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— Site Outline

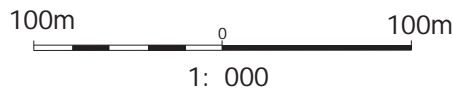
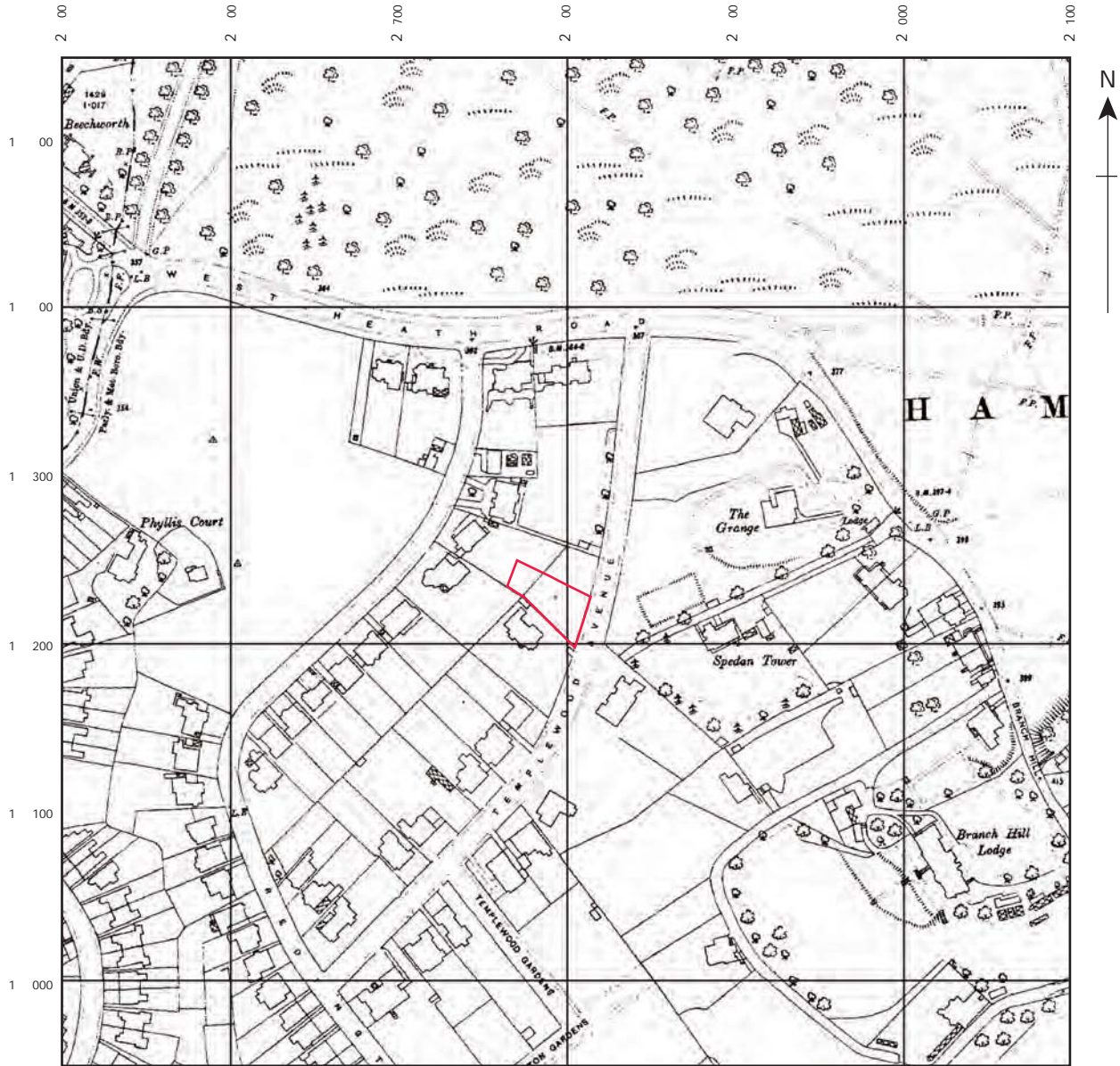


Figure : Ordnance Survey Map of 1888, 1:2,000 Scale



Based on the Ordnance Survey 1:2,000 Historical Map of 1:1
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— Site Outline

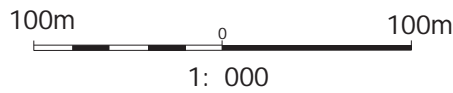
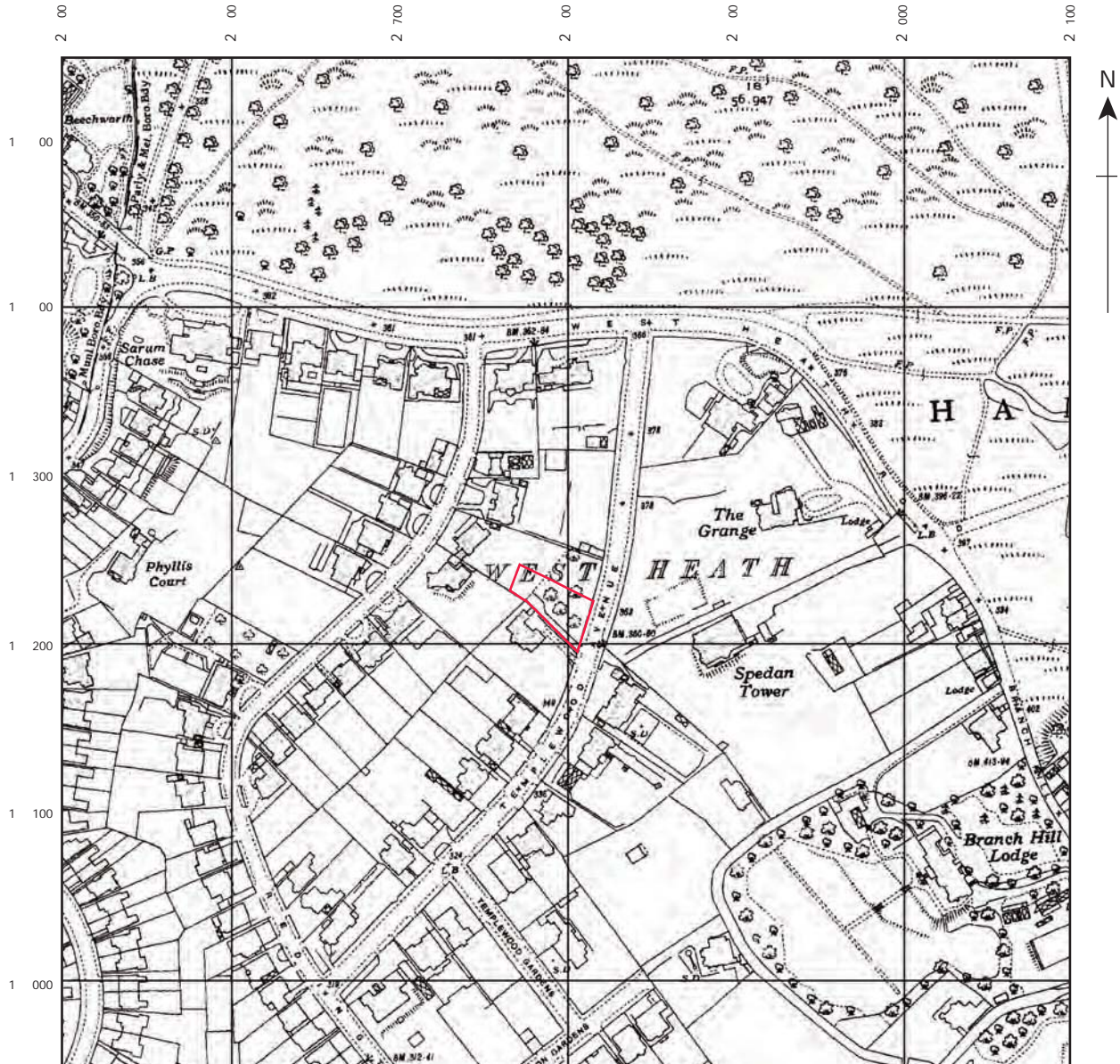


Figure : Ordnance Survey Map of 1:1, 1:2,000 Scale



Based on the Ordnance Survey's 1:2,000 Historical Map of 1830
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— Site Outline

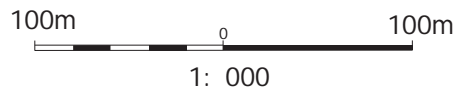
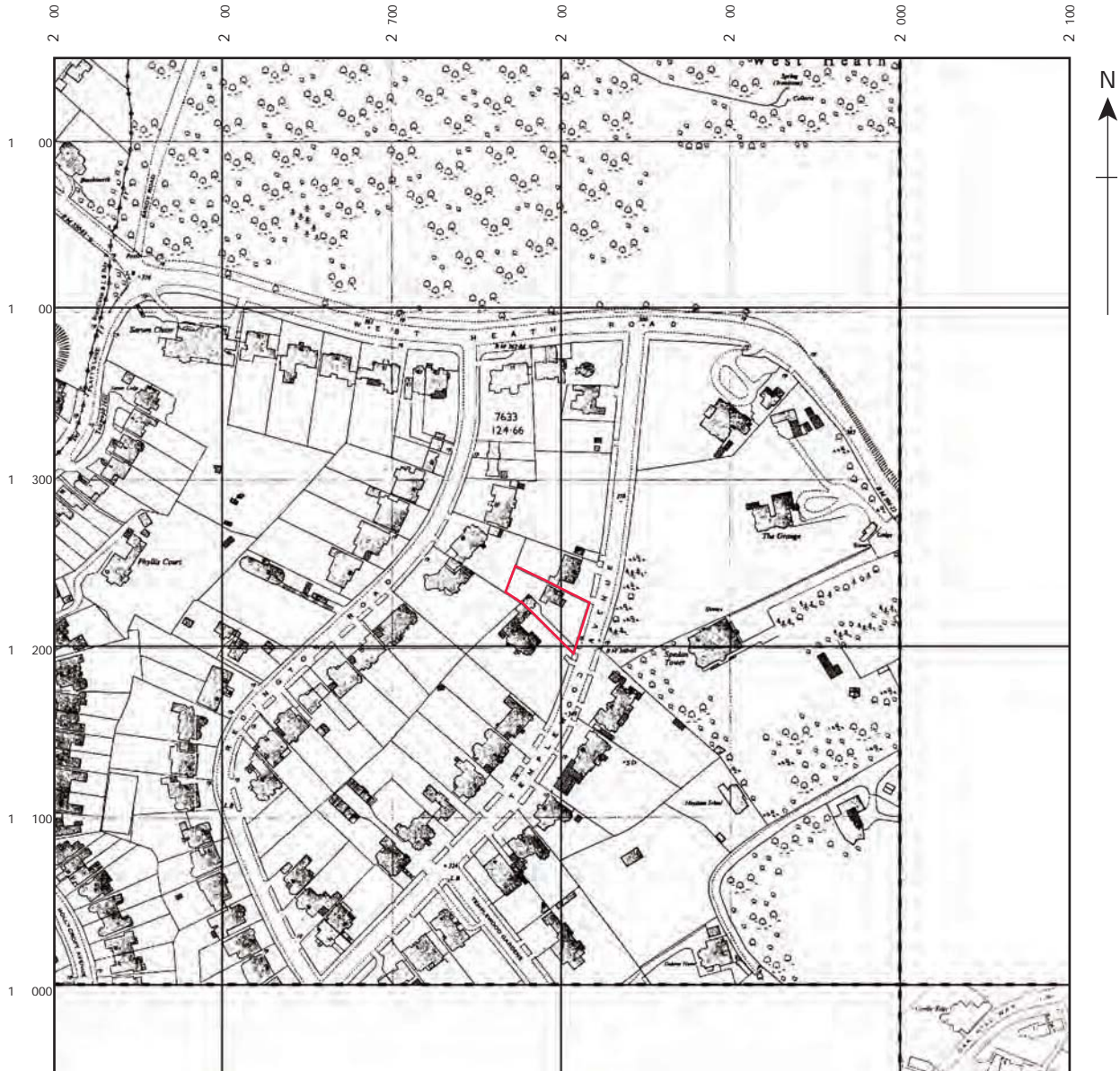


Figure 1: Ordnance Survey Map of 1830, 1:2,000 Scale



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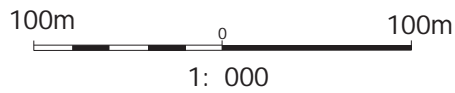
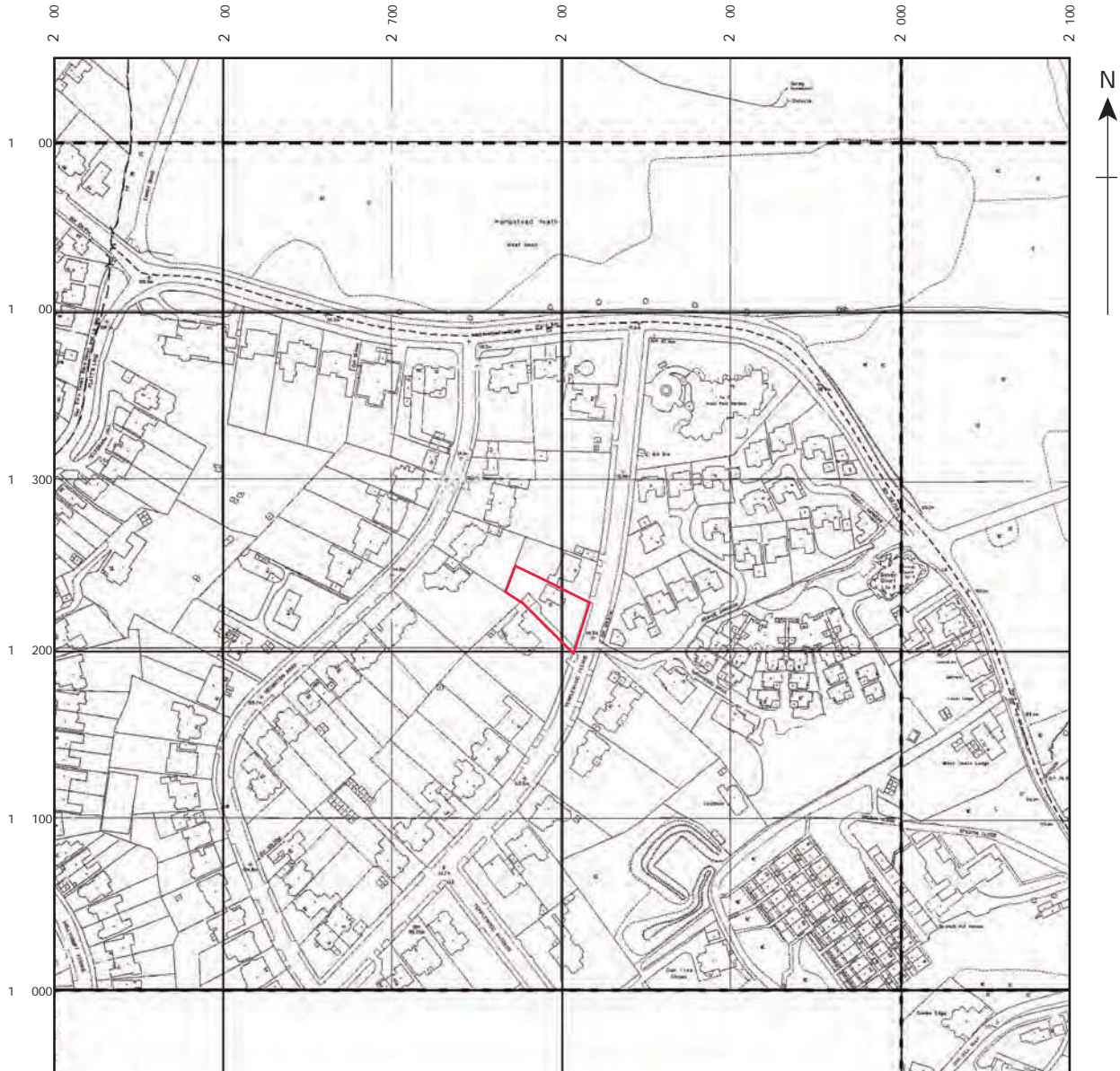


Figure 1: Ordnance Survey Map of 1888, 1:2,000 Scale



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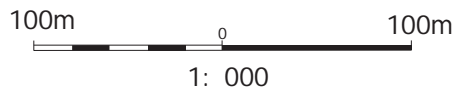
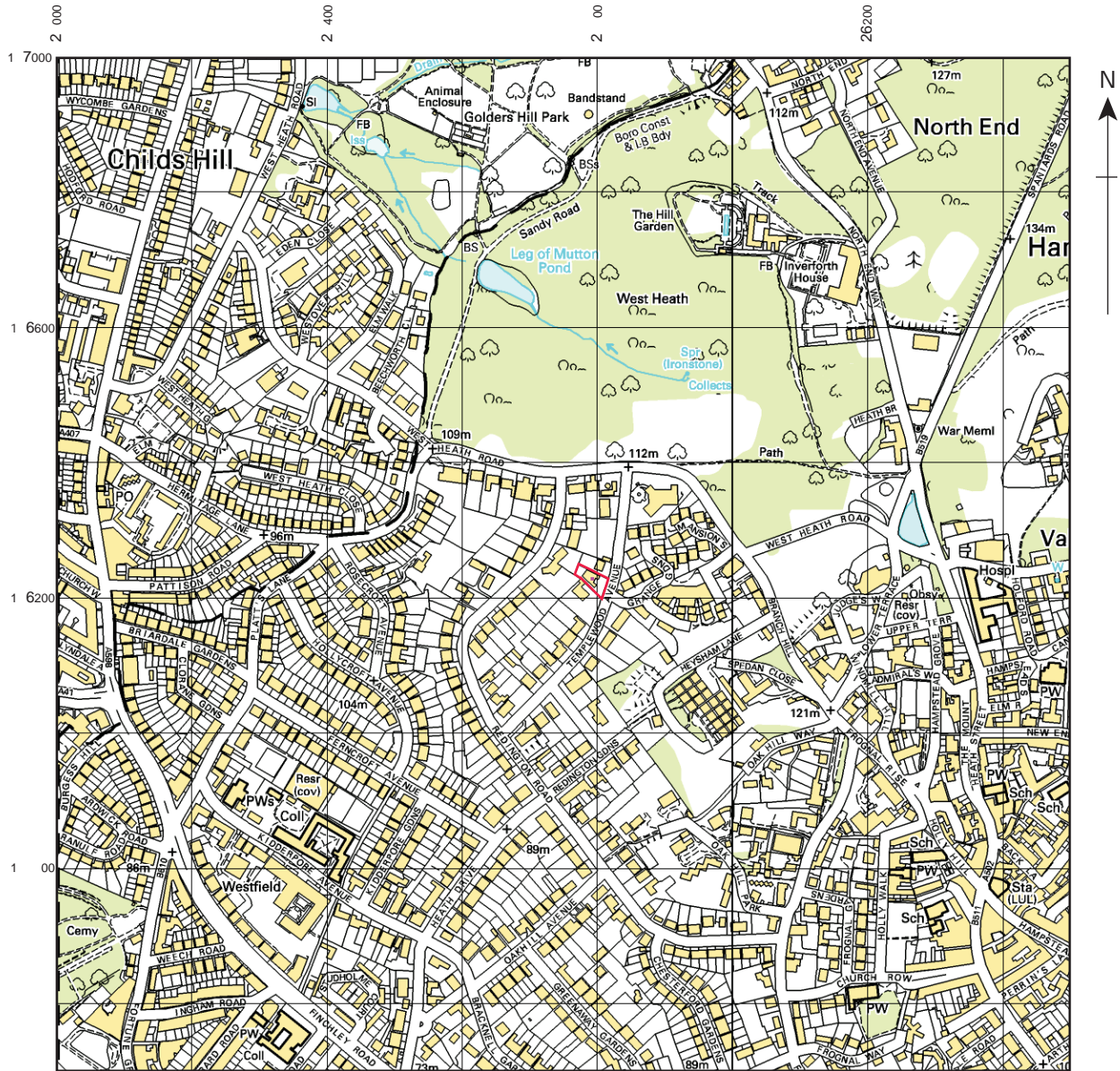


Figure 1: Ordnance Survey Map of 1881, 1:1,250 Scale

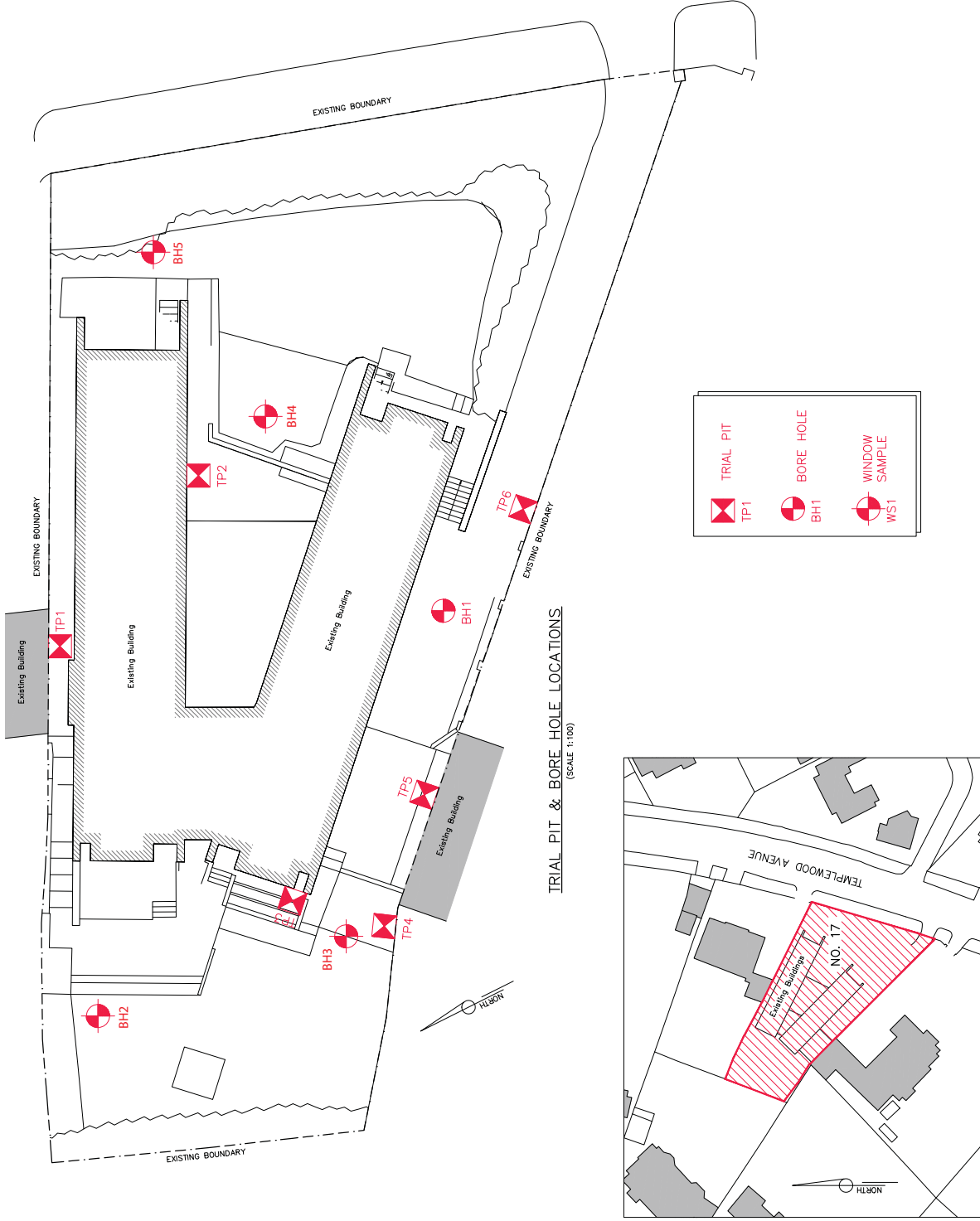


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— Site Outline



Figure 3: Ordnance Survey Map of 2011, 1:10,000 Scale



Based on the Plan Produced Michael Alexander Consultancy Engineers 2011

Figure : Trial Pit and Borehole Locations Michael Alexander Consultancy Engineers 2011



Appendices



APPENDIX A: Gazetteer of Heritage Assets.

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 500m radius from the approximate boundaries of the proposed development site was used to collate the Historic Environment Record data. For the purpose of this assessment, all entries from the provided data were assigned a numerical reference (AOC number).

Abbreviations:

AOC No.: Number assigned to sites, monuments, buildings etc. referred to in the text in round brackets e.g. (AOC 1)

GLHER: Greater London Historic Environments Record

LBO: Listed Buildings Online

NGR: National Grid Reference

AOC NO.	PERIOD	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
1	Prehistoric	HAMPSTEAD HEATH JACK STRAWS CASTLE HAD EARLIER EARTHWORKS ON THE SITE	Centroid TQ 2620 8640	GLHER: MLO17853 081725/00/00	
2	Prehistoric	WEST HEATHHAMPSTEAD HEATH 3 FLINT FLAKES, 1 BLADE-LIKE WITH SECONDARY WORKING & A BURNT FLINT. ALL FOUND IN 1962	Centroid TQ 2590 8660	GLHER: MLO17762 081722/00/00	
3	Prehistoric (Mesolithic)	West Heath Spa Mesolithic site . Samples taken from sediments at spring break line for environmental evidence, pollen, insects and macrofossils	Centroid TQ 260 865	GLHER: MLO78159	
4	Prehistoric (Mesolithic)	REDINGTON RD HEAVILY IRON STAINED THAMES PICK REPORTED BY MR HOLMES FROM A GARDEN ON THIS ROAD	Centroid TQ 2580 8580	GLHER: MLO17770 081761/00/00	
5	Roman	FROGNAL FLANGED RIM IN YELLOW-WHITE FABRIC. FOUND 1964 FOUR & A HALF INCHES DEEP INSANDY LOAM IN THE GROUNDS OF THE MEDICAL RESEARCH LAB	Centroid TQ 2618 8592	GLHER: MLO18044 081780/00/00 ELO5682	
6	Roman / medieval / post- medieval	MOUNT VERNON Evaluation undertaken in March-April95 and Aug-Nov95. Two Roman pot sherds were found in the fills of post-medieval features, one undated, the other dated to AD 300. Pottery within a date range of 1080-1500 was recovered from colluvial deposits and a buried soil	Centroid TQ 2621 8590	GLHER: MLO66259 083406/00/00 MLO66260 083407/00/00 MLO68005	

AOC NO.	PERIOD	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
		containing 19th century brick fragments. A small amount of pot dated from 1150-1500 was also found in rural landscape features/colluvium on the sloping hillside during the subsequent excavation of the site (March-April'96). "An insubstantial timber structure" was associated with a cess pit (SMR ref: 083671) that contained pottery ranging in date from 1485-1600. This was later replaced by a brick building including a semi basement where the original floor surface contained pot from 1550-1600. This was superseded by rebuilding in the 17th century and robbing from the late 18th century onwards. A cess pit containing pot sherds from 1480 to 1600 was recorded. A large pit contained pottery up to 1700 in date. A vaulted brick drain of probable 17th century-18th century date was found. A robbed out wall of probable 17th century or 18th century date was found. A possible ditch contained pottery up to 1800 in date.		083671/00/00 MLO66261 083408/00/00 MLO66262 083409/00/00 MLO66263 083410/00/00 MLO66264 083411/00/00 083406 083408-11 083671-2 ELO4095 ELO9096	
7	Post Medieval	FENTON HOUSE GARAGE Fenton House Garage Stable building, including the old coachman's living quarters, to Fenton House, now a garage. c1693, altered and modernised.	TQ 26252 86021	GLHER: MLO79912	Grade II Listed Building
8	Post Medieval	CAPO DI MONTE Capo-di-Monte II 2 house, now single detached house. Late C18, much altered.	TQ 26141 86168	GLHER: MLO81368	Grade II Listed Building
9	Post Medieval	UPPER TERRACE HOUSE AND ATTACHED WALLS Detached house. c1740 as a terrace of 3 houses, some alterations c1800; remodelled as a single house 1931-2	TQ 26180 86145	GLHER: MLO81229	Grade II Listed Building
10	Post Medieval	ADMIRALS HOUSE No.21 Admiral's House (Formerly Listed as: HAMPSTEAD GROVE No.21 Admiral's House) Semi-detached house. c1700, with later alterations and additions.	TQ 26256 86103	GLHER: MLO80937	Grade II Listed Building
11	Post Medieval	FROGNAL RISE CONSERVATORY ATTACHED TO FROGNAL RISE. APPARENTLY A TWO-STOREY BUILDING, WITH THE CONSERVATORY ABOVE A GARAGE/COACHHOUSE/GARDEN BUILDING. ENTERED SEPARATELY ONLY FOR BUILDINGS AT RISK PURPOSES	Centroid TQ 2617 8602	GLHER: MLO57615 201888/01/00	
12	Post Medieval	1 Lower Terrace Semi-detached house. Late C18. Yellow stock brick and stucco.	TQ 26152 86085	GLHER: MLO81514	Grade II Listed Building
13	Post Medieval	1 Upper Terrace End of terrace house. c. 1740 with early C19 canted bay extension at east end.	TQ 26149 86147	GLHER: MLO81218	Grade II Listed Building
14	Post Medieval	3 Upper Terrace Nos.2, 3 AND 4 Formerly known as: Upper Terrace Lodge. 3 terraced houses. No.2: c1740 with early	TQ 26133 86143	GLHER: MLO81223	Grade II Listed Building

AOC NO.	PERIOD	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
		20th century refacing in facsimile.			
15	Post Medieval	BOUNDARY WALLS AND PIERS TO LIPA, NUMBERS 13, 13B AND 13C Boundary walls and piers to Lipa, Nos.13, 13B and 13C. Boundary walls with piers fronting West Heath Road and Redington Road. c.1894-5.	TQ 25731 86377	GLHER: MLO81350	Grade II Listed Building
16	Post Medieval	17 Rosecroft Avenue Detached house. 1898-9.	TQ 25438 86198	GLHER: MLO80677	Grade II Listed Building
17	Post Medieval	18 Rosecroft Avenue Detached house. 1898.	TQ 25512 86184	GLHER: MLO80678	Grade II Listed Building
18	Post Medieval	CATTLE TROUGH AT JUNCTION WITH HERMITAGE LANE Late C19, erected by the Metropolitan Drinking Fountain and Cattle Trough Association. Granite. Rectangular trough with drinking fountain set in pediment at one end; some pipework now exposed. Trough for dogs at base survives.	TQ 25385 86281	GLHER: MLO80290	Grade II Listed Building
19	Post Medieval	FIVE LAMP POSTS 5 lamp posts. C19. Cast-iron octagonal columns some with original Windsor lanterns, some with 20th century reproductions.	TQ 26180 86118	GLHER: MLO81519	Grade II Listed Building
20	Post Medieval	FOUR GARDEN STATUES AND A CISTERN IN THE GROUNDS OF FENTON HOUSE Four garden statues and a cistern in the grounds of Fenton House (Formerly Listed as: HAMPSTEAD GROVE Garden gates and walls to No.3) 4 garden statues and a cistern in the grounds of Fenton House. Shepherd and shepherdess situated outside the front door. c1735	TQ 26262 86071	GLHER: MLO79911	Grade II Listed Building
21	Post Medieval	FROGNAL GROVE INCLUDING FORMER STABLE RANGE Nos. 105-111 (Odd) Frognal Grove including former stable range. Large house with stable block, now 4 semi-detached houses. c. 1745-50.	TQ 26130 85905	GLHER: MLO80034	Grade II* Listed Building
22	Post Medieval	FROGNAL RISE Detached villa. Early C19, wing added 1884.	TQ 26178 86033	GLHER: MLO80774	Grade II Listed Building
23	Post Medieval	FRONT GARDEN WALLS, RAILINGS, PIERS, GATE AND MOUNTING BLOCK TO NUMBERS 105-111 Front garden boundary walls, railings, piers, gate and mounting block. Probably 19th century. Brick walls, those to No.107 low and stone coped with cast-iron railings.	TQ 26130 85905	GLHER: MLO80035	Grade II Listed Building
24	Post Medieval	26 Hampstead Grove GARDEN GATES, RAILINGS AND WALLS TO FENTON HOUSE Garden gates, railings and walls to Fenton House (Formerly Listed as: HAMPSTEAD GROVE (West side) Garden gates and walls to No.3) 2 gates, railings and garden walls. East gate: late C18 wrought-iron gate. Flanked by attached railings on low brick stone capped walls. South gate: 20th century facsimile of the original 1707 wrought-iron gate, between brick piers surmounted by stone balls. . Garden walls: C17 and C18.	TQ 26130 85905	GLHER: MLO79915	Grade II Listed Building

AOC NO.	PERIOD	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
25	Post Medieval	GARDEN WALL TO NUMBER 10 NETLEY COTTAGE (1 Lower Terrace) Garden wall, formerly the western curtilage wall to the Admiral's House, Admiral's Walk. C18.	TQ 26237 86128	GLHER: MLO81518	Grade II Listed Building
26	Post Medieval	GROVE LODGE Grove Lodge (Formerly Listed as: HAMPSTEAD GROVE Lodge) Semi-detached house. Early C18 with later alterations and additions at rear, c1910.	TQ 26239 86109	GLHER: MLO80939	Grade II Listed Building
27	Post Medieval	LIPA (13 West Heath Road) Detached house. c1894-5.	TQ 25716 86359	GLHER: MLO81349	Grade II Listed Building
28	Post Medieval	MILESTONE AT JUNCTION OF LOWER TERRACE AND HAMPSTEAD GROVE Milestone at junction of Lower 14/05/74 Terrace & Hampstead Grove GV II Milestone. C18.	TQ 26276 86249	GLHER: MLO81520	Grade II Listed Building
29	Post Medieval	NETLEY COTTAGE (10 Lower Terrace) Detached house. c1779, probably formerly a farmhouse.	TQ 26235 86116	GLHER: MLO81517	Grade II Listed Building
30	Post Medieval	NUMBERS 2 AND 3 Lower Terrace AND ATTACHED RAILINGS Pair of terraced cottages. Early C19.	TQ 26158 86090	GLHER: MLO81515	Grade II Listed Building
31	Post Medieval	OAK TREE HOUSE Detached house, now converted to flats. 1873.	TQ 25890 86016	GLHER: MLO80466	Grade II Listed Building
32	Post Medieval	OLD COURT HOUSE, NORTH END WAY Detached house, now converted to retirement home flats. Early C18 with late C18 and early C19 alterations and additions.	TQ 26246 86405	GLHER: MLO80143	Grade II Listed Building
33	Post Medieval	ONE OAK (16 Redington Road) Detached house. 1889.	TQ 25881 85768	GLHER: MLO80250	Grade II Listed Building
34	Post Medieval	RAILINGS TO WATER RESERVOIR Railings to Water Reservoir UPPER TERRACE. Includes: Railings to Water Reservoir LOWER TERRACE. Railings surrounding reservoir. 1856. For the New River Company. Cast-iron. The reservoir was built in 1856 in order to serve Hampstead. Water was brought by pipes from Highgate. The company was absorbed into the Metropolitan Water Board in 1902.	TQ 26288 86163	GLHER: MLO79922	Grade II Listed Building
35	Post Medieval	ST DOROTHY'S CONVENT Detached house, now a convent finishing school. c1740, partly refaced late 19th century; late 20th century alterations.	TQ 26115 85867	GLHER: MLO80030	Grade II Listed Building
36	Post Medieval	TERRACE LODGE ADMIRAL'S WALK Detached villa. Early C19 with later extensions.	TQ 26214 86092	GLHER: MLO80936	Grade II Listed Building
37	Post Medieval	THE GARDENS Lodge house, formerly to Branch Hill Lodge (not included). Dated 1868 in roundel above porch.	TQ 26122 86046	GLHER: MLO80618	Grade II Listed Building

AOC NO.	PERIOD	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
38	Post Medieval	UPPER FROGNAL LODGE Coach house to Henry Filcroff's house Nos 105-111 Frognal (qv), now semi-detached house. c1745-50, altered early 19th century and late 20th century.	TQ 26123 85896	GLHER: MLO80032	Grade II Listed Building
39	Post Medieval	FOUNTAIN HOUSE No.4 Fountain House GV II Semi-detached house. Early C19 with 20th century alterations & additions.	TQ 26165 86101	GLHER: MLO81516	Grade II Listed Building
40	Post Medieval	Flat 1 20 Rosecroft Avenue No.20 Detached house. 1898.	TQ 25507 86205	GLHER: MLO80681	Grade II Listed Building
41	Post Medieval	Fercroft Avenue Nos.26 AND 26A Detached house and attached former coach/motor house now converted to a dwelling. 1898, coach/motor house possibly later.	TQ 25469 85978	GLHER: MLO79826	Grade II Listed Building
42	Post Medieval / Modern	North End Way, Inverforth House [The Hill Garden] [19th century formal garden] Early 19th century formal garden scheme dominated by extensive layout of colonnaded pergolas. Rebuilt from 1906-1920. Hill House was built in the early 19th century and is shown on the 1st edition OS map of 1866 on the same site and orientation as the present mansion. The gardens lay to the west and consisted of scattered trees on a large lawn and boundary shrubberies and walks. On the west side was a double shrubbery with an open area (probably kitchen gardens) between. A walk led from the gardens through this area out onto Hampstead Heath. Hill House was remodelled in 1896. Sir William Hesketh Lever (later Lord Leverhulme) purchased Hill House in 1904. The house was extensively rebuilt and enlarged for him, after which it became known as The Hill. The gardens were laid out in three phases, each following the purchase of the three separate properties that make up the present site (Hill House, Heath Lodge and Cedar Lawn. During the First World War Leverhulme purchased Cedar Lawn (the neighbouring property to the south) and in 1922 that house was also demolished and the pergola and garden were extended to the south. The property was divided in 1960 when the London County Council purchased the western part of the site and the north-western part of the pergola. The pergola and gardens were restored and opened to the public in 1963 as 'The Hill Gardens'. Inverforth House and gardens was sold to developers in the 1990s and was developed as private residences in 1998.	Centroid TQ 2607 86669	GLHER: MLO59278 202941/00/00	Registered Park or Garden (II*)
43	Modern	North End Way, [The Hill Garden] [Southern summerhouse] Summerhouse, aligned south-west of Inverforth House, forming the central feature of the Southern Pergola. Built from 1906-10	TQ 26107 86600	GLHER: MLO80705	Grade II* Listed Building
44	Modern	15 Templewood Avenue Detached house set at right angles to road. 1905.	TQ 25775 86207	GLHER: MLO81132	Grade II Listed Building
45	Modern	24 Heath Drive Pair of semi-detached houses. 1907	TQ 25660 85813	GLHER: MLO80982	Grade II Listed Building

AOC NO.	PERIOD	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
				MLO80983	Building
46	Modern	33 Ferncroft Avenue Nos.33 AND 35 Pair of semi-detached houses. 1902.	TQ 25473 85921	GLHER: MLO79827	Grade II Listed Building
47	Modern	42 Ferncroft Avenue Nos.40 AND 42 GV II Pair of semi-detached houses. 1904.	TQ 25593 85903	GLHER: MLO79828	Grade II Listed Building
48	Modern	43 Hollycroft Avenue Nos.43, 43A AND 45 GV II Pair of semi-detached houses. 1905.	TQ 25542 85989	GLHER: MLO81290	Grade II Listed Building
49	Modern	49 Hollycroft Avenue Nos.47 AND 49 GV II Pair of semi-detached houses. 1905.	TQ 25540 85965	GLHER: MLO81291	Grade II Listed Building
50	Modern	54 Redington Road No.54 Detached house. 1908-9.	TQ 25628 86142	GLHER: MLO80251	Grade II Listed Building
51	Modern	56 Redington Road No.56 Detached house. 1908-9.	TQ 25641 86153	GLHER: MLO80252	Grade II Listed Building
52	Modern	Ferncroft Avenue Nos.6 AND 8 Pair of semi-detached houses. 1901.	TQ 25348 86059	GLHER: MLO79824	Grade II Listed Building
53	Modern	Ferncroft Avenue Nos.12 AND 14 GV II Pair of semi-detached houses. 1901-2.	TQ 25380 86039	GLHER: MLO79825	Grade II Listed Building
54	Modern	Flat 1 14 Templewood Avenue No.14 Large detached house. 1910-11.	TQ 25834 86166	GLHER: MLO81131	Grade II Listed Building
55	Modern	GATES, RAILINGS AND WALL TO THE GROUNDS OF ST VEDASTS SCHOOL, SARUM CHASE Gates, railings and wall to the grounds of St Vedast's School, Sarum Chase Gates, railings and wall to the grounds to the east of St Vedast's School. 20th century.	TQ 25560 86397	GLHER: MLO81352	Grade II Listed Building
56	Modern	ST VEDASTS SCHOOL FOR BOYS, SARUM CHASE Private house, now a school. c1932. alterations, 1963.	TQ 25590 86380	GLHER: MLO81351	Grade II Listed Building
57	Modern	4 Beechworth Close Private house with linked garage. 1961	TQ 25537 86648	GLHER:	Grade II Listed Building
58	Modern	SCHREIBER HOUSE AND ATTACHED SWIMMING POOL No.9 Schreiber House and attached swimming pool. Detached house, and attached swimming pool. 1962-4	TQ 25793 86364	GLHER: MLO81348	Grade II Listed Building
59	N/A	Redington / Frogna Conservation Area		Camden	Conservation

AOC NO.	PERIOD	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
				Council	Area
60	N/A	Hampstead Conservation Area		Camden Council	Conservation Area
61	N/A	Hampstead Heath Archaeological Priority Area		Camden Council	Archaeological Priority Area
62	N/A	Hampstead Archaeological Priority Area		Camden Council	Archaeological Priority Area
63	N/A	Childs Hill Area of Special Archaeological Significance		Barnet Council	Area of Special Archaeological Significance

APPENDIX B: Assessment Criteria

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

- **High** - The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- **Medium** - The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- **Low** - The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- **Uncertain** - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where potential or known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 1, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
REGIONAL	Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
NEGLIGIBLE	Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 2 below.

Table 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

In certain cases it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

APPENDIX C: Planning Policy Statement 5: Planning for the Historic Environment

The importance of archaeology, Listed Buildings, Conservation Areas and other historic assets in the planning process was previously detailed in Planning Policy Guidance Notes 16 & 15. These documents were superseded in March 2010 by PPS 5: Planning for the Historic Environment.

PPS 5 sets out the Government's objectives for the historic environment and the rationale for its conservation. The development plan making policies in PPS 5 are a material consideration which must be taken into account in development management decisions and, where relevant, will be taken into account by regional spatial strategies, spatial development strategies (London) and the preparation of local development documents.

Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest and are worthy of consideration in planning matters, are identified in PPS 5 as 'heritage assets'.

This can include standing, buried or submerged remains, buildings, parks and gardens and areas, sites and landscapes - whether designated or not and whether or not capable of designation. World Heritage Sites, Scheduled Monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas are all heritage assets.

A heritage asset holds meaning for society over and above its functional utility and it is this heritage significance that justifies a degree of protection in planning decisions. The 'heritage significance' is that which makes an otherwise ordinary place a heritage asset and is the sum of an assets architectural, historic, artistic or archaeological interest.

PPS 5 does not changes the existing legal framework for the designation of Scheduled Monuments, listed buildings, conservation areas, registered parks and gardens or protected wrecks and the criteria for gaining Scheduled Monument consent, listed building consent, conservation area consent or licences to deal with protected wrecks are set out in existing laws.

The Government's key objectives identified in PPS 5 are:

- To deliver sustainable development by ensuring that policies and decisions concerning the historic environment:
 - Recognise that heritage assets are a non-renewable resource;
 - Take account of the wider social, cultural, economic and environmental benefits of heritage conservation; and
 - Recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- To conserve England's heritage assets in a manner appropriate to their significance by ensuring that:
 - Decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset;
 - Wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation;
 - The positive contribution of such heritage assets to local character and sense of place is recognised and valued; and
 - Consideration of the historic environment is integrated into planning policies, promoting place-shaping.
- To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost.

Government places a priority on conserving this resource for future generations, which accords with the principles of sustainable development, and has set out tests to ensure that any damage or loss is permitted only where it is properly justified.

DEVELOPMENT MANAGEMENT POLICIES

'Development Management' PPS 5 polices are considered relevant for any works which require planning permission, listed building consent or conservation area consent. The key principles of these policies are:

The level of detail and assessment undertaken for each heritage asset is proportionate to the importance of the heritage asset (see Policy HE6) and is designed to provide sufficient information to understand the potential impact of the proposal on the significance or cultural value of the asset.

The effect of a development on the significance of a heritage asset or its setting is a material consideration in determining the application (Policy HE8). Applications that preserve elements that make a positive contribution of the setting or better reveal the significance of an asset will be considered more favourably than those which do not; in such cases local planning authorities should *'weigh any such harm against the wider benefits of the application'* (Policy HE10).

PPS 5 sets out a presumption in favour of the conservation of designated heritage assets and this presumption is greatest for heritage of assets of greatest cultural value (Policy HE 9). Preservation of a heritage asset *in situ* is always preferable; though in some cases, preservation by record is an acceptable, albeit less desirable, alternative. The means by which this may be achieved is outlined in policy HE12.

POLICY HE6: Information Requirements For Applications For Consent Affecting Heritage Assets

HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.

HE6.2 This information together with an assessment of the impact of the proposal should be set out in the application (within the design and access statement when this is required) as part of the explanation of the design concept. It should detail the sources that have been considered and the expertise that has been consulted.

HE6.3 Local planning authorities should not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents.

POLICY HE7: Policy Principles Guiding The Determination Of Applications For Consent Relating To All Heritage Assets

HE7.1 In decision-making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal (including by development affecting the setting of a heritage asset) taking account of:

- (i) evidence provided with the application
- (ii) any designation records
- (iii) the historic environment record and similar sources of information
- (iv) the heritage assets themselves
- (v) the outcome of the usual consultations with interested parties; and
- (vi) where appropriate and when the need to understand the significance of the heritage asset demands it, expert advice (from in-house experts, experts available through agreement with other authorities, or consultants, and complemented as appropriate by advice from heritage amenity societies).

HE7.2 In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimize conflict between the heritage asset's conservation and any aspect of the proposals.

HE7.3 If the evidence suggests that the heritage asset may have a special significance to a particular community that may not be fully understood from the usual process of consultation and assessment, then the local planning authority should take reasonable steps to seek the views of that community.

HE7.4 Local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in place-shaping; and

- the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.

HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

HE7.6 Where there is evidence of deliberate neglect of or damage to a heritage asset in the hope of obtaining consent, the resultant deteriorated state of the heritage asset should not be a factor taken into account in any decision.

HE7.7 Where loss of significance is justified on the merits of new development, local planning authorities should not permit the new development without taking all reasonable steps to ensure the new development will proceed after the loss has occurred by imposing appropriate planning conditions or securing obligations by agreement.

POLICY HE8: Additional Policy Principle Guiding The Consideration Of Applications For Consent Relating To Heritage Assets That Are Not Covered By Policy HE9

HE8.1 The effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application. When identifying such heritage assets during the planning process, a local planning authority should be clear that the asset meets the heritage asset criteria set out in Annex 2. Where a development proposal is subject to detailed pre-application discussions (including, where appropriate, archaeological evaluation (see HE6.1)) with the local planning authority, there is a general presumption that identification of any previously unidentified heritage assets will take place during this pre-application stage. Otherwise the local planning authority should assist applicants in identifying such assets at the earliest opportunity.

POLICY HE9: Additional Policy Principles Guiding The Consideration Of Applications For Consent Relating To Designated Heritage Assets

HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including Scheduled Monuments,¹⁴ protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, World Heritage Sites, should be wholly exceptional.

HE9.2 Where the application will lead to substantial harm to or total loss of significance local planning authorities should refuse consent unless it can be demonstrated that:

- (i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or
- (ii)
 - (a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - (b) no viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and
 - (c) conservation through grant-funding or some form of charitable or public ownership is not possible; and
 - (d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.

HE9.3 To be confident that no appropriate and viable use of the heritage asset can be found under policy HE9.2(ii) local planning authorities should require the applicant to provide evidence that other potential owners or users of the site have been sought through appropriate marketing and that reasonable endeavours have been made to seek grant funding for the heritage asset's conservation and to find charitable or public authorities willing to take on the heritage asset.

HE9.4 Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:

- (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and
- (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.

HE9.5 Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. The policies in HE9.1 to HE9.4 and HE10 apply to those elements that do contribute to the significance. When considering proposals, local planning authorities should take into account the relative significance of the element affected and its contribution to the

significance of the World Heritage Site or Conservation Area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the World Heritage Site or Conservation Area, including, where appropriate, through development of that element. This should be seen as part of the process of place-shaping.

HE9.6 There are many heritage assets with archaeological interest that are not currently designated as Scheduled Monuments, but which are demonstrably of equivalent significance. These include heritage assets:

- that have yet to be formally assessed for designation
- that have been assessed as being designatable, but which the Secretary of State has decided not to designate; or
- that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979. The absence of designation for such heritage assets does not indicate lower significance and they should be considered subject to the policies in HE9.1 to HE9.4 and HE10.

POLICY HE10: Additional Policy Principles Guiding The Consideration Of Applications For Development Affecting The Setting Of A Designated Heritage Asset

HE10.1 When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.

HE10.2 Local planning authorities should identify opportunities for changes in the setting to enhance or better reveal the significance of a heritage asset. Taking such opportunities should be seen as a public benefit and part of the process of place-shaping.

POLICY HE11: Enabling Development

HE11.1 Local planning authorities should assess whether the benefits of an application for enabling development to secure the future conservation of a heritage asset outweigh the disbenefits of departing from the development plan (having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004) or from national policies, taking into account whether:

- it will materially harm the significance of the heritage asset or its setting
- it will avoid detrimental fragmentation of management of the heritage asset
- it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation
- it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid
- there is a source of funding that might support the heritage asset without the need for enabling development
- the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimizes harm to other public interests.

POLICY HE12: Policy Principles Guiding The Recording Of Information Related To Heritage Assets

HE12.1 A documentary record of our past is not as valuable as retaining the heritage asset, and therefore the ability to record evidence of our past should not be a factor in deciding whether a proposal that would result in a heritage asset's destruction should be given consent.

HE12.2 The process of investigating the significance of the historic environment, as part of plan-making or development management, should add to the evidence base for future planning and further the understanding of our past. Local planning authorities should make this information publicly available, including through the relevant historic environment record.

HE12.3 Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record. Local planning authorities should require any archive generated to be deposited with a local museum or other public depository willing to receive it.¹⁷ Local planning authorities should impose planning conditions or obligations to ensure such work is carried out in a timely manner and that the completion of the exercise is properly secured.

APPENDIX D: Borehole Logs (Michael Alexander Consulting 2011)



Geotechnical & Environmental Associates

Tythenhanger House
Coursers Road
St Albans
AL4 0PG


Site
17 Templewood Avenue, London, NW3 7UY

Borehole Number
BH 1

Boring Method Cable Percussion	Casing Diameter 150mm cased to 16.50m	Ground Level (mTBM) 110.01	Client Mr Henry	Job Number J11244
	Location	Dates 11/11/2011	Engineer Michael Alexander Consulting Engineers	Sheet 1/2

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mTBM)	Depth (m) (Thickness)	Description	Legend	Water
0.60	D1				109.98	(0.03)	Tarmac	[Cross-hatch pattern]	
1.10 1.20-1.65 1.20	D2 CPT N=7 B3	1.20	DRY	1,0/2,1,2,2	109.61	(0.37) 0.40	Roadstone Made Ground (brown mottled grey silty sandy clay with brick and concrete rubble)		
1.80 2.00	D4 D5				108.31	(1.30)	Soft brown mottled grey silty sandy CLAY	[Stippled pattern]	
2.40 2.50-2.95 2.50	D6 SPT N=13 D7	2.50	DRY	1,2/4,3,3,3					
3.00 3.00-3.45	D8 SPT N=10	3.00	DRY	Seepage(1) at 2.70m, sealed at 3.00m. 2,2/1,2,3,4		(2.50)			
3.80 4.00-4.45 4.00	D9 SPT N=10 D10	4.00	DRY	2,2/2,2,3,3	105.81	4.20	Firm becoming stiff brownish grey silty CLAY		
4.70 5.00-5.45 5.00	D11 SPT N=9 D12	5.00	DRY	2,1/2,2,2,3					
6.00-6.45	U13								
6.50	D14								
7.50-7.95 7.50	SPT N=14 D15	6.00	DRY	2,2/3,3,4,4					
9.00-9.45	U16								
9.50	D17								

Remarks Service pit carried out from ground level to 1.2 m Standpipe installed to a depth of 6.0 m Groundwater measured in the standpipe at a depth of 2.96 m on 15/11/2011	Scale (approx)	Logged By
	1:50	PRELIMINARY
	Figure No. J11244.BH 1	

		Tyttenhanger House Coursers Road St Albans AL4 0PG			Site 17 Templewood Avenue, London, NW3 7UY		Borehole Number BH 1		
Boring Method Cable Percussion		Casing Diameter 150mm cased to 16.50m		Ground Level (mTBM) 110.01		Client Mr Henry		Job Number J11244	
		Location		Dates 11/11/2011		Engineer Michael Alexander Consulting Engineers		Sheet 2/2	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mTBM)	Depth (m) (Thickness)	Description	Legend	Water
10.50-10.95 10.50	SPT N=17 D18	6.00	DRY	3,3/3,4,5,5					
12.00-12.45	U19								
12.50	D20								
13.50-13.95	U21								
14.00	D22								
15.00-15.45	U23					(15.80)			
15.50	D24								
16.50-16.95	U25								
17.00	D26								
18.00-18.45	U27								
18.30	D28								
19.50-19.95 19.50	SPT N=27 D29	16.50	16.90	3,4/5,7,7,8	90.01	20.00			
Remarks								Scale (approx) 1:50	Logged By PRELIMINARY
								Figure No. J11244.BH 1	

Excavation Method Open-Drive Window Sampler	Dimensions	Ground Level (mTBM) 113.85	Client Mr Henry	Job Number J11244
	Location	Dates 15/11/2011	Engineer Michael Alexander Consulting Engineers	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mTBM)	Depth (m) (Thickness)	Description	Legend	Water
0.30	D1			113.45	(0.40)	Topsoil / Made Ground (greyish brown silty clay mottled with pockets of orange-brown silty sand, occasional fine rootlets, rare fine angular flint gravel and rare fragments of charcoal)		
0.60	D2			112.95	(0.50)	Made Ground (light brown mottled grey clayey silty sand with rootlets and rare fragments of fine brick and charcoal)		
1.00-1.45	SPT N=10		2,1/2,3,2,3		(0.55)	Light brown silty fine SAND with rare fine to medium rounded and subrounded flint gravel and rootlets		
1.20	D3			112.40	1.45	'Stiff' light orange-brown mottled grey silty sandy CLAY with rootlets to a depth of 2.0 m, rare carbonaceous material and fine brick fragments - possible made ground. Suspected desiccated soil		
1.80	D4				(0.75)			
1.90	D5							
2.00-2.45	SPT N=29		2,3/5,7,9,8	111.65	2.20	Light brown mottled orange-brown sandy SILT		
2.50	D6			111.05	(0.60)			
3.00-3.45	SPT N=37		3,3/8,9,10,10		(0.40)	Light orange-brown slightly clayey sandy SILT		
3.00	D7			110.65	3.20	Light brown sandy SILT with iron staining		
3.50	D8							
4.00-4.45	SPT N=39		3,6/9,10,10,10		(1.90)			
4.00	D9							
5.00-5.45	SPT N=28		3,6/7,8,7,6	108.75	5.10	Light orange-brown mottled brown sandy SILT		
5.30	D10			108.35	(0.40)			
					5.50	Soft light orange-brown mottled grey sandy silty CLAY		
5.70	D11			107.85	(0.50)			
5.90	D12			107.75	6.00	Light orange-brown sandy SILT		
6.00-6.45	SPT N=17		1,2/2,3,6,6		(0.10)			
6.00	D13				6.10			
6.30	D14			107.40	(0.35)	Soft light brown mottled orange-brown sandy silty CLAY		
6.60	D15				6.45			
6.80	D16		Water strike(1) at 6.60m.	107.10	(0.30)	Light brown sandy SILT		√1
7.00-7.45	SPT N=16		2,3/3,3,5,5	106.85	6.75	Firm light brown mottled orange-brown sandy silty CLAY		
					(0.25)			
7.50	D17			106.15	7.00	Light brown sandy SILT		
					(0.70)			
7.90	D18			105.85	7.70	Firm brown mottled orange-brown sandy silty CLAY		
8.00-8.45	SPT N=19		2,3/5,5,5,4		(0.30)			
					8.00	Complete at 8.00m		

Remarks Standpipe installed to a depth of 7.7 m to facilitate groundwater monitoring	Scale (approx)	Logged By
	1:50	HD
	Figure No. J11244.BH 2	



Geotechnical &
Environmental
Associates

Tytenhanger House
Coursers Road
St Albans
AL4 0PG

Site
17 Templewood Avenue, London, NW3 7UY

Number
BH 3

Excavation Method Open-Drive Window Sampler	Dimensions	Ground Level (mTBM) 113.25	Client Mr Henry	Job Number J11244
	Location	Dates 15/11/2011	Engineer Michael Alexander Consulting Engineers	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mTBM)	Depth (m) (Thickness)	Description	Legend	Water
0.30	D1				(0.70)	Topsoil / Made Ground (brown silty sand with rootlets and rare fragments of charcoal and brick)		
0.80	D2			112.55	0.70 (0.60)	Made Ground (light orange-brown sandy silt with rootlets and occasional fragments of brick and charcoal)		
1.50	D3			111.95	1.30 (0.20)	Brown sandy SILT with rare medium to coarse rounded gravel and rootlets		
1.60	D4			111.75	1.50 (0.40)			
2.00	D5			111.35	1.90 (0.20)	Light orange-brown sandy SILT with rare rounded to subrounded medium to coarse gravel and rootlets		
2.30	D6			111.15	2.10	'Stiff' light orange-brown silty sandy CLAY with rootlets - suspected dessicated soil		
					(1.10)	Light orange-brown mottled grey sandy SILT with iron staining and occasional fine rootlets to 2.7 m		
3.40	D7			110.05	3.20 (1.10)	Brown sandy SILT with iron staining		
4.40	D8			108.95	4.30 (0.20)	Light orange-brown sandy SILT		
4.80	D9			108.75	4.50 (0.70)	Soft light brown mottled orange-brown sandy silty CLAY		
5.25	D10			108.05	5.20 (0.15)	Light orange-brown sandy SILT		
5.90	D11			107.90	5.35 (0.65)	Soft light brown mottled orange-brown sandy silty CLAY		
6.20	D12		Water strike(1) at 6.00m.	107.25	6.00 (0.20)	Light orange-brown sandy SILT		∇1
6.50	D13			107.05	6.20 (0.50)	Brown sandy SILT		
6.90	D14			106.55	6.70 (0.30)	Firm light brown mottled grey sandy silty CLAY		
				106.25	7.00	Complete at 7.00m		

Remarks	Scale (approx)	1:50	Logged By	HD
	Figure No.	J11244.BH 3		



Geotechnical &
Environmental
Associates

Tyttenhanger House
Coursers Road
St Albans
AL4 0PG

Site
17 Templewood Avenue, London, NW3 7UY

Number
BH 4

Excavation Method Open-Drive Window Sampler	Dimensions	Ground Level (mTBM) 111.87	Client Mr Henry	Job Number J11244
	Location	Dates 15/11/2011	Engineer Michael Alexander Consulting Engineers	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mTBM)	Depth (m) (Thickness)	Description	Legend	Water
0.40	D1			111.37	0.50	Topsoil / Made Ground (brown silty sand with rootlets and rare fragments of brick and concrete)		
0.90	D2					Light orange-brown sandy SILT with occasional medium to coarse subangular to rounded gravel and rootlets		
1.10	D3				(1.35)			
1.50	D4							
1.70	D5			110.02	1.85	'Stiff' light orange-brown mottled brown sandy silty CLAY with occasional rounded medium to coarse flint gravel and rootlets to a depth of 2.5 m. Suspected dessicated soil		
1.95	D6							
2.20	D7				(1.25)			
2.80	D8							
2.90	D9			108.77	3.10	Light orange-brown sandy SILT		
				108.57	(0.20)			
					3.30	Soft light orange-brown sandy silty CLAY with rare fine to medium subangular to rounded gravel		
					(0.50)			
4.00	D10			108.07	3.80	Light brown sandy SILT with rare medium rounded gravel		
				107.77	(0.30)			
4.40	D11				4.10	Light orange-brown SAND and GRAVEL		
4.80	D12		Water strike(1) at 4.80m.		(0.90)			
				106.87	5.00			
5.20	D13				(0.40)	Light orange-brown sandy SILT with rare medium rounded gravel		
				106.47	5.40			
				106.27	(0.20)	Light orange-brown clayey silty SAND		
				106.27	5.60			
5.70	D14			106.07	(0.20)	Firm orange-brown mottled grey silty sandy CLAY		
5.90	D15			105.87	5.80			
					(0.20)	Brownish grey sandy SILT		
					6.00			
						Complete at 6.00m		

Remarks Standpipe installed to a depth of 6 m to facilitate groundwater monitoring	Scale (approx)	Logged By
	1:50	HD
	Figure No. J11244.BH 4	

Excavation Method Drive-in Window Sampler	Dimensions	Ground Level (mTBM) 111.73	Client Mr Henry	Job Number J11244
	Location	Dates 15/11/2011	Engineer Michael Alexander Consulting Engineers	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mTBM)	Depth (m) (Thickness)	Description	Legend	Water
0.60	D1			110.73	1.00 (1.00)	Made Ground / Topsoil (brown sandy silty with occasional fine fragments of gravel, rootlets and rare fragments of brick and ash)		
1.60	D2			110.13	1.60 (0.60)	Made Ground (light orange-brown sandy silt with fine angular gravel and rootlets)		
3.00	D3			109.43	2.30 (0.70)	Made Ground (grey clay with fine angular flint and fragments of brick)		
4.60	D4		Water strike(1) at 4.60m.	108.73	3.00 (0.70)	Light orange-brown mottled grey sandy SILT with occasional subrounded medium gravel and rare carbonaceous material		
				107.73	4.00 (1.00)	Soft light orange-brown mottled grey silty sandy CLAY with rare rounded medium gravel		
				107.13	4.60 (0.60)	Light orange-brown SAND and GRAVEL		
				106.93	4.80 (0.20)	Soft light orange-brown mottled grey silty sandy CLAY		▽1
					4.80	Complete at 4.80m		

Remarks	Scale (approx)	Logged By
	1:50	HD
	Figure No. J11244.BH 5	



Standard Penetration Test Results

Site : 17 Templewood Avenue, London, NW3 7UY

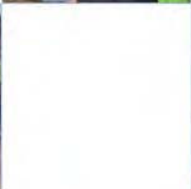
Client : Mr Henry

Engineer : Michael Alexander Consulting Engineers

Job Number
J11244

Sheet
1 / 1

Borehole Number	Base of Borehole (m)	End of Seating Drive (m)	End of Test Drive (m)	Test Type	Seating Blows per 75mm		Blows for each 75mm penetration				Result	Comments
					1	2	1	2	3	4		
BH 1	1.20	1.35	1.65	CPT	1	0	2	1	2	2	N=7	
BH 1	2.50	2.65	2.95	SPT	1	2	4	3	3	3	N=13	
BH 1	3.00	3.15	3.45	SPT	2	2	1	2	3	4	N=10	
BH 1	4.00	4.15	4.45	SPT	2	2	2	2	3	3	N=10	
BH 1	5.00	5.15	5.45	SPT	2	1	2	2	2	3	N=9	
BH 1	7.50	7.65	7.95	SPT	2	2	3	3	4	4	N=14	
BH 1	10.50	10.65	10.95	SPT	3	3	3	4	5	5	N=17	
BH 1	19.50	19.65	19.95	SPT	3	4	5	7	7	8	N=27	
BH 2	1.00	1.15	1.45	SPT	2	1	2	3	2	3	N=10	
BH 2	2.00	2.15	2.45	SPT	2	3	5	7	9	8	N=29	
BH 2	3.00	3.15	3.45	SPT	3	3	8	9	10	10	N=37	
BH 2	4.00	4.15	4.45	SPT	3	6	9	10	10	10	N=39	
BH 2	5.00	5.15	5.45	SPT	3	6	7	8	7	6	N=28	
BH 2	6.00	6.15	6.45	SPT	1	2	2	3	6	6	N=17	
BH 2	7.00	7.15	7.45	SPT	2	3	3	3	5	5	N=16	
BH 2	8.00	8.15	8.45	SPT	2	3	5	5	5	4	N=19	



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