

Archaeological Desk Based Assessment

4 The Grove, Highgate, N6 6JU

For:	Private Client
On Behalf of:	SODA Studio
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2 EXECUTIVE SUMMARY

4 The Grove, Highgate, N6 6JU, has been assessed in order to consider its archaeological potential. This prompted by a set of proposed alterations and additions to the existing building and garden areas. In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the Proposed Development Area (PDA) and to consider possible impacts on surrounding (archaeological) heritage assets.

The proposals comprise:

- Minor alterations to the lower ground floor layout and improving connections to the rear garden.
- Creation of a small terrace at lower ground floor level outside the proposed kitchen location.
- Minor alterations to the rear facade fenestration at lower ground floor.
- Lower ground floor extension under front garden.
- Alterations to the first floor master bathroom internal wall partitions and relocation of sanitaryware items.
- Installation of new sanitaryware to first floor ensuite bathroom.
- Alterations to the second floor ensuite internal wall partitions and installation of new sanitaryware.
- Replacement of the lower garden greenhouse with new above ground swimming pool and summer house.

In terms of relevant designated heritage assets, these are illustrated on Figure 3. Number “4 The Grove is a Grade II* listed residential property (1378979) constructed c.1688. Although it has undergone some change over the years, the property remains the least altered of William Blake’s six properties in The Grove and retains many features of high architectural and historic significance”. The implications of the proposals in relation to these buildings are covered in a separate Heritage Statement¹.

The PDA lies southwest of the historic core of Highgate and is within Archaeological Priority Area of the same name (Camden APA 2.8, Highgate – Tier 2). The location of the PDA is shown on Figure 7 and it is described as having been allocated to Tier 2, as it has the potential to contain a range of medieval and post-medieval settlement remains.

This assessment comments on what importance archaeological remains on the site may have in regional, period or topic specific terms. The PDA is considered to have the potential to have remains important in these ways:

<i>Period/Topic</i>	<i>Likelihood of remains being present (Low, Medium, High)</i>	<i>Importance (Low, Medium, High, Very High – See Table 1)</i>
<i>Early – Middle Prehistoric (Palaeolithic – Mesolithic)</i>	<i>Low</i>	<i>Low</i>
<i>Late Prehistoric (Neolithic, Bronze Age, Iron Age)</i>	<i>Low</i>	<i>Low</i>
<i>Roman</i>	<i>Low</i>	<i>Medium</i>

¹ Jon Lowe Heritage. 2023. Heritage Statement. 4 The Grove, Highgate, N6 6JU

<i>Early-Medieval</i>	<i>Low</i>	<i>Medium</i>
<i>Medieval</i>	<i>Low</i>	<i>Low</i>
<i>Post-Medieval</i>	<i>High</i>	<i>Medium-High</i>
<i>Modern</i>	<i>High</i>	<i>Medium-High</i>
<i>Geoarchaeological</i>	-	-

The PDA formed a part of the gardens of Dorchester House. It was subsequently drawn into part of the development of this land to form 1-6 The Grove. The Section presented at Appendix 3 is the most accessible way of understanding the likely archaeological potential at the PDA. The potential for below ground archaeological remains is highest in those parts of the land which have been subject to the least truncation. These comprise the front garden, the rear garden (upper) at its eastern end and parts of the rear garden (lower), especially in its central and western parts.

We must also recognise that the fabric of 4 The Grove (1378979, Grade II) is of archaeological interest as is the fabric of the listed wall crossing the garden (1378982, Grade II). Change to the fabric of these structures and to the brick surface areas in the rear and front gardens is change to structures which have archaeological interest (as one strand amongst several).*

We have, in Section 3.3, below, discussed the local topography. This discussion is supported with reference to local topography in/outside the PDA. This recorded on a topographic survey (Appendix 4). Having considered this in Section 3.3, we are of the opinion that parts of this PDA have been severely truncated while others are comparatively well-preserved.

With regard to the badly affected parts of the PDA, these changes will have removed most types of pre Post Medieval archaeological remains on what would have previously been rural grassland. Only the deeper remains (e.g. wells) and so on would survive such deep truncation and we have no reason to believe such remains are preserved on this land. Other parts of the PDA may still preserve such remains.

The Local Planning Authority (London Borough of Camden) will decide whether a condition (related to archaeology) would be appropriate. This they will do on the basis of advice from the Archaeological Officer of the Greater London Archaeology Advisory Service (GLAAS). Abrams Archaeology can liaise with GLAAS on behalf of the client. On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology.

3 INTRODUCTION AND SCOPE OF ASSESSMENT

3.1 BACKGROUND

- 3.1.1 This archaeological desk-based assessment has been prepared by Joe Abrams of Abrams Archaeology. The document was produced for SODA Studio, working on behalf of a private client. Documentary Research has been carried out by Joe Abrams. A Heritage Statement² has been prepared for this proposal and research and historic mapping has been shared between the archaeology and heritage consultants. Graphics for this report have been prepared by Izabela Jurkiewicz of Arte-Facts.
- 3.1.2 The proposal for 4 The Grove (Figure 1) comprises the following:
- Minor alterations to the lower ground floor layout and improving connections to the rear garden.
 - Creation of a small terrace at lower ground floor level outside the proposed kitchen location.
 - Minor alterations to the rear facade fenestration at lower ground floor.
 - Lower ground floor extension under front garden.
 - Alterations to the first floor master bathroom internal wall partitions and relocation of sanitaryware items.
 - Installation of new sanitaryware to first floor ensuite bathroom.
 - Alterations to the second floor ensuite internal wall partitions and installation of new sanitaryware.
 - Replacement of the lower garden greenhouse with new above ground swimming pool and summer house.
- 3.1.3 The land is hereafter referred to as the Proposed Development Area (PDA) and/or the Site.
- 3.1.4 The land (Figure 1) is centred at NGR TQ 28147 87303 and the plot measures c. 0.20ha in size. By way of introduction, the site at 4 The Grove, Highgate, N6 6JU is made of two distinct shapes. The eastern and central parts are rectangular, running west from The Grove. The western end is square. It is bordered to the north by No 5 and to the south, No 3 The Grove.
- 3.1.5 The report considers heritage assets of archaeological interest, including finds/findspots of artefactual (e.g. flint tools and pottery) and ecofactual material (e.g. plant remains and bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.
- 3.1.6 This data has been collected for an area comprising a 250m radius of the PDA

² Jon Lowe Heritage. 2023. Heritage Statement. 4 The Grove, Highgate, N6 6JU

boundary. This study area has been selected on the basis of professional judgment, and through consultation with the Greater London Historic Environment Record (GLHER) and the Greater London Archaeology Advisory Service (GLAAS), as being sufficient to determine the archaeological potential of the Site. This determination took into account its location, topography, and character.

- 3.1.7 In terms of relevant designated heritage assets, these are illustrated on Figure 3. Number “4 The Grove is a Grade II* listed residential property (1378979) constructed c.1688. Although it has undergone some change over the years, the property remains the least altered of William Blake’s six properties in The Grove and retains many features of high architectural and historic significance”³. The implications of the proposals in relation to these buildings are covered in a separate Heritage Statement⁴. They are mentioned here as these are indicators of the major change in land use locally. Essentially, the creation of residential buildings from the late 17th C led to a shift from a rural landscape, to an increasingly densely populated residential area. The area was part of rural Middlesex but has since become part of the London Borough of Camden.
- 3.1.8 The site is located within the Borough of Camden’s Highgate Conservation Area. The conservation area was designated 1968 and extended in 1978 and 1992. The Grove is situated within the area’s Sub Area 1: Highgate Village.
- 3.1.9 The Highgate Conservation Area Appraisal summarises the area as such:
“Sub-Area One forms the historic ‘core’ of the Conservation Area, developed along the major roads which crossed the high ground to the north of London. This area has the most intense development within the Conservation Area, rich in form and detail. It has all the elements expected of a village with a shopping frontage in the High Street, grand houses, simple cottages, public buildings and a central square. The grand houses reflect the fact that Highgate has been a desirable residential area since the late 17th century”⁵.
- 3.1.10 Built heritage issues are not a subject of this report. Therefore, the impact of the proposed development on the designated built heritage assets is not considered here. Where the existence of an historic building may help to inform the archaeological potential of the PDA, the building will be referred to. Likewise, if a nearby Conservation Area appraisal were considered as a useful indicator of archaeological potential, it would be referred to.
- 3.1.11 The PDA is within a Tier 2 Archaeological Priority Area (APA)⁶. This is a classification which is used within the Boroughs of London in order to draw attention to land within a certain polygon/area. The Greater London APAs are

³ Jon Lowe Heritage. 2023. Heritage Statement. 4 The Grove, Highgate, N6 6JU

⁴ Jon Lowe Heritage. 2023. Heritage Statement. 4 The Grove, Highgate, N6 6JU

⁵ Page 10. In: Highgate Conservation Area Appraisal and Management Proposals. <https://www.camden.gov.uk/highgate-conservation-area-appraisal-and-management-strategy> - accessed 25-01-2023

⁶ London Borough of Camden Archaeological Priority Areas Appraisal October 2018 <https://historicengland.org.uk/content/docs/planning/apa-camden/> - accessed 25-01-2023

being sequentially updated and those for the London Borough of Camden were updated in 2018. The new system assigns all land to one of four tiers denoting different levels of sensitivity to development indicated by an archaeological risk model⁷.

- 3.1.12 There is guidance on how APAs are used in decision making⁸ and this explains the Archaeological Risk Model (which GLAAS use in advising the local planning authority (in this instance the London Borough of Camden). The PDA would be considered a Tier 2 development type according to these guidelines and the scale of development would be 2-Minor. This giving a Medium/Moderate rating in terms of Archaeological Risk (below).

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

* Very large major with a site area of 10 hectares or more

** Other than new or extended basements

High risk means developments likely to cause harm to heritage assets of archaeological interest and fairly likely to cause significant harm.

Moderate risk means developments fairly likely to cause harm to heritage assets of archaeological interest and sometimes causing significant harm. Because they are more common, moderate risk cases cumulatively pose an overall threat broadly equivalent to the high risk category.

Low risk means developments less likely to cause harm to heritage assets of archaeological interest and only rarely cause significant harm. But low risk is not the same as negligible risk: some sites in this category will have potential for new discoveries.

Negligible risk means developments only rarely causing harm to heritage assets of archaeological interest and hardly ever causing significant harm.

⁷ <https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/> - accessed 20-11-2022

⁸ <https://historicengland.org.uk/images-books/publications/charter-for-greater-london-archaeological-advisory-service/charter-for-glaas/> - accessed 20-11-2022

- 3.1.13 In this instance, an assessment (this document) would be useful to get a better understanding of the archaeological potential of this land. With that assessment to hand, the Greater London Archaeology Advisory Service (GLAAS) would be in a better position to advise the LPA as to whether an archaeological condition would be appropriate.
- 3.1.14 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the PDA, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

3.2 GEOLOGY

- 3.2.1 The British Geological Survey (BGS)⁹ identifies the underlying solid geology across the PDA as being of Bagshot Formation - Sand. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period. Figure 2 shows the distribution of this sand deposit and how it matches the higher ground on which the PDA lies. The surrounding land is characterised by London Clay geological deposits.
- 3.2.2 A single borehole record¹⁰ exists which is close enough to the PDA (50m west) to allow some useful comparison. This borehole went through 100mm of made ground before reaching London Clay. No sand deposits were recorded and no topsoil either. This matches Figure 2, in the sense the borehole is just off the predicted boundary of the Bagshot Sands.
- 3.2.3 In this instance, we can also glean useful information on overburden from two Archaeological investigations. A watching brief at South Grove¹¹ c. 50m north of the PDA recorded no topsoil deposits. Instead, the investigations recorded a concrete surface which came down directly on to geological sand deposits. A second watching brief, at Witanhurst¹², c. 50m west of the PDA recorded a layer of garden soil which varied between 200-300mm. This came down on to geological deposits of sandy-clay.

3.3 TOPOGRAPHY

- 3.3.1 The Grove lies at c. 128m OD and is on an area of high ground which characterises the settlement of Highgate. Land drops away to the east (Crouch End), to the south (Tufnell Park) and to the northwest (Hampstead Garden Suburb). However, the high ground continues towards Hampstead (southeast and also to the north, towards Muswell Hill and Finchley).

⁹ <https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> - accessed 03/02/2023

¹⁰ BGS ID: 19450710 : BGS Reference: TQ28NE446. British National Grid (27700) : 528083,187303.
http://scans.bgs.ac.uk/sobi_scans/boreholes/19450710/images/19450708.html - accessed 03-02-2023

¹¹ Figure 3. In: PCA 2010. An Archaeological Watching Brief at 17 South Grove, Highgate, London Borough of Camden.

¹² Page 13. In: MOLA. 2010. Witanhurst. 41 West Hill, Highgate, London, N6.

- 3.3.2 More locally, and of direct importance to historic land use at the PDA, the land within the PDA itself, drops from East to West. This drop follows the natural topography of the area, which drops from 128m (Highgate) to 102m (northeastern end of Hampstead Heath). That drop of c. 26m is relatively steep, for the area, and happens within 200m of the PDA¹³.
- 3.3.3 Understanding the topography of this piece of land and, linked to this, understanding how the land has been terraced, provides valuable insight into the archaeological potential of the land. Appendix 5 contains a Topographic Survey of the site, this records many Ordnance Datum (OD) heights across the PDA and is extremely useful for the purposes of understanding archaeological potential. Appendix 4 contains a section of the garden and this is a valuable visual tool which again helps to understand how the land drops as a result of terracing.
- 3.3.4 The front garden, at the eastern end of the PDA, lies at 128.7m OD. There is a drop to between 126m and 127m OD at the lower ground floor level. This drop from 128m to 126m OD is the first artificial drop in height that we encounter as we move from East to West (it is important to note such rapid drops in terms of archaeological potential. Within the house there is an existing basement level which, in effect, is a narrow vault extending beneath part of the front garden (on its southern side). This lies at c. 125-126m OD.
- 3.3.5 There is a more gradual slope as we move through to the back garden (upper), this lies at c. 127m OD just at the rear of the main house. The back garden upper slopes to the West to reach 126.5m OD at the railing which forms the western edge of the back garden (upper). At this point there is a vertical drop of 4m, down to 122.7m OD. This is the eastern end of the back garden (lower). While the land was sloping naturally at this point, the abrupt drop of 4m is entirely artificial and Post-Medieval in date.
- 3.3.6 The wall which secures this terrace is a Listed Building (1378982 - Garden Walls, Terraces and Steps of Numbers 1-6 and Garden Arbour to Number 6) and is discussed in more detail within Section 5. It is mentioned here partly as it is an archaeological feature and partly because its creation is the single most destructive event which we have picked up; in terms of Medieval and earlier archaeological remains within the PDA. A significant amount of 'natural' ground was moved in order to create the terrace and install the wall.
- 3.3.7 The land continues to drop to the west of this wall, albeit in a more naturally sloping way, to reach 119m OD at the western edge of the PDA.

3.4 HYDROLOGY

- 3.4.1 The PDA is located on relatively high ground and the closest natural watercourses are on lower ground to the west (Dollis Brook and Upper Brent)

¹³ The OD height on Fitzroy Park is 102m OD where it borders Hampstead Heath and the street named The Hexagon.

and the east (New River). Hampstead Heath has various bathing ponds and smaller watercourses/drains run across the lower parts of the Heath.

3.5 SITE VISIT

A site visit/walkover was completed on 26 January 2023. This took in the following areas, which are described in turn so as to best aid the reader as to which areas have archaeological potential and why. Also, to help the reader to understand the layout of the site and the location of proposed impacts within it. Plates 6-32 show selected parts of the PDA. The location of photographs was taken so as to best inform on archaeological matters and they differ in their content from those found in the Heritage Statement¹⁴. These Plates are contained in Appendix 4.

- 3.5.1 The front garden (Plates 6-10) is the highest part of the PDA and is located at its eastern end. It is likely that the ground level within the front garden is the least altered by artificial terracing dating to the Post-Medieval period. It lies at broadly the same level as the street and green outside. In our opinion, the ground which is not yet basement, within the front garden is likely to be the least truncated. We note that a small, narrow basement does exist within the southern part of the front garden. We also note that the proposals are partly to create a new basement in the northern part of the front garden.
- 3.5.2 The internal lower ground floor has clearly been constructed on ground cut out of the natural slope of the hill at this location. The house is 17th C and so the terracing likely to dates to the same period. We anticipate that at least 2m of ground was removed in order to create a level surface for the lower ground floor.
- 3.5.3 The external routeway from the front to the back gardens (Plates 11 and 13) has been cut to a similar level to the internal lower ground floor. As with any terracing into a hillside, the truncation is most severe on that part of the terrace which was upslope, or in this case (East). This is true across the PDA and the opposite is true as we move west, the truncation is likely to have been less severe (until the next terrace/vertical drop).
- 3.5.4 Upper part of the Back Garden (Plates 14-17) is relatively level and we anticipate that this land would have sloped originally and is now artificially level. This would suggest that the natural hillslope was truncated at its eastern end (adjacent to the house) and that the ground has been made up towards its western end (before it drops vertically into the lower garden).
- 3.5.5 Listed (Grade II) Garden Walls, Terraces and Steps of Numbers 1-6 and Garden Arbour to Number 6 (1378982, Plates 18-27) are a designated heritage asset. The massive north-south wall was a part of the garden of Dorchester House, which existed close to the PDA (to its south) prior to its demolition and the

¹⁴ Jon Lowe Heritage. 2023. Heritage Statement. 4 The Grove, Highgate, N6 6JU

subsequent construction of 1-6 The Grove. This wall, and the terrace of which it is a part was then incorporated into the gardens of these houses. Within the PDA, the wall contains three extant vaults and there may be more, there is certainly one bricked up door, which appears to have been a fourth vault prior to its being sealed.

- 3.5.6 Lower part of the Back Garden (Plates 28-32) contains a sloping area of grass, mature trees and a greenhouse and compost area. The green house has been constructed on artificially high ground, which lies at 121.5m OD. The less altered ground to the west and north of the greenhouse lies at 120.7m OD. This is notable as the proposed swimming pool is intended to lie on this ground west of the green house (which will be replaced with a summerhouse).

4 METHODOLOGY

4.1 THE SOURCES

4.1.1 In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- Greater London Historic Environment Record (GLHER) for known archaeological sites, monuments and findspots within 250m of the Site (i.e. the study area)
- Highgate (Local Studies) Library
- Burgh House, Hampstead
- The National Heritage List for England (Historic England)
- Air photographs held by online repositories
- The Domesday Survey (<http://www.domesdaybook.co.uk/>)
- Victoria County History (<https://www.history.ac.uk/research/victoria-county-history>)
- Layers of London website
- British Library MapViewer
- Our observations based upon professional experience in this vicinity

4.1.2 The information gathered from the above sources has been verified and augmented as far as possible by site inspection, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified.

4.2 ASSESSMENT

4.2.1 The assessment seeks to understand and define the significance of (archaeological) heritage assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological interest, historic interest, architectural interest and artistic interest (as appropriate).

4.2.2 The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of

undesigned assets, the professional judgement of the assessor (Table 1).

- 4.2.3 The assessment also considers change to the setting and significance of heritage assets, where appropriate.

TABLE 1: CRITERIA FOR ASSESSING THE IMPORTANCE OF HERITAGE ASSETS

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

4.3 ARCHAEOLOGICAL POTENTIAL

- 4.3.1 The report concludes with

- (1) an assessment of the potential for archaeological remains to have been present, and for them to have been preserved to the present day. These are distinct factors, which both contribute to the site’s archaeological potential.
- (2) an assessment on the relative importance of archaeological remains on the PDA. This considers them in regional, period or topic specific terms. Our ability to comment is based upon what is known at this stage measured against the research priorities we are aware of. The PDA is considered to have the potential to have remains important in these ways.
- (3) we consider those activities and conditions (we know of) on the site which have either truncated, compacted or removed remains and those which may have sealed and/or otherwise preserved remains and
- (4) an assessment of the likely effects of the proposed development on heritage assets, both in terms of physical impact and (where relevant) change to setting.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 WHAT IS KNOWN?

- 5.1.1 This Section reviews the available archaeological evidence for the PDA and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the PDA.
- 5.1.2 What follows comprises a review of known archaeological heritage assets within a 250m radius of the PDA (Figures 3-7). This radial search is referred to as the study area. Records of these assets are held on the Greater London Historic Environment Record (GLHER). We have also completed a historic map regression exercise charting the development of the study area from the 18th century until the present day (Plates 1-5 and Figures 8-13).
- 5.1.3 The PDA lies southwest of the historic core of Highgate and is within Archaeological Priority Area of the same name (Camden APA 2.8, Highgate – Tier 2). The location of the PDA is shown on Figure 7 and it is described as having been *“allocated to Tier 2, as it has the potential to contain a range of medieval and post-medieval settlement deposits associated with the historic settlement and welfare institutions such as Lauderdale House and Gardens. Description Records for the beginnings of the settlement known as Highgate can be dated to c.1318, when it was recorded that the owner of the parkland, the Bishop of London, placed a toll on movement through the estate. When a new road was created in 1386 to replace the old highway between London and Barnet, a gate was also installed to introduce and manage a new toll on traffic in and out of the centre. It was this gate which the medieval settlement is named after. The gate was dismantled in 1769 due to its low archway. The focal point of the ‘high gate’ gave rise to a hermitage which, for a long time, stood in the centre of the settlement. In the mid-18th century John Rocque’s map depicts a village with three plan-form elements: a central cluster of houses around and encroaching onto a green and two regular rows along the roads heading north and east”* (Appendix 1, this document).
- 5.1.4 A small section of John Rocques Map is reproduced on Figure 8, the location of the PDA is labelled. A formal, tree lined street (now The Grove) is clearly depicted east of the PDA and the line of a second routeway, less formal is shown in a dashed line to its west. The layout of the village of Highgate is clear to see and this lies at the meeting of several roads to the northeast of the PDA.
- 5.1.5 The proximity of the PDA to this Medieval settlement core and the routeways in, and out of it, is relevant to its archaeological potential. However, the periods for which we have the clearest understanding of land use is the Post-Medieval and modern periods.
- 5.1.6 The PDA was created from part of the former gardens of Dorchester House.

The house and its gardens are depicted in a small number of illustrations, the most easily accessible is within the hard copy of a *Survey of London: Volume 17. The Parish of St Pancras*. The illustration most useful is *Plate 1: The village of Highgate*¹⁵. This is not reproduced here for copyright reasons. However, Plate 1 shows an easily understood map of the location of Dorchester House. It lies west of what is now called The Grove.

- 5.1.7 Dorchester House was re-named, from Blewhouse “*The first resident of Dorchester House that we know of was Sir Edward Cleeve at the end of the 16th century. By 1620 the house was known as the Blewhouse and during the Civil Wars of the 17th century its occupant was Henry Pierrepont, 1st Marquess of Dorchester*”¹⁶. The origins of The Grove, on which the PDA lies are described as flowing from the demolition of Dorchester House and the redevelopment of its gardens and the land on which it stood. “*Dorchester managed to hold o to his estates, but the house did not long survive him. It was demolished by the end of the 17th century and in its garden the first six houses of The Grove were built c. 1688 on the crest of the hill.*”¹⁷
- 5.1.8 Further detail on the location of Dorchester House (also Blewhouse) is given in the *Survey of London: Volume 17*. It explains that “*site of the Blewhouse can be identified with that of Dorchester House, standing on the triangle of ground between No. 1, The Grove, and the house of Sir Arthur Crosfield called "Witanhurst," now No. 41, West Hill. Its exact position is described in Section XIII, p. 73. Its site is now occupied by a tennis court. The garden extended from the north front of Dorchester House and occupied the area on which Nos. 1 to 6 were afterwards erected. Henry Pierrepont, first Marquess of Dorchester, is mentioned as early as the year 1650 in a lease from Payne to Thomas Collett, which refers to the "ways hitherto used in or through Broomfield or Gravel Field now let by Sir Robert Payne to Henry, Marquess of Dorchester," and it was probably about that time that he came to Highgate, succeeding Henry Savage, esquire, as tenant of the Blewhouse, while Thomas Collett, by the lease referred to, came into possession of the house built by Richard Lyllie, etc., to the north*”¹⁸.
- 5.1.9 We have used the above text to annotate Plate 2, so as to better place the PDA (4 The Grove) in the landscape described above. Specifically, the text which states “*Dorchester House, standing on the triangle of ground between No. 1, The Grove, and the house of Sir Arthur Crosfield called "Witanhurst," now No. 41, West Hill.*”The reader can use Plate 2 to better understand how that description works in the current day street and building layout. The following reference to tennis courts may not be as relevant as there have since been other tennis courts added and we deliberately do not draw attention to that

¹⁵ In: *Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate*, ed. Percy Lovell and William McB. Marcham (London, 1936)

¹⁶ Page 9. Village on a Hilltop. Dorchester House. In: *Highgate Past*. John Richardson 2004.

¹⁷ Page 9. Village on a Hilltop. Dorchester House. In: *Highgate Past*. John Richardson 2004

¹⁸ 'Nos 1-6 The Grove (site of Dorchester House Garden)', in *Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate*, ed. Percy Lovell and William McB. Marcham (London, 1936), pp. 77-94.

point on Plate 2.

- 5.1.10 Plate 2 also, crucially, draws attention to the Listed Building named *Garden Walls, Terraces And Steps Of Numbers 1-6 And Garden Arbour To Number 6* (Grade II, 1378982). This is amongst the most obvious archaeology located within the PDA, an impressive (4m vertical drop) in the levels of the back garden upper and lower is associated with it. It is described as “*Gardens walls, terraces and steps and garden arbour in the rear gardens of Nos 1-6 (qqv). c1600 with later alterations and additions. The northern and western terrace walls were the curtilage walls of the C17 mansion, Dorchester House (demolished c1688-9) which formerly stood east of Witanhurst. Red brick garden walls with parapets, terraces and steps leading to lower garden. In garden of No.6, in north-west corner, remains of a red brick arbour of c1600 with curved bastions (mostly rebuilt overlooking garden); north wall with half round columns and round-arched niches flanking arched doorway with later blocking. (Survey of London: Vol. XVII, The Village of Highgate, St Pancras I: London: -1936: 77-94)*”¹⁹.
- 5.1.11 The PDA clearly contains the remains of Post-Medieval structures and the terraces of gardens of the same period. 4 The Grove was constructed in the 17th C and is also Post-Medieval in date. These remains will be referred to again below as we review what is known from the Greater London Historic Environment Record (GLHER).

¹⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1378982?section=official-list-entry> – accessed 04-02-2023

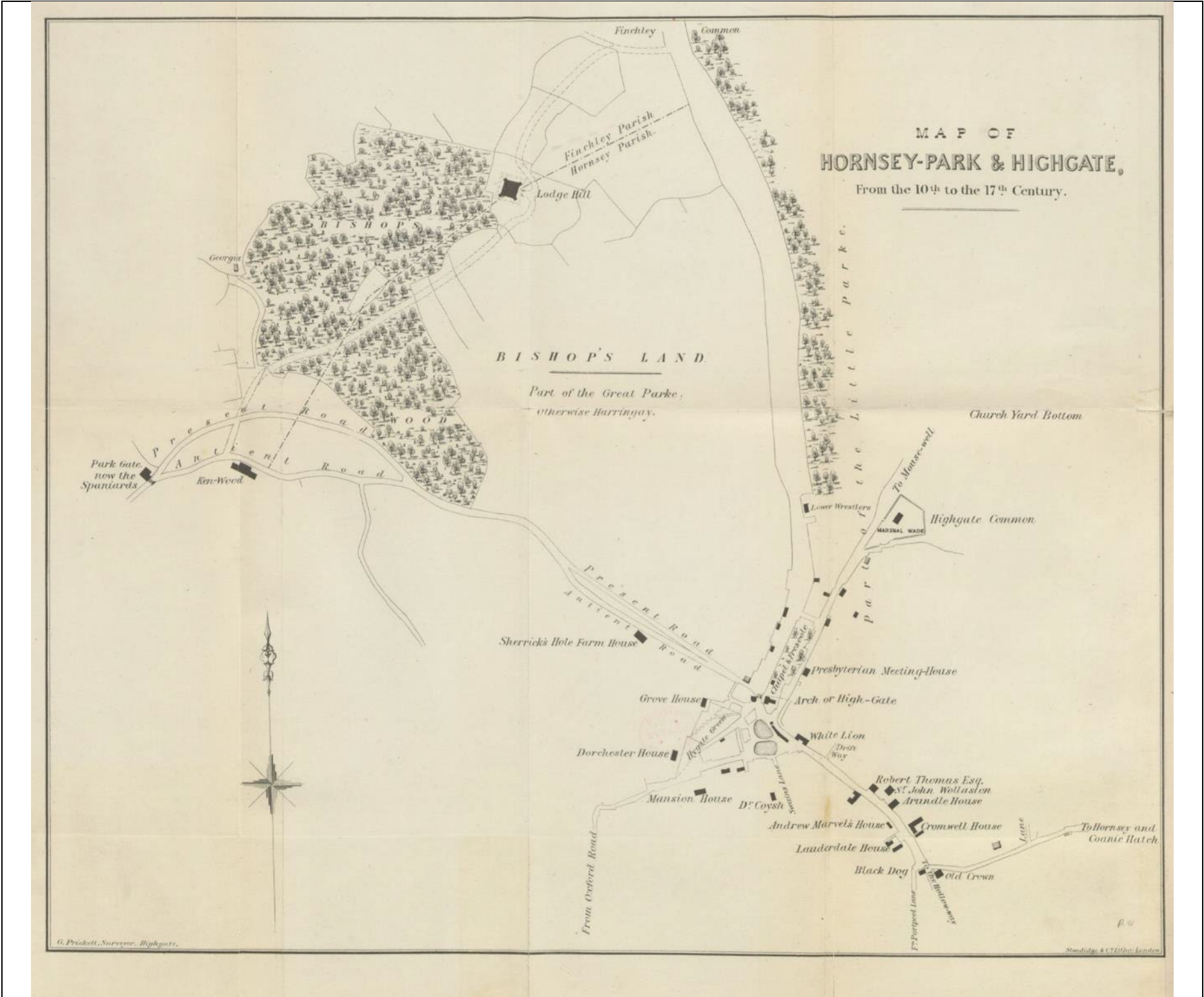


Plate 1: British Library digitised image from page 52 of "The History and Antiquities of Highgate, Middlesex. With illustrations". Image taken from: Title: "The History and Antiquities of Highgate, Middlesex. With illustrations" Author(s): Prickett, Frederick [person] ; Potter, George William, a Trustee of the Wells, Campden Charity [person] British Library shelfmark: "Digital Store 1303.f.13" Page: 52 (scanned page number - not necessarily the actual page number in the publication) Place of publication: London (England) Date of publication: 1842 - <https://www.flickr.com/photos/britishlibrary/11019932674> accessed 26 Jan 2023

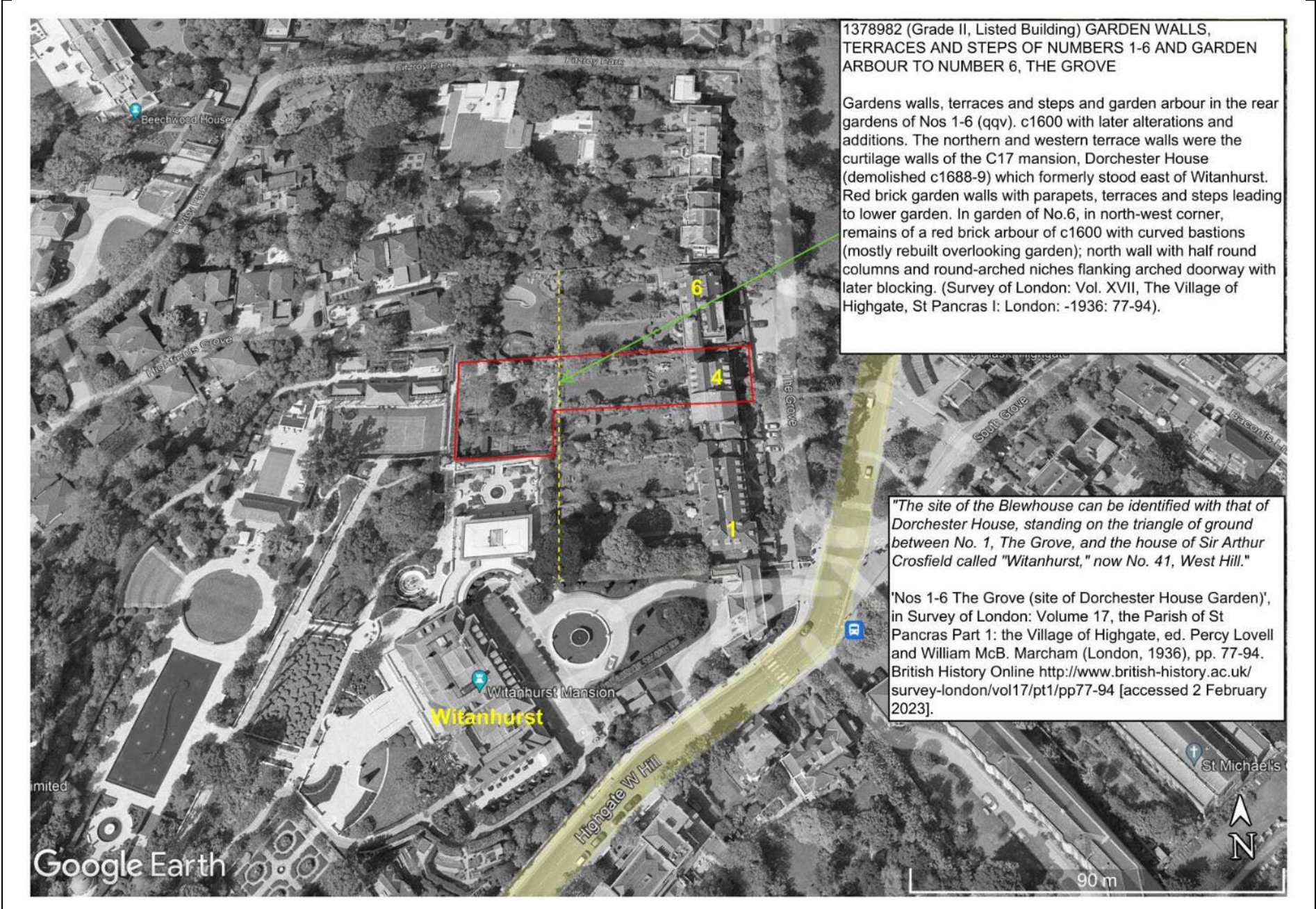


Plate 2: Google Earth image (2020) with the putative location of Dorchester House described and the actual location of a terrace and garden wall associated with Dorchester House.



Plate 3: This western facing wall was part of the western boundary of Dorchester House referred to above (Plate 2). It is Listed Grade II (1378982)



Plate 4: This western facing wall was part of the western boundary of Dorchester House referred to above (Plate 2). It is Listed Grade II (1378982). The photographer was facing south

TABLE 2: TIMESCALES USED IN THIS REPORT

<i>Period (Early-Middle Prehistoric)</i>	<i>From</i>	<i>To</i>
Palaeolithic	900,000BC	12,000BC
Mesolithic	12,000BC	4000BC
Neolithic	4000BC	2500BC
<i>Period (Later Prehistoric)</i>	<i>From</i>	<i>To</i>
Bronze Age	2500BC	800BC
Iron Age	800BC	AD43
<i>Period (Historic)</i>	<i>From</i>	<i>To</i>
Roman	AD43	AD410
Early Medieval	AD410	AD1066
Medieval	AD1066	AD1485
Post Medieval	AD1485	AD1800
Modern	AD1800	Present

5.2 PREVIOUS ARCHAEOLOGICAL WORK

- 5.2.1 The PDA has not been subject to previous archaeological investigation. There have been several investigations within the 250m study area (Figure 5). The most relevant are 161792, 163217 (South Grove) and 167006/165691/164144 (Witanhurst), as these are all located with c. 50m of the PDA and can, therefore, be used to help predict the potential of the PDA.
- 5.2.2 Event record 161792 relates to an open area excavation carried out in the 1980s, apparently a possible that Roman building remains were amongst the undated features recorded²⁰. In particular, we understand that a linear feature containing fragments of wall plaster may represent the remains of a robbed wall of Roman date. Event record 163217 relates to an investigation very close by. In this instance a report²¹ is easily accessible and this describes a negative watching brief (which revealed no archaeological remains).
- 5.2.3 The watching brief at South Grove (163217) recorded natural sands at 750mm below the existing ground level. These were sealed by concrete and made

²⁰ Site excavated by the DGLA (North)

²¹ PCA. 2010. An Archaeological Watching Brief at 17 South Grove, Highgate, London Borough of Camden.

ground.

- 5.2.4 The three event numbers related to the large house and garden known as Witanhurst are 167006/165691/164144. These describe a sequence of investigations which assessed and evaluated potential at this land, and then mitigated the effects of change during construction works.
- 5.2.5 The evaluative stages of work included geoarchaeological evaluation and this recorded that Witanhurst lies on a sloping valley side, above the headwaters of the River Fleet. It noted that preservation of pre-modern archaeological remains would be more likely away from the levelled area. The subsequent mitigation stage watching brief recorded that no archaeological remains earlier than 19th/20th C were revealed at that mitigation stage. Natural sands were recorded at between 200-300mm below the existing ground level. These finds are relevant to the PDA, which is located in the same valley, albeit at a higher level of it. The PDA has also been levelled and we may reflect that it is likely to have a similar archaeological potential as Witanhurst (where much of the pre-modern land surfaces have been truncated by levelling).
- 5.2.6 The other event numbers (Figure 6, Appendix 1) refer to watching briefs further from the PDA, building recording surveys and/or assessments (similar to this document) rather than investigative works generating new primary data.
- 5.2.7 The above investigations will be discussed further, where relevant, in the sections below. Other investigations will be referred to where they contribute to our understanding of archaeological potential at the PDA.

5.3 EARLY TO MIDDLE PREHISTORIC - PALAEO LITHIC AND MESOLITHIC

- 5.3.1 The GLHER contains no records related to these periods.
- 5.3.2 On the basis of the available evidence, the archaeological potential of the PDA for the Palaeolithic and Mesolithic periods is considered to be low.

5.4 LATER PREHISTORIC – NEOLITHIC, BRONZE AGE AND IRON AGE

- 5.4.1 The GLHER contains no records related to these periods.
- 5.4.2 On the basis of the available evidence, the archaeological potential of the PDA for the Neolithic, Bronze Age and Iron Age periods is considered to be low.

5.5 ROMAN

- 5.5.1 The GLHER records a possible findspot for a hoard of Roman material, although this is far from conclusive in terms of location and contents. The record reads “a rumour is reported that a 4th century hoard was found, but no part of it was seen.”(Appendix 1, this document).

- 5.5.2 There is Event record 161792 relates to an open area excavation carried out in the 1980s, apparently a possible that Roman building remains were amongst the undated features recorded²². This event took place c. 50m northeast of the PDA.
- 5.5.3 On the basis of the available evidence, the archaeological potential of the PDA for the Roman period would have been considered to be low-medium, but for the notable terracing on the PDA which, we believe, has reduced the potential to low across much of the PDA.

5.6 EARLY MEDIEVAL TO MEDIEVAL

- 5.6.1 APA 2.8 (Highgate) has been drawn in part to contain land which was associated with the Medieval settlement within it. The settlement was small (a village) and, likely, clustered around the High Gate (on the highway between London and Barnet). Record 126293 marks its likely centre and describes how it developed near the gateway to the Bishops Park.
- 5.6.2 The closest remains of this date, to the PDA, is recorded by record 102786, to the immediate west of the PDA. This refers to a possible road of Medieval date. However, the record also remarks that the road is not shown clearly on Rocque. We have identified and marked its possible route on Figure 8.
- 5.6.3 The potential for sub-surface physical remains of the Early Medieval and Medieval period would have been considered to be low-medium, but for the notable terracing on the PDA which, we believe, has reduced the potential to low across much of the PDA.

5.7 POST-MEDIEVAL

- 5.7.1 It is for this period which the PDA has the most potential. Indeed, the wall associated with terracing (within the back garden) and the house (No 4) are Post-Medieval in date and are of archaeological interest. There are associated elements, such as the brick surfaces in the front garden and back garden which have archaeological significance also and are of this period.
- 5.7.2 There are records outside the PDA also, the village of Highgate grew in scale at this time and the density of records reflects this. Therefore, the potential for remains of this period is considered to be high.

5.8 MAP REGRESSION AND MODERN PERIOD

- 5.8.1 There are plans of this part of Greater London from a relatively early date. Not all of these are reproduced here, but have been viewed in order to produce this narrative.

²² Site excavated by the DGLA (North)

- 5.8.2 The key points of note from an archaeological perspective are that the PDA are visible on the late 18th C to mid 19th C maps shown on Plates 1-5 and Figures 8-13.
- 5.8.3 Documentary sources (Section 5.1) describe the location of the Blewhouse and Dorchester House. These are two names for the same Post-Medieval structure and a representation of where it was located is shown in Plate 5. This places it southwest of the PDA.



Plate 5: Selected portion of "The History and Antiquities of Highgate, Middlesex. With illustrations". Author(s): Prickett, Frederick; Potter, George William, a Trustee of the Wells, Campden Charity. British Library shelfmark: "Digital Store 1303.f.13". Place of publication: London (England). Date of publication: 1842. Viewed via Viewed on the British Library Georeferencer (<https://britishlibrary.oldmapsonline.org/compare> - accessed 25-01-2023)

- 5.8.1 The gardens of Dorchester House extended to include the whole PDA and part of the terracing and structural remains of these gardens are preserved in the Listed structure named *Garden Walls, Terraces And Steps Of Numbers 1-6 And Garden Arbour To Number 6* (Grade II, 1378982). Its location is labelled on Plate 1.
- 5.8.2 A section of John Rocques map (1746) is shown in Figure 8. This shows the line of a possible routeway passing west of the PDA. It also records the relatively small scale of settlement at Highgate at this time. The houses and gardens of The Grove are clearly depicted. The date of construction for these six houses is late 17th C and is described as follows "The date when the first six houses were erected can be approximately determined from two sources: (i) the court rolls of the Manor, which

are fully quoted in the historical notes that follow; (ii) the curious MS. plan (circa 1688) drawn and annotated by William Blake (Plate 39) which contains the information that he had erected the six houses on the garden of Dorchester House and that the rent obtained from them was intended to form part of the endowment of the Charity School that he had founded and opened in that house'²³.

- 5.8.3 The Ordnance Survey Maps record the gardens and house in more detail and it is notable on the map of 1863 (Figure 9) that a relatively small area of ground is showing as likely hard landscaping, to the immediate rear of the property, and that there is space between numbers 4 and 5 The Grove. The back garden (lower) contains no structures. By 1894 (Figure 10) the location of the modern greenhouse appears to have a structure on it, there is little other visible change. On the map of 1936 (Figure 12), the annex to 4 The Grove is recorded. This is shown in more detail on the map of 1951 (Figure 13).
- 5.8.4 The Section drawings contained in Appendix 3 (this document) are most useful in illustrating one of the most important elements of the rear garden, not shown on the maps discussed above. That is to show the vaults below the wall crossing the back garden, separating the upper and lower parts of it. This also shows the location of the greenhouse.
- 5.8.5 We believe archaeological potential for evidence dating to the Modern period is high within the PDA. This most likely to be in the form of changes to the gardens and main building/s at 4 The Grove.

²³ 'Nos 1-6 The Grove (site of Dorchester House Garden)', in Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate, ed. Percy Lovell and William McB. Marcham (London, 1936), pp. 77-94. British History Online <http://www.british-history.ac.uk/survey-london/vol17/pt1/pp77-94> [accessed 4 February 2023].

6 ASSESSMENT OF SIGNIFICANCE

6.1 ASSESSMENT OF SIGNIFICANCE (NON-DESIGNATED ASSETS)

- 6.1.1 Existing national policy guidance for archaeology (the NPPF as referenced in Section 5) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 6.1.2 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below and mapped on Figures 4-7.

TABLE 3: LIKELY POTENTIAL AND SIGNIFICANCE OF NON-DESIGNATED ASSETS

Period/Topic	Likelihood of remains being present (Low, Medium, High)	Importance (Low, Medium, High, Very High – See Table 1)
Early – Middle Prehistoric (Palaeolithic – Mesolithic)	Low	Low
Late Prehistoric (Neolithic, Bronze Age, Iron Age)	Low	Low
Roman	Low	Medium
Early-Medieval	Low	Medium
Medieval	Low	Low
Post-Medieval	High	Medium-High
Modern	High	Medium-High
Geoarchaeological	-	-

6.2 ASSESSMENT OF SIGNIFICANCE (DESIGNATED ASSETS)

- 6.2.1 Designated heritage assets present within the Study Area are tabulated in Appendix 1 and shown on Figure 3. All designated assets are tabulated as they may indicate archaeological potential. However, in terms of setting, designated heritage assets are not covered within this document.

7 SITE CONDITIONS AND POTENTIAL IMPACTS

7.1 PRESERVATION AND DESTRUCTION

- 7.1.1 This Section first considers how previous land use on the PDA has both created archaeological potential and reduced it. It then goes on to consider the proposals and how they may impact upon those potential remains (if any).

7.2 FACTORS AFFECTING ARCHAEOLOGICAL SURVIVAL

- 7.2.1 Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 7.2.2 The subject of archaeological preservation has been covered comprehensively elsewhere²⁴, and it is a subject which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some ‘typical’ scenarios.

7.3 URBAN LOCATIONS

- 7.3.1 Certain long-lived urban centres (e.g. York, London) can have very deep layers of archaeological deposits. These can extend to several metres. It is worth noting that destructive activities (for archaeological remains) have frequently added their own phase of activity to such urban centres. Therefore, archaeological remains can be encountered directly below the modern surface (e.g. tarmac or concrete) often at a depth of 500-1000mm below the existing ground surface.
- 7.3.2 The creation of cities inevitably involves the destruction of archaeological remains even as new phases of activity (archaeology) are created. Also, there are many instances of survival in what superficially seem to be destructive scenarios. For example, islands of archaeological deposits can survive within a building constructed using piles and including a basement car park. Tall buildings do compact archaeological remains and their foundations do remove them; yet archaeological deposits can survive in between and beneath the foundations.

²⁴ Historic England 2016. Preserving Archaeological Remains. Decision-taking for Sites under Development

Factors which enhance preservation	Factors which increase destruction
Preservation beneath buildings and roads which once constructed provide a relatively stable environment.	Piling (can affect Hydrology) which can alter the conditions in which waterlogged remains may survive.
	Cutting of foundation trenches, utility trenches, lift pits and other 'groundworks. These activities can remove deposits (only where the specific groundworks are taking place of course – therefore deposits either side of a lift shaft will be relatively unchanged.

7.4 SPECIFIC SITE CONDITIONS

- 7.4.1 The PDA formed a part of the gardens of Dorchester House. It was subsequently drawn into the development of this land to form a part of 1-6 The Grove. The Section presented at Appendix 3 is the most accessible way of understanding the likely archaeological potential at the PDA. The potential for below ground archaeological remains is highest in those parts of the land which have been subject to the least truncation. These comprise the front garden, the rear garden (upper) at its eastern end and parts of the rear garden (lower), especially in its central and western parts.
- 7.4.2 We must also recognise that the fabric of 4 The Grove (1378979, Grade II*) is of archaeological interest as is the fabric of the listed wall crossing the garden (1378982, Grade II). Change to the fabric of these structures and to the brick surface areas in the rear and front gardens is change to structures which have archaeological interest (as one strand amongst several).
- 7.4.3 We have, in Section 3.3, discussed the local topography. This discussion is supported with reference to local topography in/outside the PDA. This recorded on a topographic survey (Appendix 4). Having considered this in Section 3.3, we are of the opinion that parts of this PDA have been severely truncated while others are comparatively well-preserved.
- 7.4.4 With regard to the badly affected parts of the PDA, these changes will have removed most types of pre Post Medieval archaeological remains on what would have previously been rural grassland. Only the deeper remains (e.g. wells) and so on would survive such deep truncation and we have no reason to believe such remains are preserved on this land.
- 7.4.5 Other parts of the PDA may still preserve such remains.

7.5 PROPOSED DEVELOPMENT

7.5.1 The proposal for 4 The Grove will be presented in full in the planning application. At the time of writing (Feb 2023), the proposals which are relevant for archaeological purposes are as follows:

- Basement – Front Garden (north)
- Internal changes – Main House (may involve the movement of historic fabric on occasion)
- Lowered area – Rear Garden (upper) in a small area to the immediate rear of the house
- Proposed swimming pool – Rear Garden (lower)
- Proposed summer house – Rear Garden (lower)

7.5.2 These proposals may alter, be added to, or removed as the consultation process and design process continue. This assessment forms a part of the information gathering process which will feed into that consultation/design process. Heritage forms an important part of this process and this topic is being handled by a specialist company²⁵, who are advising the applicant.

7.6 REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

7.6.1 The PDA formed a part of the gardens of Dorchester House. It was subsequently drawn into the development of this land to form 1-6 The Grove. The following elements, all within the PDA, are highlighted as they may be subject to change as a result of the proposals and because they hold some archaeological significance:

- Brick surface (front garden) and ground below it – see Plates 9-10

7.6.2 A proposed basement may be located here and, if it was, it would involve excavation through relatively undisturbed deposits below the brick surface. We note the brick surface is of Post-Medieval brick and is archaeologically interesting in itself.

- Brick Surface (back garden, upper) and ground below it – see Plates 14-15

7.6.3 There are proposals to create a slightly lowered area at the rear of the main house. If this goes ahead, then this has the potential to involve the removal of the historic brick surface in the garden area. This also has the potential to disturb ground which has been relatively undisturbed until this point (being located at the eastern end of the PDA).

²⁵ Jon Lowe Heritage. 2023. Heritage Statement. 4 The Grove, Highgate, N6 6JU

- Various elements of the internal structure of 4 The Grove
- 7.6.4 There may be internal changes to the building, some of these may result in the removal of historic fabric (e.g. changes to the access in the existing basement at the front of the house). Agreeing whether such change is acceptable is something which will be covered by a specialist heritage consultant²⁶. If such change is agreed then there may be a need to do archaeological (building recording). Hence this is flagged here.
- Proposed swimming pool – Rear Garden (lower)
- 7.6.5 The section showing the existing garden (Appendix 3) and the topographic survey (Appendix 4) show that the position of the proposed swimming pool sits on ground which is part of the naturally sloping hillside. This is not immediately obvious when visiting as there is a sudden drop into the area. However, the green house sits on made up ground which is artificially high and it is this which creates the sudden drop (rather than pre-existing excavations in the location of the proposed swimming pool).
- 7.6.6 The proposals are for a pool which sits above the existing ground level and, unless the formation depth and/or plant associated needs to sit below the existing ground level then it may cause relatively little below ground impact.
- Proposed summer house – Rear Garden (lower)
- 7.6.7 This is proposed to stand where the greenhouse currently does and this ground is made up ground, we believe. That being the case the potential for archaeological remains is low.
- 7.6.8 There will, undoubtedly, be earthmoving required in order to create a basement and in order to lower a small area of the rear garden (to create a seating area).
- 7.6.9 Creating a suitable formation level for the pool may (or may not) require new excavations depending upon where associated plant goes and how this is constructed.
- 7.6.10 Changes to the historic building may need building recording.

²⁶ Jon Lowe Heritage. 2023. Heritage Statement. 4 The Grove, Highgate, N6 6JU

8 CONCLUSIONS

8.1 SUMMARY

- 8.1.1 4 The Grove, Highgate, N6 6JU, has been assessed in order to consider its archaeological potential. This prompted by a set of proposed alterations and additions to the existing building and garden areas. In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the Proposed Development Area (PDA) and to consider possible impacts on surrounding (archaeological) heritage assets.
- 8.1.2 In terms of relevant designated heritage assets, these are illustrated on Figure 3. Number “4 The Grove is a Grade II* listed residential property (1378979) constructed c.1688. Although it has undergone some change over the years, the property remains the least altered of William Blake’s six properties in The Grove and retains many features of high architectural and historic significance”. The implications of the proposals in relation to these buildings are covered in a separate Heritage Statement²⁷.
- 8.1.3 The PDA lies southwest of the historic core of Highgate and is within Archaeological Priority Area of the same name (Camden APA 2.8, Highgate – Tier 2). The location of the PDA is shown on Figure 7 and it is described as having been allocated to Tier 2, as it has the potential to contain a range of medieval and post-medieval settlement remains.
- 8.1.4 There is guidance on how APAs are used in decision making²⁸ and this explains the Archaeological Risk Model (which GLAAS use in advising the local planning authority (in this instance the London Borough of Camden). The PDA would be considered a Tier 2 development type according to these guidelines and the scale of development would be 2-Minor. This giving a Medium/Moderate rating in terms of Archaeological Risk.
- 8.1.5 The proposed development may involve highly targeted work on the Listed Building. This would be agreed separately and is mentioned in an archaeological context as it may prompt historic building recording works. The proposed development may also impact below ground archaeological remains. This assessment considers the PDA to have a variable archaeological potential. It is low for the Medieval and all earlier periods and high for the Post-Medieval and modern periods (Section 6.1, Table 3).
- 8.1.6 We have, in Section 3.3, discussed the local topography. This discussion is supported with reference to local topography in/outside the PDA. This

²⁷ Jon Lowe Heritage. 2023. Heritage Statement. 4 The Grove, Highgate, N6 6JU

²⁸ <https://historicengland.org.uk/images-books/publications/charter-for-greater-london-archaeological-advisory-service/charter-for-glaas/> - accessed 20-11-2022

recorded on a topographic survey (Appendix 4). Having considered this in Section 3.3, we are of the opinion that parts of this PDA have been severely truncated while others are comparatively well-preserved.

- 8.1.7 With regard to the badly affected parts of the PDA, these changes will have removed most types of pre Post Medieval archaeological remains on what would have previously been rural grassland. Only the deeper remains (e.g. wells) and so on would survive such deep truncation and we have no reason to believe such remains are preserved on this land. Other parts of the PDA may still preserve more shallow archaeological remains.
- 8.1.8 There will, undoubtedly, be earthmoving required in order to create a basement and in order to lower a small area of the rear garden (to create a seating area). Creating a suitable formation level for the pool may (or may not) require new excavations depending upon where associated plant goes and how this is constructed. Changes to the historic building may need building recording.
- 8.1.9 The Local Planning Authority (London Borough of Camden) will decide whether a condition (related to archaeology) would be appropriate. This they will do on the basis of advice from the Archaeological Officer of the Greater London Archaeology Advisory Service (GLAAS). If required, Abrams Archaeology can liaise with GLAAS on behalf of the client. On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology.

9 APPENDIX 1 – TABULAR DATA SUPPORTING THE ASSESSMENT

9.1 LISTED BUILDINGS WITHIN 250M STUDY AREA

ListEntry	Name	Location	Grade	ListDate	NGR	Hyperlink
1078354	BEECHWOOD	Highgate, Camden,	II	14/05/74	TQ2797387420	https://historicengland.org.uk/listing/the-list/list-entry/1078354
1078355	THE ELMS	Highgate, Camden,	II	14/05/74	TQ 27963 87333	https://historicengland.org.uk/listing/the-list/list-entry/1078355
1078356	LODGE AND MAIN ENTRANCE TO THE ELMS	Highgate, Camden,	II	14/05/74	TQ 27907 87266	https://historicengland.org.uk/listing/the-list/list-entry/1078356
1079224	FITZROY LODGE	Highgate, Camden,	II	10/05/74	TQ 28220 87461	https://historicengland.org.uk/listing/the-list/list-entry/1079224
1084325	HIGHGATE SCHOOL CHAPEL	Highgate, Haringey,	II	02/12/94	TQ 28347 87469	https://historicengland.org.uk/listing/the-list/list-entry/1084325
1084326	TOMB OF THOMAS CAUSTON IN GRAVEYARD OF FORMER HIGHGATE CHAPEL	Highgate, Haringey,	II	02/12/94	TQ 28359 87463	https://historicengland.org.uk/listing/the-list/list-entry/1084326
1112987	PEDESTRIAN ENTRANCE AND GARDEN WALL TO THE ELMS	Highgate, Camden,	II	14/05/74	TQ 27983 87317	https://historicengland.org.uk/listing/the-list/list-entry/1112987
1139065	1-5, POND SQUARE	Highgate, Camden,	II	10/06/54	TQ 28323 87371	https://historicengland.org.uk/listing/the-list/list-entry/1139065
1139066	ROCK HOUSE	Highgate, Camden,	II*	10/06/54	TQ 28332 87359	https://historicengland.org.uk/listing/the-list/list-entry/1139066
1139067	12, POND SQUARE	Highgate, Camden,	II	14/05/74	TQ 28369 87407	https://historicengland.org.uk/listing/the-list/list-entry/1139067
1139068	13, POND SQUARE	Highgate, Camden,	II	14/05/74	TQ 28364 87410	https://historicengland.org.uk/listing/the-list/list-entry/1139068
1139069	K2 TELEPHONE KIOSK	Highgate, Camden,	II	27/02/87	TQ 28408 87372	https://historicengland.org.uk/listing/the-list/list-entry/1139069
1246229	8A, FITZROY PARK	Highgate, Camden,	II	29/02/00	TQ 28044 87362	https://historicengland.org.uk/listing/the-list/list-entry/1246229
1271935	THE EGYPTIAN AVENUE AND LEBANON CIRCLE (INNER AND OUTER CIRCLES),HIGHGATE WESTERN CEMETERY	Highgate Cemetery, Camden,	I	14/05/74	TQ 28348 87135	https://historicengland.org.uk/listing/the-list/list-entry/1271935
1294294	2 AND 2A, SOUTHWOOD LANE N6	Highgate, Haringey,	II	19/03/51	TQ 28380 87446	https://historicengland.org.uk/listing/the-list/list-entry/1294294
1346210	WAR MEMORIAL AT HIGHGATE SCHOOL	Highgate, Haringey,	II	02/12/94	TQ 28329 87472	https://historicengland.org.uk/listing/the-list/list-entry/1346210
1346211	BOUNDARY WALL TO GRAVEYARD OF FORMER HIGHGATE CHAPEL	Highgate, Haringey,	II	02/12/94	TQ 28323 87474	https://historicengland.org.uk/listing/the-list/list-entry/1346211
1378748	CHURCH HOUSE AND THE HIGHGATE SOCIETY	Highgate, Camden,	II*	10/06/54	TQ 28428 87342	https://historicengland.org.uk/listing/the-list/list-entry/1378748
1378749	K2 TELEPHONE KIOSK OUTSIDE NUMBER 10A	Highgate, Camden,	II	27/02/87	TQ 28411 87356	https://historicengland.org.uk/listing/the-list/list-entry/1378749
1378750	FORECOURT RAILINGS AND GATE TO NUMBER 10	Highgate, Camden,	II*	10/06/54	TQ 28424 87355	https://historicengland.org.uk/listing/the-list/list-entry/1378750
1378752	Highgate Literary and Scientific Institute and attached railings and gate	Highgate, Camden,	II	14/05/74	TQ 28415 87332	https://historicengland.org.uk/listing/the-list/list-entry/1378752
1378760	TWO BOLLARDS OUTSIDE NUMBER 11 AT JUNCTION WITH SWAINS LANE	Highgate, Camden,	II	11/01/99	TQ 28402 87341	https://historicengland.org.uk/listing/the-list/list-entry/1378760
1378761	FIVE BOLLARDS OUTSIDE NUMBER 12 (NOT INCLUDED) AT JUNCTION WITH SWAINS LANE	Highgate, Camden,	II	14/05/74	TQ 28395 87336	https://historicengland.org.uk/listing/the-list/list-entry/1378761
1378762	MORETON HOUSE AND ATTACHED RAILINGS AND GATE	Highgate, Camden,	II	10/06/54	TQ 28354 87308	https://historicengland.org.uk/listing/the-list/list-entry/1378762
1378763	15, SOUTH GROVE	Highgate, Camden,	II	14/05/74	TQ 28355 87292	https://historicengland.org.uk/listing/the-list/list-entry/1378763
1378764	VOEL HOUSE	Highgate, Camden,	II*	10/06/54	TQ 28245 87200	https://historicengland.org.uk/listing/the-list/list-entry/1378764
1378765	MILESTONE IN FORECOURT TO NUMBER 18 VOEL HOUSE	Highgate, Camden,	II	14/05/74	TQ 28230 87208	https://historicengland.org.uk/listing/the-list/list-entry/1378765
1378766	23, 24 AND 25, SOUTH GROVE	Highgate, Camden,	II	14/05/74	TQ 28257 87277	https://historicengland.org.uk/listing/the-list/list-entry/1378766
1378767	Church of St Michael	Highgate, Camden,	II*	10/06/54	TQ2829487174	https://historicengland.org.uk/listing/the-list/list-entry/1378767
1378768	SURROUNDING WALLS TO CHURCH OF ST MICHAEL	Highgate, Camden,	II	14/05/74	TQ 28282 87169	https://historicengland.org.uk/listing/the-list/list-entry/1378768
1378769	HIGHGATE UNITED REFORMED CHURCH	Highgate, Camden,	II	14/05/74	TQ 28379 87301	https://historicengland.org.uk/listing/the-list/list-entry/1378769
1378770	THE OLD HALL	Highgate, Camden,	II*	10/06/54	TQ 28271 87236	https://historicengland.org.uk/listing/the-list/list-entry/1378770
1378771	BOUNDARY WALL AND MAIN GATE TO OLD HALL	Highgate, Camden,	II*	10/06/54	TQ 28269 87259	https://historicengland.org.uk/listing/the-list/list-entry/1378771
1378885	MAUSOLEUM OF HENRY EATON, LORD CHEYLESMORE IN HIGHGATE (WESTERN) CEMETERY	Highgate Cemetery, Camden,	II	14/05/74	TQ 28352 87159	https://historicengland.org.uk/listing/the-list/list-entry/1378885
1378887	MAUSOLEUM OF JULIUS BEER IN HIGHGATE (WESTERN) CEMETERY	Highgate Cemetery, Camden,	II*	14/05/74	TQ 28334 87151	https://historicengland.org.uk/listing/the-list/list-entry/1378887
1378906	Monument to Frederick Denison Maurice in Highgate (Western) Cemetery	Highgate Cemetery, Camden,	II	11/01/99	TQ 28284 87079	https://historicengland.org.uk/listing/the-list/list-entry/1378906
1378907	MONUMENT TO FEDERICK IBBETSON IN HIGHGATE (WESTERN) CEMETERY	Highgate Cemetery, Camden,	II	11/01/99	TQ 28366 87143	https://historicengland.org.uk/listing/the-list/list-entry/1378907
1378909	Monument to Harvey Brown in Highgate (Western) Cemetery	Highgate Cemetery, Camden,	II	11/01/99	TQ 28322 87141	https://historicengland.org.uk/listing/the-list/list-entry/1378909

ListEntry	Name	Location	Grade	ListDate	NGR	Hyperlink
1378912	Monument to John Maple in Highgate (Western) Cemetery	Highgate Cemetery, Camden,	II	11/01/99	TQ 28330 87116	https://historicengland.org.uk/listing/the-list/list-entry/1378912
1378918	Monument to Mrs Henry Wood in Highgate (Western) Cemetery	Highgate Cemetery, Camden,	II	11/01/99	TQ 28336 87119	https://historicengland.org.uk/listing/the-list/list-entry/1378918
1378923	THE CATACOMBS AND TERRACE IN HIGHGATE (WESTERN) CEMETERY	Highgate Cemetery, Camden,	II*	14/05/74	TQ 28323 87163	https://historicengland.org.uk/listing/the-list/list-entry/1378923
1378934	Tomb of Frederick Lillywhite in Highgate (Western) Cemetery	Highgate Cemetery, Camden,	II	14/05/74	TQ 28421 87226	https://historicengland.org.uk/listing/the-list/list-entry/1378934
1378954	INSTITUTION COTTAGE	Highgate, Camden,	II	14/05/74	TQ 28415 87319	https://historicengland.org.uk/listing/the-list/list-entry/1378954
1378977	NUMBERS 1 AND 2 AND ATTACHED RAILINGS, WALLS AND GATE	Highgate, Camden,	II	10/06/54	TQ 28183 87237	https://historicengland.org.uk/listing/the-list/list-entry/1378977
1378978	NUMBER 3 AND ATTACHED RAILINGS, WALL AND LAMP	Highgate, Camden,	II*	10/06/54	TQ 28181 87264	https://historicengland.org.uk/listing/the-list/list-entry/1378978
1378979	NUMBER 4 AND ATTACHED RAILINGS, WALL AND LAMP	Highgate, Camden,	II*	10/06/54	TQ 28180 87276	https://historicengland.org.uk/listing/the-list/list-entry/1378979
1378980	NUMBER 5 AND ATTACHED RAILINGS, WALL AND LAMP	Highgate, Camden,	II	10/06/54	TQ 28178 87295	https://historicengland.org.uk/listing/the-list/list-entry/1378980
1378981	NUMBER 6 AND ATTACHED RAILINGS, WALL AND LAMP	Highgate, Camden,	II*	10/06/54	TQ 28177 87308	https://historicengland.org.uk/listing/the-list/list-entry/1378981
1378982	GARDEN WALLS, TERRACES AND STEPS OF NUMBERS 1-6 AND GARDEN ARBOUR TO NUMBER 6	Highgate, Camden,	II	14/05/74	TQ 28138 87293	https://historicengland.org.uk/listing/the-list/list-entry/1378982
1378983	NUMBERS 7, 7A AND 8 AND ATTACHED RAILINGS	Highgate, Camden,	II	10/06/54	TQ 28180 87337	https://historicengland.org.uk/listing/the-list/list-entry/1378983
1378985	9 AND 9A, THE GROVE	Highgate, Camden,	II	14/05/74	TQ 28181 87359	https://historicengland.org.uk/listing/the-list/list-entry/1378985
1378987	9B, THE GROVE	Highgate, Camden,	II	14/05/74	TQ 28191 87391	https://historicengland.org.uk/listing/the-list/list-entry/1378987
1378988	10 AND 11, THE GROVE	Highgate, Camden,	II	11/01/99	TQ 28181 87419	https://historicengland.org.uk/listing/the-list/list-entry/1378988
1378989	FITZROY LODGE	Highgate, Camden,	II	10/05/74	TQ 28221 87458	https://historicengland.org.uk/listing/the-list/list-entry/1378989
1378990	PARK HOUSE	Highgate, Camden,	II	14/05/74	TQ 28181 87375	https://historicengland.org.uk/listing/the-list/list-entry/1378990
1379026	WITANHURST	Highgate, Camden,	II*	16/12/70	TQ 28117 87189	https://historicengland.org.uk/listing/the-list/list-entry/1379026
1379027	FOUNTAIN AND POND IN THE ITALIANATE GARDEN IN THE GROUNDS OF NUMBER 41 WITANHURST	Highgate, Camden,	II	09/10/98	TQ 28075 87143	https://historicengland.org.uk/listing/the-list/list-entry/1379027
1379028	FOUR SCULPTURES SURROUNDING THE POND IN THE ITALIANATE GARDEN, NUMBER 41 WITANHURST	Highgate, Camden,	II	09/10/98	TQ 28075 87153	https://historicengland.org.uk/listing/the-list/list-entry/1379028
1379029	GARDEN STEPS AND RETAINING WALLS IN THE GROUNDS OF NUMBER 41 WITANHURST	Highgate, Camden,	II	14/05/74	TQ 28070 87218	https://historicengland.org.uk/listing/the-list/list-entry/1379029
1379032	WALLS, STEPS, GATEWAY, POND AND PERGOLA TO ITALIANATE GARDEN, NUMBER 41 WITANHURST	Highgate, Camden,	II	09/10/98	TQ 28035 87115	https://historicengland.org.uk/listing/the-list/list-entry/1379032
1379037	NORTH AND SOUTH LODGES TO NUMBER 41 WITANHURST	Highgate, Camden,	II	14/05/74	TQ 28190 87210	https://historicengland.org.uk/listing/the-list/list-entry/1379037
1379040	TENNIS PAVILION IN THE GROUNDS OF NUMBER 41 WITANHURST	Highgate, Camden,	II	09/10/98	TQ 28054 87243	https://historicengland.org.uk/listing/the-list/list-entry/1379040
1379042	NUMBERS 45 AND 46 AND ATTACHED RAILINGS	Highgate, Camden,	II*	10/06/54	TQ 28249 87434	https://historicengland.org.uk/listing/the-list/list-entry/1379042
1379044	APOTHECARY HOUSE	Highgate, Camden,	II*	10/06/54	TQ 28294 87445	https://historicengland.org.uk/listing/the-list/list-entry/1379044
1379046	Former District Police Station	Highgate, Camden,	II	14/05/74	TQ 28319 87426	https://historicengland.org.uk/listing/the-list/list-entry/1379046
1379050	51, 52 AND 53, HIGHGATE WEST HILL	Highgate, Camden,	II	14/05/74	TQ 28313 87415	https://historicengland.org.uk/listing/the-list/list-entry/1379050
1379051	54 AND 55, HIGHGATE WEST HILL	Highgate, Camden,	II	14/05/74	TQ 28304 87401	https://historicengland.org.uk/listing/the-list/list-entry/1379051
1379052	57, HIGHGATE WEST HILL	Highgate, Camden,	II	10/05/54	TQ 28313 87371	https://historicengland.org.uk/listing/the-list/list-entry/1379052
1379053	FLASK PUBLIC HOUSE	Highgate, Camden,	II	14/05/74	TQ 28252 87288	https://historicengland.org.uk/listing/the-list/list-entry/1379053
1379055	78 AND 79, HIGHGATE WEST HILL	Highgate, Camden,	II	14/05/74	TQ 28209 87168	https://historicengland.org.uk/listing/the-list/list-entry/1379055
1379056	80, HIGHGATE WEST HILL	Highgate, Camden,	II	14/05/74	TQ 28190 87170	https://historicengland.org.uk/listing/the-list/list-entry/1379056
1379057	81, 82 AND 83, HIGHGATE WEST HILL	Highgate, Camden,	II	14/05/74	TQ 28161 87139	https://historicengland.org.uk/listing/the-list/list-entry/1379057
1379058	84, HIGHGATE WEST HILL	Highgate, Camden,	II	14/05/74	TQ 28144 87119	https://historicengland.org.uk/listing/the-list/list-entry/1379058
1379112	1, 1A AND 2-11, HOLLY TERRACE (See details for further address information)	Highgate, Camden,	II	10/06/54	TQ 28165 87031	https://historicengland.org.uk/listing/the-list/list-entry/1379112
1379114	ENTRANCE GATES, GARDEN WALLS AND GATES TO HOLLY TERRACE	Highgate, Camden,	II	10/06/54	TQ 28055 87032	https://historicengland.org.uk/listing/the-list/list-entry/1379114
1379115	TWO LAMP POSTS OUTSIDE GARDEN ENTRANCES TO NUMBERS 3 AND 6	Highgate, Camden,	II	14/05/74	TQ 28099 87050	https://historicengland.org.uk/listing/the-list/list-entry/1379115
1379423	PAVILION AND RAILINGS TO WATER RESERVOIR RAILINGS TO WATER RESERVOIR	Highgate, Camden,	II	11/01/99	TQ 28268 87385	https://historicengland.org.uk/listing/the-list/list-entry/1379423
1379424	LLOYDS BANK (NUMBER 51), THE PRINCE OF WALES PUBLIC HOUSE (NUMBER 53)	Highgate, Camden,	II	14/05/74	TQ 28371 87410	https://historicengland.org.uk/listing/the-list/list-entry/1379424

ListEntry	Name	Location	Grade	ListDate	NGR	Hyperlink
1393412	6, BACON'S LANE WITH ATTACHED STEPS	Highgate, Camden,	II	10/08/09	TQ 28373 87237	https://historicengland.org.uk/listing/the-list/list-entry/1393412
1393413	'YOUTH', SCULPTURE ON CIRCULAR BRICK PLINTH IN THE GARDEN	Highgate, Camden,	II	10/08/09	TQ 28384 87226	https://historicengland.org.uk/listing/the-list/list-entry/1393413
1403274	Monument to Sampson Copestake	Highgate Cemetery, Camden,	II	22/12/11	TQ2833787113	https://historicengland.org.uk/listing/the-list/list-entry/1403274
1431832	War Memorial at United Reformed Church	Highgate, Camden,	II	05/01/16	TQ2836987317	https://historicengland.org.uk/listing/the-list/list-entry/1431832

9.2 REGISTERED PARKS AND GARDENS WITHIN 250M STUDY AREA

ListEntry	Name	Grade	RegDate	LegacyUID	NGR	AREA_HA	Hyperlink
1000810	HIGHGATE CEMETERY	I	01/10/87	1803	TQ 28704 86796	14.66828	https://historicengland.org.uk/listing/the-list/list-entry/1000810
1000849	WATERLOW PARK	II*	01/10/87	1845	TQ 28674 87094	10.00483	https://historicengland.org.uk/listing/the-list/list-entry/1000849

9.3 ARCHAEOLOGICAL PRIORITY AREAS

PRN	ExRef	Desig_Type	Area_name	Description	Area_Name	NGR	ResourceID	Legacy_ID
77474	Camden APA 2.8	Archaeological Priority Area - Tier II	Highgate	<p>Summary and Definition This Archaeological Priority Area includes the former medieval settlement of Highgate which grew in popularity with the gentry in the 16th century. The APA is allocated to Tier 2, as it has the potential to contain a range of medieval and post-medieval settlement deposits associated with the historic settlement and welfare institutions such as Lauderdale House and Gardens. Description Records for the beginnings of the settlement known as Highgate can be dated to c.1318, when it was recorded that the owner of the parkland, the Bishop of London, placed a toll on movement through the estate. When a new road was created in 1386 to replace the old highway between London and Barnet, a gate was also installed to introduce and manage a new toll on traffic in and out of the centre. It was this gate which the medieval settlement is named after. The gate was dismantled in 1769 due to its low archway. The focal point of the 'high gate' gave rise to a hermitage which, for a long time, stood in the centre of the settlement. In the mid-18th century John Rocque's map depicts a village with three plan-form elements: a central cluster of houses around and encroaching onto a green and two regular rows along the roads heading north and east. The rows are presumably later (early post-medieval?) extensions from the green-based medieval core. Before the 19th century Highgate was only served by a chapel. The medieval settlement grew up around the gate within the hunting park straddling the boundaries between the manors of Hornsey and Cantelowes. The new highway to the north became a common commute for travellers. To accommodate their needs a number of inns sprung up along the road. By the 15th century, the park was no longer used for hunting and leases were granted; a pivotal moment in the settlements growth. The 16th century saw Highgate become a popular location for high status housing. The settlement grew along the main road, its height and detachment from the poor conditions of central London made it a favourite for institutions of welfare. Highgate School, which was built in 1565, played a central role in the settlements life and is still in use today. This is also the case with its associated chapel to St Michael, originally the old hermitage chapel. The areas connections with the capital meant it was an ideal commuter area for high ranking professionals and merchants who created fine houses overlooking London. Lauderdale House, which exists south east of Highgate settlement, was built in 1582 with extensive later additions to the structure. It is possible that this land originally belonged to Sir Richard Cholmeley's Free Grammar School set up in 1565. A formal garden was laid out c 1700 of which significant elements survive including a massive brick retaining wall with beehives and an earthwork prospect/temple mount. The house was occupied up until the early 19th century when it was leased to St Bartholomew's Hospital as a convalescent home. In 1889 Lauderdale House was given, along with its associated twenty nine acres, to London County Council for the enjoyment of Londoners by Sir Sydney Waterlow. The building now houses an arts and education centre and the garden is a very early example of terraced landscaping. The view that the settlement of Highgate was 'a place of health', again originating in the settlements distance from central London, can also be seen in later years with the creation of various hospitals and other charitable institutions such as the Alexandra Orphanage for Infants and the Aged Pilgrims Friend Society. Below ground archaeological remains from the 17th century have been recovered from the area suggesting there is potential for medieval building remains. Recent excavations from 2018 have led to the discovery of a preserved 17th century cellar at St Michael's church in which the grave of the poet Samuel Taylor Coleridge was found. An earlier excavation also revealed a medieval ditch complex and 16th century Brick clamp on the site of Highgate School. The settlement of Highgate remained separate from London till the late Victorian period and by the 19th century the railways were diverting traffic away from Highgate. The various</p>	Camden	TQ28479 87211	9640f15d-6684-4a1c-932d-723abd72384c	DLO38616

PRN	ExRef	Desig_Type	Area_name	Description	Area_Name	NGR	ResourceID	Legacy_ID
				excavations at Highgate, as well as the evidence from cartographic evidence and standing buildings, suggests that the original medieval settlement may be preserved within the area. This potential is especially important due to the unusual nature of Highgate's development as a settlement maintaining its separation from London until the mid-19th century. Its unique position as a centre for welfare institutions as well as its continuity of place and layout from the early medieval settlement makes the archaeological remains and their setting incredibly important to the local area. Significance Highgate is an example of a secondary medieval settlement established on the edge of a historic parish and a large tract of woodland. It has been continuously settled since the medieval period and thus has the potential to contain medieval and post-medieval settlement remains of archaeological interest. Such deposits present a potential opportunity to assess the buried evidence of historic settlement, which can provide an insight into changing settlement and land use patterns, as well as evolving lifestyles in the medieval and post-medieval periods. The presence of high-status buildings affords an opportunity to discover substantial structural remains and with associated artefactual and environmental evidence. The modern street pattern still reflects that of the original settlement. Remains of the early 18th century designed landscape in Waterlow Park and contribute to the significance of this registered historic park. Key References Ballinderry de Puillac Historical Consultants, 1998. Lower Terrace Gardens, Waterlow Park, Highgate. Hornsey Historical Society, 2017. A brief history of Highgate. Accessed at: https://hornseyhistorical.org.uk/topics/highgate/ . Marcham, W., 1936. Lauderdale House and Waterlow Park, in Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate, ed. Percy Lovell and William McB. Marcham, British History Online. Accessed at: http://www.british-history.ac.uk/survey-london/vol17/pt1/pp7-18 . Walford E., 1878. Highgate: Part 1 of 2, in Old and New London: Volume 17. British History Online Accessed at: http://www.british-history.ac.uk/old-new-london/vol5/pp389-405 .				

9.4 GREATER LONDON HISTORIC ENVIRONMENT RECORD (MONUMENTS) WITHIN 250M STUDY AREA

PRN	LegacyID	Mon_Name	Description	Locat_Desc	Period	Start_date	End_date	ExRef	ResourceID
96131	MLO56330	Highgate High Street (Post Medieval Cemetery)	Cemetery	Highgate High Street / Southwood Lane (Junction Of)	[17257] Post Medieval	1540	1900	080312/01/001	062c0e5e-6b3d-44ce-9397-28349830ccd3
96306	MLO23319	South Wood Lane (Medieval Road)	Possible Road	South Wood Lane / Muswell Hill Road / Muswell Hill Broadway	[17296] Medieval, [17257] Post Medieval	1066, 1540	1539, 1900	081754/00/00	06eb7b4b-c5a4-4ec8-93cf-dcf08d7ebd99
97892	MLO103807	Pond Square Gardens (Victorian Garden)	Pond Square is a triangular shaded square, the central area now resurfaced with bonded gravel with stone pathways following receipt of a grant from English Heritage. There are raised areas at three corners largely grass, toilet block with shrubs in one corner. This is the highest point in Camden and was the old centre of Highgate Village (with the Green at The Grove (q.v.) now a reservoir), and was the site of two large ponds, which provided drinking water to the village. At one time the Highgate lock-up was here, a small building 7 foot square, where miscreants were held temporarily. In 1884 the freehold of the site was conveyed to St Pancras Vestry and both the ponds were then drained in 1886 in order to create a public space, which opened as such in the same year. The deeds dated 19 July 1884 are now held by LB Camden 'in trust to allow, and with a view, to the enjoyment by the public of the open space in an open condition, free from buildings and under proper control and regulation and for no other purpose, but [LB Camden] shall not allow the playing of any games or sports thereon and [LB Camden] shall maintain and keep the same in a good and decent state and may enclose or keep the same enclosed with proper railings and gates.' It was preserved as public open space under the London Squares and Enclosures (Preservation) Act of 1906. The garden is surrounded by terraced houses, several dating from C18th and C19th including Rock House of mid-late C18th, No 13 dates from c.1811, a semi-detached house formed by the rear of No.59 Highgate High Street built for C Lynne, re-fronted in the mid C19th. Nearby are the Highbury Literary and Scientific Institute and Emanuel Church. Adjacent to the gardens is a K2 telephone kiosk of 1927 designed by Giles Gilbert Scott. M W Hammond, 'Camden's Parks and Gardens', LB Camden, 1973;		[17314] Victorian, [17369] Uncertain, [17314] Victorian	1886, None	1886, 1886		0e342f80-58f0-4235-bf3e-80be4ee5e8c6

PRN	LegacyID	Mon_Name	Description	Locat_Desc	Period	Start_date	End_date	ExRef	ResourceID
			'Streets of Highgate' ed. Steven Denford and David A Hayes (Camden History Society Publications, 2007); John Richardson, 'Highgate Past' (Historical Publications Ltd, 1989); LB Camden, Highgate Conservation Area Appraisal and Management Strategy, 2007 (1)						
101098	MLO17920	Pond Square (Medieval Pond)	MEDIEVAL PONDS. ONE ACCOUNT SAYS THAT A 'HERMIT CAUSED GRAVEL TO BE DIGGED ON THE TOP OF HIGHGATE HILL & THEREWITH MADE A CAUSEWAY TO ISLINGTON PROVIDING WATER ON THE HILL & CLEANNESS IN THE VALE'. THERE WERE 2 PONDS. THEY WERE FILLED IN IN THE 1880S.	Pond Square / Highgate / South Grove	[17296] Medieval	1066	1539	082048/00/00	1c58731a-5d54-4b84-800a-4243c456593c
102786	MLO17897	The Grove (Medieval Road)	POSSIBLY MEDIEVAL PATH/ROAD ACROSS FROM CHURCH TO HAMPSTEAD LANE NOT SHOWN CLEARLY AS A ROAD IN ROCQUE.	The Grove / Hampstead Lane	[17296] Medieval	1066	1539	082042/00/00	241334f4-dbd9-4fa4-997f-5ae071ea8f0d
104196	MLO102537	Witanhurst House (Restoration Pit)	An 18th Century well and two pits, which may have been of a similar date, were found during excavation adjacent to Witanhurst House, Highgate West Hill, by Museum of London Archaeology in 2009. A square or rectangular feature, which was not fully exposed in the excavation, was uncovered, measuring 0.7 m by 1.2 m by 0.84 m in depth. It was truncated by the western half of a circular feature measuring 0.86 m by 0.40 m by 0.97 m in depth. The purpose of the pits is unclear, but they may have been garden features. The two possible garden features were truncated by a circular, brick-lined well. It extended beyond the excavated area, but the top of the well could be seen in plan. The external diameter measured 1.36 m and the internal diameter measured 0.92 m. The upper 0.80 of the well was exposed, but the total height could not be determined. The bricks lining the well were dated to the mid-17th to 18th Century, but they may have been reused. (1-2)		[17289] Restoration, [17367] Georgian, [17364] 18th Century, [17289] Restoration, [17367] Georgian, [17364] 18th Century	1701, 1701	1800, 1800	06/361, HWT09	2a2da2e-340a-4784-85a2-6fdb498fdbfd
106187	MLO24770	Hampstead Lane (Medieval Road)	Hampstead Lane was part of the turnpike managed by the Turnpike Trust in 1710. It is likely that the road is of Medieval origin. (1)	Hampstead Lane, Highgate, Haringey, London	[17296] Medieval	1066	1539	081755/00/00	33db9ae2-4ff5-4389-a3ec-d0e69f45d7b3
110698	MLO63106	South Grove (Post Hole of Uncertain Date)	Excavation by R. Ellis for Department of Greater London Archaeology (N), 1986; site code SOG86. Postholes in a circular formation were located to the north of a linear feature (082922); no direct association with this feature was established. Periods recorded under same site code: unknown (082922, 082923, 082925).	South Grove, Highgate, London, N6	[17369] Uncertain	None	None	082924/00/00, SOG86	47eed9eb-4e79-4970-a32b-5642633ecbe5
111923	MLO63105	South Grove (Findspot of Uncertain Date)	Excavation by R. Ellis for Department of Greater London Archaeology (N), 1986; site code SOG86. Fragments of decorated wall plaster were found within a linear feature (082922) Periods recorded under same site code: unknown (082922, 082924, 082925).	South Grove, Highgate, London, N6	[17369] Uncertain	None	None	082923/00/00, SOG86	4d88bf27-519b-4aed-95df-0064b33cd322
113251	MLO104342	South Grove Square and The Grove Enclosures (Georgian Public Park)	Between The Grove and West Hill Highgate are a number of areas of open space, once part of Highgate's old village green, which were preserved as public open space through the London Squares Preservation Act of 1931. The largest area is in front of The Grove, consisting of two railed enclosures with grass and trees, to the north of which is the old Highgate Service Reservoir. Near the junction of South Grove and Highgate West Hill and opposite the forecourt to St Michael's Church is a small island divided by a central path into two railed garden areas with grass and trees, including one planted by the Highgate Society in commemoration of Doreen Mostyn in 1971. In the Seventeenth Century The Grove was the site of two mansions with large grounds, Arundel House and Dorchester House, the garden wall from the latter remains in the gardens of No. 6, The Grove. Dorchester House was replaced by three pairs of semi-detached houses built as Nos.1-6 The Grove in c.1688 by William Blake, a City merchant, as part of an unsuccessful scheme to found a charity school. He purchased the house for £5000 to establish a school for 40 poor children or orphans and the rent from the houses he built in the grounds was to form the endowment. Unfortunately the school was unsuccessful and Blake was sent to debtors' prison. The garden of No.4 The Grove is described by Arabella Lennox-Boyd, in her book 'Private Gardens of London' (1990). No.5 The Grove was rebuilt in the 1920s; Nos. 7-9 The Grove were built c.1832, and No.12 dates from the 1970s. St Michael's Church, the highest church in London, opened in 1832 to serve the parishioners of Highgate, who had outgrown Highgate School's Old Chapel, which had been used up until then. Sources consulted: Bridget Cherry & Nikolaus Pevsner, The Buildings of England: London 4: North (Penguin, 1998); Camden Listed Buildings		[17301] High Medieval, [17367] Georgian, [17367] Georgian	1066, 1830	1830, 1830	CAM106	5399dd4d-20c6-4656-8a74-656e8c15d35b

PRN	LegacyID	Mon_Name	Description	Locat_Desc	Period	Start_date	End_date	ExRef	ResourceID
			website; 'Streets of Highgate' ed. Steven Denford and David A Hayes (Camden History Society Publications, 2007); John Richardson 'Highgate Past' (Historical Publications Ltd, 1989); Arabella Lennox-Boyd, 'Private Gardens of London', London: Weidenfeld & Nicolson, 1990; LB Camden, Highgate Conservation Area Appraisal and Management Strategy, 2007 (1)						
117311	MLO63107	South Grove (Road of Uncertain Date)	Excavation by R. Ellis for Department of Greater London Archaeology (N), 1986; site code SOG86. Segments of a brick feature, possibly a path or similar, were recorded in the NE corner of the site. Periods recorded under same site code: unknown (082922, 082923, 082924).	South Grove, Highgate, London, N6	[17369] Uncertain	None	None	082925/00/00, SOG86	6579f783-575d-42a5-818a-a712aa75313b
117412	MLO104344	Witanhurst Gardens (Mid 20th Century Pond & Ornamental Fountain)	The Parkfield estate had been enlarged in 1881 and 1894 by Walter Scrimgeour, a barrister. Witanhurst was restored in 1946. The first garden compartment of Peto's Italianate garden had at its centre a circular pond lined with blue mosaic, with an ornamental fountain comprising a column with a shell basin, surrounded by four statues of two male and two female figures, thought to represent the four seasons. From this first compartment steps led into the central compartment, and the third, most sunken compartment was approached through tall stone, panelled and corniced gate piers with cast-iron gate and decorative wrought-iron overthrow. Flanking the piers were substantial stone balustrades crowning a brick wall. Stone balustraded steps led down into an apsed rectangular garden with stone-columned pergola, which continued around the apse formed by a segmental shaped reflecting pond. The property was used for filming and television on a number of occasions but its current status is uncertain. Sources consulted: 'Streets of Highgate' ed. Steven Denford and David A Hayes (Camden History Society Publications, 2007); LB Camden, Highgate Conservation Area Appraisal and Management Strategy, 2007 (1)		[17332] Mid 20th Century, [17332] Mid 20th Century	1946, 1946	1946, 1946		65dfa624-a913-4212-aa02-312312b44fb5
122905	MLO16721	South Grove (Post Medieval House)	BENEATH ST MICHAELS CHURCH ARE SOME FOUNDATIONS WHICH PROBABLY BELONG TOASHURST HOUSE.	South Grove	[17257] Post Medieval	1540	1900	202755/00/00	7f3f6d2d-6533-4334-9958-b3a78e689835
126293	MLO209	Highgate High Street (Medieval Village)	SETTLEMENT DEVELOPED LATE MED NEAR GATEWAY TO BISHOPS PARK	Highgate High Street	[17296] Medieval, [17257] Post Medieval	1066, 1540	1539, 1900	080288/00/00	8e487aa5-a38c-46bf-8978-984f35031971
131617	MLO63104	South Grove (Linear Feature of Uncertain Date)	Excavation by R. Ellis for Department of Greater London Archaeology (N), 1986; site code SOG86. A linear feature was revealed. This contained fragments of decorated wall plaster (082923). Periods recorded under same site code: unknown (082923, 082924, 082925).	South Grove, Highgate, London, N6	[17369] Uncertain	None	None	082922/00/00, SOG86	a5efea3d-1cdd-405c-a672-cfaf944c5a05
132983	MLO14884	Highgate Cemetery (Restoration Park)	Cemetery laid out by the London Cemetery Company and opened in 1839 (Highgate West Cemetery), extended 1855 (Highgate East Cemetery). HISTORIC DEVELOPMENT The 1830s programme to provide London with seven privately funded and developed cemeteries resulted in plans being drawn up for the Cemetery of St James at Highgate. It was established by the London Cemetery Company, founded in 1836 by Stephen Geary, an architect and civil engineer. The 17.5 acre (c 7.3ha) site purchased by the London Cemetery Company included part of the grounds of Ashurst Manor, which had belonged to Sir William Ashurst, Lord Mayor of London in 1693. Geary designed and planned the cemetery, with James Bunstone Bunning acting as the architect for the London Cemetery Company from 1839. The built features included the entrance gates and chapels (1838, listed grade II), a Colonnade on the west side of the entrance forecourt (date unknown, listed grade II), the Lebanon Circle (1838-9) approached along the Egyptian Avenue (listed grade I with the Lebanon Circle) and the Terrace Catacombs (1838-9, listed grade II*; the oldest surviving continuously asphalted structure in England). David Ramsay, the London Cemetery Company's landscape gardener, designed the cemetery landscape with serpentine roads and broad gravel paths leading up to the burial area beneath St Michael's church. The planting included a row of chestnuts dividing the unconsecrated and consecrated ground, parterres of flowers, picturesque trees and clumps of evergreens (Penny Magazine 1839; Lloyd 1888). Highgate Cemetery was consecrated in May 1839 by the Bishop of London, the		[17289] Restoration, [17314] Victorian, [17314] Victorian	1693, 1838	1838, 1838	202158/00/00	ac1545a2-1d18-47be-bc1e-799eaafba3a1

PRN	LegacyID	Mon_Name	Description	Locat_Desc	Period	Start_date	End_date	ExRef	ResourceID
			third of the seven London cemeteries. It was an immediate success not only as a burial ground but also as a place to promenade and enjoy the magnificent views from it over London. By 1888 there were more than 25,000 graves, with an average of four bodies each (Lloyd 1888). In 1854 the cemetery was doubled in size by an extension on the east side of Swain's Lane. This was connected to the west side by a passage under Swain's Lane, allowing the conveyance of coffins from the chapel on the west side to their burial places on the east side. The chapel was extended on the west side in 1854-5 to accommodate the hydraulic lift for the tunnel. The outer half-circle of the Lebanon Circle was added c 1870 at the same time as the Julius Beer Mausoleum by J O Scott. The Company had its own nurseries and glasshouses to supply the cemetery with bedding, and maintenance continued at a high standard into the 20th Century. A shortage of labour however and the popularity of cremation led to problems by the mid 20th Century and by the 1960s the United Cemetery Company (successors to the London Cemetery Company) ran out of money. The cemetery was neglected and allowed to deteriorate and in 1975 it finally closed. The Friends of Highgate Cemetery (FOHC) were formed in 1975 to preserve the cemetery. The freehold was acquired in 1981 and transferred to the Custodian of Charities in 1989. Since 1975 the FOHC have been responsible for much clearance, restoration work and the on-going maintenance of the cemetery, with special attention to its ecological interest. The cemetery is still used as a burial ground but it is now mostly frequented by visitors interested in the architecture, history and ecology. Among the people buried or commemorated in the cemetery are George Elliot, Marguerite Radclyffe-Hall, Christina Rossetti, Karl Marx, Jacob Bronowski, Tom Sayers (prize fighter, whose tomb was much visited in the 19th century), the mother of Lord Tennyson, the father, mother and daughter of Charles Dickens, George Wombwell (lion tamer), the architects Edward Blore and James Bunstone Bunning, and the landscape painter Charles Landseer.						
135600	MLO17822	Medieval Chapel & Hermitage (Religious)	THIS BUILDING WAS ORIGINALLY A HERMITAGE, WHICH WAS CONVERTED TO A CHAPEL OF EASE. IT STOOD A LITTLE TO THE SOUTH OF THE PRESENT CHURCH OF ST JOHN. ITS FIRST REF IS IN 1449. IN 1576 IT WAS GIVEN TO THE GRAMMER SCHOOL.	Highgate Road	[17296] Medieval	1066	1539	082027/00/00	b7fbba27-5439-47ce-9c5b-36a8fe8abbab
136935	MLO107457	Highgate Reservoir (Victorian Garden)	The land here was formerly part of Highgate Green, the old village green. In 1844 the New River Company purchased land then being used for nursery gardens, also the site of one of the three village ponds and built Highgate Service Reservoir here in 1846. This provided water to houses in Highgate for the first time. A small circular brick pavilion was built to service the reservoir. The New River Company was compulsorily purchased along with the 8 other private water companies serving greater London when the Metropolitan Water Board was founded in 1903. The Board was itself abolished in 1974 and transferred to the Thames Water Authority, now Thames Water. Today the reservoir is covered and the site is largely grassland, but still has the pavilion and two stretches of the original cast iron railings remain around the reservoir along Highgate West Hill and The Grove. These have spearhead finials set into a moulded cast-iron kerb on a brick plinth with large lotus flower terminals at intervals. The southernmost section of railing around the reservoir was replaced by wooden railings in the early 1990s. Thames Water has recently (2007) undertaken landscaping works, planting birch species on the reservoir roof and refurbishing the railings. Sources consulted: 'Streets of Highgate' ed. Steven Denford and David A Hayes (Camden History Society Publications, 2007); Bridget Cherry & Nikolaus Pevsner, The Buildings of England: London 4: North (Penguin, 1998); Camden Listed Buildings website; LB Camden, Highgate Conservation Area Appraisal and Management Strategy, 2007 (1)		[17314] Victorian	1846	1846	CAM054	bdf9036b-8699-40da-9421-bdf1d92aa500
145268	MLO46415	Highgate High Street (Medieval Road)	CHANGE OF DIRECTION BETWEEN 1674 & 1745 TO GO UP WEST HILL TO CENTRE OF HIGHGATE	Highgate High Street / Highgate Road / West Hill	[17296] Medieval, [17340] Tudor	1066, 1485	1539, 1600	082004/01/00	e2926854-f797-43a8-a6e3-f24d31bf2c81
145579	MLO17774	Highgate (Roman Findspot)	A RUMOUR IS REPORTED THAT A 4TH CENTURY HOARD WAS FOUND, BUT NO PART OF IT WAS SEEN.	Highgate	[17260] Roman	43	409	081768/00/00	e3f7f486-db82-41a6-975e-3133d858c99b

PRN	LegacyID	Mon_Name	Description	Locat_Desc	Period	Start_date	End_date	ExRef	ResourceID
148827	MLO217	North Road (Medieval Toll Gate, Gate & Gatehouse)	GATE TO AID IN COLLECTION OF TOLL FOR ROAD THROUGH BISHOPS LAND BUILT 1386 ACCORDING TO INSCRIPTION? OR 16th Century? CALLED HIGH GATE ON HILL & SETTLEMENT NAMED AFTER IT (NORDEN). ARCH WITH 2 ROOMS ABOVE, STAIRCASE IN E BUTTRESS. DEMOLISHED TO WIDEN/HEIGHTEN ROAD	North Road / Highgate	[17296] Medieval, [17340] Tudor, [17257] Post Medieval	1066, 1485, 1540	1539, 1600, 1900	080309/00/00	f20d6c02-0dd7-414e-b07d-3029b6691159
149809	MLO17823	Highgate Road (Medieval Toll Gate)	PARK GATE TOLLGATE WAS BUILT BY THE BISHOP OF LONDON IN THE 14TH CENTURY. THE TOLL GATE WAS TO THE WEST OF THE ENTRANCE TO BISHOPS PARK.	Highgate Road	[17296] Medieval	1066	1539	082029/00/00	f6746c20-6350-4539-a649-6d27b5e0ec5e

9.5 GREATER LONDON HISTORIC ENVIRONMENT RECORD (MONUMENTS – BUILDINGS ONLY) WITHIN 250M STUDY AREA

PRN	LegacyID	Mon_Name	NGR	Desig_Type	Grade	Mon_Type	Period	Start_date	End_date	ExRef	ResourceID
96290	MLO81224	78-79 Highgate West Hill (Georgian Detached House)	TQ2820987167	Listed Building	Grade II	Detached House, Semi Detached House	[17367] Georgian, [17279] Late 18th Century, [17314] Victorian	1767, 1850	1800, 1890	1379055	06d977d6-fcae-430f-abd7-3f3f1bc0d775
97400	MLO80014	11 South Grove (Elizabethan House)	TQ2824587200	Listed Building	Grade II*	House, House	[17256] Elizabethan, [17342] Caroline, [17270] Late 16th Century, [17372] Early 17th Century, [17289] Restoration, [17367] Georgian, [17364] 18th Century	1567, 1701	1632, 1800	1378764	0bd722d2-24a4-4f27-a94a-53088c06e7f3
98579	MLO81140	7a The Grove (Georgian Railings, Gate Pier & House)	TQ2817887328	Listed Building	Grade II	Railings, Gate Pier, House, Row House	[17367] Georgian, [17314] Victorian, [17314] Victorian	1812, 1853	1852, 1853	1378983	11596835-d647-4565-b1a0-0ba1565a3332
98607	MLO80013	15 South Grove (Restoration Stable)	TQ2835487292	Listed Building	Grade II	Stable, House	[17289] Restoration, [17367] Georgian, [17314] Victorian	1695, 1868	1735, 1868	1378763	1171b562-d4f8-49ef-85a1-2ea123ccbb6d
99910	MLO80213	23-25 South Grove (Georgian Terraced House & Terrace)	TQ2826087280	Listed Building	Grade II	Terraced House, Terrace, Stable	[17367] Georgian, [17338] Early 19th Century, [17369] Uncertain, [17367] Georgian	1801, None	1832, 1800	1378766	17047423-5658-4384-975b-933a8f81c22d
100725	MLO79837	The Elms (Victorian House)	TQ2796287333	Listed Building	Grade II	House, House	[17314] Victorian, [17314] Victorian	1838, 1841	1840, 1841	1078355	1aa7c447-e6b6-4384-9be5-d2a576a1a547
101404	MLO80009	11 South Grove (Georgian Jewish School)	TQ2842187325	Listed Building	Grade II	Jewish School, Literary And Scientific Institute, Wall, Railings, Library, Gate, Literary And Scientific Institute, Library, House	[17367] Georgian, [17338] Early 19th Century, [17314] Victorian, [17314] Victorian, [17334] Late 19th Century, [17369] Uncertain, [17367] Georgian	1801, 1840, 1867, None	1832, 1866, 1900, 1800	1378752	1da93915-6485-4653-a800-8f8b8137c04c
101431	MLO81213	47 Highgate West Hill (Restoration Detached House)	TQ2828887447	Listed Building	Grade II*	Detached House	[17289] Restoration, [17367] Georgian, [17367] Georgian, [17338] Early 19th Century, [17395] Late 20th Century	1710, 1801, 1967	1750, 1832, 2000	1379044	1dc77db8-740b-4901-b7fb-e34f75f5442d
101680	MLO81070	Highgate Cemetery (Victorian Table Tomb)	TQ2832987115	Listed Building	Grade II	Table Tomb, Chest Tomb	[17314] Victorian, [17314] Victorian	1900, 1900	1900, 1900	1378912	1ef09da1-cf58-449f-a1f1-b414807d6e14
102263	MLO80214	11 South Grove (Georgian Church)	TQ2829587173	Listed Building	Grade II*	Church, Tomb, Church Hall	[17367] Georgian, [17314] Victorian, [17274] Edwardian, [17295] Second World War, [17332] Mid 20th Century, [17332] Mid 20th Century, [17395] Late 20th Century	1830, 1878, 1903, 1939, 1946, 1961, 1967	1832, 1878, 1903, 1945, 1955, 1961, 2000	1378767	21bcfa91-f7f6-44a3-91f1-4cdb0506977d
103732	MLO80215	11 South Grove (Interregnum Boundary Wall)	TQ2828187169	Listed Building	Grade II	Boundary Wall, Boundary Wall	[17333] Interregnum, [17289] Restoration, [17289] Restoration	1655, 1696	1695, 1696	1378768	28683755-7d23-45e5-9edf-7889a399fe3d
104025	MLO80296	12 Pond Square (Early 20th Century Telephone Box)	TQ2840787372	Listed Building	Grade II	Telephone Box	[17266] Early 20th Century	1927	1927	1139069	29d9074e-7788-4466-be73-4429861013ab
104604	MLO81196	84 Highgate West Hill (Victorian Fountain & Ornamental Pond)	TQ2807487143	Listed Building	Grade II	Fountain, Ornamental Pond	[17314] Victorian, [17332] Mid 20th Century	1893	1933	1379027	2c72982f-8b77-4d01-8604-9d77493a7021
104690	MLO81215	49-51 Highgate West Hill (Georgian Police Station)	TQ2831687417	Listed Building	Grade II	Police Station, Office, Shop	[17367] Georgian, [17314] Victorian, [17369] Uncertain	1830, None	1870, None	1379046	2ccfa060-e88f-4451-a49a-36bbe7e23590

PRN	LegacyID	Mon_Name	NGR	Desig_Type	Grade	Mon_Type	Period	Start_date	End_date	ExRef	ResourceID
105352	MLO84378	11a North Road (Restoration Coach House)	TQ2827287536	Listed Building	Grade II	Coach House, House, Coach House, Garage, Coach House	[17289] Restoration, [17367] Georgian, [17282] Early 18th Century, [17367] Georgian, [17395] Late 20th Century, [17367] Georgian, [17338] Early 19th Century, [17314] Victorian, [17395] Late 20th Century	1701, 1767, 1801, 1900	1732, 1974, 1832, 1974	1189290	3000dc2f-2063-4159-b642-c640b5e73c12
106004	MLO81195	41 Highgate West Hill (Restoration House)	TQ2811687189	Listed Building	Grade II*	House, House, House, Detached House, House	[17289] Restoration, [17367] Georgian, [17282] Early 18th Century, [17314] Victorian, [17314] Victorian, [17266] Early 20th Century, [17332] Mid 20th Century	1701, 1881, 1894, 1913, 1946	1732, 1881, 1894, 1920, 1946	1379026	330b1151-ffe2-4805-8d9a-e4c58b33a7db
106544	MLO81206	84 Highgate West Hill (Edwardian Gatehouse)	TQ2819087210	Listed Building	Grade II	Gatehouse	[17274] Edwardian, [17332] Mid 20th Century	1909	1949	1379037	359dcc24-bc89-4ee9-96e4-c50c1e1e743d
106905	MLO102903	6 Bacon's Lane (Mid 20th Century Sculpture)	TQ2838487225	Listed Building	Grade II	Sculpture	[17332] Mid 20th Century	1951	1951	1393413	37465666-6913-4875-8364-e78461bd2d64
107086	MLO84416	18 Highgate High Street (Restoration Boundary Wall)	TQ2832487473	Listed Building	Grade II	Boundary Wall, Boundary Wall, Railings, Cemetery	[17289] Restoration, [17367] Georgian, [17364] 18th Century, [17367] Georgian, [17338] Early 19th Century, [17369] Uncertain	1701, 1801, None	1800, 1832, None	1346211	3807b095-d4da-4a1f-a39e-2bb13c531960
107652	MLO84304	18 Highgate High Street (Georgian Villa)	TQ2821987461	Listed Building	Grade II	Villa, House	[17367] Georgian, [17338] Early 19th Century, [17314] Victorian, [17395] Late 20th Century	1801, 1900	1832, 1974	1079224	3a705067-d8f2-425a-8349-f5064e62c4e0
109230	MLO81067	Monument to Harvey Brown, Highgate Cemetery (Victorian Tomb)	TQ2832187140	Listed Building	Grade II	Tomb	[17314] Victorian	1874	1874	1378909	41aa0b64-3d4e-4266-8b70-268dcc3ad8f3
110082	MLO81211	45 Highgate West Hill (Restoration Railings & Semi Detached House)	TQ2823987430	Listed Building	Grade II*	Railings, Semi Detached House, Semi Detached House, Semi Detached House	[17289] Restoration, [17367] Georgian, [17367] Georgian, [17367] Georgian, [17314] Victorian, [17393] Mid 19th Century	1709, 1750, 1833	1749, None, 1866	1379042	455d27de-b839-4709-acad-fc9d5c8e7996
110176	MLO80216	11 South Grove (Victorian Church School & Congregational Chapel)	TQ2837987301	Listed Building	Grade II	Church School, Congregational Chapel, United Reformed Church	[17314] Victorian, [17395] Late 20th Century	1859, 1974	1859, 1974	1378769	45be7dab-4748-43f9-aadb-277dc2aa3c41
111945	MLO81144	Park House (Georgian Villa)	TQ2822087458	Listed Building	Grade II	Villa, Villa, Conservatory	[17367] Georgian, [17338] Early 19th Century, [17375] 20th Century	1801, 1901	1832, 2000	1378989	4da59e5f-d3fd-4ce8-ac3b-a8ec25eba0a7
112815	MLO102906	6 Bacon's Lane (Mid 20th Century Detached House)	TQ2837287237	Listed Building	Grade II	Detached House	[17332] Mid 20th Century	1957	1957	1393412	519a03b6-2560-4215-b599-38e8b8ebc17b
114211	MLO81542	Park House (Georgian Pavilion & Railings)	TQ2826587385	Listed Building	Grade II	Pavilion, Railings, Railings	[17367] Georgian, [17314] Victorian, [17395] Late 20th Century	1825, 1990	1865, 1992	1379423	57c030d7-b2d1-4e42-9f8c-331bcdea42c1
114580	MLO81219	51-53 Highgate West Hill (Georgian Terraced House)	TQ2831387411	Listed Building	Grade II	Terraced House	[17367] Georgian, [17314] Victorian	1829	1869	1379050	594e5521-7b85-4596-b43b-d68906f47a9f
115787	MLO81111	Institution Cottage Swains Lane (Georgian Estate Cottage)	TQ2841587318	Listed Building	Grade II	House, Estate Cottage	[17369] Uncertain, [17367] Georgian, [17279] Late 18th Century	None, 1767	None, 1800	1378954	5ee18172-2966-4466-b14f-715ae92cd568
117523	MLO81197	84 Highgate West Hill (Victorian Sculpture & Statue)	TQ2807487152	Listed Building	Grade II	Sculpture, Statue	[17314] Victorian, [17332] Mid 20th Century	1893	1933	1379028	665e3d9f-94d3-4323-96fb-f0fccc05ccc3
117917	MLO84339	North Road (Elizabethan School)	TQ2834787469	Listed Building	Grade II	School, Commemorative Monument, Commemorative Monument, Commemorative Monument, Commemorative Monument, School, Chapel, Commemorative Monument, War Memorial	[17256] Elizabethan, [17367] Georgian, [17314] Victorian, [17314] Victorian, [17314] Victorian, [17314] Victorian, [17314] Victorian, [17377] First World War	1565, 1814, 1837, 1856, 1863, 1865, 1868, 1918	1565, 1814, 1837, 1856, 1863, 1866, 1868, 1918	1084325	682db248-0ddf-49f8-b978-78927d1cc342
121646	MLO80007	10a South Grove (Early 20th Century Telephone Box)	TQ2841087356	Listed Building	Grade II	Telephone Box	[17266] Early 20th Century	1927	1927	1378749	799aef6e-2f93-485a-b3fd-cae25f69b606
122838	MLO80520	8A Fitzroy Park (Mid 20th Century Garden Terrace & House)	TQ2804487361	Listed Building	Grade II	Garden Terrace, House	[17332] Mid 20th Century, [17395] Late 20th Century	1965	1967	1246229	7ef5e583-86ae-42bf-84ee-392876038ebb
122977	MLO80295	15 Pond Square (Georgian Semi Detached House)	TQ2836387409	Listed Building	Grade II	Semi Detached House, House	[17367] Georgian, [17367] Georgian, [17314] Victorian, [17393] Mid 19th Century	1791, 1833	1831, 1866	1139068	7f905fa6-91d6-4f39-acc3-ae43d9330bd6

PRN	LegacyID	Mon_Name	NGR	Desig_Type	Grade	Mon_Type	Period	Start_date	End_date	ExRef	ResourceID
123814	MLO80012	11 South Grove (Restoration Gate, House & Railings)	TQ2835387307	Listed Building	Grade II	Gate,House,Railings, House, House, House	[17289] Restoration, [17367] Georgian, [17314] Victorian, [17395] Late 20th Century, [17395] Late 20th Century	1705, 1868, 1978, 1979	1725, 1868, 1978, 1988	1378762	836fe11a-48c5-4d85-91a0-33c5c470c29f
124104	MLO80292	1-5 Pond Square (Restoration Terraced House & Terrace)	TQ2831887379	Listed Building	Grade II	Terraced House,Terrace, Terraced House, Terraced House, Terraced House	[17289] Restoration, [17367] Georgian, [17282] Early 18th Century, [17367] Georgian, [17335] Mid 18th Century, [17367] Georgian, [17279] Late 18th Century, [17367] Georgian, [17338] Early 19th Century	1701, 1733, 1767, 1801	1732, 1766, 1800, 1832	1139065	84ceb014-ffdd-45d2-8eb6-333556457ea8
124223	MLO81076	Highgate Cemetery (Victorian Altar Tomb)	TQ2833687118	Listed Building	Grade II	Altar Tomb, Sarcophagus, Railings	[17314] Victorian, [17314] Victorian, [17314] Victorian	1887, 1887, 1887	1887, 1887, 1887	1378918	85538a00-9ae7-4e98-a83a-9482474d3558
125455	MLO81226	81-83 Highgate West Hill (Georgian Semi Detached House)	TQ2816987146	Listed Building	Grade II	Semi Detached House, Terraced House, Detached House, Gate,Icehouse,Boundary Wall	[17367] Georgian, [17367] Georgian, [17369] Uncertain, [17367] Georgian, [17369] Uncertain	1823, 1824, None, None	1823, 1824, 1823, None	1379057	8abdc988-62ca-4787-b535-50a5848d076e
126080	MLO80010	11 South Grove (Georgian Cannon Bollard)	TQ2840287340	Listed Building	Grade II	Cannon Bollard, Bollard	[17367] Georgian, [17314] Victorian, [17326] 19th Century, [17314] Victorian	1801, 1855	1900, 1855	1378760	8d737453-c91d-4144-a392-5eb90dfb7f16
126937	MLO81138	Park House (Restoration Gate Pier, Wall, Lamp Bracket, Semi Detached House & Railings)	TQ2817687307	Listed Building	Grade II*	Gate Pier,Wall,Lamp Bracket,Semi Detached House,Railings, House	[17289] Restoration, [17375] 20th Century	1668, 1901	1708, 2000	1378981	9111c9f3-1a71-4bae-8134-e34b068937cf
128110	MLO81137	Park House (Restoration Gate Pier, Semi Detached House, Railings, Wall, Forecourt & Lamp Bracket)	TQ2817887294	Listed Building	Grade II	Gate Pier,Semi Detached House,Railings,Wall,Forecourt,Lamp Bracket, House	[17289] Restoration, [17266] Early 20th Century, [17332] Mid 20th Century	1668, 1923	1708, 1943	1378980	961ff8dd-8d38-4b6d-8bd5-a8e33a637ea1
128885	MLO80592	The Egyptian Avenue and Lebanon Circle, Highgate Cemetery (Victorian Catacomb (Funerary))	TQ2834887135	Listed Building	Grade I	Steps, Obelisk, Catacomb (Funerary), Catacomb (Funerary)	[17314] Victorian, [17314] Victorian, [17314] Victorian, [17314] Victorian	1838, 1838, 1838, 1860	1838, 1838, 1839, 1880	1271935	996e93c1-3898-448f-bfcb-04fc0df8ba0d
128896	MLO108605	Highgate Chapel Burial Ground (Restoration Cemetery)	TQ2834387459	Listed Building, Listed Building, Listed Building, Listed Building	Grade II, Grade II, Grade II, Grade II	Cemetery, Obelisk, Gravestone	[17289] Restoration, [17367] Georgian, [17282] Early 18th Century, [17338] Early 19th Century, [17289] Restoration, [17367] Georgian, [17282] Early 18th Century, [17338] Early 19th Century, [17367] Georgian, [17338] Early 19th Century	1701, 1701, 1801	1832, 1832, 1832	1346211, 1346210, HGY019, 1084326, 1084325	997b9d5d-fc43-4bd3-a987-bc84ff487de5
129919	MLO81043	Mausoleum of Henry Eaton, Lord Cheylesmore in Highgate (Western) Cemetery (Victorian Mausoleum)	TQ2835287159	Listed Building	Grade II	Mausoleum	[17314] Victorian	1891	1891	1378885	9e2cce83-c421-4b1b-a5be-9ad6db50dfe9
129940	MLO81220	54-55 Highgate West Hill (Georgian Terraced House)	TQ2830687396	Listed Building	Grade II	Terraced House, Terraced House	[17367] Georgian, [17314] Victorian, [17334] Late 19th Century	1719, 1867	1759, 1900	1379051	9e52ad76-d6bf-45fa-9507-6e058fd77198
131051	MLO107635	Highgate United Reformed Church (Early 20th Century War Memorial)	TQ2836987315	Listed Building	Grade II	War Memorial, Cross	[17266] Early 20th Century, [17266] Early 20th Century	1920, 1920	1920, 1920	1431832	a366f7d1-078a-47e3-b3fb-e0b269305775
131426	MLO81134	Park House (Restoration Wall, Forecourt, Railings, House & Gate Pier)	TQ2818387237	Listed Building	Grade II	Wall,Forecourt,Railings,House,Gate Pier, School, Gate, House	[17289] Restoration, [17314] Victorian, [17266] Early 20th Century, [17274] Edwardian, [17266] Early 20th Century	1668, 1880, 1901, 1930	1708, 1920, 1910, 1931	1378977	a5107fcd-14f5-4def-a7e6-d6bc58801935
131864	MLO81222	84 Highgate West Hill (Restoration Public House)	TQ2825187288	Listed Building	Grade II	Public House, Public House, Date Stone, Public House	[17289] Restoration, [17367] Georgian, [17282] Early 18th Century, [17367] Georgian, [17367] Georgian, [17367] Georgian	1701, 1747, 1767, 1788	1732, 1787, 1767, 1788	1379053	a707def7-2068-4cde-b841-a4cc54435e23
131920	MLO81543	12 Pond Square (Restoration House)	TQ2837087408	Listed Building	Grade II	House, House, House, House, House, House,Shop, House,Shop, House,Shop, House, Public House, House, House, Public House, Shop, Bank (Financial)	[17289] Restoration, [17367] Georgian, [17364] 18th Century, [17289] Restoration, [17367] Georgian, [17282] Early 18th Century, [17367] Georgian, [17367] Georgian, [17338] Early 19th Century, [17367] Georgian, [17314] Victorian, [17338] Early 19th Century	1701, 1701, 1801, 1801, 1801, 1816, 1893, 1818, 1833, 1833, 1833, 1833, 1901, 1901	1800, 1732, 1821, 1832, 1866, 1836, 1893, 1838, 1866, 1866, 1866, 1900, 1893, 1932, 2000, 2000	1379424	a74171db-5c56-4eda-a9e4-3e7888fa40f1
132129	MLO84340	Tomb of Thomas Causton in Graveyard of Former Highgate Chapel (Georgian Railings & Chest Tomb)	TQ2835987462	Listed Building	Grade II	Railings,Chest Tomb	[17367] Georgian, [17338] Early 19th Century	1801	1832	1084326	a8336d40-1a73-4710-ba80-3889e51d161e

PRN	LegacyID	Mon_Name	NGR	Desig_Type	Grade	Mon_Type	Period	Start_date	End_date	ExRef	ResourceID
133457	MLO81145	Park House (Georgian Semi Detached House)	TQ2817887375	Listed Building	Grade II	Semi Detached House	[17367] Georgian, [17314] Victorian	1812	1852	1378990	ae6be64c-22ac-4ca5-b98b-971581721996
134650	MLO80217	11 South Grove (Tudor House)	TQ2828087243	Listed Building	Grade II*	House, House, House, House, House, Apartment	[17367] Georgian, [17340] Tudor, [17386] 16th Century, [17289] Restoration, [17367] Georgian, [17367] Georgian, [17279] Late 18th Century, [17367] Georgian, [17314] Victorian, [17393] Mid 19th Century, [17395] Late 20th Century	1715, 1501, 1674, 1767, 1833, 1967	1715, 1600, 1714, 1800, 1866, 2000	1378770	b3cc1b8c-c77d-4e59-900e-58c97df18cb6
134947	MLO81143	Park House (Victorian Semi Detached House & Villa)	TQ2817887419	Listed Building	Grade II	Semi Detached House, Villa	[17314] Victorian	1854	1855	1378988	b51b956a-f1dd-42f2-af6c-9b95041f74fe
135577	MLO81045	Mausoleum of Julius Beer, Highgate Cemetery (Victorian Mausoleum)	TQ2833387151	Listed Building	Grade II*	Mausoleum	[17314] Victorian	1878	1880	1378887	b7d36080-ad11-46b4-b144-f6517989a92f
135742	MLO81081	Catacombs and terrace, Highgate Cemetery (Victorian Balustrade)	TQ2832387163	Listed Building	Grade II*	Garden Terrace, Balustrade, Catacomb (Funerary)	[17314] Victorian, [17314] Victorian, [17314] Victorian	1838, 1838, 1838	1838, 1838, 1839	1378923	b896f01f-bf15-4ff7-8064-9deebbcbca9
135790	MLO84415	North Road (Early 20th Century War Memorial)	TQ2832887472	Listed Building	Grade II	War Memorial	[17266] Early 20th Century	1921	1921	1346210	b8d10f6a-089c-44bd-9708-30c5f9e9439d
137465	MLO81198	84 Highgate West Hill (Victorian Revetment & Garden Steps)	TQ2807087217	Listed Building	Grade II	Revetment, Garden Steps	[17314] Victorian, [17332] Mid 20th Century	1893	1933	1379029	c050523e-290f-4e9a-8bfc-34fc1801840b
137482	MLO81139	Park House (Elizabethan Garden Wall, Garden Steps, Arbour & Garden Terrace)	TQ2813887293	Listed Building	Grade II	Garden Wall, Garden Steps, Arbour, Garden Terrace, Garden Wall, Arbour, Garden Terrace	[17256] Elizabethan, [17300] Jacobean, [17300] Jacobean, [17289] Restoration	1580, 1621, 1688	1620, 1621, 1689	1378982	c05df6cd-6fd8-4908-a7bb-fe65541c0f1e
137512	MLO81136	Park House (Restoration Gate Pier, Forecourt, Wall, House, Lamp Bracket & Railings)	TQ2817887276	Listed Building	Grade II*	Gate Pier, Forecourt, Wall, House, Lamp Bracket, Railings, House, Railings	[17289] Restoration, [17289] Restoration, [17274] Edwardian	1668, 1709, 1901	1708, 1709, 1910	1378979	c0816011-f809-4c6e-8e18-3ee94e51ed40
137850	MLO81142	Park House (Georgian Stable)	TQ2817887375	Listed Building	Grade II	Stable, Stable, House	[17367] Georgian, [17338] Early 19th Century, [17314] Victorian, [17334] Late 19th Century, [17274] Edwardian	1801, 1867, 1901	1832, 1900, None	1378987	c1f907c7-2d8e-4a15-a64b-39045e224747
138176	MLO80015	11 South Grove (Restoration Milestone)	TQ2822787216	Listed Building	Grade II	Milestone	[17289] Restoration, [17367] Georgian, [17364] 18th Century	1701	1800	1378765	c37d1513-d1a9-46bb-b912-a6e8edc1a19f
138216	MLO79841	Beechwood Bungalow (Victorian Garden Wall, Gate Pier & Gate)	TQ2798287316	Listed Building	Grade II	Garden Wall, Gate Pier, Gate	[17314] Victorian	1838	1840	1112987	c3a14130-2d24-4ee8-b1ce-57feb15a0f59
138640	MLO80293	6 Pond Square (Georgian House)	TQ2832987356	Listed Building	Grade II*	House, House	[17367] Georgian, [17335] Mid 18th Century, [17279] Late 18th Century, [17375] 20th Century	1733, 1901	1800, 2000	1139066	c590ff32-29f5-40e1-8eec-935ff042fbb5
140642	MLO81135	Park House (Restoration Lamp Bracket, House, Railings, Wall & Gate Pier)	TQ2817887263	Listed Building	Grade II*	Lamp Bracket, House, Railings, Wall, Gate Pier, House, House	[17289] Restoration, [17314] Victorian, [17334] Late 19th Century, [17266] Early 20th Century, [17332] Mid 20th Century	1668, 1867, 1920	1708, 1900, 1940	1378978	ce46a531-2f62-4bff-93cc-af39ad16d76c
141452	MLO81225	80 Highgate West Hill (Georgian Shop, Office & Detached House)	TQ2818987169	Listed Building	Grade II	Shop, Office, Detached House, House	[17367] Georgian, [17369] Uncertain	1834, None	1834, None	1379056	d1bef67d-eb1f-437d-bb9a-c89a7f30031b
142137	MLO81141	Park House (Georgian Semi Detached House)	TQ2817887361	Listed Building	Grade II	Semi Detached House, House	[17367] Georgian, [17314] Victorian, [17375] 20th Century	1812, 1901	1852, 2000	1378985	d4b079ab-0746-46ac-91f5-a18bf6f0ee02
142773	MLO84002	2 Southwood Lane (Restoration Railings & House)	TQ2838387444	Listed Building	Grade II	Railings, House, Shop	[17289] Restoration, [17367] Georgian, [17282] Early 18th Century, [17367] Georgian, [17338] Early 19th Century	1701, 1801	1732, 1832	1294294	d7787c38-da75-446a-9077-52b28911381b
143263	MLO80294	12 Pond Square (Georgian Terraced House)	TQ2837087408	Listed Building	Grade II	Terraced House, House	[17367] Georgian, [17338] Early 19th Century, [17314] Victorian	1801, 1893	1832, 1893	1139067	d9bdc13b-0023-40eb-aed6-315601b5d906
144678	MLO80218	11 South Grove (Restoration Boundary Wall, Gate & Gate Pier)	TQ2828087269	Listed Building	Grade II*	Boundary Wall, Gate, Gate Pier	[17289] Restoration, [17367] Georgian, [17364] 18th Century	1701	1800	1378771	dff335fe-3d9c-4cb0-9d9a-b8563a55adef
145241	MLO81201	84 Highgate West Hill (Victorian Gate, Italian Garden, Ornamental Pond,	TQ2803587114	Listed Building	Grade II	Gate, Italian Garden, Ornamental Pond, Garden Wall, Garden Steps, Pergola	[17314] Victorian, [17332] Mid 20th Century	1893	1933	1379032	e275ed9a-ead5-45e0-96fe-deeec7b1957a

PRN	LegacyID	Mon_Name	NGR	Desig_Type	Grade	Mon_Type	Period	Start_date	End_date	ExRef	ResourceID
		Garden Wall, Garden Steps & Pergola)									
149585	MLO81209	84 Highgate West Hill (Victorian Sports Pavilion)	TQ2805387243	Listed Building	Grade II	Sports Pavilion	[17314] Victorian, [17332] Mid 20th Century	1893	1933	1379040	f5541402-6cef-407d-8529-350512aa5bb9
149676	MLO81227	84 Highgate West Hill (Georgian Semi Detached House)	TQ2814587115	Listed Building	Grade II	Semi Detached House, Detached House, Detached House, Youth Hostel	[17367] Georgian, [17279] Late 18th Century, [17367] Georgian, [17367] Georgian, [17369] Uncertain	1767, 1824, 1825, None	1800, 1824, 1825, None	1379058	f5c3278e-c1e6-4e89-9c53-bd37bb3adb7e
150743	MLO81221	57 Highgate West Hill (Georgian Semi Detached House)	TQ2831487371	Listed Building	Grade II	Semi Detached House, Semi Detached House	[17367] Georgian, [17335] Mid 18th Century, [17395] Late 20th Century	1733, 1970	1766, 1980	1379052	faebbd41-776d-48c9-8bb2-76478b10c750
151121	MLO80011	12 South Grove (Georgian Cannon Bollard)	TQ2839587336	Listed Building	Grade II	Cannon Bollard	[17367] Georgian, [17314] Victorian, [17326] 19th Century	1801	1900	1378761	fc9962bc-7c10-42db-9ff5-05439620c935

9.6 NON-DESIGNATED HERITAGE ASSETS (EVENTS) WITHIN 250M STUDY AREA

PRN	Legacy_ID	Act_Name	Act_Desc	NGR	Act_Type	Assc_Actor	Bib_Source	resourceid
153786	ELO19353	Conservation Area Appraisal at Highgate Cemetery	A Conservation Plan for Highgate Cemetery was prepared by Alan Baxter Limited in February 2019. There were three main strands to the proposals: Firstly, Trees, Monuments and Buildings would be better managed through the planting and maintenance of proper tree species, along with the clearance of ivy to reveal many of the memorials currently hidden, and the most important monuments restored. The chapel and its setting would be returned to its proper appearance, especially by reinstating the chapels lost cupola, pinnacles and finials. Highgate Cemetery is among the worlds finest examples of the picturesque garden cemetery, boasting a spectacular hillside setting and unforgettable funerary architecture. However, its historic planting has been superseded by dense woodland which restricts views to the paths, eroding the subtlety of the designed landscape and detracting from significance. The overwhelming abundance of poorly formed ash and sycamore trees is now a dominant feature of the Cemetery, in places creating a degree of romantic atmosphere, but in its entirety detracting from the varied, picturesque qualities of the designed landscape, including near and far views. At a tangible level, the uncontrolled tree growth has caused widespread damage to graves, both below and above ground. The extent to which these trees detract from significance is greater in the West Cemetery and particularly in the area around the Circle of Lebanon, because those areas have the highest significance in the Cemetery as a whole. The second strand was an investigation into how best to use Highgate as an active cemetery, through reclaiming grave space which has never been used, re-using graves that are no longer wanted, or creating additional spaces for cremated remains in columbaria and attractive garden settings, in a manner careful and respectful to the historic environment. The continuing use of the Cemetery for burials adds to its historical value because it illustrates the historic function, connecting the past to the present. However, there are places in both the East and West Cemeteries where the placement of monuments associated with more recent burials detracts from the strong aesthetic value of the historic layout and memorials, which depends upon a considered visual hierarchy. The third and final strand was the improvement of the visitor experience through the opening of the West Cemetery for free-flow visitors, in addition to guided tours. This would further include the provision of provide better displays and interpretive material, as well as toilets and refreshments. The understanding that has emerged from the conservation plan and consultation process now suggests a new future for Highgate Cemetery. This is based on two important principles - firstly, you cannot preserve it, because there is no ideal state of romantic decay. It is not the same place as when the policy of "managed neglect was introduced in the 1970s. Secondly, it is not one place, but two related cemeteries with their own distinct characters: the drama and theatricality of the West contrasts with the regularity and functional layout of the East. Furthermore, both are divisible into numerous sub-areas with their own sub-characters.	TQ 28562 86899	Conservation Area Appraisal	[13643] Robert Hradsky, [16541] Alan Baxter Limited, [13982] Vicky Simon	[54130] Highgate Cemetery Conservation Plan	172ec297-1b55-4859-9d32-888b9e57982f
158155	ELO11277	Desk Based Assessment at 82 Highgate West Hill	A desk based assessment of 82 Highgate West Hill was carried out by L-P Archaeology in 2009. A house was first built on the site in the mid 16th Century and was rebuilt in the 18th Century. The area is thought to have been uninhabited during the Prehistoric and Roman periods. A settlement associated with North Road started to develop from the Medieval period on.	TQ 28171 87108	Desk Based Assessment	[11880] Janine Young, [16253] L - P Archaeology	[51753] Archaeological Deskbased Assessment of 82 Highgate West Hill	4cb47c9b-b7ca-4a0a-83fb-0ec85f062b90

PRN	Legacy_ID	Act_Name	Act_Desc	NGR	Act_Type	Assc_Actor	Bib_Source	resourceid
161387	ELO5693	Casual Observation at Highgate	A RUMOUR IS REPORTED THAT A 4TH CENTURY HOARD WAS FOUND, BUT NO PART OF IT WAS SEEN.	TQ 28104 87505	Casual Observation		[59287] Ref	742f1840-66b4-46dd-9958-6c30d20de9bf
161792	ELO4584	Open Area Excavation at South Grove	Excavation by R. Ellis for Department of Greater London Archaeology (N), 1986; site code SOG86. A linear feature was revealed. This contained fragments of decorated wall plaster (082923).Periods recorded under same site code: unknown (082923, 082924, 082925).	TQ 28305 87304	Open Area Excavation			78c520d4-3b3d-4122-bd2c-ab431a29d6ea
162181	ELO12507	Desk Based Assessment at 12 The Grove	A desk based assessment was undertaken at 12 The Grove Highgate in September 2012 by Nexus Heritage. The site is considered to have the potential for the remains of Post Medieval houses of a 17th to 18th Century date.	TQ 28164 87440	Desk Based Assessment	[10983] Gerry Wait, [15902] Nexus Heritage, [14648] Anthony Martin	[59338] Land at 12 the Grove, Highgate, London, Archaeological Assessment	7dc310b9-a500-423a-84dc-d4ee4dee6f1b
163217	ELO18381	Watching Brief at 17 South Grove	In February 2010 Pre-Construct Archaeology conducted an archaeological watching brief at 17 South Grove. The watching brief comprised monitoring hand excavation inside the building and two underpinning pits. It was found that the natural sands and gravels (approximately 0.75m below the ground level) had been truncated by the construction of the current building. The natural sequence was overlain by 0.5m of modern made ground. No archaeological strata were observed.	TQ 28311 87290	Watching Brief	[10292] Gary Brown, [16220] Pre-Construct Archaeology, [14171] Paw Jorgensen	[60136] Archaeological Watching Brief at 17 South Grove, Highgate, London Borough of Camden	8aaabd41-fd3f-4cb0-8559-5fd82d572834
164144	ELO10333	Trial Trench at Witanhurst House	An evaluation was carried out at Witanhurst House by Museum of London Archaeology in 2009. The evaluation found that the earlier ground surface had been significantly lowered and all archaeological layers had been removed as a consequence. A brick lined well of uncertain date and two pits which may be traces of garden features were also found.*Natural deposits of brickearth, sand, clay and gravel were observed between 125.78m OD to 124.51m OD*	TQ 28148 87196	Trial Trench	[14692] Antonietta Lerz, [12915] Stewart Hoad, [16192] Museum of London Archaeology	[44179] Witanhurst House, Highgate West Hill, London N6: A Report on the Evaluation	9607bef3-2629-436d-afd7-f8fbbd1b963a
165691	ELO14976	Watching Brief at Witanhurst House	The Museum of London Archaeology produced three schematic transects across Witanhurst House site, in order to better understand the archaeological potential of the site. It was concluded that the site lies on the sloping valley side above the headwaters of the River Fleet. The house platform appeared to have been levelled and better preservation of past land surfaces and/or cut features was expected to more likely exist to the west of the house.	TQ 28094 87192	Watching Brief	[12915] Stewart Hoad, [16192] Museum of London Archaeology, [14774] Jane Corcoran, [16192] Museum of London Archaeology	[58425] Witanhurst House Highgate West Hill Camden London N6 Geoarchaeological Addendum to the Archaeological Watching Brief Report	a917d246-1a56-4053-892d-6e53692b0533
167006	ELO11854	Watching Brief at Witanhurst	A watching brief was undertaken at Witanhurst, 41 West Hill, Highgate by Museum of London Archaeology on the 2nd-8th September, the 25th November and the 7th December 2010. The watching brief monitored the ground reduction for a basement during the re-development of the house. No archaeological deposits were recorded.*Natural ground was observed at a height of 122-120.5m OD*	TQ 28124 87214	Watching Brief	[12915] Stewart Hoad, [16192] Museum of London	[66937] Witanhurst, 41 West Hill, Highgate, London, N6, a Report on the Archaeological	ba223730-162e-454b-80b8-c884e71dccc2

PRN	Legacy_ID	Act_Name	Act_Desc	NGR	Act_Type	Assc_Actor	Bib_Source	resourceid
						Archaeology, [14632] Michael Miles	Watching Brief	
169016	ELO11361	Desk Based Assessment at Beechwood House	A desk based assessment of Beechwood House was carried out by CgMs Consulting in 2010. The archaeological potential of the site is considered to be low. Ground disturbance due to terracing and landforming in the 19th and 20th Century is likely to have had a significant impact on the site.	TQ 27882 87357	Desk Based Assessment	[14338] Suzanne Gailey, [17056] CgMs	[54240] Archaeological Desk Based Assessment, Land at Beechwood House, Hampstead Lane, Highgate	d2be8bc5- ec59-42e6- a354- f26e92861bf2

9.7 HISTORIC LANDSCAPE CHARACTERISATION

HLCUID	NAME	ORDER_	BROAD_GROU	TYPE	FORMERLY	CHANGE_EPO	BOROUGH	MAPPED_BY	DATA_ADDED
248	Highgate Village	b	RES 0	Georgian Villas	Settlement Core	nd	Haringey	DW	As mapped
255	Highgate Growth	e	RES 2	DST	Farmland	OS epoch 2	Haringey	DW	As mapped
5000	Hampstead Heath	k	POS	Historic Parks	Heath	nd	Camden	GF	As mapped
5003	Highgate cemetery	k	POS	Cemeteries	Farmland	OS epoch 1	Camden	GF	As mapped
5028	Highgate	b	RES 0	nyd		pre 1	Camden	GF	As mapped
5065	Holly Park I	e	RES 2	DST	Historic Park	OS epoch 3	Camden	GF	As mapped
5067	Fitzroy Park	f	RES 3	DST	Farmland	OS epoch 5	Camden	GF	As mapped

10 APPENDIX 2 - PLANNING FRAMEWORK

10.1 NATIONAL PLANNING POLICY FRAMEWORK

- 10.1.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2021 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF (Glossary) as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 10.1.2 Historic England advocates in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Revised December 2017) that a stepped approach should be taken to the assessment of impacts on setting and significance. This guidance, which was originally issued by English Heritage in 2011, is generally known as GPA3. It should be noted that the advice states in paragraph 1 that it does not constitute a prescriptive methodology.
- 10.1.3 The most recent authority relating to the concept of the setting of heritage assets is to be found in the case known as Catesby Estates²⁹, which in essence confirms that the setting of heritage assets is not confined to visual matters or views. Abstract and historical considerations are part of setting, and while it is reasonable to consider the extent of setting there is usually no fixed boundary to it.
- 10.1.4 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.
- 10.1.5 The NPPF requires any impact involving harm to the significance of a designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described in paragraphs 193 to 196 of that document. Paragraph 199 states that:

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

²⁹ Catesby Estates Limited v Steer [2018] EWCA Civ. 1697.

significance.”

10.1.6 Paragraph 200 of the NPPF then states that:

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

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

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

10.1.7 Paragraph 201 of the NPPF then goes on to describe the balancing exercise in cases where there is less than substantial harm as follows:

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

10.1.8 Paragraph 203 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

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

10.1.9 Footnote 68 of the NPPF, which is attached to paragraph 200, states that “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.” Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that “Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence”, and paragraph 041 which in full reads as follows:

10.1.10 “What are non-designated heritage assets of archaeological interest and how important are they?”

10.1.11 The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:

10.1.12 (1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:

those that have yet to be formally assessed for designation.

those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.

those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

10.1.13 The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.

10.1.14 (2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

10.1.15 Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

10.1.16 Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.

10.1.17 Paragraph 205 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

10.1.18 Paragraphs 206 and 207 of the NPPF advise on development affecting conservation areas and World Heritage Sites.

10.2 LEGISLATION

- 10.2.1 Legislation affecting scheduled monuments is contained the Ancient Monuments and Archaeological Areas Act 1979. The Act details the designation, care and management of scheduled monuments, as well as the procedures needed to obtain permission for works which would directly impact upon their preservation.
- 10.2.2 The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building³⁰. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm³¹. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances.
- 10.2.3 The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The decision maker must also give considerable importance and weight to the desirability of those objectives³². For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm³³. There is a strong presumption against the grant of permission for development that would harm the character and appearance of the conservation area, though the presumption can be overcome in certain circumstances.
- 10.2.4 The decision maker is required by section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building³⁴. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm³⁵. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances. In this

³⁰ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

³¹ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

³² Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

³³ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

³⁴ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

³⁵ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141

instance, Heritage Setting is covered by a separate document and is not commented upon further here.

10.3 RELEVANT LOCAL POLICIES

10.3.1 The following local policies are relevant to the historic environment and this assessment. These refer to Policy Sections in *The London Plan, March 2021*³⁶. We have selected those parts of The London Plan which refer to Archaeological Heritage Assets as this report focusses on such remains.

London Plan	Relevant Policy
<p><i>Policy HC1 Heritage conservation and growth</i></p>	<p>A: <i>Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.</i></p> <p>B: <i>Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:</i></p> <ol style="list-style-type: none"> <i>1) setting out a clear vision that recognises and embeds the role of heritage in place-making</i> <i>2) utilising the heritage significance of a site or area in the planning and design process</i> <i>3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place</i> <i>4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.</i>

³⁶https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf - accessed 14/4/2021.

	<p>C: <i>Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.</i></p> <p>D: <i>Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.</i></p> <p>E: <i>Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse.</i></p>
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11 APPENDIX 3 – WALKOVER PHOTOGRAPHS



Plate 6: Photograph taken from The Grove, facing the front of 4 The Grove . The blue hoarding is outside No. 5 in which a large basement is currently being excavated in the front garden.



Plate 7: Front Garden of 4 The Grove. This photograph faces across the northern part of the garden. The area beyond the footpath (of slabs) is that in which a basement application is being considered



Plate 8: The southern part of the front garden. A basement area already exists beneath a portion of this.



Plate 9: A sample of brickwork in the front garden.



Plate 10: Example of brick in front garden area



Plate 11: Steps down to the lower ground floor area (external). The steps lead down from the front garden.



Plate 12: In-situ water pump with machinery still present (lower ground floor external)



Plate 13: Access from lower ground floor (external) to the back garden (upper).



Plate 14: Back Garden (upper). Showing the brick surface area to the immediate rear of the house



Plate 15: A lowering of the level of this brick surface (immediately outside the back door) is proposed



Plate 16: Lawn area back garden (upper)



Plate 17: Facing Witanhurst. The railings are placed on the division between the back garden (upper) and the back garden (Lower)



Plate 18: Facing north, from the upper terrace across part of the lower garden. The plant visible in this image is operating in a separate property



Plate 19: Steps down from the upper terrace to the lower terrace



Plate 20: Photographer is facing south with the Listed (Grade II) Garden Walls, Terraces and Steps of Numbers 1-6 and Garden Arbour to Number 6 (1378982) in the left hand part of this image.



Plate 21: Photographer is facing north with the Listed (Grade II) Garden Walls, Terraces and Steps of Numbers 1-6 and Garden Arbour to Number 6 (1378982) in the right hand part of this image.



Plate 22: Entrance to Vault built into the Listed (Grade II) Garden Walls, Terraces and Steps of Numbers 1-6 and Garden Arbour to Number 6 (1378982). This is located below the steps from the upper to the lower back garden.



Plate 23: Facing towards the entrance in the Listed (Grade II) Garden Walls, Terraces and Steps of Numbers 1-6 and Garden Arbour to Number 6 (1378982).



Plate 24: Internal part of vault built into the Vault built into the Listed (Grade II) Garden Walls, Terraces and Steps of Numbers 1-6 and Garden Arbour to Number 6 (1378982). This is located below the steps from the upper to the lower back garden.



Plate 25: Entrance to vault built into the Listed (Grade II) Garden Walls, Terraces and Steps of Numbers 1-6 and Garden Arbour to Number 6 (1378982).



Plate 26: Bricked up arch/vault built into the Listed (Grade II) Garden Walls, Terraces and Steps of Numbers 1-6 and Garden Arbour to Number 6 (1378982).

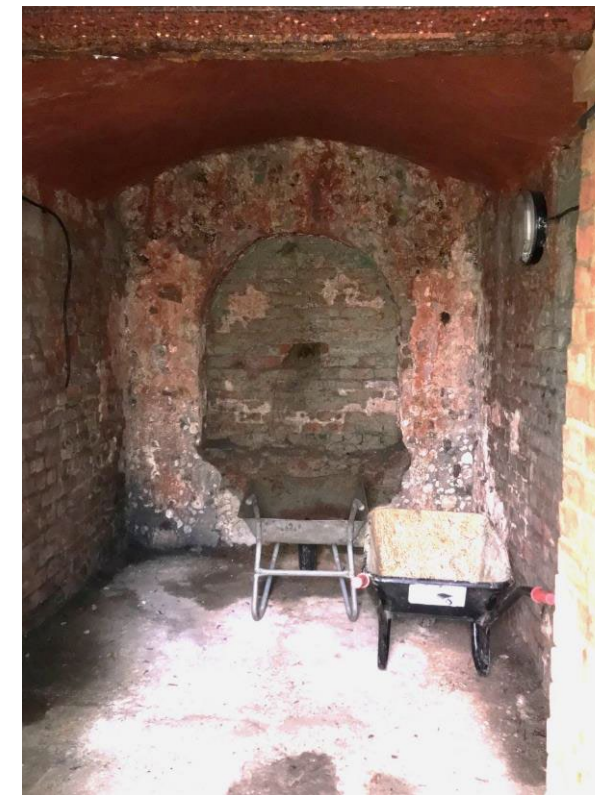


Plate 27: Vault built into the Listed (Grade II) Garden Walls, Terraces and Steps of Numbers 1-6 and Garden Arbour to Number 6 (1378982).



Plate 28: Facing west towards the greenhouse located in the back garden (lower)



Plate 29: Facing East towards the greenhouse. This lowered (terraced) part of the back garden (lower) is where a swimming pool is proposed. This will take advantage of the existing terrace.



Plate 30: The photographer is facing south towards the greenhouse. Witanhurst can be seen in the distance

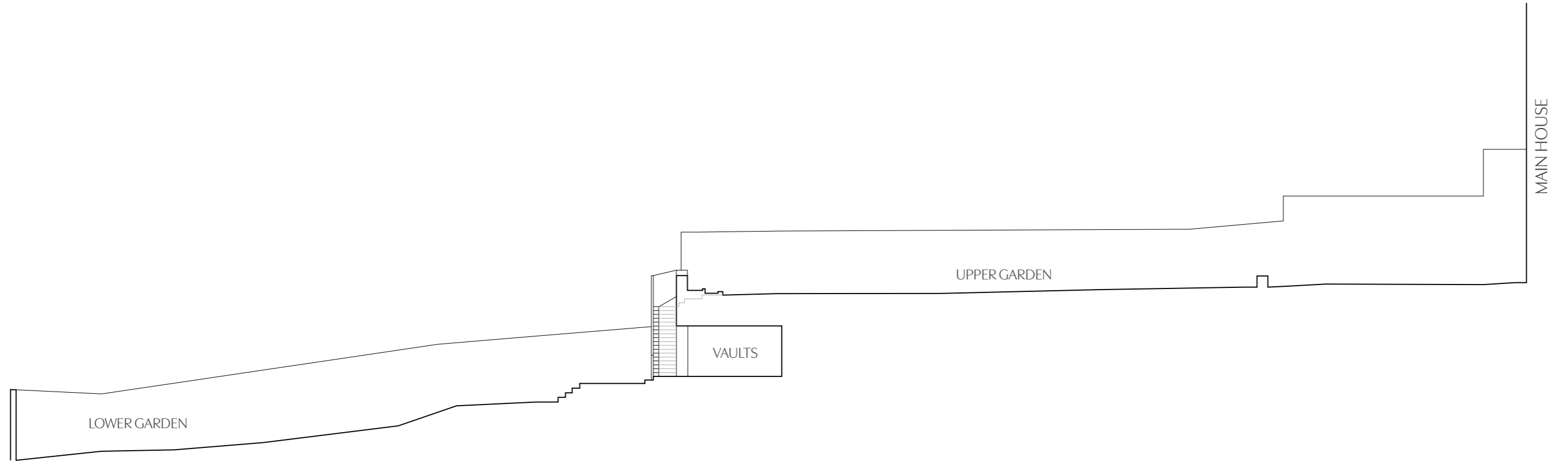


Plate 31: Photographer is facing east from the rear of the back garden lower towards the Listed (Grade II) Garden Walls, Terraces and Steps of Numbers 1-6 and Garden Arbour to Number 6 (1378982).

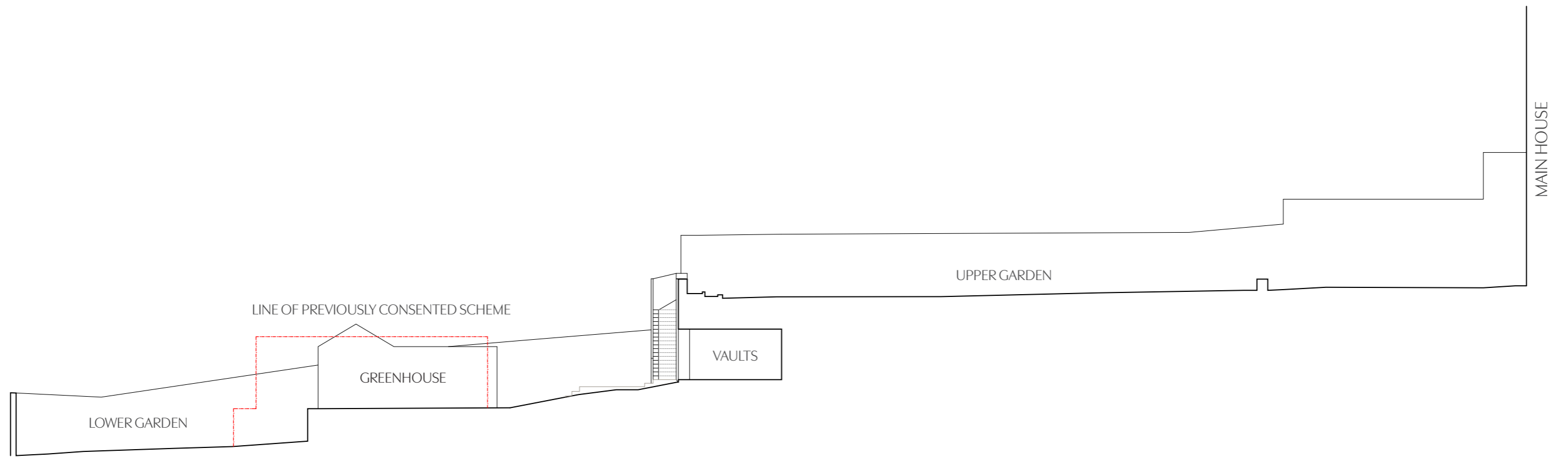


Plate 32: This tree is located in the western part of the back garden (lower)

12 APPENDIX 4 – EXISTING LANDSCAPE SECTION



SECTION AA



SECTION BB

Line of previously consented scheme, please refer to application: 2017/5683/P

**13 APPENDIX 5 – TOPOGRAPHIC SURVEY ANNOTATED TO SHOW THE
LOCATION OF PROPOSED BELOW GROUND IMPACTS**

14 FIGURES

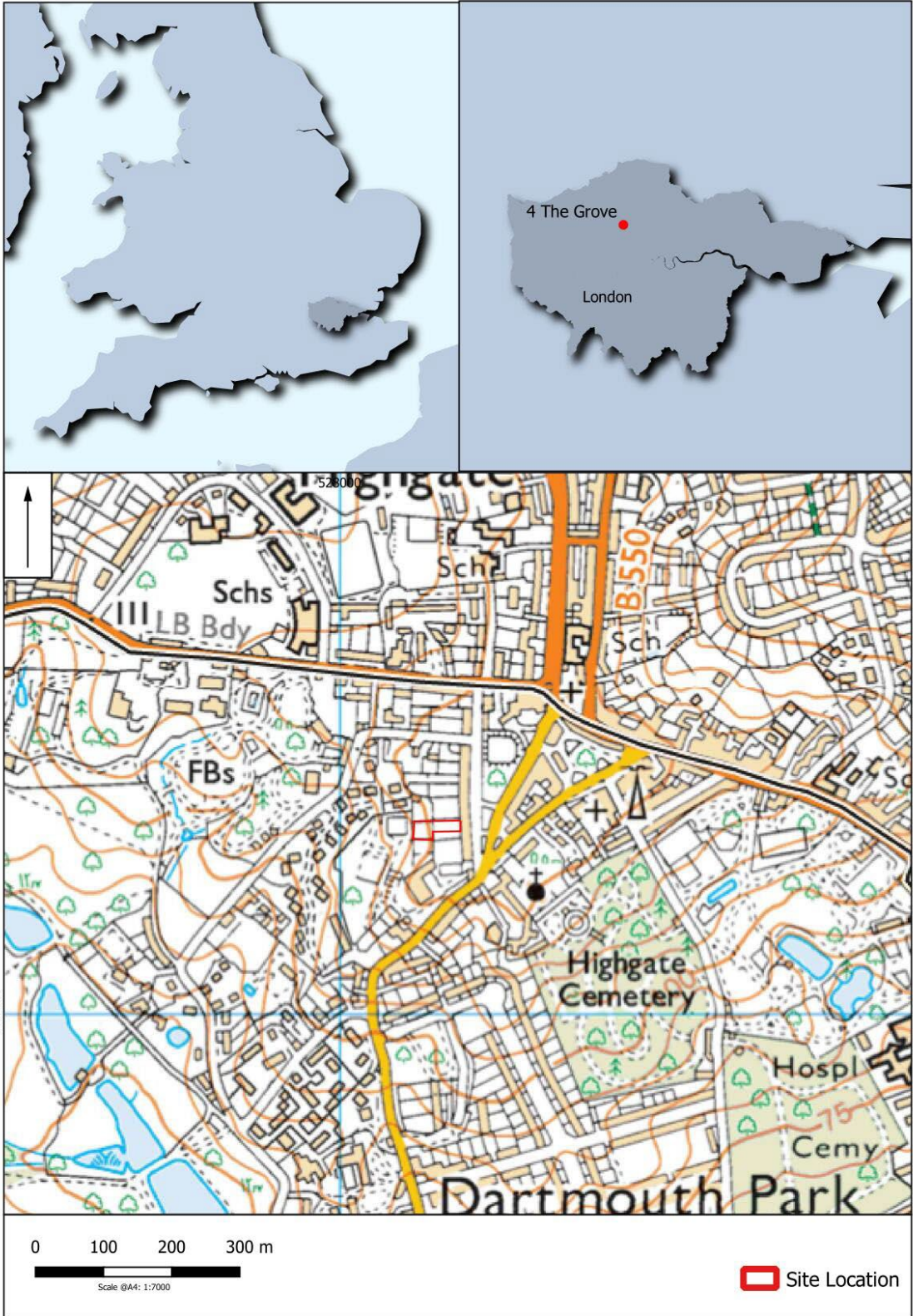


Figure 1. Site Location

ABRAMS ARCHAEOLOGY

