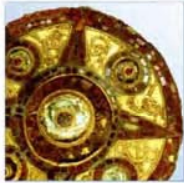


17 Templewood Avenue, London Borough Camden, NW3: Archaeological Desk-Based Assessment

Project No: 32031
December 2011



ARCHAEOLOGY

HERITAGE

CONSERVATION

17 Templewood Avenue, London Borough Camden, NW3: Archaeological Desk-Based Assessment

On Behalf of:	Montagu Evans LLP Clarges House 6-12 Clarges Street London W1J 8HB
National Grid Reference (NGR):	TQ 525798, 186222
AOC Project No:	32031
Prepared by:	Chloe Smith
Illustration by:	Jonathan Moller
Approved by:	Alan Ford
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This document has been prepared in accordance with AOC standard operating procedures.

Author: Chloe Smith

Date: December 2011

Approved by: Alan Ford

Date: December 2011

Report Stage: Final

Date: January 2012

Enquiries to: AOC Archaeology Group
Unit 7
St Margarets Business Centre
Moor Mead Road
Twickenham
TW1 1JS

Tel. 020 8843 7380
Fax. 020 8892 0549
e-mail. london@aacarchaeology.com



www.aocarchaeology.com

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NON-TECHNICAL SUMMARY

AOC Archaeology has been commissioned by Montagu Evans to undertake an archaeological desk-based assessment (DBA), covering the proposed development of 17 Templewood Avenue in the London Borough of Camden.

The site is located on the western side of Templewood Avenue in Hampstead, London Borough of Camden; National Grid Reference (NGR) TQ 525798, 186222.

The site is currently occupied by a three storey modern house in 'contemporary' style, constructed from concrete, brick and glass with grassed areas to the front and rear. The house is V-shaped in plan with two wings, joined by a double height foyer area described as a 'Winter Garden'.

The proposed development scheme involves the demolition of the existing building to be replaced with a new building on a similar footprint. This new build will comprise a four storey house including a basement level with indoor swimming pool. The proposed pool will be located in the west of the site, outside the area of the existing pool. Access will still be gained from the south-eastern corner of the site and will lead to a larger driveway, with turntable, in front of the house. An area of garden will remain in the west of the site, to the rear of the house. The vegetation screen at the eastern boundary is to be retained.

The site lies within Hampstead Heath Archaeological Priority Area and also within Redington / Frognal Conservation Area. No designated Heritage Assets have been identified within the site boundary.

The likely impact from the proposed development upon the underlying below ground archaeology (if present) will largely depend upon the extent of modern build up currently underlying the site and depth of previous impacts. Based on available evidence it is considered that below ground deposits are likely to have been truncated within the footprint of the existing building.

Three phases of possible past impact have been noted within the site: from past agricultural activities and possible sand extraction; from the initial development of the site in the mid 20th century; and from the construction of the existing house in the late 1990s. Overall, there is considered to be a degree of uncertainty regarding the level of archaeological survival on the site, and despite previous truncation within the footprint of the existing building, there may be surviving pockets of archaeology that still remain intact in the east and western limits of the site.

There is considered to be a low potential for evidence of significant activity dating from the prehistoric, Roman, early medieval, medieval and post-medieval periods. Should archaeological remains be encountered within the site, these are likely to be considered between Local and Local - Regional Importance.

Based upon the available evidence, AOC Archaeology recommends a watching brief be undertaken during groundworks, particularly in the area proposed for the basement and new swimming pool footprint. This proposed scheme of works would identify, document and preserve by record any potential archaeological remains encountered during development. This scheme of works would be carried out in accordance with a written scheme of investigation, approved by Kim Stabler at GLAAS prior to commencement of works.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 AOC Archaeology has been commissioned by Montagu Evans to undertake an archaeological desk-based assessment (DBA), covering the proposed development of 17 Templewood Avenue in the London Borough of Camden.
- 1.1.2 The site is located on the western side of Templewood Avenue in Hampstead, London Borough of Camden; National Grid Reference (NGR) TQ 525798, 186222 (Figure 1).
- 1.1.3 The site is an irregular rectangle in plan, tapering towards the west, and measures a total area of approximately 1141.5sqm. The site is currently occupied by a three storey modern (1999) house in 'contemporary' style, constructed from concrete, brick and glass with grassed areas to the front and rear. The house is V-shaped in plan with two wings, joined by a double height foyer area described as a 'Winter Garden' (Montagu Evans 2011) (Figure 2). The site is discussed in more detail in Section 5.3.
- 1.1.4 The proposed development scheme involves the demolition of the existing building to be replaced with a new building on a similar footprint. The proposed new build comprises a four storey house including a basement level with indoor swimming pool. Access will still be gained from the south-eastern corner of the site and will lead to a larger driveway, with turntable, in front of the house. An area of garden will remain in the west of the site, to the rear of the house. The vegetation screen at the eastern boundary is to be retained. The proposed development scheme is assessed in more detail in Section 7.1.

1.2 Scope of the Assessment

- 1.2.1 This report details the results of the desk-based assessment and aims to identify and map the nature of the archaeological and built heritage resource within the site and surrounding study area. Where possible, the DBA will assess the likely impact upon the known and potential heritage resources which will result from the proposed development scheme.
- 1.2.2 Whilst built heritage features (e.g. Listed Buildings etc.) are identified within this report, the assessment only focuses on the archaeological impact, potential and recommendations etc.
- 1.2.3 This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required. Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological / built heritage surveying, and / or archaeological field evaluation. The results of any further studies can be used to inform upon the nature of any subsequent mitigation measures (if required), and provide advice upon the scope and design of the proposed development
- 1.2.4 The assessment has used the sources listed in Section 2 (below) to identify and map Heritage Assets and other relevant find spots or evidence within the site and defined study area. Heritage Assets are defined in national planning guidance (see Section 3.2) and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - *whether designated or not*.

1.3 Preliminary Consultation

- 1.3.1 Telephone consultation was undertaken on the 18th November 2011 with Ms Kim Stabler of the Greater London Archaeology Advisory Service (GLAAS); archaeological advisors to the London Borough of Camden.
- 1.3.2 Ms Stabler confirmed that there are no known archaeological sites, finds or features recorded within the site on the GLHER database and little significant archaeological evidence recorded within an approximate 500m area around the site.
- 1.3.3 Little prehistoric or Roman evidence was noted during the consultation, apart from some scattered prehistoric activity at the north end of Hampstead Heath. It was indicated that the site lay between the two nearby villages of Highgate and Hampstead; but outside the extents of their medieval or post-medieval settlements. It probably lay in the agricultural hinterland of these settlements.
- 1.3.4 It was noted that GLAAS has been previously consulted about No. 4 – 6 Templewood Avenue; however no further works were recommended. Ms Stabler highlighted that in such areas and with similar developments, GLAAS has previously requested watching briefs or other archaeological monitoring on basement or swimming pool excavations etc.
- 1.3.5 The need for further works on the proposed development site will depend upon the results of this desk-based assessment.

2 ASSESSMENT METHODOLOGY AND CRITERIA

2.1 Assessment Methodology

- 2.1.1 The assessment has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for Desk-Based Assessment* (IfA 1990, rev. 2008) and with regard to relevant statutory requirements, national, regional and local guidance, including the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; Planning Policy Statement 5: Planning for the Historic Environment, March 2010; and regional and local planning policy.
- 2.1.2 A study area of a 500m from the approximate site boundaries has been used to assess the likely nature and extent of the archaeological and built heritage resource. The Greater London Historic Environment Record (GLHER) online database of archaeological sites, finds, events, monuments, listed buildings and designations is the primary source of information concerning the current state of archaeological and architectural knowledge in the study area.
- 2.1.3 This information forms the description of the heritage baseline conditions, together with:
- Archival and documentary sources held at Camden Local Studies and Archive Centre;
 - An assessment of topographical, geological, archaeological and historical information from web based and in-house sources;
 - Cartographic evidence for the study area;
 - An assessment of relevant published and unpublished archaeological sources, including local archaeological journals;
 - A site-walk over; and
 - Published sources listed in Section 8.
- 2.1.4 The heritage assets and other relevant find spots or evidence, identified from the sources listed above have been described and presented numerically in the Gazetteer of Heritage Assets (Appendix A) and are displayed on the Heritage Assets Maps (Figure 4). Where identified finds, features or assets appear within the text, the AOC gazetteer number is shown in round brackets e.g. (AOC X) and can be referenced back to the details listed Appendix A.

2.2 Assessment Criteria

- 2.2.1 The assessment aims to identify the known and likely archaeological potential of the site; the relative value or importance of such a resource / asset; and (where possible) the likely magnitude of impact upon such a resource from the proposed development. The criteria for assessing these factors are laid out in detail in Appendix B.
- 2.2.2 The criteria for assessing archaeological potential is expressed in this report as ranging between the scales of High, Medium, Low and Uncertain.
- 2.2.3 Levels of importance in the report are expressed as ranging between the scales of National, Regional, Local, Negligible and Unknown. The value or importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important. For sites where no designation has previously been assigned, the

likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.

- 2.2.4 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) and is ranked according to the scale of major; moderate, minor and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied.

2.3 Limitations

- 2.3.1 It should be noted that the report has been prepared under the express instructions and solely for the use of Montagu Evans and associated parties.
- 2.3.2 Measurements and distances referred to in the report are sourced from the interactive Multi-Agency Geographic Information for the Countryside service (MAGIC 2011). These measurements should be taken as approximations only and should not be used for detailed planning or design purposes.
- 2.3.3 The locations, descriptions and designations of identified cultural heritage features (for example, the National Grid References) are provided from various secondary sources (e.g. GLHER) and presented in the Gazetteer of Heritage Assets (Appendix A) or referenced in the report text. Any inaccuracies with this data lie within the source material.
- 2.3.4 All the work carried out in this report is based upon AOC Archaeology's professional knowledge and understanding of current (December 2011) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AOC Archaeology does not accept responsibility for advising Montagu Evans or associated parties of the facts or implications of any such changes in the future.

3 PLANNING BACKGROUND

3.1 Identified Heritage Assets & Key Planning Considerations

- 3.1.1 No designated Heritage Assets have been identified within the site boundary.
- 3.1.2 There are no nationally designated World Heritage Sites, Scheduled Monuments or Registered Battlefields within the limits of proposed development, or the surrounding 500m study area.
- 3.1.3 There are no nationally designated Registered Parks and Gardens within or adjacent to the site. The Grade II* Registered Hill Garden (AOC 42) is located c. 480m to the northeast of the proposed development site.
- 3.1.4 The site lies within Hampstead Heath Archaeological Priority Area (AOC 61), as designated by Camden Council. Also within the 500m study area are Hampstead Archaeological Priority Area (AOC 62), designated by Camden Council; and Childs Hill Area of Special Archaeological Significance (AOC 63) designated by Barnet Council.
- 3.1.5 The site falls within Redington / Frognal Conservation Area (AOC 59), as designated by Camden Council.
- 3.1.6 There are no statutory Listed Buildings located within the proposed development site. Within the 500m study area, the Greater London Historic Environment Record identifies 50 statutory Listed Buildings. Those in close proximity to the site are:
- No. 15 Templewood Avenue (AOC 44), located adjacent to the south of the site;
 - No. 14 Templewood Avenue (AOC 54) is diagonally opposite the site.

3.2 Previous Planning Applications

- 3.2.1 The Camden Council online planning system identifies 20 previous applications for works within the proposed development site (some of which relate to tree works).
- 3.2.2 The Planning history of the site is summarised in the Design and Access Statement (Montagu Evans 2011), so is not reproduced here.
- 3.2.3 There is no record of any archaeological investigations having been undertaken as part of the previous planning applications.

3.3 National & Local Planning Policy

Planning Policy Statement 5: Planning for the Historic Environment

- 3.3.1 The importance of archaeology, Listed Buildings, Conservation Areas and other historic assets in the planning process was detailed in Planning Policy Statement 5: Planning for the Historic Environment (March 2010).
- 3.3.2 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 and local development documents.
- 3.3.3 PPS 5 identifies 'heritage assets' as 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. 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.

- 3.3.4 Pertinent details from PPS 5 and those 'Development Management' policies considered relevant, are presented in Appendix C.
- 3.3.5 The key principle of PPS 5 is the Government's priority on conserving the heritage resource for future generations. 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. 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 London Plan (Adopted July 2011)

- 3.3.6 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.
- 3.3.7 The policies relevant to archaeology or heritage and development issues are outlined below:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

POLICY 7.9 HERITAGE-LED REGENERATION

Strategic

A Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions

B The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

Camden Local Development Framework (Adopted November 2010)

- 3.3.8 Camden Local Development Framework (LDF) replaced the Unitary Development Plan (UDP) in November 2010. It is a collection of planning documents that (in conjunction with national planning policy and the Mayor's London Plan) sets out the Council's strategy for managing growth and development in the borough.

CS14: PROMOTING HIGH QUALITY PLACES AND CONSERVING OUR HERITAGE

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

DP25: CONSERVING CAMDEN'S HERITAGE

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*

- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

Archaeology

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

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

4.1 Published Geological Conditions

- 4.1.1 British Geological Survey (BGS) mapping for the area (Figure 5) indicates that the bedrock geology of the site itself is formed of sand belonging to the Bagshot formation. This is underlain by clay, silt and sand belonging to the Claygate Member and London Clay formation. These deposits were laid down during the Eocene, between 54.8 and 33.7 million years ago. No superficial deposits or artificial made ground are recorded on the geological mapping within the site.
- 4.1.2 The Claygate beds and Bagshot sands cap the London Clay in the north of the parish, in the area of Hampstead Heath thus forming the raised topographical elevation of this area. This sandy ridge runs from Highgate to Hampstead. The ground level is c. 133m in the vicinity of Jack Straws Castle, c. 400m to the north-east of the site (Elrington 1989).

4.2 The Prehistoric Periods

(Palaeolithic c. 500,000 – 10000 BC; Mesolithic c. 10000 to 4000 BC; Neolithic c. 4000-2200 BC; Bronze Age c. 2200-700 BC and Iron Age c. 700 BC - AD 43)

- 4.2.1 There is a range of evidence from the 500m study area and wider surrounding landscape, which testifies to a significant degree of prehistoric activity and land use.
- 4.2.2 Unlike the majority of the parish, which has been subject to farming and development from the medieval period onwards (see below), the area of Hampstead Heath has preserved evidence of prehistoric activity. In the Mesolithic and Neolithic periods the higher ground of modern Hampstead Heath, with its sandy soils would have been an attractive location to set up hunting camps with good views and access to game in the adjacent low lands. The lighter soils here would also have been easy to clear of woodland and scrub and to work for early agriculture. However, these lighter sandy soils would also have quickly eroded and become exhausted after clearance, making them infertile. This early soil impoverishment led to the creation of most of our modern heathland. During the later Neolithic and early Bronze Age periods higher land (and especially ridges) was often used for placing ceremonial monuments such as round barrows. Heathland also remained an important resource for stock grazing, hunting and sourcing building materials and firewood; the natural springs across the heath would have been particularly useful in this regard.
- 4.2.3 The highest point of the heath is known as Jack Straws Castle. Earthworks (AOC 1) dating to the prehistoric period are recorded here, c. 400m to the north-east of the site.
- 4.2.4 In the area of West Heath, a Mesolithic camp dating to 7000BC and a Neolithic farming settlement in a forest clearing (Denford 2009) have been recorded. Prehistoric remains including an assemblage of flint flakes and burnt flint (AOC 2) c. 350m to the north of the proposed development site have been recovered from West Heath.
- 4.2.5 A Mesolithic settlement site (AOC 3) has been recorded c. 320m to the north-east of the proposed development site and a Mesolithic stone pick (AOC 4) was recovered from a garden in Redington Road, to the west of the site, although the exact location is not recorded.

4.3 The Roman Period (AD 43 – AD 410)

- 4.3.1 There is little evidence of substantial Roman period activity within the 500m study area. The only Roman remains recorded within the study area comprise fragments of pottery. These comprise: one

flanged rim sherd (AOC 4) discovered in 1964, c. 450m to the south-east of the site; and two residual sherds (AOC 6) found in post-medieval contexts, c. 500m to the south-east of the proposed development site.

- 4.3.2 In the wider area, a Roman road leading from *Londinium* to St Albans was laid out across the heath (Weinreb et al. 2008) and funerary urns and grave goods dating to 90-120 A.D have been recorded elsewhere on the heath (Elrington 1989).

4.4 The Early Medieval (AD 410 – AD 1066) and Medieval Periods (AD 1066 – AD 1538)

- 4.4.1 There are no entries relating to early-medieval activity within the 500m study area recorded on the GLHER database.
- 4.4.2 Documentary evidence indicates that the wider area of Hampstead has been settled continuously from the Anglo-Saxon period onwards, when the name Hampstead referred to a single farmstead, thought to be in a woodland clearing (Elrington 1989). Pottery sherds dated to the 5th-7th centuries have been recovered from the heath; in addition evidence for charcoal-burning from the 10th century has also been recorded (Elrington 1989).
- 4.4.3 During the medieval period, the manor of Hampstead was largely occupied by farmland in the centre and with woodland and heath to the north and north-east (Elrington 1989). The underlying sand and gravel of the heath was less fertile for farming and was used for grazing (Wade 1989).
- 4.4.4 Archaeological excavations at Mount Vernon (AOC 6), c. 500m to the south-east of the proposed development site, revealed 'an insubstantial timber structure', associated with a cess pit containing pottery dating from 1485-1600. Additional medieval pottery sherds dated between 1080 and 1500 were also recovered.
- 4.4.5 The area of the site itself is likely to have remained in the agricultural hinterlands between the settlements of Hampstead to the south-east, North End to the north-east (thought to relate to Sandgate, mentioned in Anglo-Saxon documents as a gap in the woodland (Elrington 1989)) and Childs Hill to the north-west (named after Richard le Child, who held lands there in 1312 (Elrington 1989)).

4.5 The Post-Medieval (AD 1538 – AD 1900) and Modern Period (AD 1900 to present)

- 4.5.1 The GLHER identifies a large number of post-medieval sites and finds within the 500m study area (AOC 6 – 42). The majority of these entries relate to listed buildings dating between the late 17th and 19th centuries, many of which are of little relevance to the proposed development, being focused around Frognaal Rise / Lower Terrace over 300m+ from the proposed development site. This puts them beyond the view and immediate setting of the proposed development.
- 4.5.2 Archaeological excavations at Mount Vernon (AOC 6), c. 500m to the south-east of the proposed development site, revealed a number of post-medieval features, including:
- A brick building with 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;
 - A large pit contained pottery up to 1700 in date;
 - A vaulted brick drain of probable 17th century-18th century date;

- A robbed out wall of probable 17th century or 18th century date; and
- A possible ditch contained pottery up to 1800 in date.

4.5.3 The earliest relevant post-medieval mapping of the area is Rocque's map of 1746 (Plate A), which suggests the approximate area of the site lay outside the extent of any substantial settlement activity at this time. Hampstead is shown to the south-east, North End to the north-east and Childs Hill to the north-west. As such, the site lay within the agricultural hinterland of the surrounding settlements.



PLATE A: Rocque 1746 (Camden Local Studies & Archives)



PLATE B: Plan of Hampstead Parish and Manor 1762 (Camden Local Studies & Archives)

- 4.5.4 The Plan of Hampstead Parish and Manor of 1762 (Plate B), shows the area divided into plots. The numbers and letters marked on each plot correspond to an accompanying 'Field Book'. The area of site falls within plots 'cc' and 'ee'. Plot cc is described as '*a field of arable called the dell hole or sand pit field*' occupied by Mr Thomas Fielder; while plot 'ee' is described as '*another field of arable called the four acres*'. The fieldname may indicate that plot cc may have previously been utilised for sand extraction or quarrying. A circular feature, probably a pond or possibly a small sand pit is shown in the western area of plot cc. The surrounding fields are also described as arable fields or fields of meadow.
- 4.5.5 The map of Hampstead surveyed by Newton in 1814, shows that the area of the site remains undeveloped within farmland, outside the settlement area of Hampstead. Telegraph Hill is shown to the north-west of the site.



PLATE C: Map of Hampstead by Newton 1814 (Camden Local Studies & Archives)

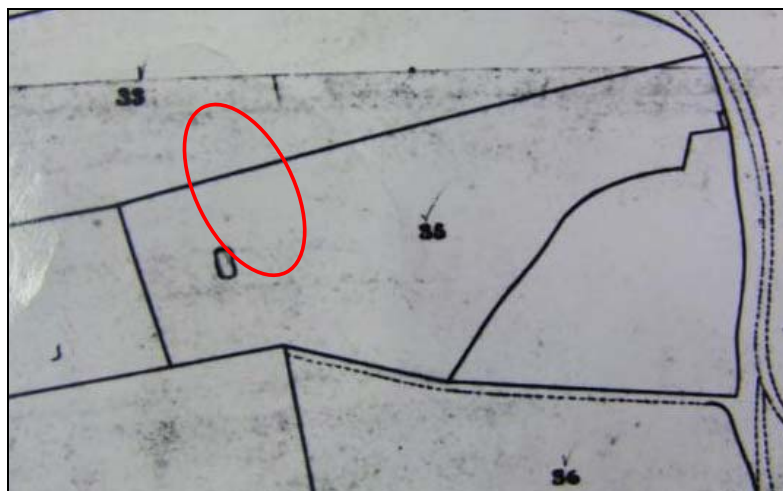


PLATE D: Hampstead Tithe Map 1839 (Camden Local Studies & Archives)

- 4.5.6 The Hampstead Tithe Map (Plate D; Figure 6) shows the area of the site in 1839 and marks the plots of titheable land in the parish. The plot numbers are recorded in the associated tithe apportionments, which lists the landowners, occupiers, the name / description, state of cultivation and the size (measured in acres, roods and perches) of each numbered plot.
- 4.5.7 The area of the proposed development site is shown as lying within Plots 33 and 35. The apportionment records that both plots are owned by Sir Thomas Bart Maryon Wilson and occupied by Henry Randall. Plot 33 is named 8 Acre Mead; while plot 35 is named 'Sand Pit Mead, both of which are described as meadow. A feature, possibly a sand pit or pond (previously marked on the earlier Plan of Hampstead Parish and Manor of 1762) is shown encroaching on the southern boundary of the site.
- 4.5.8 In 1876, the site lay within the Hampstead Estates belonging to Sir Spencer Maryon Maryon Wilson Bart, as shown on the Plan of the Hampstead Estates, which were to be sold or let for building purposes.
- 4.5.9 Ordnance Survey (OS) maps provide detailed cartography from the late 19th century onwards. The area of the site appears to have remained within the largely undeveloped agricultural hinterland of Hampstead, in an area known as 'West Heath' until the late 19th century. The OS map of 1879 (Figure 7) shows the site remains within fields. The sandpit / pond feature is shown in the southern corner of the site. To the east, several large villas have been developed within spacious grounds along Branch Hill.
- 4.5.10 By 1896 (Figure 8), Redington Road has been laid to the west of the site, with several large houses fronting onto this road. The area of the site falls partially within the plot of one of these houses and was presumably used as a garden. The southern half of the site remains within an undeveloped plot with the sandpit / pond feature still shown in the southern corner of the site.
- 4.5.11 Templewood Avenue was laid out in the early 20th century. Thirteen houses designed by C. H. B. Quennell, were built between 1910 and 1912 and comprised red brick Neo-Georgian houses (Camden Council 2004; Elrington 1989). Nos. 14 (AOC 54) and 15 (AOC 44) Templewood Avenue survive from this period and are Grade II Listed. The OS map of 1915 (Figure 9) shows the layout of Templewood Avenue. The site itself remains undeveloped, with the southern half in an undeveloped plot and the northern half still shown as part of the rear garden of a house on Redington Road. The sandpit / pond feature is no longer shown in the southern corner of the site, indicating that it has been filled in by this date.
- 4.5.12 On the map of 1934 (Figure 10), there have been no changes to the northern half of the site, but the southern half is now occupied by an area of planted woodland. An access path has been laid out along the southern boundary.
- 4.5.13 The London County Council Bomb Damage Map (Plate E) (1939-45), shows that the site itself did not suffer a direct hit. Several buildings in the area, including no. 14 Templewood Avenue (AOC 54), are shaded yellow, indicating minor blast damage. During the Second World War air raids over Hampstead killed 200 people, destroyed 407 houses, and damaged another 13,000 homes (Elrington 1989).



PLATE E: London County Council Bomb Damage Map (Camden Local Studies & Archives)

- 4.5.14 The Ordnance Survey Map of 1955 (not illustrated), indicates that a small structure, possibly a garage or outhouse, has been constructed adjacent to the southern boundary, while the rest of the site remains undeveloped. The plot boundaries have been rearranged to reflect the current site boundary. By 1969 (Figure 11), a house has been constructed in the centre of the site. The site remained unchanged until the late 1990s (as shown on OS map of 1991; Figure 12) when the existing house was built.
- 4.5.15 The existing house within the proposed development site at 17 Templewood Avenue was completed in 1999 at a cost of £1m (MJP Architects 2011). It was designed by Richard McCormac, former president of the Royal Institute of British Architects. The Redington / Frognal Conservation Area Statement describes the house as '*a recent modern edition to the Avenue...largely screened from the road*' (Camden Council 2004).

5 ADDITIONAL BACKGROUND RESEARCH

5.1 Previous Archaeological Site Investigations

- 5.1.1 The Greater London Historic Environment Record contains no record of previous archaeological investigations within the site.
- 5.1.2 During consultation on the 18th November 2011 with Ms Kim Stabler of the Greater London Archaeology Advisory Service (GLAAS), she stated that GLAAS has been previously consulted about No. 4 – 6 Templewood Avenue, however no further works were recommended. In such areas with similar developments, Kim Stabler stated that GLAAS has previously requested watching briefs or other archaeological monitoring on basement or swimming pool excavations etc.

5.2 Previous Geotechnical Site Investigations

- 5.2.1 Soil investigations have recently been undertaken at the site by Michael Alexander Consulting Engineers and the report is still in production at the time of writing (December 2011). However, preliminary borehole logs and location plan were provided for this assessment. Five boreholes and six trial pits were excavated.
- 5.2.2 The results of these investigations are summarised below:
- 5.2.3 Made Ground was encountered in all boreholes to a thickness between 0.50m (BH4) and 2.30m (BH5) below current ground level. Made Ground is deepest in BH5, approximately located in the front garden in the north-east of the site (moved from location on plan due to concrete obstruction). BH4 is located between the two wings of the house; the top of the borehole (ground level) is level with the final floor level of the ground floor of the existing house.
- 5.2.4 Below the level of Made Ground, the borehole records indicate that varying deposits of clay and silt were encountered. These are likely to belong to the Claygate Member, which are shown underlying the site on the British Geological Survey (BGS) mapping of the site (Figure 5). Firm silty clay was recorded in BH1 - BH4, which could represent the bedrock geology of London Clay, as shown on the BGS map, or may be further deposits belonging to the Claygate Member.
- 5.2.5 Table 1 shows a simplified stratigraphy of the below ground deposits recorded by Michael Alexander Consulting Engineers. The borehole logs containing the detailed results of the investigation are included in Appendix D.

Table 1: Simplified Stratigraphy of below ground deposits at 17 Templewood Avenue

Type of Deposit	Depth of Deposit (m TBM)				
	BH1	BH2	BH3	BH4	BH5
Made Ground (including topsoil, tarmac and mixed made ground)	110.01 – 108.31	113.85 – 112.95	113.25 – 111.95	111.87 – 111.37	111.73 – 109.43
Sand	-	112.95 – 112.40	-	-	-
Sandy Clay with brick fragments and carbon		112.40 – 111.65			

(MG?)					
Silt / Clay		111.65 - 106.15	111.95 - 106.55	111.37 - 107.77	109.43 - 107.73
Sand / Sandy Gravel				107.77 - 106.27	107.73 - 107.13
Clay	108.31 - 105.81	-	-	-	107.13 - 106.93 (End of BH)
Firm / Stiff Clay	105.81 - 90.01 (End of BH)	106.15 - 105.85 (End of BH)	106.55 - 106.25 (End of BH)	106.27 - 106.07	-
Silt	-	-	-	106.07 - 105.87 (End of BH)	

Table 2: Results of Test Pit excavations

Test Pit	Structure	Depth of Footing (m bgl)	Description
TP1	No 19 Templewood Avenue (adjacent property)	0.8 m	On a 300 mm thick concrete footing bearing on firm light orange-brown mottled grey sandy clay
TP2	North wing of house (No. 17 Templewood)	terminated at a depth of 1.07 m	Terminated due to a concrete wall 300 mm from the face of the wall restricting access to continue the pit
TP3	Retaining wall in the garden	0.3 m	Founded on a concrete footing, 100 mm thick, at a depth of 0.3 m bearing on light orange-brown fine sand with fine rootlets
TP4	Retaining wall at southern boundary	2.06 m	Two brick corbels concrete roughly 250 mm thick. The wall is founded at a depth of approximately 2.06 m bearing on light orange-brown fine sand
TP5	<i>Relocated from plan</i>	0.3 m	The wall is founded at a depth of 0.3 m on firm light orange brown mottled grey silty clay with rootlets
TP6	Retaining wall at southern boundary	0.45 m	Bearing on made ground which comprised brown slightly clayey silty sand with fine to medium subangular gravel, rootlets and occasional fragments of charcoal and brick

5.3 Site Walkover and Description

- 5.3.1 A site walkover was undertaken on 1st December 2011 to assess the site and to gain a greater understanding of existing land use and potential for archaeological constraints within the area of the site.
- 5.3.2 The site is currently occupied by a three storey modern house in 'contemporary' style, constructed from concrete, brick and glass with grassed areas to the front and rear. The house is V-shaped in plan with two wings, joined by a double height foyer area described as a 'Winter Garden' (Montagu

Evans 2011). The northern wing has a swimming pool on the ground floor. An appraisal of the house is included in the Design and Access Statement (Montagu Evans 2011).

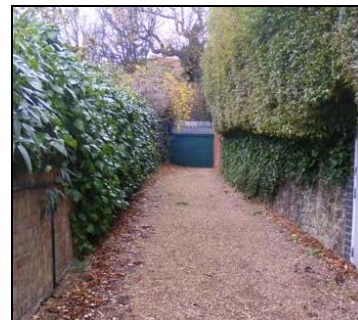


PLATE F: Southern Wing of the house



PLATE G: Northern wing of the house.

- 5.3.3 Access to the site is gained via a gated entrance at the south-eastern corner of the site, which leads up a gravel drive to a single storey garage, which is attached to the southern side of the house at ground floor level (another garage is located adjacent, within the footprint of the house).



PLATES H & I: Gated access at eastern boundary and gravel driveway in south of the site

- 5.3.4 The eastern boundary of the site, fronting onto Templewood Avenue, is marked by a retaining brick wall and privet hedge. This forms a visual screen, shielding the property from view from street level. This retaining wall continues along the northern edge of the gravel drive in the south of the site, and another, higher, retaining brick wall lines the northern boundary of the site. The ground level within these walls is over 1m above the level of the road and properties either side, suggesting that the ground level has been built up at some point.



PLATE J: Retaining wall at northern boundary

- 5.3.5 The ground level varies across the site. The house itself is partially dug into the ground, with the ground floor entirely underground at the rear. The house is accessible by steps from the front and rear but is accessed at ground level from the south side of the house, adjacent to the driveway and garage. The ground to the rear (west) of the house is higher than at the front (east) of the property, and both are raised above the level of the driveway. The roof of the garage is level with the rear garden. From here, there are views across to the Grade II Listed 14 Templewood Avenue (AOC 54). The Grade II Listed 15 Templewood Avenue (AOC 44) is also visible from within the site boundary.



PLATE K: Rear Garden



PLATE L: View from Garage roof across to 14 Templewood Avenue (AOC 54)



PLATE M: View from front garden to 15 Templewood Avenue (AOC 44)

- 5.3.6 There are no visible above ground features of heritage interest within the site.

6 ASSESSMENT OF EVIDENCE

6.1 Past Impacts Within the Site Boundary

6.1.1 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any below ground archaeological deposits that may survive within the bounds of the proposed development site. Three phases of possible past impact have been noted within the site:

- Impact from past agricultural activities and possible sand extraction;
- Impact from the initial development of the site in the mid 20th century; and
- Impact from the construction of the existing house in the late 1990s.

6.1.2 An assessment of cartographic and historic evidence indicates that the site probably remained undeveloped until the development of the site in the mid 20th century. Prior to this, and through-out the post-medieval and possibly medieval period, the site was agricultural land, then later used as gardens / orchard; lying within the parish of Hampstead. There is no evidence indicating substantial buildings or other structures of medieval or later date lie within the site. The fieldnames '*Dell Hole or Sand Pit Field*' and '*Sand Pit Mead*' used in the 18th and 19th centuries suggest that sand extraction may have taken place within or in the vicinity of the site. However, this is not confirmed and if such extraction activity did take place the extent of the impact is unknown, although the pit feature shown on historic mapping between 1762 and 1896 may indicate an area of extraction in the southern corner of the site. Recent geotechnical investigations encountered some surviving deposits of sandy gravel (Section 5.2).

6.1.3 The earliest confirmed impact within the site was the development of the site in the mid 20th century, comprising the construction of a garage / outhouse in the south of the site and a slightly later house constructed in the centre of the site. It is not known to what extent this required ground reductions or levelling or the degree of impact from the buildings.

6.1.4 The existing building was partially buried into the slope, with the ground floor entirely underground at the rear. There is also a swimming pool in the north of the site. The greatest impact from the existing building is likely to have been in this area.

6.1.5 Made Ground has been encountered across the site to a thickness between 0.50m (BH4) and 2.30m (BH5) below current ground level (Section 5.2) but no samples were taken within the building to establish the depth of impact. It is likely that the existing swimming pool extends below the depth of made ground. A test pit excavated adjacent to the building (TP2) was terminated at a depth of 1.07m due to a concrete obstruction, which suggests that the footings of the house extend beyond 1.07m below ground level.

6.1.6 Overall, there is considered to be a degree of uncertainty regarding the level of archaeological survival on the site, and despite previous truncation within the footprint of the existing building, there may be surviving pockets of archaeology that still remain intact in the east and western limits of the site.

6.2 Assessment of Archaeological Potential

6.2.1 Although the site is located within Hampstead Heath Archaeological Priority Area (AOC 61), there is no evidence to suggest *significant* below ground archaeology within the site.

- 6.2.2 While the wider area of West Heath is known to have seen Mesolithic and Neolithic activity, there is no evidence to indicate that significant remains extend into or survive within the site. However, there remains a potential for less substantial remains to be encountered, such as residual finds of flint flakes or tools, not necessarily in their original context.
- 6.2.3 There is a paucity of evidence dating to the Roman period, although some pottery has been discovered within the study area and in the wider area a Roman road probably crossed Hampstead Heath.
- 6.2.4 Similarly, although Hampstead itself has been occupied continuously from the early medieval period onwards. There is no previously recorded evidence for early medieval or medieval activity within the site and little evidence of significant activity in the surrounding area.
- 6.2.5 Although there are a number of buildings within the study area surviving from the 17th century onwards, none of these are in the immediate vicinity of the site. Cartographic sources indicate that the site itself was within arable farmland or meadow throughout most of the post-medieval period and may have been subject to quarrying / sand extraction. Any archaeological remains that survive within the site are likely to comprise evidence of land management or quarrying activity, such as field boundaries, pits or ditches.
- 6.2.6 Based on the available evidence, there is therefore considered to be a:
- **Low Potential** for evidence of *significant* settlement activity dating to the prehistoric period. Should significant evidence of prehistoric activity be encountered, such remains are likely to range between Local and Regional Importance.
 - **Low Potential** for evidence of *significant activity* dating from the **Roman, early medieval, medieval and post-medieval periods**. Whilst some evidence dating to these periods may be encountered within the site, (e.g. field boundaries, pits, ditches etc.) such evidence is considered likely to be in a fragmentary state and / or is not likely to be significant. In line with the criteria set out in Appendix B, if remains of these periods were encountered these would likely to be of Local Importance, at most.
- 6.2.7 The significance of the Redington / Frogna Conservation Area (AOC 59) and the existing building at 17 Templewood Avenue have been assessed in the Design & Access Statement (Montagu Evans 2011).

7 ASSESSMENT OF IMPACTS & RECOMMENDATIONS FOR FURTHER WORK AND / OR MITIGATION

7.1 Development Proposal & Impacts

- 7.1.1 The proposed development scheme involves the demolition of the existing building to be replaced with a new building on a similar footprint.
- 7.1.2 Access will still be gained from the south-eastern corner of the site and will lead to a larger driveway, with turntable, in front of the house. An area of garden will remain in the west of the site, to the rear of the house. The vegetation screen at the eastern boundary is to be retained.
- 7.1.3 The proposed new build comprises a four storey house including a basement level with indoor swimming pool. The proposed pool will be located in the west of the site, outside the area of the existing pool.
- 7.1.4 The current floor level in the existing building is 110.01m AOD. The final floor level of the ground floor is proposed to be 112.01m AOD. The basement will extend 4.4m below the FFL and the base of the swimming pool will extend 6.2m below the FFL. Excavations for the basement and pool are therefore likely to be in the region of 2.4m and 4.2m below the existing ground level in the footprint of the house.
- 7.1.5 At the time of writing (December 2011), geotechnical site investigations were still ongoing. Currently, the foundation depth, design and methodology have not yet been finalised.
- 7.1.6 The likely impact from the proposed development upon the underlying below ground archaeology (if present) will largely depend upon the extent of modern build up currently underlying the site and depth of previous impacts. Made Ground has been encountered across the site to a thickness between 0.50m bgl (BH4) at approximate ground floor level (not including foundations etc) and 2.30m bgl (BH5) in the front garden (east of the site) (Section 5.2). Below ground deposits are likely to have been truncated within the footprint of the existing building.
- 7.1.7 The impact of the development upon the Redington / Frogna Conservation Area (AOC 59) and the existing building at 17 Templewood Avenue has been assessed in the Design & Access Statement (Montagu Evans 2011).

7.2 Further Works / Mitigations Recommendations

- 7.2.1 The assessment has identified a Low Potential for archaeological remains; however, since the site is located in Hampstead Heath Archaeological Priority Area (AOC 61), it is likely that some form of archaeological investigation / mitigation may be required.
- 7.2.2 AOC Archaeology recommends that a watching brief be undertaken during groundworks, particularly in the area proposed for the basement and new swimming pool footprint.
- 7.2.3 During consultation on the 18th November 2011, Kim Stabler indicated that this approach (archaeological monitoring of basement and swimming pool excavations) has been adopted in comparable areas with similar developments.
- 7.2.4 This proposed scheme of works would identify, document and preserve by record any potential archaeological remains encountered during development. This scheme of works would be carried out in accordance with a written scheme of investigation, approved by Kim Stabler at GLAAS prior to commencement of works.

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8.2 Cartographic Sources

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- Hampstead Tithe Map 1839 (Camden Local Studies & Archives)
- Ordnance Survey Map of 1879, 1:2,500 Scale (Landmark Group 2011)
- Ordnance Survey Map of 1896, 1:2,500 Scale (Landmark Group 2011)
- Ordnance Survey Map of 1915, 1:2,500 Scale (Landmark Group 2011)
- Ordnance Survey Map of 1934, 1: 2,500 Scale (Landmark Group 2011)
- London County Council Bomb Damage Map 1939-45 (Camden Local Studies & Archives)
- Ordnance Survey Map of 1955, 1: 2,500 Scale (Landmark Group 2011)
- Ordnance Survey Map of 1969, 1: 2,500 Scale (Landmark Group 2011)
- Ordnance Survey Map of 1991, 1: 1,250 Scale (Landmark Group 2011)
- Ordnance Survey Map of 2011, 1: 10,000 Scale (Landmark Group 2011)

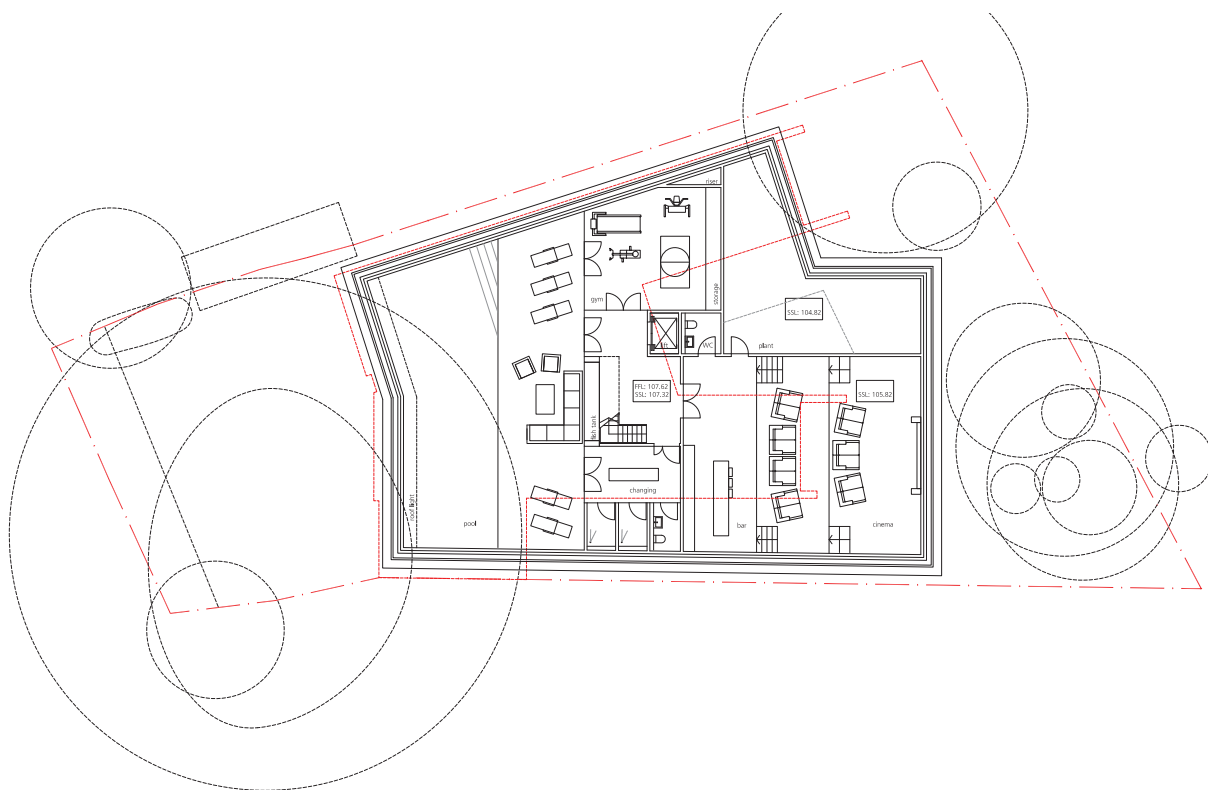


Figure 1: Site Location

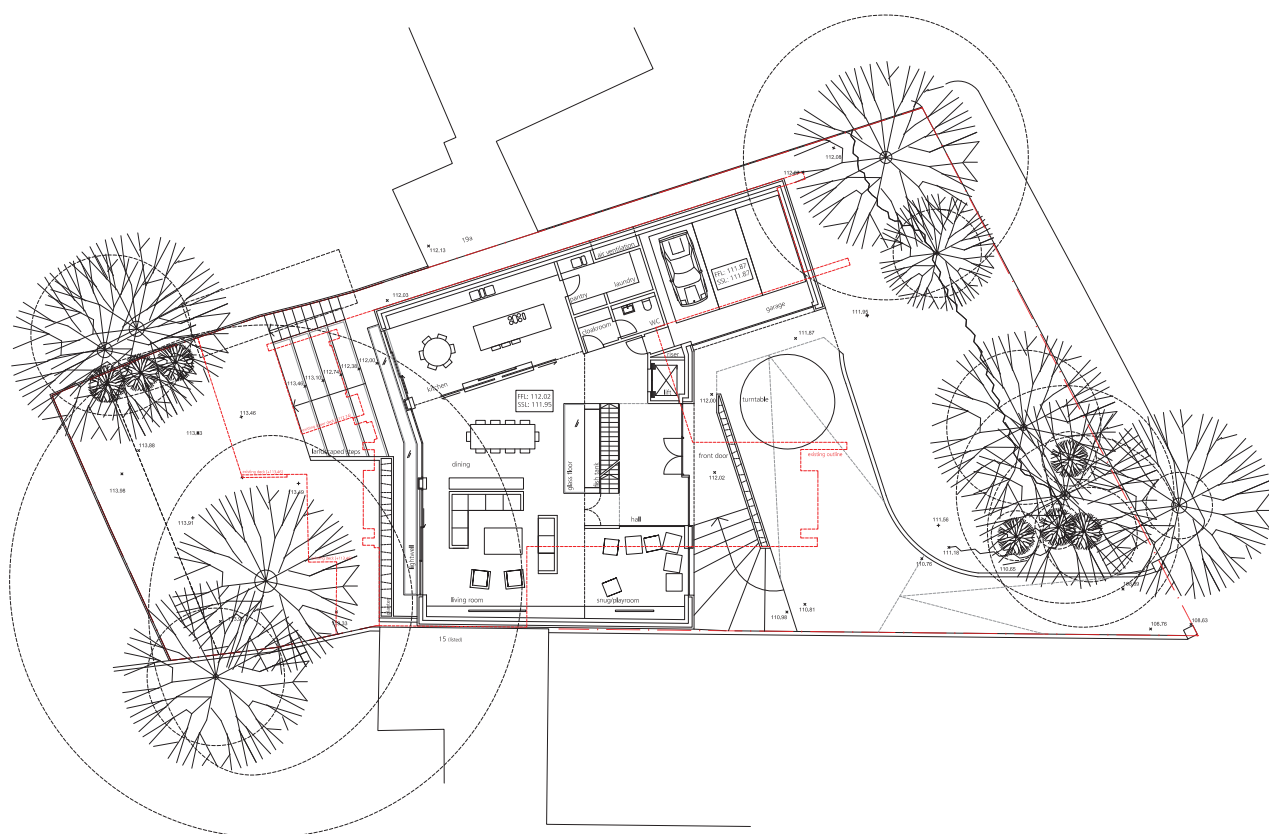


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Figure 2: Detailed Site Location Plan



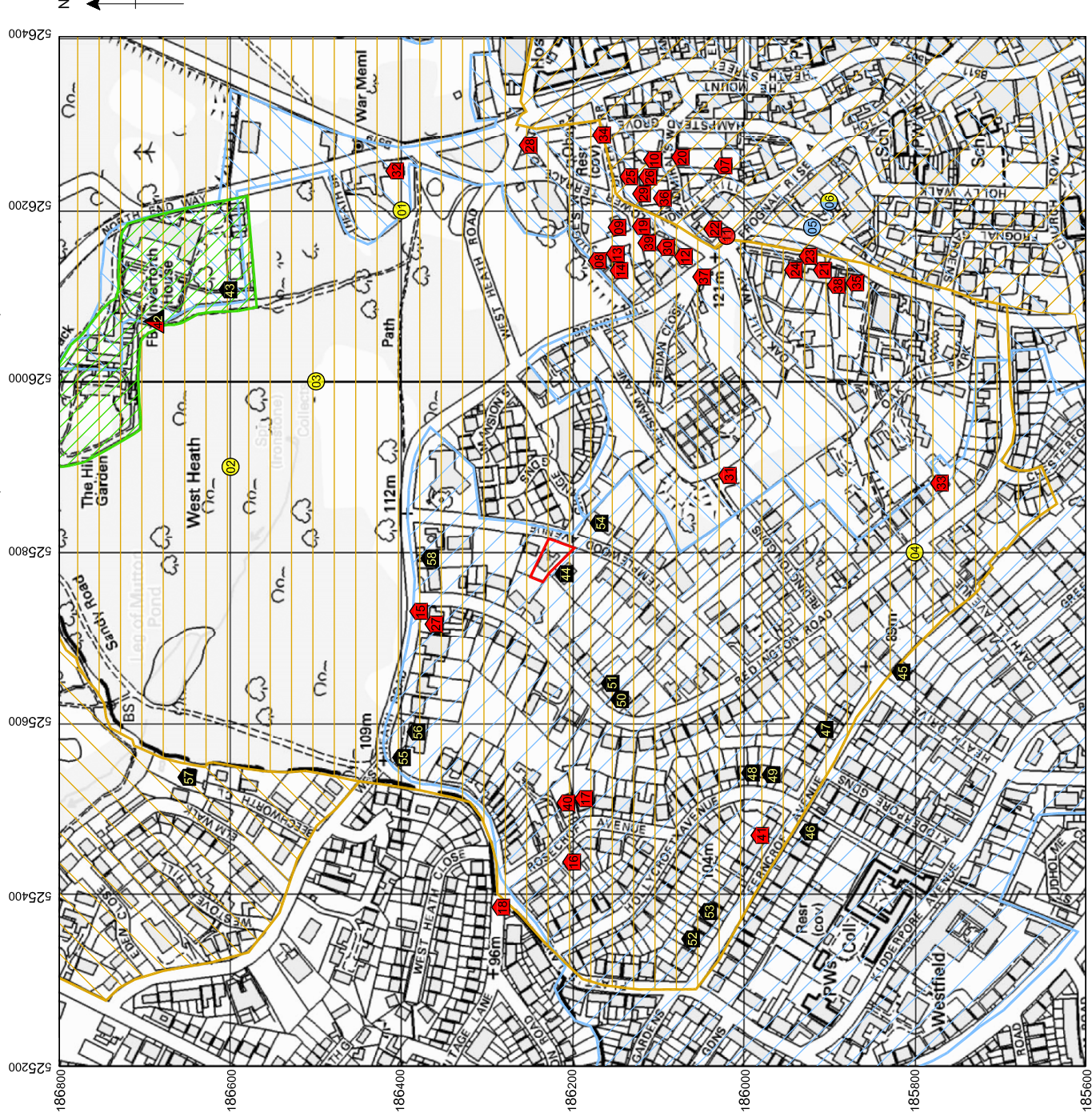
Proposed Basement Plan



Proposed Ground Floor Plan

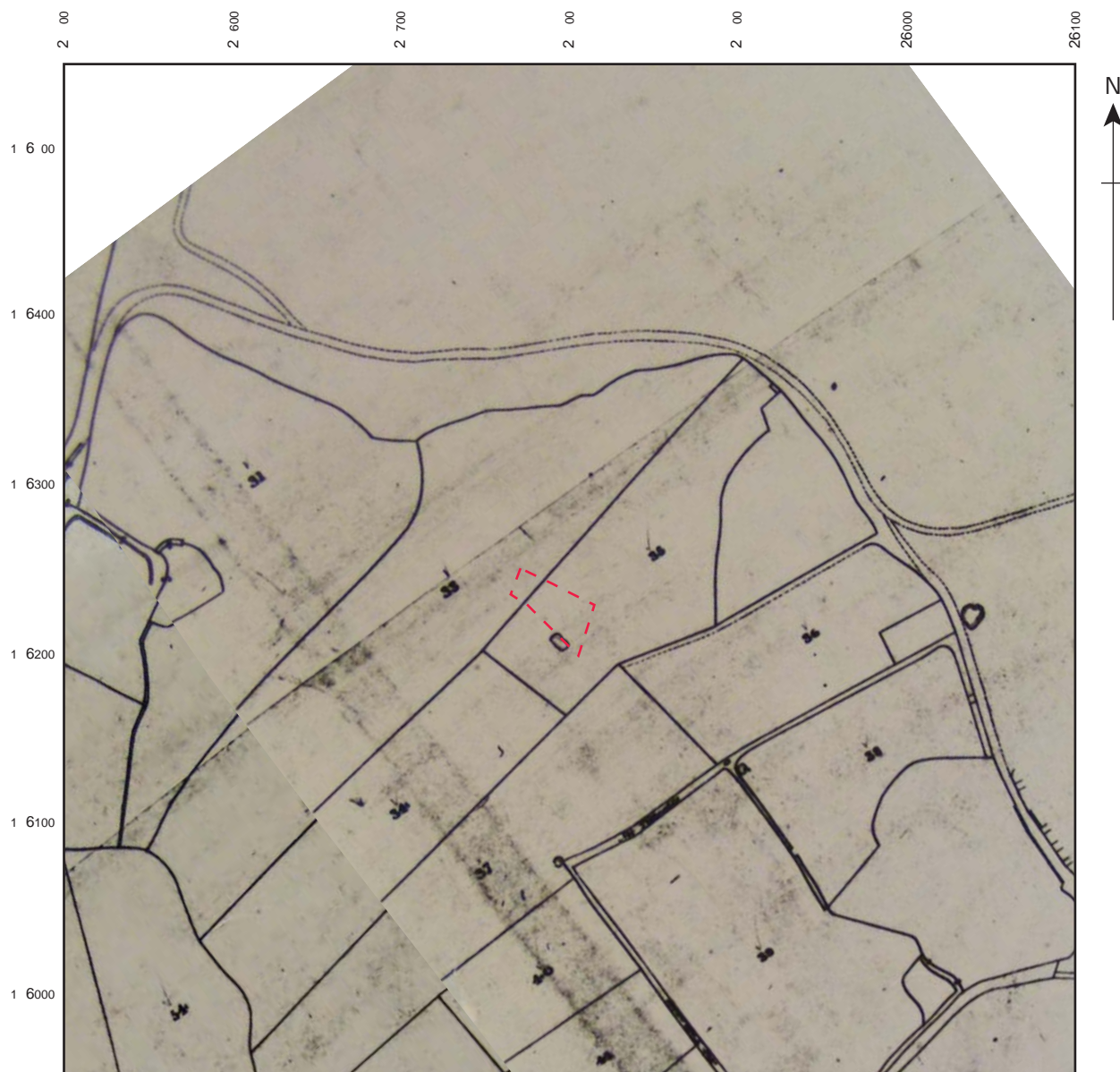
Based on the Plans Produced KMFG

Figure 3: Proposed Development - Plans



Based on the Ordnance Survey's 1:10,000 Map of 2011.
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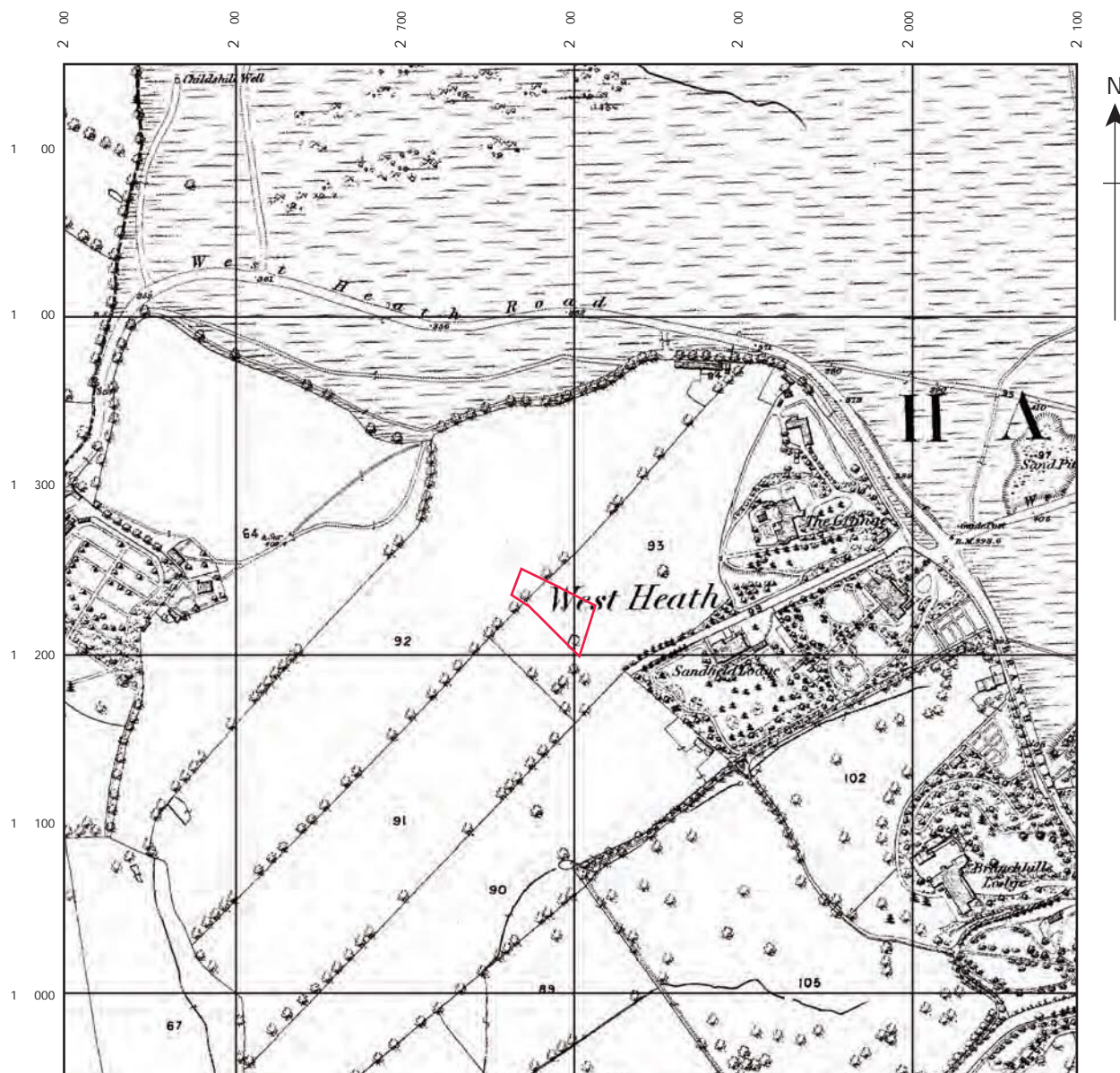
Figure 4: Heritage Assets Map



--- Site Outline

100m 0 100m
1:4000

Figure : Hampstead Tithe Map 1 3



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— Site Outline

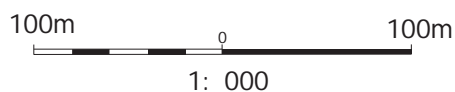


Figure : Ordnance Survey Map of 1874, 1:2,000 Scale