

Cannon Hall, 14 Cannon Place, Hampstead, N3 1EJ

Archaeological Desk Based Assessment

Grade II* Listed Building within the Hampstead Conservation Area



November 2023



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Cannon Hall, 14 Cannon Place, Hampstead, NW3 1EJ - Archaeological Desk Based Assessment

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EXECUTIVE SUMMARY

1. The subject site, Cannon Hall, is a Grade II* listed building within the Hampstead Conservation Area. The building is early eighteenth century but has undergone numerous nineteenth and twentieth century alterations and addition. The significance of the building is medium-high and can be attributed to the age of its fabric, with a considerable amount of original Georgian fabric with a recognisable plan form. The garden walls, gate and bollards to Cannon Hall are designated separately as Grade II. Two grade II* buildings (Chestnut Lodge & Squires Mount to the northeast and the immediate neighbour Cannon Lodge to the south-west) and several Grade II listed buildings are located within the immediate vicinity of the site.
2. The subject site sits within the Hampstead Archaeological Priority Area (Tier 2), which covers the medieval settlement of Hampstead that grew from a small farmstead.
3. The subject itself has existed since the early 18th century and may have replaced a previous building on the site. As such, there is potential for archaeological evidence to be present on the site. However, it must be remembered that this is a domestic site and has no confirmed use before the construction of Cannon Hall. Whilst there is clear potential for archaeological evidence to be present, it is not guaranteed. Whilst the house itself has undergone various developments since its early Georgian inception, a substantial quantity of original fabric remains, providing a source of above-ground archaeology of evidential value.
4. A high-level significance appraisal of the existing buildings has been undertaken in the Heritage Statement by Heritage Architecture (May 2023).
5. The application seeks the following proposed works:
 - Replacement conservatory;
 - Changes to ground floor including a previously consented opening in the kitchen to be executed; partial removal of modern fitted joinery in the library;
 - Changes to first floor including to bathrooms; reduction in size of first floor balcony;
 - Underfloor heating to various rooms throughout.
 - Changes to rear dormers and skylights.
 - Various changes to the third-floor layout and removal of the raised floor.
 - Maintenance access to the roof; replacement of the roof covering with slate; removal of security ironmongery to front façade windows.
 - M&E upgrades; Sustainability and thermal upgrades.
 - The only component of this application which may impact below ground archaeology is the replacement conservatory.

6. Overall, these proposed works are considered to have a **beneficial impact** on the historic and architectural interest of the listed building. The proposed works to the conservatory, roof and various removals of modern/inappropriate features are considered to offer heritage benefits to the Grade II* listed building. The reduction in size of the first-floor balcony will reduce any potential overlooking of the neighbour, which is a public/planning benefit. All other works are considered to have a **neutral impact** on the building's significance owing to their appropriate, high-quality design, the retention of historic fabric, and the avoidance of areas and fabric of significance. However, should the council perceive there to be a small degree of harm caused by any of the proposed works, this would be suitably outweighed by the aforementioned heritage benefits. The proposals are considered to cause no harm to the significance of the Hampstead Conservation Area or the settings of nearby listed buildings. Therefore, the proposals adhere to the requirements of local and national planning policy and guidance.
7. A number of archaeological excavations have been undertaken in the area around the subject site, and these have revealed some evidence of pre-historic remains, including burials. Archaeological finds are generally focussed on Hampstead Heath, and are in areas of land which have remained undeveloped.
8. The proposed conservatory to the rear will replace a modern conservatory of no historic interest. The proposed conservatory is accessed via a double opening to the southernmost wall of the kitchen and is at a lower level than the ground floor. This was consented in 1977 and constructed in the 1980. This replaced a semi-circular bay.
9. The existing conservatory site sits on a raised terrace which is 550mm above the garden level.
10. Therefore, although the archaeological interest of the site and surrounding area is high, the archaeological potential of the subject site is low because of previous alterations to this area, the construction of the terrace, and erosion of below ground archaeology. A recent survey indicates there is a vaulted cellar under below the terrace and part of the footprint of the proposed conservatory, indicating that the ground has been previously disturbed.

1 INTRODUCTION

11. This Archaeological desk-based assessment (DBA) provides an assessment of the below ground archaeological potential of the subject site- Cannon Hall, 14 Cannon Place, Hampstead, in the context of the current proposals.
12. This report has been prepared in response to an objection lodged by the owners of the adjacent No.12 Cannon Place, to the Planning and Listed Building consent applications, stating concerns that due regard had not been given to the impact of the proposals upon the setting of their property and upon the conservation area.
13. The LPA – Camden Council – did not request any such assessment during the extensive discussions and consultations that have previously taken place.
14. The majority of the information presented has been expounded in the Heritage Statement, and we apologise for burdening officers with repeated information, but it was felt that a stand-alone report was necessary.
15. The subject site is located within the Hampstead Conservation Area (CA) and the existing building is Grade II*. A high-level appraisal of the existing buildings has been undertaken in the Heritage Statement by Heritage Architecture (August 2023).
16. This report is produced in accordance with relevant government policy and guidance on archaeology and planning, and in accordance with the ‘Standard and Guidance for historic Environment Desk-Based Assessments’ (ClfA, January 2017). It utilises available historical, topographical and land use information and includes an examination of the Kent Historic Environment Record and other relevant digital resources. This report includes:
 - a. Statement of objectives/ Aims and purpose of the assessment.
 - b. History and development of the Site (study area), including a description of the heritage assets affected by the proposals and archaeological potential of the study area.
 - c. Significance Assessment of the site, with special focus on below ground archaeology.
 - d. Impact of the proposed development on the below ground archaeological assets/ archaeological interest of the site.
 - e. Recommendations for next steps.
17. **Aims:** The aims of this Archaeological Desk Based Assessment are:
 - a) To present, using available documentary sources (including the relevant HER)- the known archaeological assets within the subject site.
 - b) To assess, using the available sources the potential to discover previously unknown archaeological assets from the subject site.
 - c) To assess the significance of the identified archaeological assets

- d) To assess the impact of proposed development on the below ground archaeological assets.

18. **Methodology:** An initial visit to the site was undertaken in November 2017 followed by a visual inspection of the site and surrounding areas on 6th March 2018 to analyse the site and identify the key elements of significance and the historical development of the building. Further site visits were conducted in September of 2020 and during the summer of 2021. A site visit and walkaround survey was undertaken in January 2024 to assist with the preparation of this ADBA. Specialist knowledge and experience of historic building types and their construction have also informed the findings.
19. Archival research was undertaken with relevant national and local archives accessed and the Greater London Historic Environment Record was consulted. The present report takes into account the information accessed to provide a thorough appraisal of the site and its archaeological potential to assess its significance, and the significance of any potential below ground archaeology.
20. **Authorship:** This Archaeological Desk Based Assessment has been prepared by Stephen Levrant Heritage Architecture Ltd, Conservation Architects and Heritage Consultants specialising in the historic cultural environment. The following team members contributed to the preparation of this report:
 - Matilda Harden (BA(Hons), MSt (Cantab))

2 PLANNING BACKGROUND AND RELEVANT LEGISLATION/ GUIDANCE

21. UK government legislation pertaining to archaeology, including scheduled monuments, is covered in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.
22. The National Planning Policy Framework (NPPF- September 2023) includes Section 16 covering the Historic Built Environment. The NPPF is to be read alongside the National Planning Practice Guidance (NPPG).
23. Historic England has published a number of advice notes and guidance relating to different aspects of the historic environment. Of these, the following are of key consideration for the present site:
 - Conservation Principles Policies and Guidance (April 2008)
 - Deposit Modelling and Archaeology (January 2020)
 - Preserving Archaeological Remains (November 2016)
 - Understanding Historic Buildings A Guide to Good Recording Practice (May 2016); Historic England
 - Understanding the Archaeology of Landscapes: A guide to good recording practice (October 2017); Historic England
24. Further policies and guidance are included in Camden's Local Plan (2017) and the London Plan (2021).

3 HISTORY AND ARCHAEOLOGY OF HAMPSTEAD

3.1 Prehistoric, Bronze and Iron Age

25. Hampstead Heath is situated at one of the highest points at this longitude within the Thames Basin and has a commanding view across the Thames Valley. The earliest recorded archaeological evidence from Hampstead is a number of Palaeolithic and Mesolithic flint tools found from both in-situ deposits and as residual finds within Hampstead settlement. This is the earliest known occupation of Hampstead with a number of prehistoric sites discovered across Hampstead Heath. Heathland areas are known to have been attractive for prehistoric settlers with high ground often containing evidence of funerary activity from the late Neolithic and Bronze Age periods. There are 9 separate records are held in the GLHER Office that include locations of archaeological finds or archaeological sites within 500m of the proposed development. The site was considered to have low to moderate potential for Prehistoric and Medieval remains, low potential for the Roman and Saxon periods and a high potential for Post Medieval remains. No evidence of Bronze Age or Iron Age activity has been recorded in the area.

3.2 Post Conquest-Early Medieval period

26. The Domesday Book of 1086 mentions the village of Hamstede (Anglo-Saxon word for homestead) as a small farm in a woodland clearing. The area has its very early antecedents probably in the Mesolithic period, as interpreted from archaeological finds dating to circa 7,000BC. Later, increasingly persistent settlement patterns are also suggested in the Anglo Saxon and Roman fragments of pottery, and evidence of charcoal burning on the Heath dating to the 10th century. Furthermore, 'cinerary urns and grave goods of 90-120AD were found near Well Walk in 1774'¹ – just to the south of the subject site.

27. Hampstead appears to have endured with only a tiny population until the 13th century, and the 'manorial demesne farmland occupied the centre of the parish, with woodland and heath to the north and north-east.'² Post-Conquest, the Manor of Hampstead was in the possession of Westminster Abbey, and then via a reasonably convoluted succession of secular holders including the Viscounts Hampden, Sir Thomas Maryon Wilson and Sir William Langhorne, a merchant of

the East India Company. Several important churches including the Old Hampstead church (demolished c.1747) and Kilburn Priory (demolished in the 18th century) were established in the 12th and 13th centuries.

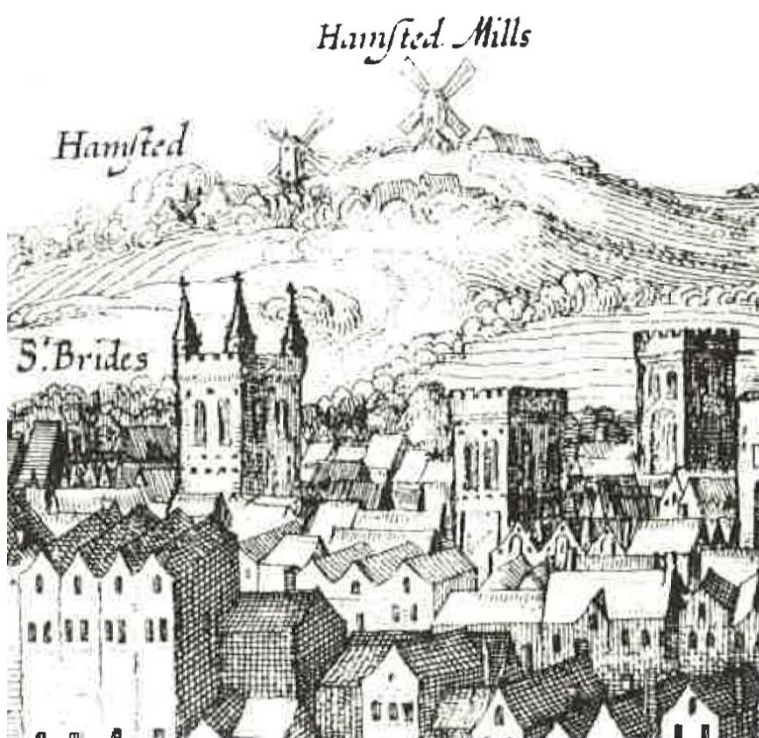


Figure 1: View of Hampstead from Visscher's View of London (before 1632). Source: Christopher Wade: Hampstead's Past (1989)

favoured by the Londoners' wives, who often lived out their widowhood in houses originally acquired for the

¹ Baker, T.F.T., Bolton, Diane K. and Croot, Patricia E.C., Hampstead, Hampstead Town in *A History of the County of Middlesex*, Volume 9, 1989, pp15-33

² Baker, T.F.T., Bolton, Diane K. and Croot, Patricia E.C., Hampstead, Settlement and Growth in *A History of the County of Middlesex*, Volume 9, 1989, pp8-15

income from their rents. Such people replaced the medieval houses of timber and wattle and daub with brick houses, often of considerable size.

3.3 Late Medieval

29. Hampstead was favoured by the Tudors who used the heath as hunting grounds. A beacon warning of the Armada was purportedly installed on the hill close to Whitestone Pond in the late 16th century³. The earliest views of Hampstead dating from the early-17th century (Figure 5) depict it as a small hamlet on the outskirts of London with several windmills.
30. As more formal and more substantial developments were being pursued at Belsize, Hampstead appears to have been bolstered by not only population displacement ('indigenous inhabitants tended to move to the heath... most sought grants on the waste, which became copyhold, on which they built small cottages...'⁴), a pattern which might explain the less formal and more disordered spatial plan of the village – reflecting the inconsistencies of tenure, and ephemeral nature of inhabitation – but by an increase in new settlers attracted by the growing status of Hampstead as a spa, and the opening up of its wells. The Gainsborough family, in 1698, 'gave six swampy acres east of the High Street to the poor of Hampstead and the Wells Trust was established to develop the chalybeate springs as a spa.'⁵



31.

32. **Figure 2:** Prospect of Hampstead from Mrs Holford's garden, opposite the Well Walk', (i.e. Cannon Hall's garden) by William Henry Toms, March 1745. London Metropolitan Archives, p5376282

³ Wade, Christopher, *Hampstead Past* (1989)

⁴ Baker, T.F.T., Bolton, Diane K. and Croot, Patricia E.C., *Hampstead, Settlement and Growth in A History of the County of Middlesex*, Volume 9, 1989, pp8-15

⁵ Camden Council, *Hampstead Conservation Area Statement*, 2001

3.4 18th and 19th Centuries

33. Renowned for its fresh air and water, Hampstead was a desirable spa town on the outskirts of London and was favoured by the Georgians and Victorians. Several buildings on the high street were redeveloped on their ancient plots and newer larger mansions and lodges were constructed in the area surrounding the main roads. Expansion appears to have been especially intense in the first two decades of the 18th century, so much so ‘that *“the town almost spreads the whole side of the hill”*... *There was some good, terraced housing... which was probably speculative, but most building was of one or two houses, good substantial carpenters’ jobs*⁶. Furthermore, Defoe remarked in 1725 that Hampstead had grown from a ‘little village to almost a city’⁷.
34. Hampstead did not suffer heavy damage during the WWII air raids over London and consequently, much of its historic buildings are preserved. It is today a leafy and affluent suburb of London situated within the Borough of Camden.



35.

Figure 3: Bucolic ideal – Constable’s vision of the Heath painted in 1836

⁶ Baker, T.F.T., Bolton, Diane K. and Croot, Patricia E.C., Hampstead, Settlement and Growth in *A History of the County of Middlesex*, Volume 9, 1989, pp8-15

⁷ Hibbert, Christopher, Weinreb, Ben, Keay, Julia and Keay, John, *The London Encyclopaedia*, 2008, p375

3.5 Brief History of Christchurch and Well Walk

36. As described in the Hampstead Conservation Area statement (2002), 'The intricate network of lanes and narrow alleyways built on the complex slopes of the land to the east of Heath Street dates from the early 18th century through the 19th century. Except for Christchurch Hill and New End Square, the main streets and spaces run more or less along the contours, linked by narrow footpaths, steps and lanes running down the slopes to connect differing street levels. This network is punctuated by small and irregularly shaped spaces of great charm, such as Hampstead Square, New End Square, Mansfield Place and Stamford Close. The area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.'
37. Though the area of Christchurch and Well Walk may have been occupied in medieval times, its present form predominantly dates from the early 18thC onwards. By the early 18thC, the area was occupied by several large mansions and detached houses with extensive gardens and parkland. This reflects the overall layout and sub-urban character as seen in 1746 map (Figure 8). Development was concentrated along the main streets with ribbon development along High Street and Heath Street.
38. By the early 19thC, the area east of Heath Street was further developed as seen in William Hyett's 1807 map (Figure 10). The streetscape and overall suburban form continue to reflect the mid-18thC map, however, the density of buildings was greater.
39. An influx of the professional middle classes, aristocratic families, and highfliers of the legal, military, and nautical establishments corroborated Hampstead's status as a desirable village in the hinterland of London. Known by the early 19th century as an area for those concerned with improving their health, and increasingly so as the capital became more polluted in the Victorian period, Hampstead's reputation as a genteel place to live was fuelled by an upturn in the population of respectable residents including Sir James Cosmo Melvill, secretary to the East India Company who installed himself at Cannon Hall in 1838 with his family and four servants, and stayed until the 1850s when he and his family moved to Tandridge Court in Surrey. The Hall was renamed while he was resident: he was the initiator of the siting of several cast-iron naval cannon around the grounds and on the roadside.
40. The present street layouts were largely formalised by the mid-19thC and several buildings were built. The Gothic Revival Christ Church was built around this time, and the adjacent school and some public houses came into existence by this time. The townscape was still dominated by large houses with gardens. Several open spaces are seen in the area, vacant plots used as gardens or

meadows that have not yet been built upon. This is reflected in the 1864-65 OS (Figure 9) and 1870 OS Maps (Figure 10).

41. By the late 19thC, many of the mansion blocks had been sold off and redeveloped. The large open areas and gardens which were part of the estate were subdivided and several buildings were developed within them. Whereas before c.1870 the maximum building height was around two or three storeys, the mansion blocks brought in a considerably taller typology within the area. In the late 19thC (Figure 13), there was still a considerable amount of open space in the area. Minor changes to the street layout were undertaken at this time, urged by the development.
42. By the early 20thC (Figure 14), new typologies such as mansion blocks and nursing homes had already firmly been established in the area. Some modifications were undertaken to existing homes. Before WWII (Figure 15), large buildings such as Queen Mary Maternity Home and the mansion block- Bell Moor were built in the area, altering the otherwise domestic scale of the neighbourhood.
43. Overall, Hampstead suffered relatively less bomb damage during the air raids over London with very few buildings having been destroyed. By the late 1950s, new apartment blocks were built, furthering the scale of residential development in the neighbourhood. Large extensions to existing buildings were also undertaken, in some cases rendering the original building forms illegible.

Most of the development in the late 20th and early 21stC has reflected Hampstead place as an affluent residential neighbourhood in London with the construction of single-family homes and domestic extensions to existing houses.

– A complete illustrated account of the area’s development is traced through a progression of historic maps in the section below.

3.6 Map Progression

44. The following maps show the development of the area from 1746 to 2018. In this assessment, an inset area south and west of East Heath Road and north of New End and bound by Heath Street to the west, which best represents the immediate urban context and setting of the subject site is considered. A more detailed assessment of the subject building and its development is undertaken in Section 5. The area marked in red shows the exact or approximate location of the subject site.
 1. 1746- John Rocque’s Map of London
 2. 1762- Conjectured map from T.F.T. Baker et al from ‘Hampstead- Hampstead Town’
 3. 1807- William Hyett’s map

4. 1864-65 Ordnance Survey map
5. 1870 Ordnance Survey Map
6. 1896 Ordnance Survey Map
7. 1915 Ordnance Survey Map
8. 1938 Ordnance Survey Map
9. 1954 Ordnance Survey Map
10. Contemporary Map



Figure 4: John Rocque's 1746 map (source: Old-Maps)

45. Inset from John Rocque's 1746 map showing Hampstead with the subject site circled in red. In the mid-18thC, Hampstead still has a rural character to it, as a distant suburb of London. An idyllic and verdant area, the extant houses were spread out in the landscape, provided with private gardens and parkland. Except for a concentration of street-facing houses (ribbon development) along the High Street, development in the rest of the area was dispersed in the landscape. An extension of the heath is seen to the east (right).
46. In the 18thC, Hampstead was known as a fashionable suburb of London and therefore several large mansions- such as 'Branch Hill Lodge', 'Cannon Hall', 'Fenton House', 'Chestnut Lodge' and others were built.

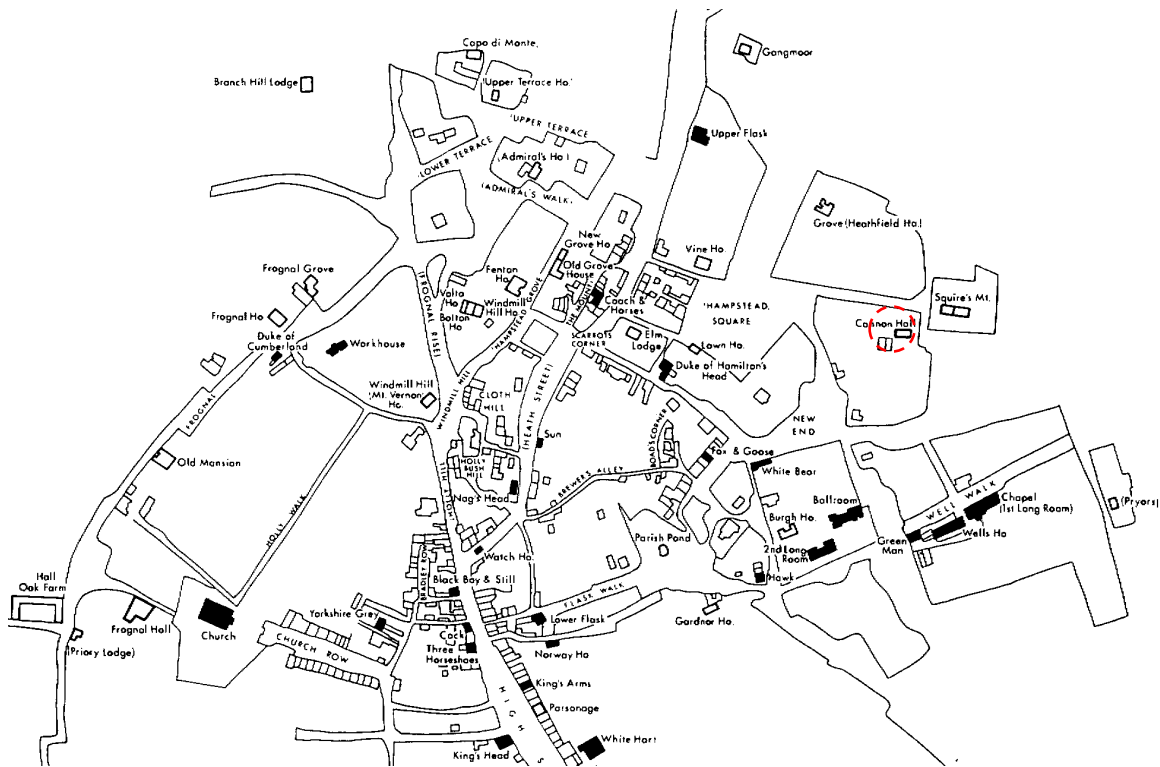


Figure 5: Conjectured map of Hampstead in 1762 (source: T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Hampstead Town', in A History of the County of Middlesex: Volume 9, Hampstead, Paddington, ed. C R Elrington (London, 1989))

47. This conjectured map shows the principal layout of streets in Hampstead with development concentrated along High Street. Several buildings/houses are named and a few public houses are seen in the area.
48. The overall layout of Hampstead is similar to the 1746 Rocque Map, with large mansions and lodges spread out in the landscape. Larger houses are located within parklands whereas smaller homes are provided with generous garden plots. A few organically developed town squares such as Hampstead Square can be seen on this map.



Figure 6: William Hyett's 1807 map of London (source: Old-Maps)

49. Inset of Hampstead from William Hyett's 1807 map of London. The subject site is circled in red. This map records the extent of development between the c.1760s and early 19thC. While Hampstead largely retained its suburban character, several new houses were developed especially on the east side of Heath Street. The road layouts were formalised and new houses were built along the streets. The density of development was greatest along High Street and Heath Street, with the peripheral areas having a different character. To the west of Frognal, the existing 18thC pattern was largely retained with large houses surrounded by parkland. Areas to the south, east and west of Hampstead were occupied by farmland while the Heath dominated the north side.



Figure 7: Inset from 1864-65 (surveyed) OS Map of London showing the area of Hampstead around the subject site (marked in red). (source: National Library of Scotland)

51. By the mid-19thC, the street layouts had been formalised to their present extent. A large number of detached houses were built in Hampstead in the early and mid-19th C and are seen on this map. While the concentration of houses was greater to the southeast, closer to Heath Street, the older and larger mansions- such as Heathfield House, Cannon Hall and Squire's Mount stood within their grounds and are seen to the northeast of this inset. The Hampstead waterworks reservoir, south of Whitestone Pond is seen in the northwest corner of this inset. Christ Church had been built in 1850-52 and is shown on this map. A National School is shown to the east of Christ Church.



Figure 8: Inset from 1870 OS Map of London showing the area of Hampstead around the subject site (marked in red). (source: National Library of Scotland)

52. This large scale plan provides good detail of the building forms and their setting including landscape features. Several large mansions houses such as Heathfield House, Squire's Mount, Cannon Hall and The Parsonage dominated the northeastern edge of Hampstead. These houses were provided with large landscapes gardens and had several outbuildings such as stabling. This map mentions a sun-dial and fountain within the grounds of Heathfield House and a well within the rear gardens of Cannon Hall.
53. Christ Church, built in 1850-52, is shown without its north porch and projecting aisles (added in c.1880s) with the National co-ed school to its east. A smaller Baptist Church was built to its south, along New End.
54. In contrast, the density of development in the western and southern areas is greater, with several terraces and a few detached houses. Along the south side of Well Walk, a row of terrace houses which were built in the mid-18thC are seen. Hampstead parish workhouse, later St John's Hospital is seen to the south of New End.



Figure 1: 1896 OS Map of London (source: National Library of Scotland)

55. Inset from 1896 OS Map of London showing the area around the subject site (marked in red). Several new developments are seen in the area in the two decades between c.1870s and c.1890s. To the southeast side of Well Walk, demolition of some 19thC terraces allowed for a new street linking it with Gainsborough Gardens.
56. Most notably some of the large mansion houses were sold and their plots divided for the creation of terraces. Heathfield House was redeveloped into Melville Hall, and its former gardens were subdivided, and a number of multi-storey mansion blocks were built along the north side of Cannon Place and the east side of Holford Road. Similarly, the gardens of the former mansion west of Holford road were redeveloped and a single house with street frontage was built on the plot. Christ Church was enlarged in c.1880s with a new northern porch and extensions on the west and east facades and is seen in the present map. The adjacent school building was further enlarged during this time.
57. The Bickersteth Memorial Hall built along Grove Place in c.1895 is seen on this map. To its south and further along Well Road, several new semi-detached houses were built in the late 19thC. A large detached house- 'The Logs' was built to the west of Cannon Place on former farmland.
58. In summary, the two decades between the 1870s and 1890s was a phase of intense development, with the loss of many early mansions and the division of their former pleasure gardens into smaller plots for housing. Whereas up until the mid-19thC, development had largely been

restricted along Heath Street and High Street, in the late 19thC, the area to the northeast of Hampstead was developed, reflecting an overall upsurge of building activity in London.



Figure 10: 1915 OS Map of London (source: National Library of Scotland)

59. Inset from 1915 OS Map of London showing the area around the subject site (marked in red). In the two decades between 1896 and 1915, a small number of changes were undertaken in the area around the subject site. Melville Hall along East Heath Road was converted into a Nursing Home.
60. On the corner of Heath Street and Hampstead Square, the existing house was demolished and replaced by a larger building- Northcote Mansions, a four-storey mansion block. Similarly, on the west side of Grove Place, the existing houses with large front gardens were replaced by four-storey mansion blocks faced in yellow stock brick with red bay extensions.
61. To the immediate west of the subject site- the site of The Vicarage (earlier known as The Parsonage), the existing early 18thC building was modified, its western wing was demolished, and a new building was constructed. The surviving (18thC) remnant was called Cannon Lodge (also Grade II* listed), whereas the new building constructed in the late 19th or early 20th (pre-1915) building was known as Vicarage.

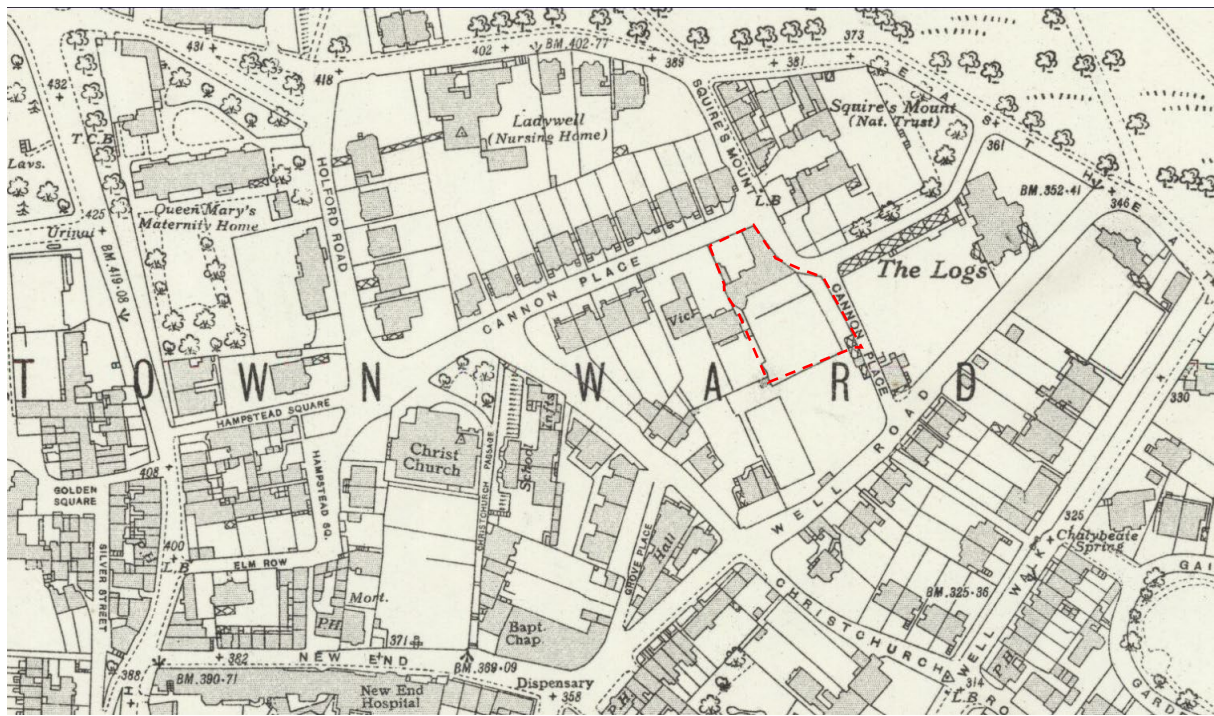


Figure 11: Inset from 1938 OS Map of London showing the area around the subject site (marked in red). (source: National Library of Scotland)

62. Bell Moor, the large mansion block was built to the north of East Heath Road. Queen Mary's Maternity Home, on the opposite (south) side of East Heath Road, was opened in c.1919 and is seen on this map. Likewise, a few properties on the east side of Heath Street were redeveloped around this time.
63. The group of buildings at the intersection of New End and Well Road appears to have been joined together at this time, the western end being occupied by the Baptist Chapel. Squire's Mount, to the northeast of the subject site, appears to have been under the possession of the National Trust.

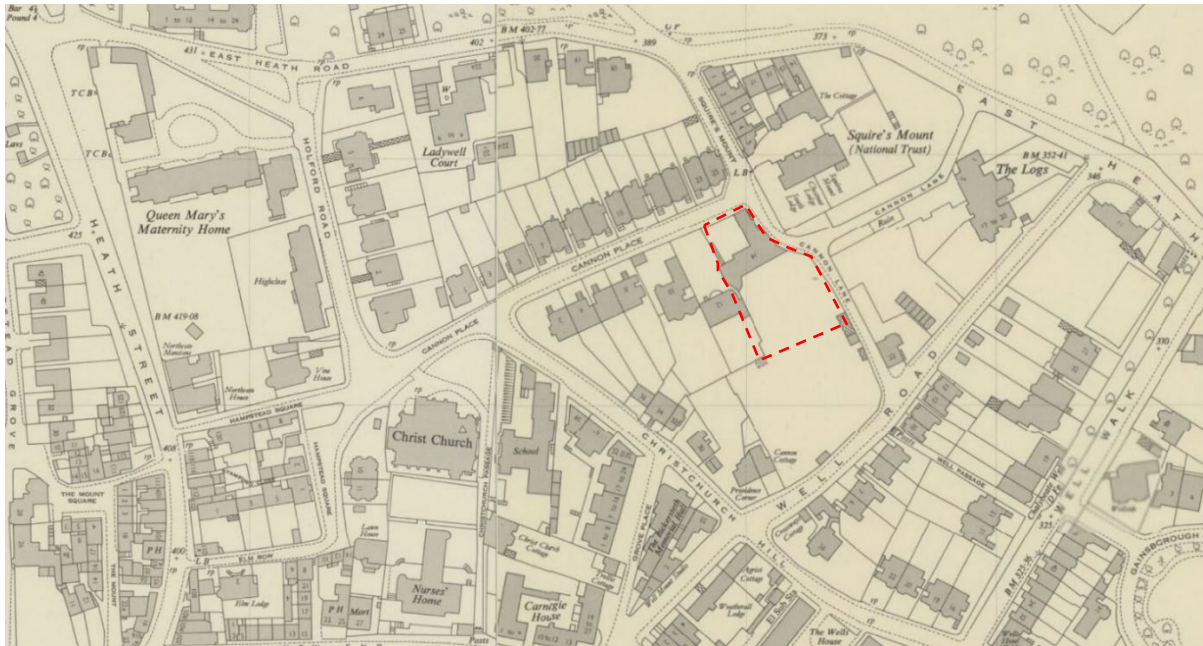


Figure 12: Inset from 1954 OS Map of London showing the area around the subject site (marked in red). (source: National Library of Scotland)

64. By 1954, a detached house had been built at the junction of East Heath Road and Holford Road. Along the same road (Holford Road), an additional wing to Queen Mary's Maternity Home was established replacing an earlier building. To the west of Heath Street, apartment blocks were built replacing vacant plots.
65. A Nurse's home was built to the south of the church, along North End, and immediately adjacent to it, the site of the former Baptist Chapel and other 19thC terraces was redeveloped into a five-storey apartment block- Carnegie House.



Figure 2: Inset from Contemporary Map of London showing the area around the subject site (marked in red). (source: Historic England)

66. Several developments were undertaken in the area around Cannon Hall in the second half of the 20thC and early 21stC. These deal with enlarging or redevelopment of existing buildings. Queen Mary's Maternity Home was enlarged and converted into the Royal Free Hospital with wings added to the north-south and east sides. The mid-20thC detached house at the junction of East Heath Road and Holford Road was redeveloped into a larger detached house.
67. Further along East Heath Road, at the junction with Squire's Mount, a detached house was built into the former gardens of No.18 East Heath Road. A new dwelling was constructed on the northeast side of Squire's Mount. Two large modernist houses were built within the walled compound to the immediate south of the subject site- Cannon Hall, on land which housed the private gardens of Cannon Hall. Three new houses were built east of Cannon Place within the former grounds of 'The Logs'. Similarly, two new houses were built to the south of Well Road.
68. From these maps, the below graphic provides an overlay of the previous and current built form of Cannon Hall:

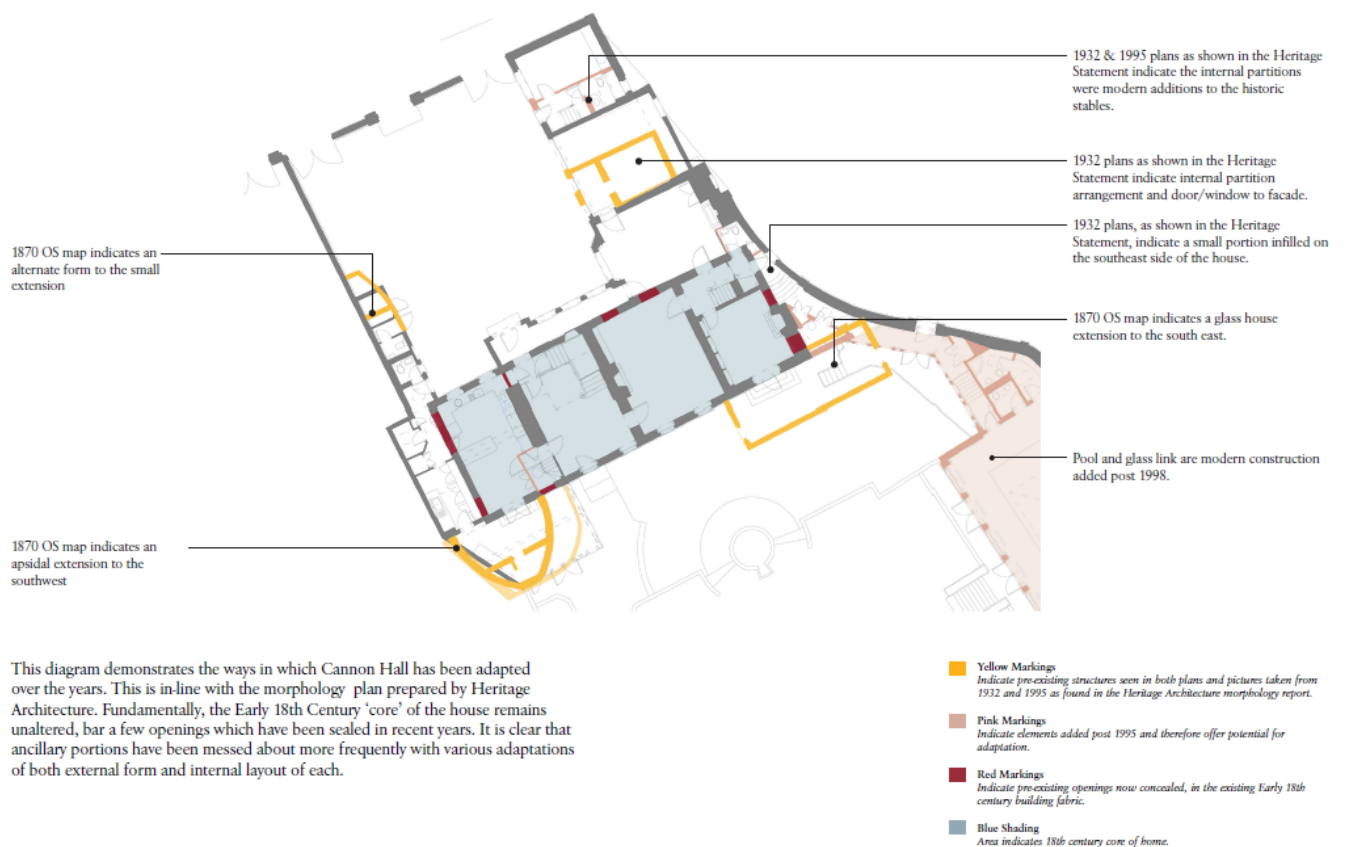


Figure 14: Building morphology (Design and Access Statement, Cannon Place, produced by Charlton Brown)

4 SIGNIFICANCE OF THE EXISTING SITE AND BUILDING- SUMMARY

This section provides a summary of the existing building's significance, in keeping with assessment categories defined in Historic England's Advice note 12- Statements of Heritage Significance. A full Heritage Significance is included in the Heritage Statement by Heritage Architecture (May 2023).

4.1 Archaeological Interest

69. The site is located within The Hampstead Archaeological Priority Area (Tier 2), which covers the medieval settlement of Hampstead that grew from a small farmstead. The area covered by the APA has been subject to continuous settlement since this time and therefore there is potential for the area to harbour medieval and post-medieval sites and finds of archaeological interest. The area has its very early antecedents probably in the Mesolithic period, as interpreted from archaeological finds dating to circa 7,000BC. Later, increasingly persistent settlement patterns are also suggested in the Anglo Saxon and Roman fragments of pottery, and evidence of charcoal burning on the Heath dating to the 10th century. Furthermore, 'cinerary urns and grave goods of 90-120AD were found near Well Walk in 1774 – just to the south of the subject site.
70. The subject itself has existed since the early 18th century and may have replaced a previous building on the site. As such, there is potential for archaeological evidence to be present on the site. However, it must be remembered that this is a domestic site and has no confirmed use before the construction of Cannon Hall. Whilst there is clear potential for archaeological evidence to be present, it is not guaranteed. Whilst the house itself has undergone various developments since its early Georgian inception, a substantial quantity of original fabric remains, providing a source of above-ground archaeology of evidential value.
71. The archaeological interest of the site is medium. The archaeological significance and potential of this site is discussed in further detail in Section 7 below.

4.2 Architectural and Artistic Interest

72. The built form of Cannon Hall presents a pleasing, well-proportioned and picturesque front and rear façades, illustrative of early Georgian fashions. The house exhibits a great deal of architectural formality, representative of its standings within the local area. The later 19th century extensions create an interesting asymmetry, remaining subservient to the original Georgian range and complementing its materiality, rhythm, and proportions. The house is embellished with simple yet well-considered architectural decoration, adding neoclassical grace and visual interest. Its materiality is reminiscent of the vernacular architecture in the region, using brown brick with red dressing and timber sash windows.
73. The house presents a picture of bucolic Hampstead, within reach of the city but retaining a somewhat rural village character in a heritage-rich setting. This is reinforced by the tall historic boundaries walls and narrow streets and lanes, the multitude of historic neighbouring buildings (both listed and unlisted), the variety of the skyline resulting from the topography, mature trees and the spire of Christ Church, and of course the sense of space and openness provided by

generous residential plots and the expanse of nearby Hampstead Heath. As such, the setting of Cannon hall contributes greatly to its character and aesthetic appeal.

74. As a broader composition of garden space, established vegetation and proximity to other properties including Cannon Lodge, the whole is an attractive setting merging vernacular styles, architectural formality, different ages of built form, and aesthetic distinctiveness. This is characteristic of Hampstead: an unconventional, yet harmonised, scene of visual idiosyncrasy and intrigue.
75. The architectural and artistic Interest of the site is high.

4.3 Historic Interest

76. Cannon Hall is an important building of considerable standing within Hampstead and the wider area. First and foremost, it has historic interest as an early Georgian mansion with generous grounds as part of the Wells Estate. Given its size, quality and status, the house would have played a role in the historical development of Hampstead at a time when its popularity and renown as a healthful spa town away from the grimy city was booming.
77. Over the last three centuries, the building has changed and evolved considerably, with various additions, extensions, removals, and other alterations. The building preserves much of its built fabric from the 18th, 19th, early and late 20thC. The planform of the building is a good reflection of Georgian houses of this size, orientated towards the street and compartmentalised into 3 clear sections at ground and first-floor level, each 2 bays wide. The later service wing to the west and extension to the east are both of 19th-century origin. Whilst they are of lesser significance compared to the original portion of the house, they are still of some age and historical value. In particular, the magistrate's courtroom, and indeed the later entrance lobby that provided separate access to the courtroom, are of historic interest for their previous usage and the role these spaces would have played within the local community. However, the highest level of significance remains attached to the original Georgian portion. The roof is of eroded significance and interest as much of this has been replaced and altered in the 1970s. The rear conservatory, swimming pool building, and link building are of no historic interest or significance.
78. The name 'Cannon Hall' contributes considerably to the building's historic interest, being bestowed on the building following the placement of several cannons (some of which were of considerable value in their own right) around the grounds and as bollards by the previous owner, Sir James Cosmo Melville. Indeed, the house was owned by several notable and influential individuals. Its association with Gerald Du Maurier and his daughter Daphne Du Maurier is of

particular interest, as both famous figures still feature in the collective memories of many people today, and will continue to do so through their recordings and writings.

79. More recently, the house has featured in several films including the recent action/thriller/sci-fi *Tenet* (2020) directed by Christopher Nolan and starring John David Washington. It was also used in the filming of *Bunny Lake is Missing* (1965), starring Laurence Olivier and directed and produced by Otto Preminger. Both films have provided an interesting snapshot of the house, viewed and appreciated by wide audiences.
80. The wider setting and landscape also make a relevant contribution to the site's historic interest. The relationship of the street pattern to the development of Hampstead, its distinctive topography and Cannon Hall's siting presents an interesting insight into the earliest phase of the site and before. The heritage-rich surroundings also contribute to the overall historic interest of the wider setting and Cannon' Halls leading role within it.
81. The Historic Interest of the site is high.

5 GAZETEER OF OTHER HERITAGE ASSETS IN THE AREA

This section provides an overview of heritage assets within a radius of 100 meters from the subject site (red circle). This includes listed buildings, conservation area and previous archaeological events.

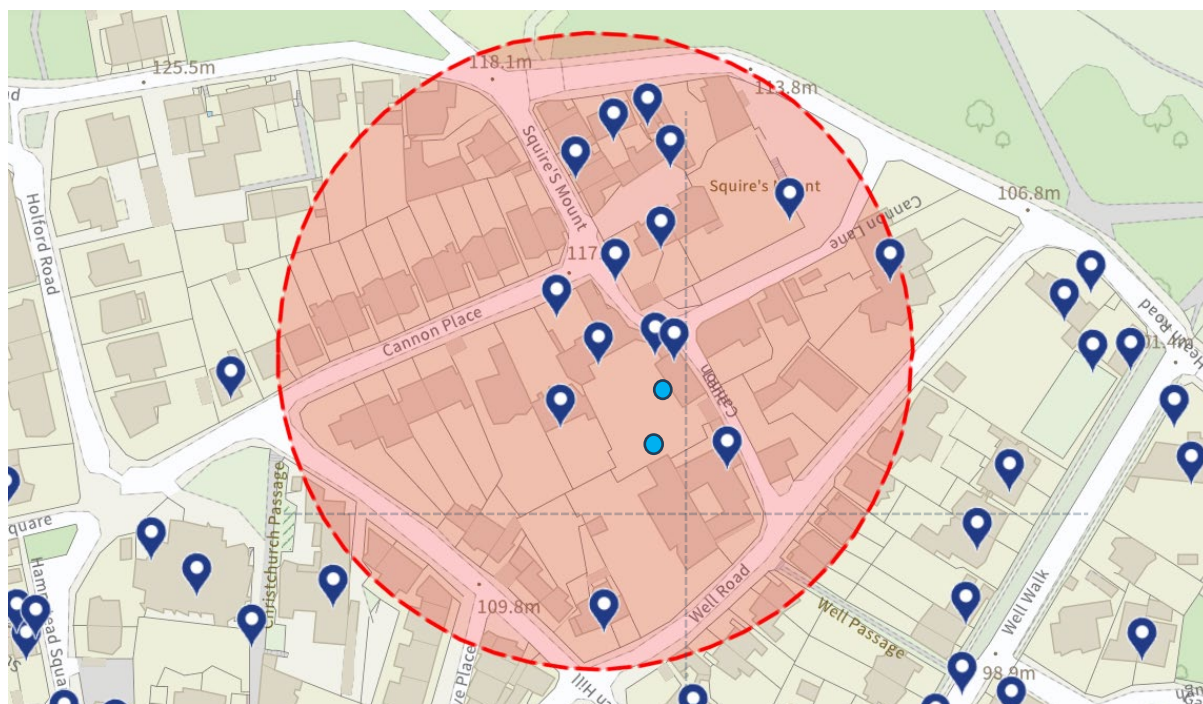


Figure 3: Heritage assets within the 100m study area around the subject site. (Historic England)

Designated Heritage Assets in a 500m radius from the subject site

No	Name	Grade	List Entry No	Date listed	Brief description
1	Two lamp posts	II	1272515	14-May-1974	2 lamp posts. C19. Cast-iron column standards, southernmost with enriched bulbous base. C20 reproduction Windsor lanterns.
2	Cannon Lodge, 12 Cannon Place	II*	1272517	14-May-1974	Detached house. Mid C18, west end demolished late C19, south front refaced c1945 in facsimile; additions at east end. 2 storeys, attics and basement. Irregular 5-window frontage. North front: stucco ground floor and 1st floor band; fishscale tile hanging to 1st floor. High tiled hipped roof with dormers and tall brick stacks. To right early C20 entrance portico with columns supporting hood forming a bracketed open pediment; glazed sides and half glazed door. Slightly recessed sashes with exposed boxing. To left,

					servants entrance with bracketed hood and half glazed door. Attached elaborate cast-iron railings to area. South (garden) front: early C19 entrances with architraves and flanking pilasters carrying projecting cornices. Cast-iron balconies at 1st floor level. INTERIOR: not inspected but noted to retain good, original panelling, dog-leg staircase with open string, turned balusters, carved brackets and square newels. Listed Grade II* for interior.
3	Nine Cannon Bollards, Cannon Lane	II	1272514	14-May-1974	9 bollards. Cast-iron. At south end of lane, 2 bollards of cannon type (early C19). At north end of lane, 7 naval cannons (later C18) of varying types used as bollards.
4	Old Parish Lock Up, 11 Cannon Lane	II	1272513	11-Aug-1950	Parish lock-up, now forming the entrance passage to a later house. c1730, built into garden wall of No.14, Cannon Place (qv). Brown brick wall with plinth base and circular tie plates. Single storey 2 windows. Segmental arched doorway with brick dentil cornice and original ledged and braced door with wrought-iron hinges. Doorway flanked on either side by small, heavily barred, lunettes. INTERIOR: vaulted brick single cell. HISTORICAL NOTE: prisoners were held here prior to appearing before magistrates at No.14 Cannon Place. The lock-up was in use until 1832 and is one of the few left in London.
5	Garden Walls, Gates and Bollards to Cannon Hall	II	1244095	14-May-1974	Garden walls, gates and bollards. Garden walls: C18, partly rebuilt 1990 following storm damage. Brown brick with shallow buttresses and brick coping. Main (north) entrance: rebuilt late C20. Brown brick piers with red brick dressings and stone cornice surmounted by C20 stone figures which replace former urns. C20 wrought-iron gates and early C19 overthrow with lamp-holder and reproduction lamp. Main entrance flanked by brick walls with moulded brick coping and carriage entrance gates. Bollards: outside gates on pavement, 2 cast-iron later C18 cannons used as bollards. East (garden) entrance: segmental-arched gateway with wooden door flanked by brick piers set into the wall and surmounted by stone balls. To the right of entrance steps, a small cast-iron cannon used as a bollard.
6	Garden Walls and Gates to Squires Mount	II	1378803	14-May-1974	Garden walls and gateways. c1714. Brown brick garden walls with brick on edge coping swept up at entrance gates. 2 former entrance gateways in south garden wall with brick piers having stone

					dressings and stone caps. Some sections of garden wall replaced by later C19 pierced parapet.
7	The Cottage, Squires Mount	II	1378805	14-May-1974	Stables and coach house to Squires Mount (qv), now a residence. Early/mid C19. Multi-coloured stock brick with red brick dressings to match the main house. Hipped slated roof with projecting eaves. 2 storeys. Main east front with 5 windows. Gauged red brick flat arches to recessed sashes with exposed boxing. Mid C19 bay extension at south end with arched ground floor openings. Cast-iron balconies to 1st floor windows. INTERIOR: not inspected.
8	1-5 Squires Mount	II	1378796	14-May-1974	Terrace of 5 cottages. Mid C19. Yellow stock brick; Nos 3-5 painted. Slated roof with tall brick chimney-stacks and dog tooth eaves cornice. 2 storeys. Double fronted with 2 windows; No.5 with projecting diagonal end bay having 2 windows. Nos 1-3 have C20 Neo-Georgian doorcases with panelled doors; Nos 4 & 5, original segmental-arched doorways with panelled doors (No.4, C20). Segmental arches to 12 pane sashes; Nos 1-3 with shutters. INTERIORS: not inspected. No.2 with refixed tablet inscribed "Squires Mount Croft, 1704", taken probably from a former C18 house at rear shown on Roque survey of 1745.
9	14 and 15, East Heath Road	II	1342103	14-May-1974	Pair of semi-detached cottages. c1770, refronted early C19. Stucco; west return of No.15 weatherboarded. Slated hipped roofs. 2 storeys. 1 window each and curious recessed door with plain wooden balcony at right hand angle of each house. Central wide entrance doorways with segmental heads, patterned fanlights, half glazed double doors with margin lights; approached by steps. Slightly recessed sashes with ground floor shutters. INTERIORS: not inspected. Now owned by the National Trust.
10	Providence Corner and Cannon Cottage, Well Road	II	1379161	11-Aug-1950	2 semi-detached cottages. Early C18, entrance extensions added 1952. Brown brick with red brick dressings. Slated mansard roofs, Providence Corner with dormer. 2 storeys. 3 windows each. C20 Georgian style doorways with bracketed hoods; panelled doors with overlights. Former doorway of Providence Corner blocked; Cannon Cottage doorway altered to French window. Gauged red brick flat arches to recessed sashes with exposed boxing; Providence Corner ground floor

					windows with keystones. Parapets. INTERIORS: not inspected. Cannon Cottage was listed on 14/05/74.
11	The Logs and Attached Wall and Archway	II	1379149	14-May-1974	Large detached villa now subdivided. c1868. By JS Nightingale. For Edward Gotto who added the wings each side c1876. Built by Charles Till. 1951, divided into maisonettes. Yellow stock brick with red brick and stone dressings and diaper work. Hipped tiled and slated roofs with ornate projecting bracketed eaves and tall, thin ornate chimney-stacks; tower with truncated pyramidal roof (originally with cresting) and round-arched dormer; elaborate masonry finials on corners. Irregular plan. An eccentric mixture of Gothic, Italianate and other styles. Mainly 2 storeys with 4 storey central tower. Irregular fenestration. Entrances mostly altered. Ground floor windows stone canted bays; upper floors round-arched. Elaborate plaque with initials EG on north side of house. INTERIOR: not inspected but some features noted to survive, eg Minton tiles, serpentine and Plymouth rock. Interior of tower with good oval staircase.
12	Garden Walls and Gates to Chestnut Lodge	II	1378802	14-May-1974	Garden walls and gateways. c1714. Brown brick garden walls with peaked coping. Entrance piers of gateway with red brick dressings and surmounted by stone pineapples.
13	Chestnut Lodge and Squires Mount, Squires Mount	II*	1378798	11-Aug-1950	Terrace of formerly 4 houses, now 2 residences. c1714, altered; Chestnut Lodge with c1900 Neo-Georgian additions by Horace Field. Brown brick with red brick dressings and floor bands; plain pilaster strips between easternmost houses. Tiled and slated roofs with dormers.
14	Numbers 16 and 17 and Attached Wall, 16 and 17 East Heath Road	II	1342104	14-May-1974	Pair of semi-detached houses. Late C19. Painted brick with 2 plain 1st floor bands. Slated roofs with tall brick slab stacks. 3 storeys. 2 windows each. Each with double gabled front; gables to outer, slightly projecting bays have projecting bracketed eaves. Entrances in outer bays with wide, architraved, segmental-arched doorways having keystones, fanlights and panelled doors with sidelights. Lugged architraves to sashes. Ground floor, tripartite; 1st floor outer bays, round-arched, inner bays, square-headed with 2-light casements; 3rd floor, sashes with pointed heads.

42. As noted above, heritage assets in the vicinity of the subject site date from the eighteenth century to the twentieth century and reflect the development of Hampstead. There is a lack of older remains in the form of medieval and earlier built form. Although it is likely that there were older buildings in the site's vicinity, the majority of Hampstead's development dates from the eighteenth century onwards.
43. The architecture of the site - a large gentleman's residence, is consistent with the development of the area as a place for the wealthier London residents to take advantage of the fresh air and water.

6 PREVIOUS ARCHAEOLOGICAL WORK IN THE AREA

44. As the site is located in the Hampstead Archaeological Priority Area, similar work in the form of desk-based assessments and watching briefs/ trial excavations have been undertaken in the area around the subject site. For this assessment, a study area of 500m from the subject site has been selected.
45. A study area of 500m is deemed to be appropriate as there are a good number of archaeological investigations covered in this zone, and it represents an area spanning both the eighteenth century development of Hampstead, as well as the open area of The Heath. Archaeological excavations in the wider area would be less directly relevant to the development.
46. Moreover, the study area would be proportionate to the scale of the proposed development (small conservatory to the rear of the building) and any impact on archaeology. Any larger study area would not be proportional to the minor nature of the proposals.
47. This section provides a summary of the observations and finds from relevant archaeological investigations (both desk based and site works) in the area. The Greater London Historic Environment Record has been consulted to inform this section.

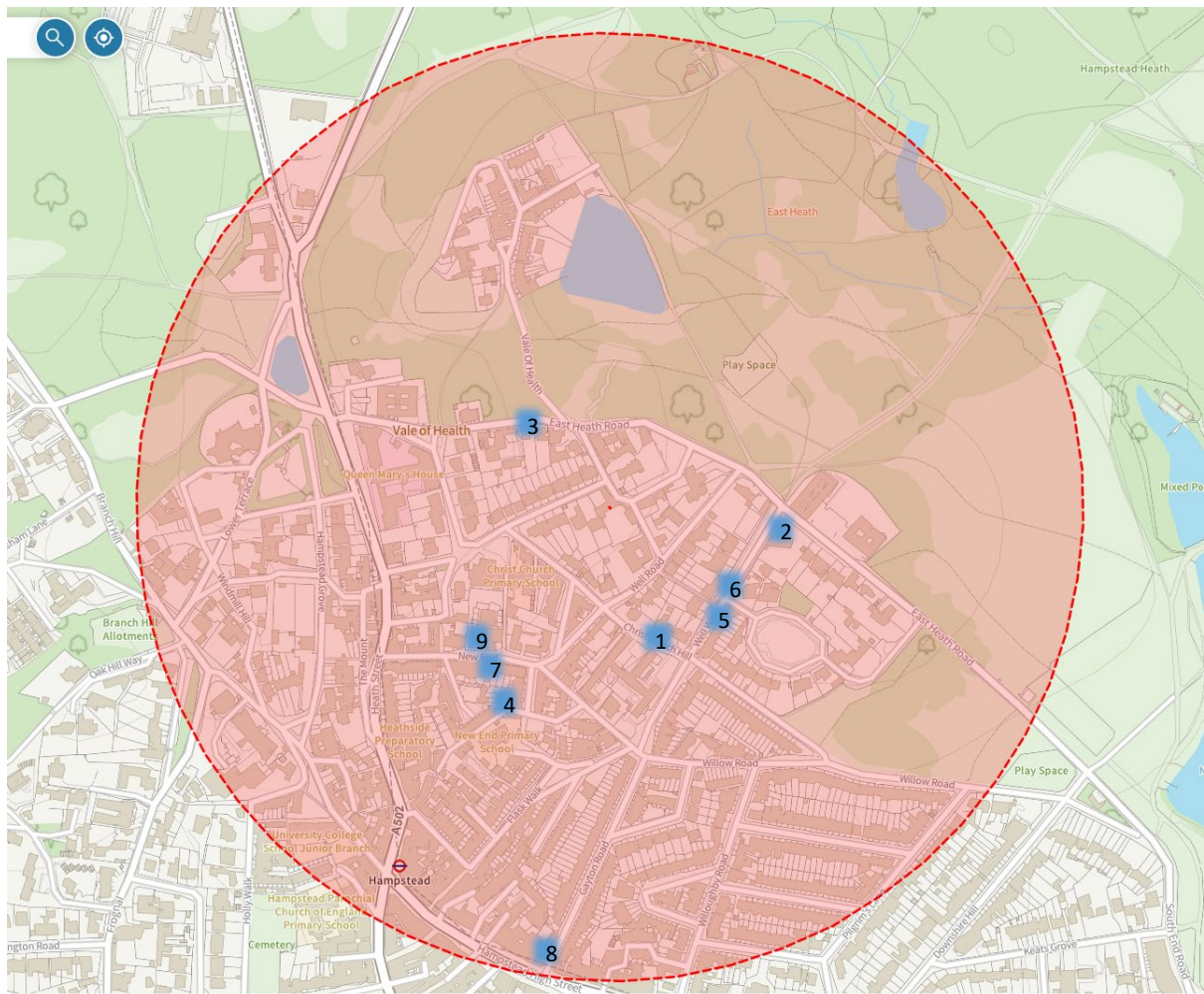


Figure 4: Key Map showing locations of archaeological evaluations undertaken in the area. Approximate location of study areas shown in blue dot and cross referred to the table below. The subject site is shown in red.

Map Ref	Site	Work undertaken	Date	Findings
1	22 Christchurch Hill, Hampstead	Archaeological Watching Brief conducted by Isambard Archaeology as part of planning condition.	January-April 2007	The work consisted of two foundation trenches which formed the basements and the excavation under the house. The trenches showed a consistent sequence of natural deposits across the site which was overlain by a layer of topsoil. No finds were recovered and there were no discrete cut features. The contractor considered that this indicated that there was no development on the site prior to the current building.

2	Well Walk, Hampstead	Archaeological trial trench at Well Walk conducted by Pre-Construct Archaeology on land at Klippan House, Well Walk.	May- November 2009	An archaeological evaluation was conducted in May 2009 by Pre-Construct Archaeology on land at Klippan House, Well Walk, Hampstead. One evaluation trench was excavated across the site, in advance of redevelopment of the land to create a swimming pool. This feature was excavated to natural deposits of blue and yellow-orange clay. The anthropogenic features was a shallow linear gully that extended on an approximate northeast to southwest alignment. Its fill contained a single sherd of Post Medieval glass. Sealing this was a layer of Post Medieval ground raising deposits.
3	19 East Heath Road, NW3.	Archaeological Watching Brief by Pre-Construct Archaeology.	January 2012	The work was undertaken in three stages during the initial ground reduction and the excavation of the basement. During the watching brief subsoil and levelling deposits containing Post Medieval material were recorded as was a single foundation trench of a former garage.
4	New End Street Hospital, New End Street, Hampstead	Archaeological Evaluation conducted by Oxford Archaeological Unit	May 1995	The site was split into two areas. Two 3m by 10m stepped trenches were excavated in Area 2 and one 3m by 2.5m trench was excavated at the east end of Area 1. In Area 1, made ground was found to extend to the extent of excavation. The earliest deposit was dated to the 19th and 20th Centuries. This may represent purpose dumped deposits prior to the use of the area as a car park. On the top of the terrace in Area 2, excavation continued to a maximum depth of 108.48m OD and a sequence of light yellow sand dumped deposits were found to overly the natural sand. The dumped deposits appear to be redeposited natural. In Trench 3 in Area 2 a natural clayey silt was found to overlay the Bagshot Beds and this may indicate that this area had not been truncated. Immediately above this silt was a possible garden soil. A red-brick rectangular structure was found to truncate the soil and natural and may be the remains of an outhouse/wash-house dated to the late 18th-19th Century. Natural Bagshot Sands were identified at 108.48m OD in Trench 2 and at 107.13m in Trench 3.

5	Well Walk, NW3	Casual Observation at Well Walk	1774	Large urn with a stone on top containing an urn and pitcher with burnt bones, 4 vessels and two lamps. Found 1774. The finds were part of a casual observation and walkover survey at Well Walk; and have very scant records due to the date of the find (late 18 th C). As the finds are not within a secure stratigraphic context, and the current whereabouts of these objects remain unknown, these may be less relevant from an archaeological assessment perspective.
6	Well Walk, NW3	Casual Observation at Well Walk	1882	Coins of Marcus Aurelius (161-180AD) and Victorinus (268-270AD) found around 1882. As the finds are not within a secure stratigraphic context, and the current whereabouts of these objects remain unknown, these may be less relevant from an archaeological assessment perspective.
7	29 New End, Hampstead, NW3	Archaeological Desk Based Assessment by Pre-Construct Archaeology.	January 2011	The reports shows that the site was undeveloped until the 18th Century, it was also in this period that the site was used as parkland. The site was considered to have low to moderate potential for Prehistoric and Medieval remains, low potential for the Roman and Saxon periods and a high potential for Post Medieval remains.
9	29 New End, Hampstead, NW3	Archaeological Evaluation by Pre-Construct Archaeology.	February 2016	The site comprised four trial trenches. Subsoils were capped by thick modern made ground which was in turn cut by a red brick wall of a probable 19th Century date

48. Previous archaeological works in the form of evaluations and trial excavations have revealed limited archaeological evidence in the area.

49. Excavations have revealed localised finds of archaeological deposits, pertaining to the previous built form – a wash or outhouse dating from the nineteenth century, and some red brick dating from the nineteenth century. This has been in the context of the known previous developments in the area.

50. The built development of Hampstead in the post-modern period suggests that any archaeological deposits will be focused to the north and east on the Heath.

51. The two chance finds may not be relevant to the archaeological potential of the site given that they were not discovered in a secure stratigraphic context. In summary, the area

around the subject site has significant variations in archaeological deposits; with the potential for well stratified archaeological deposits in previous undeveloped on the Heath. The site was considered to have low to moderate potential for Prehistoric and Medieval remains, low potential for the Roman and Saxon periods and a high potential for Post Medieval remains.

7 IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT ON ARCHAEOLOGICAL ASSETS

Proposed development

52. The proposed works to the conservatory, roof covering, sustainability/thermal/M&E improvements and the removal of various undesirable modern features throughout are considered to offer clear heritage benefits to the Grade II* listed building.
53. The proposed changes are considered to result in no impact on the setting of nearby heritage assets, nor the character and appearance of the Hampstead Conservation Area. However, as previously mentioned, there is a minor beneficial impact on the immediately neighbouring grade II* listed Cannon Lodge, as a result of the reduction of the first-floor balcony above the existing conservatory, as well as a simplification of the currently incongruous balustrading. The changes to dormers and skylights have been designed to respect the axis and hierarchy of the rear elevation, maintaining symmetry and alignment. They will not be publicly visible.
54. The remodelling of the existing conservatory with an appropriate alternative inspired by Regency glass houses and will sit on the site of the existing conservatory. This itself sits on a terrace which raises the base from ground level by 55cm. The terrace dates from the twentieth century and is of no historic interest. This will be removed, and the floor of the proposed conservatory will then be raised by 24cm to then be one step down from the ground floor or the Grade II* house.

Archaeological Impact Assessment

55. As discussed above, the proposed conservatory will sit on the site of the existing terrace. An assessment of the existing building's (positive contributor) significance and impact of the proposed works has been discussed within the Heritage Statement (May 2023).
56. As discussed in Sections 4 and 6 of this report, the site and immediate area has a high significance, however its archaeological potential is low due to past development works/earthworks in the mid eighteenth century onwards which is likely to have removed much of the site's stratigraphical record.
57. A recent survey indicates the presence of an eighteenth-century vaulted cellar below the proposed conservatory site, which was likely part of Cannon Hall, but is presently within the ownership of, and accessed from the neighbour property, 12 Cannon Place.
58. Two trial pits were dug which revealed that the terrace sits on a concrete base at ground level approximately 475mm below the top of the terrace.

59. The proposed works are therefore assessed as having a low to moderate impact on the site's archaeological interest. A structural engineer has confirmed that the proposed conservatory will have no impact on the structure of the vault. For further information it is advised that their drawings are considered.

Recommendations

42. Notwithstanding the above, it is recommended that no further archaeological steps are taken.

8 RESOURCES CONSULTED

As part of the research for this Archaeological Desk Based Assessment, a number of archival and desk-based sources were consulted. These include:

- Greater London Historic Environment Record (HER)
- Archaeological Data Service: Arch-search
- British History Online
- Britain from Above (Aerial photography)
- Historic England Photographic Records
- Desk Based and Site based Archaeological evaluation reports undertaken in the vicinity of the subject site (Refer to Section 5)