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**VINE HOUSE, HAMPSTEAD SQUARE, LONDON,
NW3 1AB
LONDON BOROUGH OF CAMDEN**

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER Ref. 15477

Author: Kate Higgs MA (Oxon.)	
NGR: TQ 26420 86110	Report No: 6010
Borough: Camden	Site Code: n/a
Approved: Claire Halpin MCIfA	Project No: 8353
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OASIS SUMMARY SHEET

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Project name	Vine House, Hampstead Square, London, NW3 1AB, LB Camden		
<p><i>In March 2020, Archaeological Solutions Limited carried out an archaeological desk-based assessment at Vine House, No. 6 Hampstead Square, Hampstead, NW3 1AB. The assessment was carried out in support of an application to extend the area of the existing basement.</i></p> <p><i>Based on the known evidence the site has only a limited potential for archaeology pre-dating the early modern period. Documentary sources suggest that the site remained as demesne farmland or heathland until the construction of Vine House in the early 18th century. Historic cartographic sources depict the presence of Vine House within the site by 1746 and the property comprises a Grade II listed building located within both the Archaeological Priority Area and Conservation Area.</i></p> <p><i>Vine House is considered to be a designated heritage asset. Its heritage significance derives from the property's architectural value and character associated with its Georgian façade and location along Hampstead Square, as well as to the setting of the wider Archaeological Priority Area and Conservation Area.</i></p> <p><i>Previous ground disturbance within the site pre-dating the early 18th century is judged to be minimal and will be limited to agricultural use. However, Vine House has been subject to multiple phases of extension and alteration throughout the early modern and modern periods. Previous ground disturbance associated with outbuildings, particularly within the northern sector of the site, are likely to have truncated and damaged earlier deposits.</i></p> <p><i>It is proposed to extend the area of the existing basement, including remodelling and an extension to the north and west of the existing basement. The construction of the proposed basement extension will cause extensive, albeit localised, disturbance of the underlying stratigraphy within the footprints of the existing Vine House. However, the proposals will not impact the setting of Vine House. Although the basement walls represent a remnant of the early 18th century fabric of Vine House, the removal of the north and west walls of the basement may be mitigated by detailed historic building recording prior to their loss.</i></p>			
Project dates (fieldwork)	n/a		
Previous work (Y/N/?)	Y	Future work	TBC
P. number	8353	Site code	n/a
Type of project	Archaeological Desk-Based Assessment		
Site status	Grade II listed, Archaeological Priority Area & Conservation Area		
Current land use	In use as a building		
Planned development	Basement extension		
Main features (+dates)	n/a		
Significant finds (+dates)	n/a		
Project location			
County/ District/ Parish	Greater London	LB Camden	Christ Church
HER/ SMR for area	Greater London Historic Environment Record (GLHER Ref. 15477)		
Post code (if known)	NW3 1AB		
Area of site	c. 0.25 ha.		
NGR	TQ 26420 86110		
Height AOD (min/max)	c. 120m AOD		
Project creators			
Brief issued by	-		
Project supervisor/s (PO)	Archaeological Solutions Ltd		
Funded by	Mrs. Julia Gosman		
Full title	Vine House, Hampstead Square, London, NW3 1AB, LB Camden. An archaeological Desk-Based Assessment		
Authors	Kate Higgs MA (Oxon.)		
Report no.	6010		
Date (of report)	March 2020		

VINE HOUSE, HAMPSTEAD SQUARE, LONDON, NW3 1AB LONDON BOROUGH OF CAMDEN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SUMMARY

In March 2020, Archaeological Solutions Limited carried out an archaeological desk-based assessment at Vine House, No. 6 Hampstead Square, Hampstead, NW3 1AB. The assessment was carried out in support of an application to extend the area of the existing basement.

Based on the known evidence the site has only a limited potential for archaeology pre-dating the early modern period. Documentary sources suggest that the site remained as demesne farmland or heathland until the construction of Vine House in the early 18th century. Historic cartographic sources depict the presence of Vine House within the site by 1746 and the property comprises a Grade II listed building located within both the Archaeological Priority Area and Conservation Area.

Vine House is considered to be a designated heritage asset. Its heritage significance derives from the property's architectural value and character associated with its Georgian façade and location along Hampstead Square, as well as to the setting of the wider Archaeological Priority Area and Conservation Area.

Previous ground disturbance within the site pre-dating the early 18th century is judged to be minimal and will be limited to agricultural use. However, Vine House has been subject to multiple phases of extension and alteration throughout the early modern and modern periods. Previous ground disturbance associated with outbuildings, particularly within the northern sector of the site, are likely to have truncated and damaged earlier deposits.

It is proposed to extend the area of the existing basement, including remodelling and an extension to the north and west of the existing basement. The construction of the proposed basement extension will cause extensive, albeit localised, disturbance of the underlying stratigraphy within the footprints of the existing Vine House. However, the proposals will not impact the setting of Vine House. Although the basement walls represent a remnant of the early 18th century fabric of Vine House, the removal of the north and west walls of the basement may be mitigated by detailed historic building recording prior to their loss.

1 INTRODUCTION

1.1 In March 2020, Archaeological Solutions Limited (AS) carried out an archaeological desk-based assessment at Vine House, No. 6 Hampstead Square, Hampstead, NW3 1AB (London Borough of Camden; Figs. 1 & 2;

NGR TQ 26420 86110). The assessment was commissioned by the client Mrs. Julia Gosman and carried out in support of an application to extend the area of the existing basement (Fig. 16).

1.2 The assessment was also undertaken according to a specification prepared by Archaeological Solutions (dated 4th March 2020). It followed the procedures outlined in the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk-Based Assessments* (CIfA 2017) and those of the Historic England GLAAS *Guidelines for Archaeological Projects in Greater London* (2015).

1.3 The objectives of the assessment were to provide for the identification of areas of archaeological potential within the site, to consider the site within its wider archaeological context and to describe the likely extent, nature, condition, importance and potential state of preservation of the archaeology. The context of future development proposals for the site has been examined and areas of significant previous ground disturbance have been identified.

Planning policy

1.4 The National Planning Policy Framework (NPPF 2019) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 The site is located within Hampstead, which lies within the London Borough of Camden, towards the northern extent of Greater London and within the former county of Middlesex (Fig. 1). The site lies 400m to the north of Hampstead High Street and 450m to the south of Hampstead Heath, specifically the Vale of Health. The site also lies 50m to the east of the A502 Heath Street, which is aligned northwards from Hampstead High Street and Hampstead Underground Station. It also lies along the northern frontage of Hampstead Square, which runs eastwards from its junction with Heath Street.

2.1 The site lies within the Archaeological Priority Area (APA) of Hampstead, which encompasses the medieval settlement that grew from a small farmstead in the 12th century (GLHER DLO35593). The APA is classified as Tier 2 as it comprises an historic settlement. The site also lies within Hampstead Conservation Area (CA), specifically sub area two, which denotes the Christ Church and Well Walk area (London Borough of Camden 2002). The site is occupied by Vine House, No. 6 Hampstead Square and is a Grade II listed building (List Entry No. 1378721). The historic building listing for Vine House (Appendix 4) describes the property as an early 18th century detached house, refaced in the late 19th century and with a late 19th century rear extension.

2.2 The site comprises a roughly rectangular plot of land covering an area of 0.25 hectares (Fig. 2). It is bound to the south and east by Hampstead Square, with Holford Road extending to its north-east. To the immediate west of the site are the residential properties of Northcote Mansions and Northcote House, which front Heath Street. To the north of the site is High Close at No. 9 Holford Road.

3 METHODOLOGY

Information was sought from a variety of available sources in order to meet the objectives of the assessment.

3.1 Archaeological Databases

The standard collation of all known archaeological sites and find spots within the London Borough of Camden comes from the Greater London Historic Environment Record (GLHER; Ref. No. 15477). Significant entries within an approximate 500m radius of the site are listed in Appendix 1 and plotted in Fig. 3. Where relevant, these sites and finds have been discussed in Section 4.2.

3.2 Historical and Cartographic Sources

The principal sources for this type of evidence were the Camden Local Studies and Archives Centre (CLS&AC), which is based at Holborn Library, and the London Metropolitan Archives (LMA), which are based in Farringdon. Relevant documents are listed in Appendix 2 and reproduced in Figs. 4 - 14.

3.3 Secondary Sources

The principal sources of secondary material were the Camden Local Studies and Archives Centre (CLS&AC), which is based at Holborn Library, and the London Metropolitan Archives (LMA), which are based in Farringdon, as well as AS's own in-house library. Unpublished sources regarding the assessment area, such as previous field evaluation reports, have also been consulted. All sources are listed in the bibliography.

3.4 Geological/Geotechnical Information

A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 2015) and the Soil Survey of England and Wales (SSEW 1983).

3.5 Site Inspection

In the course of the desk-based impact assessment, a physical walkover of the site was undertaken on Thursday 12th March 2020. The inspection had the following purposes:

- to examine the areas of archaeological potential identified during the desk-based assessment; in particular, with a view to gauging the likely survival and condition of archaeological remains; and
- to consider the significance of any above ground structures, historic buildings, and historic landscape features, and their potential impact on the proposed development.

4 THE EVIDENCE

4.1 Topography, Geology and Soils

4.1.1 The topography of the Hampstead area is dominated by the presence of London's 'Northern Heights', which form Hampstead Heath and Parliament Hill (Fig. 1). The site lies 1.2km to the east of Parliament Hill and at least 150m to the south of Hampstead Heath, with the surrounding relief declining downwards from the north and east. The site therefore lies on a slightly sloping relief at 120m, with the site's ground level declining towards its south-eastern corner. Hampstead Heath Ponds, the nearest of which lies 350m to the north-east of the site, are fed by the headwater springs of the River Fleet, which itself rises on Hampstead Heath, but is London's largest subterranean river.

4.1.2 Hampstead lies on a solid geology of Bagshot Formation sand, which was formed during the Palaeogene period and comprises the sand and pebble-capped 'Northern Heights' of London (BGS 2015). In contrast, the drift geology of the area remains undefined, as do the local soil types given the site's location within an urban area (SSEW 1983).

4.2 Archaeological and Historical Background

Prehistoric

4.2.1 The site lies 150m to the south of Hampstead Heath, which forms part of London's 'Northern Heights' and which has been advantageous to early exploitation and settlement throughout prehistory. The Archaeological Priority Area (APA) of Hampstead (GLHER DLO35593), within which the site lies, incorporates Palaeolithic and Mesolithic flint tools found from both *in situ* and as residual finds within Hampstead settlement. They include a Palaeolithic pointed handaxe discovered in 1897 in Holly Bush Vale, which lies 350m to the south-south-west (GLHER MLO17761).

4.2.2 The site also lies 350m to the south-east of a second Archaeological Priority Area (APA), which encompasses the West Heath Mesolithic campsite (GLHER DLO38608). Prehistoric activity in the West Heath area comprises a Mesolithic campsite, which was located on the higher ground of Hampstead Heath and has preserved evidence of settlement and activity. Over a period of 10 years, including excavation by the Hendon and Middlesex Archaeological Society, more than 60,000 worked flints and extensive burnt stone were recovered which are considered to represent an occupation site. The principal site yielded a large assemblage of flint tools and debitage, and possible surface features of Mesolithic date.

4.2.3 Further prehistoric evidence from Hampstead Heath includes prehistoric earthworks on the site of Jack Straw's Castle, which is 400m to the north-north-west of the site (HER MLO17853). Prehistoric pottery and struck flints were found in the Vale of Health on Hampstead Heath in 1940 (GLHER MLO18039), and three possible struck flints were found amongst tree roots on the path above the Vale of Health (GLHER MLO17766). In contrast, the late prehistoric period is poorly attested in the Hampstead area. No Bronze Age or Iron Age findspots recorded in the vicinity of the site, although the Scheduled '*Boudicca's tumulus*', which stands near Parliament Hill and 1.1km to the east-north-east of the site, is possibly a Bronze Age round barrow.

Romano-British

4.2.4 *Londinium*, situated in the City (the *Walbrook*), was a Roman foundation as a fort and settlement that was unusual in Roman Britain in that it was not associated with a pre-existing settlement. It was, however, designed to function as a central port for trade along and the River Thames and via its estuary to the Channel; and as a hub in the extensive communication system (MoLAS 2000, 124). The Hampstead area lies far to the north-west of the

Roman settlement of *Londinium*, but within the network of Roman roads that radiated from the city. Watling Street (Roman road 1d, Margary 1955), ran from London to St Albans (*Verulamium*) and 2.2km to the south-west of the site, along the course of present-day Shoot Up Hill.

4.2.5 The site therefore occupied a peripheral location in *Londinium*'s hinterland during the Romano-British period, with only questionable, antiquarian evidence for a secondary Roman road leading across Hampstead Heath and towards St Albans (*Verulamium*). Roman occupation evidence is very limited, and restricted to findspots such as two blue glass beads found in the Hampstead area (GLHER MLO17786). A Roman flanged rim was found to the south-west at Frognal (GLHER MLO18044), and an evaluation at Mount Vernon Hospital to the north revealed two Roman sherds (GLHER MLO66259). In 1774 a large urn, pitcher, burnt bones, four vessels and two lamps were all found along Well Walk, which lies 220m to the south-east (GLHER MLO17798, and in association with coins of Marcus Aurelius (161 - 180AD) and Victorinus (268 - 270AD) (GLHER MLO18045).

Anglo-Saxon

4.2.6 During the early 5th century AD, the withdrawal of Roman authority in Britain and the dominance of the Anglo-Saxons in the south and east of England led to significant changes in settlement patterns. London did not re-emerge as an important town until the 7th century AD, but the focus of settlement initially shifted outside of the walled town to the Strand/Covent Garden area. Settlements that thrived throughout the Iron Age and Roman periods did not necessarily continue into the Anglo-Saxon period, and similarly settlement in the Hampstead area is judged to have emerged in the Saxon period.

4.2.7 Place-name evidence suggests that Hampstead or '*Hamstede*' derives from the Anglo Saxon for 'homestead' or the 'manor house' (Mills 2003) and originally comprised open heathland along the southern margins of Hampstead Heath. The earliest reference to Hampstead can be found in a record of King Offa (AD 755 – 94) who founded a monastery in St Albans and granted lands in a large area called '*Henamstede*' (Cleaver 1981). Hampstead is also mentioned in a charter of King Edgar in AD 974, whilst a charter of AD 986 by King Ethelred confirmed an earlier grant of the manor of Hampstead to the monastery of Westminster (GLHER MLO17901; Weinreb *et al.* 2008).

Medieval

4.2.8 At Domesday, Hampstead was assessed as five hides held by Westminster Abbey and had a small population of only one villager, five smallholders and a single slave (Williams & Martin 1992). The medieval village was focussed to the south of the site, along the present-day Hampstead High Street, with the vicinity of the site remaining as demesne farmland and heathland. St John's Church at Hampstead has medieval origins and Hampstead's probable manor site lay to the south-west at Frognal.

Further northwards, Hampstead Heath remained heavily wooded, with charcoal burning documented from at least the 10th century onwards (Baker, Bolton & Croot 1989). The heath is regarded as an ancient area, which was referred to as 'the great ditch' and enclosed in 1227 (GLHER MLO103790).

4.2.9 The Hampstead area surrounding the site has yielded only a moderate quantity of medieval findspots, which attest only small-scale occupation. The evaluation at Mount Vernon Hospital to the north revealed pottery within a date range of 1080 - 1500 (GLHER MLO66260), whilst a medieval patterned floor was discovered in the 17th century house at No. 10 The Grove (GLHER MLO16936). Two 13th century papal bulls of Pope Innocent IV are recorded to the south (GLHERs MLO26639 & MLO17806), whilst a medieval costrel was found to the south-west on Holly Hill (GLHER MLO17824).

4.2.10 Hampstead grew in importance in the mid 14th century, particularly following the arrival of Westminster Abbey's monks, who sought to escape the Black Death, from 1349 onwards. In the late medieval period, Hampstead was seen as a place to escape natural calamities such as the plague and flooding affecting London (Baker, Bolton & Croot 1989). By the 15th century, many of the customary tenements along Hampstead High Street had been taken by London merchants and gentry attracted by Hampstead's location and proximity to both the heath and its naturally occurring springs, leading to subsequent expansion of the town in the post-medieval period.

Post-medieval

4.2.11 London expanded vastly in the 16th - 18th centuries mainly due to the centralisation of the nation's political and economic life; by 1750 it was the largest city in Western Europe (Weinreb & Hibbert 1983). The expansion of London from the later 16th century undoubtedly affected the regional agricultural economy and the prosperity of local settlements (Schofield 2000). Even by the 17th century, Hampstead still mainly consisted of several cottages at Frognaal beside the manor farm, with further structures located along the course of the High Street. The popularity of a health spa at Hampstead Wells, which attracted visitors and permanent residents anxious for their health (Platt, Lemos & O'Gorman 2014), further increased its importance from the late 17th century onwards.

4.2.12 The area surrounding the site contains a vast number of post-medieval findspots, which attests to the development of Hampstead as a high-status suburb of London. Archaeological investigations at Mount Vernon to the north revealed post-medieval features, including a cess pit containing pottery sherds from 1480 – 1600 (GLHER MLO68005), as well as an associated, insubstantial timber structure, ditch, pit, a robbed out wall and vaulted brick drain (GLHERs MLO68006, MLO66261 – 4), and a building was identified that later became the poorhouse and dated from 1533 (GLHER MLO71894). An evaluation at No. 46 Hampstead High Street revealed significant 17th century features (GLHER MLO59926), as did evaluations undertaken on New End Street and Well Wal to the south-east (GLHERs MLO65884 – 5 & MLO99511).

4.2.13 Unsurprisingly, the vicinity of the site incorporates a huge number of post-medieval listed buildings, many of which contribute to the surrounding Archaeological Priority Area (APA) of Hampstead. Grade I listed buildings comprise Fenton House, which was built c.1693, and Burgh House dating from c.1703 – 04 (GLHERs MLO79909 & MLO80116). Grade II* listed structures include No. 1 Elm Row, four properties along Church Row, No. 13A Heath Street, Cannon Hall, Cannon Lodge and Heath House on North End, the majority of which date to the very late 17th or early 18th centuries (Appendix 1). Grade II listed buildings are most numerous and include Vine House within the site, which is an early 18th century detached house refaced late 19th century (GLHER MLO79982).

Early modern

4.2.14 During the early modern period, the thinly-scattered larger houses within their own gardens, which had hitherto characterised Hampstead, began to be crowded with dwellings for the poor (Cherry & Pevsner 2002). Public amenity buildings such as the New End Workhouse, which was brought and opened in 1801, and St John's Churchyard North Extension were also established (GLHERs MLO107079 & MLO103817), but Hampstead retained almost all of its pre-Victorian street pattern (Cherry & Pevsner 2002). The Hampstead area may also be characterised by its quantity of public squares, the majority of which have 19th century origins but were designated under the London Squares Preservation Act of 1931 (Appendix 1). Hampstead Square Gardens to the south of the site is a small triangular site within which a private garden has been created (GLHER MLO104626).

4.2.15 Notable early modern listed buildings in the vicinity of the site comprise the Grade I listed Romneys House, which was built in 1797 (GLHER MLO81238), and the Grade II* listed Nos. 40 and 46 Well Walk (GLHERs MLO81338 & MLO81339). The Roman Catholic Church of St Mary in Holly Place is also Grade II* listed (GLHER MLO81275). Grade II listed No. 4 Hampstead Square, which stands to the south of the site, is a semi-detached house, formerly two cottages, dated to the late 18th century (GLHER MLO79981), whilst Grade II listed Lawn House on Hampstead Square is a detached house built c. 1800 (GLHER MLO79984). The Grade II listed Christ Church, which stands only 20m to the south-east, was constructed in 1850 - 52 by Samuel Dawkes (GLHER MLO79985).

4.2.16 The development of Hampstead accelerated in the late 19th century and is dominated by further listed dwellings, including the Grade II listed No. 1 Cannon Place, which is a detached studio house constructed in 1879 (GLHER MLO80648). It is also attested by amenity buildings such as New End Hospital, Mount Vernon medical college, Tudor House at The Grove, the latter of which was a convalescent home for Anglo-Jewish patients that opened in 1898 (GLHERs MLO50967, MLO11911 & MLO107394). To the immediate south-east of the site also lies two Grade II listed lamp posts on Hampstead Square, which date to the 19th century, with 20th century reproduction Windsor lanterns (GLHER MLO79986).

Modern

4.2.17 The Hampstead area has retained its suburban, high-status character throughout the modern period and was excluded from the urban sprawl that dominated the post-World War II era in much of London. Within the vicinity of the site, the 20th century is represented by two Grade II listed war memorials, which are located on Hampstead Square and along North End Way (GLHERs MLO108756 & MLO107148). The Grade II listed Society of Friends Meeting House at No. 120 Heath Street, which was constructed in 1907 by Frederick Rowntree, also stands only 40m to the south-west of the site (GLHER MLO81009). The modern period also includes the early 20th century private garden of Burgh House Garden, which now houses Hampstead Museum (GLHER MLO104321).

The site

4.2.18 As noted previously, the site lies within the Archaeological Priority Area (APA) of Hampstead, which covers the medieval settlement that grew from a small farmstead in the 12th century (GLHER DLO35593). The APA is classified as Tier 2 as it comprises an historic settlement. The site also lies within Hampstead Conservation Area (CA), specifically sub area two, which denotes the Christ Church and Well Walk area (London Borough of Camden 2002). The Conservation Area statement (*ibid.*) refers to Hampstead Square '*with a prominent brick wall to Northcote House and Vine House on the north side, overhung by trees and shrubs, with a noteworthy entrance in the garden wall*'. It also refers to the site as '*No.6, on the north side, is a detached early 18th century house, with red brick dressings*', whilst '*Hampstead Square Gardens is designated as Private Open Space*' (*ibid.*).

4.2.19 Vine House is a Grade II listed building (List Entry No. 1378721; GLHER DLO15876). The historic building listing for Vine House (Appendix 4) describes the property as an early 18th century detached house, refaced in the late 19th century and with a late 19th century rear extension. It is built from yellow stock brick with red brick dressings, and a slated hipped roof. Vine House comprises three storeys and is double fronted with five windows and a central wooden door (R. C. H. M. E. 1925). The historic building listing also records that the interior of Vine House was not inspected at the time of its listing in 1950, but was noted to have been altered.

4.2.20 The architectural significance of Vine House has also been discussed in a heritage statement undertaken by Archangel Heritage (Wright 2020). The statement is consistent with the historic building listing, but also records that Vine House has been '*repeatedly altered since at least the late Georgian period, with work to the roof being carried out as late as the mid 20th century*'. It also confirms that to the rear of the property there is a single-story painted brick-built building currently in use as a garage, and which originated as a mid 19th century wash house and outhouse to service the main house. A small, flat-roofed extension with timber casement windows was added as a garage in 1928 and is currently used for parking and storage (Wright 2020).

4.2.21 The development and history of both the site and Vine House is also well-documented by the aforementioned heritage statement (Wright 2020). It confirms that no archaeological finds or features, other than the Grade II listed Vine House, are recorded within the boundaries of the site. Until the early post-medieval period, the site lay on the southern margins of Hampstead Heath and within demesne farmland or heathland. By the 17th century, the northern extent of Hampstead extended to the High Street's junction with Heath Street, while in 1725 a 60-year retrospection of the Hampstead Square area described it as a *'high hill and a sandpit so that there could not be any way through'* (Baker, Bolton & Croot 1989).

4.2.22 The origins of the expansion of the Hampstead area to the east of Heath Street, and thus the area surrounding the site, owe much to the foundation of the Wells charity in 1668 and subsequent commercial exploitation of the mineral waters (*ibid.*). The historic building listing for Vine House suggests only an early 18th century construction for the building, and although both the architect and original owner of the property remains unknown, it is likely Vine House was commissioned by a wealthy merchant or gentleman as a rural retreat. Local history sources suggest that Vine House was constructed *'probably before 1709'* (Wade 2000), but is unsubstantiated by any documentary evidence. Furthermore, no pre-20th century documents concerning the site or Vine House could be found in either the Camden Local Studies and Archives Centre (CLS&AC) or and the London Metropolitan Archives (LMA).

4.2.23 Historic cartographic sources (Section 4.3) depict the presence of Vine House within the site by 1746 (Fig. 4), which is consistent with the early 18th century date for the property. Hampstead is noted for having retained *'nearly all of its pre-Victorian street pattern'*, including the *'dignified early 18th century group developed at Hampstead Square'* (Cherry & Pevsner 2002). The Buildings of England series also describes Vine House as *'a fine three-storey house with doorway on carved brackets'* (*ibid.*). In contrast, the Newton Cuttings Book (CLS&AC Ref. H942.14), which dates to 1893, includes a retrospection to 'Hampstead 50 years ago' suggesting that around 1843 *'there used to be a very old couple of the name of Jones, who kept cows in a yard adjoining Vine House'*.

4.2.24 The Grade II listed Christ Church, which is only 20m to the south-east of the site, was constructed in 1850 – 52, despite strong opposition by Sir Thomas Maryon Wilson, 8th baronet and Lord of the Manor of Hampstead (Cox 1997). It was developed on part of the New End Workhouse garden purchased from the Board of Guardians, as it was *'the only available piece of freehold in Hampstead that could be acquired without the permission of the Lord of the Manor'* (*ibid.*), but the site itself is judged to have been separate from the demesne by the mid 19th century. The 1841 and 1851 census data reveal that Vine House was occupied by a W. Pownall and Richard Beachcroft respectively (NA Ref. HO 107/1492/30). However, the Victoria County History also maintains that Vine House was tenemented in the later 19th century (NA Ref. HO 107/1492), as a result of social decline and housing demand (Baker, Bolton & Croot 1989).

4.2.25 By the 1870s, Vine House was occupied by Christopher Newman Hall (1816 - 1902), who was a noted liberal Congregationalist, temperance reformer, composer and author, and one of the most active and vocal British supporters of American Civil War. His widow remained at Vine House until 1919, although the blue plaque commemorating Newman Hall stands at No. 8 Hampstead Square, which was one of the homes for the aged, given in his memory by his widow. A watercolour by local artist Patrick Lewis Forbes (1860 - 1939) dating to 1904 (Plate 1) is inscribed as '*The Home of Newman Hall*'. The painting clearly depicts the southern frontage of Vine House much as now, with the site's southern boundary formed by the extant brick wall along Hampstead Square.

4.2.26 Pictorial evidence for the site also includes a 1910 photograph of Hampstead Square (Plate 2; CLS&AC Ref. 546), which reveals that much of the frontage of Vine House was covered with ivy. In 1910 – 14, the Valuation Office Survey (NA Ref. IR 121/5/7) reveals that the main building of Vine House had been supplemented by a '*wash-house*' and '*garage*' to its rear. Similarly, an undated drawing of Vine House by Sydney Arrobus (1901 – 1990) depicts the site and its property at some point during the 20th century and clearly shows a small greenhouse in the site's south-eastern corner (Plate 3; CLS&AC Ref. 039068).

4.2.27 Documentary evidence also attests to the partial development of the site during the mid 20th century, but it remained the dwelling of Vine House throughout albeit occupied by a number of short-lived owners. A notice of re-drainage dating from 1919 (CLS&AC Ref. Drainage Plans, Hampstead Square) reveals that the owner was then Rev. R. J. Thompson, but by 1928 plans for sanitary work in connection with the garage label the owner as Mr. Holmes (*ibid.*). Alterations of Vine House for M. Otley Esq. dated 1931 also depict the plans for the garden room to the immediate north-east of the house. Shortly after, plans for Vine House dated 1937 (LMA Ref. GLC/AR/BR/17/069602) reveal that a single storey bow window was added on its western elevation. The final documented alteration to Vine House comprises extensive works to the roof, which were undertaken by the owner Mr George William Augustine Burnside in 1952 (Hampstead and Highgate Express 11th January 1952).

4.3 Cartographic Evidence

John Rocque's map of London, 1746

4.3.1 The earliest cartographic source to depict Hampstead comprises John Rocque's map of London, which dates to 1746 (Fig. 4). At the beginning of the early modern period, Hampstead comprised a sizable settlement located distant from London and dominated by Hampstead Heath to its north. In 1746, the site lay towards the northern extent of Hampstead, which was centred on its historic core of the High Street. The site clearly lay to the east of Heath Street and to the immediate north of what is now Hampstead

Square, but in 1746 appeared to comprise part of the aforementioned garden of New End Workhouse. The site was clearly occupied by Vine House by 1746, which is consistent with its early 18th century date, located within the its centre, with the remainder of the site comprising its associated garden.

John Ellis's plan of the manor of Hampstead, 1762

4.3.2 John Ellis's plan of the manor of Hampstead dates to 1762 (Fig. 5). The site still clearly lay to the east of Heath Street and to the immediate north-west of 'The Square', which was occupied by trees and remained part of the garden of New End Workhouse. Vine House is prominent with the remainder of the site comprising its associated garden (#189). The associated manor of Hampstead apportionment, which also dates to 1762 (Appendix 3) reveals that the property consisted of '*a messuage and outhouse, stable, necessary and garden*' owned by Mrs. Mary Morgan, but in the occupation of Mr. John Reynolds. The outhouse and stable presumably comprises the structure in the north-eastern corner of the site, whilst the '*necessary*' stood in the site's north-western corner.

Ordnance Survey surveyor's drawings, 1807

4.3.3 The Ordnance Survey surveyor's drawings dates to 1807 (Fig. 6), and reveals no further information about the site.

J. & W. Newton's parish of Hampstead map, 1814

4.3.4 J. & W. Newton's parish of Hampstead map, which dates to 1814 (Fig. 7), is also consistent with the previous early modern cartographic sources.

Parish of Hampstead tithe map, 1839

4.3.5 The parish of Hampstead tithe map, which dates to 1839 (Fig. 8), was predominantly concerned with the rural and agricultural section of the parish and thus did not depict the town in any significant detail. As a result, the site is depicted only as within the boundaries of what is now Hampstead Square, and Holford Road to the east.

Plan of the parish of St John, 1847

4.3.6 The plan of the parish of St John dates to 1847 (Fig. 9). Vine House occupied much the same footprint as now within the centre of the site. A brick wall is clearly depicted along the all four boundaries of the site, with the exception of its northern corner, whilst established trees also stood along the site's eastern boundary fronting Holford Road.

1st edition Ordnance Survey map, 1866

4.3.7 The 1st edition Ordnance Survey map dates to 1866 (Fig. 10), and depicts the site in significant detail, particularly in comparison to previous

cartographic evidence. A brick wall is clearly depicted along the all four boundaries of the site, and established trees also stood along most of the site's boundaries. To the rear of Vine House in 1866 were outhouses, with an L-shaped block adjoining a glass house on the house's eastern elevation. As previously, an outhouse remained in the north-eastern corner of the site. To the east and west of the house, the gardens were laid out with paths and lawns much as now. The main access to the property was from Holford Road, although pedestrian access was apparent along Hampstead Square.

Charles Booth's poverty map of London, 1889

4.3.8 Charles Booth's poverty map of London dates to 1889 (Fig. 11). The 1889 map is notable in that it reveals that Vine House was labelled as a 'wealthy' dwelling occupied by members of the 'upper-middle and upper classes'.

2nd edition Ordnance Survey map, 1894

4.3.9 The 2nd edition Ordnance Survey map dates to 1894 (Fig. 12) records little change.

3rd edition Ordnance Survey map, 1914

4.3.10 The 3rd edition Ordnance Survey map, which dates to 1914 (Fig. 13), is also consistent with previous century cartographic sources.

4th edition Ordnance Survey map, 1935

4.3.11 The final historic cartographic source to depict the site comprises the 4th edition Ordnance Survey map, which dates to 1935 (Fig. 14). Vine House occupies much the same footprint as now within the centre of the site. To the rear of Vine House remained the same outhouse, but it had been altered to no longer adjoin the glass house on Vine House's eastern elevation. The original glass house had also been altered and extended to the east, as confirmed by the documentary evidence. The former outhouse in the north-eastern corner of the site, which was first depicted in 1762, was no longer extant in 1935.

4.4 Constraints

Listed Buildings – Vine House, which stands within the site and at No. 6 Hampstead Square, is a Grade II listed building (List Entry No. 1378721; GLHER DLO15876).

Registered Park and Gardens – The site does not lie within a registered park and garden, and none are recorded in the vicinity of the site.

Area of Archaeological Importance – The site lies within the Archaeological Priority Area (APA) of Hampstead, which covers the medieval settlement that grew from a small farmstead in the 12th century (GLHER DLO35593).

Scheduled Ancient Monuments – The site is not within a designated Scheduled Ancient Monument (SAM), and none are recorded in the vicinity of the site.

Conservation Areas – The site lies within Hampstead Conservation Area (CA), specifically sub area two, which denotes the Christ Church and Well Walk area (London Borough of Camden 2002).

5 SITE VISIT

5.1 The site visit was undertaken on Thursday 12th March 2020. The site lies along the northern frontage of Hampstead Square (DP 1), which runs eastwards from its junction with Heath Street. It also lies at the corner of Hampstead Square and Holford Road, with the latter forming its eastern boundary (DP 2). The site comprises a roughly rectangular plot of land bound on all sides by historic brick walls, most evidently those along the course of Hampstead Square and Holford Road (DPs 3 - 5).

5.2 The site is dominated by the presence of Vine House, which is a Grade II listed, three-storey brick-built dwelling (DP 6). Further pedestrian access into the site and to the front door of Vine House is apparent along Hampstead Square (DP 7). The main facade of Vine House is its imposing southern frontage, which looks to the south and over Hampstead Square (DPs 8 & 9). In contrast, the eastern elevation of Vine House is dominated by its double bow front and evidence of the former glass house extension (DP 10). Its western elevation includes a larger, but single bow front and evidence of bricked-up windows on the first and second floors (DP 11). The grounds associated with Vine House extend to its west and east and are predominantly laid to grass with established trees (DP 12).

5.3 The existing basement within Vine House (Fig. 15) lies beneath the original early 18th century phase of the building, specifically the hall and dining room, and is thus considered to be an original feature. Access to the basement is to the north from a ground floor hallway (Wright 2020). It is divided into three adjoining areas by brick partitions. The largest area lies beneath the existing dining room and comprises painted plaster walls and a

plasterboard ceiling. To its east, two smaller areas are divided by brick plinths, and include two brick corbels support an overhead bridging beam.

6 DISCUSSION

6.1 The Impact of the Proposed Development

6.1.1 The archaeological desk-based assessment was carried out in support of an application to extend the area of the existing basement (Fig. 16). As noted previously, the existing basement within Vine House (Fig. 15) lies beneath the original early 18th century phase of the building, specifically the hall and dining room. The proposed development will comprise an extension of the existing basement, including remodelling consisting of the removal of the brick plinths and stub walls. The western area of the existing basement will be extended to the north and west, to provide a laundry and playroom. A door will also be added in its north-east corner to access a newly constructed WC.

6.1.2 The proposed development will therefore have a significant impact on any underlying archaeological remains, if present. The construction of the proposed basement extension will cause extensive, albeit localised, disturbance of the underlying stratigraphy within the footprints of the existing Vine House. Whilst the proposed remodelling will have a moderate impact on the architectural integrity of Vine House, both documentary and cartographic sources have revealed that the property has been subject to multiple phases of building work throughout the early modern and modern periods.

6.1.3 As noted previously, Vine House is a Grade II listed building located within both the Archaeological Priority Area (APA) and Conservation Area (CA). The property, along with the outbuildings to the rear that are within its curtilage and pre-date 1948, is therefore considered to be a designated heritage asset. However, the heritage significance of Vine House derives from its architectural value and character associated with its Georgian façade and location along Hampstead Square, as well as to the setting of the wider Archaeological Priority Area (APA) and Conservation Area (CA). Furthermore, the proposed basement extension will not have an impact on the setting of Vine House. Although the basement walls represent a remnant of the early 18th century fabric of Vine House, the removal of the north and west walls of the basement may be mitigated by detailed historic building recording prior to their loss.

6.2 Previous Ground Disturbance

6.2.1 Previous ground disturbance will be wholly associated with the construction and development of Vine House and its associated outbuildings. Documentary sources suggest that the site remained as undeveloped demesne farmland or heathland until the construction of Vine House in the early 18th century, and '*probably before 1709*' (Wade 2000). Historic cartographic sources depict the presence of Vine House within the site by

1746 (Fig. 4). Previous ground disturbance pre-dating the early 18th century is therefore judged to be minimal and will be limited to agricultural use.

6.2.2 Historic cartographic sources have also shown that Vine House has been subject to multiple phases of extension and alteration throughout the early modern and modern periods. Previous phases of the development have predominantly concerned the outbuildings and rear extensions to Vine House, including a former outbuilding known to have stood in the north-eastern corner of the site from at least 1762, but demolished at some point between 1914 and 1935.

6.3 Archaeological Potential

6.3.1 Based on the known archaeology the potential of the site may be judged as follows:

Prehistoric – low. Limited prehistoric remains are recorded in the vicinity of the site, with the focus of Mesolithic activity focussed upon the West Heath campsite 350m to the south-east. The late prehistoric period is also poorly attested in the Hampstead area.

Romano-British – low. Roman evidence is sparse and restricted to findspots of beads, pottery sherds and coins found in the vicinity of the site.

Anglo-Saxon – low. No Saxon archaeological remains have been recorded in the vicinity of the site, although place-name and documentary evidence both attest to a Saxon origin for Hampstead.

Medieval – low. The site lay to the north of Hampstead's medieval village, within demesne farmland and heathland and with only limited medieval remains recorded in the vicinity.

Post-medieval – low. Although a large number of post-medieval remains are recorded in the vicinity, documentary sources suggest that the site remained as undeveloped demesne farmland or heathland until the construction of Vine House in the early 18th century.

7 CONCLUSION

7.1 Based on the known evidence the site has only a limited potential for archaeology pre-dating the early modern period. Documentary sources suggest that the site remained as demesne farmland or heathland until the construction of Vine House in the early 18th century. Historic cartographic sources depict the presence of Vine House within the site by 1746 and the property comprises a Grade II listed building located within both the Archaeological Priority Area and Conservation Area.

7.2 Vine House is considered to be a designated heritage asset. Its heritage significance derives from the property's architectural value and

character associated with its Georgian façade and location along Hampstead Square, as well as to the setting of the wider Archaeological Priority Area and Conservation Area.

7.3 Previous ground disturbance within the site pre-dating the early 18th century is judged to be minimal and will be limited to agricultural use. However, Vine House has been subject to multiple phases of extension and alteration throughout the early modern and modern periods. Previous ground disturbance associated with outbuildings, particularly within the northern sector of the site, are likely to have truncated and damaged earlier deposits.

7.4 It is proposed to extend the area of the existing basement, including remodelling and an extension to the north and west of the existing basement. The construction of the proposed basement extension will cause extensive, albeit localised, disturbance of the underlying stratigraphy within the footprints of the existing Vine House. However, the proposals will not impact the setting of Vine House. Although the basement walls represent a remnant of the early 18th century fabric of Vine House, the removal of the north and west walls of the basement may be mitigated by detailed historic building recording prior to their loss.

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APPENDIX 1 HISTORIC ENVIRONMENT RECORD (GLHER) DATA

The following sites are those that lie within a 500m radius of the site. The table has been compiled from data held by the Greater London Historic Environment Record (GLHER).

GLHER	NGR TQ	Description
Prehistoric		
MLO17853	2620 8640	Jack Straw's Castle on Hampstead Heath had earlier, prehistoric earthworks on the site
MLO17761	2630 8570	A Palaeolithic pointed handaxe was discovered in 1897 in Holly Bush Vale
MLO18039	2650 8630	Potsherds and flints found in the Vale of Health on Hampstead Heath in 1940. They were three to four hundred yards south of Spaniards Road, between Jack Straw's Castle and the former Vale of Health Hotel
MLO17766	2650 8630	Three possibly struck flints found amongst tree roots on the path above the Vale of Health on Hampstead Heath
Romano-British		
MLO18044	2618 8592	Roman flanged rim in yellow-white fabric. found in 1964 in the grounds of the medical research lab at Frognal
MLO17786	2630 8570	Two blue glass beads dated to the Roman period and found at Hampstead
MLO66259	2622 8592	Evaluation at Mount Vernon revealed two Roman pot sherds in the fills of post-medieval features, one undated, the other dated to AD 300
MLO17797	2650 8630	Coin of Victorinus (AD 268-70) found in 1978 at the Vale of Health on Hampstead Heath
MLO17798	2675 8610	Large urn with a stone on top containing an urn and pitcher with burnt bones, four vessels and two lamps, all found in 1774 on Well Walk
MLO18045	2675 8610	Coins of Marcus Aurelius (161-180AD) and Victorinus (268-270AD) found around 1882 near Well Walk
Anglo-Saxon		
MLO17901	2635 8578	The village of Hampstead is mentioned in a 968AD charter, then in a later 986AD charter. It didn't get separate parish status until after the Reformation, although it is mentioned in Domesday. The original village lay on the south side of the hill, near its manor house
Medieval		
MLO16936	2630 8590	Medieval patterned floor in the 17 th century house at No. 10 The Grove
MLO26639	2630 8570	13 th century papal bull of Pope Innocent IV found during the digging of foundations of the Home for Sailors' Orphans in Church Row during 1869
MLO103790	26496 86595	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
MLO17824	2632 8585	Medieval costrel found in 1876 on Holly Hill
MLO66260	2622 8592	Evaluation at Mount Vernon revealed pottery within a date range of 1080-1500 recovered from colluvial deposits and a buried soil containing 19 th 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
MLO17806	2640 8570	Lead bulla from a document of Pope Innocent IV found in 1859 on the corner of Perrins Lane
MLO17834	2805 8389	Tottenham Court Road has medieval origins
Post-medieval & later		
MLO25936	2646 8575	18th century walls recorded during work on the Flask public house
MLO59926	2640 8575	An evaluation and standing structure recording at No. 46 Hampstead High Street revealed partitions, blocked windows, doors and staircase details within the 17 th - 18 th century standing building. A range of post-medieval features associated with the house, including drains and a cess pit were revealed in excavations in the rear garden
MLO59928	2640 8575	An evaluation and standing structure recording at No. 46 Hampstead High Street revealed partitions, blocked windows, doors and staircase details within the 17 th - 18 th century standing building. A range of post-medieval features associated with the house, including drains and a cess pit were revealed in excavations in the rear garden
MLO5920	2640 8575	An evaluation and standing structure recording at No. 46 Hampstead High Street revealed partitions, blocked windows, doors and staircase details within the 17 th - 18 th century standing building. A range of post-medieval features associated with the house, including drains and a cess pit were revealed in excavations in the rear garden
MLO107462	26009 86003	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. One area is particularly known for its bluebells. Housing development in the woodland includes Oak Hill Park built with landscaped grounds and below Branch Hill House is a low-rise tiered housing scheme built unobtrusively in the midst of the woods
MLO103817	26248 85695	St John's Churchyard North Extension on Church Row was consecrated as an additional burial ground during 1812 as additional burial space was required
MLO80825	26454 85760	Grade II listed Flask public house was rebuilt in 1874 by Cumming and Nixon
MLO102508	26573 85879	The Green on Flask Walk is a public square designated under the London Squares Preservation Act of 1931. Square bounded on all sides by the roadway of Flask Walk
MLO57615	2617 8601	Two-storey conservatory attached to Frognal Rise
MLO80774	26178 86032	Grade II listed Frognal Rise is an early 19 th century detached villa with a wing added 1884 by Marshall N. Inman
MLO107455	26273 86015	Fenton House Garden is a late 17 th century private garden associated with the merchant's house, which was left to the National Trust in 1952 by owner Lady Binning.

		A description of the garden in 1756 records that it had fruit trees and a kitchen garden. The layout today is not dissimilar to that of the 1860s with a lawn to the south with central gravel path leading to what was then the main entrance of the house. North of the house were terrace gardens with perimeter walks comprising a flower garden and walled kitchen garden
MLO79909	26273 86015	Grade II listed Fenton House Garden is a late 17 th century merchant's house, which was left to the National Trust in 1952 by owner Lady Binning
MLO104626	2648 8611	Hampstead Square Gardens is a small triangular site within which a private garden has been created
MLO50967	2641 8596	New End Hospital in Heath Street has the earliest example in London of a circular ward plan within a hospital
MLO102509	26353 85945	The Strip on Heath Street is 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
MLO102510	2661 8563	Greenhill on the High Street is a public square designated under the London Squares Preservation Act of 1931. Shrubbery bounded on all sides by the roadway of Hampstead High Street
MLO102511	26275 85924	Holly Bush Hill is 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
MLO11911	2623 8592	Mount Vernon medical college
MLO66261	2622 8592	Evaluation at Mount Vernon revealed a vaulted brick drain of probable 17th century-18th century date
MLO66262	2622 8592	Evaluation at Mount Vernon revealed a robbed out wall of probable 17th century or 18th century date
MLO66263	2622 8592	Evaluation at Mount Vernon revealed a large pit contained pottery up to 1700 in date
MLO66264	2622 8592	Evaluation at Mount Vernon revealed a possible ditch contained pottery up to 1800 in date
MLO68005	2622 8592	Excavation at Mount Vernon revealed a cess pit containing pot sherds from 1480 to 1600
MLO68006	2622 8592	Excavation at Mount Vernon revealed an insubstantial timber structure was associated with a cess pit 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 superseded by rebuilding in the 17th century and robbing from the late 18th century onwards
MLO71894	2620 8590	Building at Mount Vernon, which it has been suggested 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
MLO80107	26267 85878	Grade II listed Mount Vernon House is a detached house built c. 1725 by W Knight with early 19th century and later

		alterations
MLO99179	26454 85909	During a watching brief at New Court at No. 32 Flask Walk it was clear that the ground here had been truncated during the 19th century. However, a brick built arched drain of 19th century date related to previous early 19th century buildings was recorded
MLO65884	2643 8595	Evaluation undertaken on New End Street recorded dumped deposits found across the site ranging in date from the 17th century-19th century
MLO65885	2643 8595	Evaluation undertaken on New End Street recorded a red brick structure, possibly an outhouse
MLO107079	2645 8596	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. In 1869, Kendal's Hall was extended westwards and an Infirmary block was built. The Hospital was closed in 1986 and has been refurbished into private residential houses
MLO107394	26210 86223	Tudor House at The Grove was a convalescent home for Anglo-Jewish patients that was used as an auxiliary hospital during World War I. The Clara Baroness de Hirsch Convalescent Home was officially opened in December 1898
MLO79982	26411 86109	Grade II listed Vine House is an early 18 th century detached house refaced late 19th century
MLO99511	26803 86115	A shallow linear post medieval gully that extended on an approximate north-east to south-west alignment was recorded during an evaluation at Well Walk. This was sealed by a layer of post medieval ground raising deposits
MLO103780	26792 86015	Gainsborough Gardens was an area of swampy ground was donated to the 'poor of Hampstead' in 1698. Houses and the Campden Charity were established during the 1880s and the garden was laid out as a private garden in the late 19 th century
MLO80116	26606 85947	Grade I listed Burgh House is a detached house built c. 1703-4 for Henry and Hannah Sewell, enlarged to rear c. 1720 for Dr William Gibbons and with single storey music room to side 1925 for Captain Constantine Benson
MLO79909	26284 86013	Grade I listed Fenton House is a detached house built c. 1693 (scratched on chimney-stack) re-modelled, mostly internally, early 19th century probably by P Fenton, a Riga merchant who bought the house in 1793 and after whom it is named
MLO81238	26306 85916	Grade I listed Romneys House is an end of terrace house built in 1797 by the artist George Romney as his studio (plaque); enlarged 1807 at east end for use as Assembly Rooms
MLO79760	26391 86056	Grade II* listed No. 1 Elm Row is a terraced house built c. 1720
MLO79685	26312 85658	Grade II* listed No. 5 Church Row is a terraced house built c. 1728

MLO80590	26362 85635	Grade II* listed No. 13A Heath Street is part of a row of six terraced houses probably built by 1720
MLO80333	26601 86159	Grade II* listed Cannon Hall is a detached mansion dating to the early 18 th century with later alterations and additions
MLO80649	26589 86139	Grade II* listed Cannon Lodge is a mid 18 th century detached house
MLO80237	26625 86197	Grade II* listed Chestnut Lodge and Squires Mount comprise a terrace of formerly four houses, now two residences, and built c. 1714
MLO80746	26407 85961	Grade II* listed circular ward and attached ablution water-tank tower at former New End Hospital date to 1884
MLO81147	26324 85932	Grade II* listed Cloth Hall is a detached house, with the centre block dated c. 1694, built as two houses and refaced later 19 th century in Neo-Georgian style
MLO79761	26395 86023	Grade II* listed Elm Lodge and attached garden wall is a detached house built c. 1732
MLO80034	26129 85905	Grade II* listed Frognal Grove including former stable range comprises a large house built c. 1745
MLO80833	26583 85858	Grade II* listed Gardnor House is a detached house built c. 1736
MLO80135	26284 86484	Grade II* listed Heath House on North End was is a substantial detached house dating to the early 18 th century and has an early 19 th century extension to the right. From 1790 it was the home of Samuel Hoare, Quaker banker and philanthropist
MLO80588	26317 85624	Grade II* listed No. 22 Church Row is a terraced house built c. 1720, refaced in the late 19 th century in the Georgian style
MLO80589	26324 85626	Grade II* listed No. 23 Church Row is a terraced house built c. 1720, refaced in the late 19 th century in the Georgian style
MLO81338	26724 86031	Grade II* listed No. 40 Well Walk is a terraced house constructed in the early 19 th century with late 19 th century projecting porch
MLO81339	26734 86044	Grade II* listed No. 46 Well Walk is an end of terrace house constructed in the early 19 th century with late 19 th century alterations
MLO79689	26290 85653	Grade II* listed No. 9 Church Row is a terraced house probably built c. 1728
MLO81275	26256 85791	Grade II* listed Roman Catholic Church of St Mary in Holly Place is a church being the centre-piece of an informal terrace formed by Nos. 1-4 Holly Place (qv) and Nos 5-8 Holly Place. It was constructed c. 1816 for the Abbe Morel and refronted c. 1830
MLO79981	26404 86070	Grade II listed No. 4 Hampstead Square is a semi-detached house, formerly two cottages, dated to the late 18 th century
MLO79983	26409 86092	Grade II listed Nos. 7, 8, 8A & 9 Hampstead Square are a terrace of four houses, formerly two houses, dated to c. 1730
MLO79985	26420 86078	Grade II listed Christ Church on Hampstead Square was constructed in 1850 - 52 by Samuel Dawkes
MLO79984	26452 86039	Grade II listed Lawn House on Hampstead Square is a

		detached house built c. 1800 with late 18 th century alteration
MLO79979	26420 86064	Grade II listed No. 1 Hampstead Square and railings comprise a semi-detached house built c. 1720, refaced in the late 19 th century by the building firm CB King Ltd
MLO79980	26418 86074	Grade II listed No. 2 Hampstead Square and railings comprise a semi-detached house built c. 1720, refaced in the late 19 th century
MLO79986	26425 86073	Grade II listed two lamp posts on Hampstead Square and dated to the 19 th century, with 20 th century reproduction Windsor lanterns
MLO80648	26485 86150	Grade II listed No. 1 Cannon Place is a detached studio house constructed in 1879 by Batterbury & Huxley for the artist Walter Stacey
Modern		
MLO107148	26275 86449	Grade II listed Hampstead War Memorial on North End Way was designed by Sir Reginald Blomfield and dedicated in 1922
MLO108756	2646 8609	Grade II listed Christ Church War Memorial on Hampstead Square is a World War I memorial
MLO104321	2661 8593	Burgh House Garden is an early 20 th century private garden associated with Burgh House, which is a detached Queen Anne house built in 1703-4, now a meeting place and venue, and houses Hampstead Museum
MLO81009	26396 86084	Grade II listed Society of Friends Meeting House at No. 120 Heath Street was constructed in 1907 by Frederick Rowntree
Undated remains		
MLO59925	2635 8561	An evaluation at No. 27 Church Row revealed an undated steep-sided cut feature and surviving archaeological deposits were sealed by modern made-ground

APPENDIX 2 CARTOGRAPHIC SOURCES

Date	Description	Fig. No.	Scale	Location
1746	John Rocque's map of London	4	-	CLS&AC
1762	John Ellis's plan of the manor of Hampstead	5	-	CLS&AC
1807	Ordnance Survey No. 152; surveyor's drawings	6	2":1 mile	LMA
1814	J. & W. Newton's parish of Hampstead map	7	-	CLS&AC
1839	Parish of Hampstead tithe map	8	-	CLS&AC
1847	Plan of the parish of St John	9	-	CLS&AC
1866	Middlesex sheet II.89; 1 st edition Ordnance Survey map	10	60":1 mile	CLS&AC
1889	Charles Booth's poverty map of London	11	1:2,500	LMA
1894	Middlesex sheet II.89; 2 nd edition Ordnance Survey map	12	60":1 mile	CLS&AC
1914	Middlesex sheet II.89; 3 rd edition Ordnance Survey map	13	60":1 mile	CLS&AC
1935	Middlesex sheet II.89; 4 th edition Ordnance Survey map	14	60":1 mile	CLS&AC

APPENDIX 3 MANOR OF HAMPSTEAD APPORTIONMENT, 1762

#	Land Owner	Occupier	Plot Name	Land Use	Area (a.r.p.)	Rent (£.s.d.)+
189	Mrs. Mary Morgan	Mr. John Reynolds	A messuage and outhouse, stable, necessary and garden	-	-	-

APPENDIX 4 HISTORIC BUILDING LISTING

VINE HOUSE

Overview

Heritage Category: Listed Building

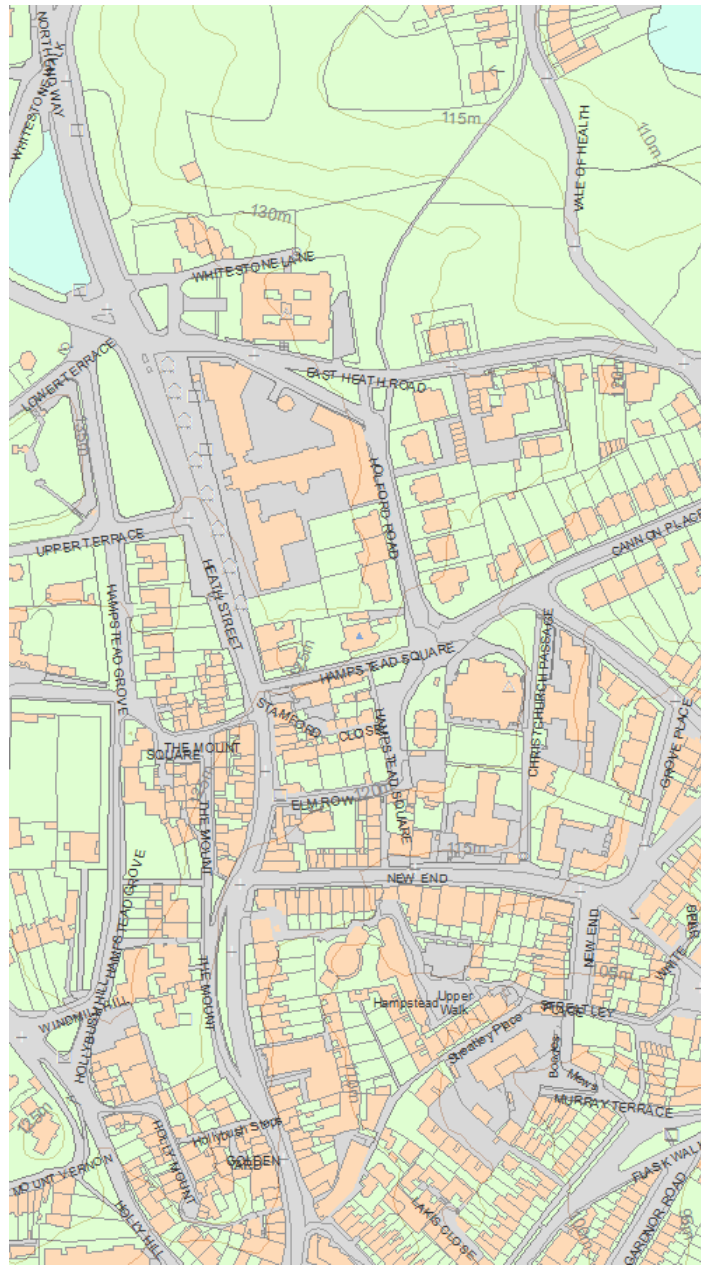
Grade: II

List Entry Number: 1378721

Date first listed: 11-Aug-1950

Statutory Address: VINE HOUSE, 6, HAMPSTEAD SQUARE

Map



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Location

Statutory Address: VINE HOUSE, 6, HAMPSTEAD SQUARE
County: Greater London Authority
District: Camden (London Borough)
National Grid Reference: TQ 26415 86114

Details

CAMDEN
TQ2686SW HAMPSTEAD SQUARE 798-1/16/774 (North side) 11/08/50 No.6
Vine House
GV II

Detached house. Early C18, refaced late C19; late C19 rear extension. Yellow stock brick with red brick dressings. Slated hipped roof with modillion eaves cornice to front elevation. 3 storeys. Double fronted with 5 windows. Central wooden door case with hood on enriched console brackets; panelled door with overlight having intersecting tracery. Ground and 1st floor sashes segmental-arched with flush moulded frames. Similar square-headed sashes to 2nd floor. Plain brick band at 1st floor level. Left hand return with early C18 brown brick wall having narrow blind window and floor bands. Right hand return has late C19 full height 3-light bowed bay with cast-iron balcony at 1st floor. INTERIOR: not inspected but noted to have been altered. (RCHME: London, Vol. II, West London: London: -1925: 41).

Listing NGR: TQ2641286110

Sources

An Inventory of the Historical Monuments in London West London Volume II, (1935)

Plates (P8353)



Plate 1: P.L. Forbes painting of Vine House, 1904



Plate 2: Photograph of Hampstead Square, 1910

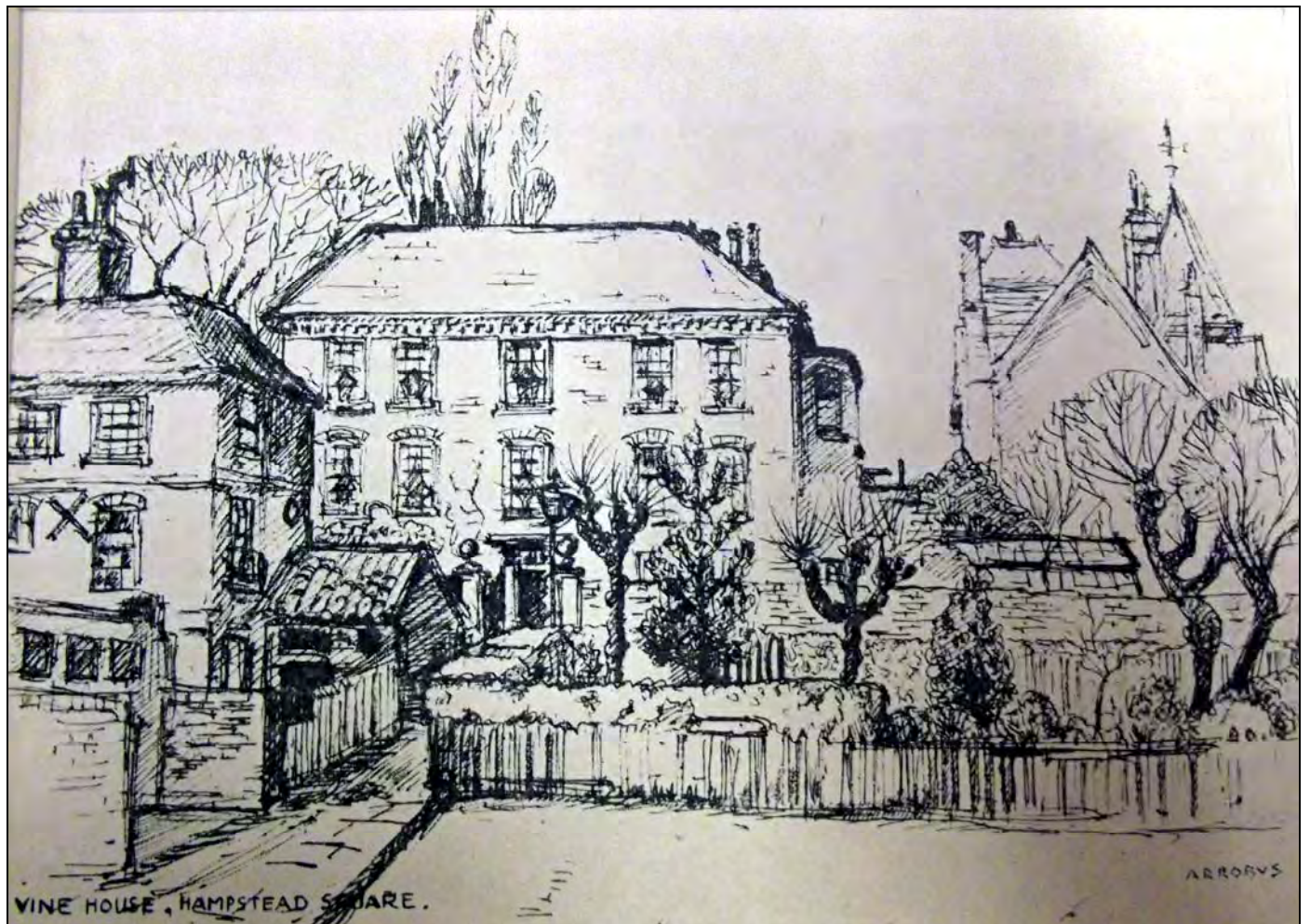


Plate 3: Sydney Arrobus drawing of Vine House, 20th Century

PHOTOGRAPHIC INDEX



1
Southern boundary of the site comprising an historic brick wall located along Hampstead Square, with Vine House beyond, view north-east



2
Eastern boundary of the site comprising an historic brick wall located along Holford Road, with Vine House beyond, view north-west



3
Southern boundary of the site comprising an historic brick wall located along Hampstead Square, with the garden of Vine House beyond, view north



4
Southern boundary of the site comprising an historic brick wall located along Hampstead Square, with the garden of Vine House beyond, view north



5
Eastern boundary of the site comprising an historic brick wall located along Holford Road, with Vine House beyond, view west



6
Main and southern facade of Vine House, which is a Grade II listed, three-storey brick-built dwelling, view north



7
Main and southern facade of Vine House, which looks to the south and over Hampstead Square, view north-east



8
Main and southern facade of Vine House, which looks to the south and over Hampstead Square, view north-west



9
Main and southern facade of Vine House, which looks to the south and over Hampstead Square, view north



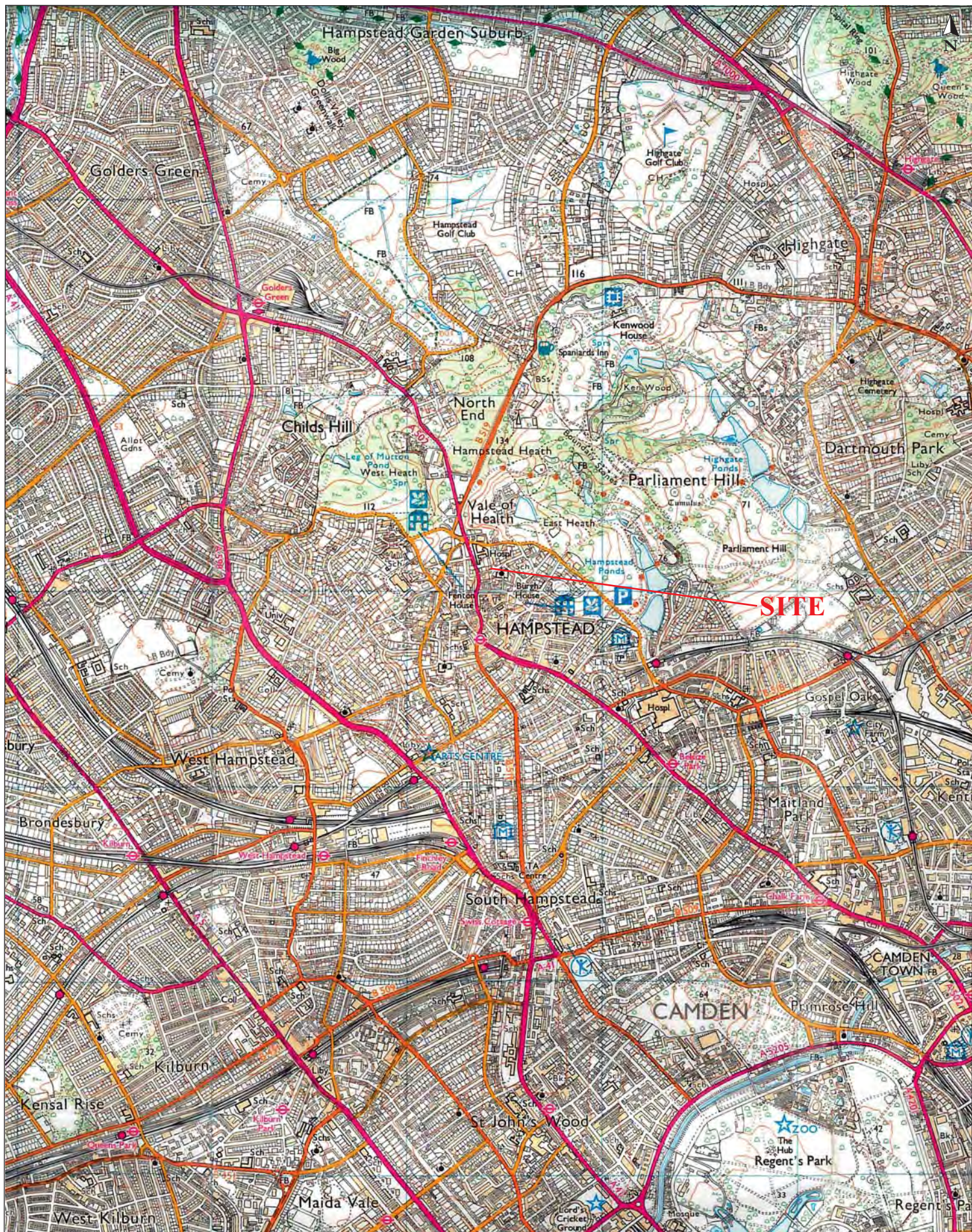
10
Eastern elevation of Vine House dominated by its double bow front and evidence of the former glass house extension, view west



11
Western elevation of Vine House includes a larger, but single bow front and evidence of bricked-up windows on the first and second floors, view east

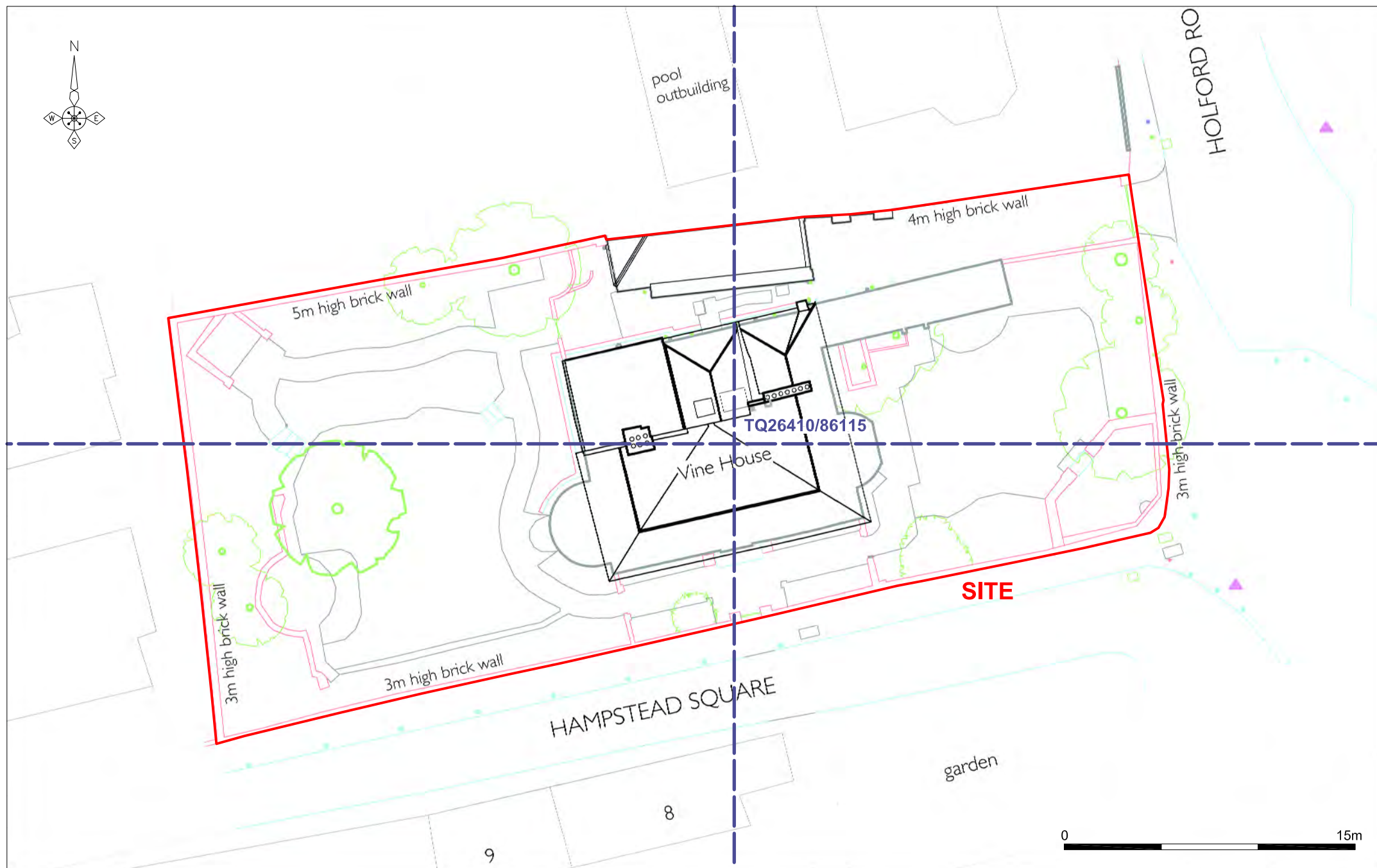


12
Grounds associated with Vine House extend to its west and east and are predominantly laid to grass with established trees, view west



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Fig. 1 Site location plan
Scale 1:25,000 at A4
Vine House, Hampstead Square, London (P8353)

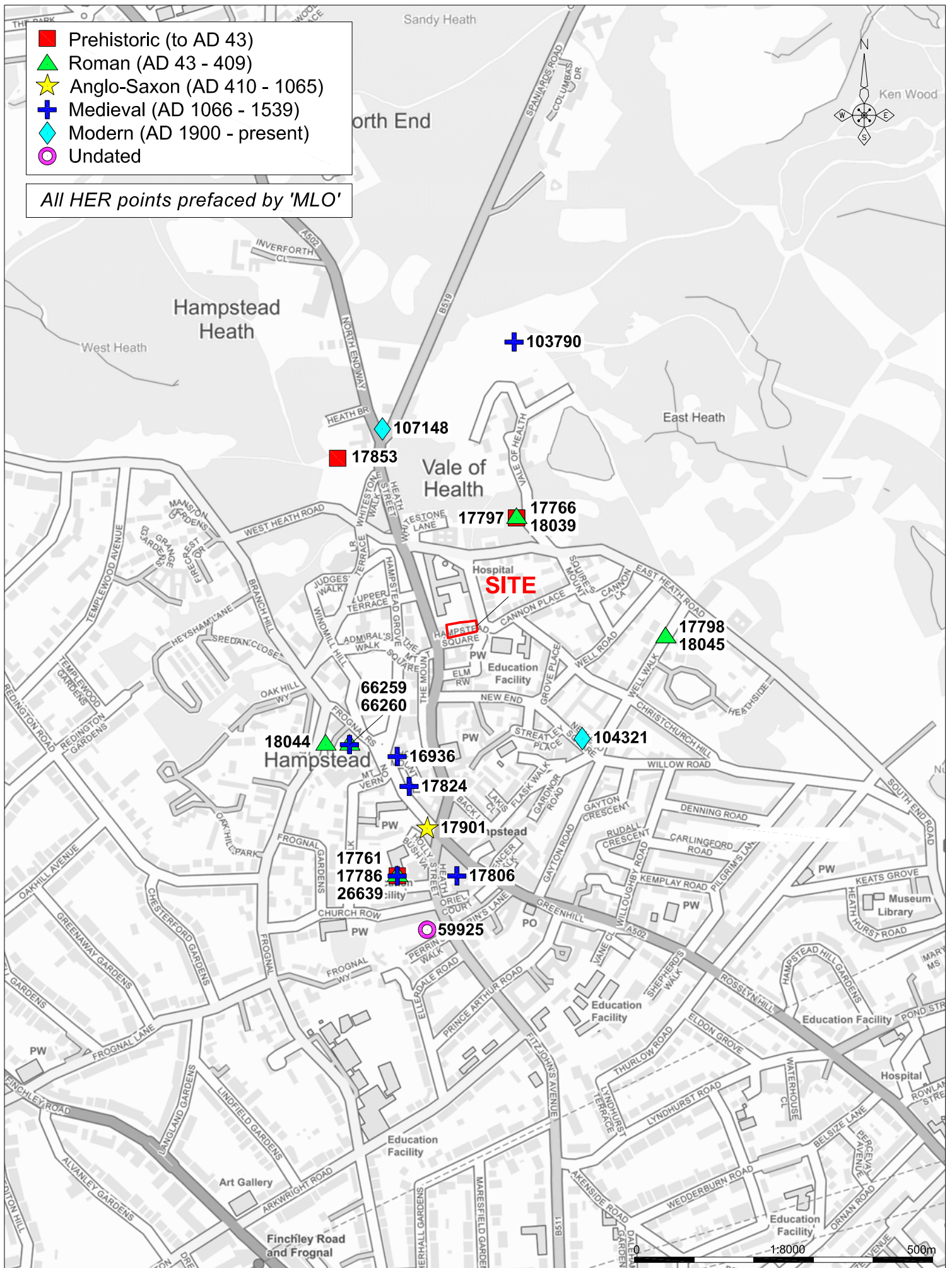


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Fig. 2 Detailed site location plan

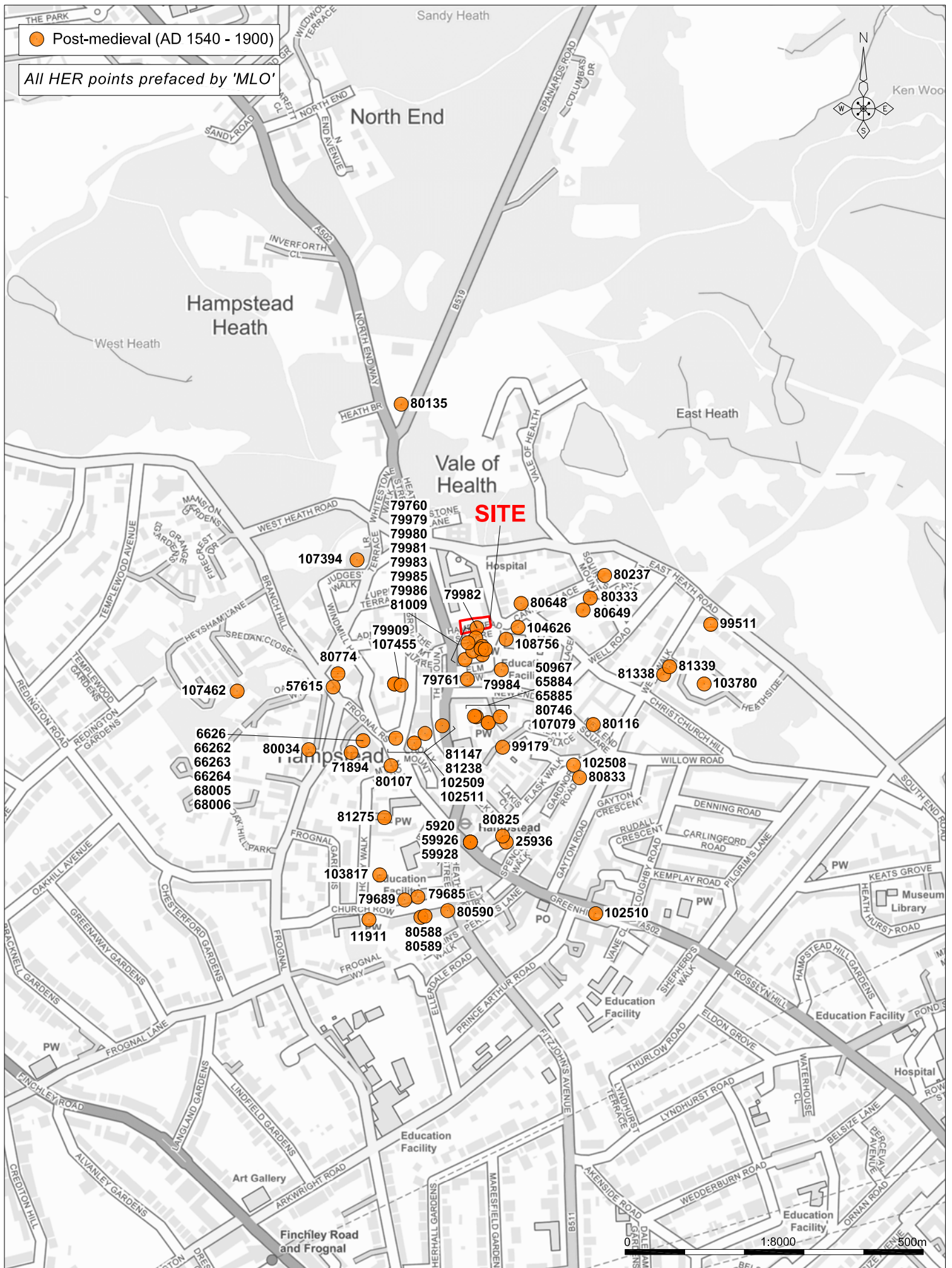
Scale 1:250 at A4

Vine House, Hampstead Square, London (P8353)



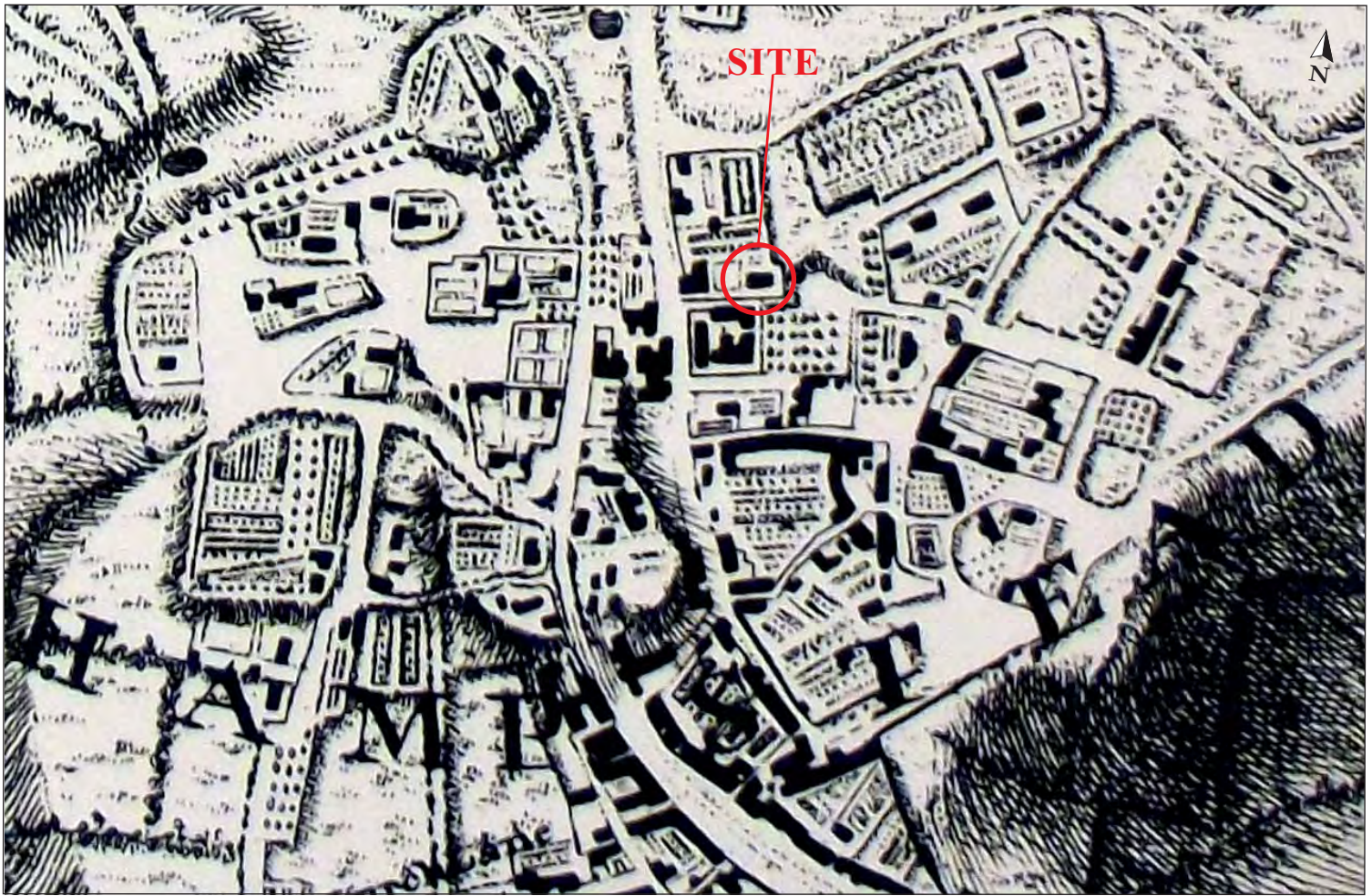
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Fig. 3a HER Information
Scale 1:8,000 at A4
Vine House, Hampstead Square, London (P8353)



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Fig. 3b HER Information
Scale 1:8,000 at A4
Vine House, Hampstead Square, London (P8353)



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Fig. 4 1746 Rocque's Map
Not to scale
Vine House, Hampstead Square, London (P8353)



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Fig. 5 1762 Ellis's Map
Not to scale
Vine House, Hampstead Square, London (P8353)



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Fig. 6 1807 OS drawings
Not to scale
Vine House, Hampstead Square, London (P8353)



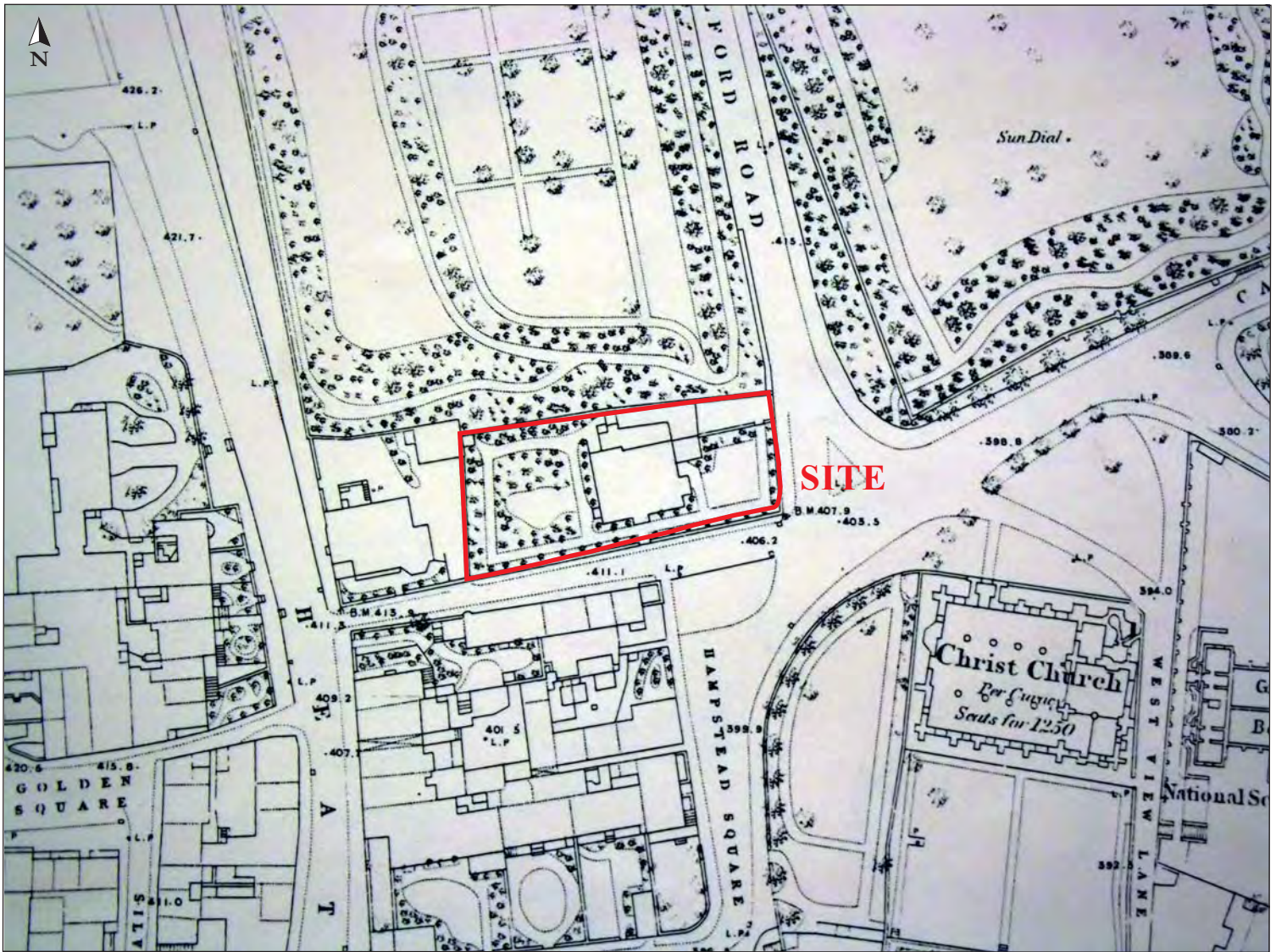
<i>Archaeological Solutions Ltd</i>
Fig. 7 1814 Newton's map
Not to scale
Vine House, Hampstead Square, London (P8353)



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Fig. 8 1839 Tithe Map
Not to scale
Vine House, Hampstead Square, London (P8353)



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Fig. 9 1847 St John parish map
Not to scale
Vine House, Hampstead Square, London (P8353)



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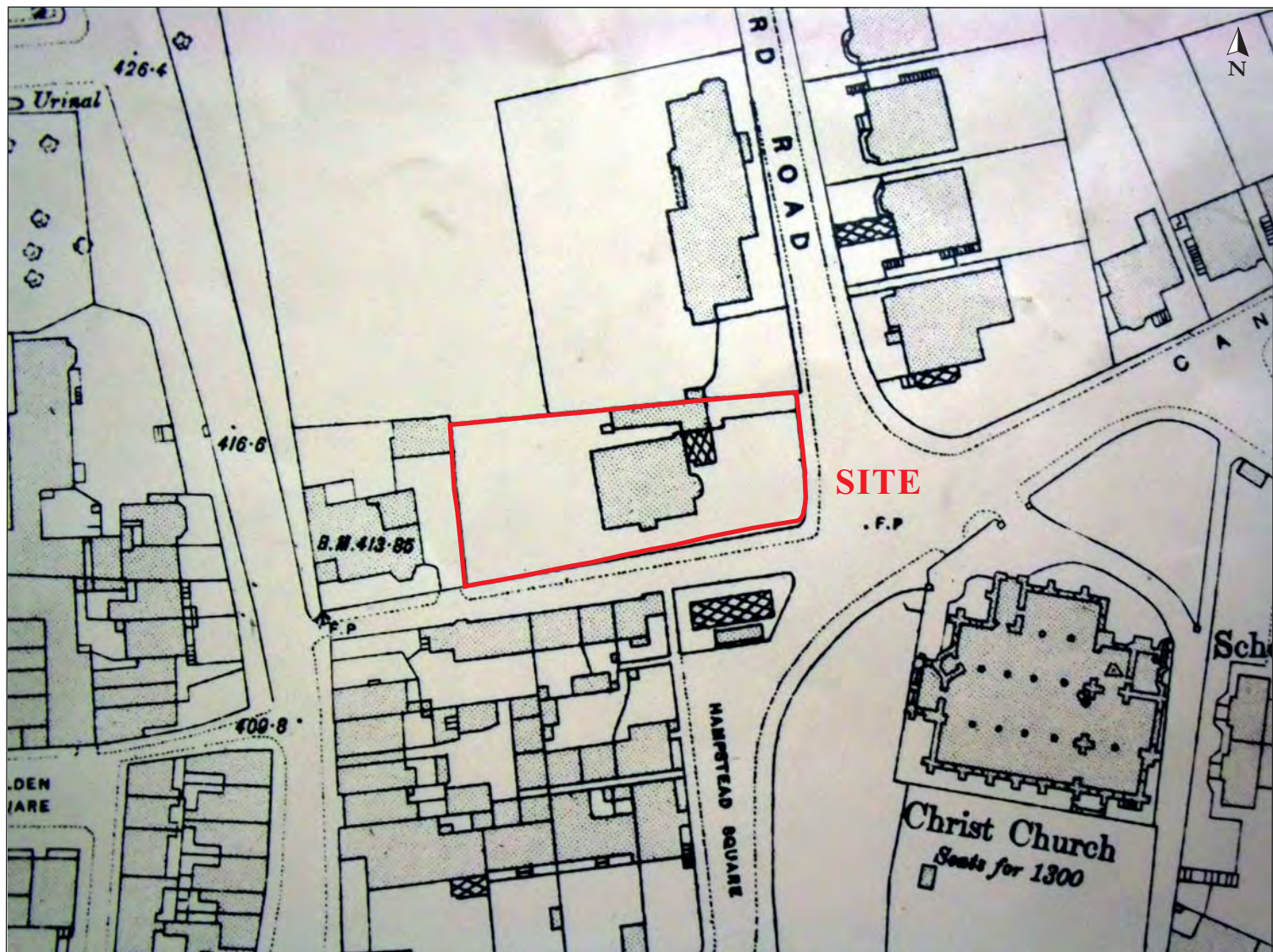
Fig. 10 1866 OS Map

Not to scale

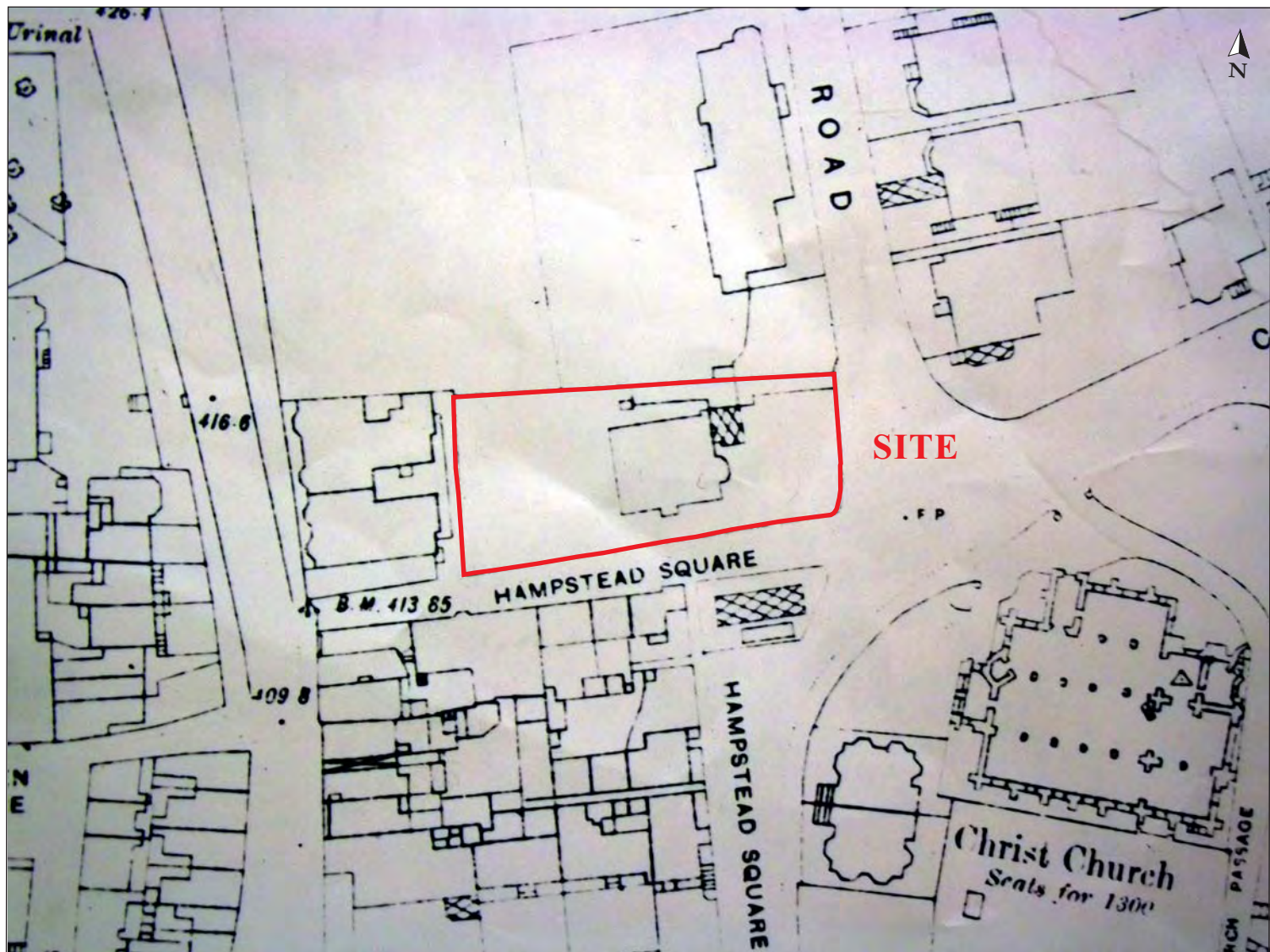
Vine House, Hampstead Square, London (P8353)



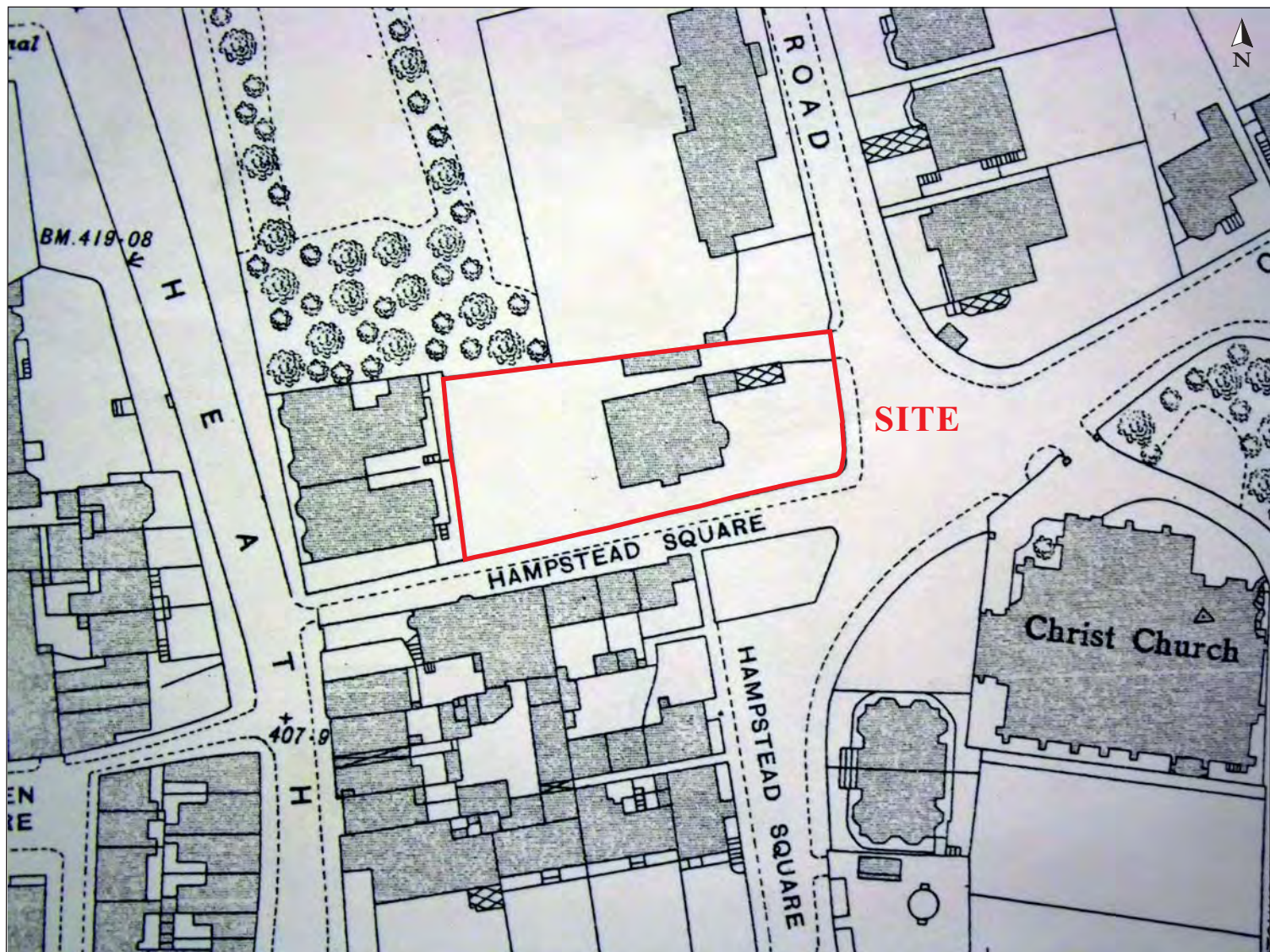
<i>Archaeological Solutions Ltd</i>
Fig. 11 1889 Booth's Map
Not to scale
Vine House, Hampstead Square, London (P8353)



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Fig. 12 1894 OS Map
Not to scale
Vine House, Hampstead Square, London (P8353)



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Fig. 13 1914 OS Map
Not to scale
Vine House, Hampstead Square, London (P8353)



<i>Archaeological Solutions Ltd</i>
Fig. 14 1935 OS Map
Not to scale
Vine House, Hampstead Square, London (P8353)