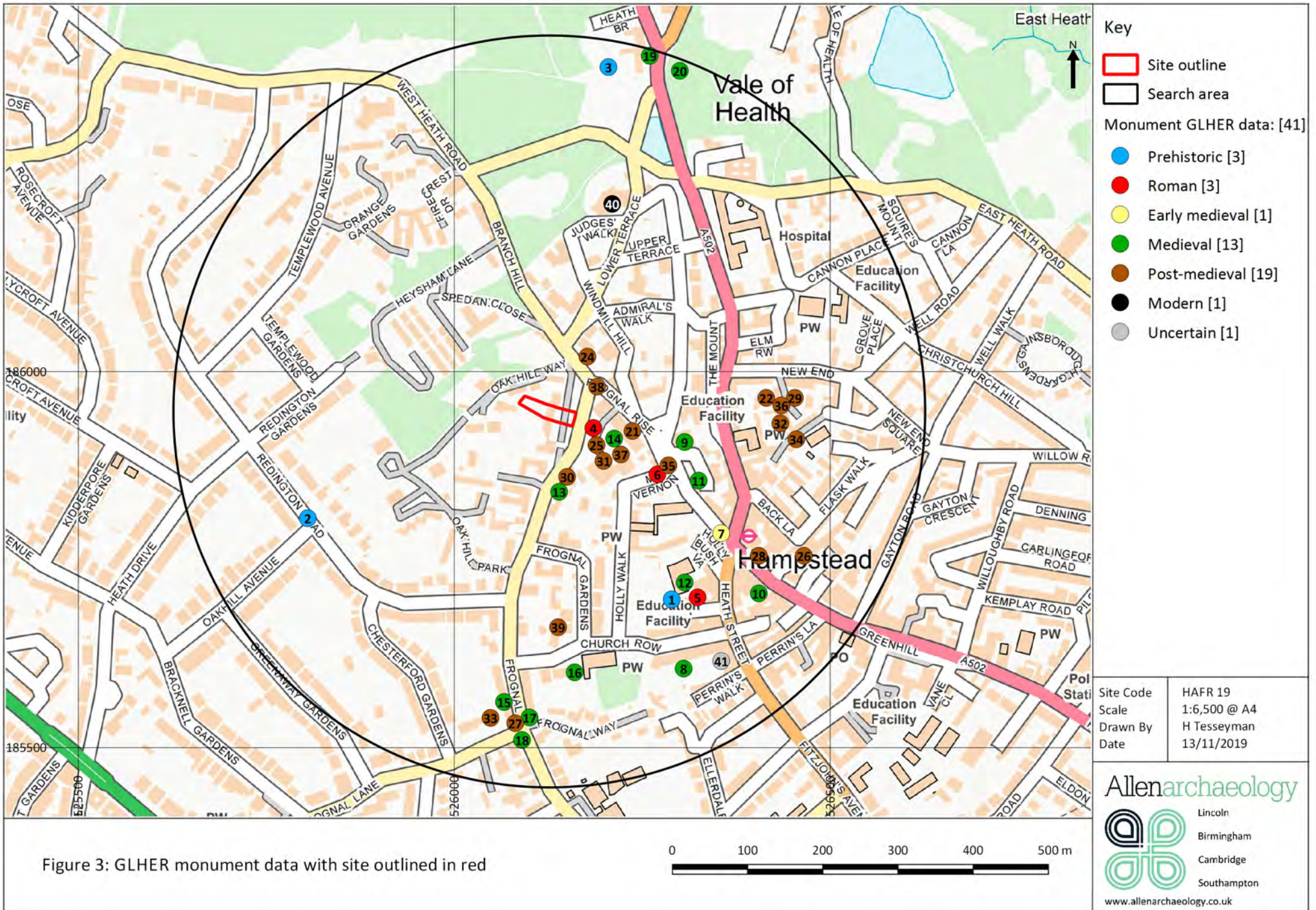


Figure 3: GLHER monument data with site outlined in red

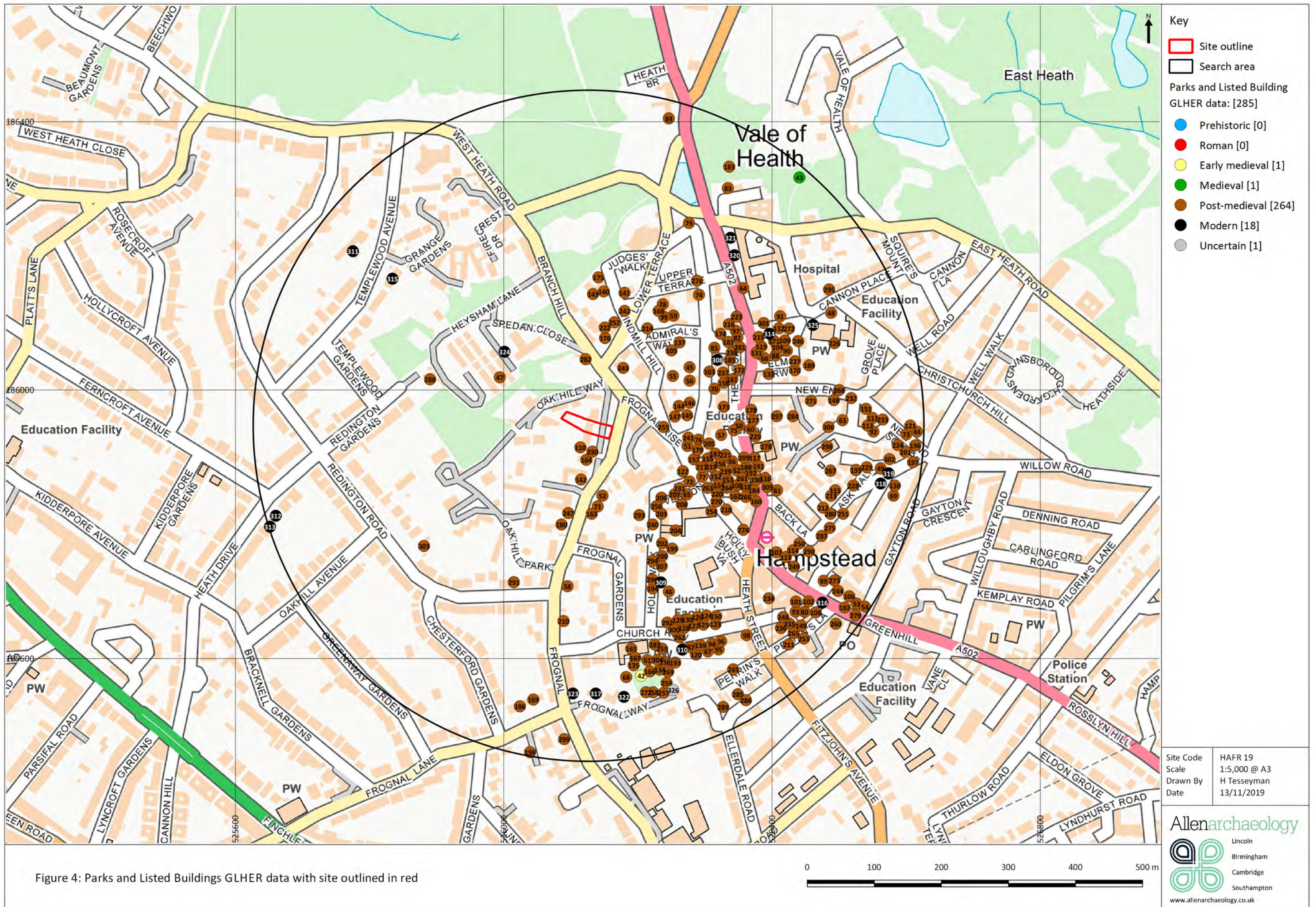


Figure 4: Parks and Listed Buildings GLHER data with site outlined in red

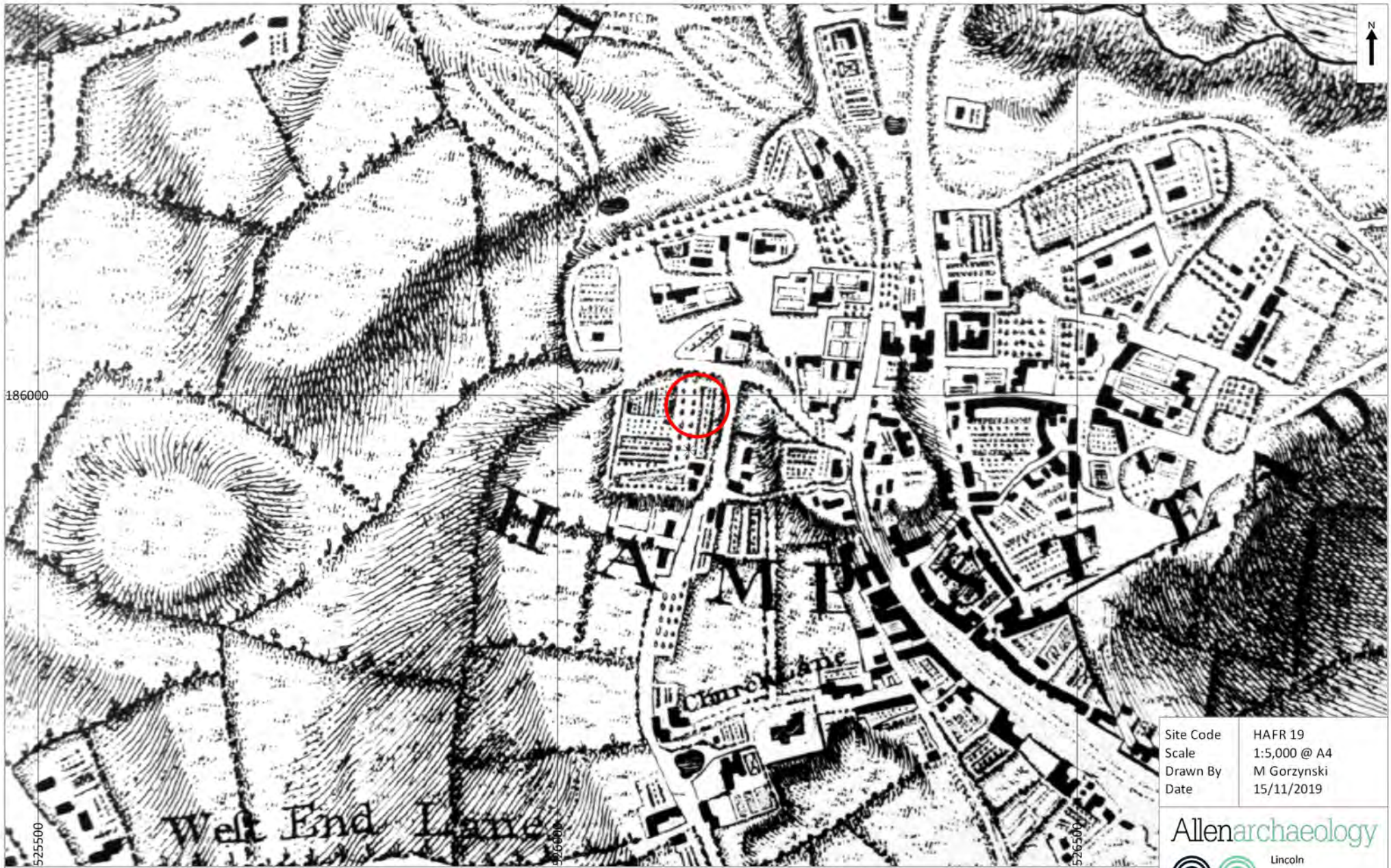
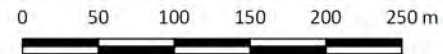


Figure 5: Extract of 1746 Rocque's map with approximate site location outlined in red

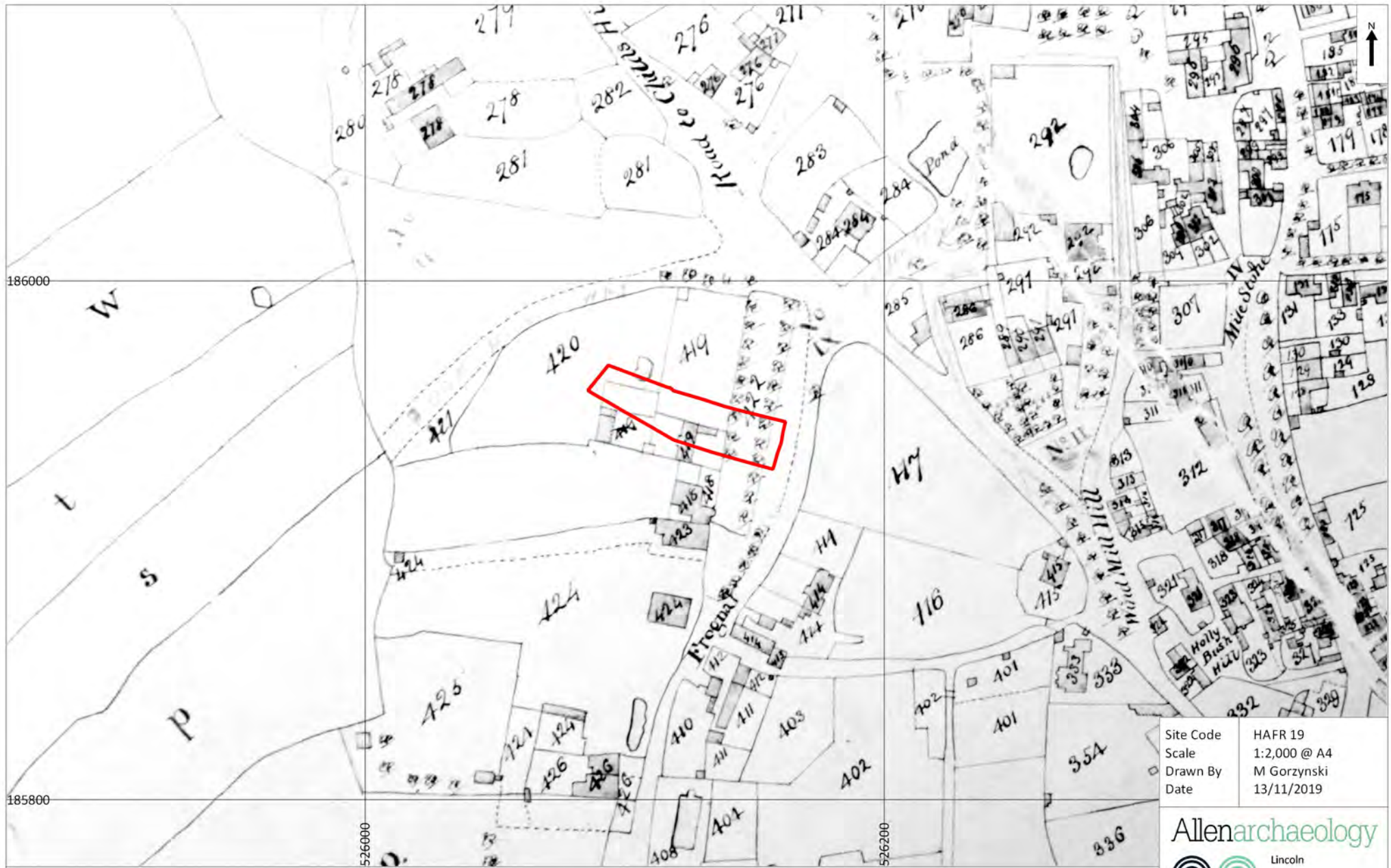


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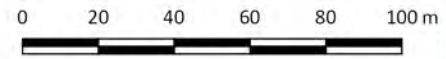
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Drawn By	M Gorzynski
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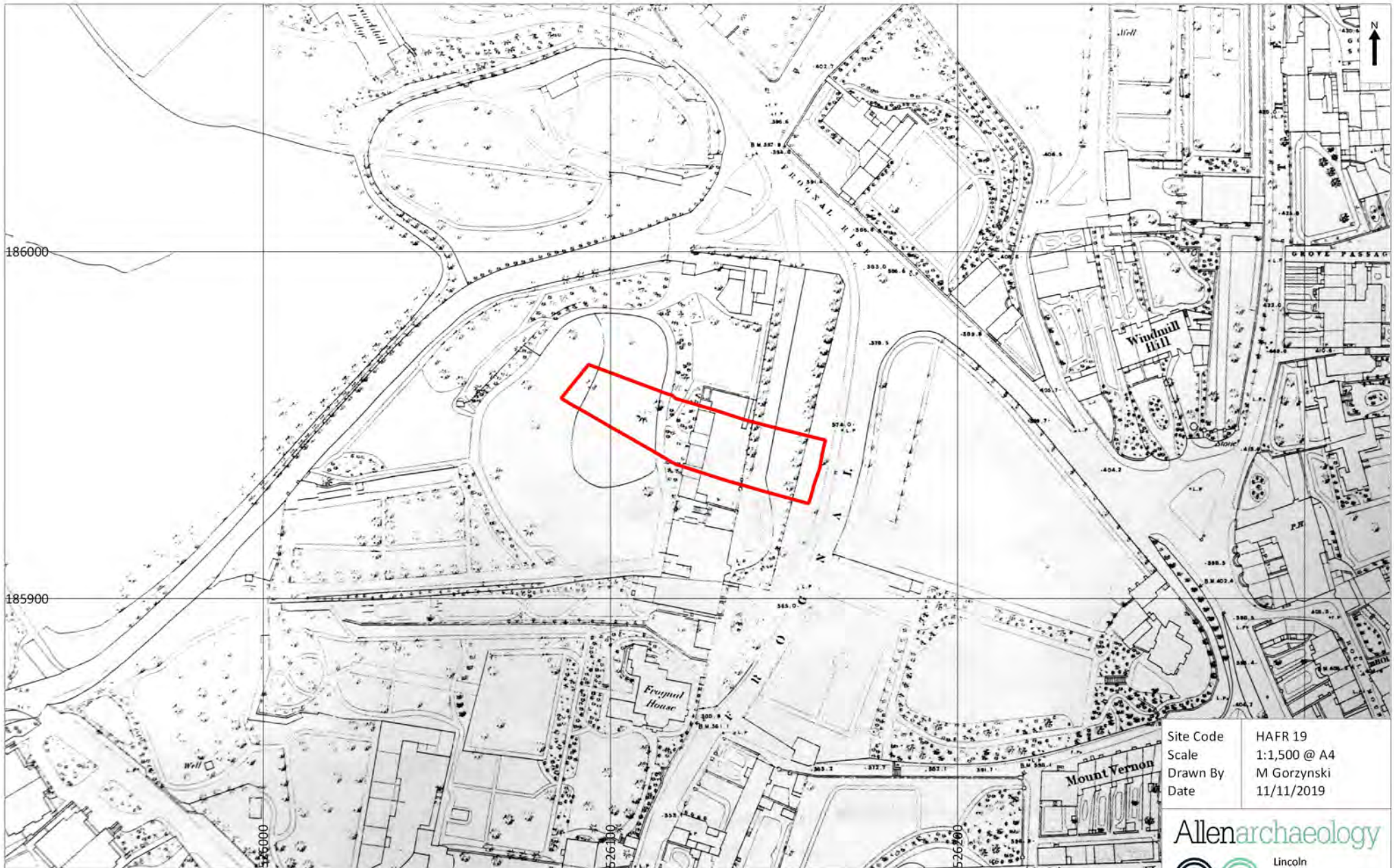
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Figure 6: Extract of copy of 1762 Hampstead Manor map with site outlined in red





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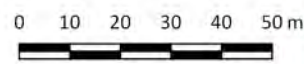
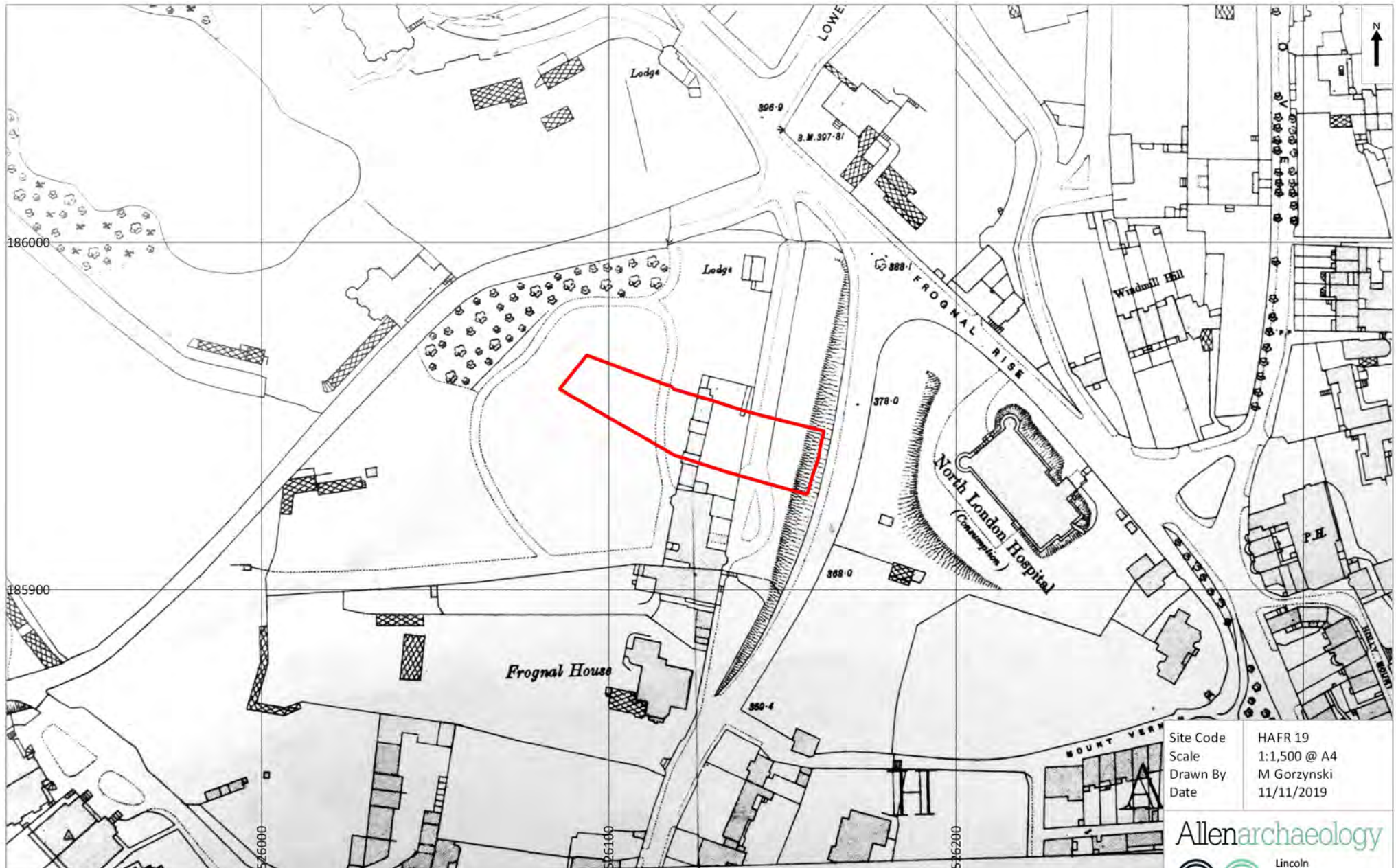


Figure 7: Extract of 1866 Ordnance Survey map with site outlined in red



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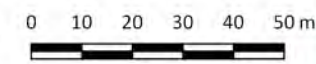


Figure 8: Extract of 1893 Ordnance Survey map with site outlined in red

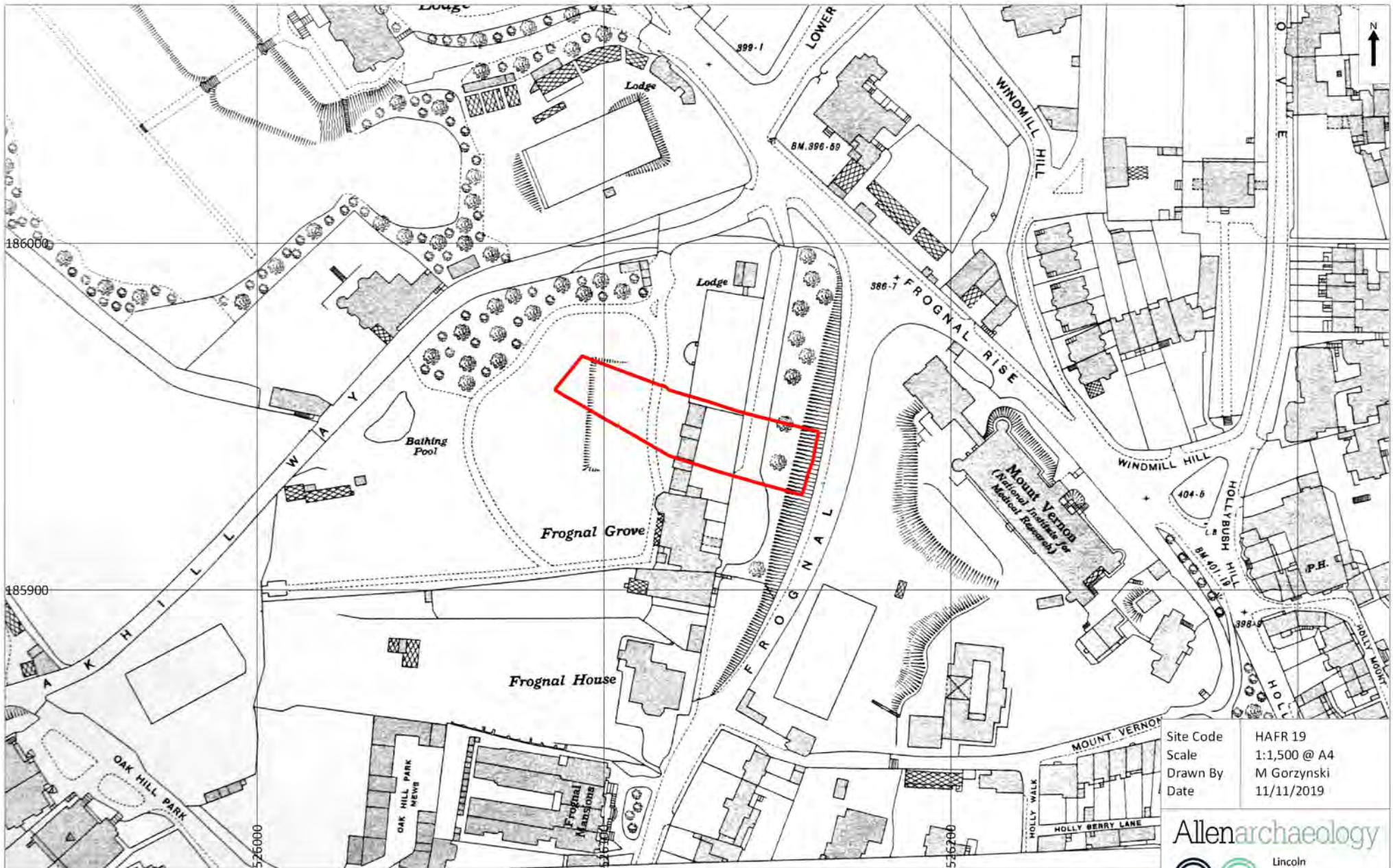
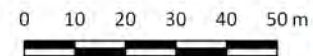


Figure 9: Extract of 1935 Ordnance Survey map with site outlined in red



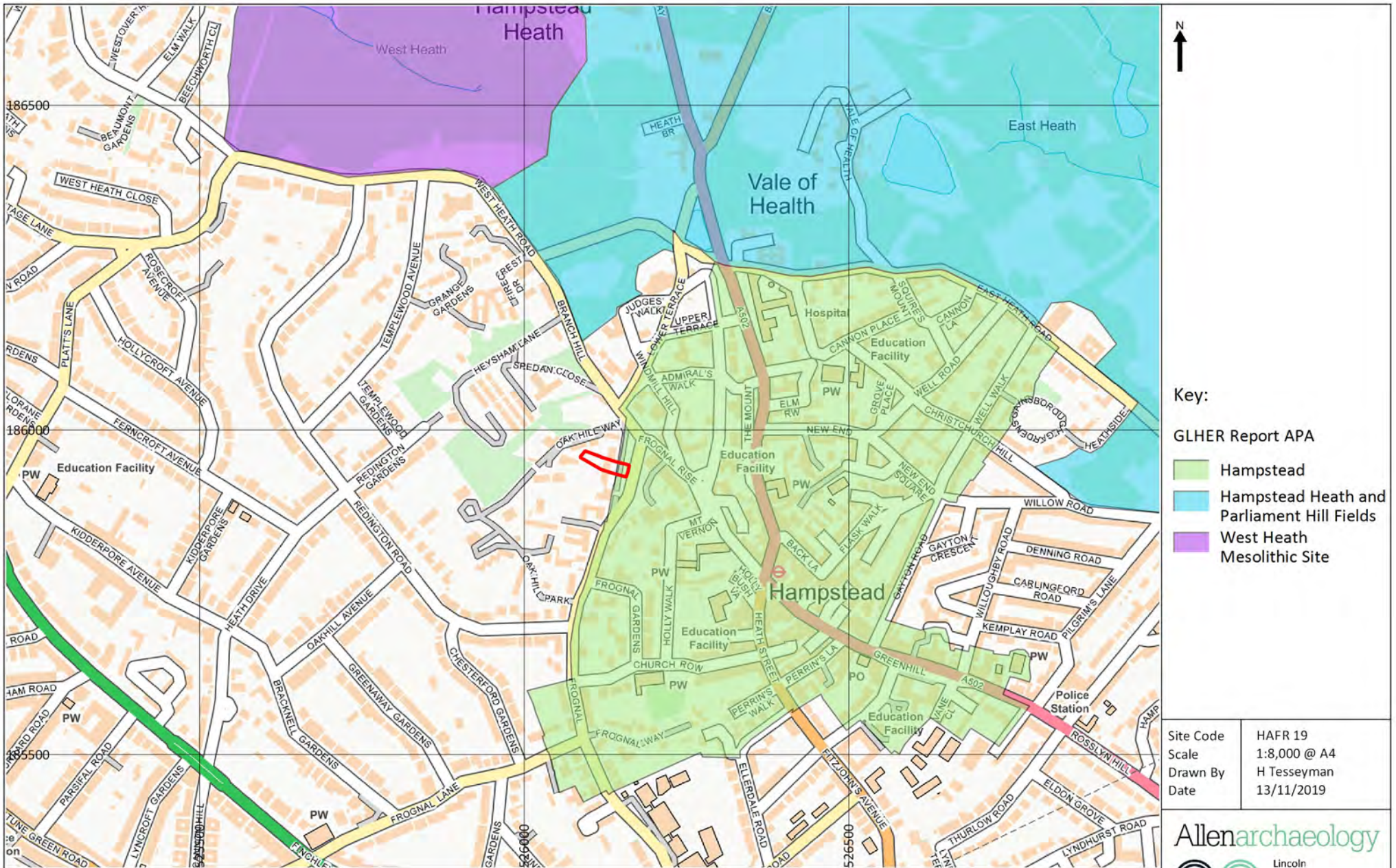
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Date	11/11/2019

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- Key:
- GLHER Report APA
  - Hampstead
  - Hampstead Heath and Parliament Hill Fields
  - West Heath Mesolithic Site

Site Code	HAFR 19
Scale	1:8,000 @ A4
Drawn By	H Tesseyman
Date	13/11/2019

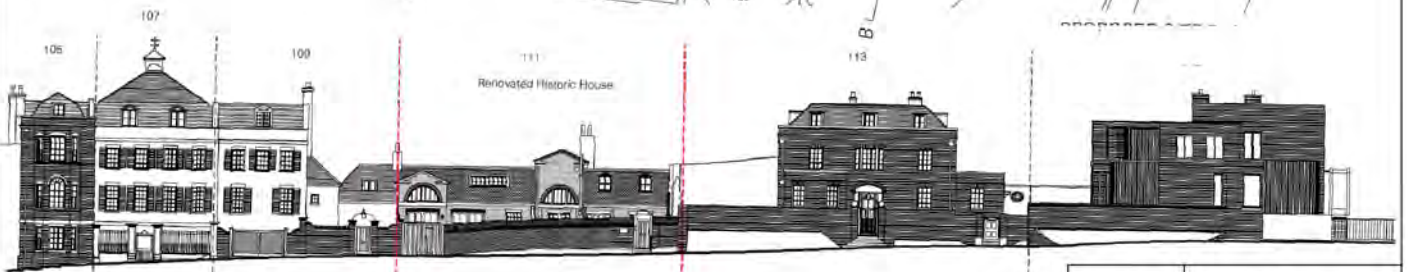
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Figure 10: Archaeology Priority Areas (APA) with site outlined in red





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Scale	1:500 @ A4
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Date	26/11/2019

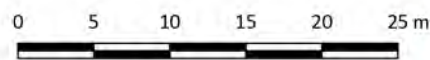
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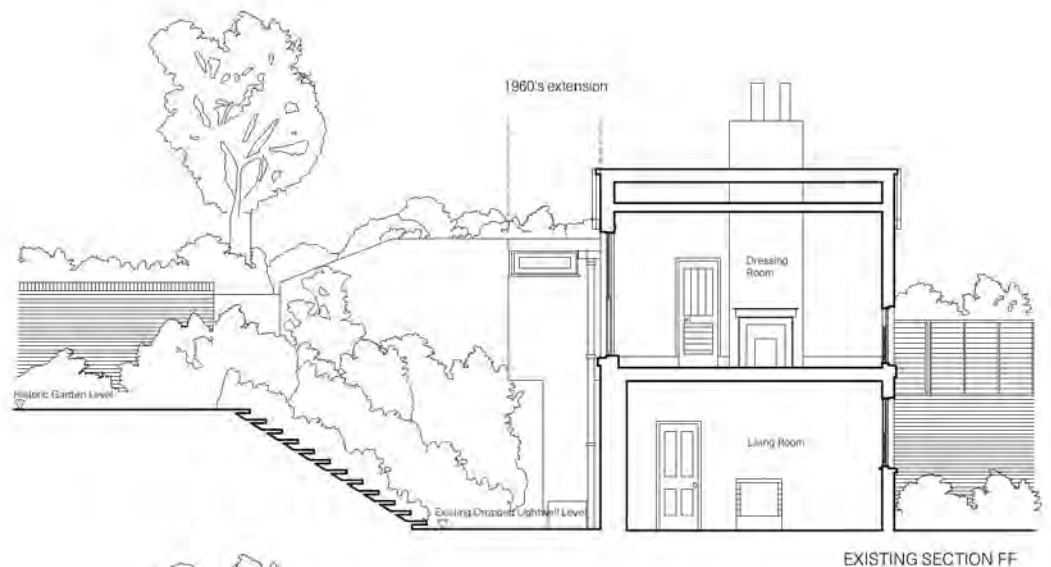


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Figure 11: Proposed development scheme provided by client DAS





EXISTING SECTION FF



PROPOSED SECTION FF

Site Code	HAFR 19
Scale	1:150 @ A4
Drawn By	M Gorzynski
Date	26/11/2019

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Figure 12: Existing rear section of the house and proposed garden basement, plans provided by client





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**Lincoln**  
**Whisby Lodge**  
**Hillcroft Business Park**  
**Whisby Road**  
**Lincoln**  
**LN6 3QL**  
T: +44 (0) 1522 685356  
E: [info@allenarchaeology.co.uk](mailto:info@allenarchaeology.co.uk)

**Northeast**  
1 Heathfield  
Chester-le-Street  
County Durham  
DH2 2XN  
T: +44 (0) 7710 099045  
E: [northeast@allenarchaeology.co.uk](mailto:northeast@allenarchaeology.co.uk)

**Northwest**  
44 Little Lane  
Longridge  
Preston  
PR3 3WS  
T: +44 (0) 7710 099052  
E: [northwest@allenarchaeology.co.uk](mailto:northwest@allenarchaeology.co.uk)

**West**  
Arion Business Centre  
Harriet House  
118 High Street  
Birmingham  
B23 6BG  
T: +44 (0) 800 610 2545  
E: [birmingham@allenarchaeology.co.uk](mailto:birmingham@allenarchaeology.co.uk)

**East**  
Wellington House  
East Road  
Cambridge  
CB1 1BH  
T: +44 (0) 800 610 2550  
E: [cambridge@allenarchaeology.co.uk](mailto:cambridge@allenarchaeology.co.uk)

**South**  
International House  
Southampton International Business Park  
George Curl Way  
Southampton  
SO18 2RZ  
T: +44 (0) 800 610 2555  
E: [southampton@allenarchaeology.co.uk](mailto:southampton@allenarchaeology.co.uk)