



59 FROGNAL
Hampstead
London
NW3

London Borough of Camden

An archaeological evaluation report

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MUSEUM OF LONDON

Archaeology Service

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Project Manager
Author
Graphics

Rosalind Aitken
Isca Howell
Carlos Lemos

Museum of London Archaeology Service
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Mortimer Wheeler House, 46 Eagle Wharf Road, London N1
7ED
tel 020 7410 2200 fax 020 7410 2201
email molas@molas.org.uk

Summary (non-technical)

This report presents the results of an archaeological evaluation carried out by the Museum of London Archaeology Service on the site of 59 Frognal, Hampstead London, NW3. The report was commissioned from MoLAS by the client Fitzpatrick Construction

Following the recommendations of the previous Archaeological Impact Assessment (Cowan 2005) two evaluation trenches were excavated on the site where the impact of the proposed new basement level was considered to be greatest, along the north and south of the proposed new build in the centre of the property.

The results of the field evaluation have helped to refine the initial assessment of the archaeological potential of the site. Natural sandy clay was present at 95.0m OD in the north-west of the site, sloping down to 94.85m OD to the east and 94.48m OD to the south-east. The foundations of the former property of 59 Frognal had caused considerable truncation. A brick drain dating to the second half of the 18th century was located in the west of the northern evaluation trench, truncated to the east by a later brick cellar. An undated ditch that cut into the natural clay, traversed the length of the south trench. Two postholes, the fills of which were post medieval in character, were located south of the ditch. Garden soil overlay the cut features and was truncated in turn by later brick foundations. Twentieth century activity relating to 1950s construction had further reduced deposits to the surface of natural, notably across the north of the site. No in situ material predating the 18th century was recovered from the site.

In the light of revised understanding of the archaeological potential of the site the report concludes the impact of the proposed redevelopment is low

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1 Introduction

1.1 Site background

The evaluation took place at 59 Frogna1, Hampstead, London NW3, hereafter called 'the site'. It is located at the junction of Frogna1 with Frogna1 Lane (see Fig 1). The OS National Grid Ref. for centre of site is 526073 185546. Ground level within the site varied between 95.98m OD and 95.46m OD. Modern street level adjacent to the site on Frogna1 slopes from *c* 96m OD in the north down to 94m OD at the junction with Frogna1 Lane. The site code is FGL06.

A desk-top *Archaeological impact assessment* was previously prepared, which covers the whole area of the site (Cowan, 2005) The *assessment* document should be referred to for information on the natural geology, archaeological and historical background of the site, and the initial interpretation of its archaeological potential.

1.2 Planning and legislative framework

The legislative and planning framework in which the archaeological exercise took place was summarised in the *Archaeological impact assessment* which formed the project design for the evaluation (Cowan 2005 see Section 2).

1.3 Planning background

The archaeological evaluation was carried out according to the written scheme of investigation as required by the archaeological planning condition placed on the development (Application No: 2005/2711/P), in response to recommendations made in the previous Archaeological Impact Assessment (Cowan 2005, see Section 6).

1.4 Origin and scope of the report

This report was commissioned by Fitzpatrick Construction and produced by the Museum of London Archaeology Service (MoLAS). The report has been prepared within the terms of the relevant Standard specified by the Institute of Field Archaeologists (IFA, 2001).

Field evaluation, and the *Evaluation report* which comments on the results of that exercise, are defined in the most recent English Heritage guidelines (English Heritage, 1998) as intended to provide information about the archaeological resource in order to contribute to the:

- formulation of a strategy for the preservation or management of those remains; and/or

- formulation of an appropriate response or mitigation strategy to planning applications or other proposals which may adversely affect such archaeological remains, or enhance them; and/or
- formulation of a proposal for further archaeological investigations within a programme of research

1.5 Aims and objectives

All research is undertaken within the priorities established in the Museum of London's *A research framework for London Archaeology*, 2002

The following research aims and objectives were established in the *Method Statement* for the evaluation (Aitken 2006, Section 2.2):

- What is the nature and level of natural topography?
- What are the earliest deposits identified?
- Is there any evidence of Roman activity on the site?
- Is there any evidence of medieval activity on the site?
- Is there any evidence of post-medieval remains on the site, in particular remains of the Manor House, thought to have been located on the site?
- What are the latest deposits identified?

2 Topographical and historical background

2.1 Topography

The site lies on the south side of Hampstead where the ground slopes down to the south, away from the Heath. The underlying geology of the site is London Clay overlain by Bagshot Sands. Natural deposits of sandy clay were found at a depth of 0.80m to 1.50m below ground level to the north-west of the study site. To the south of the site at Finchley Road London Clay, overlain by a grey silty clay containing Roman pottery, was found at 0.60m below ground level, at 56.4m OD.

The ground level on the study site appears to have been built up by *c* 1m, making it difficult to use the evidence of immediately adjacent sites to estimate the height of natural geology, especially as many of the sites report that natural deposits have been truncated by later features or where natural deposits were not reached.

2.2 Prehistoric

During the Mesolithic period people made use of the area of Hampstead Heath for seasonal occupation. They were probably attracted here by the free-draining soil, the spring line along the southern side of the Heath, and the elevated views across the London Basin. One occupation site was excavated at West Heath where a Mesolithic camp site was discovered and flint tools of the Mesolithic period have been found at various locations across Hampstead Heath including a microlith, four scraper blades, a narrower blade and a scraper or chisel. A Mesolithic pick was discovered to the west of the site in a garden on Redington Road.

Only a few Iron Age finds in the Borough, none of which have been recorded in the site vicinity, represent later prehistoric activity.

2.3 Roman

It has been suggested that a Roman road from St Albans to the west of the City of London passed through Hampstead following the line of Charing Cross Road, Tottenham Court Road, Camden High Street to Hampstead High Street, but this has yet to be confirmed by archaeological evidence. It is plausible however as Roman burials have been found in Hampstead. Burials are often found along Roman roads as Roman law forbade the burying of the dead within the city boundary, and the cemeteries of Londinium, as elsewhere, are concentrated along roads leading out of the city.

A Roman cist burial consisting of a large urn was found to the south-east of the study area in Well Walk in 1774. The urn contained burnt bones, four vessels and two lamps. Coins of Marcus Aurelius (AD 161–180) and Victorinus (AD 268–270) were also found in Well Walk in 1882.

Two glass beads were found in Hampstead Village nearer the site, and to the north-west, a sherd of Roman pottery was found in Frognal.

2.4 Saxon and Medieval

Hampstead was a Saxon village first mentioned in a charter dating to AD 968. The manor estate of Hampstead was in the possession of Westminster Abbey at the Norman Conquest, and was still owned by Westminster Abbey at the time of the Dissolution of the monasteries in 1538. There are no records of any great development of the estate and it is presumed that at the Dissolution the population was relatively small and the majority of land in agricultural use, although there may have been exploitation of part of the Heath to recover clay and sand for building purposes and brick manufacturing.

A church existed in the village, almost certainly on the site of the present day parish church. The nave shown in the picture was of 14th century date but the east window is Norman, although there is no record of a church at this date, the earliest reference being to the parish church of Hampstede in 1312.

Several medieval roads are recorded in the vicinity. Church Row immediately to the north of the site follows a medieval route.

A lead bulla (lead seal) of 13th-century date issued by Pope Innocent IV was found during digging of the foundations of the Home for Sailors Orphans in 1869 between Church Row and the High Street and a medieval costrel or jug was found at Holly Hill.

2.5 Post-medieval

Frognal was mentioned in the early 15th century as a tenement located on the west side of Frognal on the site of the later Frognal House to the north of the study site.

By the 17th century there were several cottages and houses at Frognal; by then the name probably indicated the road leading from the church and manor farm northward to the heath, between the demesne on the west and Hampstead town on the east. By the end of the 18th century the name also applied to the houses built on the site of the manor farm buildings in Frognal Lane, and by the mid 19th century to the northern part of the demesne. The road, Frognal, was extended southward in 1878.

The manor house on the study site was first mentioned in 1619 but could have been built as early as the 1550s, when the vicar who may have used the house as a vicarage then, was relocated.

The manor house was split into two residences by 1762. By 1774 the eastern part, leased to John Foster, had been made by him into two distinct houses, each with its own stabling. Foster lived in one until 1783, when the two were converted into a single house, occupied from 1785 until 1803 by the Revd. Charles Grant, the curate, and, after the manorial court met there in 1802, was called the Manor House.

Frognal Hall probably existed by 1646. John Thompson built a new house by 1818, called by 1834 the Priory or Frognal Priory. The house, on an elevated site with extensive views, had Gothic crenellations, Renaissance windows, Dutch gables,

turrets, and a cupola. It was filled with furniture claimed by Thompson to have belonged to Cardinal Wolsey and Elizabeth I and drew many visitors.

On the northern side of Frogal Lane the Manor House, later No. 59 Frogal, was occupied from 1804 to 1817 by Thomas Norton Longman (1771–1842), the publisher, whose father lived in Mount Grove and can be seen on Fig 4. The house changed hands several times until it was occupied 1834–41 by Robert M. Kerrison, a doctor and 1842–81 by Matthew Thomas Husband, a leather merchant from Regent's Park, who rebuilt it probably soon after he took the lease. The house and gardens can be seen on the map of 1866 with little change by 1894.

The manor house was demolished in the 20th century with the present building constructed in the 1950s.

3 The evaluation

3.1 Methodology

All archaeological excavation and monitoring during the evaluation was carried out in accordance with the preceding *Method Statement* (Aitken 2006), and the MoLAS *Archaeological Site Manual* (MoLAS, 1994).

Two evaluation trenches were excavated along the north and south extents of the footprints of the proposed new building, oriented east–west. Both trenches measured approximately 10m in length by 2m in width

The trenches were opened by mechanical excavator with a grading bucket under supervision by a MoLAS archaeologist, then hand cleaned. Features were half-sectioned and planned. Photographs were taken and section drawings were made of each trench.

MoLAS surveyors recorded the locations of evaluation trenches, sections and baselines. This information was then plotted onto the OS National Grid by recording known OS mapping topography relevant to the site.

A written and drawn record of all archaeological deposits encountered was made in accordance with the principles set out in the MoLAS site recording manual (MoLAS, 1994). Levels were calculated by establishing a site Temporary Benchmark (TBM) by transferring the OS level from an adjacent Benchmark located on the south-west corner of 68 Frognaal. The value of the benchmark was set at 95.12m OD and the site TBM was 95.54m OD

The site has produced: one trench location plan; 24 context records; 2 section drawings at 1:20 and 21 digital photographs. In addition one box of finds was recovered from the site.

The site finds and records can be found under the site code FGL06 in the MoL archive.

3.2 Results of the evaluation

For trench locations see Fig 2.

<i>Trench 1</i>	
Location	Northern part of property
Dimensions	10.5m east–west by 2.0m north south
Modern ground level/top of slab	95.98m OD sloping down to 95.56m OD
Base of modern fill/slab	c 94.32m OD to 95.0m OD
Depth of archaeological deposits seen	0.5m maximum
Level of base of deposits observed	c 94.10m OD
Natural observed	Sandy clay at 95.0m OD

Firm, light orange brown, sandy clay was recorded at the west end of the trench base at a height of 95.0m OD. The surface of natural sloped imperceptibly to the east to a level of 94.85m OD. Natural deposits were only observed in the western part of the trench due to truncation by post-medieval cellars in the east of the trench.

A 0.50m wide brick-lined drain [2], running 1.4m north-east–south-west, cut into the surface of natural clay adjacent to the south edge of the trench. The brick lining lay within a narrow construction cut [4], surviving to a height of 94.90m OD. The bricks from the drain have been dated to 18th–19th century. A construction backfill [3] of loose, dark brown sandy clay and gravel was excavated between the edge of the cut and the brick lining. The brick drain [2] survived to two brick courses in height and the interior ‘channel’ was floored with nearly whole peg tiles, laid flat ‘on bed’. The bricks (and half-bricks) forming the north edge of the drain were mid red in hue with comparatively few inclusions and coursed randomly. The bricks had the appearance of being reused rather than ‘fresh’ and have been dated to pre-Great fire of 1666. The brick side was loosely mortared with a light yellow, very fine sandy mortar containing occasional flecks of chalk. The opposite side of the drain was not seen but probably ran parallel beyond the south face of the trench. The internal space of the drain was filled with a compacted, yellow-grey, fine sandy clay-silt [1], containing occasional small pebble and chalk flecks, occasional fine charcoal flecks and fragments and occasional fine mortar fragments. Fragments of tin glazed bowl, recovered from the surface of the fill, dating from the end of the 17th century (J Pearce *pers. Comm.*) are thought to be residual.

The east end of the drain was not seen as it passed beneath a concrete ground beam. There was no evidence of the drain continuing beyond the baulk, and it is certain that the drain was truncated by the construction of a later cellar brick wall [5] and floor [6]. The western cellar wall [5] survived in section (see fig) to a height of seven courses, measuring 0.55m in height. The bricks were evenly fired, slightly frogged, mid-dark red in hue and measured approximately 110mm in width by 60mm thick by 190mm long; most of the bricks had been broken in antiquity. The bricks from the floor and wall date from the late 19th century, though they could possibly be early 20th century. The wall was coursed in near Old English bond fashion, with the bricks mortared in an off white, lime sand mixture containing occasional charcoal flecks and fine gravels. The wall measured 1.08m in length by 0.22m in width (1 stretcher wide) and was truncated to the north by a 20th-century concrete pile cap. The floor [6] comprised mid-dark red bricks of uniform dimension (100mm breadth x 60mm thickness x 220mm length), laid on bed, stretcher fashion perpendicular to a north–

south running wall [5]. The bricks were fitted closely together without intervening bonding material, but were laid on a dry, sandy mortar bed. The cellar floor was recorded at 94.21m OD, cut *c* 0.60m deep into surrounding natural deposits. Overall the floor measured 1.60m east–west by 1.80m north–south. The floor ran beyond the south face of the trench and was truncated to the north by a 20th century foundation trench, and to the east by a 19th century concrete foundation beam and brick wall.

19th century cellars and foundations truncated the remainder of the trench. A sequence of brick piers was recorded in the east end of the section, supporting the south wall of a possible fire place [10]. The floor of the fire place seemed constructed of stone flags and continued for 2.7m east west, at a height of 94.22m OD. The floor terminated and was keyed to a brick stub at its east end and appeared to form one construction event [11]. The brick foundation stub was constructed of mid red, slightly frogged bricks (100mm x 60mm x 220mm dimensions) dating from the 19th century and bonded with a hard yellow, sandy mortar containing occasional pea grit inclusions. The north face of the stub was faced with plaster render *c* 3mm thick at floor height and above. A pair of subsidiary brick columns and associated wall [10] was recorded in section to the west of the brick pier, on top of the floor surface (see Fig 3 section 1). Overall the masonry measured 1.70m in length by 0.31m depth and 0.60m in height. The bricks used were of similar type to adjacent bricks in [11]. And appeared to brace or retain the north facing brick wall behind. The internal space between the pillars measured 0.80m wide by 0.38m deep and had a fine deposit of soot, ash and charcoal. Some discolouration of the earlier floor [11] suggests that the space formed by the 19th century brick masonry [10] may have served as a fireplace or the cinder hearth below a ground floor fire breast. An additional brick pier [9] survived to a height of 2 courses above the floor, adjacent to the western brick pier of [10], within the conjectured fireplace. The extra brick brace may have been built as a precaution against the rear wall buckling, and was constructed of dark red bricks measuring 100mm by 60mm by 220mm bonded with a hard grey, slightly sandy mortar. The mortar also contained occasional inclusions of fine charcoal flecks and chalk crumbs. The latest identifiable part of the brick masonry sequence [8] was laid over and bonded onto the pier stub of [11]. The brick wall was interpreted as a slightly later rebuild of the eastern cellar wall.

None of the masonry sequence appeared to project beyond the trench section into the trench itself. Later 19th century brick walls and construction flooring (including a rudimentary cellar floor) formed the east end of the trench.

<i>Trench 2</i>	
Location	Southern part of property
Dimensions	11.5m east–west by 2.0m north–south
Modern ground level/top of slab	95.68–95.46m OD, slope from west to east
Base of modern fill/slab	<i>c</i> 95.40m OD – 95.0m OD
Depth of archaeological deposits seen	0.80m
Level of base of deposits observed	94.4m OD to 94.15m OD
Natural observed	94.78m OD

Natural sandy clay was recorded towards the west end of the trench at 94.78m OD. The surface of natural gradually sloped down to 94.38m OD in the east of the trench. A 1.2m wide ditch [17] cut into the natural deposits at a height of 94.5m OD and traversed the length of the trench in an east–west direction. The ditch varied in depth between 0.22m and 0.40m and had an even, concave profile. The north side of the cut was noticeably steeper than the south. The ditch was filled with a heavily compacted, light grey and orange mottled, stiff clay silt [16]. The clay silt contained moderate amounts of small to medium sized pebbles and occasional fine flecks of charcoal. The pebbles were densest within the centre and base of the fill. No finds were retrieved from the fill and thus the feature could not be dated.

Two square postholes were recorded at a height of 94.43m OD adjacent to the south face of the trench at *c* 0.50m apart, south of the ditch. Both postholes cut the surface of natural clay. The eastern posthole [13] measured 0.21m north–south by 0.40m east–west and was 0.22m deep. The base and west side were slightly concave while the north and east sides were vertical. The fill of the posthole [12] comprised a compacted, light grey-brown, clay silt containing frequent inclusions of small light grey mortar fragments and occasional charcoal flecks, occasional small to large pebbles and occasional small fragments of redbrick and peg tile dating to the 19th century. The character of the fill is consistent with a post-medieval date. The western posthole, [15], measured 0.18m east–west by 0.28m north–south and 0.12m deep. The profile of the cut had steep even sides and a slightly concave base. A compacted, mid grey-brown clay silt [14] filled the posthole. The fill was similar in character to the preceding fill [12], although possible traces of decayed wood survived near the top of the fill within the section.

An irregular shaped pit [19] cut natural clay at the west end of the trench at a height of 94.6m OD. The cut measured 1.6m north–south by 0.50m east–west and 0.20m deep and had steep even side breaking gradually onto an uneven flat base. The pit was filled by a firm, dark grey-green, sandy clay [18] containing frequent amounts of charcoal, moderate inclusions of oyster shell flecks and fragments, moderate amounts of medium sized gravel and occasional inclusions of brick, tile (dating to the 19th century), mortar and an iron nail.

In section, a 0.20m thick layer of compacted clay-silt subsoil [23] sealed the natural clay. The layer contained occasional small to medium sized pebbles and fine charcoal flecks with occasional rootlets. The layer appears to represent the weathered surface of natural clay and subsoil formation. The subsoil was sealed in turn by a 0.20m thick layer of compacted, light grey, fine clay silt [22]. The deposit contained occasional small rounded pebbles, charcoal flecks and ceramic building material (cbm) flecks. The layer was interpreted as the interface between the underlying subsoil [23] and overlying garden soil [20]. The layer was recorded in the eastern half of the trench, appearing to give way to layer [21] to the west. No relation between the layers [22] and [21] survived truncation by later foundations (see Fig 4). Layer [21] occupied a similar height to [22] in section, the surface of which lay at *c* 94.78m OD. Layer [21] comprised a compacted, densely packed deposit of small to medium sized rounded pebbles in a matrix of sandy clay. The deposit contained occasional flecks of cbm (possibly peg tile) and very occasional inclusions of charcoal flecks. The gravel horizon had formed at the west end of the trench between overlying garden soil and underlying subsoil [23].

A garden soil layer [20], measuring *c* 0.50m thick capped the archaeological sequence seen in section, at a height of 95.4m OD in the west to 95.0m OD in the east. The garden soil was formed from compacted, dark grey-brown, slightly sandy silt-clay, and contained moderate amounts of small to medium sized pebbles; occasional cbm flecks, charcoal flecks, coal flecks, oyster shell fragments and small fragments of peg tile. Intrusive roots, presumably from recent 20th century garden planting, were also present.

The garden soil was truncated by several north-south oriented brick wall foundations and associated trench cuts. The brick walls probably conform to a 19th century house built at 59 Frognaal. The foundations were truncated at the surface by modern demolition.

3.3 Assessment of the evaluation

GLAAS guidelines (English Heritage, 1998) require an assessment of the success of the evaluation ‘in order to illustrate what level of confidence can be placed on the information which will provide the basis of the mitigation strategy’. In the case of this site there is low potential for archaeological deposits.

Both trenches have shown that only cut features dated to the late 18th century or later definitely survive. The deposits are principally related to levelling and landscaping of the site associated with lawns and gardens linked with the 19th century buildings formerly occupying the site. In all the trenches natural ground (sands and gravels forming the upper deposits of Thames Gravels) was recorded within one metre to 1.3m of the current ground surface. In trench 2 a naturally derived subsoil had formed above the surface of natural clay. No dating evidence or inclusions were recorded in this layer to suggest that the soil was cultivated. The subsoil does not survive in trench 1 as it seems to have been replaced or disturbed by later landscaping deposits and construction. Intense construction activity occurred in the north of the site, probably related to the historic manor. An early phase of construction is implied by the survival of a brick drain that was cut by a 19th century brick cellar. Nineteenth century construction appears to have disturbed or removed most of the earlier deposits and features. Twentieth century building has compounded this.

Within the footprints of the proposed residential buildings, the size and spacing of the trenches has established with reasonable certainty that pre-17th to 19th century deposits and features are unlikely to survive.

4 Archaeological potential

4.1 Realisation of original research aims

What is the nature and level of natural topography?

Deposits of firm, mid orange brown, sandy clay were observed in both trenches. The surface of the clay appeared to slope down gradually from OD at the north of the site to OD at the south and from OD in the west of the site to OD in the east, conforming to the local topography.

What are the earliest deposits identified?

An undated, east–west oriented ditch [17] cut the natural clay in trench 2 and traversed the length of the trench.

Is there any evidence of Roman activity on the site?

None of the deposits or features recorded within the trenches were consistent with Roman activity. The ditch [17] running the length of trench 2 may be Roman but cannot be dated.

Is there any evidence of medieval activity on the site?

None of the deposits or features recorded within the trenches were consistent with Medieval activity. The ditch [17] running the length of trench 2 may be Medieval but cannot be dated.

Is there any evidence of post-medieval remains on the site, in particular remains of the Manor House, thought to have been located on the site?

Post medieval remains were recorded on site, the earliest of which comprise two postholes [13], [15] and a pit [19] in trench 2 and a brick lined drain [2] in trench 1. The features in trench 2 were sealed by a sequence of post-medieval garden soils [22], [21], [20]. Only cbm was recovered as a means of dating the deposits, but an 18th/19th century date corresponds to the increase in activity around Frognaal and Hampstead, and within the site specifically.

The brick drain [2] may relate to an earlier phase of the manor house within the north of the site and represents the earliest structural feature within the evaluation (18th Century). Tin glazed pottery from the surface fill of the drain [1] dates to the end of the 17th century and is thought to be residual. It also contained re-used pre-fire bricks in its fabric, possibly derived from the remains of the Hampstead Manor building. The drain was truncated to the east by a brick cellar wall [5] and cellar floor [6], which may correspond to a later 19th century construction.

What are the latest deposits identified?

The latest deposits identified were seen primarily in section and relate to late 19th to early 20th century cellar construction and use. A sequence of cellar floor, walls and a possible brick fireplace were recorded in the east end of trench 1 (section 1). The cellar appeared to turn a corner or terminate along the south edge of the trench. Later 19th century cellars and foundations truncated the remainder of the trench, and appear to be of similar construction as the masonry foundations recorded in trench 2.

4.2 General discussion of potential

Natural sand and gravel was overlain by subsoil and garden topsoil dated to the 17th and 18th centuries. There were no earlier residual finds to indicate any earlier activity that may once have existed on the site with the exception of an undated ditch in trench 2. The land has since been subjected to horticultural activity and landscaping. The garden features date to the 18th centuries. Fragments of earlier buildings were recorded in the north of the site (trench 1), including a suspected 19th century cellar, earlier brick lined drain and later cellars. The finds assemblage has little significance, except in local terms of interpreting of the site and the surrounding area.

4.3 Significance

Whilst the archaeological remains are undoubtedly of local significance there is nothing to suggest that they are of regional or national importance.

5 Assessment by EH criteria

The recommendations of the GLAAS 1998 guidelines on *Evaluation reports* suggest that there should be:

‘Assessment of results against original expectations (using criteria for assessing national importance of period, relative completeness, condition, rarity and group value)’ (Guidance Paper V, 4 7)

A set of guide lines was published by the Department of the Environment with criteria by which to measure the importance of individual monuments for possible Scheduling. These criteria are as follows: *Period*; *Rarity*; *Documentation*; *Survival/Condition*; *Fragility/Vulnerability*; *Diversity*; and *Potential*. The guide lines stresses that ‘these criteria should not...be regarded as definitive; rather they are indicators which contribute to a wider judgement based on the individual circumstances of a case’.¹

In the following passages the potential archaeological survival described in the initial Assessment document and Section 3.2 above will be assessed against these criteria.

Criterion 1: period

Taken as a whole, archaeology in the Application site is characteristic of the post medieval period. The evaluation indicates survival of garden soils and features along the south of the site, while in the north several re-used fragments of bricks possibly once used in the fabric of Frogna Manor were recorded in the 18th–19th century remains. Considerable truncation and landscaping of the site has occurred in the previous two centuries. With the exception of an undated east-west ditch, no deposits prior to development in the 18th century were uncovered.

Criterion 2: rarity

There is nothing to suggest that any of the likely archaeological deposits are rare either in a national, regional or local context.

Criterion 3: documentation

There are no surviving documentary records for remains in the area from the Roman period. There are no surviving contemporary documentary records for remains in the area from the Roman period. Whilst there may be considerable contemporary documentation for the later medieval period from c 1300 on, it is unlikely that any of this will be specific enough to relate to individual features.

Criterion 4: group value

None of the likely archaeological deposits are associated with contemporary single Monuments external to the site.

¹ Annex 4, DOE, Planning and Policy Guidance 16, (1990). For detailed definition of the criteria see that document. Reference has also been made to Darvill, Saunders & Startin, (1987); and McGill, (1995)

Criterion 5: survival/condition

The results from the evaluation have demonstrated that archaeological remains will be horizontally truncated to different levels across the site. No datable remains earlier than the late 18th century were encountered, and it is suspected that the site may have been levelled from the 18th century onward in an attempt to compensate for the slope and provide ground suitable for both gardens and building.

Criterion 6: fragility

Experience from other sites has shown that isolated and exposed blocks of stratigraphy can be vulnerable to damage during construction work.

Criterion 7: diversity

Clearly, taken as a whole, the archaeological deposits which are likely to be found in the site do not represent a diverse and heterogeneous group of archaeological remains of all types and periods. There is no reason to suggest that the diversity *per se* has any particular value which ought to be protected.

Criterion 8: potential

(The term Potential in this context appears to mean that though the nature of the site, usually below-ground resources, cannot be specified precisely, it is possible to document reasons predicting its existence and importance)

There is clearly little potential in the deposits found that contribute to a wider understanding of the area.

6 Proposed development impact and recommendations

The proposed redevelopment at No 59 Frogna involves construction of a new house with part basement. The depth of the basement varies with the slope of the ground but the maximum excavation depth will be 2m. The impact of this on the surviving archaeological deposits will be to completely remove any surviving archaeological deposits and archaeological features which are cut into the natural strata, as the surface of natural exists within 1m–1.5m of present ground levels.

The assessment above (Section 5) does not suggest that preservation *in situ* would be the appropriate mitigation strategy. MoLAS considers that any remaining archaeological deposits, where extant, should be excavated archaeologically in advance of any further ground reduction (i.e. preservation by record).

The impact of this on the surviving archaeological deposits will be to totally remove most deposits and cut features. The decision for any further archaeological work rests with the Local Planning Authority and its designated archaeological advisor (GLAAS).

7 Acknowledgements

The author would like to thank Brian Fitzpatrick and Graeme Collins, Fitzpatrick Construction. Thanks also to Rob Whytehead and Diane Walls at English Heritage.

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9 NMR OASIS archaeological report form

OASIS ID: molas1-16905

Project details

Project name	59 Frognal, Hampstead
Short description of the project	A two trench evaluation was carried out within the site. The trenches were placed to coincide with the greatest impact of the proposed development scheme. Natural clay was recorded within 1m of ground level at the west end of the trench. A post medieval brick drain was recorded cutting natural clay. The drain was truncated to the east by a slightly later brick cellar wall and floor. The cellar floor was truncated in turn by 19th century foundations further east. A sequence of post-medieval (18th century?) brick walls or braces was recorded in section at the east end of the trench. In the south trench (Trench 2) natural clay was recorded approximately 1.3m below ground level. An undated ditch that ran the length of the trench cut into the clay. Two postholes were recorded at the south edge of the trench and were post-medieval in character. The features were sealed by a sequence of post-medieval garden soils and modern overburden. The garden soils were truncated by a series of 19th century brick and concrete foundations.
Project dates	Start: 19-07-2006 End: 21-07-2006
Previous/future work	No / Not known
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Site status	Conservation Area
Current Land use	Residential 1 - General Residential
Monument type	DITCH Uncertain
Monument type	GARDEN SOIL Post Medieval
Monument type	POSTHOLES Post Medieval
Monument type	DRAIN Post Medieval
Monument type	CELLAR Post Medieval
Monument type	MASONRY Post Medieval

Project location

Country	England
Site location	GREATER LONDON CAMDEN HAMPSTEAD 59 Frognal
Postcode	LONDON NW3
Study area	880.00 Square metres
National reference	grid TQ 26073 85546 Point
Height OD	Min: 94.28m Max: 95.00m

Project creators

Name of MoLAS
Organisation
Project brief Greater London Advisory Service
originator
Project design MoLAS
originator
Project Ros Aitken
director/manager
Project supervisor Raoul Bull
Sponsor or Fitzpatrick Construction Ltd
funding body

Project archives

Physical Archive LAARC
recipient
Digital Archive LAARC
recipient
Paper Archive LAARC
recipient
Paper Media 'Context sheet','Diary','Drawing','Plan','Report','Section','Survey '
available

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
Title 59 Frognal: A report on the evaluation
Author(s)/Editor(s) 'Bull, R.'
Date 2006
Issuer or publisher MoLAS
Place of issue or London
publication
Description Spiral bound A4 document. Standard MoLAS unpublished report
format.

Entered by molasarchive (molas.archive@museumoflondon.org.uk)
Entered on 28 July 2006

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Cite only: <http://ads.ahds.ac.uk/oasis/print.cfm> for this page*

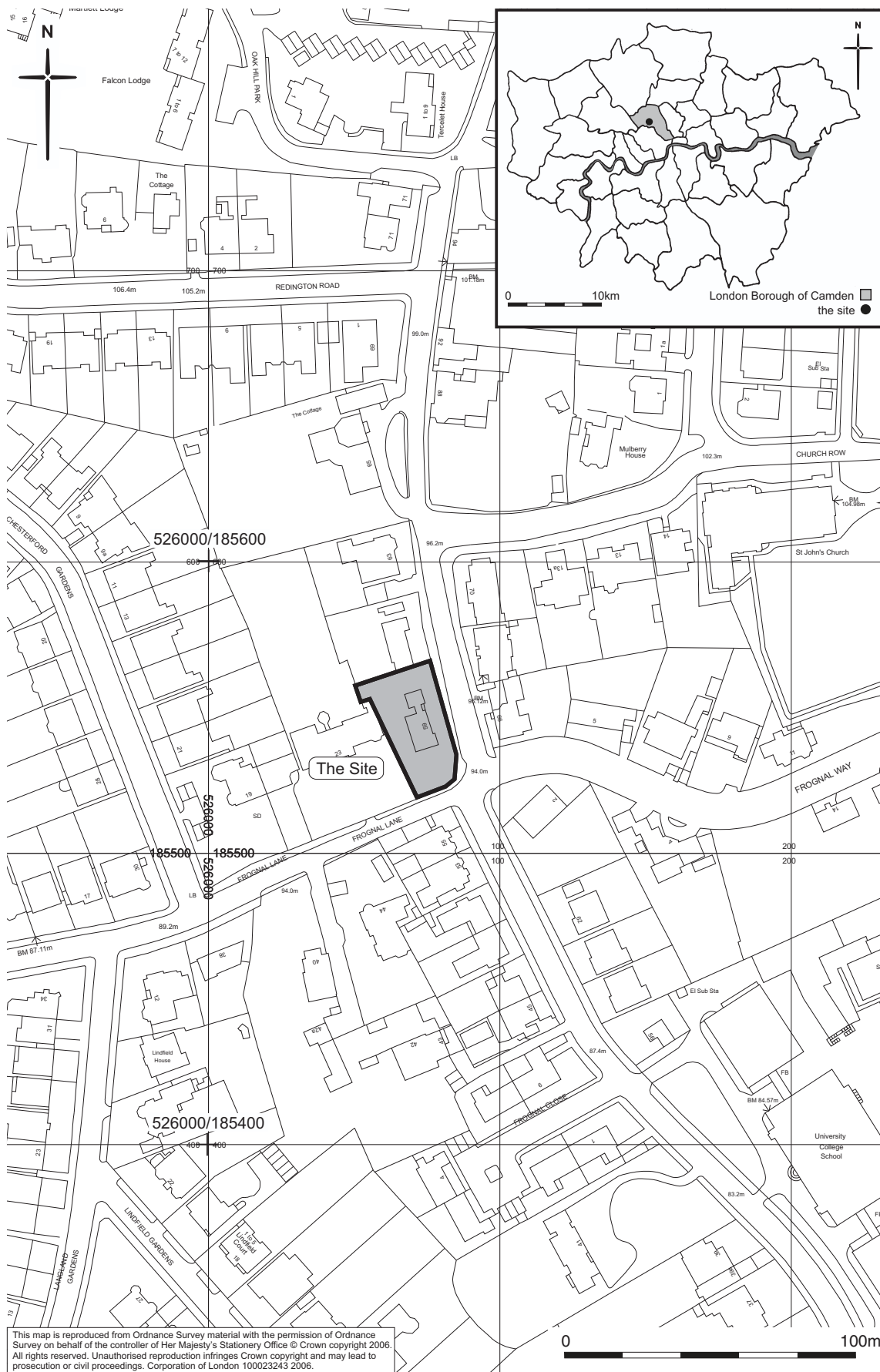
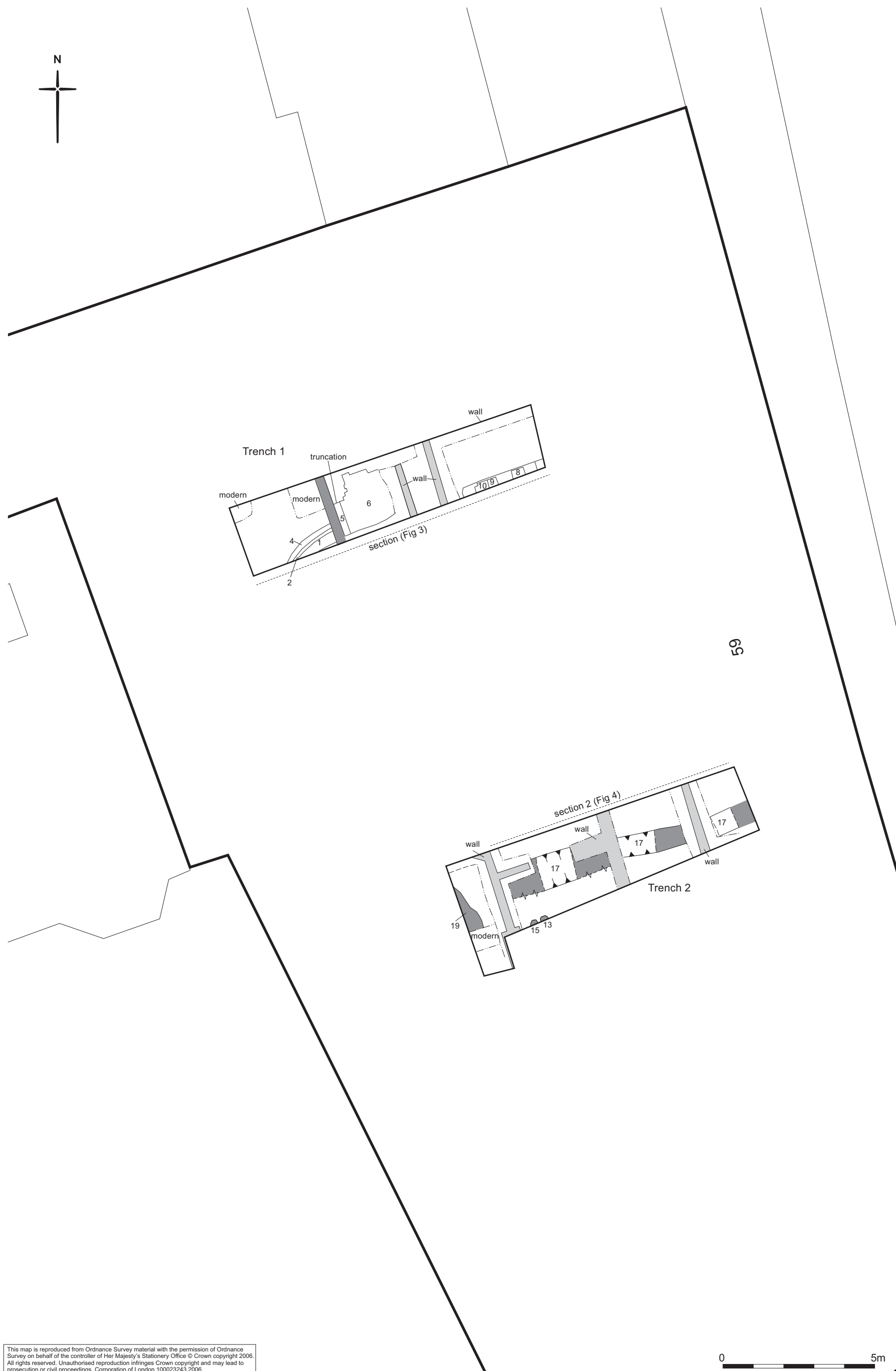


Fig 1 Site location



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Fig 2 Trench location

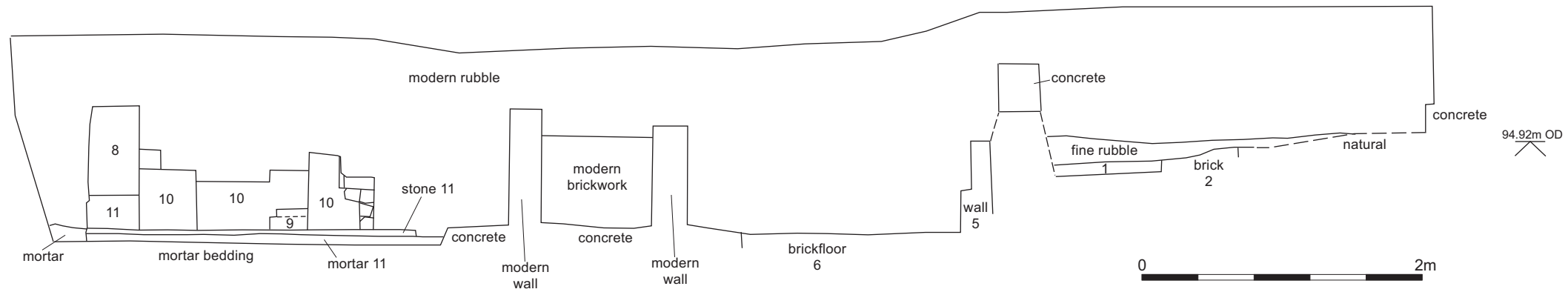


Fig 3 Trench 1 north facing section 1

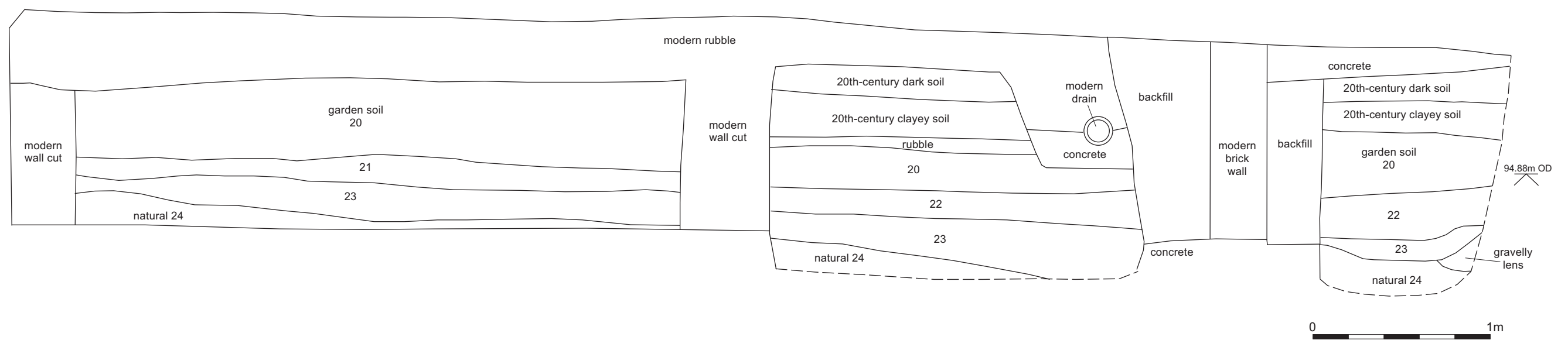


Fig 4 Trench 2 south facing section 2