



4 FROGNAL RISE, HAMPSTEAD, LONDON

DESK BASED ASSESSMENT



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**4 FROGNAL RISE,
HAMPSTEAD, LONDON**

Desk Based Assessment

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CONTENTS

	ABSTRACT	
1.0	INTRODUCTION & METHODOLOGY	
2.0	METHODOLOGY	
3.0	PLANNING BACKGROUND	
4.0	ARCHAEOLOGICAL AND HISTORICAL SEARCH RESULTS	
5.0	DISCUSSION	
6.0	CONCLUSIONS & RECOMMENDATIONS	
7.0	ACKNOWLEDGEMENTS	
8.0	PROJECT ARCHIVE & DEPOSITION	
	BIBLIOGRAPHY	

Appendix 1 HER Data

Figure 1	Site Location Plan	1:500
Figure 2	GLHER Data – Monument Areas & Locations	1:10000
Figure 3	GLHER Data – Event Areas & Locations	1:10000
Figure 4	GLHER Data – Listed Buildings and Protected Squares	1:2000
Figure 5	Cartographic Sources 1764-1862	
Figure 6	Cartographic Sources 1862-1945	
Figure 7	Conversion Plans from Stables to Cottages	
Figure 8	Impact Assessment	1:250
Figure 9	Site Visit Photographs	



Abstract

Britannia Archaeology Ltd was commissioned by Mr Stephen Brandes to undertake an Archaeological Desk Based Assessment of a site at 4 Frognal Rise, Hampstead, London (NGR TQ2621 8599), situated in the London Borough of Camden, in an Archaeological Priority Area (Number 6 Hampstead) and the Conservation Area of Hampstead .

Potential for the survival of archaeological remains before the middle to late 19th century is low despite the sites location to the west of Hampstead town centre. Maps show that the site contained buildings from the mid-18th century onwards therefore there is a moderate to high potential for mid-18th to early 20th century for remains associated with the former Frognal Rise Villa, associated Stables and any remains relating to the earlier structures visible on the cartographic sources.

The excavation of the basement poses the greatest risk to subsurface archaeological remains. It is likely that archaeology from the late 18th – early 20th century AD will be encountered. The proposed development will sit over the existing footprint of 4 Frognal Rise with a minor expansion and excavation of the new basement.

Impact on the general setting will be negligible. The numerous surrounding listed buildings and structures are well screened by tall trees, hedges and high garden walls or have no direct line of sight to the assessment site.



1.0 INTRODUCTION & METHODOLOGY

1.1 Project Background

Britannia Archaeology Ltd was commissioned by Mr Stephen Brandes to undertake an archaeological desk based assessment of a site at 4 Frogna! Rise, Hampstead, London (NGR TQ2621 8599), situated in the London Borough of Camden, in an Archaeological Priority Area (Number 6 Hampstead) and the Conservation Area of Hampstead (Fig. 1).

This assessment will accompany a planning application for the proposed redevelopment of the site that involves the demolition of the existing garage, and the construction of a new basement with a new ground floor directly over it and an associated first storey attached to the current dwelling. It has been commissioned to establish the presence of, or likely potential for, buried archaeological remains and the possible impact of the development on these remains. The assessment will also consider the setting of the new development in relation to existing listed buildings and known archaeological sites within the immediate area.

1.2 Site Description

The site is located in the 'village' of Hampstead in the London Borough of Camden and lies 160m west of the High Street, close to the historic core of the settlement. It forms a roughly rectangular parcel of land, aligned north east to south west measuring 399m². The south western area of the plot contains a two storey residential building converted from a former stable block in the 1930's. The north eastern area comprises a brick terraced patio area and garden laid with paving slabs. The garden is enclosed by a high standing wall on all sides which is in turn surrounded by trees and bushes (Fig. 1).

The site is bounded by Windmill Hill to the north east, residential housing to the south east, and Frogna! rise bounds the site to the south west and north west. It sits at approximately 120m AOD.

The bedrock geology comprises Bagshot Formation Sand, a sedimentary shallow marine deposit laid down in the Palaeogene period. This deposit forms a 25m thick outcrop above the earlier Claygate Formation clay, silt, sand and London Clays and was instrumental in forming the localised high ground and Heath environment located to the north of Hampstead (British Geological Survey, BGS).

2.0 METHODOLOGY

2.1 Aims & Scope

This report aims to assess all known information relating to subsurface and above ground archaeological remains within a 1km radius centred on the site, to identify the potential presence of archaeological remains that will be impacted upon during the development. It will also consider the impact of the development on the setting of existing archaeological sites and listed buildings in the immediate vicinity. This report will take



into consideration existing truncation from previous developments and the potential impact caused by the implementation of the proposed development plans and construction methods.

A mitigation strategy may be instigated after consultation with the English Heritage Greater London Archaeology Advisory Service (EHGLAAS) archaeologist for the Camden Borough.

2.2 Research and Sources

Historic Environment Record Office

The Greater London Historic Environment Record Office (GLHER) was consulted and provided details of all data held within a 1km radius of the site. The GLHER database holds records of archaeological sites, scheduled monuments, listed buildings, finds spots, registered parks and gardens, protected wreck sites and battlefields. Due to the extremely high density of listed buildings within 1km of the site, the search area for listed buildings records was reduced to 100m following consultation with GLHER (1km returned over 700 listed buildings, 300 are recorded within a 500m radius).

Documentary Sources

Primary and secondary documentary sources were consulted via the GLHER, Camden Local Studies and Archives Centre, London Metropolitan Archives and the Archaeology Data Service (www.archaeologydataservice.ac.uk). All sources consulted are listed in the bibliography.

Cartographic Sources

A search of primary and secondary cartographic sources was undertaken via the Ordnance Survey, London Metropolitan Archives and Camden Local Studies and Archives Centre.

Site Visit

A site visit was undertaken on the 19th January 2015 and a photographic record compiled. The visit aimed to identify any existing earthworks or visible archaeological remains, establish the condition and character of the existing site and note its setting. Proposed site plans were consulted during the visit to assess the areas most at risk from the development.

Presentation of Results

The results of the research are presented by historical/archaeological period and are a synthesis of all data gathered that are relevant to the site. Not all of the data supplied by the GLHER is referred to in the report, however Appendix 1 contains a full table and brief description of the HER search results.



3.0 PLANNING CONSIDERATIONS

Any development of the site may be subject to archaeological interventions in accordance with guidance laid down by the National Planning and Policy Framework (NPPF, DCLD 2012), the London Plan (2011): Policy 7.3 and relevant local planning policies including the Camden Core Strategy Local Development Framework (CCSLDP, 2010): Policy CS14b and the Camden Development Policies (2010): Policy DP25.

3.1 *National Planning Policy Framework (NPPF, DCLG March 2012)*

The NPPF recognises that 'heritage assets' are an irreplaceable resource and planning authorities should conserve them in a manner appropriate to their significance when considering development. It requires developers to record and advance understanding of the significance of any heritage assets 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) publicly accessible. The key areas for consideration are:

- The significance of the heritage asset and its setting in relation to the proposed development;
- 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;
- Significance (of the heritage asset) can be harmed or lost through alteration or destruction, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification;
- Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred;
- Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

3.2 *The London Plan (2011)*

On 22 July 2011, the Mayor of London published the replacement of the spatial development strategy for Greater London. The relevant section on Heritage management is Policy 7.3:

Strategic

- A. London's historic environment, including natural landscapes, conservation areas, heritage assets, World Heritage Sites, Scheduled Ancient Monuments and memorials should be identified, preserved and restored.
- B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present, the site's archaeology.

Planning decisions



- C. Development should preserve, refurbish and incorporate heritage assets, where appropriate.
- D. New development in the setting of heritage assets, and conservation areas should be sympathetic to their form, scale, materials and architectural detail.

3.3 Camden Core Strategy Local Development Framework (Adopted 2010): Policy CS14b

Camden Council's current development plan was adopted in 2010 and replaced the UDP from 2006. Policy CS14b states the Council's position on archaeology and the built environment which is summarised as follows:

Policy CS14b

- The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by: B) preserving and enhancing 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.

3.4 Camden Development Policies (2010): Policy DP25

This deals specifically with heritage and states the following in relation to archaeology:

- The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

4.0 ARCHAEOLOGICAL AND HISTORICAL RESEARCH RESULTS

The following results are presented as a synthesis of all the data obtained from the sources detailed above (Section 2.0) and listed in the bibliography (Figs. 2-6). The GLHER search returned 85 monument records, 39 event records and 8 listed building records. The search also returned three records relating to Archaeological Priority Areas.

4.1 Prehistoric (750000BC – 43AD) (Fig.2)

Hampstead Heath is situated at one of the highest points at this longitude within the Thames Basin; it holds a commanding view across the Thames Valley. Heathland areas are known to have been attractive for prehistoric settlers with high ground often containing evidence of settlement and funerary activity from the late Neolithic and Bronze Age periods. Hampstead Heath is no exception. The area known as the West Heath (DLO33082) is 'arguably London's most important Mesolithic site'. Over 100,000 struck flint tools and waste flakes have been discovered there. There is environmental evidence of continuous occupation through the Neolithic period due to tree clearance (evident due to lime decline) and the beginning of arable cultivation (evident by cereal use). There is however no later Bronze Age settlement activity noted.



Other evidence of prehistoric archaeology is relatively sparse, with the exception of general descriptions of Mesolithic communities living on the Heath around 7000BC (Richardson, 1985). However 11 separate records were returned by the GLHER search that include finds spots or archaeological sites within 1km of the proposed development, some of which are recorded as substantial areas of activity.

There were no GLHER records relating to prehistoric sites within 300m of the assessment area and nearly all of the *in-situ* prehistoric remains were located on the Heath to the north, with the exception of a Palaeolithic 'pointed hand axe' (MLO17761) recovered 370m to the south. Five records (MLO17762, MLO18039, MLO17763, MLO17769 and MLO17766) are assigned to a general 'prehistoric' phase and comprise finds scatters of struck flint debitage, flint tools and pottery. One record (MLO17853) describes prehistoric earthworks at the site of Jack Straw's Castle located approximately 520m north of the assessment area.

Further records identify three dated sites. These include, a sample of Mesolithic sediment from the spring line on the Heath (MLO 78159) 750m north west of the site, a Mesolithic axe head, a polished Neolithic axe/adze head and a substantial Mesolithic occupation site (MLO18038) located 1.2km north-west where 12500 items of struck flint and 10000 of burnt flint were recovered during an excavation by Hendon and District Archaeological Society (HADAS). This forms part of the Archaeological Priority Area already described.

No evidence for settlement from the Bronze Age or Iron Age activity has been recorded in the area. However it is believed that finds are consistent enough elsewhere in Greater London to suggest a continuity of occupation through these periods in the area.

4.2 Romano-British (43AD – c. 410AD) (Fig. 2)

The Romano-British period marked a significant change in development of Britain and certainly for the wider area around the site, with *Londinium* becoming a major settlement and administrative centre within Roman Britain. Hampstead's proximity to London and the road to *Verulamium* (St. Albans) known later as Watling Street (now Edgware Road A5), would suggest a reasonable potential for Romano-British settlement activity, however the evidence is generally sparse.

One record of Roman date is located in close vicinity of the site only 10m to the south-west at Mount Vernon Hospital, Frogna! Rise, where residual third century AD pottery was recovered from medieval pits during an evaluation and subsequent excavation (ELO9095-96) undertaken by MoLAS in 1995 and 1996 (MLO 66259, MLO18044).

A total of ten recorded sites and find spots are present within 1km, the most significant relates to a cist burial (MLO 17798) located approximately 730m east at Well Walk. Burnt human bones were found inside a large urn along with a smaller urn and pitcher. Four other vessels and two lamps were also recovered from this site.



The remaining records suggest a moderate indication of background activity in the area: three coins, one of Marcus Aurelius (161AD – 180AD) (MLO 17797), two glass beads (MLO 17786) and a yellow and white flange rimmed pottery vessel (MLO 18044).

4.3 Anglo-Saxon (Early medieval) (c.410AD – 1066AD) (Fig. 2)

The withdrawal of Roman authority in Britain in the early 5th Century AD and the dominance of the Anglo-Saxons in the south and east of England led to significant changes in settlement distribution across the landscape of the country. London eventually re-emerged as an important town in the 7th century AD, but the focus of settlement initially shifted outside of the walled town to the Strand, returning back within the walls in later centuries. Conversely, nearby St. Albans declined dramatically despite its importance as a Roman town within the area. Settlement patterns did not necessarily continue into the Anglo-Saxon period and this trend can be seen throughout Britain after the departure of Roman rule. Hampstead can trace its origins back to the Anglo-Saxon period; the name is a corruption of the Old English (Anglo-Saxon) *ham-stede*, literally meaning 'home stead' (Mills, 2003).

Documentary evidence from the 10th century AD suggests that the boundaries of Hampstead were defined in the Charter of King Edgar (c.968AD) between Watling Street in the south-west, Cucking Pool in the west, Sandgate (now North End) in the north and Foxhanger (now Haverstock Hill) in the east (Elrington et al, 1989). A further amendment of this boundary was presented in the Charter of King Æthelred (986AD) which later sources interpret as: 'from Sandgate the boundary ran east to Bedegar's *styvic leage*, possibly a hog or cattle run, thence to Deormod's *wic* or farm, to Middle Hampstead, and along the hedge to the rush *leage*' (Elrington et al, 1989).

Hampstead has two entries in the Domesday Book showing that a small settlement was present at the end of the Anglo-Saxon period. The entries detail the population and wealth of the settlement as 7 households (1 villager, 5 smallholders and 1 serf) with 3.5 ploughlands (1.5 Lord's plough team and 1 man's team) and woodland for 100 pigs. St Peter's Abbey, Westminster is listed as the Lord in 1066, by 1086 it shared the Lordship with Ranulf Peveral (Randulf de Peverel) who had the minority share in what is now the Belsize area.

The GLHER Office returned only three monument entries for this period. Excavations by the Hendon and District Archaeology Society (HADAS) in 1976 (which also found the large quantities of Mesolithic flint) recovered abraded Anglo-Saxon pottery and excavated a hearth used for charcoal burning (MLO 17802) approximately 1.25km north west of the assessment site. Approximately 300m south of the assessment site one of the records (MLO71172) refers to the churchyard of St John-at-Hampstead. The origins of the churchyard appear to be 10th century however the current church dates to the 18th century. In 2005 an archaeological watching brief carried out by the Museum of London Archaeology Service discovered soil containing disarticulated fragments of human bone during the preparations for piling and underpinning works. However no articulated remains were encountered.



The limited evidence for Anglo Saxon occupation in the area can perhaps be attributed to the relatively limited number of investigations that have been undertaken in the area or the later medieval demesne which would have potentially been the centre of Anglo Saxon activity. The Domesday survey of 1086 AD suggests at least some form of settlement activity in the area at this time.

4.4 Medieval (1066 AD – 1540 AD) (Fig. 2)

The medieval period in Hampstead is better represented in both primary and secondary sources. London became an important city and the capital of Britain after the Norman invasion in 1066. The Domesday entries for Hampstead are technically medieval in date, however they give details of the state of the settlement at the end of the Anglo-Saxon period. What we can see from the entries is revealing and shows an established settlement of seven households in slight decline after the Norman invasion.

The settlement grew during the 12th and 13th centuries, but much of the land belonging to the demesne was lost to freehold estates including Kilburn Priory and the 'Hospital of St. James for Leprous Women' which became Eton College Estate in 1449 (Richardson, 1985). By 1312 the village had 40 dwellings, six freehold houses and the manorial demesne at the centre of the parish was located approximately 470m to the south of the assessment site and south-west of the modern core of Hampstead (Elrington *et al*, 1989).

The GLHER records show one medieval site in the immediate vicinity. A watching brief (ELO9153) at Fenton House Cottages and stable yard, 45m to the south-east, recorded a medieval patterned floor surface (MLO16936).

There are no further medieval sites noted close to the proposed development, which lies to the north of the manorial area located in Frogna Rise. Frogna Rise was probably on the edge of the settlement/manorial complex in part of the outlying field systems or the extensive woods for the demesne.

The 1km search contained 22 records that are associated with this period, six of which relate to the course of medieval roads (MLO23436, MLO17883, MLO17827, MLO17829, MLO17834 and MLO17828) which are also shown existing on the post-medieval maps (Figs. 5 & 6). The last two roads survive as Spaniard's Road which runs across the Heath to Highgate and as Hampstead High Street (becoming Charing Cross Road) which is still the main road to London.

The evaluation and following excavation (ELO9095-96) at Mount Vernon Hospital, Frogna Rise (MLO66260) located 30m to the south-west, recorded a medieval colluvial layer which contained several sherds of pottery. The dates for the pottery date ranged between 1080 – 1500 and 1150 – 1500. This was the same evaluation and excavation conducted by MoLAS described earlier. A watching brief (ELO6993) at 59 Frogna Way, located 530m to the south-west of the assessment site.



A desk based assessment (ELO13052) carried out in 2012 at the Hampstead Parochial Church of England School, located 230m south of the assessment site, by Pre-Construct Archaeology thought that the site had low potential for prehistoric, Roman and Saxon remains while it gave a moderate potential for medieval remains and a high potential for post medieval remains.

The remaining records detail finds spots, the closest records to the assessment site being a possible medieval floor (MLO16936) at 10 The Grove 150m south east of the site and a medieval costrel (MLO17824) found 200m to the south-east at Holly Hill. Two separate records relate to the discovery of a 13th century Papal Bull seal (MLO17806 and MLO26639) from a document issued by Pope Innocent IV.

4.5 Post-medieval and Modern (1540AD – Present) (Figs. 2–6)

Hampstead is well represented in primary and secondary sources during the post-medieval and modern periods and the growth of the town from small settlement to its present size and disposition is clearly recorded. Of the maps consulted most were produced between 1540 and 1946 with the assessment site being clearly identifiable on most (Figs. 5 & 6). The town grew substantially in the early to middle post-medieval period when wealthier London residents bought up properties to use as recreational residences to take advantage of the 'good air and waters'; health benefits that were actively promoted (Richardson, 1985). This led to a permanent poor population and transient affluent population.

Substantial development occurred in the mid to late 19th century especially in the southern area of town. This is due in part to the railway station opening but can also be seen as a result of the lifting of development restrictions placed on the demesne area of Hampstead by the will of Sir Thomas Maryon Wilson (Elrington *et al*, 1989).

The historic maps consulted show buildings present on the site from at least 1828 (Figs. 5 & 6). The Thomas Milne map of 1800 appears to show no buildings on the site but the map may be of insufficient detail to allow closer analysis. The cartographic sources clearly show a large building on the plot of land to the north of the assessment site. By 1862 the Edward Weller map clearly shows out buildings present in the location of the assessment site. It can be assumed that these structures are related to the large residence at Frognal Rise and may relate to the stable block that was later converted into the current buildings that occupy the land. From the 1937 plan of the buildings on the site we can see that the general layout of the structure has changed very little. The garage was added at a later date.

A 100m search for listed buildings in close proximity to the site detailed 8 results, the majority of which date to the 17th and 18th century suggesting that the area underwent significant development in this period (Fig. 4).

One of the most notable result lies 60m to the north east and describes the garden gates, railings and walls to Fenton House (DLO15809), dating from the 17th century. Fenton House gardens contain four listed statues and a cistern from the 18th century AD



(DLO15805). Fenton House Garage (DLO15806) is also listed as the old coach house and coachman's cottage and dates from 1673, and is located 43m to the north-east.

Archaeological investigations within the 1km search area also suggest substantial development in the 17th and 18th century. The nearest significant archaeological site (30m south-west) is the Mount Vernon Hospital evaluation (ELO4095) and excavation (ELO9096) at Frogna Rise (run by MoLAS). A drain, wall, pit and ditch dating to the 17th and 18th centuries and a cess pit and associated timber structure with a date range of 1480 to 1600 were all recorded.

Further archaeological fieldwork records eight additional sites with 17th to 18th century dates (ELO3299, [MLO59926-28, MLO59204], ELO7732, ELO6994, ELO7993, ELO4127, ELO8837 and ELO3078). These archaeological investigations recorded similar features to those encountered at the Mount Vernon excavation consisting mainly of 17th to 18th century walls, brick drains and waste dumps. These sites mostly lie over 250m to the south-west, south and south-east of the assessment area.

A large plot of land immediately south east of the assessment site contains Volta House, Bolton house, Windmill Hill House and Enfield House (DLO16325) and the GLHER record describes it as an early 18th century terrace of three houses (with the later addition of Enfield House) built from multi-coloured stock bricks with red brick dressings, moulded brick bands and brick pilasters and angles between Bolton and Windmill Hill House. Bolton house is noted as being the one time home of Joanna Baillie, a Scottish literary lioness and at one point where Byron, Wordsworth, Keats and Sir Walter Scott stayed.

Little in the way of 19th century archaeology has been excavated, mainly because many of the 18th and 19th century buildings still exist. The number of parks and gardens recorded for this period is indicative of the established affluent Victorian town and culture. Four protected squares (DLO35371, DLO35373, MLO102510 and DLO35089) are noted in the search area, including one at Holly Bush Hill/Windmill Hill (DLO35089), located 100m to the south of the site. Two large 18th and 19th century Parks (MLO59270 and MLO102787) are also recorded to the north on the Heath at Kenwood House and Golders Hill, both lying on the periphery of the search area to the north east and north west.

Perhaps the most significant listed building related to the site dates to the early 19th century. A detached villa (DLO15610) at Frogna Rise is first recorded on the 1862 Edward Weller map, (Fig. 6). The building, which is Grade II listed, underwent alterations and extension on 1884 by a Marshall N Inman who added a new wing and "modernised" the structure with Art Nouveau style features and Tudor stone features on the lower terrace front. The former central doorway was replaced with a French window and a new entrance added in the north west wall. Numerous additions were added through the 20th century. One of the most significant features associated with the villa was its former stable block which was converted into cottages in 1937. A plan (Fig. 7) shows the planned conversion. The stable block is clearly visible on the old maps as far back as 1828 (Fig. 5).



The GLHER records show one potential post-medieval archaeological site in close proximity to the assessment area detailed as a conservatory attached to a two-storey building over a coach house (MLO57615), and listed only for buildings at risk purposes. This coach house would have formed part of the outbuildings associated with the villa building described above.

A single modern entry is recorded for a World War II Anti-Aircraft Battery (MLO68332) located 1.2km to the north-east. The Bomb Maps dating to 1945 show that the assessment site was not bombed during the War and no bombs fell within 350m.

4.7 Site Visit (Fig. 8)

A site visit was undertaken by the author on 19th January 2015 to determine the current state of the assessment area, to investigate the presence of any surface or potential subsurface archaeological remains and to ascertain the current level of truncation.

4 Frognal Rise is a former stables, converted in the 1930's into a semi-detached building located in the centre area of the plot, a landscaped, terraced, garden and patio is present in the north eastern area. A garage is present against the north western boundary. The property is joined to 2 Frognal Rise which was part of the cottage complex (Fig. 7) that was created after the conversion of the former stable block in 1937. This is now a separate property and privately owned.

The patio is raised approximately 2m above the garden and joins the rear of the building, the garden is flat and well maintained, and the majority of it is paved with the exception of flowerbeds and the presence of mature trees. There are no obvious archaeological structures present. The rear of the site has undergone heavy terracing work which will have undoubtedly affected any sub surface remains.

5. DISCUSSION

5.1 Archaeological Potential

Information on the archaeology in the immediate area of the assessment site is fair due to the work undertaken at Mount Vernon, the evaluation and subsequent excavation (ELO9095-96) undertaken by MoLAS in 1995 and 1996 revealed multi period deposits and demonstrates the level of survival for archaeological remains in the area. The wider area is quite well represented showing human activity within 1km from the lower Palaeolithic to the modern periods. Evidence suggests a relatively low level of activity until the early medieval period with a steady increase until the post medieval period when there was sustained and rapid growth until the 19th century, after which localised development carried on increasing.

Given the research results, there is a **low** potential for the presence of prehistoric features or finds.



Similarly there is also a **low** potential for features or finds dating to the Romano-British period.

The Anglo-Saxon origins of Hampstead mark an increase in activity in the wider area, however the site lies outside the manorial complex. Finds and features from this period are sparse in both the immediate and wider area, despite a good level of documentary evidence. Therefore there is a **low** potential for Anglo-Saxon finds and features on the assessment site.

The results show a significant increase in activity during the medieval period in Hampstead, especially in the latter half. A site recorded only 30m to the south west, records settlement activity. Nearly all the remaining medieval sites recorded are present to the south of the assessment area which is likely to be located on the periphery of greater settlement activity. The first maps show that the site was undeveloped and it is likely that it this has remained the case throughout the medieval period. It is possible that the area was part of the demesne field systems or woodland that lay between the manorial complex and the agricultural fields. Therefore the potential of archaeological features and finds from this period is **low**.

The post-medieval and modern periods saw rapid development in the wider area of Hampstead. The site is very close to early 18th century structures with Volta House, Bolton house, Windmill Hill House and Enfield House just 40m away to the south east. However the cartographic sources clearly show that the assessment site had buildings present on it from the early 19th century. Eventually this was further added to when Frognal Rise villa was constructed in the mid-19th century. While it is possible that the origins of the building may be earlier it does not appear to have been formalised until the later part of the 19th century. The potential for post-medieval finds and features on the assessment site is **moderate to high** with emphasis on late 19th and early 20th century remains due to the presence of Frognal Rise Villa and its associated outbuildings.

5.2 Existing and Proposed Impact (Figs. 7 & 8)

Existing Impact

The conversion of the former stable block into the current buildings at Frognal Rise in the mid 20th century would have had a significant impact on any surviving underlying archaeological deposits. If any outbuildings associated with the former stables extended beyond the current footprint of the converted building, then the likelihood of any surviving pre-19th century remains are slim.

4 Frognal Rise was converted from the former stable block present on the land in the 1930's. A substantial brick terrace and patio extends over the rear of the site forming the back garden and the footings for this have probably also impacted significantly on subsurface archaeology. When examining the 1937 plan (Fig. 7) and sections it is evident that there has been significant truncation due to the terracing of the site. It is likely that any sub surface archaeological remains would have been adversely affected during this process.



Proposed Impact

Proposed construction plans involve the demolition of the garage on the plot and the excavation and construction of a new basement, before the building of the storeys above. The proposed basement extends under the full floor plan of the existing house and will be excavated to a depth of around 2.5m below current ground level. The garden area is to remain at its current level. A small expansion of the property will occur at the rear however this is small and limited by a TPO on one of the existing mature trees in the garden area. A new terrace is to be constructed at ground level at the front of the building on the extension. The construction of the basement will cause significant truncation to ground not already truncated by the footings of 4 Froggnal Rise and the associated garage. This area of truncation may still contain remains associated with the former stables and Froggnal Rise Villa, which are of relatively low archaeological importance given their recent date and existing documentation (Fig. 6). However the impact of the basement on any surviving remains would be high.

Impact on Setting

4 Froggnal Rise is to be extended however the footprint of this extension will cover the area of the now existing garage structure and driveway. The new additions will remain at the same elevation.. The architects have incorporated design features present within on the rest of the building to keep the property within the general aesthetic of the area..

Although many of the listed buildings are in close proximity to the assessment site, 4 Froggnal Rise and its environs are well screened by trees, tall hedges and walls. The small roads have retained a village lane quality. The closest listed building, Fenton House Garage (DLO15806) is located 43m to the north-east but is not in line of site of the property.

There will therefore be a negligible impact on the setting of the surrounding historical listed buildings and gardens.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

There is a **low** potential for the survival of archaeological remains before the early 19th century, and a **moderate to high** potential for early-19th to early 20th century for remains associated with the former Froggnal Rise Villa, associated Stables and any remains relating to the earlier structures visible on the cartographic sources. This conclusion is partly drawn from the level of archaeological investigation in the immediate vicinity of the site, but also from the known level of truncation by the existing building.



The excavation of the basement poses the greatest risk to subsurface archaeological remains. It is likely that archaeology from the late 18th – early 20th century AD will be encountered. The garden and patio area will not be reduced below the existing levels.

6.2 Recommendations

Given the results of the assessment and the proposed plans, it is unlikely that the development will encounter undisturbed archaeological remains predating the late 18th century. The basement excavation may encounter some remains associated with the former stable block that was present at the site, however much of the subsurface archaeology will already have been removed when the existing house converted from the former stable block.

Given these results, it is recommended that any further archaeological intervention would, at most, take the form of monitoring on the excavation of the basement area; however, further consultation with EH (GLASS) is advised to discuss the nature of the development and any possible mitigation that might be required as a result of the design plan.

7.0 ACKNOWLEDGMENTS

Britannia Archaeology Ltd would like to thank Mr Stephen Brandes for commissioning the work. Britannia Archaeology would also like to thank Mr & Mrs M Sonnenthal for funding the project and providing access to the assessment site.

We are also grateful to Sarah-Jane Hathaway of English Heritage Greater London Archaeology Advisory Service for her assistance and advice.

8.0 PROJECT ARCHIVE & DEPOSITION

A full archive will be prepared for all work undertaken in accordance with guidance from the *Selection, Retention and Dispersion of Archaeological Collections*, Archaeological Society for Museum Archaeologists, 1993. Arrangements will be made for the archive to be deposited with the relevant museum or the GLHER Office.



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www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england

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APPENDIX 1 – GLHER DATA

Monuments

Monument ID	Record Type	Name	Monument Type	Date Range	Period Range
MLO17752	FINDSPOT	HAMPSTEAD HEATH NEAR THE VIADUCT	AXE (Mesolithic)	10000 BC to 4001 BC	Mesolithic
MLO17761	FINDSPOT	Holly Bush Vale, Hampstead, Camden {Palaeolithic Handaxe}	HANDAXE (Lower Palaeolithic)	500000 BC to 150001 BC	Lower Palaeolithic
MLO17762	FINDSPOT	WEST HEATHHAMPSTEAD HEATH	LITHIC IMPLEMENT (Prehistoric)	500000 BC to 42 AD	Prehistoric
MLO17763	FINDSPOT	HAMPSTEAD HEATH	SCRAPER (TOOL) (Prehistoric), CORE (Prehistoric), LITHIC IMPLEMENT (Prehistoric)	500000 BC to 42 AD	Prehistoric
MLO17766	FINDSPOT	VALE OF HEALTHHAMPSTEAD HEATH	LITHIC IMPLEMENT (Prehistoric)	500000 BC to 42 AD	Prehistoric
MLO17767	PIT	HAMPSTEAD HEATH			
MLO17769	FINDSPOT	HAMPSTEAD HEATH NEAR VIADUCT, ABOVE PONDS	LITHIC IMPLEMENT (Prehistoric)	500000 BC to 42 AD	Prehistoric
MLO17770	FINDSPOT	REDINGTON RD	AXE (Mesolithic)	10000 BC to 4001 BC	Mesolithic
MLO17853	EARTHWORK	HAMPSTEAD HEATH		500000 BC to 42 AD	Prehistoric
MLO18038	OCCUPATION SITE	WEST HEATHHAMPSTEAD HEATH		10000 BC to 4001 BC	Mesolithic
MLO18039	OCCUPATION SITE	VALE OF HEALTH, HAMPSTEAD HEATH	POT (Prehistoric), LITHIC IMPLEMENT (Prehistoric)	500000 BC to 42 AD	Prehistoric
MLO23433	FINDSPOT	HAMPSTEAD HEATH ALLOTMENTS	AXE (Neolithic)	4000 BC to 2201 BC	Neolithic
MLO17786	FINDSPOT	HAMPSTEAD	BEAD (Roman)	43 AD to 409 AD	Roman
MLO17797	FINDSPOT	VALE OF HEALTH	COIN (Roman)	43 AD to 409 AD	Roman
MLO17798	BURIAL, CIST	WELL WALK		43 AD to 409 AD	Roman
MLO18044	FINDSPOT	FROGNAL	POT (Roman)	43 AD to 409 AD	Roman
MLO18045	FINDSPOT	WELL WALK	COIN (Roman)	43 AD to 409 AD	Roman
MLO66259	FINDSPOT	MOUNT VERNON	POT (Roman)	43 AD to 409 AD	Roman
MLO66259	FINDSPOT	MOUNT VERNON	POT (Roman)	43 AD to 409 AD	Roman
MLO66259	FINDSPOT	MOUNT VERNON	POT (Roman)	43 AD to 409 AD	Roman



4 Froggnal Rise, Hampstead, London
Archaeological Desk Based Assessment
Project Number 1088

MLO66259	FINDSPOT	MOUNT VERNON	POT (Roman)	43 AD to 409 AD	Roman
MLO76697	CULTIVATION SOIL	321-329 Finchley Road	BEAD (Roman)	43 AD to 409 AD	Roman
MLO78159	ORGANIC SEDIMENT	Weat Heath Spa		4000 BC to 409 AD	Early Neolithic to Roman
MLO17802	HEARTH	WEST HEATHHAMPSTEAD HEATH	POT (Early Medieval/Dark Age)	410 AD to 1065 AD	Early Medieval/Dark Age
MLO17901	VILLAGE	HAMPSTEAD		968 AD to 1539 AD	Early Medieval/Dark Age to Medieval
MLO71172	CEMETERY, CHURCHYARD	Church Row/Froggnal Way [St John-at-Hampstead Churchyard], Camden, NW3 6UU, { 10th Century Churchyard}	HUMAN REMAINS (Post Medieval)	901 AD to 2050 AD	Early Medieval/Dark Age to Modern
MLO17827	ROAD, ROAD	FROGNNAL WAY		1066 AD to 1900 AD	Medieval to 19th Century
MLO17827	ROAD, ROAD	FROGNNAL WAY		1066 AD to 1900 AD	Medieval to 19th Century
MLO17828	ROAD	West End Lane, West Hampstead {Medieval/Post Medieval road}		1066 AD to 1900 AD	Medieval to 19th Century
MLO17828	ROAD	West End Lane, West Hampstead {Medieval/Post Medieval road}		1066 AD to 1900 AD	Medieval to 19th Century
MLO17829	ROAD	SPANIARD S RD		1066 AD to 1539 AD	Medieval
MLO17829	ROAD	SPANIARD S RD		1066 AD to 1539 AD	Medieval
MLO17834	ROAD	TOTTENHAM COURT RD		1066 AD to 1539 AD	Medieval
MLO17834	ROAD	TOTTENHAM COURT RD		1066 AD to 1539 AD	Medieval
MLO17834	ROAD	TOTTENHAM COURT RD		1066 AD to 1539 AD	Medieval
MLO17883	ROAD, ROAD	FROGNNAL LA		1066 AD to 1900 AD	Medieval to 19th Century
MLO17883	ROAD, ROAD	FROGNNAL LA		1066 AD to 1900 AD	Medieval to 19th Century
MLO23436	ROAD, ROAD	CHURCH ROW		1066 AD to 1900 AD	Medieval to 19th Century
MLO23436	ROAD, ROAD	CHURCH ROW		1066 AD to 1900 AD	Medieval to 19th Century
MLO16936	FLOOR	10 THE GROVE		1066 AD to 1539 AD	Medieval



4 Frognal Rise, Hampstead, London
Archaeological Desk Based Assessment
Project Number 1088

MLO17806	FINDSPOT	PERRINS LACORNER OF	SEAL (Medieval)	1066 AD to 1539 AD	Medieval
MLO17821	CHURCH	HAMPSTEAD		1066 AD to 1539 AD	Medieval
MLO17824	FINDSPOT	HOLLY HILL	COSTREL (Medieval)	1066 AD to 1539 AD	Medieval
MLO17845	NEGATIVE EVIDENCE	13 CHURCH ROW			
MLO66260	FINDSPOT	MOUNT VERNON	POT (Medieval)	1066 AD to 1539 AD	Medieval
MLO66260	FINDSPOT	MOUNT VERNON	POT (Medieval)	1066 AD to 1539 AD	Medieval
MLO66260	FINDSPOT	MOUNT VERNON	POT (Medieval)	1066 AD to 1539 AD	Medieval
MLO66260	FINDSPOT	MOUNT VERNON	POT (Medieval)	1066 AD to 1539 AD	Medieval
MLO26639	FINDSPOT	CHURCH ROWHAMPSTEAD	SEAL (Medieval)	1066 AD to 1539 AD	Medieval
MLO98223	GARDEN SOIL	Frognal (No. 59), Hampstead { Post-Medieval Garden Soil }		1066 AD to 1539 AD	Medieval
MLO103790	DITCH, BOUNDARY STONE, MEADOW, VIADUCT, PUBLIC PARK, TOILET, POND		POT (Early Medieval/Dark Age)	1066 AD to 2050 AD	Medieval
MLO11911	WALL	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval
MLO17316	PIT	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval
MLO17811	PIT	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval
MLO23584	PIT	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval
MLO66261	PIT	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval
MLO66261	DITCH	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval
MLO66261	DITCH	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval
MLO66261	DITCH	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval
MLO66262	DITCH	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval



4 Frognal Rise, Hampstead, London
 Archaeological Desk Based Assessment
 Project Number 1088

MLO66262	PUBLIC HOUSE, WALL	14 FLASK WALK	1540 AD to 1900 AD	Post Medieval
MLO66262	CESS PIT	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO66262	CESS PIT	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO66263	CESS PIT	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO66263	CESS PIT	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO66263	BUILDING	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO66263	BUILDING	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO66264	BUILDING	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO66264	BUILDING	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO66264	HOSPITAL WARD	HEATH ST	1540 AD to 1900 AD	Post Medieval
MLO66264	WELL	ROSSLYN HILLHAMPSTEAD	1540 AD to 1900 AD	Post Medieval
MLO25936	CONSERVATORY	FROGNAL RISE	1540 AD to 1900 AD	Post Medieval
MLO68005	PIT, DRAIN	46 HAMPSTEAD HIGHST	1540 AD to 1900 AD	Post Medieval
MLO68005	WALL	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO68005	PIT	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO68005	PIT	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO68006	PIT	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO68006	PIT	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO68006	DITCH	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO68006	DITCH	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval
MLO50967	DITCH	MOUNT VERNON	1540 AD to 1900 AD	Post Medieval



4 Frognal Rise, Hampstead, London
Archaeological Desk Based Assessment
Project Number 1088

				AD	
MLO53771	DITCH	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval
MLO57615	PUBLIC HOUSE, WALL	14 FLASK WALK		1540 AD to 1900 AD	Post Medieval
MLO59204	CESS PIT	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval
MLO59926	DRAIN	46 HAMPSTEAD HIGH ST		1540 AD to 1900 AD	Post Medieval
MLO59928	CESS PIT	46 HAMPSTEAD HIGH ST		1540 AD to 1900 AD	Post Medieval
MLO65884	DUMP	NEW END ST		1540 AD to 1900 AD	Post Medieval
MLO65885	OUTBUILDING	NEW END ST		1540 AD to 1900 AD	Post Medieval
MLO71894	WORKHOUSE	MOUNT VERNON		1540 AD to 1900 AD	Post Medieval
MLO76698	DEPOSIT	321-329 Finchley Road		1800 AD to 1900 AD	18th Century to 19th Century
MLO98221	DRAIN	Frognal (No. 59), Hampstead		1701 AD to 1800 AD	18th Century
MLO106613	FINDSPOT	Frognal Gardens (No 1), Hampstead, Camden, NW3 {Post Medieval finds}	OYSTER SHELL (Post Medieval), CBM (Post Medieval), POTTERY (19th Century)	1540 AD to 1900 AD	Post Medieval
MLO59270	LANDSCAPE PARK, PUBLIC PARK	Hampstead Lane, [Kenwood], Camden, NW3 7JR, {18th century park}		1701 AD to 2050 AD	18th Century to Modern
MLO99511	GULLY, DUMP LAYER	Well Walk, [Land at Klippan House], Hampstead, {post medieval gully and ground raising deposits}	GLASS (Post Medieval)	1540 AD to 1900 AD	Post Medieval
MLO14366	HOUSE	Rosslyn House (Site of)		1540 AD to 1896 AD	Post Medieval to 19th Century
MLO14366	HOUSE	Rosslyn House (Site of)		1540 AD to 1896 AD	Post Medieval to 19th Century
MLO14366	HOUSE	Rosslyn House (Site of)		1540 AD to 1896 AD	Post Medieval to 19th Century
MLO14366	HOUSE	Rosslyn House (Site of)		1540 AD to 1896 AD	Post Medieval to 19th Century
MLO14366	HOUSE	Rosslyn House (Site of)		1540 AD to 1896 AD	Post Medieval to 19th Century
MLO14366	HOUSE	Rosslyn House (Site of)		1540 AD to 1896 AD	Post Medieval to 19th Century



4 Froggnal Rise, Hampstead, London
Archaeological Desk Based Assessment
Project Number 1088

MLO14366	HOUSE	Rosslyn House (Site of)	1540 AD to 1896 AD	Post Medieval to 19th Century
MLO14366	HOUSE	Rosslyn House (Site of)	1540 AD to 1896 AD	Post Medieval to 19th Century
MLO99179	HOUSE?, DRAIN	New Court, No 32, Flask Walk, Hamstead, {site of early-mid 19th century housing and drains}	1801 AD to 1872 AD	19th Century
MLO102511	SQUARE	Holly Bush Hill, [Windmill Hill/Froggnal Rise] {19th century public square}	1820 AD to 2050 AD	19th Century to Modern
MLO103817	CEMETERY	Church Row, [St John's Churchyard North Extension], Camden, NW3, {19th Century Churchyard Extension}	1812 AD to 2050 AD	19th Century to Modern
MLO59223	GARDEN	Keats Grove (No 10) [Keats House], Camden, NW3 2RR, {Early 19th Century Garden}	1801 AD to 2050 AD	19th Century to Modern
MLO59278	FORMAL GARDEN, GARDEN, TERRACED GARDEN, POND	North End Way/Inverforth House, [The Hill Garden and Pergola], Camden, NW3 7ES, {19th century formal garden}	1801 AD to 2050 AD	19th Century to Modern
MLO103786	DETACHED HOUSE	Netherhall Gardens (No 59), Hampstead, Camden {1870's house}	1870 AD to 2050 AD	19th Century to Modern
MLO102510	SQUARE	High Street, [High Street/Greenhill] {19th century public square}	1820 AD to 2050 AD	19th Century to Modern
MLO103780	SPA, PUMP ROOM, PLEASURE GARDEN, BOWLING GREEN, ORNAMENTAL POND, BOAT HOUSE, ICEHOUSE, GARDEN, DRINKING FOUNTAIN, LAWN	Well Walk/Heathside, [Gainsborough Gardens], Camden, NW3, {19th Century Private Garden}	1700 AD to 2050 AD	17th Century to Modern
MLO102508	SQUARE	Flask Walk, [Flask Walk, The Green] {19th century public square}	1820 AD to 2050 AD	19th Century to Modern
MLO102509	SQUARE	Heath Street, [Heath Street, The Strip] {19th century public square}	1820 AD to 2050 AD	19th Century to Modern
MLO14366	HOUSE	Rosslyn House (Site of)	1540 AD to 1896 AD	Post Medieval to 19th Century
MLO102787	PUBLIC PARK, GARDEN, WALLED GARDEN, FOUNTAIN, SCULPTURE,	West Heath Road/North End Road, Childs Hill, [Golders Hill Park], Barnet {late 19th century park}	1899 AD to 2050 AD	19th Century to Modern



	SCULPTURE, TENNIS COURT, WATER GARDEN, BANDSTAND, AVIARY, ZOO, DEER PARK, POND, POND, PUTTING GREEN			
MLO103662	SEMI DETACHED HOUSE	Willow Road (No 22) Hampstead, Camden {19th century town house}	1801 AD to 2050 AD	19th Century to Modern
MLO104321	HOUSE, HOUSE, OFFICE, HOUSE, HOUSE, COMMUNITY CENTRE, MUSEUM, ROSE GARDEN	New End Square [Burgh House Garden], Camden, NW3 1LT {early 20th century private garden}	1703 AD to 2050 AD	18th Century to Modern
MLO104626	TERRACE, SEAT	Hampstead Square/Cannon Place [Hampstead Square Gardens], Hampstead, Camden, NW3 {private garden}	1701 AD to 2050 AD	18th Century to Modern
MLO104341	GRADUATE HOUSE, CHAPEL, LAWN	Kidderpore Avenue [King's College London, Hampstead Residence], Camden, NW3 7ST {Institutional Grounds}	1889 AD to 2050 AD	19th Century to Modern
MLO106896	COUNTRY HOUSE, AUXILIARY HOSPITAL, MATERNITY HOSPITAL	North End Road, [Cedar Lawn], Hampstead, {Cedar Lawn Military Auxiliary Hospital during World War One}	1807 AD to 2050 AD	19th Century to Modern
MLO59925	STRUCTURE	27 CHURCH ROW NW3		
MLO64593	NEGATIVE EVIDENCE	INVERFORTH CLOSE		
MLO68332	Z BATTERY	PALIAMENT HILL	1942 AD to 1943 AD	World War Two
MLO105825		24, West Heath Close, Hampstead.	1939 AD to 2050 AD	World War Two to Modern

Events

Event ID	Record Type	Name
ELO5583	EVS	North End (No 4), Hampstead, Camden, NW3 7HL: Watching Brief
ELO7993	EVT	Watching Brief on 32 New Court, Flask Walk, Hamstead, NW3 1HD
ELO7524	EVT	Archaeological Watching Brief at 21 Perrins Walk, Hampstead, Camden



4 Frognal Rise, Hampstead, London
 Archaeological Desk Based Assessment
 Project Number 1088

ELO8291	EVT	Watching Brief at 22 Christchurch Hill, Hampstead, London
ELO7732	EVT	Archaeological Watching Brief at St John's War Memorial, Church Row, Hampstead, NW3
ELO11851	BL	New End (No 29), Hampstead, Camden: Desk Based Assessment
ELO8291	EVT	Watching Brief at 22 Christchurch Hill, Hampstead, London
ELO8724	BL	Frognal Way, (No 18), Hampstead, Camden, Watching Brief
ELO8724	EVT	Frognal Way, (No 18), Hampstead, Camden, Watching Brief
ELO8724	EVT	Frognal Way, (No 18), Hampstead, Camden, Watching Brief
ELO13052	EVT	Holly Bush Vale [Hampstead Parochial Church of England School], Hampstead, Camden, NW3: Desk Based Heritage Assessment
ELO7981	EVT	Desk Based Assessment of Heath House, North End Way, Camden, NW3
ELO7977	EVT	Archaeological Evaluation at 62 Frognall, Hampstead, NW3
ELO8837	EVP	Well Walk, (Land at Klippan House), Hampstead, Camden, Evaluation
ELO12197	EVT	Templewood Avenue (No. 17), Camden, NW3: Desk Based Assessment
ELO12194	EVT	Templewood Avenue (No 11), Camden, NW3: Historic Environment Assessment
ELO12938	EVT	Frognal Gardens (No 1), Hampstead, Camden, NW3: Watching Brief
ELO14021	EVT	Upper Terrace (No 4), Hampstead, Camden, NW3: Watching Brief
ELO12932	EVT	East Heath Road (No 19), Hampstead, Camden, NW3 1AJ: Watching Brief
ELO14150	EVP	East Heath Road/Spaniards Road [Hampstead Heath], Hampstead, Camden: Historic Environment Assessment
ELO14150	EVT	East Heath Road/Spaniards Road [Hampstead Heath], Hampstead, Camden: Historic Environment Assessment
ELO14151	EVT	
ELO14151	EVT	
ELO14151	EVT	
ELO14151	EVT	
ELO14151	EVT	
ELO14151	EVT	
ELO14151	EVP	
ELO14151	BL	
ELO1262	BL	321-329 Finchley Road
ELO227	BL	Hampstead Brewery
ELO3299	BL	Flask Public House
ELO4095	BL	Mount Vernon Hospital
ELO4127	EVP	New End Hospital



ELO5682	EVP	FROGNAL
ELO3737	EVP	INVERFORTH CLOSE
ELO3078	EVT	13 CHURCH ROW
ELO5002	EVT	WEST HEATHHAMPSTEAD HEATH
ELO5715	EVT	VALE OF HEALTH
ELO5688	EVT	HAMPSTEAD
ELO6145	EVT	18 FROGNAL WAY, HAMPSTEAD
ELO9081	EVT	
ELO9095	EVT	Frogнал Rise, (Mount Vernon Hospital), Hampstead, NW3, Desk Based Assessment
ELO9096	EVT	Frogнал Rise, (Mount Vernon Hospital), Hampstead, NW3, Evaluation
ELO9108	EVT	Inverforth Close, Hampstead Heath, Camden, Desk Based Assessment
ELO9153	EVT	The Grove, (Fenton House - Stableyard), Hampstead, Camden, Watching Brief
ELO6993	EVT	Frogнал (No. 59), Hampstead
ELO6994	EVT	Frogнал (No. 59), Hampstead
ELO5716	EVT	WELL WALK
ELO5717	EVT	WELL WALK

Listed Buildings

Designated ID	Grade	Name
DLO15805	II	FOUR GARDEN STATUES AND A CISTERN IN THE GROUNDS OF FENTON HOUSE
DLO15806	II	FENTON HOUSE GARAGE
DLO15809	II	GARDEN GATES, RAILINGS AND WALLS TO FENTON HOUSE
DLO15803	I	FENTON HOUSE
DLO15610	II	FROGNAL RISE
DLO16323	II	LAMP POST
DLO16324	II	THREE BOLLARDS OPPOSITE NUMBER 1 (NUMBER 1 NOT INCLUDED)
DLO16325	II	Volta House, Bolton House, Windmill Hill House and Enfield House
DLO16325	II	Volta House, Bolton House, Windmill Hill House and Enfield House
DLO16325	II	Volta House, Bolton House, Windmill Hill House and Enfield House



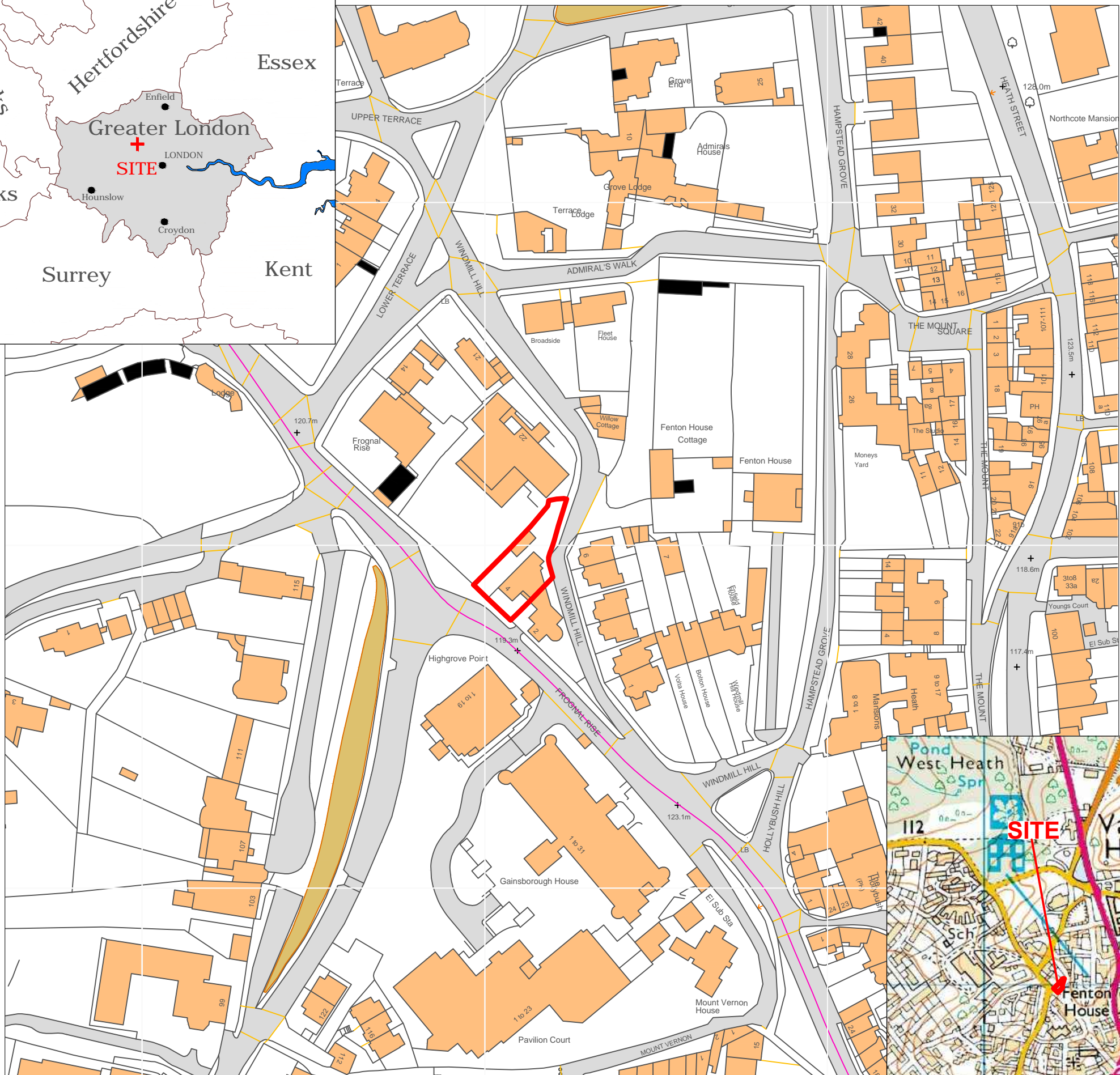
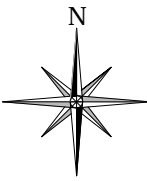
DLO16325	II	Volta House, Bolton House, Windmill Hill House and Enfield House
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Protected Squares

Protected Squares	Name
DLO32922	KENWOOD
DLO32924	The Hill, (Inverforth House)

Archaeological Priority Areas

APA	Name
DLO33082	Child's Hill: Golders Green, Clitterhouse Farm and West Heath
DLO35588	Hampstead Heath
DLO35593	Hampstead



 Site Boundary

NGR: 526210 185990 P. NUMBER: 1088

PROJECT:
4 FROGNAL RISE, HAMPSTEAD


CLIENT:
STEPHEN BRANDES ARCHITECTS

DESCRIPTION:
GENERAL LOCATION PLAN

BRITANNIA ARCHAEOLOGY LTD

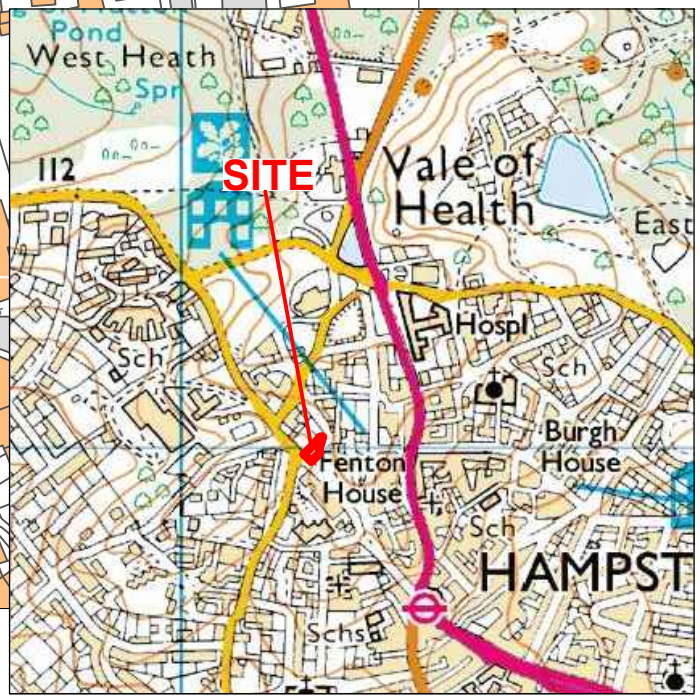


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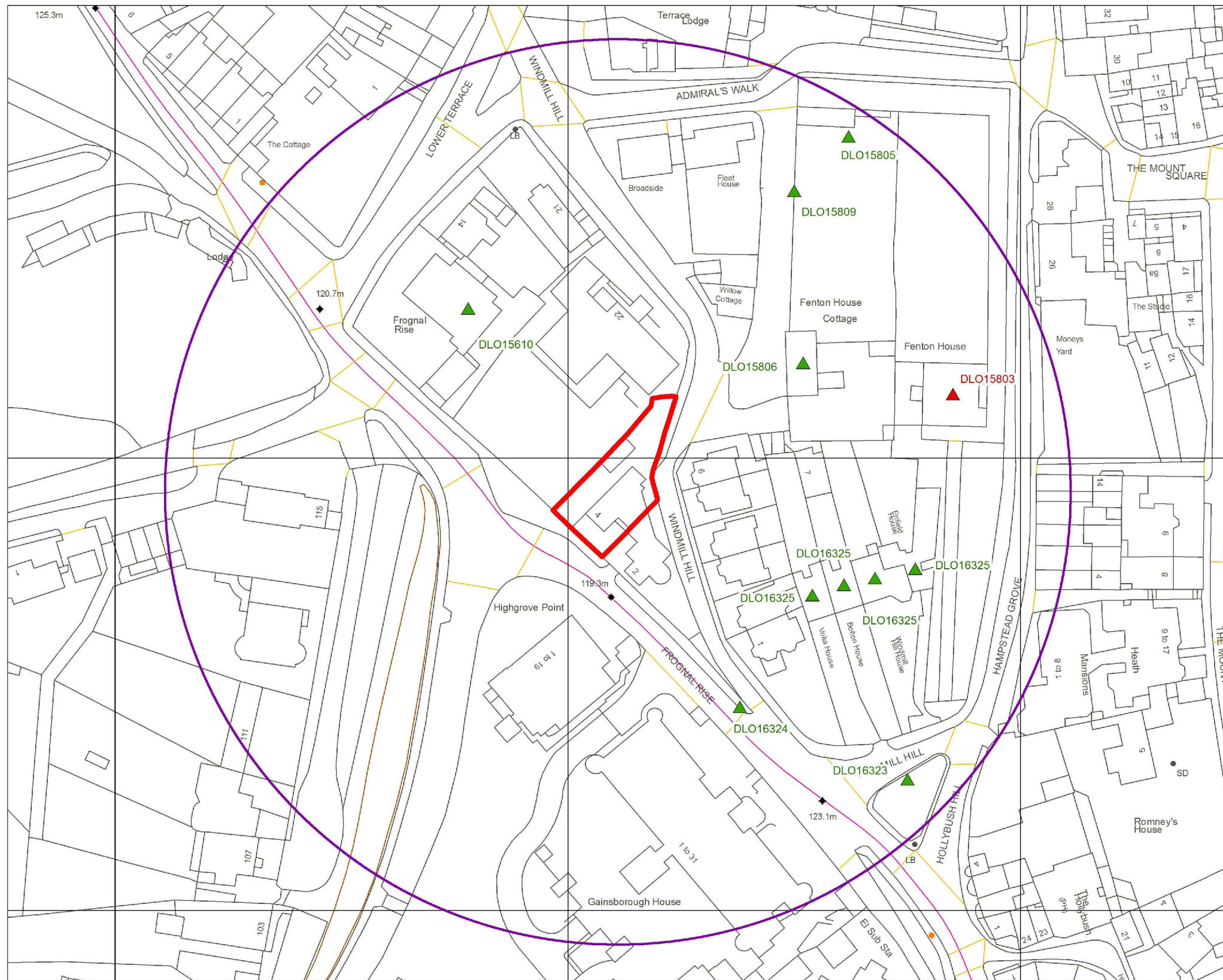
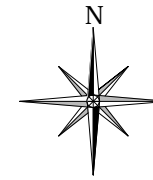
SCALE: 1:1250 

PLOT: A3 APPROVED: MB VERSION: 01

DATE: JAN 2015 AUTHOR: MCA FIGURE: 01



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186000

526200

	HER Search Area
	Grade I
	Grade II*
	Grade II
	Site Boundary

NGR: 526210 185990 P. NUMBER: 1088

PROJECT: 4 FROGNAL RISE, HAMPSTEAD

CLIENT: STEPHEN BRANDES ARCHITECTS

DESCRIPTION: GLHER LISTED BUILDINGS

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SCALE: 1:10000

PLOT: A3	APPROVED: MB	VERSION: 01
DATE: JAN 2015	AUTHOR: MCA	FIGURE: 04

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John Rocque 1746



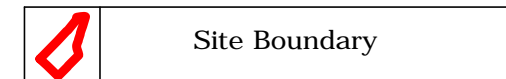
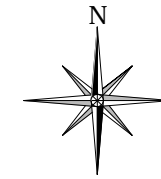
Thomas Milne 1800



George F Crunchley 1828



Edward Stanford 1862



NGR: 526210 185990	P. NUMBER: 1088
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PROJECT: 4 FROGNAL RISE, HAMPSTEAD

CLIENT: STEPHEN BRANDES ARCHITECTS

DESCRIPTION: CARTOGRAPHIC SOURCES 1746 TO 1862
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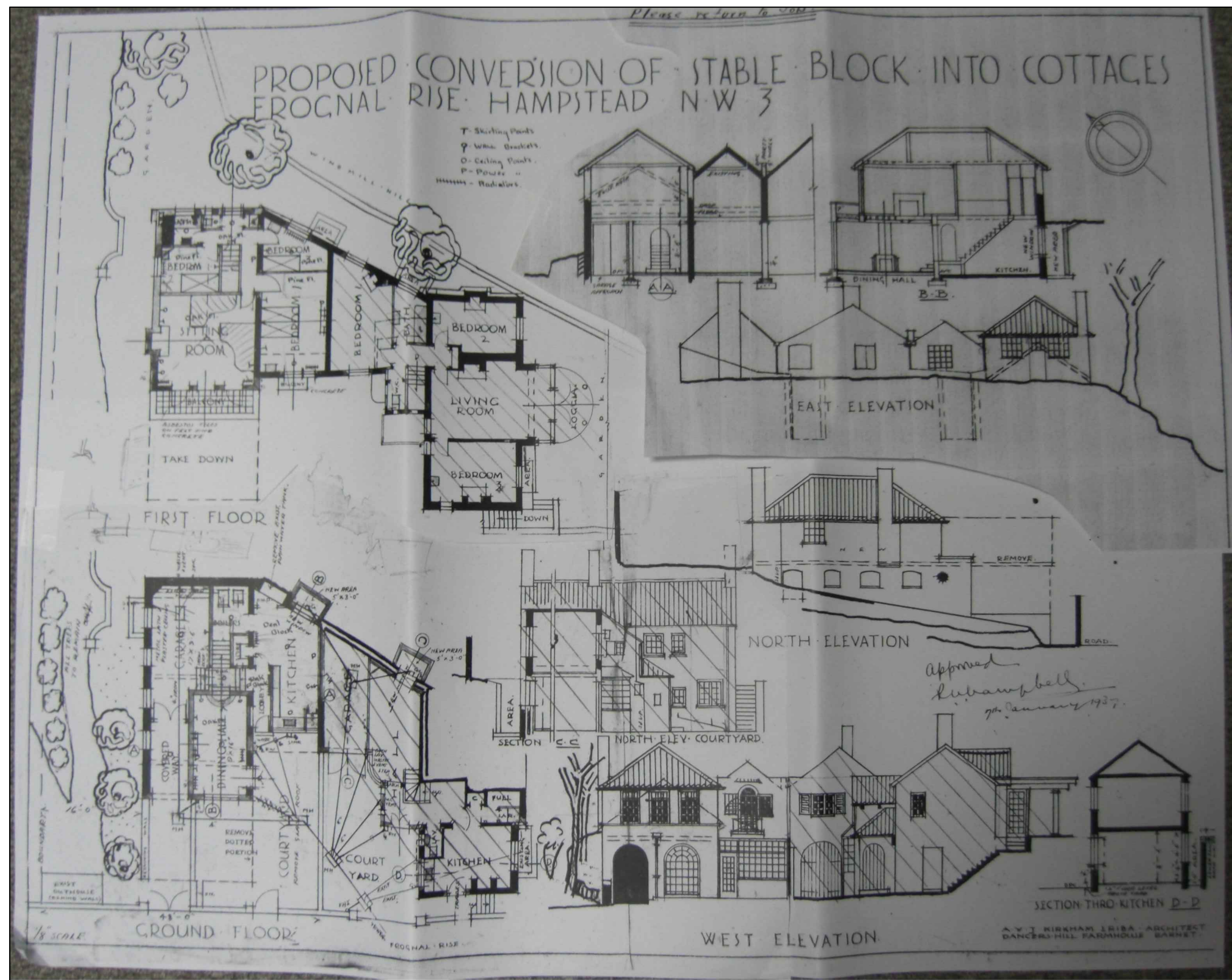
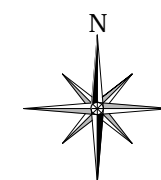


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SCALE: NOT TO SCALE

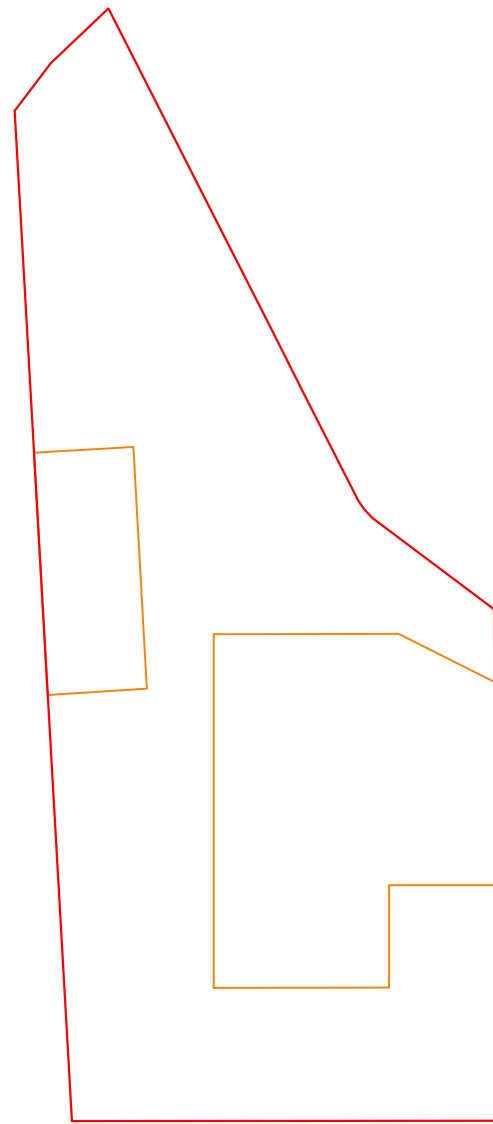
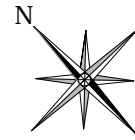
PLOT: A3	APPROVED: MB	VERSION: 01
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DATE: JAN 2015	AUTHOR: MCA	FIGURE: 05
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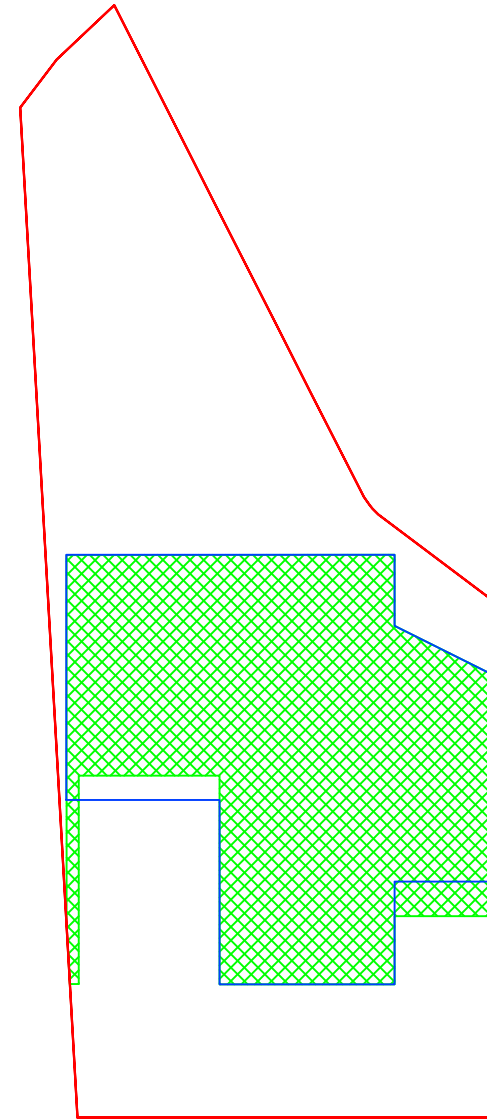


Plans for Conversion from Stables to Cottages
1937

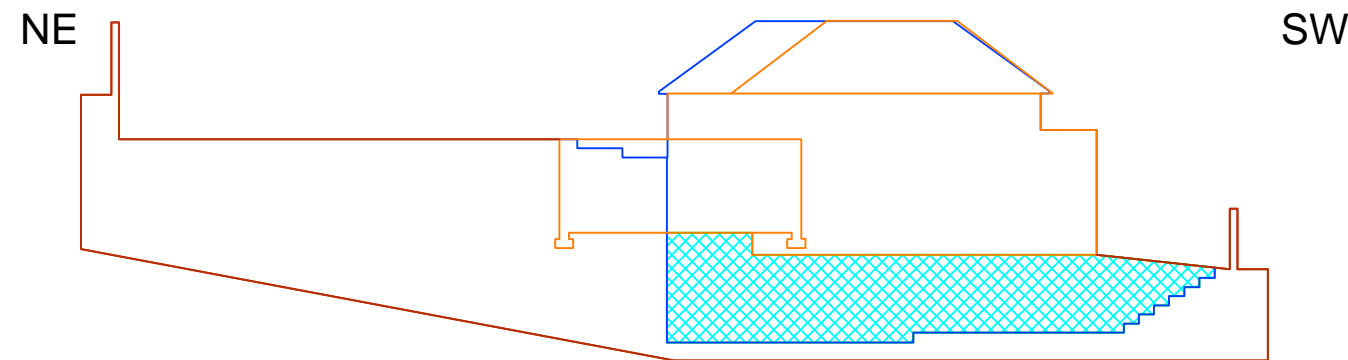
NGR:	526210 185990	P. NUMBER:	1088
PROJECT:	4 FROGNAL RISE, HAMPSTEAD		
CLIENT:	STEPHEN BRANDES ARCHITECTS		
DESCRIPTION:	CONVERSION PLANS FROM STABLES TO COTTAGES 1937		
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		VERSION:	01
DATE:	JAN 2015	AUTHOR:	MCA
		FIGURE:	07








Existing Layout



Proposed Layout



Section: Existing & Proposed

	Area of New Truncation (Section)
	Proposed New Basement (Plan)
	Proposed Building Footprint
	Existing Building Footprint
	Site Boundary

NGR: 526210 185990	P. NUMBER: 1088
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PROJECT: 4 FROGNAL RISE, HAMPSTEAD

CLIENT: STEPHEN BRANDES ARCHITECTS

DESCRIPTION: IMPACT ASSESSMENT - EXISTING AND PROPOSED PLANS

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DP1- Building Frontage - View NE



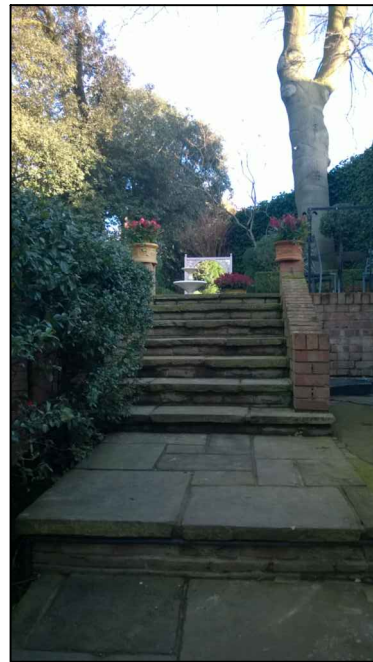
DP2- Pedestrian Gate from Windmill Hill - View E



DP3- View to Mount Vernon Hospital - View SE



DP4- Garden & Street - View SW



DP5- Terracing to Rear - View NE



DP6- Windmill Hill - View N



DP7- Front Elevation - View NE



DP8- NW Elevation - View E



DP9- Frogнал Rise - View W



	Photo Direction & Number
	Site Boundary

NGR: 526210 185990	P. NUMBER: 1088
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PROJECT: 4 FROGNAL RISE, HAMPSTEAD

CLIENT: STEPHEN BRANDES ARCHITECTS

DESCRIPTION: IMPACT ASSESSMENT - EXISTING AND PROPOSED PLANS

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