



# Archaeological Desk Based Assessment

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18A Frognal Gardens,  
Hampstead, NW3 6XA

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## Executive Summary

This archaeological desk-based assessment has been prepared by Archaeology Collective, on behalf of Roger Pilgrim & Nadine Majaro to inform planning proposals for the redevelopment of No.18A Frognal Gardens, Hampstead, NW3 6XA, in the London Borough of Camden.

This report has confirmed that the application site does not contain any designated archaeological assets such as world heritage sites, scheduled monuments, protected wrecks, registered battlefields or registered parks & gardens where there would be a presumption in favour of their physical preservation in situ and against development.

There are no designated archaeological assets within the 500m radius study area whose fabric, setting or appreciation of setting would be impacted by the proposed development.

There are no non-designated archaeological assets recorded by the Greater London Historic Environment Record (GLHER) within the application site.

The application site lies within a London Borough of Camden Tier II Archaeological Priority Area (APA) (Hampstead). The proposed development will have no adverse impact on the archaeological potential of this APA.

Based on the information within the Greater London HER, supplemented by historic mapping from the mid-18th century onwards and documentary research, the application site has been shown to have historically been undeveloped land until the existing house was built in the mid-1960s.

This assessment concludes that there is a low potential for encountering archaeological activity of any period within the application site.

The proposals will entail the excavation of a plunge pool beneath the rear of the building and the present garden patio, which will remove sub-surface deposits. If archaeological remains are present then they may be impacted. However, there has already been significant terracing associated with the existing house; recent test pitting has demonstrated almost 2m depth of modern made ground beneath the patio.

There is no reason to believe or expect that the application site will contain archaeology of such significance that it would require preservation in situ.

The conclusions of this assessment are in accordance with both national and local planning policy.



# 1.0

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# 1. Introduction

## Project Background

**1.1** This archaeological desk-based assessment has been prepared by Dr Anne Johnson BA (Hons) PhD FSA MCIfA, Senior Archaeological Consultant at Archaeology Collective, on behalf of Roger Pilgrim & Nadine Majaro. Documentary and cartographic research was carried out by the author. A site visit was made on 15th August 2019. **This assessment was updated October 2020 following a revision to the scheme.**

**1.2** The subject of this assessment, **hereafter referred to as the 'application site'**, is one of a pair of mid-1960s semi-detached townhouses fronting the northeastern side of Frognaal Gardens, Hampstead, centred on National Grid Reference (NGR) 526166, 185775 (Figures 1.1 & 1.2).

**1.3** It is proposed to replace the current house with a new family dwelling. A plunge pool will be excavated beneath the rear of the property and will extend beneath the current patio.

**1.4** The purpose of this assessment is to consider the archaeological potential of the site in question and to highlight any areas of known or suspected archaeological potential or significance. It will not consider the built heritage (i.e. listed buildings, conservation areas, registered parks & gardens or locally listed buildings).

**1.5** To set the application site in a wider local context, this desk-based assessment also considers known archaeology within a 500m radius of its centre point. This buffer zone is referred to in the present report as the 'study area'.

**1.6** This report considers only designated and non-designated heritage assets of archaeological interest as recorded in statutory or non-statutory repositories of historic environment data. This may include, but is not limited to:

- Finds/findspots of artefactual material (e.g. stone tools);
- Finds/findspots of ecofactual material (e.g. animal bone);
- Locations, features or objects referenced from historic documents;
- Archaeological or palaeo-environmental deposits;
- Sub surface archaeological remains of features, buildings or structures;
- Scheduled monuments; and
- Registered Battlefields

- 1.7 This assessment is in accordance with the National Planning Policy Framework (NPPF) and the procedures set out in **the Chartered Institute for Archaeologist's (CIfA) 'Standard and Guidance for Historic Environment Desk-based Assessment'**.<sup>1</sup>
- 1.8 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) together with a range of archives. The report incorporates the results of a comprehensive map regression exercise in order to review the impacts of existing and previous development on potential underlying archaeological deposits.
- 1.9 The assessment thus enables all relevant parties to assess the archaeological potential of the application site and to consider the need for design, civil engineering and archaeological solutions to the potentials identified.

## Geology & Soils

- 1.10 The British Geological Survey identifies the solid geology as Bagshot Formation sand. No superficial deposits are recorded (Figure 2.1).<sup>2</sup>
- 1.11 Geotechnical investigations were recently carried out within the application site.<sup>3</sup> Two hand-dug test pits were excavated inside the house: within the garage and close to the rear wall at the northwest angle of the property. A third test pit together with three boreholes were dug within the patio at the rear of the house. The test-pit through the garden patio (TP1), together with a window sample borehole cut through its base (WS2) recorded paving slabs laid on concrete 0.23m thick, with a sub-base of 0.15m thick brick rubble overlying a 1.9m depth of made ground, comprising brown/dark brown clayey gravelly silty sand, containing gravel, flint, brick, concrete, plastic and glass fragments above the natural sand. The spoil from TP1 was examined by the author during a site visit on 15th August; no artefactual material of archaeological interest was observed (Image 11). Inside the house, the test pit excavated beneath the floor through the void at the rear of the house (TP2) found made ground containing flint, brick and concrete to a depth of 3m; the top of the 0.5m thick concrete foundations of the house were recorded at a depth of 2.5m below ground level. Within the garage towards the front of the house, at the lowest level of the sloping plot, made ground containing modern material was recorded to a depth of c.1.6m, with the top of the foundations occurring 1.1m below ground level (TP3).

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<sup>1</sup> CIfA 2017.

<sup>2</sup> British Geological Society online viewer <http://www.bgs.ac.uk/>

<sup>3</sup> David Akera Engineering Report No. 10402/SC, August 2019.

- 1.12 The soils are recorded as freely draining slightly acid loamy soils with low fertility, supporting habitats such as acid pastures and deciduous woodlands. These soils would not have been favoured for early settlement and agriculture.<sup>4</sup>

## Site Location & Topography

- 1.13 No. 18A Frognaal Gardens is the easterly of a pair of semi-detached mid-1960s townhouses, situated at the top (northern end) of Frognaal Gardens just as the road turns westwards towards the main road (Frognaal) (Images 1 & 2). Hampstead Underground Station and the northern end of Hampstead High Street lie c.225m to the east of the application site. The southern edge of Hampstead Heath lies just over 500m to the north.
- 1.14 The house stands on a sloping north-south site measuring c.40 x 10m. The house is set back from the road frontage with a drive leading to the garage at lower ground floor level. Steps lead up on the eastern side of the property to an entrance at upper ground floor level (Images 5 & 6) (Figure 1.3).
- 1.15 The sandy ridge upon which Hampstead Heath and Hampstead stand is the highest point in Inner London, rising to 134m AOD on the heath, close to Spaniards Road, just over 1km north-northeast of the application site. The application site lies on the southwestern slope of this ridge, terraced into a north-south slope, the levels falling from 112.5m AOD at the top of the garden, to 111.45m on the patio at the rear of the house down to 108m AOD at the roadway (Image 7)(Figure 2.2).<sup>5</sup> The lower ground floor stands at 108.37m AOD (Figures 1.3 & 1.4).
- 1.16 The ground also slopes significantly from east-west (Image 3). Both Nos. 18A and 18B Frognaal Gardens are also terraced into this east-west slope; the lower ground level at the south frontage of No. 18A is c.1m higher than its neighbour to the west (No.18B) (Image 4). Similarly the property to the east of No. 18A (17 Holly Walk), on the opposite side of the drive leading to No. 18 Frognaal Gardens, stands 2m higher.

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<sup>4</sup> <http://www.landis.org.uk/soilscapes/>

<sup>5</sup> Survey by AD Horner Ltd Ref: 5594-14Jan19.



Site Photographs



*Image 1. Nos. 18B (left) and 18A (right) Frognal Gardens (south frontage)*



*Image 2. No 18A Frognal Gardens (south frontage).*





Image 3. Looking east up Froggnal Gardens.



Image 4. Height differential between Nos. 18B (left) and 18A.



*Image 5. Steps leading up the east side of the house towards the front door.*



*Image 6. Steps approaching the front door (1.75m above the level of the front drive).*





Image 7. Looking north along the eastern boundary of No. 18A up to No. 18.

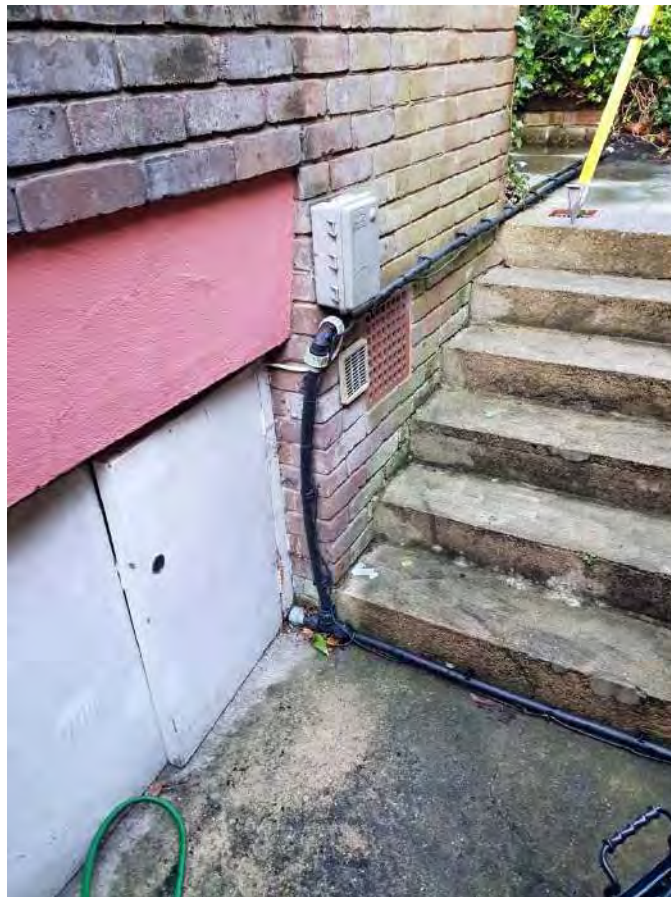
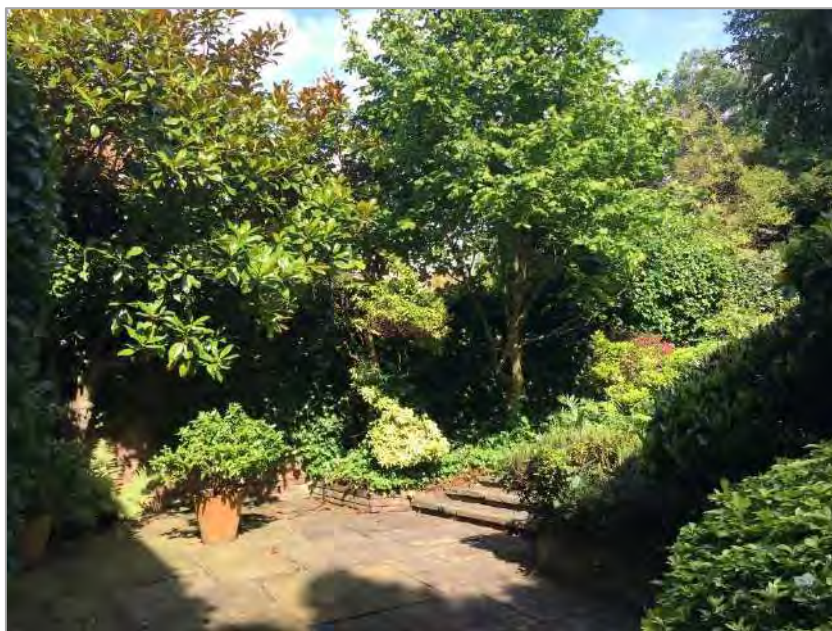


Image 8. Steps up to the patio, on the east side of the house showing the entrance to the void beneath the rear of the house.



*Image 9. Rear (north face) of the house.*



*Image 10. Patio looking west towards No. 18B.*





*Image 11. Spoil from TP1 (patio).*



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## 2. Archaeological and Historical Background

### Introduction

- 2.1 This assessment considers the archaeological potential of the proposed development. It does not consider built heritage aspects (listed buildings, locally listed buildings and conservation areas), or registered parks and gardens.
- 2.2 The application site does not contain any designated assets of archaeological interest, such as scheduled monuments or registered battlefields where there would be a presumption in favour of preservation *in situ* and against development proceeding.
- 2.3 There are no designated heritage assets of archaeological interest within the 500m study area, and so none whose setting would be adversely affected by the proposed development.
- 2.4 No non-designated heritage assets of archaeological interest have been recorded within the application site.
- 2.5 The application site lies within a Tier 2 London Borough of Camden Archaeological Priority Area (Hampstead) (Figure 3.1).
- 2.6 The GLHER records 49 non-designated archaeological assets within the wider (500m radius) study area (Figure 3.2): two prehistoric findspots, three findspots of Roman pottery, two early medieval/Saxon sites, 10 medieval assets comprising the sites of buildings, lanes, roads, and pottery finds, 31 post-medieval & modern assets, mainly buildings, and one undated.

### Previous archaeological work

- 2.7 The Greater London Historic Environment Record (GLHER) records 31 archaeological investigations within the 500m radius study area (Figure 3.3). This work has comprised six trial trench evaluations, 10 watching briefs (archaeological monitoring of groundworks), two open area excavations, a building survey, and 10 desk-based assessments. Two non-archaeological interventions are also recorded, but as no

further information is provided they have been omitted from this assessment.<sup>6</sup> As the desk based assessments are interpretative documents rather than records of primary archaeological fieldwork, and the building survey is site specific they will not be considered further in this document.

- 2.8 Archaeological trial trenching at Mount Vernon Hospital, 75m north of the application site revealed that the main hospital and ancillary buildings had been terraced into the slope. Other parts of the site revealed areas of hillwash containing early medieval and medieval pottery, and areas of 19th century levelling deposits which sealed patches of post-medieval (Tudor) formal gardens associated with a former house at Frognal, together with landscape features (ELO4095 & ELO9096).<sup>7</sup>
- 2.9 Archaeological monitoring (watching brief) at 1 Frognal Gardens, 110m south of the application site, revealed a small quantity of oyster shell and ceramic building material together with a single sherd of 19th century pottery sealed beneath 19th century levelling deposits (ELO12938).<sup>8</sup> Three further investigations are recorded c.180-200m south of the application site, in Church Row. No results were recorded for trial trenching at No.13 (ELO3078). A watching brief carried out in preparation of underpinning the war memorial recorded redeposited soil containing disarticulated human remains (ELO7723), whilst at No 27 Church Row, a watching brief in the back garden recorded only modern garden build up (ELO14972).
- 2.10 Previous archaeological work within the study area has revealed evidence for probable Roman, early medieval and medieval activity in close proximity to the historic core of Hampstead, which lies c.100m north of the application site. Elsewhere, as anticipated in such hilly topography, previous work has recorded significant terracing upslope of the application site with levels of dumping and levelling of deposits downslope.

## Designated Heritage Assets of Archaeological Interest

- 2.11 No designated assets of archaeological interest, such as scheduled monuments or registered battlefields, are recorded within the 500m study area.

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<sup>6</sup> ELO5682 & ELO5688.

<sup>7</sup> MOLAS 1995; MOLAS 1996.

<sup>8</sup> Pfizenmaier 2013.

## Non-Designated Heritage Assets of Archaeological Interest

### Archaeological Priority Area (APA)

**2.12** The application site lies within a Greater London Archaeological Priority Area (Camden APA 2.1: Hampstead) (DLO35593).<sup>9</sup> The location of this APA is shown at Appendix 3.1.

**2.13** An Archaeological Priority Area (APA) is defined as “an area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries”.<sup>10</sup>

**2.14** The primary purpose of APAs in the planning system is described as follows:

*'Up-to-date Archaeological Priority Areas provide a sound evidence based spatial framework for local plan making and decision taking. They map areas of known archaeological interest justified by a statement of significance which indicates the nature of the interest to be considered. Their primary purpose is to help highlight at an early stage where a development proposal may affect a heritage asset of archaeological interest and so trigger early consultation with the borough's archaeological adviser on the need for site specific assessment and field evaluation. The results of such assessment and evaluation could raise or lower the archaeological significance of the site and its surrounding area either through entirely new discoveries or better understanding of previously known assets. Assessment can also indicate how a heritage interest could be better revealed and used to enhance the local area'.*<sup>11</sup>

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<sup>9</sup> O'Connor, Lee-Smith & Bennett 2018.

<sup>10</sup> <https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>

<sup>11</sup> <https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>

Archaeological risk model	Outside APA	Archaeological Priority Area		
	Tier 4	Tier 3	Tier 2	Tier 1
4 Large Major Site area 2 hectares or more	Medium* Low	High	High	High
3 Major Site area 0.5 to 2 hectares	Low	Medium	Medium	High
2 Minor Site area less than 0.5 hectares New basements	Negligible	Low	Medium	High
1 Very minor Householder developments** and equivalent minor works	Negligible	Negligible	Negligible	Medium

2.15 Hampstead APA is categorised as a Tier 2 APA ('a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest').

2.16 The Hampstead APA is summarised and defined as follows<sup>12</sup>:

*'The Archaeological Priority Area of Hampstead covers a medieval settlement that grew from a small farmstead in the 12th century. This APA encompasses archaeological remains between Chesterford Gardens in the west to Heath Street in the east, north to Hampstead Heath and south to the beginning of Rosslyn Street. The name 'Hamstede' comes from the Anglo Saxon for homestead or the manor house. This APA also includes a medieval and post-medieval cemetery, St John's Church Burial Ground and its associated additional ground.*

*The APA is allocated to Tier 2, as it is a historic settlement'.*

and its significance assessed as follows:

*'Hampstead settlement has been continuously settled since the early medieval period and thus has the potential to contain medieval and post-medieval settlement remains of archaeological interest. Such deposits present a potential opportunity to assess the buried evidence of historic settlement, which can provide an insight into changing settlement and land use patterns, as well as evolving lifestyles in the medieval and post-medieval periods.*

<sup>12</sup> Booth, Kidd & King 2016.



*The assumption that the settlement expanded northwards on to former heathland might be tested archaeologically.*

*This APA also contains historic burial grounds which could inform understanding of such matters as demography, health and disease. They would have significant implications for any proposed development. Cemeteries and burial grounds in the post medieval period are central to our connection with social memory, and local history’.*

- 2.17 A small-footprint development of less than 0.5 hectares, including new basement (in this case plunge pool) **construction ('Minor' scale of development) within a Tier 2 APA** would pose a medium archaeological risk (i.e. the proposed development is **a medium risk to archaeology within the APA**) in respect of the 'Hampstead APA' (see table above).

## Other Non-designated Heritage Assets of Archaeological Interest

- 2.18 This section considers the archaeological finds and features from within the 500m radius study area, held within the Greater London Historic Environment Record (GLHER), together with a map regression exercise charting the history of the application site from the mid-18th century to the present day.

- 2.19 Timescales used in this section are as follows:

Prehistoric			
Palaeolithic	450,000	- 12,000	BC
Mesolithic	12,000	- 4,000	BC
Neolithic	4,000	- 1,800	BC
Bronze Age	1,800	- 600	BC
Iron Age	600	- AD 43	
Historic			
Roman	AD	43	- 410
Saxon/Early Medieval	AD	410	- 1066
Medieval	AD	1066	- 1485
Post Medieval	AD	1486	- 1800
Modern	AD	1800	- Present

- 2.20 The HER maps and list are included in this report showing the distribution of entries within the 500m study area.

## HER Baseline

### Prehistoric

- 2.21** The Palaeolithic period (Old Stone Age) represents the earliest known period of human culture. This period was a time of significant environmental change in the British Isles, represented by alternating glacial and warmer phases. The hunter-gatherers of this period came to Britain during interglacial periods, and following the last Ice Age, at a time when Britain and the continent were still linked by a land bridge. Subsequent erosion has removed many of the land-surfaces on which Palaeolithic people lived and hunted and consequently very little evidence survives for their temporary camp sites, apart from characteristic large stone (mainly flint) handaxes, which are often found on river terraces during gravel extraction, usually as residual artefacts, having been re-deposited by later fluvial action.<sup>13</sup>
- 2.22** A large number of Palaeolithic stone tools have been recorded within the Borough of Camden, particularly from the higher land on Hampstead Heath, and on lower ground within the Lower Thames Valley.<sup>14</sup> Within the study area, the GLHER maps the discovery of a pointed handaxe, which was found in 1897 in Holly Bush Vale, c.155m southeast of the application site (MLO17761).
- 2.23** During the Mesolithic period (c.12,000 BC) the climate warmed, transforming the landscape from a treeless steppe-tundra to dense birch and pine woodland, attracting hunter gatherer communities who moved between seasonal camps, following herds of animals, fishing, and making more sophisticated flint tools. By c.6000 BC, the ice sheets had finally melted, sea levels rose and Britain became an island. The majority of Mesolithic material found in Greater London consists of isolated flintwork from surface or riverine contexts, rather than in situ structural remains.<sup>15</sup> Archaeological excavations carried out by the Hendon & District Archaeological Society in 1976-81 on Hampstead Heath, at West Heath **close to 'Leg of Mutton' pond**, c.1.1km northwest of the application site revealed evidence for Mesolithic settlement and activity.<sup>16</sup> The discoveries of Mesolithic tools across Hampstead Heath hint at further sites in the vicinity, taking advantage of the free-draining soils and spring lines. Away from the Heath, a single Mesolithic axe is reported from the study area: a heavily stained axe or pick reported from a garden in Redington Road, c.360m west of the application site (MLO17770).
- 2.24** No later prehistoric finds or sites are known from the study area and few are known from the wider Borough of Camden area. Whilst the landscape was no doubt utilised during this period there was probably no more than transient activity. The remains

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<sup>13</sup> Juby 2011.

<sup>14</sup> O'Connor, Lee-Smith & Bennett 2018.

<sup>15</sup> Lewis 2000.

<sup>16</sup> Collins & Lorimer 1989.

of what is thought to represent a Bronze Age barrow (burial mound) known as **'Boadicea's Grave' stands close to Parliament Hill on Hampstead Heath**, c.1.4m northeast of the application site. However, situated within an area known as Millfield, the possibility that it may represent a much later (medieval) windmill tump cannot be completely ruled out.<sup>17</sup>

- 2.25 Evidence for prehistoric activity within the study area derives from two early prehistoric (Palaeolithic and Mesolithic) stone tools, which are likely to be residual, rolled around in the gravels by fluvial action, rather than representing in situ camp sites. There is no evidence for later prehistoric activity within the wider study area. Consequently the potential for encountering in situ archaeological remains of very high, high or medium significance from the prehistoric period within the application site is considered to be low.

## Roman

- 2.26 The application site lies just over 7km to the northwest of the Roman city of London (*Londinium*). The modern A5 road which follows the course of the major Roman road (later known as **'Watling Street'**) linking London with St Albans (*Verulamium*) and the northwest, runs 2.4km west of the application site.<sup>18</sup> Watling Street provided a focus for roadside settlement and also for cemeteries, as burials were not permitted within built-up areas.
- 2.27 The GLHER records two Roman findspots within the study area: two blue glass beads found c.163m southeast of the application site (MLO17786); and three residual pottery sherds found within post-medieval deposits at Mount Vernon Hospital, c.150m north of the application site (MLO18044 & MLO66259).
- 2.28 There is little evidence for Roman occupation within the Borough of Camden apart from locations adjacent to the main road (Watling Street). No material of Roman date is known from the application site, or in close proximity to it and consequently the potential for encountering archaeological remains of very high, high or medium significance from this period within the application site is considered to be low.

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<sup>17</sup> Cowan & Lymer 2005.

<sup>18</sup> Margary 1973: Route 1d.

## Early Medieval / Anglo-Saxon & Medieval

- 2.29 Following the abandonment of Britain by the Roman legions in the early 5th century AD the country fell into an extended period of socio-economic decline. *Londinium* was abandoned and the area of early to mid-Saxon settlement (7th-9th centuries AD) migrated to *Lundenwic*, west of the Roman city, in the area now occupied by Aldwych, the Strand and Covent Garden.<sup>19</sup>
- 2.30 The Hampstead place-name derives from the Old English *hām-stede* meaning 'homestead'.<sup>20</sup>
- 2.31 The manor of Hampstead (*Hemstede*) was first documented in a 10th century charter of King Edgar (reigned AD 959-975). In 968 King Ethelred confirmed the grant of the manor of Hamstede to the monastery of St. Peter, Westminster.<sup>21</sup> The charter mentions a single farmstead known as '*Deormand's wic*'.<sup>22</sup> The early medieval focus of the settlement is believed to have focused on the site of the old manor house, on the south side of the hill, situated at the junction of Frogal and Frogal Lane, c.250m southwest of the application site (MLO17901).
- 2.32 The churchyard, which lies at the bottom of Frogal Gardens, c.140m south of the application site, is believed to have had 10th century origins (MLO71172).
- 2.33 The Norman taxation document, written in 1086 and referring back to the Conquest of 1066, known today as Domesday Book, has two entries for Hampstead. The larger manor, comprising 7 households (1 villager, 5 small holders and a slave) had farmland sufficient for 3 ploughs, and woodland pasture (pannage) for 100 pigs. Its value had decreased from £5 in 1066 to £2.10s in 1086. The manor was held both before and after the Conquest by St. Peter's, Westminster. The smaller element, which was worth £0.3 and sufficient for 0.5 ploughs, was also held by **St Peter's**, Westminster before the Conquest, and by Ranulf Peverel afterwards, although the abbey remained as his tenant-in-chief.<sup>23</sup>
- 2.34 The earliest documentary reference to the church in Hampstead dates from 1312 (MLO17821). By the middle of the 18th century, the medieval building had become ruinous and dangerous, and too small to accommodate an increasing congregation, and was replaced by the current Church of St John (DLO15427).<sup>24</sup> A rental of 1312 records 40 customary dwellings in the village, farming 290 acres, together with 6

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<sup>19</sup> Cowie & Blackmore 2008; Cowie & Harding 2000.

<sup>20</sup> Mills 2010.

<sup>21</sup> Weinreb, Hibbert, Keay & Keay 2008.

<sup>22</sup> Elrington 1989.

<sup>23</sup> Morris 1975: 4.3, 4.4.

<sup>24</sup> Barratt 1912.

freehold houses held by religious houses such as the Knights Templar and Hospitallers.<sup>25</sup> The uncultivated heathland was probably partly wooded and exploited for rough grazing and for the extraction of sand and clay (for brickmaking).

- 2.35 The earliest documentary to Frognal (*Ffrogna*) derives from farm accounts of 1372.<sup>26</sup> Frognal was mentioned in an early 15th century document as a customary tenement: '*house called Frognal, which stood on the west side of the road, on the site* later occupied by Frognal House (now 99 Frognal).<sup>27</sup>
- 2.36 Frognal Way (MLO17827), Frognal Lane (MLO17883) and Church Row (MLO23436) originated as medieval lanes/roads.
- 2.37 The core of the medieval village lay south and southwest of the application site, focusing on the church and manor house and the lanes such as Church Row, Frognal Lane and Frognal. No material of early Medieval/Anglo-Saxon date is known from the application site, or in close proximity to it and consequently the potential for encountering archaeological remains of very high, high or medium significance from this period within the application site is considered to be low.

## Post-medieval and Modern

- 2.38 The GLHER holds 31 records for post-medieval and modern records within the study area. They are mapped at Figure 3,2, but as none is relevant to the application site, they are not discussed further in this document.
- 2.39 Hampstead was held by the Abbey of St Peter Westminster until dissolution by Henry VIII in 1539, when it was sold to lay owners. The owners were never resident in the manor house, which was never more than a farmhouse, and it was demolished in c.1790 and replaced by three houses, which are still standing. Another large Tudor house stood on the site of Mount Vernon Hospital, which in 1725 became the first parish workhouse (MLO71894).
- 2.40 There are numerous documentary references Hampstead as a refuge for Londoners fleeing plague, fire and flooding throughout the medieval and post-medieval periods. In addition, wealthy Londoners were increasingly attracted to the area from the mid-18th century as a result of the development of medicinal springs on Hampstead Heath, and its reputation for fresh air and health.

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<sup>25</sup> Elrington 1989.

<sup>26</sup> Weinreb, Hibbert, Keay & Keay 2008.

<sup>27</sup> Elrington 1989.



- 2.41 The earliest large-scale map, surveyed by John Rocque and published in 1746, shows the area of Frognal Gardens as open ground between two roads known today as Frognal and Holly Walk (Figure 4.1).
- 2.42 The St John Hampstead Parish Tithe Map of 1839 shows the application within an open meadow, apparently surrounded by a sinuous track or footpath, owned by the late Cornelius Patrick Sulvan (No.43c; Figure 4.2). The field name is not recorded.
- 2.43 At the time the 1st Edition 25-inch scale Ordnance Survey map was published in 1870 the western edge of the application site was occupied by a tree-lined drive leading to **a large house which had been built to the southwest, known as 'The Mansion' (Figure 4.3).**
- 2.44 By 1896 'The Mansion' had been demolished and its site occupied by Frognal Gardens leading northwards from the church and turning westwards to the junction with Frognal (Figure 4.4). A large house had been built some distance to the north of the Frognal Gardens frontage, approached by a drive, with a wide turning circle in front (No.18). The drive to No.18 crossed the eastern half of the application site, whilst the remainder was open (garden). Successive Ordnance Survey maps of 1915 (Figure 4.5) and 1953 (Figure 4.6) show the application site as open ground, part of the garden of No.18 Frognal Gardens. The current house and its neighbour were built in c.1965 (Figure 4.7). A satellite image shows the current layout (Figure 4.8).
- 2.45 The application site was open ground throughout the post-medieval period, becoming part of the garden, and crossed by the drive, of the large house built to the north in the late 19th century. Consequently the potential for encountering archaeological remains of very high, high, or medium significance from this period within the application site is considered to be low.

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## 3. Site Conditions and the Proposed Development

### Site Conditions

- 3.1 The subject of this assessment, No. 18A Frognal Gardens, comprises a semi-detached house and garden fronting the north side of Frognal Gardens, Hampstead, in the London Borough of Camden.
- 3.2 Historic map regression from the mid-18th century has demonstrated that the application site lies beyond the historic core of Hampstead, and has been open ground until the house was built in the mid-1960s.
- 3.3 Previous impacts on archaeological potential within the application site will derive largely from terracing into the steep north-south slope, resulting in a differential height of 3.4m between the patio at the rear of the house and the road frontage. The cutting of foundations during the construction of the present building and digging of services, have probably also caused truncation of underlying deposits.

### Proposed Development

- 3.4 It is proposed to demolish the existing dwelling and to replace it with a new dwelling with a plunge pool beneath the rear of the existing building and the garden patio (Appendix 1).
- 3.5 The proposals will remove sub-surface deposits. If archaeological remains are present on the site then these may be impacted. However, the existing house has been terraced into the north-south slope; recent test pitting has demonstrated almost 2m depth of modern made ground beneath the patio, on the site of the proposed plunge pool.

### Designated Heritage Assets

- 3.6 There are no designated heritage assets of archaeological interest within the application site.

- 3.7 There are no designated heritage assets of archaeological interest within the wider study area whose physical fabric, buried archaeological remains or setting would be impacted by the proposed development.

## Non-designated Heritage Assets

- 3.8 No non-designated archaeological heritage assets have been recorded by the Greater London Historic Environment Record within the application site.
- 3.9 Based on the information within the GLHER, supplemented by historic mapping, documentary evidence and the results of archaeological investigations in the vicinity, there is considered to be a low potential for encountering archaeological activity of any period within the application site.



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## 4. Conclusions

- 4.1 It is proposed to demolish the existing house and replace it with a new dwelling which will include a plunge pool beneath the rear of the building and the present garden patio.
- 4.2 In line with the policies of the local planning authority and national government guidance as set out in the NPPF, an archaeological desk-based assessment has been undertaken to clarify the archaeological potential of the application site and assess the level of impact the development proposals may have on any archaeology present.
- 4.3 This archaeological assessment concludes that the application site does not contain any designated heritage assets of archaeological interest such as world heritage sites, scheduled monuments, protected wrecks, registered battlefields or registered parks & gardens where there would be a presumption in favour of their physical preservation *in situ* and against development.
- 4.4 Based on the information within the Greater London HER, supplemented by historic mapping from the mid-18th century onwards and documentary research, the application site has been shown to have historically been undeveloped land until the late 19th century when it was incorporated into the garden, and crossed by the drive, of a large house built to the north of Frognaal Gardens (No. 18).
- 4.5 The application site lies within a London Borough of Camden Archaeological Tier II Priority Area (APA) (Hampstead). As the application site has been demonstrated to lie outside the historic core of the settlement, the proposed development will have no adverse impact on the archaeological potential of this APA.
- 4.6 The existing house has been terraced into a significant slope, which will have impacted any underlying archaeological deposits. Recent test pitting has demonstrated almost 2m depth of modern made ground beneath the patio at the rear (north side) of the house.
- 4.7 There is considered to be a low potential for encountering archaeological activity within the application site.
- 4.8 On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and those London Plan and London Borough of Camden Council policies which relate to archaeology.

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# 5.0

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## 5. Methodology

### Archaeological Assessment Methodology

- 5.1 This report has been produced in accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists (CIfA, 2017). These guidelines provide a national standard for the completion of desk-based assessments.
- 5.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- Information held by the Greater London Historic Environment Record on known archaeological sites, monuments and findspots within 500m of the application site;
  - Maps and documents online;
  - The Bodleian Library, Oxford;
  - The British Library;
  - The National Archives; and
  - The National Heritage List for England curated by Historic England.
- 5.3 This report provides a synthesis of relevant information for the site derived from a search area extending up to 500m from its boundary, hereafter known as the **'study area'**, to allow for additional contextual information regarding its archaeological interest or potential to be gathered.
- 5.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors which may affect the survival or condition of known or potential assets.
- 5.5 In addition, the report also considers the nature and significance of any effects arising beyond the boundary of the application site, i.e. through potential changes to the settings of designated heritage assets, as defined in Annex 2 of the NPPF (see below).
- 5.6 The report concludes with (1) an assessment of the site's likely archaeological potential, made with regard to current best practice guidelines, and (2) an

assessment of the likely effects of the proposed development upon designated and undesignated archaeological assets, whether direct or indirect.

## Assessment of Heritage Significance and Importance

**5.7** Heritage assets are assessed in terms of their significance and importance, following the requirement in NPPF paragraph 189, **and taking account of Historic England's guidance in *Managing Significance in Decision-Taking in the Historic Environment (GPA2)***. Significance, in relation to heritage policy, is defined by the NPPF as

*'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

**5.8** As noted above, setting is defined in Annex 2 of the NPPF as:

*'The surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.'*

**5.9** Where potential impacts on the settings of a heritage assets are identified, the assessment of significance includes **'assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)'**, following **Step 2 of the staged approach to setting recommended in Historic England's guidance in The Setting of Heritage Assets (GPA3)**. **Attributes of an asset's setting** which can contribute to its significance are listed on page 9 of GPA3.

**5.10** The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1). **Historic England guidance also refers to an asset's 'level of significance' (GPA2, paragraph 10)**, which in this usage has the same meaning as importance. Nationally and internationally designated assets are assigned to the highest two levels of importance. Grade II Listed Buildings and Grade II Registered Parks & Gardens are considered of medium importance, reflecting the lower level of policy protection provided by the NPPF (paragraph 194). Conservation Areas are not assigned to either level of importance by the NPPF but their status as local designations and their omission from the National Heritage List justifies their classification here as assets of medium importance. Other non-designated assets which are considered of local



importance only are assigned to a low level of importance. Following the NPPF (Annex 2), a historic feature which lacks 'a degree of significance meriting consideration in planning decisions, because of its heritage interest' is not considered to be a heritage asset; it may also be said to have negligible heritage importance.

Table 1: Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

## Potential for unknown heritage assets

**5.11** Archaeological features are often impossible to identify through desk-based assessment. The likelihood that significant undiscovered heritage assets may be present within the application site is referred to as archaeological potential. Overall levels of potential can be assigned to different landscape zones, following the criteria in Table 2, while recognising that the archaeological potential of any zone will relate to particular historical periods and types of evidence. The following factors are considered in assessing archaeological potential:

- The distribution and character of known archaeological remains in the vicinity, based principally on an appraisal of data in the [HER];
- The history of archaeological fieldwork and research in the surrounding area, which may give an indication of the reliability and completeness of existing records;
- Environmental factors such as geology, topography and soil quality, which would have influenced land-use in the past and can therefore be used to predict the distribution of archaeological remains;

- Land-use factors affecting the survival of archaeological remains, such as ploughing or commercial forestry planting; and
- Factors affecting the visibility of archaeological remains, which may relate to both environment and land-use, such as soils and geology (which may be more or less conducive to formation of cropmarks), arable cultivation (which has potential to show cropmarks and create surface artefact scatters), vegetation, which can conceal upstanding features, and superficial deposits such as peat and alluvium which can mask archaeological features.

5.12 In light of the above, the assessment of heritage significant heritage within Sections 2 and 3 of this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

Table 2: Archaeological potential

Potential	Definition
High	Undiscovered heritage assets of high or medium importance are likely to be present.
Medium	Undiscovered heritage assets of low importance are likely to be present; and it is possible, though unlikely, that assets of high or medium importance may also be present.
Low	The study area may contain undiscovered heritage assets, but these are unlikely to be numerous and are highly unlikely to include assets of high or medium importance.
Negligible	The study area is highly unlikely to contain undiscovered heritage assets of any level of importance.
Nil	There is no possibility of undiscovered heritage assets existing within the study area.

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## 6. Legislation and Planning Framework

### Introduction

- 6.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this application.
- 6.2 In terms of '*effects on the historic environment*', the following paragraphs summarise the principal legislative instruments and planning policy framework.

### Current Legislation

#### Scheduled Monuments

- 6.3 The relevant legislation concerning the treatment of scheduled monuments is the Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979).
- 6.4 This act details the designation, care and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works which would directly impact upon their preservation. The Act does not confer any statutory protection on the setting of scheduled monuments, with this considered as a policy matter in Paragraph 194 of the National Planning Policy Framework (NPPF).
- 6.5 The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in Paragraphs 195 and 196 of the NPPF.

### National Planning Policy

- 6.6 **The NPPF sets out the government's approach to the conservation and management of the historic environment, through the planning process, with paragraph 185 of Section 16 emphasising the need for local authorities to set out a clear strategy for the conservation and enjoyment of the historic environment, where heritage assets**



are recognised as a finite and irreplaceable resource, to be preserved in a manner appropriate to their significance.

6.7 Paragraph 184 states that:

*'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance...'*

6.8 Paragraph 189 concerns planning applications, stating that:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any 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.'*

6.9 Designated assets are addressed in Paragraphs 193 and 194. Paragraph 193 states that:

*'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

6.10 Paragraph 194 states that:

*'Any harm to or loss of significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

6.11 Footnote 63 then goes on to state that:

*'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.'*

6.12 With regard to the decision making process, paragraphs 195 and 196 are of relevance. Paragraph 195 states that:

*'Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use.'*

6.13 Paragraph 196 states that:

*'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'*

6.14 The threshold between substantial and less than substantial harm has been clarified in the courts. Whilst the judgement cited relates specifically to the impact of development proposals on a listed building, Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government* [2013] EWHC 2847 <sup>28</sup> **remain of relevance here in the way they outline the assessment of 'harm' for heritage assets:**

*'What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.'*

6.15 Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have

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<sup>28</sup> Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government* [2013] EWHC 2847.

such a serious impact on the significance of the asset that its significance was either *'vitiating altogether [i.e. destroyed] or very much reduced.'*

**In other words, for the 'harm' to be 'substantial'** – and therefore require consideration against the more stringent requirements of Paragraph 195 of the NPPF compared with Paragraph 196; **the proposal would need to result in the asset's significance** either being *'vitiating altogether or very much reduced.'*<sup>29</sup> Quite evidently, this represents a very high threshold to be reached.

6.16 Paragraph 200 advises that:

*'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'*

6.17 With regard to non-designated heritage assets, Paragraph 197 states that:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

6.18 Finally, paragraph 199 states that:

*'Local planning authorities should require developers to record and advance understanding of the significance of any heritage asset to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'*

6.19 Footnote 64 then states:

*'Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.'*

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<sup>29</sup> Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government* [2013] EWHC 2847.

## Local Policies

London Plan (adopted 2011)

**6.20** The London Plan provides the overall strategic plan for London and sets out integrated economic, environmental, transport and social framework for development within London. The following policies are relevant to this assessment:

*Policy 7.8 Heritage Assets and Archaeology*

*Strategic*

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

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

*Planning decisions*

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

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

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

*LDF preparation*

**F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.**

**G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within there are.**

### Policy 7.9 Heritage-Led Regeneration

#### *Strategic*

*A Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.*

#### *Planning decisions*

*B The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.*

#### *LDF Preparation*

*C Boroughs should support the principles of heritage-led regeneration in LDF policies.*

## Draft New London Plan

**6.21** The Draft New London Plan has been published for consultation. This strategic plan will shape development in London and sets the policy framework for local plans across London. The following policies are relevant to this assessment:

### Policy HC1 Heritage Conservation and growth

*Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of **London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.***

*Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective **integration of London's heritage in regenerative change by:** setting out a clear vision that recognises and embeds the role of heritage in place-making utilising the heritage significance of a site or area in the planning and design process integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place delivering positive benefits*



*that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

*Development proposals affecting heritage assets, and their settings, should **conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.** The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

*Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.*

## The Camden Local Plan 2017

**6.22** The Camden Local Plan 2017, adopted on 3rd July 2017, has the following policy regarding heritage assets and archaeological remains:

### Policy D2 Heritage

***The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.***

#### *Designated heritage assets*

*Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

*a. the nature of the heritage asset prevents all reasonable uses of the site;*

- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

#### *Conservation areas*

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.*

*The Council will:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

#### *Listed Buildings*

*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

### Archaeology

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

### *Other heritage assets and non-designated heritage assets*

*The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.*

*The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.*

- 6.23 The excavation for a plunge pool at the rear of the building and beneath the patio may be considered a basement development. The following policy refers to heritage and archaeological assets in basement developments:

#### Policy A5 Basements

*The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:*

- a. neighbouring properties;*
- b. the structural, ground, or water conditions of the area;*
- c. the character and amenity of the area;*
- d. the architectural character of the building; and*
- e. the significance of heritage assets.*

*[...]*

*The Council will require applicants to demonstrate that proposals for basements:*

- t. protect important archaeological remains.*

- 6.24 The above Acts, Regulations, plans and policies have been taken into account in the preparation of this assessment.

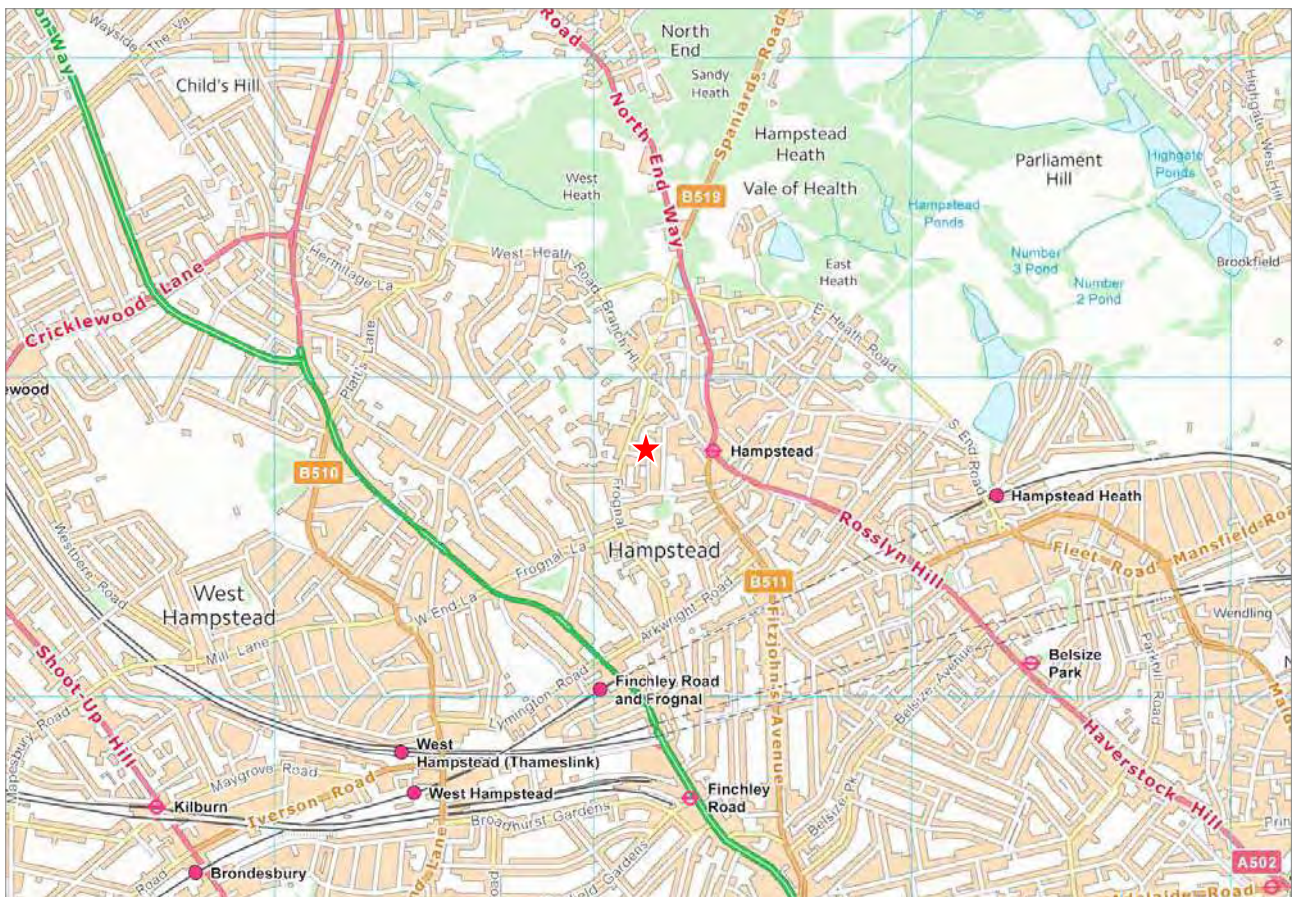
# Figures

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**Figure 1.1:** Site location.





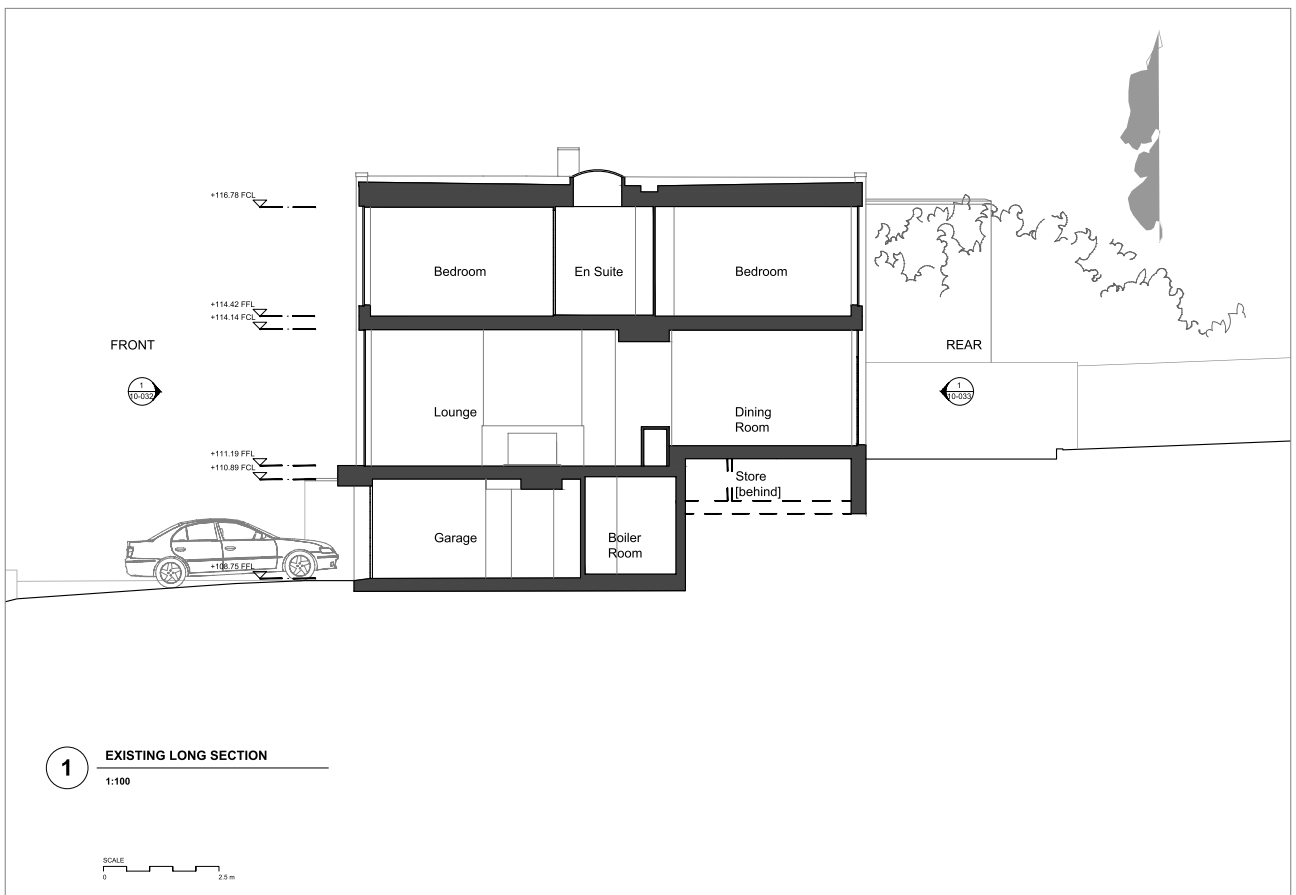
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**Figure 1.2:** Site plan.



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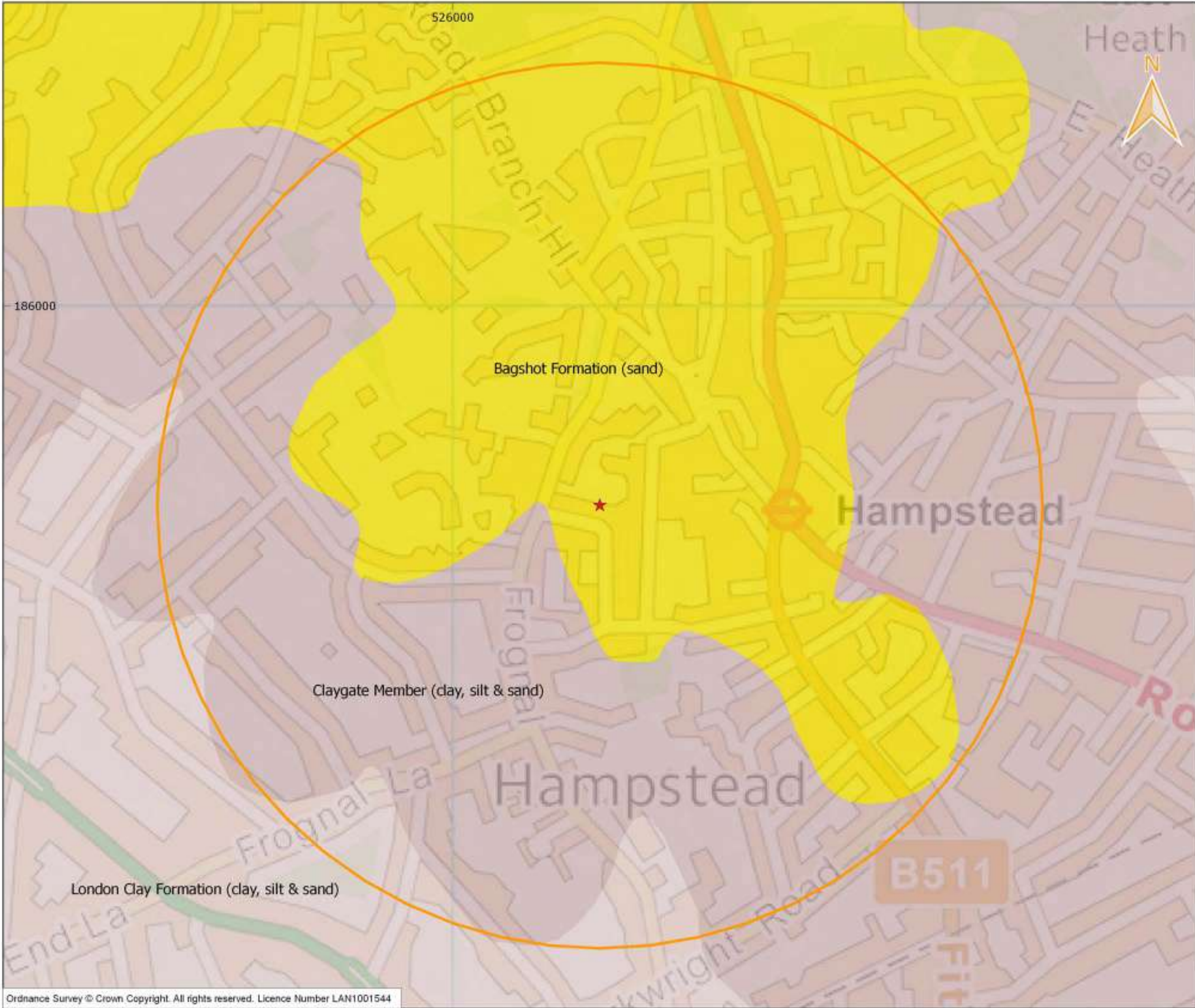
**Figure 1.3:** Existing layout.



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**Figure 1.4:** North-south cross-section.





**KEY**

- ★ Application Site
- 500m Study Area

0 50 100 150 200 m

Scale @ A3: 1:4,000

**SITE NAME:**  
18A Frognal Gardens, NW3 6XA

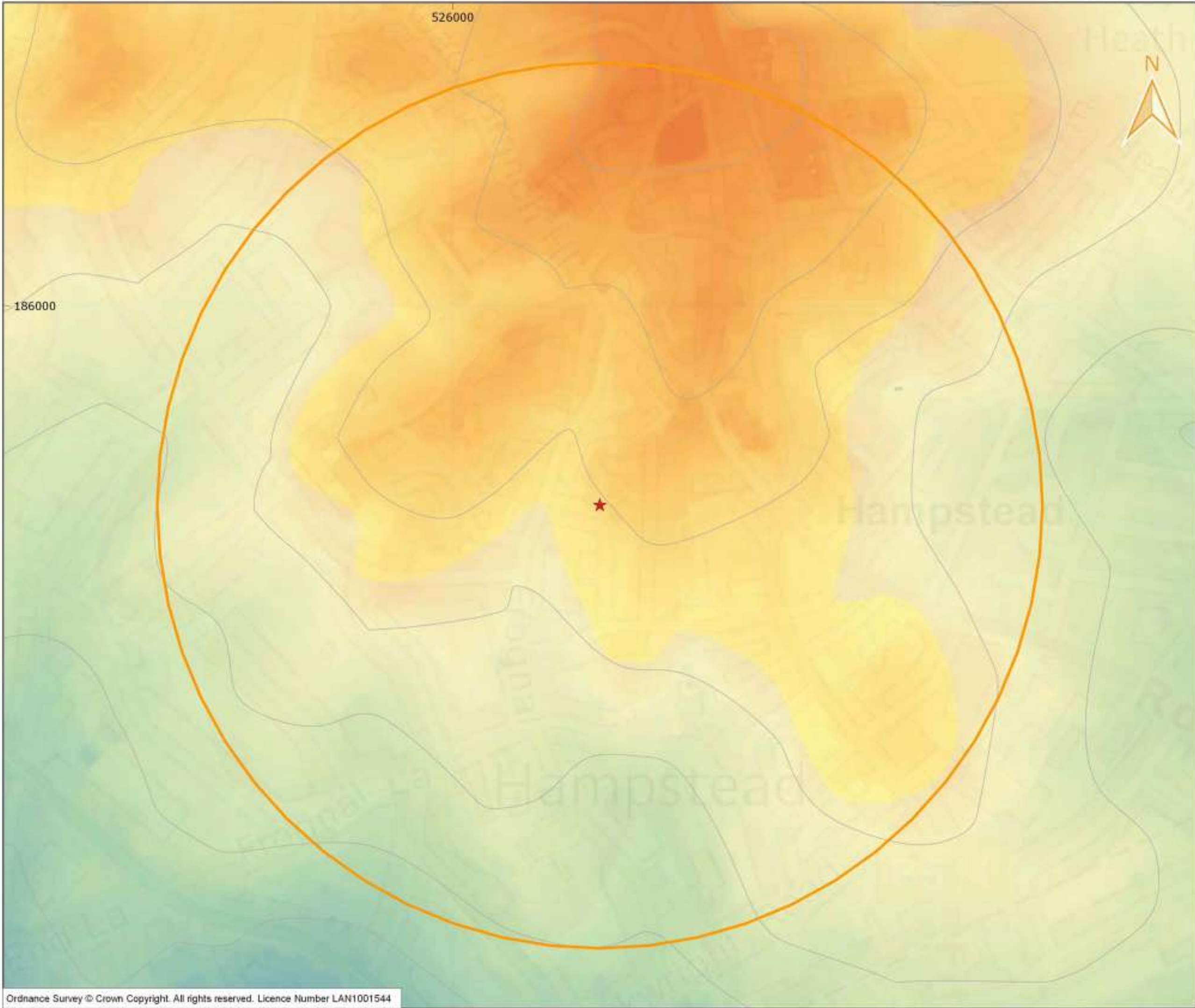
**ON BEHALF OF:**  
Roger Pilgrim & Nadine Majaro

  
Archaeology Collective  
www.archaeologycollective.co.uk

**Figure 2.1**  
Solid Geology

<b>Date:</b> August 2019	<b>Revision:</b> v.1
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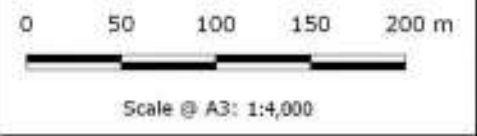


**KEY**

- ★ Application Site
- 500m Study Area

**Height (metres AOD)**

- 50
- 60
- 70
- 80
- 90
- 100
- 110
- 120
- 130
- 140
- 150



**SITE NAME:**  
18A Frognaal Gardens, NW3 6XA

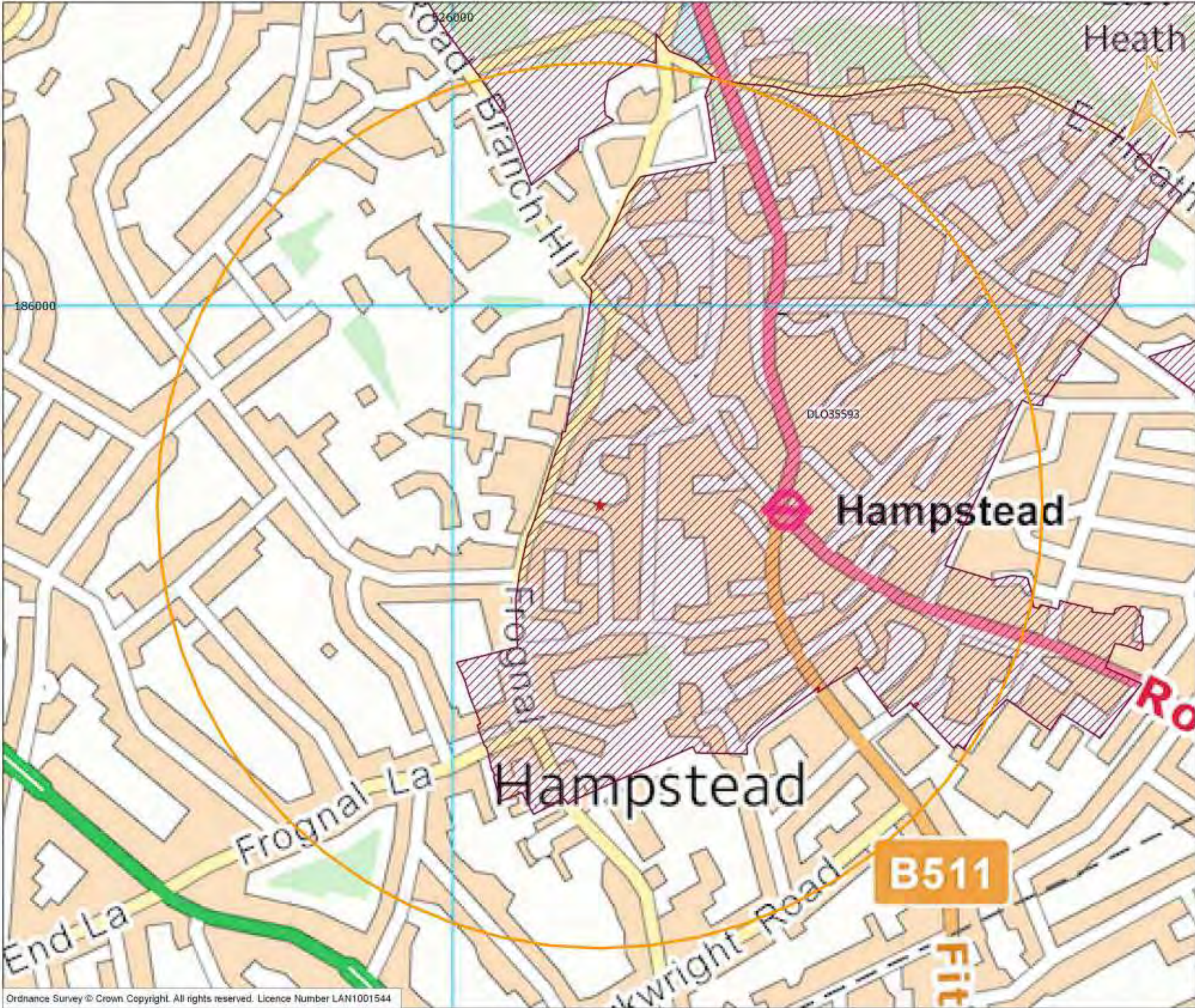
**ON BEHALF OF:**  
Roger Pilgrim & Nadine Majaro



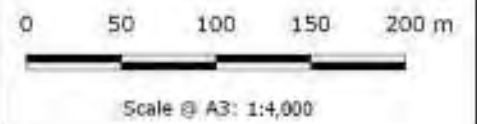
**Figure 2.2**  
Topography

<b>Date:</b> August 2019	<b>Revision:</b> v.1
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- KEY**
- ★ Application Site
  - 500m Study Area
  - ▨ Archaeological Priority Area



**SITE NAME:**  
 18A Froggnal Gardens, NW3 6XA

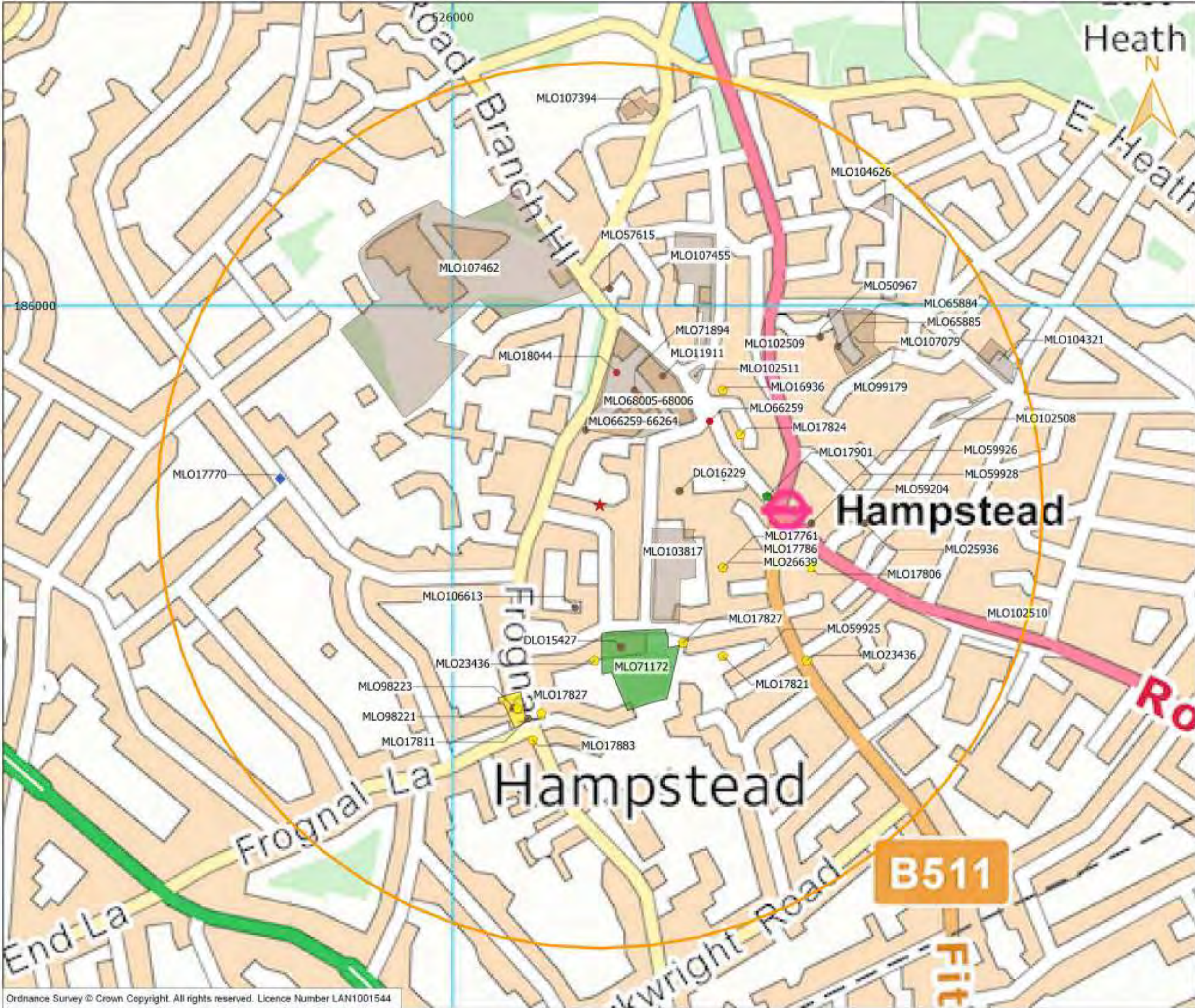
**ON BEHALF OF:**  
 Roger Pilgrim & Nadine Majaro



**Figure 3.1**  
 Archaeological Priority Area (APA)

<b>Date:</b> August 2019	<b>Revision:</b> v.1
-----------------------------	-------------------------





**KEY**

- ★ Application Site
- 500m Study Area

**Finds & Monuments (point)**

- ◆ Prehistoric
- Roman
- Anglo Saxon/ Early Medieval
- Medieval
- Post-medieval/Modern
- Undated

**Finds & Monuments (area)**

- Anglo Saxon/ Early Medieval
- Medieval
- Post-medieval/Modern

0 50 100 150 200 m

Scale @ A3: 1:4,000

SITE NAME:  
18A Froggnal Gardens, NW3 6XA

ON BEHALF OF:  
Roger Pilgrim & Nadine Majaro



**Figure 3.2**  
GLHER entries within the 500m radius study area

Date: August 2019	Revision: v.1
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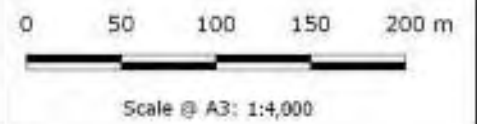


**KEY**

- ★ Application Site
- 500m Study Area

Previous archaeological work

- point
- area



SITE NAME:  
18A Frognal Gardens, NW3 6XA

ON BEHALF OF:  
Roger Pilgrim & Nadine Majaro



**Figure 3.3**  
Previous archaeological work

Date: August 2019	Revision: v.1
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Greater London Historic Environment Records (GLHER) within the 500m radius Study Area

Archaeological Priority Areas

DesigUID	Grade	Name
DLO35593	Tier II	Hampstead
DLO35588	Tier III	Hampstead Heath and Parliament Hill Fields

Monuments & Findspots

MonUID	RecordType	Name	MonType	Finds	Summary
Prehistoric					
MLO17761	FS	Holly Bush Vale, Hampstead, Camden {Palaeolithic Handaxe}	FINDSPOT	HANDAXE (Lower Palaeolithic)	A Palaeolithic pointed handaxe was discovered in 1897.
MLO17770	FS	REDINGTON RD	FINDSPOT	AXE (Mesolithic)	
Roman					
MLO17786	FS	HAMPSTEAD	FINDSPOT	BEAD (Roman)	
MLO18044	FS	FROGNAL	FINDSPOT	POT (Roman)	
MLO66259	FS	MOUNT VERNON	FINDSPOT	POT (Roman)	
Early Medieval					
MLO17901	MON	HAMPSTEAD	VILLAGE		
MLO71172	PK	Church Row/Frogna Way [St John-at-Hampstead Churchyard], Camden, NW3 6UU, {10th Century Churchyard}	CEMETERY; CHURCHYARD	HUMAN REMAINS (Post Medieval)	The churchyard has its origins as a burial ground from the 10th Century. However the church it is currently associated with dates to the 18th Century.
Medieval					
MLO16936	MON	10 THE GROVE	FLOOR		
MLO17806	FS	PERRINS LACORNER OF	FINDSPOT	SEAL (Medieval)	
MLO17821	MON	HAMPSTEAD	CHURCH		
MLO17824	FS	HOLLY HILL	FINDSPOT	COSTREL (Medieval)	
MLO17827	MON	FROGNAL WAY	ROAD; ROAD		

MLO17883	MON	FROGNAL LA	ROAD; ROAD		
MLO23436	MON	CHURCH ROW	ROAD; ROAD		
MLO26639	FS	CHURCH ROWHAMPSTEAD	FINDSPOT	SEAL (Medieval)	
MLO66260	FS	MOUNT VERNON	FINDSPOT	POT (Medieval)	
MLO98223	MON	Frognal (No. 59), Hampstead {Post-Medieval Garden Soil}	GARDEN SOIL		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.
Post-medieval & Modern					
MLO11911	MON	MOUNT VERNON	MEDICAL COLLEGE		
MLO17811	MON	FROGNAL LA (CORNER OF )	MANOR HOUSE		
MLO25936	MON	14 FLASK WALK	PUBLIC HOUSE; WALL		
MLO50967	MON	HEATH ST	HOSPITAL WARD		
MLO57615	MON	FROGNAL RISE	CONSERVATORY		
MLO59204	MON	46 HAMPSTEAD HIGHST	PIT; DRAIN		
MLO59926	MON	46 HAMPSTEAD HIGH ST	DRAIN		
MLO59928	MON	46 HAMPSTEAD HIGH ST	CESS PIT		
MLO65884	MON	NEW END ST	DUMP		
MLO65885	MON	NEW END ST	OUTBUILDING		
MLO66261	MON	MOUNT VERNON	DRAIN		
MLO66262	MON	MOUNT VERNON	WALL		
MLO66263	MON	MOUNT VERNON	PIT		
MLO66264	MON	MOUNT VERNON	DITCH		
MLO68005	MON	MOUNT VERNON	CESS PIT		
MLO68006	MON	MOUNT VERNON	BUILDING		
MLO71894	MON	MOUNT VERNON	WORKHOUSE		
MLO98221	MON	Frognal (No. 59), Hampstead	DRAIN		An archaeological evaluation was carried out by Raoul Bull of MoLAS between 19/07/2006 and 21/07/2006. Two trenches were placed to coincide with the greatest impact of the proposed development scheme. A post

					medieval brick drain was recorded cutting natural.
MLO99179	MON	New Court, No 32, Flask Walk, Hampstead, {site of early-mid 19th century housing and drains}	HOUSE?; DRAIN	During a watching brief in 2008 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.	
MLO102508	PK	Flask Walk, [Flask Walk, The Green] {19th century public square}	SQUARE		A public square designated under the London Squares Preservation Act of 1931. Square bounded on all sides by the roadway of Flask Walk.
MLO102509	PK	Heath Street, [Heath Street, The Strip] {19th century public square}	SQUARE		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	PK	High Street, [High Street/Greenhill] {19th century public square}	SQUARE		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	PK	Holly Bush Hill, [Windmill Hill/Frogna Rise] {19th century public square}	SQUARE		A public square designated under the London Squares Preservation Act of 1931. Grass plot and shrubbery bounded by the roadway of



					Windmill Hill and Frognal Rise.
MLO103817	PK	Church Row, [St John's Churchyard North Extension], Camden, NW3, {19th Century Churchyard Extension}	CEMETERY		The area was consecrated as an additional burial ground during 1812 as additional burial space was required.
MLO104321	PK	New End Square [Burgh House Garden], Camden, NW3 1LT {early 20th century private garden}	HOUSE; HOUSE; OFFICE; HOUSE; HOUSE; COMMUNITY CENTRE; MUSEUM; ROSE GARDEN		Burgh House is a detached Queen Anne house built in 1703-4, now a meeting place and venue, and houses Hampstead Museum.
MLO104626	PK	Hampstead Square/Cannon Place [Hampstead Square Gardens], Hampstead, Camden, NW3 {private garden}	TERRACE; SEAT		Hampstead Square Gardens is a small triangular site within which a private garden has been created.
MLO106613	FS	Frognal Gardens (No 1), Hampstead, Camden, NW3 {Post Medieval finds}	FINDSPOT	OYSTER SHELL (Post Medieval); CBM (Post Medieval); POTTERY (Post Medieval)	Oyster shell, ceramic building material and a sherd of 19th century pottery were recovered from 1 Frognal Gardens during a watching brief by Museum of London Archaeology in 2011.
MLO107079	MON	New End, Hampstead, London NW3 1JB {19th century workhouse}	WORKHOUSE; AUXILIARY HOSPITAL; HOSPITAL; INFIRMARY; HOUSING ESTATE		The New End workhouse was brought and opened in 1801, inmates from Frognal 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.
MLO107394	MON	The Grove, [Tudor House], Hampstead Heath, NW3 6RF, {Previous	CONVALESCENT HOME; AUXILIARY HOSPITAL; NURSING		A convalescent home for Anglo-Jewish patients that was used as an auxiliary hospital during World War One.

		Convalescent Home and Military Hospital}	HOME		
MLO107455	PK	Hampstead Grove / Windmill Hill, Hampstead [Fenton House Garden], Camden, NW3 6SP {17th private garden}	ORCHARD; KITCHEN GARDEN; HERBACEOUS BORDER; SUNKEN GARDEN; ARBOUR; ROSE GARDEN; TREE AVENUE; ORNAMENTAL GARDEN		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
MLO107462	PK	Branch Hill/Oak Hill Way/Spedan Close/Heysham Lane, Hampstead [Branch Hill Woodland including Allotments], Camden, NW3 {former private grounds}	COMMON LAND; GARDEN; KITCHEN GARDEN; WOOD; ALLOTMENT		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
DLO15427		Church of St John			
DLO16229		Roman Catholic Church of St Mary			
Undated					
MLO59925	MON	27 CHURCH ROW NW3	STRUCTURE		

#### Previous Archaeological Investigations

EvUID	RecordType	Name	EventTypes	Organisation
ELO227	EVS	Hampstead Brewery	BUILDING SURVEY	Carl Falck Associates
ELO3078	EVT	13 CHURCH ROW	TRIAL TRENCH	
ELO3299	EVT	Flask Public House	OPEN AREA EXCAVATION	
ELO4095	EVT	Frognaal Rise [Mount Vernon Hospital] Hampstead London NW3	TRIAL TRENCH	Museum of London Archaeology Service
ELO4127	EVT	New End Street (New End Hospital) Hampstead Camden London NW3	TRIAL TRENCH	Oxford Archaeological Unit
ELO5682	EVT	FROGNAL		Unassigned

ELO5688	EVT	HAMPSTEAD		Unassigned
ELO6145	BL	Frogna Way (No 18) Hampstead London Borough of Camden	DESK BASED ASSESSMENT	Museum of London Archaeology Service
ELO6993	EVT	Frogna (No 59), Hampstead, Camden	WATCHING BRIEF	Museum of London Archaeology Service
ELO6994	EVT	Frogna (No 59), Hampstead, Camden	TRIAL TRENCH	Museum of London Archaeology Service
ELO7524	EVT	Perrins Walk (No 21), Hampstead, Camden	WATCHING BRIEF	Pre-Construct Archaeology
ELO7732	EVT	Church Row, [St John's War Memorial], Hampstead, Camden, NW3	WATCHING BRIEF	Museum of London Archaeology Service
ELO7977	EVT	Frogna (No 62), Hampstead, Camden, NW3	TRIAL TRENCH	Museum of London Archaeology Service
ELO7993	EVT	New Court (No 32), Flask Walk, Hampstead, NW3 1HD	WATCHING BRIEF	Compass Archaeology
ELO8724	EVT	Frogna Way (No 18), Hampstead, Camden	WATCHING BRIEF	Museum of London Archaeology
ELO9095	EVP	Frogna Rise [Mount Vernon Hospital] Hampstead London NW3	DESK BASED ASSESSMENT	Museum of London Archaeology Service
ELO9096	EVT	Frogna Rise [Mount Vernon Hospital] Hampstead London NW3	OPEN AREA EXCAVATION	Museum of London Archaeology Service
ELO9153	BL	Hampstead Grove, (Fenton House - Stableyard), Hampstead, Camden	WATCHING BRIEF	
ELO11851	EVP	New End (No 29), Hampstead, Camden	DESK BASED ASSESSMENT	Pre-Construct Archaeology
ELO12938	EVT	Frogna Gardens (No 1), Hampstead, Camden, NW3	WATCHING BRIEF	Museum of London Archaeology
ELO13052	EVP	Holly Bush Vale [Hampstead Parochial Church of England School], Hampstead, Camden, NW3	DESK BASED ASSESSMENT	Pre-Construct Archaeology
ELO14021	BL	Upper Terrace (No 4), Hampstead, Camden, NW3	WATCHING BRIEF	Pre-Construct Archaeology
ELO14964	EVP	Frogna (No 59), Hampstead NW3	DESK BASED ASSESSMENT	Museum of London Archaeology Service
ELO14972	EVT	Church Row (No 27), NW3	WATCHING BRIEF	Museum of London
ELO15253	EVP	Streatley Place (No. 6), Hampstead, Camden, NW3	DESK BASED ASSESSMENT	Museum of London Archaeology
ELO15255	EVP	Redington Gardens (Nos. 25-26), Camden, NW3	DESK BASED ASSESSMENT	Pre-Construct Archaeology
ELO15343	EVP	Frogna Rise (No 4), Hampstead,	DESK BASED	Britannia Archaeology Ltd

		Camden	ASSESSMENT	
ELO16972	EVP	Admiral's Walk [Grove Lodge], Hampstead, Camden, NW3	DESK BASED ASSESSMENT	Mills Whipp Projects Ltd
ELO16976	BL	New End (No 29), Hampstead, Camden, NW3 1HT	TRIAL TRENCH	Pre-Construct Archaeology
ELO17561	BL	Flask Walk (No. 35) Hampstead London Borough of Camden	DESK BASED ASSESSMENT	Heritage Collective
ELO19155	BL	Holly Bush Hill [Fenton House] Hampstead London NW3 6SP	WATCHING BRIEF	Pre-Construct Archaeology





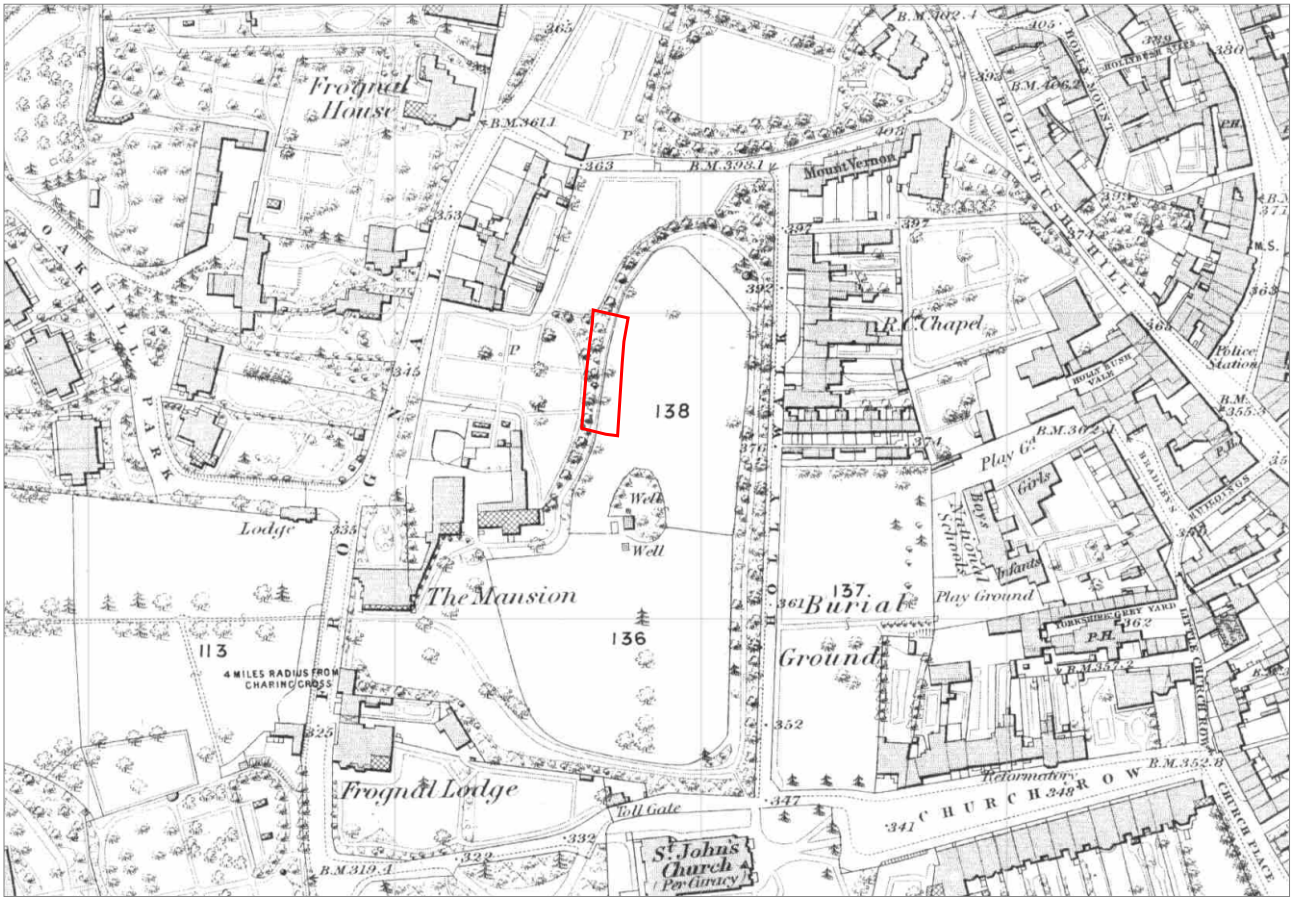
**Figure 4.1:** 1746. John Rocque. *An exact survey of the Cities of London, Westminster &c.*



**Figure 4.2:** 1839. St John, Hampstead Tithe Map.

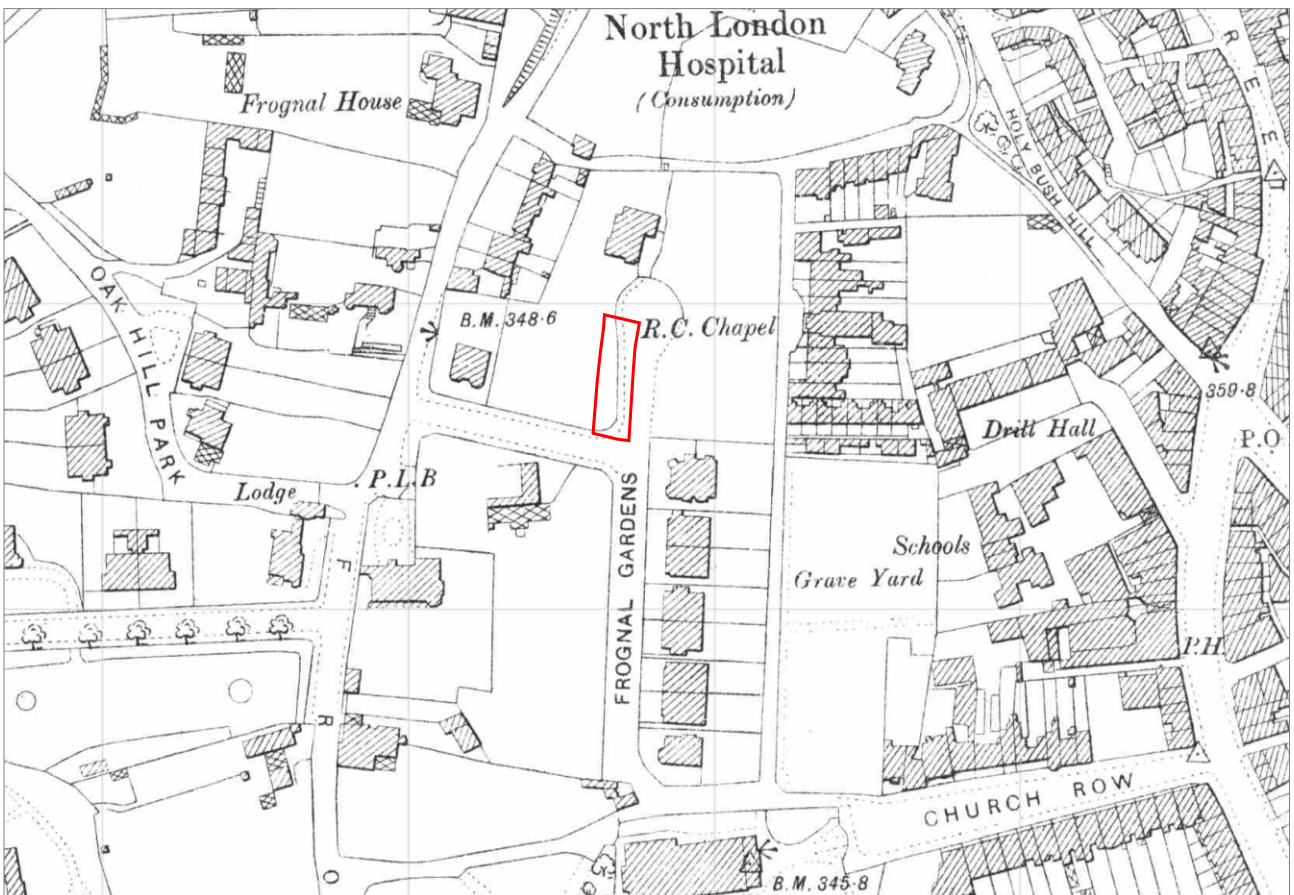
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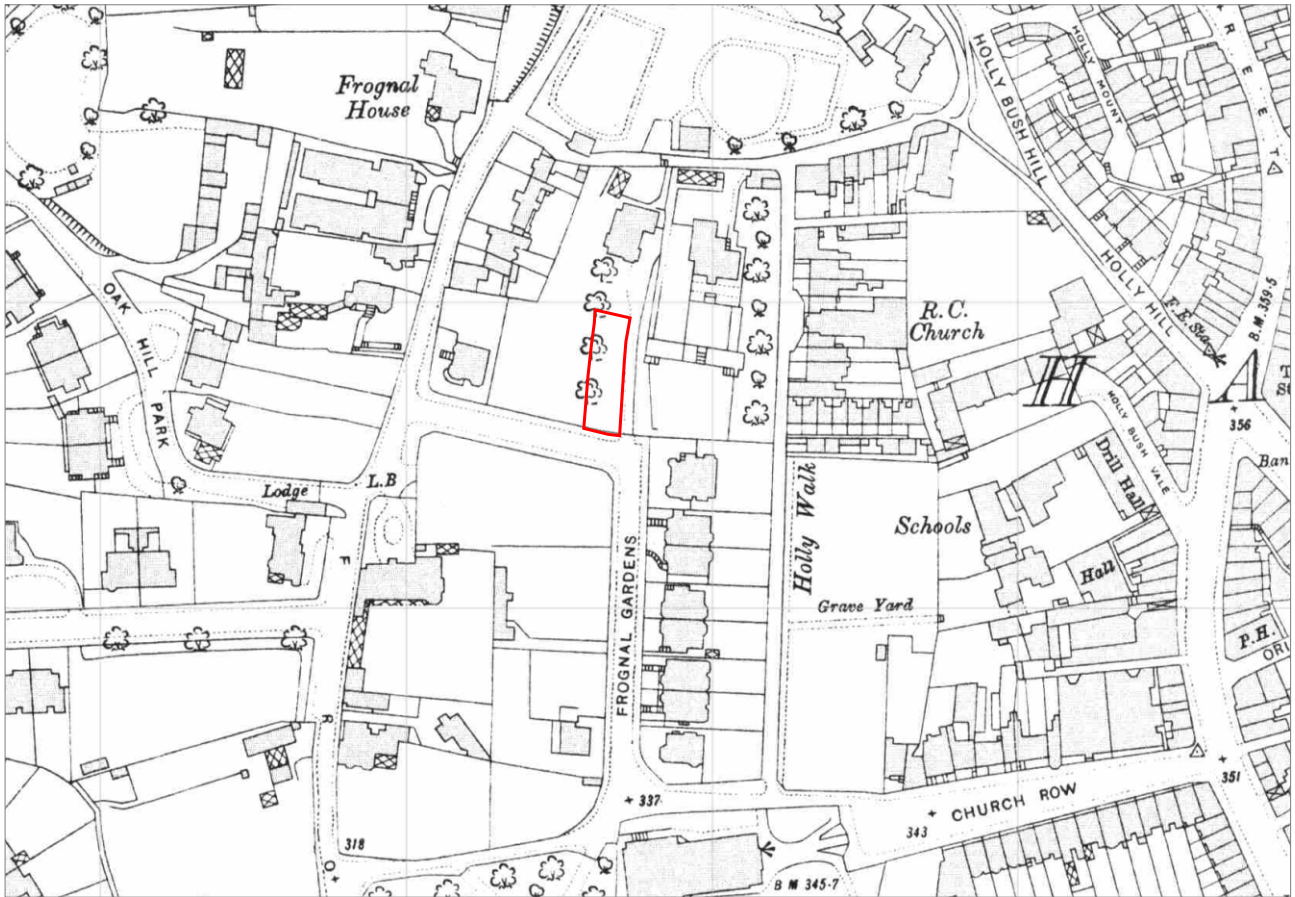
**Figure 4.3:** 1870. Ordnance Survey 1:2500 scale.



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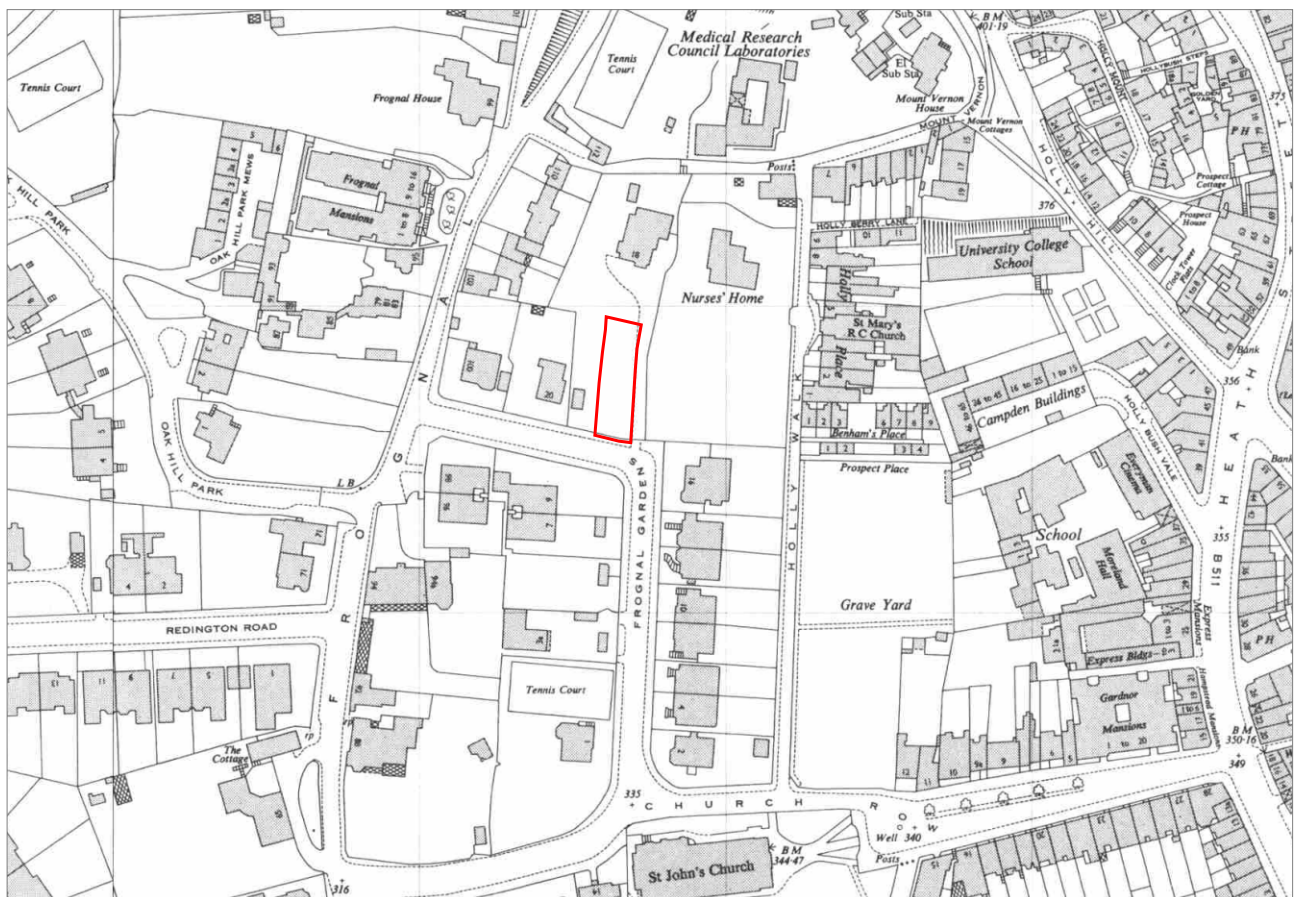
**Figure 4.4:** 1896. Ordnance Survey 1:2500 scale.





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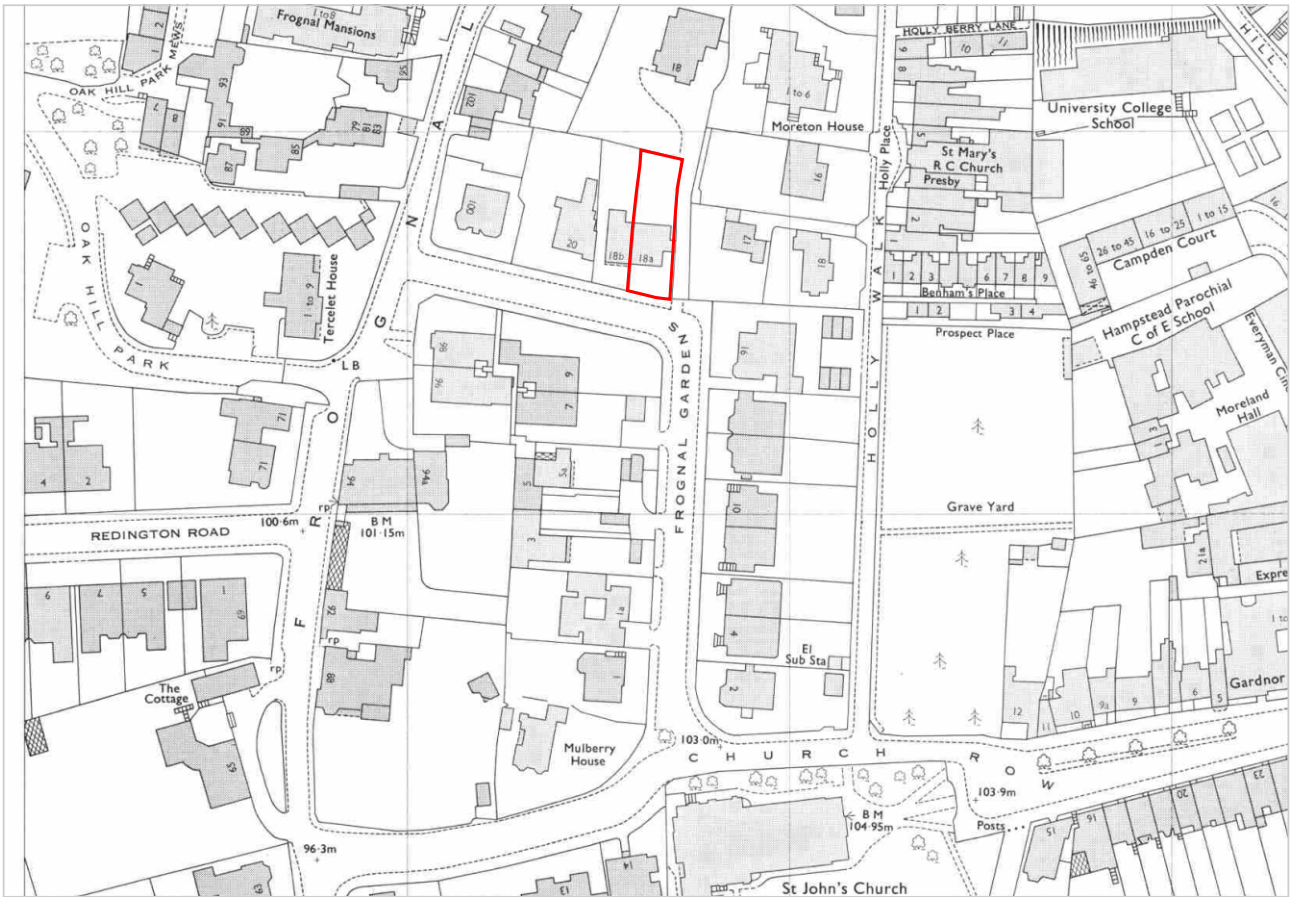
**Figure 4.5:** 1915. Ordnance Survey 1:2500 scale.



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**Figure 4.6:** 1953. Ordnance Survey 1:2500 scale.





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**Figure 4.7:** 1974. Ordnance Survey 1:1250 scale.

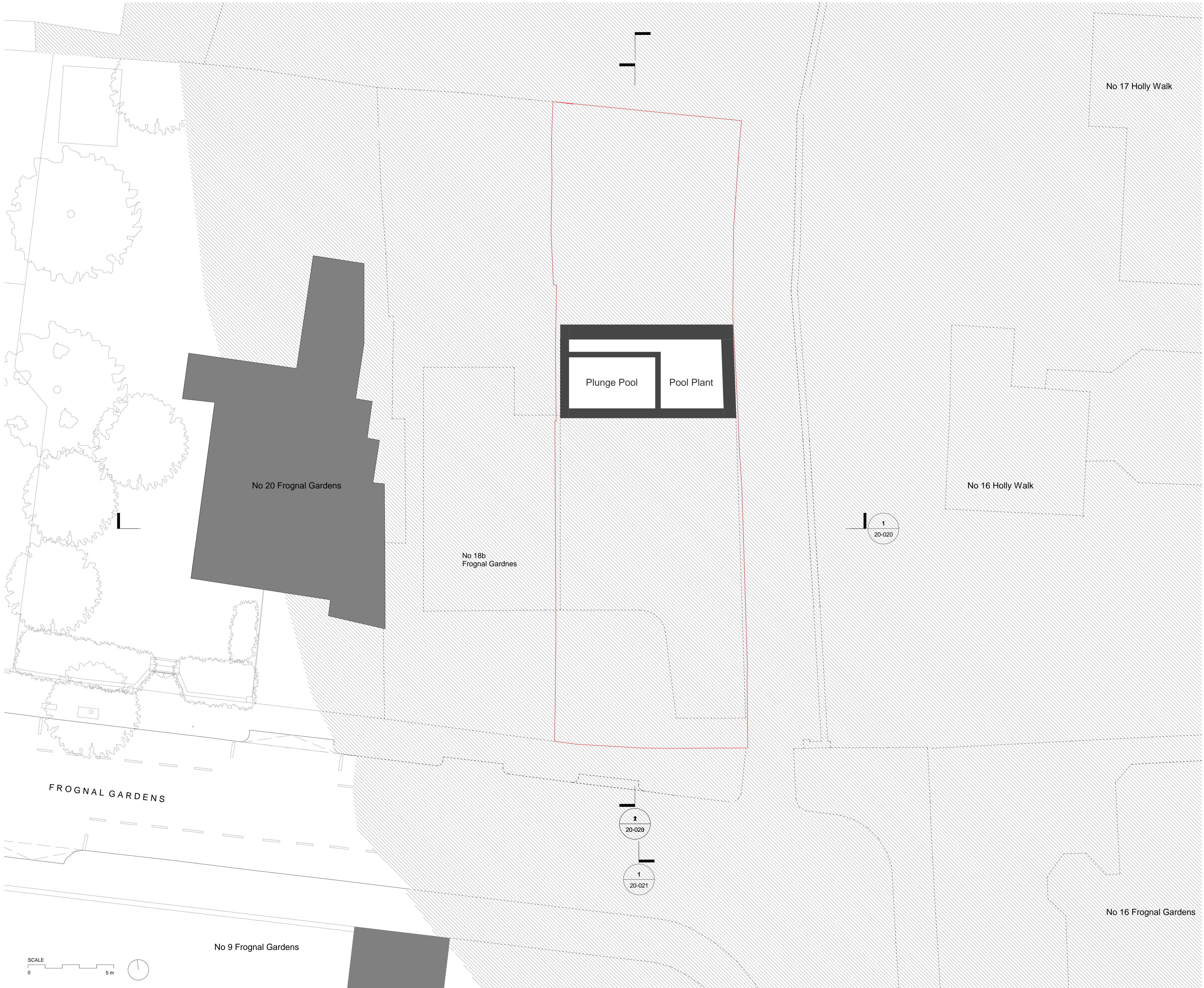


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**Figure 4.8:** 2018. Satellite image.

# Appendix 1: Development Proposals

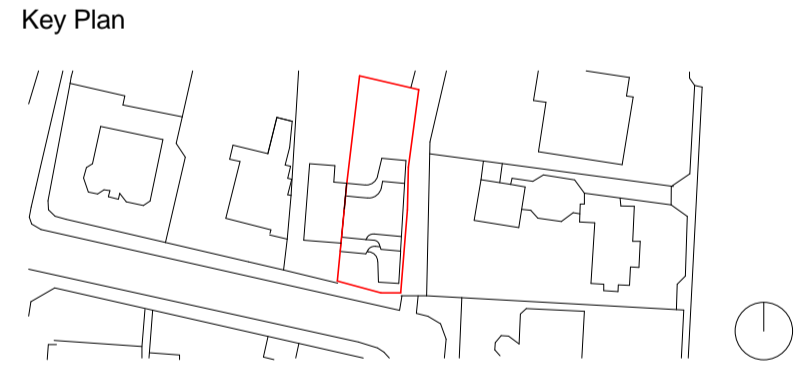




Notes  
 — Boundary Line

Rev	Date	Description
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Note  
 Do not scale from this drawing. To be read in conjunction with all relevant Architects', Services and Structural Engineer' information. Architect to be immediately notified of discrepancies.



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Project:  
**18a Frogнал Gardens**

Client:  
**Roger Pilgrim & Nadine Majaro**

Project Number:  
**2473** Status:  
**For Approval**

Drawing Title:  
**Floor Plan - Basement**

Date: **05/10/2020 18:02:00** Drawn: **AK**

Scale: **1 : 100** @A1 Checked: **NB**

Drawing No:  
**ABA-2473-20-001** Rev:

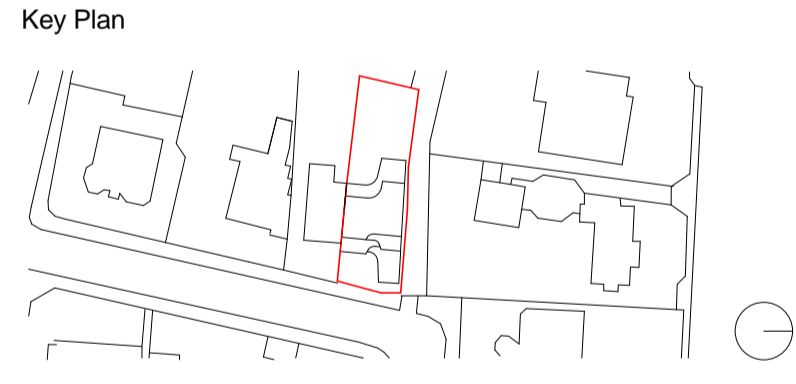




Notes  
 — Boundary Line

Rev	Date	Description
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Note  
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Project:  
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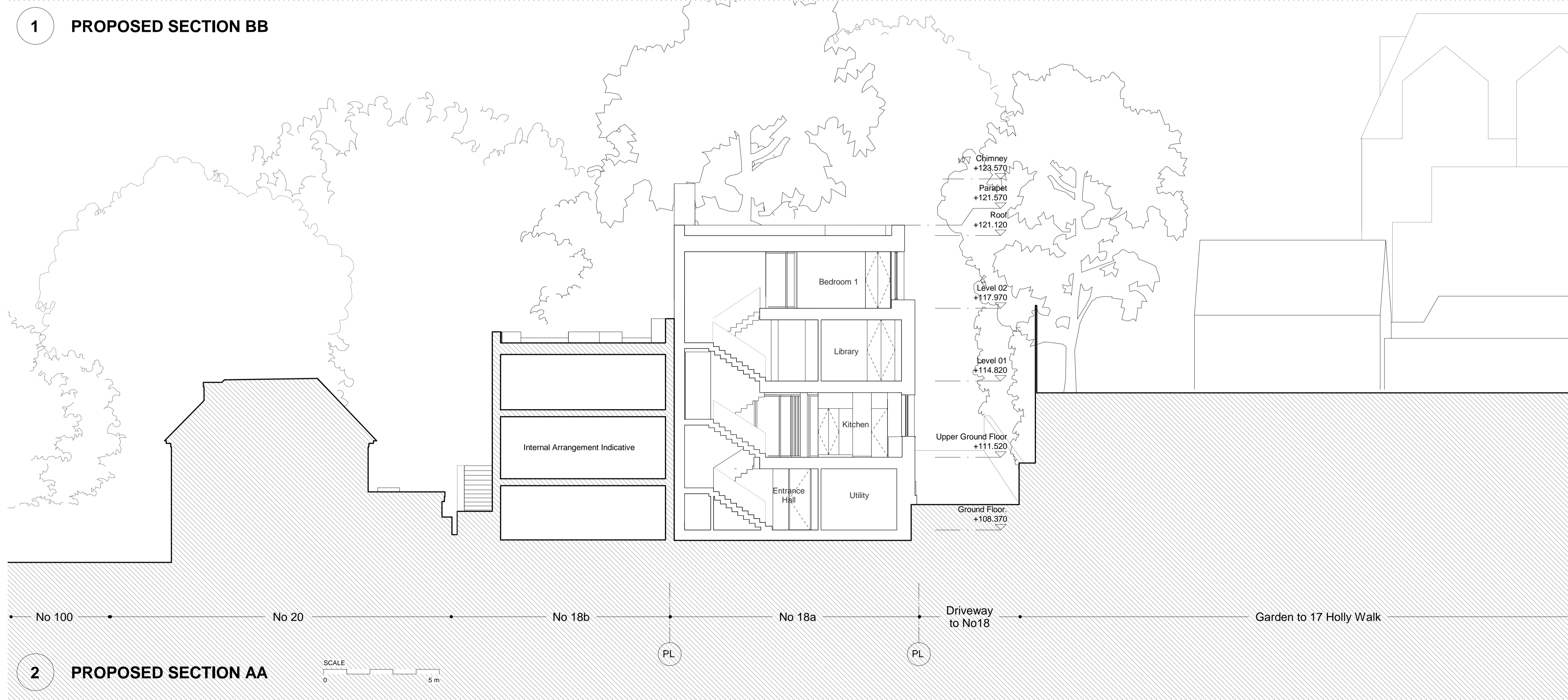
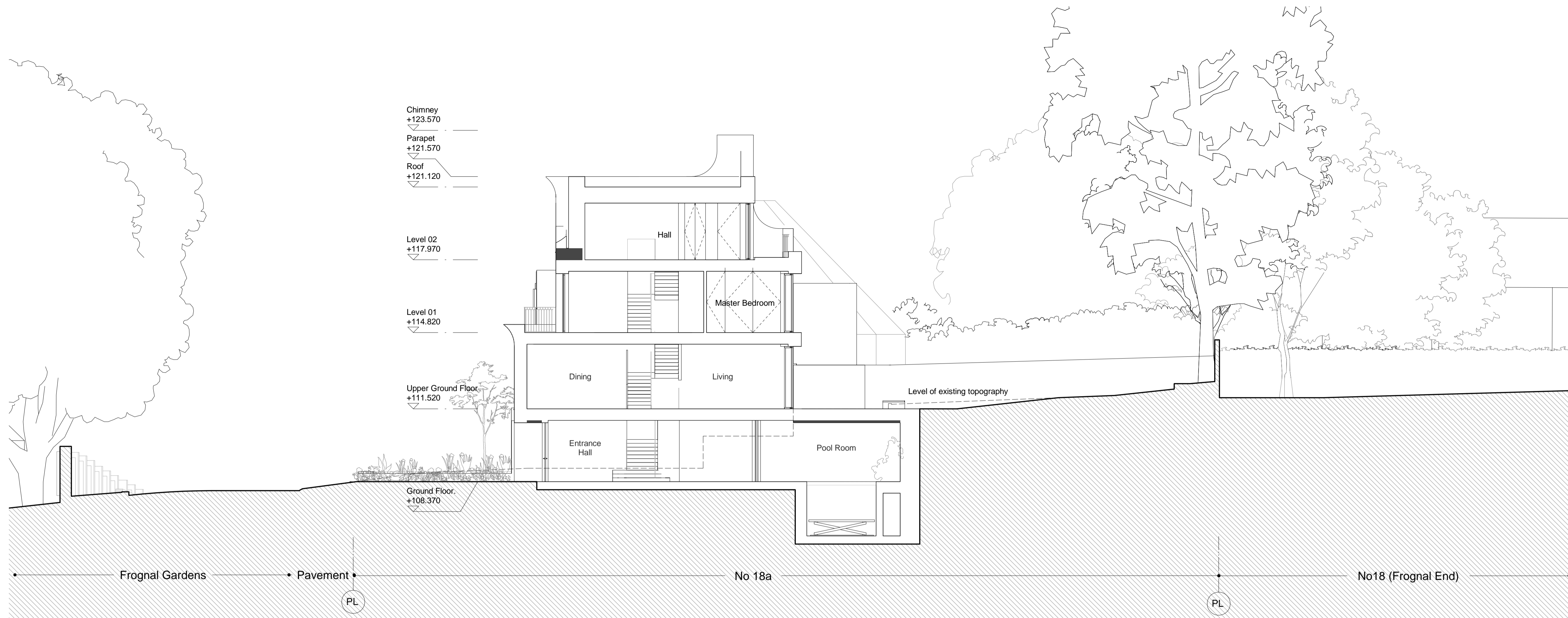
Project Number:  
**2473**

Status:  
**For Approval**

Drawing Title:  
**Floor plan - Ground Floor**

Date: **12/10/2020 16:18:09** Drawn: **AK**  
 Scale: **1 : 100 @A1** Checked: **NB**  
**1 : 200 @A3**  
 Drawing No:  
**ABA-2473-20-002**



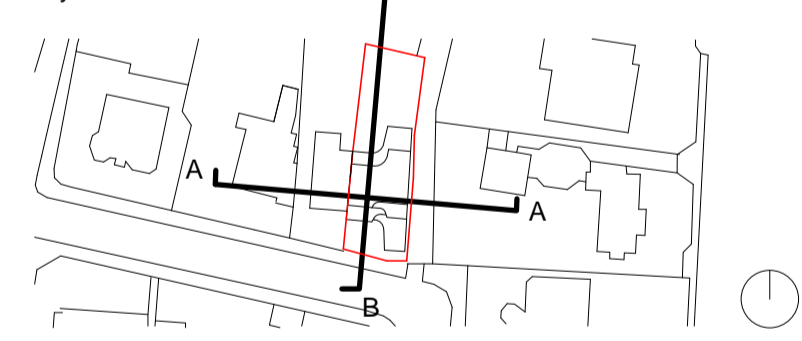


Rev	Date	Description

Note

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Key Plan



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**18a Frognal Gardens**

Client:  
**Roger Pilgrim & Nadine Majaro**

Project Number:  
**2473**

Status:  
**For Approval**

Drawing Title:  
**Sections AA & BB**

Date: **09/10/2020 19:08:16**

Drawn: **AK**

Scale: **1 : 100 @A1**

Checked: **NB**

Scale: **1 : 200 @A3**

Drawing No: **ABA-2473-20-020**

Rev: