



FLEET HOUSE, ADMIRALS WALK, HAMPSTEAD, LONDON

DESK BASED ASSESSMENT





**FLEET HOUSE, ADMIRAL'S WALK,
HAMPSTEAD, LONDON**

Desk Based Assessment

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Abstract

Britannia Archaeology Ltd was commissioned by Mr Peter Rading to undertake an Archaeological Desk Based Assessment at Fleet House, Admirals Walk, Hampstead, London, NW3 6RS (NGR: 526232 186069). Situated in the London Borough of Camden and within Archaeological Priority Area number 6 (Hampstead).

Potential for subsurface archaeological remains prior to the late 19th century AD is low despite the site's location to the west of Hampstead town centre. Historic maps show that the site remained undeveloped until the construction of Rickford Lodge in the late 1800s, and no archaeological sites were noted in the assessment area prior to this development.

There is a high potential for the presence of archaeological remains associated with Rickford Lodge, however the basement of the existing building at the northern end of the site will have removed a large amount of material during its construction in the 1950s. This lowers the potential significantly.

The proposed development will sit over the existing building's footprint with a minor expansion of around 1 to 2m to the north, south and east. A new basement will also extend slightly to the north, east and south from its current location. The impact of the overall development will be minimal.

Impact on the general setting will be negligible. The proposed development is of a similar size both vertically and horizontally to the existing building. The numerous surrounding listed buildings and structures are well screened by tall trees, hedges and high garden walls.



1.0 INTRODUCTION & METHODOLOGY

1.1 Project Background

Britannia Archaeology Ltd was commissioned by Mr Peter Rading to undertake an archaeological desk based assessment of a site at Fleet House, Admirals Walk, Hampstead, London, NW3 6RS (NGR: 526232 186069), 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 two-storey cellared 1950s Fleet House, and the construction of a new two-storey cellared building over a slightly larger area than the previous 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 130m west of the High Street, close to the historic core of the settlement. It forms a roughly rectangular parcel of land, aligned north to south measuring 520m². The northern area of the plot contains a 1950s two storey cellared residential building, and the southern area comprises a brick terraced patio area and garden laid to grass with surrounding trees and bushes (Fig. 1).

The site is bounded by Admiral's Walk to the north, Broadside house and garden to the west, Willow Cottage to the south and a footpath and the walled garden for Fenton House to the east. It sits at approximately 125m 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 16th August 2012 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 BACKGROUND

The archaeological assessment was carried out in accordance with guidance laid down by the National Planning and Policy Framework (NPPF, DCLD 2012) which replaced Planning Policy Statement 5: Planning for the Historic Environment (PPS5, DCLG 2010) in March 2012. Relevant regional planning policy for the Hampstead area is the London Plan (2011): Policy 7.3 and the relevant local planning policies include 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).

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 has 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 funerary activity from the late Neolithic and Bronze Age periods.

Evidence of prehistoric archaeology is sparse within the secondary sources, with general descriptions of Mesolithic communities living on the Heath around 7000BC (Richardson, 1985). However 11 separate records are held in the GLHER Office 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 360m to the south (Fig. 2).

Six of the records (MLO17762, MLO17853, 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 the presence of a prehistoric earthwork at the site of Jack Straw's Castle which lies 347m 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), a Mesolithic axe head, a polished Neolithic axe/adze head and a substantial Mesolithic occupation site (MLO18038) located 908m 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).

No evidence of Bronze Age or Iron Age activity has been recorded in the area.

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

The Romano-British period marked a significant change in development for the wider area with *Londinium* becoming a major settlement and administrative centre. 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.

There are no Romano-British sites recorded in the immediate vicinity. The closest is located 100m to the south-west at Mount Vernon Hospital, Frognal 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). All remaining sites were over 300m away, generally in an easterly direction, except for the projected route of another Roman road noted on the west of the Heath (MLO 18051).

A total of seven recorded sites and find spots are present within 1km, the most significant relates to a cist burial (MLO 17798) located 487m 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: three coins, one of Marcus Aurelius (161AD – 180AD) and two of Victorinus (268AD – 270AD) (MLO 17797 and MLO 18045), 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. 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 St. Albans declined dramatically despite it being an important Roman town within the area. Settlement patterns persisting throughout Iron Age and Roman Britain did not necessarily continue into the Anglo-Saxon period. 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). There are no Anglo-Saxon sites recorded in the immediate vicinity, the closest activity lying 909m to the north-west.

Documentary evidence from the 10th century AD (MLO 17901) 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 holds only one other record for this period within 1Km. 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).

Sparse archaeological evidence for Anglo-Saxon occupation is perhaps attributable to limited excavations in the area of the later medieval manorial demesne which is also potentially the centre of earlier Anglo-Saxon activity. The documentary evidence and etymology of Hampstead suggests at least some limited settlement activity during this period.

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 *de facto* capital of Britain after the Norman invasion in 1066. Hampstead's Domesday Book entries are technically medieval in date, however they give details of the state of the settlement at the end of the Anglo-Saxon period, revealing 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 500m 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 Frognal. Admirals Walk 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 13 records for 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.

Archaeological fieldwork records three sites including a watching brief at Fenton House (ELO9153). The evaluation and subsequent excavation (ELO9095-96) at Mount Vernon Hospital, Frognal Rise (MLO66260) located 100m to the south-west, recorded a medieval colluvial layer containing several sherds of pottery with date ranges between 1080 – 1500 and 1150 – 1500. This was the same evaluation and excavation conducted by MoLAS described in the Romano-British section. A watching brief (ELO6993) at 59 Frognal, located 548m to the south-west of the assessment site (MLO98223), identified a medieval garden soil layer associated with 13th – 14th century occupation activity.

The remaining records detail finds spots, the closest to the assessment site being a medieval costrel (MLO17824) found 220m 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 chronicled. Many of the maps consulted 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, partly due to the railway station opening but also 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 that the assessment site was completely free of buildings until at least 1869 (Figs. 5 & 6). Substantial buildings are illustrated around the site on the earliest map (1746), but a specific plot or field is not assigned until the 1800 map which shows an open roughly triangular area of land which today is split into three plots. Maps from the mid-19th century suggest that trees and possibly a pond or landscaped park/garden were present, but by 1869 the first edition map records an open field with trees.

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

The most significant result lies 7m to the east on the neighbouring property and is described as 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 south-east.

A large plot of land immediately north of the assessment site contains Grove Lodge (DLO15775) and the GLHER record describes it as a 17th century semi-detached house. The early Rocque map (1746) reveals a relatively small building, but by the Stanton map of 1862 Grove Lodge is shown as a large building positioned in the south of the plot. Today it is split into three listed buildings representing differing stages of development. One is still called Grove Lodge, Netley Cottage (DLO16471) is an 18th century farmhouse, but the most notable building is Admiral's House (DLO15773). Originally constructed in 1680, but much altered in the 19th century, this building gives the street its name which was changed in 1949 from The Grove because of its association with Admiral's House. It contains railings, gun emplacements and a weatherboard quarter deck penthouse designed to imitate the wooden quarterdeck of a naval ship. The house inspired the main residence in the Disney film Mary Poppins, but the highest ranking naval occupant was only a Lieutenant (Fountain North) with the supposed creator, Admiral Matthew Barton, actually living on Rosslyn Hill (Wade, 1984). A 17th century garden wall associated with Netley Cottage (DLO16472) is also listed. Terrace Lodge (DLO15772), an 18th century villa, is located in south-west corner of the same large plot as Grove Lodge.

Archaeological investigations within the 1km search area also suggest substantial development in the 17th and 18th century. The nearest significant archaeological site (100m south-west) is the Mount Vernon Hospital evaluation (ELO4095) and excavation (ELO9096) at Frognaal (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 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 the Mount Vernon excavation comprising mainly 17th to 18th century walls, brick drains and waste dumps. These sites mostly lie over 300m to the south-west, south and south-east of the assessment area.

Seven 18th century listed buildings are located between 50m and 100m from the assessment site (DLO16468, DLO16469, DLO16470, DLO16183, DLO15610, DLO16172 and DLO16177). These buildings can be identified on all but the earliest cartographic sources. A group of five 18th century AD lamp posts (DLO16473) are also listed.

Little in the way of 19th century archaeology has been excavated, mainly because many off the 18th and 19th century buildings still exist. The number of parks and gardens recorded for this period is indicative of an established affluent Victorian town and four protected squares (DLO35371, DLO35373, MLO102510 and DLO35089) are noted in the search area, including one at Holly Bush Hill/Windmill Hill (DLO35089), located 140m to the south of the site. Two large 18th and 19th century AD Parks (MLO59270 and MLO102787) are also recorded to the north on the Heath at Kenwood House and Golders Hill, both lying at around 900m to the north and north-east.

The 2nd Edition Ordnance Survey Map (1919) (Fig. 6) shows a relatively large building called Rickford Lodge present on the assessment site in the first decades of the 20th century. It is not present on the 1st Edition Ordnance Survey Map (1869), and would have been constructed at some point in the intervening years. The later London County Council Municipal Maps of London (1930 and revised 1935) show Rickford Lodge situated on the plot before World War II, but by the mid-1950s it had been replaced with the existing Fleet House and Broadside House (Fig. 6). The assessment site is one of the few areas in Hampstead where 19th century archaeology is likely to be present and the building footprint is very much within the assessment area at the northern end of the plot.

Documentary sources regarding Rickford Lodge are sparse, however an entry in the London Gazette dated 27th February 1912 (issue number 28585, P1465) listed the occupier as Ellen Harriott May (wife of Admiral Sir William Henry May). The LMA held one photograph of Rickford Lodge, however this was actually of Willow Cottage which was built to the south of the Lodge and still exists.

The GLHER records show one potential post-medieval archaeological site close 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.



A single modern entry is recorded for a World War II Anti-Aircraft Battery (MLO68332) located 880m to the north-west. The Bomb Maps dating to 1945 show that the assessment site was not bombed during the War and no bombs fell within 300m.

4.7 Site Visit (Fig. 8)

A site visit was undertaken by the author on 16th August 2012 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.

Fleet House is a 1950's building located in the northern area of the plot, a landscaped garden and terraced patio is present in the southern area. Light wells extend out around a meter from the rear wall of the building clearly identifying the subsurface basement and contributing to the truncation of potential remains in the northern half of the assessment area.

The patio is raised approximately 1m above the garden and joins the rear of the building, the garden is flat and well maintained with no obvious archaeological structures or earthworks observed.

5. DISCUSSION

5.1 Archaeological Potential

Information on the archaeology in the immediate area of the assessment site is relatively sparse, due mainly to a low level of archaeological investigation in the locality. 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 19th century, after which there was substantial and rapid development.

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 and was probably considered part of the Heath until relatively recently. 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 45m to the south, records settlement activity notably a patterned floor surface. 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 this activity. The first maps show that the site was undeveloped and it is likely that it 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 17th and 18th century structures with Fenton House garden wall just 7m from the site boundary, across a public footpath. However the cartographic sources clearly show that the assessment site, and the wider plot of land it resides within, remained undeveloped until at least the late 19th century when Rickford Lodge was constructed. It is possible that a pond or landscaped park/garden was present on the site between 1828 and 1869. The potential for post-medieval finds and features on the assessment site is **high** with emphasis on late 19th and early 20th century remains due to the presence of Rickford Lodge.

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

Existing Impact

Construction of Rickford Lodge in the late 19th century would have had a significant impact on any surviving underlying archaeological deposits. The building extended beyond the existing and proposed development building footprints. If Rickford Lodge contained cellars or basements then the likelihood of any surviving pre-19th century remains are slim, however details of its construction are not known and archaeological remains may survive between the footings.

Fleet House was constructed in the 1950's and contains a subsurface basement covering an area of around two thirds of its current first floor footprint. The basement is excavated to around 3m below the existing ground level. Light wells for the basement are located to the south of the building and also truncate the existing ground to some extent (Fig. 9). A substantial brick patio extends several metres into the back garden and the footings for this have probably also impacted on subsurface archaeology. The garden to the rear appears untouched by any development and covers roughly half the existing plot. The demolition of Rickford Lodge and subsequent construction of Fleet House (particularly the basement excavations) are likely to have damaged/removed archaeological deposits within its footprint.

The potential for preservation of subsurface archaeology, especially relating to Rickford Lodge in the southern half of the plot is therefore **high** while the potential to the north is **low**.

Proposed Impact

Proposed construction plans involve the demolition of Fleet House and the construction of a slightly larger two-storey building over the existing footprint. The rear of the building will extend roughly 1m – 2m further to the south and also extend to the north forming a boundary with the road.



The basement is to be enlarged to the east and north taking in more of the proposed first floor footprint and remaining at a depth of around 3m below current ground level. The garden area is to remain at its current level and a similar raised patio area between the garden and house will replace the existing construction.

Extension of the basement area to the north and east will cause significant truncation to an additional 100m² of ground not already truncated by the existing basement. This area of additional truncation may still contain remains associated with Rickford Lodge, 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

Fleet House will be replaced by a more modern structure of similar size and dimensions. The new structure will remain at the same elevation, the extension to the boundary wall and its realignment to give a continuous façade with the adjacent property are much more in keeping with the surrounding 18th and 19th century buildings, than the existing layout. The architects have incorporated Georgian design features present within buildings in the immediate vicinity, also colours for the proposed building have been taken into consideration (Stanton William, 2013).

Although many of the buildings are in close proximity to each other, Admirals Walk and its environs are well screened by trees, tall hedges and walls. The small roads have retained a village lane quality. Admirals House and Grove Lodge across the road are obscured from view by tall trees. Willow Cottage to the rear is obscured by a 2m high timber fence approximately 17m from the proposed building and Fenton House Garden to the east by a high wall and trees that line the footpath running to the site.

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 middle to late 19th century, and a **high** potential for late 19th and early 20th century AD associated with Rickford Lodge. This conclusion is partly drawn from the low level of archaeological investigation in the immediate vicinity of the site, but also from the known level of truncation by the basement of the existing building and from earlier truncation associated with the construction of Rickford Lodge.

The limited extension of the basement area to the north and east poses the greatest risk to subsurface archaeological remains. It is likely that archaeology from the late 19th – early 20th century AD will be encountered. The garden will not be reduced below the



existing levels except for the new basement courtyard (Fig. 7) and the stepped garden levels which will replace the existing terrace at this location.

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 19th century. The basement extension may encounter some remains associated with Rickford Lodge, however much of the subsurface archaeology will already have been removed when the existing house and basement were constructed.

After consultation with EH(GLAAS), it is unlikely that further work would be recommended if the plans remain as they are. However this may be subject change once the proposals have been submitted and fully reviewed.

7.0 ACKNOWLEDGMENTS

Britannia Archaeology Ltd would like to thank Mr & Mrs Rading for funding the project and for allowing access to their property and garden. We would also like to thank Paula Trindade of Stanton Williams and Kate Matthews of First Plan for their help and assistance.

We are also grateful to Dr Kim Stabler of English Heritage Greater London Archaeology Advisory Service for her input 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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APPENDIX 1 – GLHER DATA

Monument ID	Record Type	Name	Monument Type	Date Range	Period Range
MLO11911	MON	MOUNT VERNON	MEDICAL COLLEGE	1540 AD to 1900 AD	Post Medieval
MLO14366	MON	Rosslyn House (Site of)	HOUSE		
MLO14366	MON	Rosslyn House (Site of)	HOUSE		
MLO16936	MON	10 THE GROVE	FLOOR	1066 AD to 1539 AD	Medieval
MLO17316	MON	NORTH END	HOUSE	1540 AD to 1900 AD	Post Medieval
MLO17752	FS	HAMPSTEAD HEATH NEAR THE VIADUCT	FINDSPOT	10000 BC to 4001 BC	Mesolithic
MLO17761	FS	HAMPSTEAD	FINDSPOT, FINDSPOT	500000 BC to 10001 BC	Palaeolithic
MLO17762	FS	WEST HEATHHAMPSTEAD HEATH	FINDSPOT	500000 BC to 42 AD	Prehistoric
MLO17763	FS	HAMPSTEAD HEATH	FINDSPOT, FINDSPOT, FINDSPOT	500000 BC to 42 AD	Prehistoric
MLO17766	FS	VALE OF HEALTHHAMPSTEAD HEATH	FINDSPOT	500000 BC to 42 AD	Prehistoric
MLO17767	MON	HAMPSTEAD HEATH	PIT		
MLO17769	FS	HAMPSTEAD HEATH NEAR VIADUCT, ABOVE PONDS	FINDSPOT	500000 BC to 42 AD	Prehistoric
MLO17770	FS	REDINGTON RD	FINDSPOT	10000 BC to 4001 BC	Mesolithic
MLO17786	FS	HAMPSTEAD	FINDSPOT		
MLO17797	FS	VALE OF HEALTH	FINDSPOT		
MLO17798	MON	WELL WALK	BURIAL, CIST		
MLO17802	MON	WEST HEATHHAMPSTEAD HEATH	HEARTH	410 AD to 1065 AD	Early Medieval/Dark Age
MLO17806	FS	PERRINS LACORNER OF	FINDSPOT	1066 AD to 1539 AD	Medieval
MLO17811	MON	FROGNAL LA (CORNER OF)	MANOR HOUSE	1540 AD to 1900 AD	Post Medieval
MLO17821	MON	HAMPSTEAD	CHURCH	1066 AD to 1539 AD	Medieval
MLO17824	FS	HOLLY HILL	FINDSPOT	1066 AD to 1539 AD	Medieval
MLO17827	MON	FROGNAL WAY	ROAD, ROAD	1066 AD to 1900 AD	Medieval to Post Medieval
MLO17827	MON	FROGNAL WAY	ROAD, ROAD	1066 AD to 1900 AD	Medieval to Post Medieval
MLO17828	MON	WEST END LA	ROAD, ROAD	1066 AD to 1900 AD	Medieval to Post Medieval
MLO17829	MON	SPANIARD-S RD	ROAD	1066 AD to 1539 AD	Medieval
MLO17834	MON	TOTTENHAM COURT RD	ROAD	1066 AD to 1539 AD	Medieval



Fleet House, Admirals Walk, Hampstead, London, NW3 6RS
Archaeological Desk Based Assessment

MLO17845	NA	13 CHURCH ROW	NEGATIVE EVIDENCE	Unknown	Unknown
MLO17853	MON	HAMPSTEAD HEATH	EARTHWORK	500000 BC to 42 AD	Prehistoric
MLO17883	MON	FROGNAL LA	ROAD, ROAD	1066 AD to 1900 AD	Medieval to Post Medieval
MLO17901	MON	HAMPSTEAD	VILLAGE	968 AD to 1539 AD	Early Medieval/Dark Age to 16th Century
MLO18038	MON	WEST HEATHHAMPSTEAD HEATH	OCCUPATION SITE	10000 BC to 4001 BC	Mesolithic
MLO18039	MON	VALE OF HEALTHHAMPSTEAD HEATH	OCCUPATION SITE	500000 BC to 42 AD	Prehistoric
MLO18044	FS	FROGNAL	FINDSPOT		
MLO18045	FS	WELL WALK	FINDSPOT		
MLO18051	MON	HOLCOMBE HILL	ROAD		
MLO23433	FS	HAMPSTEAD HEATH ALLOTMENTS	FINDSPOT	4000 BC to 2201 BC	Neolithic
MLO23436	MON	CHURCH ROW	ROAD, ROAD	1066 AD to 1900 AD	Medieval to Post Medieval
MLO23436	MON	CHURCH ROW	ROAD, ROAD	1066 AD to 1900 AD	Medieval to Post Medieval
MLO23584	MON	ROSSLYN HILLHAMPSTEAD	HOUSE	1540 AD to 1900 AD	Post Medieval
MLO25936	MON	14 FLASK WALK	PUBLIC HOUSE, WALL	1540 AD to 1900 AD	Post Medieval
MLO26639	FS	CHURCH ROWHAMPSTEAD	FINDSPOT	1066 AD to 1539 AD	Medieval
MLO38618	MON	12 KIDDERPORE AVE	VICARAGE	1540 AD to 1900 AD	Post Medieval
MLO50967	MON	HEATH ST	HOSPITAL WARD		
MLO53771	MON	ROSSLYN HILLHAMPSTEAD	WELL	1540 AD to 1900 AD	Post Medieval
MLO57615	MON	FROGNAL RISE	CONSERVATORY	1540 AD to 1900 AD	Post Medieval
MLO59204	MON	46 HAMPSTEAD HIGHST	PIT, DRAIN	1540 AD to 1900 AD	Post Medieval
MLO59223	PK	Keats Grove, [House of John Keats] {Garden}	GARDEN		
MLO59270	PK	Hampstead Lane, [Kenwood], NW3 {18th century park}	PARK		
MLO59278	PK	North End Way, [Inverforth House] {The Hill Garden}	FORMAL GARDEN, GARDEN, TERRACED GARDEN, POND		
MLO59925	MON	27 CHURCH ROW NW3	STRUCTURE	Unknown	Unknown
MLO59926	MON	46 HAMPSTEAD HIGH ST	DRAIN	1540 AD to 1900 AD	Post Medieval
MLO59928	MON	46 HAMPSTEAD HIGH ST	CESS PIT	1540 AD to 1900 AD	Post Medieval
MLO64593	MON	INVERFORTH CLOSE	NEGATIVE EVIDENCE	Unknown	Unknown
MLO65884	MON	NEW END ST	DUMP	1540 AD to 1900 AD	Post Medieval
MLO65885	MON	NEW END ST	OUTBUILDING	1540 AD to 1900 AD	Post Medieval



Fleet House, Admirals Walk, Hampstead, London, NW3 6RS
Archaeological Desk Based Assessment

MLO66259	FS	MOUNT VERNON	FINDSPOT	43 AD to 409 AD	Roman
MLO66259	FS	MOUNT VERNON	FINDSPOT	43 AD to 409 AD	Roman
MLO66259	FS	MOUNT VERNON	FINDSPOT	43 AD to 409 AD	Roman
MLO66259	FS	MOUNT VERNON	FINDSPOT	43 AD to 409 AD	Roman
MLO66260	FS	MOUNT VERNON	FINDSPOT	1066 AD to 1539 AD	Medieval
MLO66260	FS	MOUNT VERNON	FINDSPOT	1066 AD to 1539 AD	Medieval
MLO66260	FS	MOUNT VERNON	FINDSPOT	1066 AD to 1539 AD	Medieval
MLO66260	FS	MOUNT VERNON	FINDSPOT	1066 AD to 1539 AD	Medieval
MLO66261	MON	MOUNT VERNON	DRAIN	1540 AD to 1900 AD	Post Medieval
MLO66261	MON	MOUNT VERNON	DRAIN	1540 AD to 1900 AD	Post Medieval
MLO66261	MON	MOUNT VERNON	DRAIN	1540 AD to 1900 AD	Post Medieval
MLO66261	MON	MOUNT VERNON	DRAIN	1540 AD to 1900 AD	Post Medieval
MLO66262	MON	MOUNT VERNON	WALL	1540 AD to 1900 AD	Post Medieval
MLO66262	MON	MOUNT VERNON	WALL	1540 AD to 1900 AD	Post Medieval
MLO66262	MON	MOUNT VERNON	WALL	1540 AD to 1900 AD	Post Medieval
MLO66262	MON	MOUNT VERNON	WALL	1540 AD to 1900 AD	Post Medieval
MLO66263	MON	MOUNT VERNON	PIT	1540 AD to 1900 AD	Post Medieval
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MLO66263	MON	MOUNT VERNON	PIT	1540 AD to 1900 AD	Post Medieval
MLO66263	MON	MOUNT VERNON	PIT	1540 AD to 1900 AD	Post Medieval
MLO66264	MON	MOUNT VERNON	DITCH	1540 AD to 1900 AD	Post Medieval
MLO66264	MON	MOUNT VERNON	DITCH	1540 AD to 1900 AD	Post Medieval
MLO66264	MON	MOUNT VERNON	DITCH	1540 AD to 1900 AD	Post Medieval
MLO66264	MON	MOUNT VERNON	DITCH	1540 AD to 1900 AD	Post Medieval
MLO68005	MON	MOUNT VERNON	CESS PIT	1540 AD to 1900 AD	Post Medieval
MLO68005	MON	MOUNT VERNON	CESS PIT	1540 AD to 1900 AD	Post Medieval
MLO68005	MON	MOUNT VERNON	CESS PIT	1540 AD to 1900 AD	Post Medieval
MLO68005	MON	MOUNT VERNON	CESS PIT	1540 AD to 1900 AD	Post Medieval
MLO68006	MON	MOUNT VERNON	BUILDING	1540 AD to 1900 AD	Post Medieval
MLO68006	MON	MOUNT VERNON	BUILDING	1540 AD to 1900 AD	Post Medieval
MLO68006	MON	MOUNT VERNON	BUILDING	1540 AD to 1900 AD	Post Medieval
MLO68006	MON	MOUNT VERNON	BUILDING	1540 AD to 1900 AD	Post Medieval



Fleet House, Admirals Walk, Hampstead, London, NW3 6RS
Archaeological Desk Based Assessment

MLO68332	MON	PALIAMENT HILL	ANTI AIRCRAFT BATTERY	1540 AD to 1900 AD	Post Medieval
MLO71172	MON	Church Row, [St John's Church], Hampstead, {St John's Church churchyard}	CEMETERY	1540 AD to 1900 AD	Post Medieval
MLO71174	MON	HOLLY WALK	CEMETERY		
MLO71894	MON	MOUNT VERNON	WORKHOUSE	1540 AD to 1900 AD	Post Medieval
MLO78159	MON	Weat Heath Spa	ORGANIC SEDIMENT	4000 BC to 409 AD	Early Neolithic to Roman
MLO79840	BLD		DETACHED HOUSE	1894 AD to 1895 AD	19th Century
MLO80642	BLD	FITZJOHN'S PRIMARY SCHOOL	SCHOOL	1856 AD to 1858 AD	19th Century
MLO81537	BLD	Lyndhurst Road, (No.19), Hampstead {Former Mid 19th Century Lodge	GATE, RAILINGS, GARAGE, FENCE, HOUSE, GATE PIER, GARDEN WALL, LODGE, DATE STONE		
MLO81552	BLD		SEMI DETACHED HOUSE	1891 AD	19th Century
MLO98221	MON	Frognaal (No. 59), Hampstead	DRAIN	1701 AD to 1800 AD	18th Century
MLO98223	MON	Frognaal (No. 59), Hampstead	GARDEN SOIL	1066 AD to 1539 AD	Medieval
MLO98223	MON	Frognaal (No. 59), Hampstead	GARDEN SOIL	1066 AD to 1539 AD	Medieval
MLO99179	MON	New Court, No 32, Flask Walk, Hamstead, {site of early-mid 19th century housing and drains}	HOUSE?, DRAIN	1801 AD to 1872 AD	19th Century
MLO99511	MON	Well Walk, [Land at Klippan House], Hampstead, {post medieval gully and ground raising deposits}	GULLY, DUMP LAYER	1540 AD to 1900 AD	Post Medieval
MLO102508	PK	Flask Walk, [Flask Walk, The Green] { 19th century public square}	SQUARE		
MLO102509	PK	Heath Street, [Heath Street, The Strip] { 19th century public square}	SQUARE		
MLO102510	PK	High Street, [High Street/Greenhill] { 19th century public square}	SQUARE		
MLO102511	PK	Holly Bush Hill, [Windmill Hill/Frognaal Rise] { 19th century public square}	SQUARE		
MLO102561	BLD	Lyndhurst Road, (No.20), Hampstead {Late 19th Century House}	GATE, RAILINGS, GARAGE, FENCE, HOUSE, GATE PIER, GARDEN WALL, LODGE, DATE STONE		
MLO102562	BLD	Lyndhurst Road, (No.21), Hampstead {Late 19th Century House}	GATE, RAILINGS, GARAGE, FENCE, HOUSE, GATE PIER, GARDEN WALL, DATE STONE		
MLO102728	BLD	Gainsborough Gardens, (No.5), NW3, {Late 19th Century House}	DETACHED HOUSE		
MLO102729	BLD	Gainsborough Gardens, (No.9), NW3, {Late 19th Century House}	SEMI DETACHED HOUSE		
MLO102733	BLD	Gainsborough Gardens, (No.10), NW3, {Late 19th Century House}	SEMI DETACHED HOUSE		
MLO102734	BLD	Gainsborough Gardens, (No.6), NW3, {Late 19th Century House}	DETACHED HOUSE		
MLO102735	BLD	Gainsborough Gardens, (No.6), NW3, {Late 19th Century House}	DETACHED HOUSE		
MLO102787	PK	West Heath Road/North End Road, Childs Hill, [Golders Hill Park], Barnet {late 19th century park}	PUBLIC PARK, GARDEN, WALLED GARDEN, FOUNTAIN, SCULPTURE, SCULPTURE, TENNIS COURT, WATER GARDEN, BANDSTAND, AVIARY, ZOO, DEER PARK, POND, POND,		



Fleet House, Admirals Walk, Hampstead, London, NW3 6RS
Archaeological Desk Based Assessment

			PUTTING GREEN		
MLO102905	BLD	High Street (No 75), Hampstead, Camden {Telephone Box}	TELEPHONE BOX		
MLO103059	BLD	Heysham Lane/Spedan Close [The Branch Hill Estate], Camden {1970's housing estate and associated garages}	SEMI DETACHED HOUSE, GARAGE, ROOF GARDEN		
MLO103059	BLD	Heysham Lane/Spedan Close [The Branch Hill Estate], Camden {1970's housing estate and associated garages}	SEMI DETACHED HOUSE, GARAGE, ROOF GARDEN		
MLO103061	BLD	Gainsborough Gardens (No.7), Hampstead, Camden {19th century semi-detached house}	SEMI DETACHED HOUSE		
MLO103062	BLD	Gainsborough Gardens (No.8), Hampstead, Camden, NW3 1BJ {19th century semi-detached house}	SEMI DETACHED HOUSE		
MLO103271	FS		FINDSPOT		

Event ID	Record Type	Name	Contractor Ref
ELO227	EVS	Hampstead Brewery	
ELO3078	EVT	13 CHURCH ROW	
ELO3299	EVT	Flask Public House	
ELO3737	EVT	INVERFORTH CLOSE	
ELO4095	EVT	Mount Vernon Hospital	
ELO4127	BL	New End Hospital	
ELO5002	EVT	WEST HEATHHAMPSTEAD HEATH	
ELO5583	BL	North End (No 4), Hampstead, Camden, NW3 7HL: Watching Brief	
ELO5682	EVT	FROGNAL	
ELO5688	EVT	HAMPSTEAD	
ELO5715	EVT	VALE OF HEALTH	
ELO5716	EVT	WELL WALK	
ELO5717	EVT	WELL WALK	
ELO6145	EVP	18 FROGNAL WAY, HAMPSTEAD	
ELO6993	EVT	Frognal (No. 59), Hampstead	
ELO6994	EVT	Frognal (No. 59), Hampstead	
ELO7524	EVT	Archaeological Watching Brief at 21 Perrins Walk, Hampstead, Camden	preconst1-31989
ELO7732	EVT	Archaeological Watching Brief at St John's War Memorial, Church Row, Hampstead, NW3	molas1-11828
ELO7977	EVT	Archaeological Evaluation at 62 Frognall, Hampstead, NW3	



Fleet House, Admirals Walk, Hampstead, London, NW3 6RS
Archaeological Desk Based Assessment

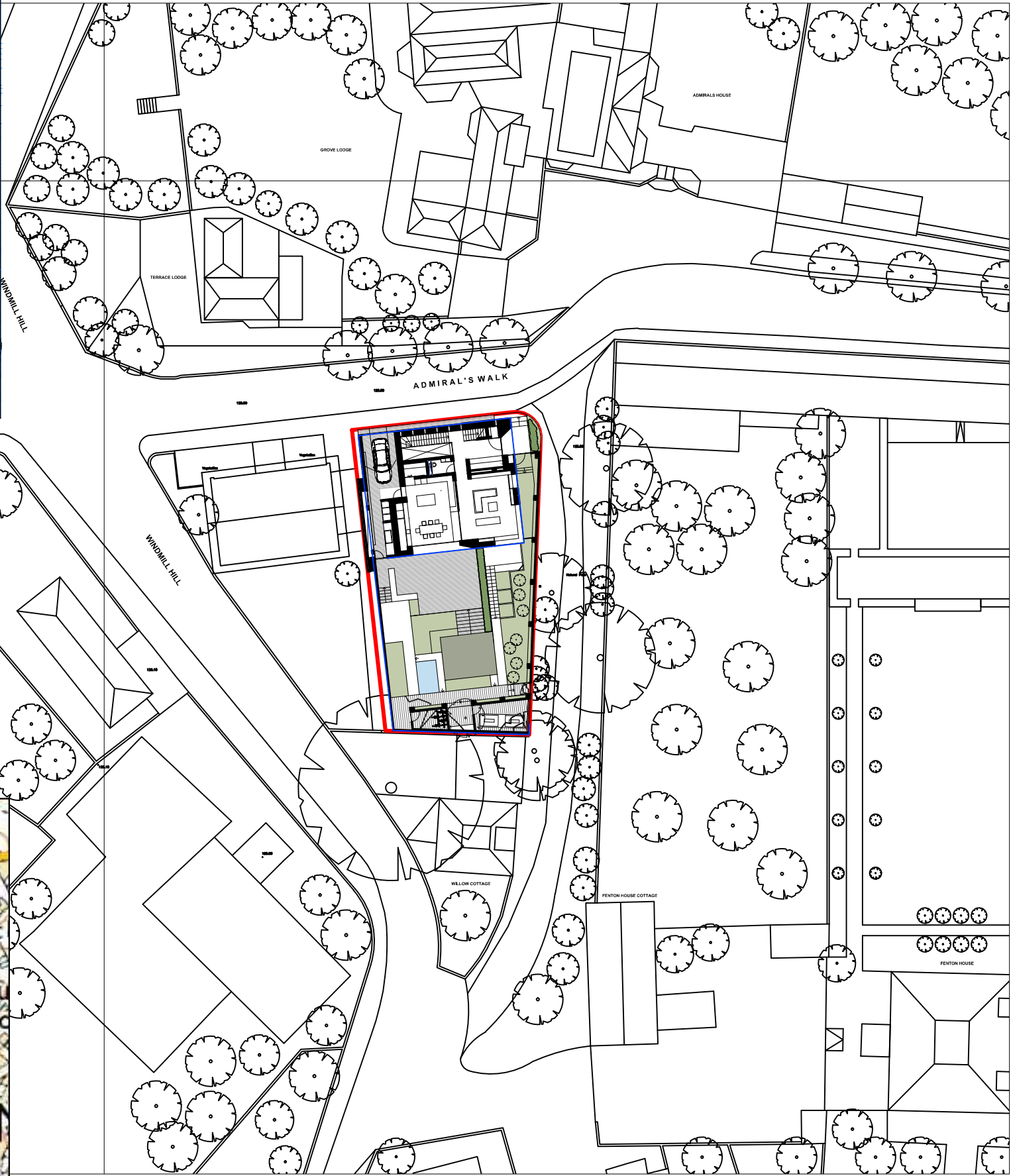
ELO7981	EVP	Desk Based Assessment of Heath House, North End Way, Camden, NW3	
ELO7993	EVT	Watching Brief on 32 New Court, Flask Walk, Hampstead, NW3 1HD	compassa1-41705
ELO8291	EVT	Watching Brief at 22 Christchurch Hill, Hampstead, London	isambard1-50385
ELO8291	EVT	Watching Brief at 22 Christchurch Hill, Hampstead, London	isambard1-50385
ELO8724	EVT	Frogna Way, (No 18), Hampstead, Camden, Watching Brief	molas1-50415
ELO8724	EVT	Frogna Way, (No 18), Hampstead, Camden, Watching Brief	molas1-50415
ELO8724	EVT	Frogna Way, (No 18), Hampstead, Camden, Watching Brief	molas1-50415
ELO8837	EVT	Well Walk, (Land at Klippan House), Hampstead, Camden, Evaluation	preconst1-59334
ELO8907	EVP	West Heath Road, (No 110), Hendon, NW3, Desk Based Assessment	
ELO9081	BL		
ELO9095	BL	Frogna Rise, (Mount Vernon Hospital), Hampstead, NW3, Desk Based Assessment	
ELO9096	BL	Frogna Rise, (Mount Vernon Hospital), Hampstead, NW3, Evaluation	
ELO9108	BL	Inverforth Close, Hampstead Heath, Camden, Desk Based Assessment	
ELO9153	BL	The Grove, (Fenton House - Stableyard), Hampstead, Camden, Watching Brief	
ELO11851	EVP	New End (No 29), Hampstead, Camden: Desk Based Assessment	
ELO12194	EVP	Templewood Avenue (No 11), Camden, NW3: Historic Environment Assessment	
ELO12197	EVP	Templewood Avenue (No. 17), Camden, NW3: Desk Based Assessment	32031

Designated ID	Grade	Name
DLO15454	II	THE GARDENS
DLO15610	II	FROGNA RISE
DLO15772	II	TERRACE LODGE
DLO15773	II	ADMIRALS HOUSE
DLO15774	II	CURTILAGE WALL AND ENTRANCES ON EAST AND NORTH BOUNDARIES TO NUMBER 25 (NUMBER 25 NOT INCLUDED) AND CURTILAGE WALL AND ENTRANCES ON EASTERN BOUNDARY TO ADMIRALS HOUSE
DLO15775	II	GROVE LODGE
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
DLO16172	II	
DLO16177	II	
DLO16183	II	UPPER TERRACE HOUSE AND ATTACHED WALLS



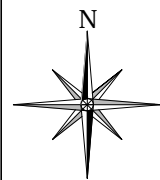
Fleet House, Admirals Walk, Hampstead, London, NW3 6RS
Archaeological Desk Based Assessment

DLO16468	II	
DLO16469	II	NUMBERS 2 AND 3 AND ATTACHED RAILINGS
DLO16470	II	FOUNTAIN HOUSE
DLO16471	II	NETLEY COTTAGE
DLO16472	II	GARDEN WALL TO NUMBER 10 NETLEY COTTAGE
DLO16473	II	FIVE LAMP POSTS
Protected Squares		
DLO35089		Holly Bush Hill, [Windmill Hill/Frognaal Rise], Hampstead
DLO35371		Flask Walk (The Green)
DLO35373		



186100

526200



	SITE BOUNDARY
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NGR: 526232 186069	R. NUMBER: 1011
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PROJECT: FLEET HOUSE, ADMIRALS WALK, HAMPSTEAD, LONDON

CLIENT: MR PETER RADING

DESCRIPTION: SITE LOCATION PLAN

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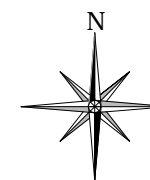
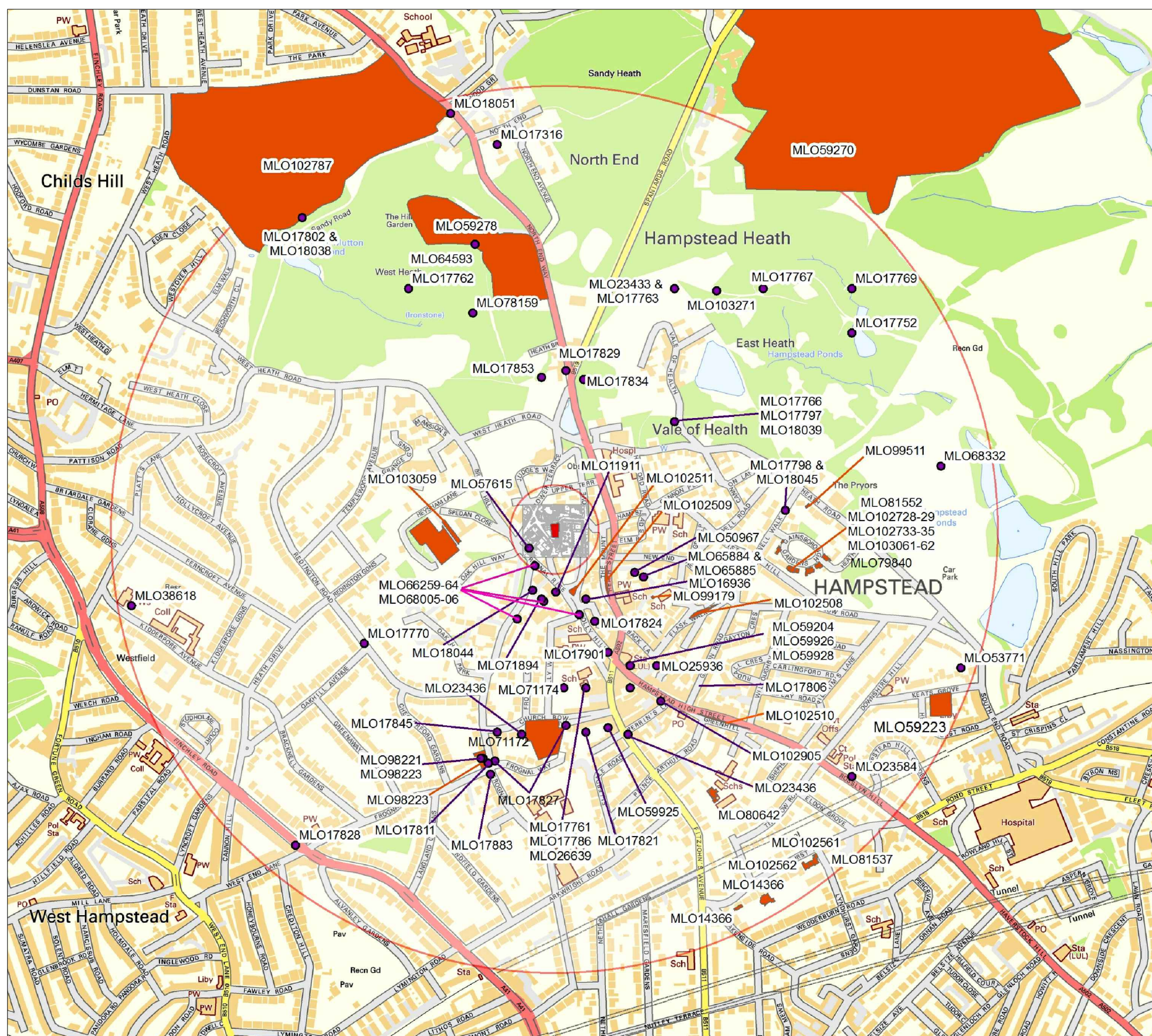
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PLOT: A3	APPROVED: TPS	VERSION: 03
DATE: MAR 2013	AUTHOR: MCA	FIGURE: 01

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	SITE AREA
	MONUMENT AREA
	MONUMENT POINT
	GLHER SEARCH RADIUS

NGR: 526232 186069	R. NUMBER: 1011
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PROJECT:
FLEET HOUSE, ADMIRALS WALK,
HAMPSTEAD, LONDON

CLIENT: MR PETER RADING

DESCRIPTION:

GLHER DATA - MONUMENT AREAS &
LOCATIONS

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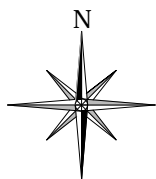
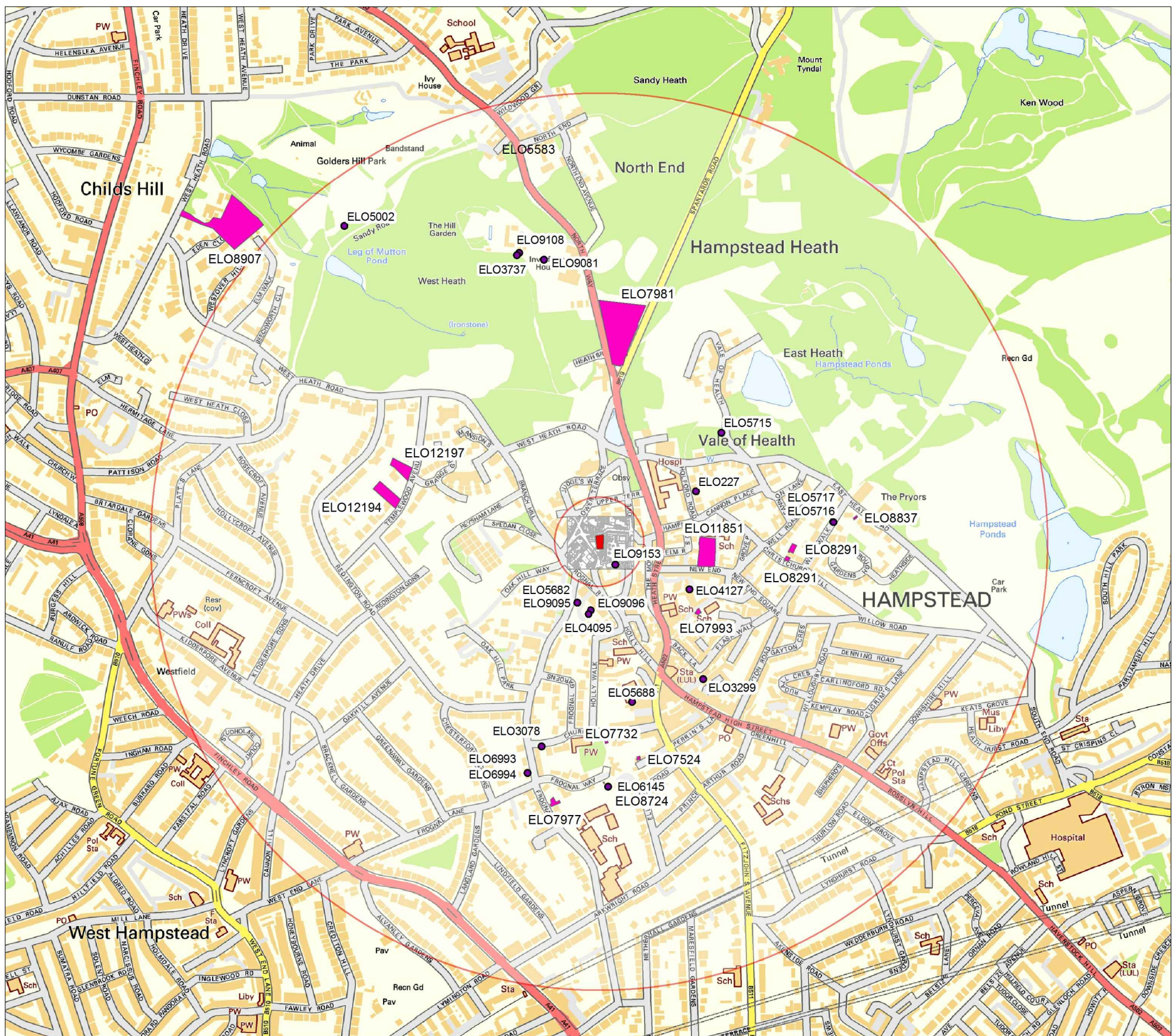


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DATE:	AUTHOR:	FIGURE:
MAR 2013	MCA	02

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	SITE AREA
	EVENT AREA
	EVENT POINT
	GLHER SEARCH RADIUS

NGR:	R. NUMBER:
526232 186069	1011

PROJECT:
FLEET HOUSE, ADMIRALS WALK, HAMPSTEAD, LONDON

CLIENT:
MR PETER RADING

DESCRIPTION:
GLHER DATA - EVENT POINTS & AREAS

BRITANNIA ARCHAEOLOGY LTD



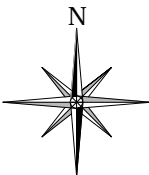
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DATE:	AUTHOR:	FIGURE:
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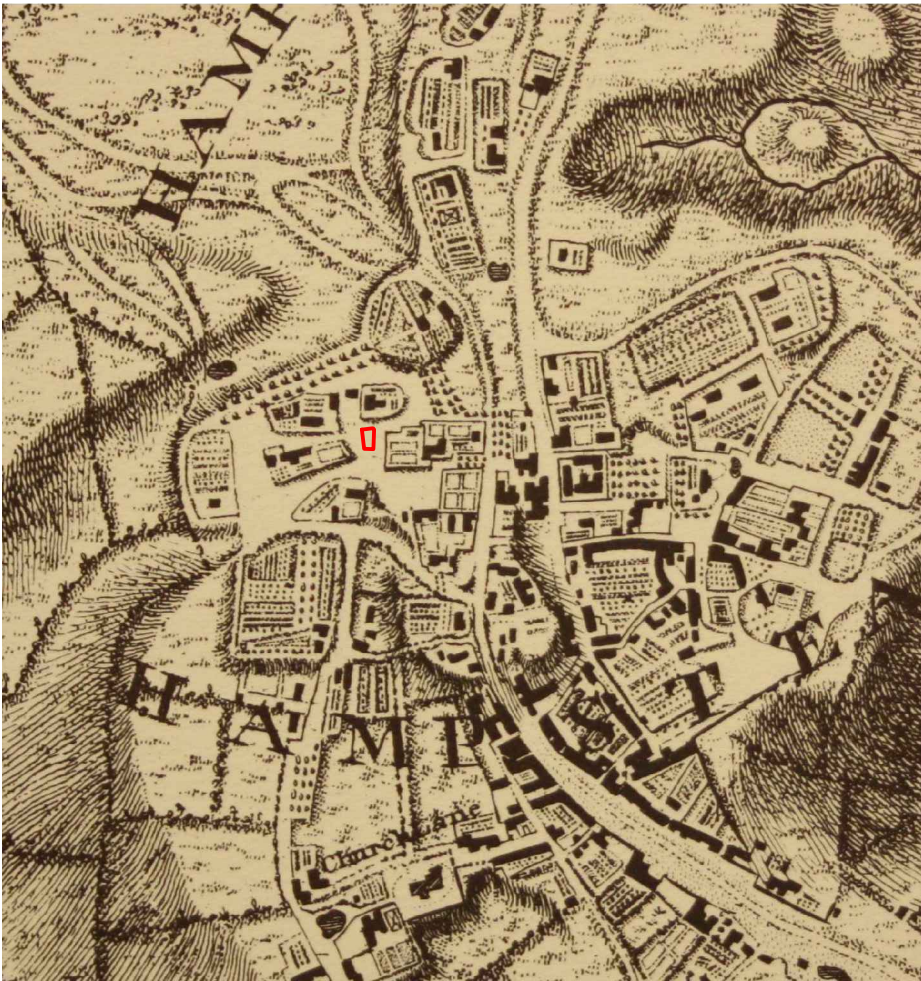
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	SITE AREA
	PROTECTED SQUARE
	LISTED BUILDING
	GLHER SEARCH RADIUS

NGR: 526232 186069	R. NUMBER: 1011
PROJECT: FLEET HOUSE, ADMIRALS WALK, HAMPSTEAD, LONDON	
CLIENT: MR PETER RADING	
DESCRIPTION: GLHER DATA - LISTED BUILDINGS & PROTECTED SQUARES	
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SCALE: 0 100m 1:2000	
PLOT: A3	APPROVED: TPS
DATE: MAR 2013	VERSION: 03
AUTHOR: MCA	
FIGURE: 04	

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JOHN ROCQUE 1746



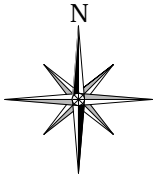
THOMAS MILNE 1800




GEORGE F. CLUNCHLEY 1828



EDWARD STANFORD 1862



	SITE BOUNDARY
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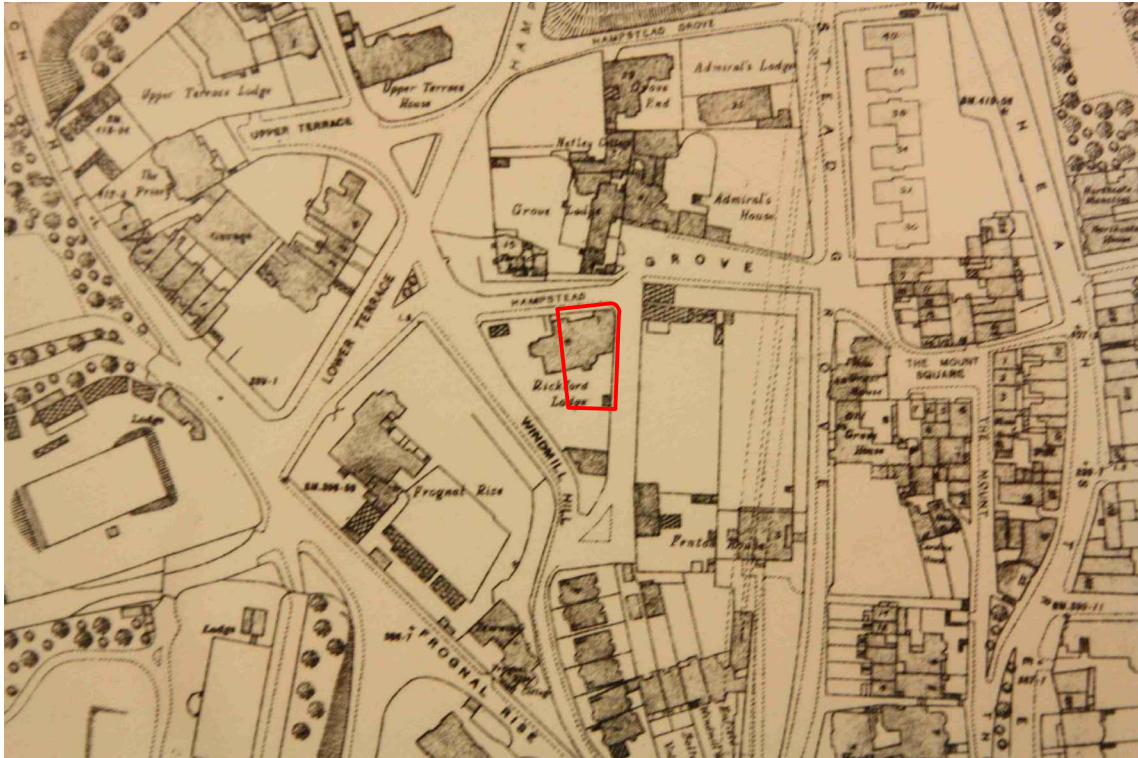
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PROJECT: FLEET HOUSE, ADMIRALS WALK, HAMPSTEAD, LONDON		
CLIENT: MR PETER RADING		
DESCRIPTION: CARTOGRAPHIC SOURCES 1746 TO 1862		
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SCALE: NOT TO SCALE		
PLOT: A3	APPROVED: TPS	VERSION: 03
DATE: MAR 2013	AUTHOR: MCA	FIGURE: 05



EDWARD WELLER 1862



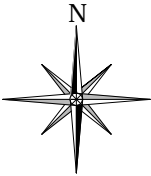
1st Ed. OS 1869




LCC MUNICIPAL MAP of LONDON 1935

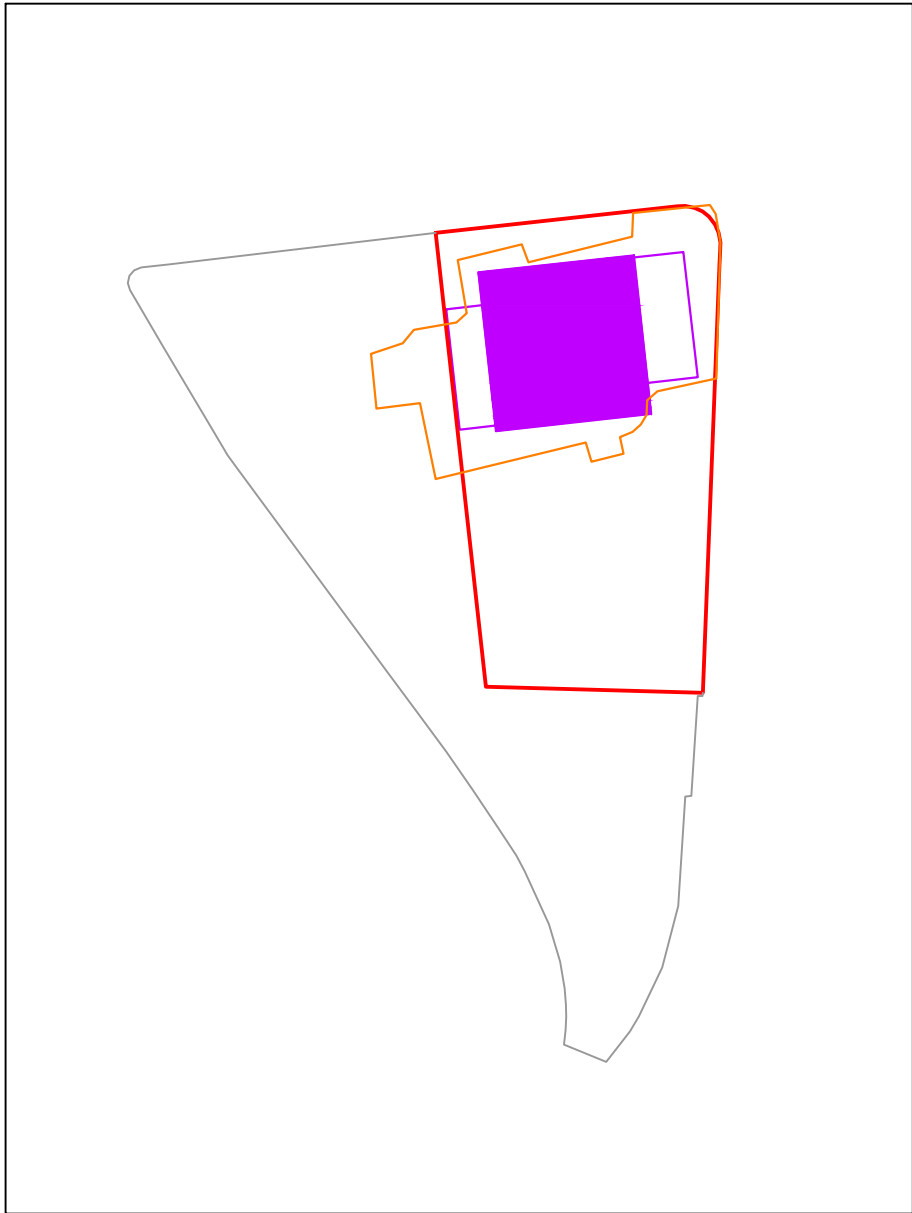
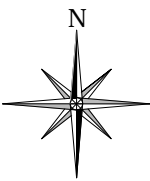


BOMB MAP (2nd Ed. OS 1919) 1945

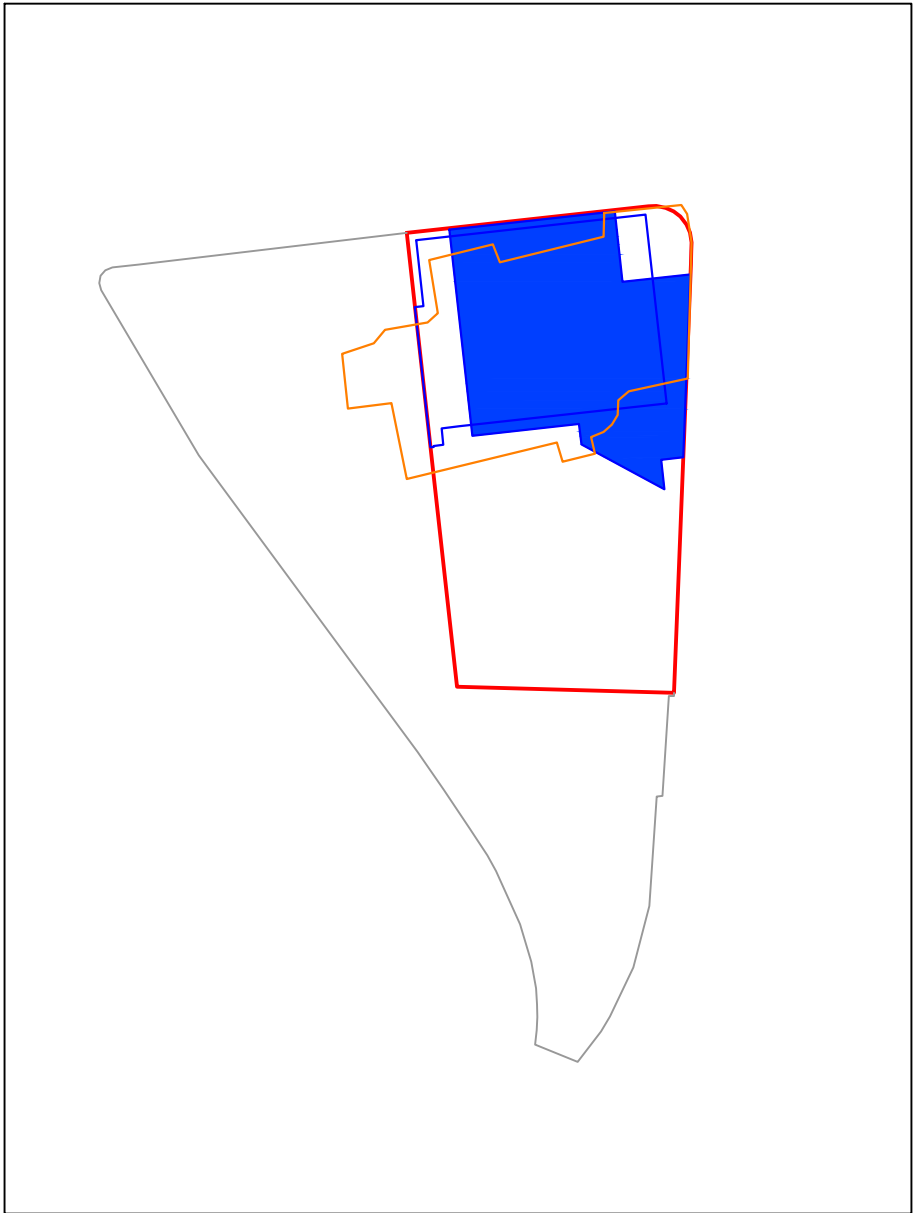


	SITE BOUNDARY
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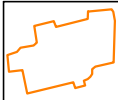
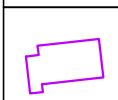

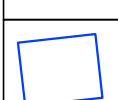

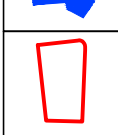
NGR: 526232 186069	R. NUMBER: 1011
PROJECT: FLEET HOUSE, ADMIRALS WALK, HAMPSTEAD, LONDON	
CLIENT: MR PETER RADING	
DESCRIPTION: CARTOGRAPHIC SOURCES 1862 TO 1945	
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PLOT: A3	APPROVED: TPS
DATE: MAR 2013	VERSION: 03
AUTHOR: MCA	FIGURE: 06



EXISTING BUILDING AND BASEMENT
OVER THE FOOTPRINT OF RICKFORD
LODGE



PROPOSED BUILDING AND
EXTENDED BASEMENT OVER THE
FOOTPRINT OF RICKFORD LODGE

	RICKFORD LODGE
	EXISTING BUILDING
	EXISTING BASEMENT
	PROPOSED BUILDING
	PROPOSED BASEMENT
	SITE BOUNDARY

NGR: 526232 186069		R. NUMBER: 1011
PROJECT: FLEET HOUSE, ADMIRALS WALK, HAMPSTEAD, LONDON		
CLIENT: MR PETER RADING		
DESCRIPTION: IMPACT ASSESSMENT		
BRITANNIA ARCHAEOLOGY LTD  4 THE MILL, CLOVERS COURT, SUFFOLK IP14 1RB T: 01449 763034 E: info@britannia-archaeology.com W: www.britannia-archaeology.com		
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PLOT: A3	APPROVED: TPS	VERSION: 03
DATE: MAR 2013	AUTHOR: MCA	FIGURE: 07

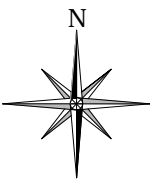


Photo 1: Front Aspect of Fleet House



Photo 2: Admirals Walk looking West

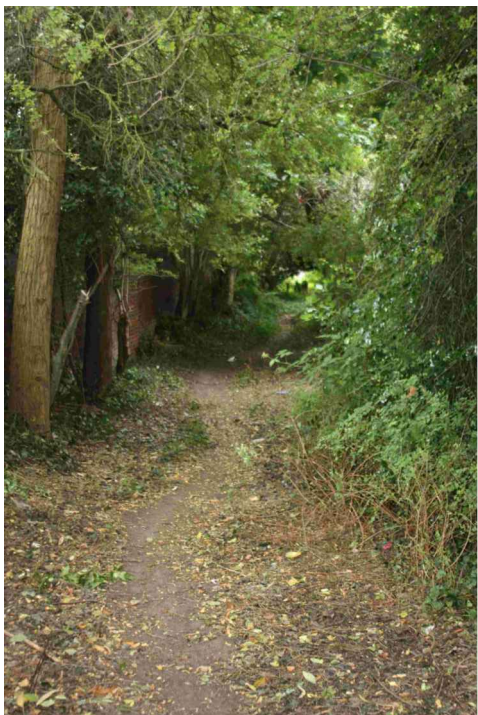


Photo 3: Footpath Between Fleet House & Fenton House Gardens



Photo 4: Light wells for Existing basement



Photo 5: Rear Garden and Patio looking South-West

	DIRECTION OF PHOTOGRAPH
	SITE BOUNDARY
	EXISTING BUILDING

NGR: 526232 186069	R. NUMBER: 1011
PROJECT: FLEET HOUSE, ADMIRALS WALK, HAMPSTEAD, LONDON	
CLIENT: MR PETER RADING	
DESCRIPTION: SITE VISIT PHOTOGRAPHIC RECORD	
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SCALE: NOT TO SCALE	
PLOT: A3	APPROVED: TPS
DATE: MAR 2013	VERSION: 03
AUTHOR: MCA	FIGURE: 08