

**39a FITZJOHN'S AVENUE &
LAND SOUTH OF 46 MARESFIELD GARDENS
LONDON NW3 5JY**

**DESK-BASED ASSESSMENT:
ARCHAEOLOGY**

**Prepared for
39 Fitzjohns Avenue Ltd**

**Mills Whipp Projects
40, Bowling Green Lane
London EC1R 0NE**

**07984 945414
contact@millswhipp.com**

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Summary

The purpose of this report is to identify the archaeological potential of deposits beneath the development site and consider the proposed scheme's likely impact on them. The site is centred on National Grid Reference TQ 26506 84989 and covers the area of No.39a Fitzjohn's Avenue and land to the south of No.46 Maresfield Garden's (Fig. 1). Heritage and Townscape matters are addressed by Montagu Evans.

During the preparation of this report the Greater London Historic Environment Record (GLHER) was consulted for an area of 500m radius centred on the site (Historic England report No.17993 21/08/2023) (Fig. 2). The chief cartographic sources have been used and a selection of these is appended as illustrations. Printed primary and secondary sources for the history of the area have been employed.

This research shows that the subject site does not contain any Scheduled Ancient Monuments and does not lie within a Designated Archaeological Area as defined by the Schedule Ancient Monuments & Archaeological Areas Act 1979. Neither does it lie within an Archaeological Priority Area as defined by LB Camden.

The site lies on the heavy London Clay soils which in the past were mostly occupied by ancient woodland and then later farmland. Old maps show that in the 18th century it was occupied by fields of pasture but by the late 19th century grand houses had been built along Fitzjohn's Avenue and Maresfield Gardens, a result of the suburban expansion of Hampstead and Camden.

Baseline data indicates that there is a low potential for archaeology of all periods in the vicinity of the site and no significant archaeology is listed within the Historic Environment Record for the 1km wide study area.

Given these circumstances it is suggested that the development could continue without archaeological constraint.

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39a FITZJOHN'S AVENUE & LAND SOUTH OF 46 MARESFIELD GARDENS ARCHAEOLOGICAL DESK-BASED ASSESSMENT

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39a FITZJOHN'S AVENUE & LAND SOUTH OF 46 MARESFIELD GARDENS ARCHAEOLOGICAL DESK-BASED ASSESSMENT

1. INTRODUCTION

- 1.1 Mills Whipp Projects has been commissioned by Buro Four on behalf of 39 Fitzjohns Avenue Ltd. to prepare a desk-based assessment (DBA) of potential archaeology that may be affected by the proposed development scheme (Fig.1) (hereafter 'the site'). The site comprises No.39a Fitzjohn's Avenue and land south of No.46 Maresfield Gardens. It is intended that this assessment will accompany the planning application. The report does not cover built heritage or townscape which is addressed by Montagu Evans.
- 1.2 No.39 Fitzjohn's Avenue, on the south side of No. 39a, gained planning permission on 16th November 2022 for the 'erection of replacement side, rear and roof extensions, excavation of basement and various other alterations associated with conversion of existing dwelling (Class C3) into 35 flats (2x studio, 9x1bed, 20x2bed and 4x3bed)' (App. No. 2020/2169/P).
- 1.3 The site is centred on TQ 26506 84989. It is currently occupied by a large house at No.39a Fitzjohn's Avenue on its eastern side and a wooded area south of No.46 Maresfield Gardens on its western side. It is likely that nearly all ancient land surfaces will have been removed (truncated) by modern developments along Fitzjohn's Avenue but south of No.46 Maresfield Gardens deposit survival is likely to be better.
- 1.4 Development proposals comprise the substantial demolition and redevelopment of 39a Fitzjohns Avenue and the development of Land at Maresfield Gardens to provide residential (Class C3) accommodation, alongside hard and soft landscaping works, boundary treatment works, and other associated works (Figs. 11 & 12).
- 1.5 LB Camden's policies on archaeology are specified in their Local Plan and are set out in Appendices 3 and 4. They indicate that the site does not lie within an Archaeological Priority Area 'APA as defined by LB Camden and Historic England. The research also shows that the subject site does not contain any Scheduled Ancient Monuments, neither does lie within a Designated Archaeological Area as defined in Schedule Ancient Monuments & Archaeological Areas Act 1979. Camden is defined by Natural England as a 'heavily urbanised Inner London National Character Area' (Historic England 2018 9).
- 1.6 The Greater London Historic Environment Record (HER) has been consulted for an area 500m radius centred on TQ 26506 84989 with relevant data drawn from a wider area (GLHER report No. 17993 21/08/2023) (Fig. 2). It indicates that two other DBAs have been undertaken in the study area - at Finchley Road and Belsize Park (Gaz. refs. 1 & 2).The chief cartographic sources have been used and some are included as figures.

- 1.7 In undertaking this work the following documents have been adhered to:
- Historic England - *Guidelines for Archaeological Projects in Greater London* (April 2015)
 - Historic England Guidance Good Practice advice Documents (2015 & 2017)
 - Chartered Institute of Field Archaeologists - *Code of Conduct*
 - Chartered Institute of Field Archaeologists, 2014 *Standard and guidance for historic environment desk-based assessments*
 - English Heritage, 1991 - *Management of Archaeological Projects*

1.8 Dates used in this report:

Palaeolithic c. 700,000–12,000 BC
Mesolithic c. 12,000–4000 BC
Neolithic c. 4000–2000 BC
Bronze Age c. 2000–600 BC
Iron Age c. 600 BC–43 AD
Roman 43–410
Saxon 410–c. 1000
Medieval c. 1000–1500
Post medieval–modern (1500–present)

2. ARCHAEOLOGICAL BACKGROUND (Fig.2)

2.1 APAs

- 2.1.1 The site does not occupy an Archaeological Priority Area as defined by LB Camdem. The closest is the Belsize Manor APA (2.6) approximately 500m to the east (Fig.2; Gaz. ref. 1) and the Hampstead APA (2.1) approximately 800m to the north and (Historic England APA Appraisal October 2018).

2.2 Geology and Topography

- 2.2.1 Beneath the study area the basal geology is composed of the Upper Cretaceous Chalk Group overlain by expansive areas of the London Clay Formation, predominantly composed of London Clay itself. The site lies at the junction of the London Clay and an out crop immediately to the north composed of the younger, higher members of this group; the Claygate Member and the Bagshot member - the Claygate Member being a transition between the clay and the sandier Bagshot Beds which form the slightly higher ground of Hampstead Heath. Overlaying the London Clay approximately 1.2km to the south, lie some of the River Thames' gravel terraces composed of Lynch Hill and Hackney Gravel. These represent the remains of former floodplains of the river which lies a further 5km to the south (BGS sheet 256).
- 2.2.2 Although the London Clay in the vicinity of the site is useful as a building material, it drains poorly and in the past was difficult to cultivate and hard to build off, also being heavy underfoot. It is covered by soils of the Wickham 4 series which in the past produced grasslands and woodlands of oak and elm that mostly survived until the mediaeval period. Overlaying the London Clay to the north in Hampstead, however, the sands and gravels of the Bagshot Beds produced dry, well drained soils attractive to early settlement and farming. These produced well-drained acidic, coarse loam and sandy soils that can be productive for cereal cultivation, orchards and market gardens and would have produced better conditions for early settlement (English Heritage 2000 17). This is reflected in the archaeological record where the lighter soils around Hampstead Heath, approximately 2km to the north, have produced evidence for early settlement unlike the claylands around the study area.
- 2.2.3 Topography also influenced early settlement patterns, mainly because of its influence on soil quality and the availability of fresh water. The site lies on relatively flat ground of the claylands on the edge of the higher area around Hampstead Heath to the north and Haverstock Hill to the east, both approximately 750m from the site. The entrances to the Belsize Railway Tunnels which were bored eastwards under Haverstock Hill to Kentish Town, lie on the western side of Finchley Road, about 500m west of the site.
- 2.2.4 Within the site the topographic survey shows a gentle rise from 74.75m OD at Nutley Terrace northwards to 78.0m OD on the northern side of No39a Fitzjohn's Avenue (CH & MRP Dwg. No. 3961A-SKT 002). There is also a

gentle rise across the site from 74.90m OD in the west to 76.0m OD in the east.

- 2.2.5 Numerous springs appear at the interface where Hamstead Heath's porous Claygate / Bagshot beds lie on the impermeable London Clay formation, giving rise to streams which eventually merge forming the headwaters of the rivers Westbourne, Tyburn and Fleet. These drain southwards eventually discharging into the Thames. The site may lie in the vicinity of two small streams forming the headwaters of the Westbourne and the Tyburn (Barton 1992 Map).

2.3 Prehistoric

Palaeolithic

- 2.3.1 There is no evidence for a Palaeolithic presence in the vicinity of the subject site and the Historic Environment Record for the study area has no entries for this period. Although transient prehistoric groups undoubtedly crossed the general area, there is no indication of long-term occupation. The Greater London Assessment shows that Palaeolithic flints tend to be confined to the Thames Gravel geology, especially the Lynch Hill gravels, in central London and (EH, MoLAS 2000, 43 & 62).

Mesolithic

- 2.3.2 After the early post-glacial period, the landscape was dominated by a Mesolithic (c. 10,000 – 4,000 BC) woodland environment. There are no Mesolithic finds listed within study area although occasional chance finds of prehistoric date have been recorded in the area around Hampstead Heath approximately 2km to the north. Here the sandy Bagshot Formation and the numerous springs would have created a more attractive habitat than the surrounding claylands. A Mesolithic occupation site was discovered at West Heath, north-west of the study area, which has been designated as an Archaeological Priority Area (Historic England 2018 10). Flint axes have also been recorded from Hampstead Heath. Further to the north, a flint assemblage was recorded at Golders Hill Park in Barnet (EH, MoLAS 2000, 59).

Neolithic

- 2.3.3 During the Neolithic period (c. 4,000 – 2,000 BC) the hunter-gatherer culture was replaced by farming communities based around settlements in areas cleared of woodland for crops to be grown. For the first time communal monuments appeared along with ceramics. In Greater London, the heavy soils of the claylands are thought to have been unsuitable for Neolithic farming practices and settlement, and Neolithic finds tend to concentrate on the gravel terraces and brickearth areas e.g. the 'ritual landscape' on the west London gravel terraces (English Heritage 2000 65 & 70).

- 2.3.4 Only a few Neolithic finds are recorded in South Hampstead but none in the vicinity of the study area. The sandy area of Hampstead would have provided better drained soils than the surrounding claylands, even though it is likely to have been an isolated area within the dense woodland.

Bronze Age

- 2.3.5 Technological advances initiated in the Bronze Age (c. 2,000-750 BC) saw an increase in the use of bronze for tools and increasing social complexity reflected in the first indications of land tenure patterns in some parts of the country. An agricultural economy is likely to have developed within a landscape of small farms and settlements on the higher gravels and river valley locations. It is no surprise, therefore, that there are no HER entries of this date, listed within the heavy claylands of the study area. The lighter soils further north at Hampstead Heath have, however, produced evidence for occupation. There is evidence for an Early/Middle Bronze Age bell barrow between Hamstead Ponds and Highgate Ponds northeast of the study area (Historic England 2018 10) and a possible Bronze Age 'earthwork' at Jack Straw's Castle lies approximately 1.5km north of the site (EH, MoLAS 2000, 68).

Iron Age

- 2.3.6 Although, generally, population figures continued to grow during the Iron Age (c. 600 BC – AD 43) putting a strain on land tenure patterns, the lack of finds listed in the study area's HER indicates that the claylands were still not occupied with any intensity. Neither does the Greater London Assessment mention any finds from the Hampstead Heath area (EH, MoLAS 2000) and although a possible occupation site is suggested by pottery and tools retrieved from the Vale of Heath, there is little else in the archaeological record. This implies that both North Camden's claylands and the sandy soils around Hampstead were not greatly exploited or settled at this time with the ancient woodland still dominating the landscape.

2.4 Roman

- 2.4.1 The site is situated in the hinterland of the Roman town of *Londinium*, the walled city of London. It was established in the mid-1st century AD in the vicinity of the City of London about 5km southeast of the site. By the 2nd century AD the city lay at the centre of a network of main roads serving the province. One of these, Watling Street (now the A5), ran north-westwards approximately 2km west of the site and defines the western boundary of the later municipal borough of Camden.
- 2.4.2 It was generally considered that the hinterland of *Londinium* was predominantly occupied by a managed agricultural landscape and that most of the claylands was of managed woodland. The assessment of archaeology in Greater London suggests that the generally dispersed and low density of Roman find spots on the London Clay and the scarcity of settlement sites and

field ditches may indicate that the woodlands occupying the clay soils remained intact, although managed (English Heritage 2000 152). Consequently, there are no entries of Roman date with the study area's HER and the archaeological record again indicates that the lighter soils of Hampstead to the north were preferred.

- 2.4.3 A pottery sherd was discovered approximately 1km north of the subject site at Froggnal Rise and at Mount Vernon two residual pottery sherds were recovered. In the vicinity of south-west Hampstead Heath a pottery vessel with coins was discovered at Well Walk approximately 750m north of the site and beads, possibly representing jewellery associated with a grave, were also discovered in this area. But there is no evidence for Roman landuse in the study area.

2.5 Saxon

- 2.5.1 In the Saxon period the area of the old Roman walled city of *Londinium* remained largely deserted until the late 9th century when it was reoccupied by King Alfred. In the Middle Saxon period (7th to 9th centuries), however, the main area of occupation centred on the Strand just to the south of LB Camden. Pre-Norman churches are also known at St Pancras and St Andrew Holborn in the southern section of Camden. Camden may have contained up to four late Saxon estates roughly aligned with the later ancient parishes of Hampstead, St Pancras, St Giles in the Field and St Andrew Holborn. Where the site lies in the northern part of LB Camden, however, the lack of HER entries for this period in the study area indicate that the wooded claylands were still not penetrated with any intensity. There is no indication of Saxon occupation or landuse in the vicinity of the site.

2.6 Mediaeval

- 2.6.1 During the mediaeval period the ancient manor of Hampstead was gifted to the monastery of St Peter in Westminster by King Ethelred the Unready in 986 AD and remained in its possession until after the Norman Conquest of 1066. "The settlement probably existed as a single farmstead and became a small settlement around the green" [to the north of the study area]. As the settlement grew it became surrounded by a series of satellite communities, including South End and West End..." (Historic England 2018 12).
- 2.6.2 South of Hampstead the manor of Belsize was established on Haverstock Hill about 0.5km east of the site and the location of the manor house is designated a 'Tier 2' Archaeology Priority Area (2.6) by LB Camden / Historic England (Gaz. ref.4). It is first recorded in 1496 in a grant to Westminster Abbey by King Edward IV and comprised of 284 acres of land with a house, a number of farms, pounds and agricultural buildings. Later, an avenue was added, the precursor to Belsize Avenue, approximately 0.5km east of the site (Gaz. ref. 3). The main house lay on its southern side.

- 2.6.3 Following the Dissolution of the Monasteries the manor passes through the hands of numerous families until the 18th century when it became a pleasure garden. It was rebuilt as a Georgian manor but was demolished in 1852. Part of the estate was purchased by James Able who developed a housing complex around Belsize House. Later the area became infilled with houses and flats (Historic England 2018 58).
- 2.6.4 There is no archaeological evidence for intense mediaeval landuse within the study area apart from Belsize Manor House. In the mediaeval period the site would have lain within open agricultural fields or woodland.

2.7 Post medieval

- 2.7.1 Old maps of the area show the agricultural landscape of the study area in the 18th century before the area was obscured by the encroaching suburban expansion of London. A pattern of sub-rectangular fields bounded by hedges and divided by a network of small lanes is shown between Haverstock Hill and Watling Street - the main north-south routes. The site lay south of Hampstead village and east and west respectively of the hamlets of West End and Pound Street.
- 2.7.2 Both Rocque's map of 1746 and the Ordnance Survey (OS) map of 1798 show the site occupying a field between Belsize Lane to the south and West End Lane to the north (Figs 3 & 4). Both head eastwards to Haverstock Hill, the main route from Camden to Hampstead running approximately 750m to the east of the site. A smaller lane is also shown running north from Belsize Lane into Hampstead village. It occupies roughly the same route as the later Fitzjohn's Avenue. Hampstead village is shown approximately 750m to the north of the site and Belsize House is shown on the southern side of Belsize Lane. The mansion was formerly called Belseys.
- 2.7.3 Milne's map of 1800 (Fig. 5) indicates that the local agriculture was predominantly pasture and meadow (marked green) with occasional arable fields (yellow). The site occupied fields of pasture. Belsize House is marked as a small park (pink).
- 2.7.4 As part of the Midland Main Line between Kentish Town and West Hampstead Thameslink, the Belsize Tunnel was bored between 1865 and 1867 for the Midland Railway extension from Bedford to London St Pancras taking the lines under Haverstock Hill. In the study area the tunnel ran beneath Nutley Terrace. Wooden shafts were constructed to lower men and horses into the tunnel. Over 1300 men and 100 horses worked on the tunnel. In order to increase capacity to four running lines from St Pancras Station, a new tunnel was bored in 1884. It ran parallel to and approximately 40m north of the old tunnel at a depth of approximately 20m beneath 39a Fitzjohn's Avenue and the northern half of the area south of No.46 Maresfield Gardens. The OS map of 1874 shows the overground lines running to Finchley Road Station approximately 500m to the west of the site before heading

underground in the original tunnel beneath the open grassy slopes of Haverstock Hill south of Hampstead (Fig. 6). Twelve years later, the 1896 OS map shows the entrance to the original Belsize Tunnel at Finchley Road before heading eastwards beneath Nutley Terrace. It also shows the entrance cut for the 1884 tunnel on its northern side (Fig.7). The OS map of 1915 (Fig. 8) shows one of the tunnel's air shafts at the north-western part of the open area south of No.46 Maresfield Gardens.

- 2.7.5 In 1875 the 'grassy slopes' south of Hampstead were bought by builders who laid out a broad roadway called Fitzjohn's Avenue connecting Hampstead with St John's Wood, Kilburn and the west end of London (Walford E 1878 494). These developments are shown on the 1896 OS map and are likely represent the first intensive landuse on the site (Fig.7). The SE corner of the site is shown to be occupied by No.39 Fitzjohn's Avenue at the junction with Nutley Terrace. The plot directly to its north (later 39a Fitzjohn's Avenue) remains open as does the area of Maresfield Gardens on the western side of the site. A similar lay out is shown on the 1915 OS map (Fig. 8).
- 2.7.6 During WWII, this part of London generally escaped the Blitz with only minor damage. The LCC Bomb Map of 1945 (Fig. 9) shows that the site was not hit and a similar configuration of buildings occupies the site as those shown on the 1896 OS map.
- 2.7.7 The site is still occupied by No.39 Fitzjohn's Avenue with a more recent building, No.39a, occupying the previously open plot on its northern side (Fig.10). The remaining area of the site lies south of No.46 Maresfield Gardens and is occupied by a shared resident's garden with numerous mature trees and areas of parking.

3. ARCHAEOLOGICAL POTENTIAL

3.1 Deposit model

- 3.1.1 The site lies on London Clay. Archaeological and cartographic evidence indicates that this area was occupied by woodland until at least the mediaeval period. In the 18th and 19th century early maps show the site in an agricultural landscape of fields. Milne (Fig. 5) shows that in 1800 they were used for pasture which persisted until the suburban expansion of Camden in the late 19th century. Such activity would produce agricultural soils into which the foundations of the new houses were cut. At this time Fitzjohn's Avenue was set out and the later Belsize Tunnel was bored at a depth of approximately 20m beneath No.39a Fitzjohn's Avenue and the area south of 46 Maresfield Gardens.
- 3.1.2 Given the predominant agricultural character of the study area until the 19th century and the general lack of intense occupation activity, a deposit model consisting of widespread, homogeneous agricultural soils over natural London Clay is anticipated. It is highly likely that the natural clays lie at a relatively shallow depth below ground level of approximate 1m.
- 3.1.3 There is no evidence that significant archaeology of any date will be present on the site.

3.2 Archaeological Survival

- 3.2.1 Any possible archaeological deposits on the site will have been badly fragmented by the construction of Nos. 39 and 39a Fitzjohn's Avenue.
- 3.2.2 Deposits to the south of Maresfield Gardens will mostly have survived but one of the railway tunnel's air shafts survives in the north-western part of this area (Fig. 7).
- 3.2.3 During WWII the LCC Bomb Map indicates that the area suffered only minor damage and the site was unaffected.

3.3 Archaeological Potential

- 3.3.1 The evidence outlined in this assessment indicates that the site was predominantly occupied by dense woodland of the claylands. This habitat was very unappealing for early settlement and the heavy soils would have been difficult to work. An agricultural and pastoral landscape emerged as the woodland was cleared in the post-mediaeval period. By the late 19th century the suburban expansion into north Camden reached the study area creating housing along newly laid out roads including Fitzjohn's Avenue. Given this history of landuse, we consider that there is only a very low potential for significant archaeology of any period on the site.

4. IMPACT ASSESSMENT

Proposed Development Scheme (Figs 11-13)

- 4.1 The topographic survey of the site shows a very gentle rise to the north from 74.75m OD at Nutley Terrace to 78.0m OD on the northern side of No39a Fitzjohn's Avenue (CH & MRP Dwg. No. 3961A-SKT 002). From west to east the site is almost flat rising from 74.90m OD to 76.0m OD.
- 4.2 Proposals include the substantial demolition and redevelopment of 39a Fitzjohns Avenue and the development of Land at Maresfield Gardens to provide residential (Class C3) accommodation, alongside hard and soft landscaping works, boundary treatment works, and other associated works (Figs. 11 & 12).
- 4.3 The two new residential elements of the proposed scheme will comprise 2 townhouses and 2 maisonettes at No.39a Fitzjohn's Avenue and 29 apartments in a new mansion block at No.46 Maresfield Gardens.

39a Fitzjohn's Avenue (Fig.11)

- 4.4 It is proposed that the family townhouses at No39a will have a lower garden / basement level across the footprint of the building which extends beneath the rear terrace at 74.07m OD. On the south side of 39a it rises via stairs to Fitzjohn's Avenue at around 76.0m OD (CH & MRP Architects Dwg. No. 3169A 351b). A skylight level lies at the front at 77.30m OD (CH & MRP Architects Dwg. No. 3169A_SKT 302). Generally, the basement level is about 3m lower than the ambient ground level.
- 4.5 Provision is made for three parking spaces with electrical charging points at the front of 39a Fitzjohn's Avenue. There are five shared pedestrian and cyclist entry points and the landscape is designed to provide DDA access to most of the spaces.

Key heights 39a:

- Proposed rear terrace garden level – 74.07m OD
- Proposed ground floor terrace - 77.30m OD
- Proposed first terrace - 81.20m OD
- Ambient ground level mostly around 77.50m OD

Land south of 46 Maresfield Gardens (Fig.12)

- 4.6 A mansion block for 29 apartments is proposed South of 46 Maresfield Gardens. The mansion block has five floors including a lower ground floor and upper ground floor. The lower ground floor covers most of the footprint of the building and has a floor level at 71.45m OD, approximately 2m to 3m deeper than the ambient ground level.

Key heights Maresfield Gardens:

- Maresfield Gardens ground level – ranges 73.51OD (south end) to 76.10m OD (north end)
- Lower ground floor level 71.45m OD
- Ambient ground level mostly around 73.50m OD to 74.50m OD

Landscaping (Fig.13)

- 4.7 The proposed scheme will incorporate three main landscape character areas; a multifunctional space surrounded by meadow mounds with informal seating for socialising, a central hub for play and community engagement incorporating grass mounds and finally, paths through a woodland landscape.
- 4.8 A number of the existing trees on the site will be removed.

Assessment of Impact

- 4.9 Given the ambient ground level around No.39a Fitzjohn's Avenue is around 75m OD to 76m OD and the proposed rear terrace / basement level lies at 74.07m OD ground truncation will occur within the footprint of the proposed building during the excavation of the basement.
- 4.10 Ground truncation will also occur across most of the footprint of the mansion block at Maresfield Gardens. Here the lower ground floor is approximately 2m to 3m below the ambient garden ground level so ground truncation will occur during the excavation of the basement.
- 4.11 Further impact will occur from relandscaping the site and the removal of many of the existing trees and the planning of new ones.

5. CONCLUSIONS AND RECOMMENDATION

- 5.1 From the evidence examined during the preparation of this document, there is no indication that significant archaeology of any date exists on the site. There are no archaeological deposits present on the site which merit preservation in situ.
- 5.2 Any potential archaeological survival on the eastern side of the site is likely to have been fragmented by the foundations of the houses along Fitzjohn's Avenue.
- 5.3 Given the lack of evidence for significant archaeology of any period and the varied and fragmented nature of survival of the substrata beneath parts of the site, it is suggested that the proposed development should continue without archaeological constraint.
- 5.4 It is suggested that the submission of this report fulfils the need to examine the archaeological potential of the subject site and no further archaeological interventions are necessary.

APPENDIX 1 – GAZETTEER

The HER data has been provided by Historic England (GLHER Report 17993 21/08/2023). It has been collated for a study area of 500m radius centred on TQ 26506 84989. This gazetteer provides a summary of that data. Event and monument locations have been digitally positioned using the HER grid references (Fig.2).

1. Address: 321-329 Finchley Road, Hampstead, London, NW3
NGR: TQ 26005 85058
HER No.: ELO9149
Status: DBA
Description: desk-based assessment in 2001 by MoLAS indicated possible mediaeval and early post mediaeval material could be present on the site.
2. Address: 42-45 Belsize Park & 77C-79 Belsize Land, London NW3
NGR: TQ 26739 84667
HER No.: ELO9088
Status: DBA
Description: desk-based assessment in 1998 by MoLAS indicated low to moderate archaeological potential for the Mediaeval period and low for all other periods.
3. Address: Belsize Avenue, Belsize Lane, London NW3
NGR: TQ 26975 85060
HER No.: MLO17826
Status:
Description: Mediaeval road running from corner of Pond Street to West End Lane
4. Address: Belsize Manor APA 2.6
NGR: TQ 26979 84800
HER No.: DLO38615
Status: APA Tier II
Description: The APA includes the complex of the former mediaeval moated enclosure, farm and house. The enclosure around the 15th century manor and the area of later gardens forms the APA boundaries from Lancaster Grove to Glenilla Road and west of Belsize Lane. It was one of 5 manorial estates that made up north Camden in the mediaeval period. Following the Dissolution of the Monasteries it passes through the hands of numerous families, at one time in an 18th century pleasure garden. It was rebuilt as a Georgian manor but was demolished in 1852. Belsize Avenue was the driveway to the manor which lay to the west of the site.

APPENDIX 2 – Sources Consulted

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APPENDIX 3 PLANNING BACKGROUND

National Guidance: National Planning Policy Framework (NPPF) 2021

The National Planning Policy Framework (NPPF) was originally published in 2012 and revised in 2018. This later version was replaced by the most recent version published in July 2021 by the Department for Communities and Local Government, (2021; National Planning Policy). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

Chapter 16 of the NPPF concerns the conservation and enhancement of the historic environment.

Regional Policy: The London Plan 2021

The London Plan was originally published July 2011 but updated in March 2021. It includes 'Policy HC1 Heritage conservation and growth' which recognises the importance of heritage assets, including any below-ground archaeological resource, in terms of improving access, interpretation, preservation and settings. It states:

- 'A 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.
- B 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:
 - 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
 - 2) utilising the heritage significance of a site or area in the planning and design process
 - 3) integration 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
 - 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.
- C Development proposals that affect 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.

- D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design or appropriate mitigation, Where applicable, development should make appropriate 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.
- E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Local planning policy – LB Camden Local Plan 2017

Policy D2 Heritage

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

Designated heritage assets

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

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

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

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order

to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage. 236 Camden Local Plan | Design and Heritage Listed Buildings Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

i. resist the total or substantial demolition of a listed building;

j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Archaeology

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

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including nondesignated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Camden Local Plan Review 2018

L B Camden / Historic England October 2018

The Camden Local Plan section on Design and Heritage (July 2017) sub section on Archaeology make reference to Archaeological Priority Areas (APAs). The 2018

review is based on evidence held in the Greater London Historic Environment Record (GLHER). It identified two APAs in the general vicinity of the study area:
APA 2.6 Belsize Manor and,
APA 2.1 Hampstead

APPENDIX 4 - CAMDEN LOCAL PLAN 2017, ARCHAEOLOGY

Archaeology

7.63 Camden has a rich archaeological heritage which comprises of both above and below ground remains, in the form of individual finds, evidence of former settlements and standing structures. These remains are vulnerable to modern development and land use. There are currently 13 archaeological priority areas in the borough (see Map 4: Heritage and Archaeological Sites) although these are scheduled for review in 2017.

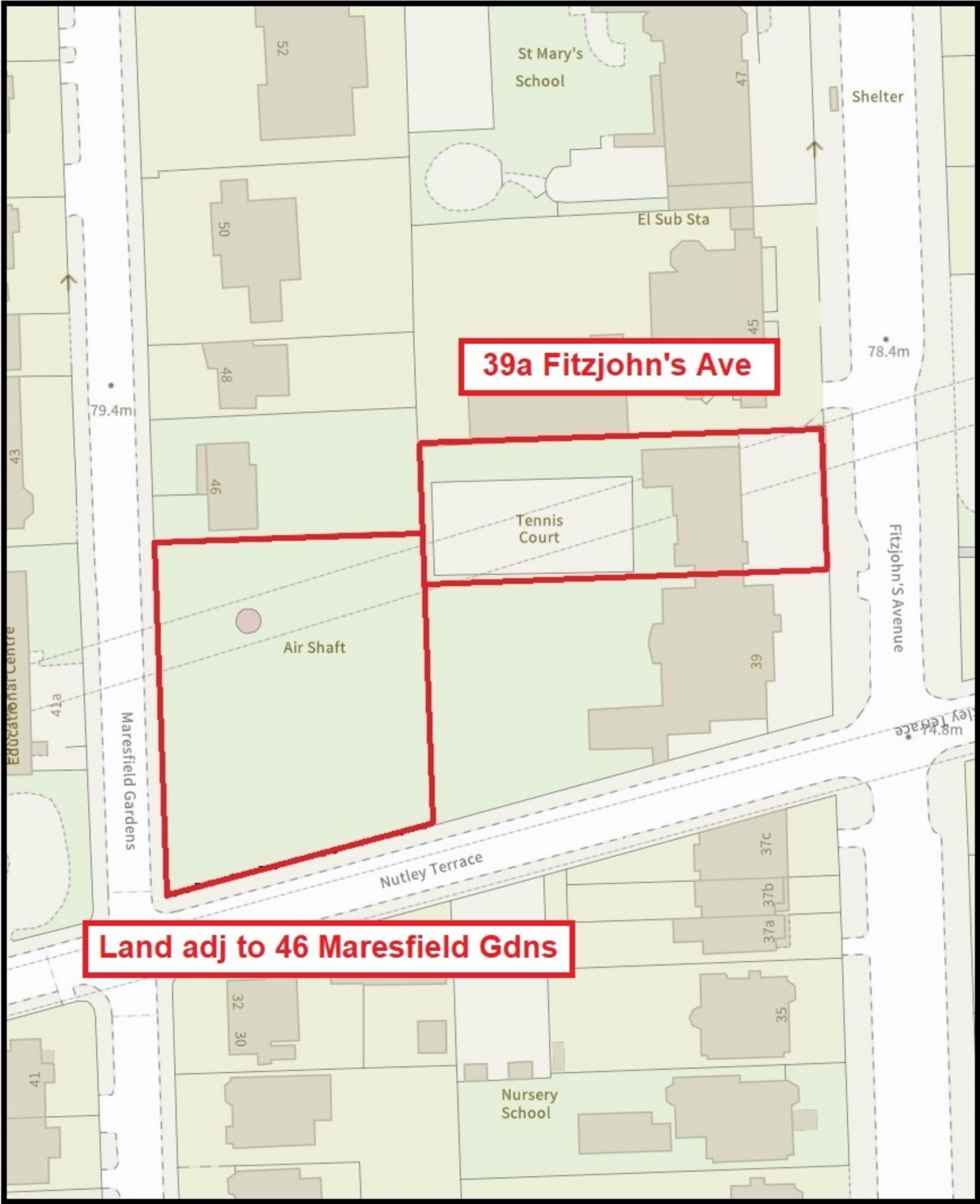
7.64 The archaeological priority areas provide a general guide to areas of archaeological remains, but do not indicate every find site in the borough. These are based on current knowledge and may be refined or altered as a result of future archaeological research or discoveries.

7.65 It is likely that archaeological remains will be found throughout the borough, both within and outside the archaeological priority areas. Many archaeological remains have yet to be discovered, so their extent and significance is not known. When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation. Scheduled monument consent must be obtained before any alterations are made to scheduled ancient monuments. Camden has only one scheduled ancient monument: Boadicea's Grave in Hampstead Heath.

7.66 If important archaeological remains are found, the Council will seek to resist development which adversely affects remains and to minimise the impact of development schemes by requiring either in situ preservation or a programme of excavation, recording, publication and archiving of remains. There will usually be a presumption in favour of in situ preservation of remains and, if important archaeological remains are found, measures should be adopted to allow the remains to be permanently preserved in situ. Where in situ preservation is not feasible, no development shall take place until satisfactory excavation and recording of the remains has been carried out on site and subsequent analysis, publication and archiving undertaken by an archaeological organisation approved by the Council.

7.67 The Council will consult with, and be guided by, Historic England and the Greater London Archaeology Advisory Service (GLAAS) on the archaeological implications of development proposals. The Greater London Historic Environment Record, maintained by Historic England, contains further information on archaeological sites in Camden. When considering schemes involving archaeological remains, the Council will also have regard to the National Planning Policy Framework.

FIG.1 SUBJECT SITE



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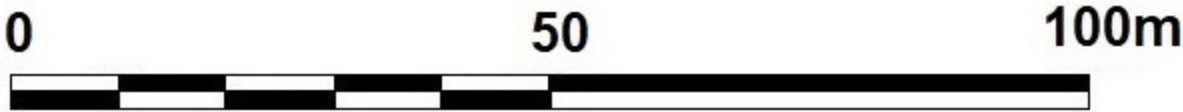
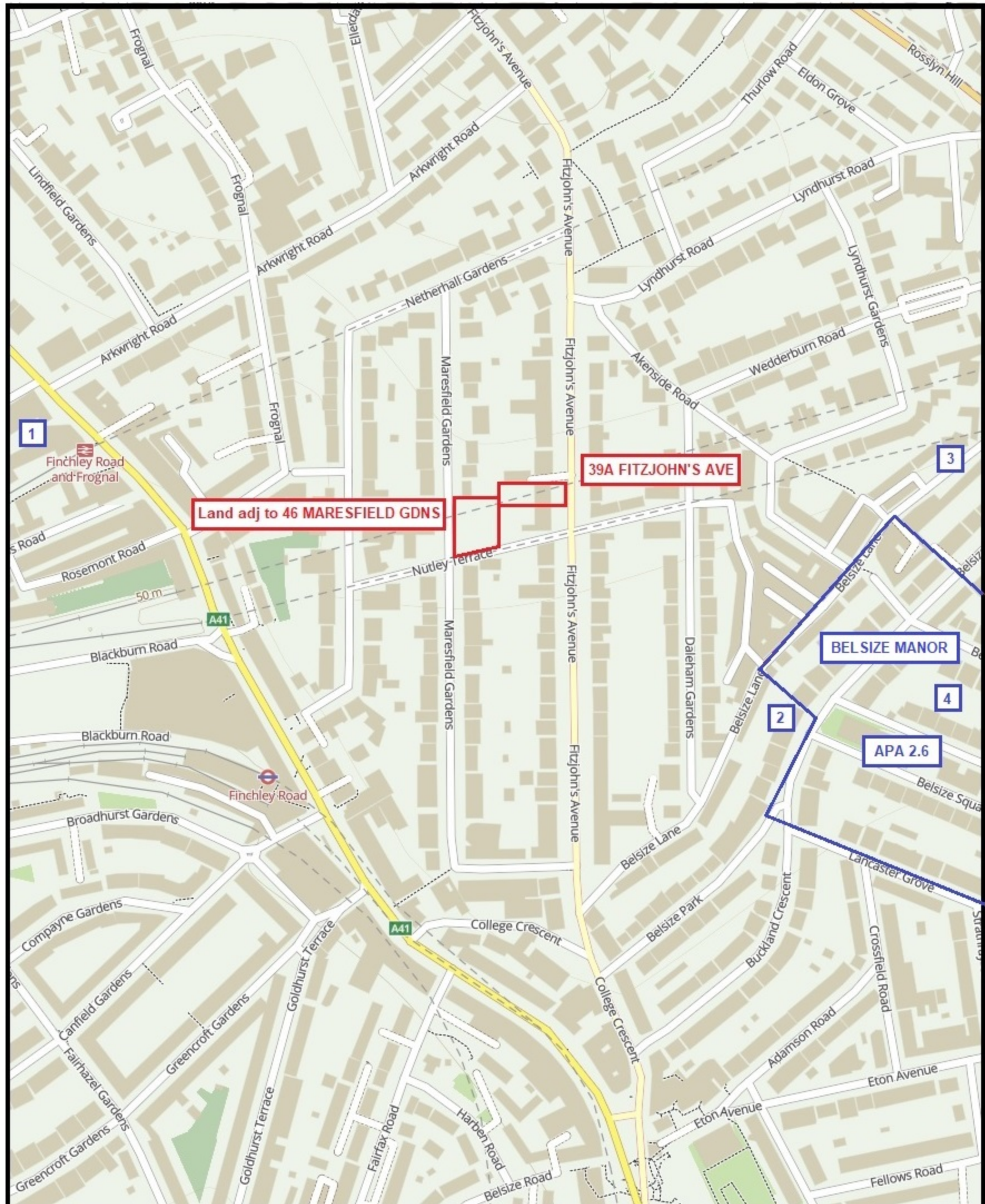


FIG.2 ARCHAEOLOGICAL BACKGROUND



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500m

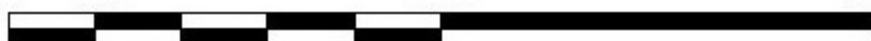


FIG.3 ROCQUE 1746



FIG.4 ORDNANCE SURVEY 1798



FIG.5 MILNE 1800

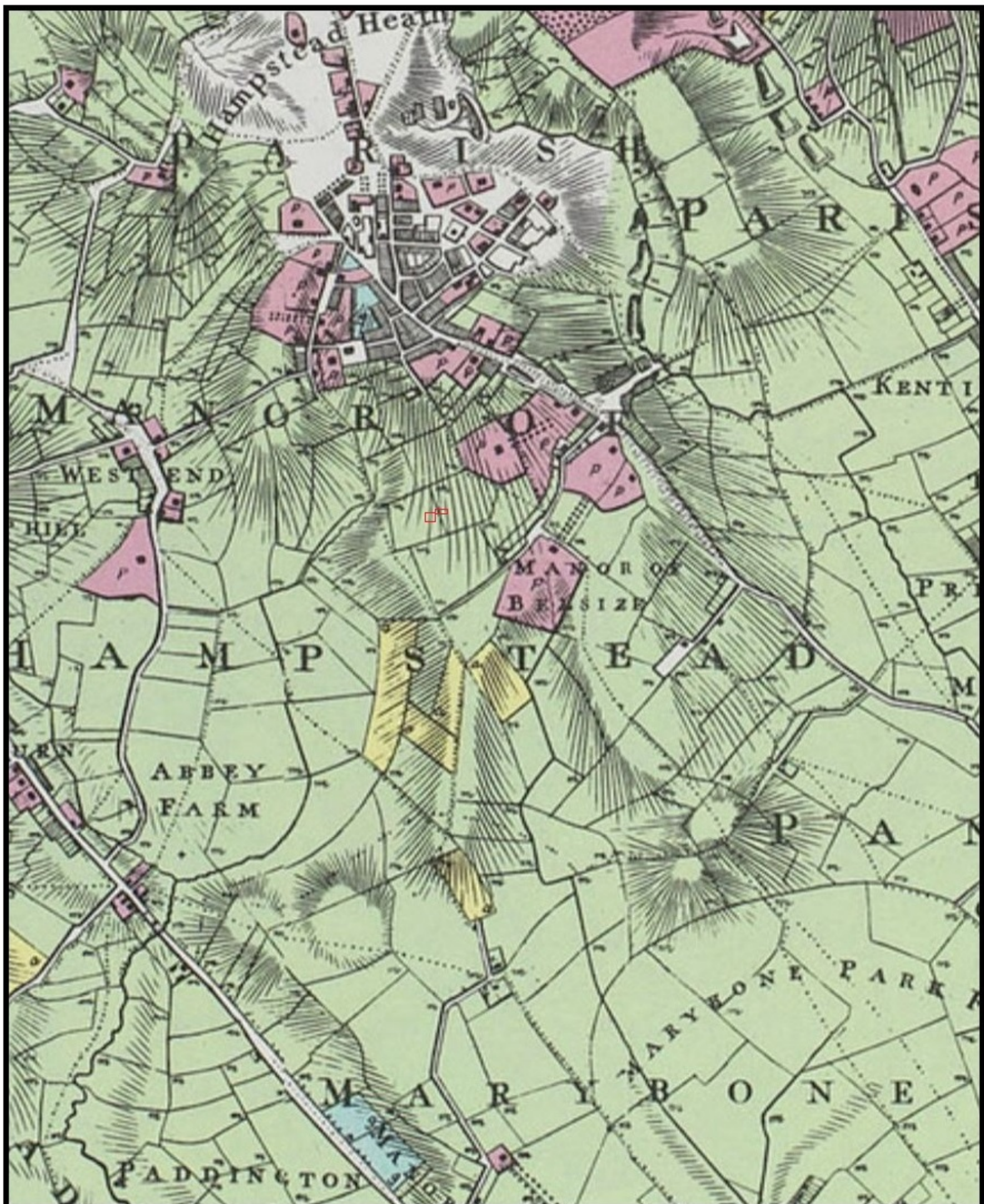


FIG.6 ORDNANCE SURVEY 1874

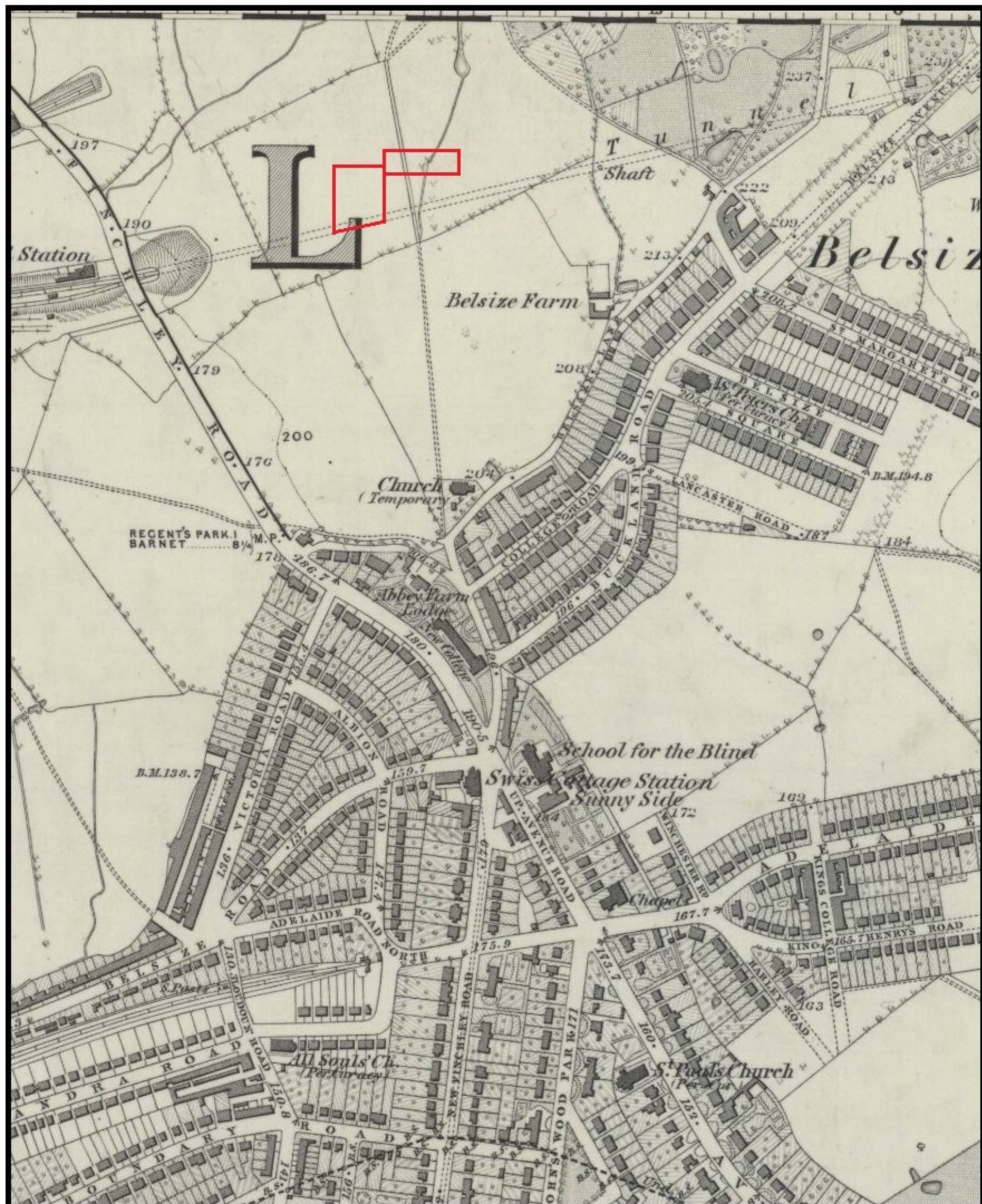


FIG.7 ORDNANCE SURVEY 1896

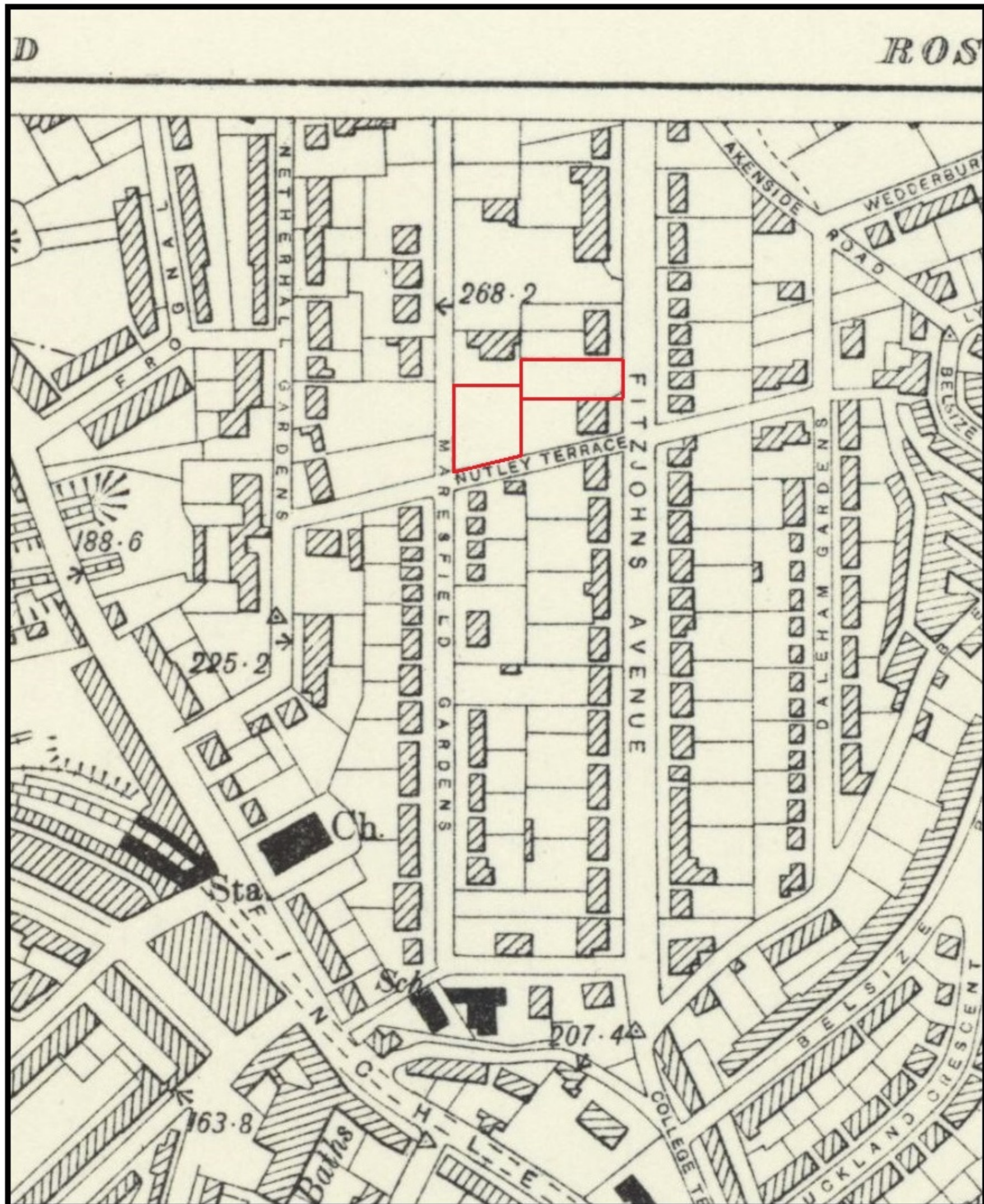


FIG.8 ORDNANCE SURVEY 1915

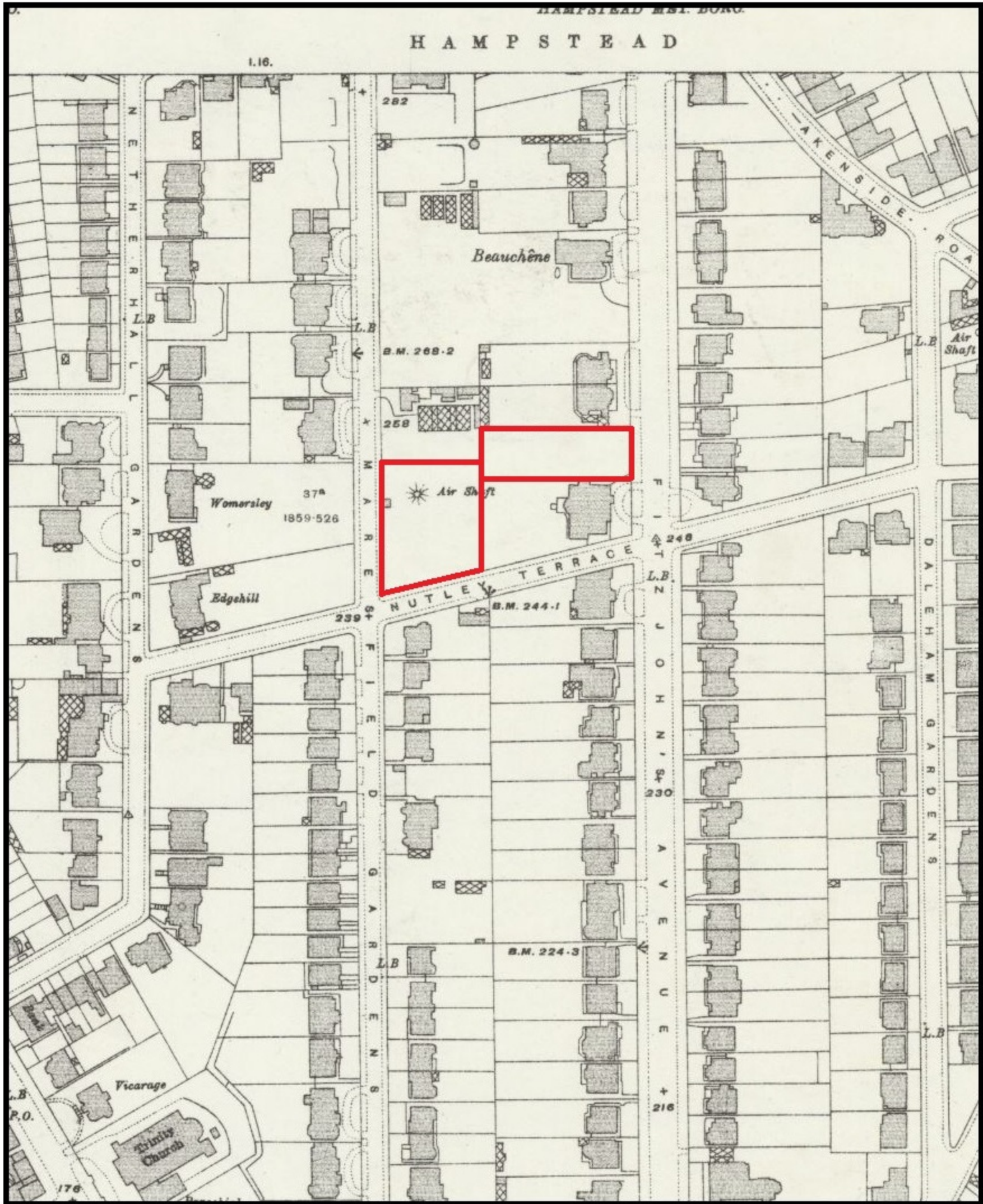
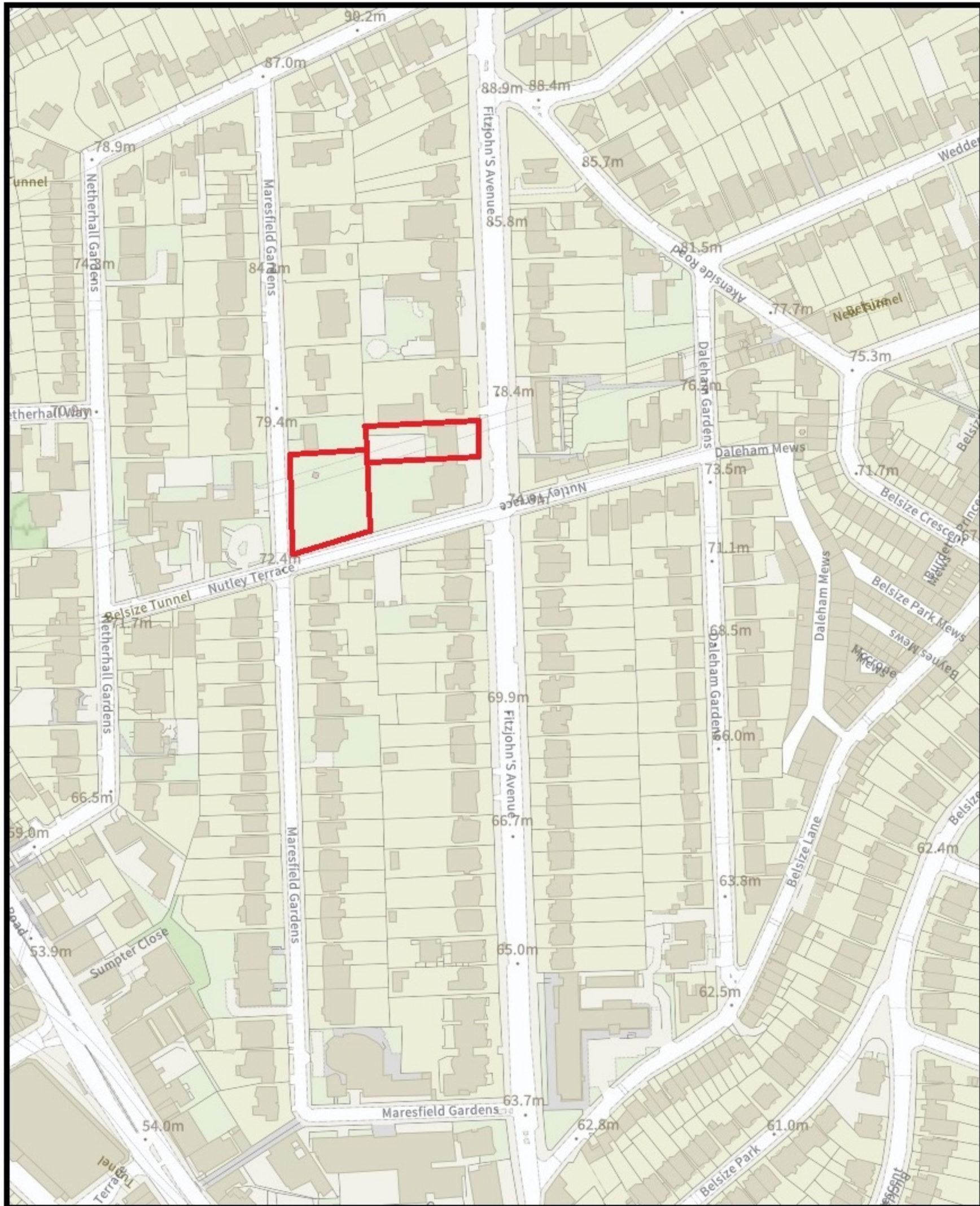


FIG.9 LCC BOMB MAP



FIG.10 MODERN STREETS



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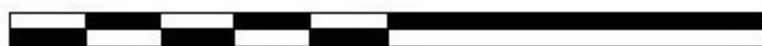


FIG.11 PROPOSED SCHEME 39a FITZJOHN'S AVENUE

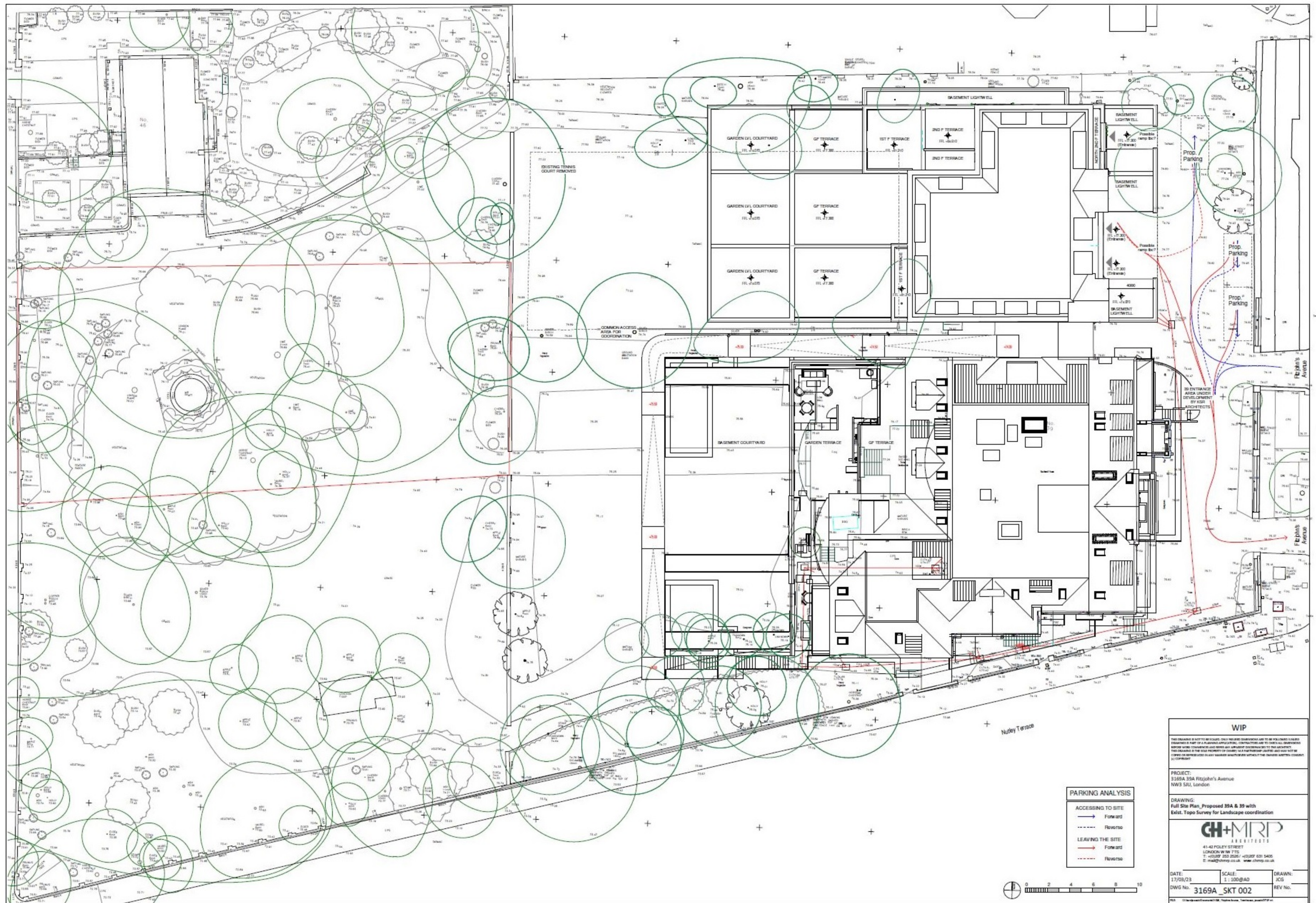


FIG.12 PROPOSED SCHEME MARESFIELD GARDENS



Sergison Bates architects^{LLP}
Proposed lower ground floor GA

Maresfield Gardens, NW3
Issued for information

Architects	Date	Scale
Sergison Bates architects 34 Clarendon Close London EC1R 6AU United Kingdom	18/04/23	1:200BA1

Tel +44 (0)20 7255 1564
e-mail studio
@sergisonbates.co.uk

325/3211

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FIG.13 PROPOSED LANDSCAPING

