

BARTRAMS CONVENT

London NW3

London Borough of Camden

Historic environment assessment

November 2014



**Bartrams Convent
Rowland Hill Street
London NW3 2AD**

Historic environment assessment

NGR 527230 185320

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Executive summary

Aecom on behalf of PegasusLife has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at Bartrams Convent in the London Borough of Camden. The scheme comprises demolition of the existing 1960s buildings and construction of a new ten-storey residential development featuring a lower ground floor and basement. Based on the plans provided it is assumed that the entire site would be levelled to the depth of the lower ground floor. Foundations would be piled. Hard and soft landscaping would be undertaken including new courtyards and paving, tree planting and new services.

This desk-based study assesses the impact on buried heritage assets (archaeological remains). Although above ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the site. Buried heritage assets that may be affected by the proposals comprise:

- **Post-medieval remains.** The site has high potential for remains of an early-19th century property called 'Bartram's'. The house and garden shown on historic maps from the early-19th century including building footings, cellars, wells, cess pits, garden walls, planting beds, formal paths and out buildings. Such remains would be of low heritage significance.
- **Later medieval remains.** By the mid-13th century the area had been cleared for a landholding of the Bartram family who had built a house here by at least 1312, just north-west of (outside) the site. There is a low to moderate potential for remains associated with the nearby house, such as pits, ditches, garden/agricultural features and possibly outbuildings. Such remains would be of low or medium heritage significance, depending on their nature and extent.

The site is located on London Clay geology on a natural slope and would not have been a first choice for settlement or farming. Throughout most of its history, prior the mid-13th century, the site would have been situated in woodland at some distance from known areas of settlement. There is a low potential for prehistoric, Roman and early medieval remains.

Due to the existing site conditions, archaeological survival potential is expected to be moderate or high across 50% of the site. Excavation for the existing lower and upper ground floors will have truncated or completely removed any archaeological remains within the western half of the building footprint. Due to the slope of the site there is potential for remains to survive in the eastern half of the site beneath the existing lower ground floor. There is also potential for archaeological remains to survive outside of the main building footprint.

Levelling of the site to the depth of the proposed lower ground floor would remove any archaeological remains across the entire site footprint. There may be additional impacts from excavation for the basement level and piled foundations, which would entirely remove any remains present from the footprint of each pile.

The archaeological potential of the site is likely to be limited to remains of no more than low or possibly medium significance, and in view of this, it is considered unlikely that the local authority would request further site-specific archaeological evaluation of the site either pre- or post- determination of planning consent. This assessment has however identified potential for archaeological remains of post-medieval and possibly later medieval date, and it is possible that should consent be granted an archaeological watching brief would be required during preliminary ground preparation and subsequent foundation construction, which would ensure that any archaeological assets were not removed without record. This strategy could be refined by the prior archaeological monitoring of geotechnical investigations, which would clarify the nature and depth of deposits: based on the results, it is possible that no further work may be necessary. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Aecom on behalf of PegasusLife has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at Bartrams Convent, Rowland Hill Street London NW3 2AD (National Grid Reference 527230 185320: Fig 1). The scheme comprises demolition of the existing 1960s buildings and construction of a new ten-storey residential development featuring a lower ground floor and basement. Based on the plans provided it is assumed that the entire site would be levelled to the depth of the lower ground floor. Foundations would be piled. Hard and soft landscaping would be undertaken including new courtyards and paving, tree planting and new services.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (ie, designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (eg visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 10 of this report) and to standards specified by the Institute for Archaeologists (IfA Oct 2012/Nov 2012), English Heritage (2008, 2011), and the Greater London Archaeological Advisory Service (GLAAS 2014). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens.
- 1.2.2 The site is situated outside of any conservation areas or archaeological priority areas as defined by the London Borough of Camden. The Hampstead Conservation Area lies 40m to the north-west of the site. Fltzhohns Netherhall Conservation Area lies 55m to the west.

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:
- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;

- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity and has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 600m-radius study area around the area of proposed development, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by English Heritage and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. LAARC includes a public archive of past investigations and is managed by the Museum of London, and was consulted as part of this assessment. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment. In addition, the following sources were consulted:
- MOLA – Geographical Information System, the deposit survival archive, published historic maps and archaeological publications;
 - English Heritage – information on statutory designations including scheduled monuments and listed buildings;
 - Camden Local Studies and Archives Centre – historic maps and published histories;
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - Aecom – architectural drawings (Duggan Morris Architects, October 2014), existing site survey (EDI Surveys Ltd, July 2013);
 - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.3 A site visit was not able to be undertaken as part of this assessment due to health and safety concerns regarding access to the existing building as advised by G. Severs of Aecom (*pers. comm.* 28/10/2014). A topographic survey and existing building plans have been relied upon for this assessment with regards to the existing site conditions. The site was viewed from Rowland Hill using Google Streetview.
- 2.1.4 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas are not shown. Archaeological Priority Zones are shown where appropriate. All distances quoted in the text are approximate (within 5m).
- 2.1.5 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in English Heritage's *Conservation principles, policies and guidance* (2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance. Section 11 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13. This section includes non-archaeological constraints and a list of existing site survey data obtained as part of the assessment.

3 Site location, topography and geology

3.1 Site location

- 3.1.1 The site is located at Rowland Hill Street, London NW3 2AD (NGR 527230 185320: Fig 1). The site is bounded by Rowland Hill road to the north and east, beyond which lies the main Royal Free Hospital building; a small park to the south; and buildings adjoining the convent and hostel building to the west. Rosslyn Hill/Haverstock Hill, the main road from Hampstead Village towards Belsize Park and Chalk Farm, lies 40m to the west. The site falls within the historic parish of St John in Hampstead, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.2 To the north of the site, c 1km, the River Fleet rises from two heads on Hampstead Heath separated by Parliament Hill. The western branch historically passed c 230m to the east of the site along the line of Fleet Road heading south towards Camden Town where it joined with the eastern branch, which arose in Highgate, entering the Thames around Blackfriars, c 6km to the south-east (Barton 1962, 26–27).

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 The site is situated 450m south of Hampstead Heath on the eastern edge of a ridgeline that runs generally from north-west to south-east. The site is on the eastern side of the ridge, between the 80.0m OD contour line 195m to the west, and the 70.0m OD contour 40m to the east. On Haverstock Hill ground level lies at 77.1m above Ordnance Datum (OD) c 70m to the north-west of the site. Within the site itself, natural ground level slopes down from west to east (Fig 10). Along the western edge of the site ground level lies at 76.0m OD dropping down to 72.6m OD at the north-eastern corner. The garden in the southern third of the property is at 73.9m OD in the south-western corner and at 72.6m OD in the south-eastern corner. Parts of the site have been terraced to create level areas prior to construction. This will have entailed 'cut and fill', with excavation and terracing into the upper slope in the west and ground raising with the spoil on the lower slope in the east, to form a level platform. Consequently, the existing 'lower ground floor' is accessed at ground level in the eastern part of the site.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The British Geological Survey (BGS) digital drift and solid geology show the underlying geology of the site comprises London Clay. A non-archaeological borehole, taken from BGS online, c 100m south of the site recorded made ground to a depth of 1.2m overlying London Clay at 70.1m OD. A separate non-archaeological borehole recorded c 150m east of the site, also taken from BGS online, recorded London Clay directly below the modern ground level at 59.2m OD. The significant difference in the levels of natural deposits reflects the sloping ground level at the end of the ridge.
- 3.3.3 Table 1 differentiates between modern made ground, containing identifiably modern inclusion such as concrete and plastic (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest. This differentiation was not apparent in the original report as it was commissioned for engineering purposes. In all likelihood, the undated made ground comprises 18th–19th century deposits.

Table 1: summary of archaeological and geotechnical data
Levels are in metres OD and metres below ground level (mbgl)

BH/TP ref.	Ground level	Undated made ground	Top of natural (London Clay)
TQ28NE38	71.3m OD	71.3–70.1m OD (>1.2mbgl)	70.1m OD (1.2mbgl)
TQ28NE277	59.2m OD	—	59.2m OD

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have been no archaeological investigations undertaken within the site; with only four archaeological evaluations undertaken within the study area, all of which were to the north of the site. As a result the current archaeological understanding of the site and surrounding area is limited, in particular for the prehistoric, Roman and early/mid Saxon periods for which there is no documentary record. Two of the archaeological evaluations recorded late-19th and 20th century truncation of the natural deposits. One archaeological evaluation recorded late-17th or 18th century cellars and drains. No remains from earlier periods have been recorded archaeologically.
- 4.1.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area.
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. Whilst there are no known finds dating to these periods recorded within the study area, the limited amount of past investigation should be recognised. However, on topographical and geological grounds in all likelihood the site was in woodland throughout the prehistoric; the clay deposits on which the site is situated would have been unsuitable for farming, being heavy to work with a plough and poorly drained. The natural slope on the site would have been generally unsuitable for settlement.

Roman period (AD 43–410)

- 4.2.4 The arrival of the Romans in AD 43 brought about a distinct change in settlement pattern in the London area. Within a decade, the Romans had established the town of *Londinium* on the north bank of the Thames where the City of London is now located. The site lies c 6.2km to the north-west of the Roman city.
- 4.2.5 A network of roads stretched out in several directions from *Londinium*. One of these roads, known in the Saxon period as Watling Street (Roman road 1d, Margary 1955), ran from London North to St Albans (*Verulamium*) passing c 2.4km to the south-west of the site, on the line of modern Kilburn High Road. The site thus lies in a location that was peripheral to both the primary centre of occupation in *Londinium* and the settlements within London's hinterland that developed along the road network. There have been no finds of Roman date within the study area. As with the prehistoric, this may reflect the limited amount of past investigation.

The site was likely situated in woodland throughout this period, based on the clay geology and the natural slope.

Early medieval (Saxon) period (AD 410–1066)

- 4.2.6 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. Around the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land (parishes) centred on settlements served by a parish church.
- 4.2.7 Hampstead has been continuously inhabited since the early medieval period with the name deriving indicating a single farm site, possibly in woodland clearing. (VCH *Middlesex* ix, 8–15). The earliest reference to Hampstead comes from a record of King Offa (755–794 AD) who founded a monastery in St Albans which he granted lands in a large area called 'Henamstede' (Cleaver 1981, 2). Hampstead is mentioned in a charter of King Edgar in the 10th century. A charter of 986 by King Ethelred confirmed an earlier grant of the manor (estate) of Hampstead to the monastery of Westminster (Weinreb *et al.* 2008, 374)
- 4.2.8 The main settlement in the parish developed in the area of the modern day Hampstead town, on the road to Hendon, modern-day Hampstead High Street, c 900m to the north-west of the site (VCH *Middlesex* ix, 15–33). During this period the site was situated at some distance from likely centre of settlement and was probably situated in woodland throughout this time, as was much of the surrounding area.

Later medieval period (AD 1066–1485)

- 4.2.9 The manor of Hampstead remained in the possession of Westminster Abbey after the Norman Conquest of 1066 (VCH *Middlesex* ix, 66–71). Domesday Book (1086) describes the manor as worth 55 shillings with seven inhabitants. The manor house itself was located near to the junction of modern-day Froggnal Lane and Froggnal Way, c 1.1km to the west of the site.
- 4.2.10 During the 12th century the population and the area under cultivation increased. The number of tenants was recorded as being 54 in 1281. In 1312, 40 customary dwellings and six freehold houses were recorded in addition to the demesne farm (farm kept in hand by the lord of the manor). The manorial demesne farmland occupied the centre of the parish, with woodland and heath to the north and north-east. A number of freehold estates, mostly belonging to religious houses, were on the edges of the parish. Most of the customary land and dwellings were in Hampstead village, c 900m to the north-west of the site and Pond Street, c 130m to the north of the site (VCH *Middlesex* ix, 8–15).
- 4.2.11 A Royal Charter of 1227 confirming the ownership of Holy Trinity Aldgate of land in the area of Hampstead Heath (**HEA 19**), c 550m north of the site, refers to 'all their wood and heath as enclosed on all sides with a ditch in the parish of St Pancras of Kentisseton' (Cleaver 1981, 2), indicating that the area was mixed wood and heathland.
- 4.2.12 Hampstead parish church of St John, c 1km to the west of the site, probably originated as a chapel for the manor of Hampstead as suggested by its location, although it was not far from the town well and High Street (VCH *Middlesex* ix, 145–152). Hampstead became a separate parish in 1598, having previously been part of Hendon parish (Weinreb *et al.* 2008, 374).
- 4.2.13 From the mid-13th century the site was likely situated within the customary holding of the Bartram (Bertrams or Bartrums) Family which had held property in the Hampstead area from 1259 to 1347 (VCH *Middlesex* ix, 91–111). In 1312, the estate comprised a single house and 15 acres owned by Stephen Bertram. The holding had passed to John Sleigh by 1371 and then passed to his son. The Victoria County History (VCH) refers to a house of the 1740s set back from the main road (Rosslyn Hill), south of the junction with Pond Street, and 'north of the ancient Bartram's' (VCH *Middlesex* ix, 15–33). The Bartram's landholding lay just outside this property and probably included the area of the site. The VCH notes that it was at Hampstead Green just north of The George public house (VCH *Middlesex* ix, 91–111), which would place it outside the site to the north-west. The likely location of the house outside of, to the north-west of the site, is supported by the mid-18th century parish map (Fig 4) discussed below.
- 4.2.14 To the west and south of the Bartram property was the sub-manor of Belsize, first mentioned in the 14th century (Weinreb *et al.* 2008, 374). The estate included land on either side of Haverstock Hill with the manor house located by Belsize Lane, c 220m to the south of the site (**HEA 8**).

- 4.2.15 During this period the site was on the edge of a small settlement focused along Pond Street to the north of the site. By the mid-13th century was situated within the grounds of the Bartram's estate; probably to the south-east of a house referred to in documentary sources from 1312.

Post-medieval period (AD 1485–present)

- 4.2.16 Bartram's was owned by the Sands family in 1530. By 1576, it had evidently grown in size and included four houses or cottages and c 50 acres, mostly around Pond Street (VCH *Middlesex* ix, 91–111). In 1641, the Bartram's estate was split, with the site situated in Upper Bartram's, which included the house (VCH *Middlesex* ix, 91–111), located to the north-west of the site. By the mid-17th century several large properties had been built along the Pond Street. An archaeological evaluation (HEA 4) undertaken c 200m north of the site Pond Street recorded the remains of a late-17th or early-18th century cellar and brick culvert.
- 4.2.17 The development along Pond Street is seen on Rocque's map of 1741–46 (Fig 3) to the north of the site. The site at this time is situated in the gardens of properties fronting onto Haverstock Hill (unnamed) to the west and Pond Street (Pond Street) to the north. The village of Hampstead is shown some distance to the north-west of the site; while to the south and east of the site are fields. The Belsize estate (HEA 8) is shown to the south-west of the site to the south of Belsize Lane.
- 4.2.18 Ellis's parish and manor map of 1762 (Fig 4) shows the site and surrounding area in greater detail. At this time the site is situated at the western edge of a large field, identified on the accompanying apportionment as 'A field of Meadow called George Field in the occupation of Mr Michael Cumbrune'. The house and land immediately north of the site (numbered 8) is identified on the accompanying apportionment as being owned by Joshua Winter, who the VCH notes as owner of the Upper Bartram's estate, comprised of the house and 10 hectares at this time (VCH *Middlesex* ix, 91–111). The large residences indicated on Rocque's earlier map (Fig 3), along Haverstock Hill to the west and Pond Street to the north of the site are shown in detail.
- 4.2.19 Several substantial houses were built on the broad piece of waste south of Pond Street, later called Hampstead Green, just north-west of the site. By 1800 there were two brick houses in place of the old Bartram's (VCH *Middlesex* ix, 15–33) indicating that by this date the old - probably medieval - house had been demolished.
- 4.2.20 Between 1799 and 1814 most of the land and houses nearby, including Upper Bartram's, was bought by Charles Cartwright, who between 1806 and 1809 replaced the relatively new capital messuage with the large, irregularly shaped house called Bartram's (taking its name from the earlier house to the north). This was located behind The George, in the north-western part of the site. Newton's map of 1814 (Fig 5) shows a building the new orientated south-west to north-east across the northern half of the site.
- 4.2.21 The southern half of the site is situated within the grounds of the property which extends to the east. The field in which the site had been situated has been subdivided into at least five smaller portions, the majority of which are owned by the Winfield Family shown on the later Hampstead Tithe map of 1838 (not reproduced) and the accompanying apportionment. As the primary purpose of the map was to identify titheable areas, built-up areas are indicated by generalised hatching and the Bartram property is not shown although it is known to be still standing. Bartram House or Upper Bartram's, was leased from c 1849 to Sir Rowland Hill, the postal pioneer. It was occupied from 1851–61 by Lord Sidney Godolphin Osborne, the philanthropist. (VCH *Middlesex* ix, 15–33)
- 4.2.22 The Ordnance Survey (OS) 1st edition 6":mile map of 1866–1871 (Fig 6) shows the Bartram's house built by Cartwright. The house is situated in the north-western quarter of the site with an extension added to the south of the main building; extensive landscaped gardens extend to the east of the house in which the site is partially situated. The southern quarter of the site is situated in separate grounds which appear to be associated with properties to the west of the site fronting onto Haverstock Hill.
- 4.2.23 The Sisters of Providence of the Immaculate Conception purchased the building on the site in 1867 establishing an orphanage and day school for girls (VCH *Middlesex* ix, 15–33). A chapel was added in 1878–87 in a Gothic style designed by CG Wray. The rest of the estate (outside the site) was purchased by the Metropolitan Asylums Board for a smallpox hospital.
- 4.2.24 The OS 2nd edition 6":mile map of 1893–1894 (Fig 7), shows Bartram's in the north-western

part of the site, labelled *R. C. Orphanage*. At this time, the southern extension of the main building has been partially demolished with two additional buildings added to the western edge of the main property. Two separate buildings have been added to the north-eastern corner of the site. A greenhouse, indicated by the hatched area, has been added in the southern quarter of the site; this land continues to be separate to the Orphanage. Although unnamed at this time, Rowland Hill street has been established to the north of the site. The North Western Fever Hospital (now the Royal Free Hospital) shown immediately east of the site, was established in 1870 in the eastern half of Bartram's gardens.

- 4.2.25 On the OS 3rd edition 25":mile map of 1915 (Fig 8) the main building has been extended to the south, and the middle building on the western side removed. One of the buildings in the northern corner of the site has been replaced. The remainder of the site remains unchanged.
- 4.2.26 The LCC bomb damage maps of 1939–1945 (not reproduced) records that the main building and one of the adjacent smaller buildings were 'damaged beyond repair'. The buildings on site were subsequently demolished as shown on the OS 1:2500 scale map of 1953 (Fig 9). A single building has been added in the south-eastern corner the site with the remainder of the site vacant land.
- 4.2.27 The current buildings on site were constructed in the late 1950s or early 1960s as shown on the OS 1:12500 scale map of 1965 (not reproduced), with garages added in the early 1970s as shown on the OS 1:1250 scale map of 1972–1977 (not reproduced). The main building is currently in use as a residential hostel and occupies the northern two-thirds of the site with the garages and outbuildings situated on the south-eastern edge of the site (Fig 10).

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses past impacts on the site: generally from late 19th and 20th century developments which may have compromised archaeological survival, eg, building foundations or quarrying, identified primarily from historic maps, the site walkover survey, and information on the likely depth of deposits. It goes on to consider factors which are likely to have compromised asset survival.
- 5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 Based on current knowledge, the predicted level of natural geology within the site is as follows:
- Current ground level lies at 72.6–75.5m OD sloping from north-west to the south and east;
 - The top of untruncated London Clay is predicted to lie at 71.4–74.3m OD (1.0m–1.2m below ground level/mbgl).
- 5.2.2 Between the top of the natural and the current ground level is the potential for 1.0–1.2m of undated made ground, which may potentially contain archaeological remains. The majority of the made ground is likely to date to the mid 20th century and associated with the existing buildings, and is likely to be thicker at the lower parts of the slope, where the ground has been built up to create a level terrace.

Past impacts

- 5.2.3 The archaeological survival potential within the site is expected to be possibly moderate or high across 50% of the site. Construction of the existing building will have removed or truncated archaeological remains; there is low to moderate potential for remains to survive beneath the eastern quarter of the building footprint. Outside of this area archaeological survival potential is expected to be high in the south-eastern quarter of the site and moderate in the western half of the site due to terracing of the site prior to construction of the existing building.
- 5.2.4 Due to the slope of the site the existing four storey building, which occupies the northern two-thirds of the site, features a lower ground floor and upper ground floor, the construction of which will have entailed cutting into the slope to create a level platform. The western (upper) part of the slope will have been heavily truncated, whilst the eastern (lower) slope will probably have been built up.
- 5.2.5 The lower ground floor occupies 80% of the building footprint. It does not extend into the western quarter of the existing building (Fig 10). Allowing 0.5m for the floor slab for the lower ground has a formation level of 72.0m OD. Excavation for the lower ground floor will have removed any archaeological remains within its footprint within the western half of the site; there is potential for undated made ground to survive below this level in the eastern half of the site, perhaps up to 0.5–1.0m deep.
- 5.2.6 The upper ground floor has a formation level of 73.8–75.7m OD (Fig 10). Where it extends beyond the footprint of the lower ground floor, in the western part of the site, its construction, along with any associated terracing, is likely to have partially or completely removed any archaeological remains present.
- 5.2.7 The type of foundations is unknown but is assumed to be piled. Piled foundations will have removed any archaeological remains within the footprint of each pile. Outside of these areas there is potential for archaeological remains to survive below the existing lower ground floor in

the eastern half of the site and potentially beneath the upper ground floor along the western edge of the site (c 0.6–1.2m deep).

- 5.2.8 A single storey garage and separate outbuilding are situated along the eastern edge of the site to the south of the main building (Fig 10). These are probably founded on a concrete slab possibly 0.5m deep and have an assumed formation level of c 72.0m OD (EDI Surveys Ltd dwg 13765/T/01-01 July 2013). This will have caused fairly superficial ground disturbance with the potential for archaeological remains to survive underneath (up to 0.7m deep).
- 5.2.9 Ground level in the central western quarter of the site may have been levelled as determined from the topographic survey of the site (EDI Surveys Ltd dwg 13765/T/01-01 July 2013). Levelling of this section of the site would have removed any archaeological remains within the garden footprint; this is likely to have been to c 0.5m based on differences in levels across the western edge of the site. Due to health and safety concerns it was not possible to visit the site to verify this observation.
- 5.2.10 Outside of the building footprints service trenches will have removed any archaeological remains locally to c 1.0–1.5mbgl.

Likely depth/thickness of archaeological remains

- 5.2.11 Outside of the main existing building footprint there is potential for up to 1.2m of made ground which may contain archaeological remains, with cut features (pits, ditches), if present, cut into the underlying geology. Below the upper and lower ground floors there is also potential for archaeological remains to survive, although in a truncated state.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has a low potential to contain prehistoric remains.* The location of the site on heavy London Clay on a natural slope would have made it an unattractive location for early human settlement compared to the extensive gravel terrace to the south, and the Sandstone formation in Hampstead to the north. During the prehistoric period the site probably lay within extensive woodland. There is no evidence for prehistoric occupation recorded within the study area, although this may reflect not only the unfavourable geology but also the limited amount of past archaeological investigation.
- 5.3.3 *The site has a low potential to contain Roman remains.* During this period the site was situated in hinterland at some distance from known settlements and is c 2.4km north-east of a major Roman road. As with the prehistoric, whilst the lack of finds dating to this period within the study area is more a reflection of the relative lack of past investigation, the geology and topography of the site suggests that it is likely that the site was in woodland throughout this period.
- 5.3.4 *The site has a low potential to contain early medieval remains.* Settlement during this period was focused around Hampstead, c 900m to the north-west of the site and there are no finds within the study area dating to this time. The site was likely situated in woodland throughout this period.
- 5.3.5 *The site has a low to moderate potential to contain later medieval remains.* The site is situated c 100m to the south of the settlement along Pond Street, which developed during this period, and was likely situated in the grounds of the Bartram's estate from the mid-13th century. The homestead that was attached to the property and which is first mentioned here in 1312 was located in the area of Hampstead Green, just north of the site. There is potential for the footings of outbuildings, rubbish pits and garden/agricultural features. Later development on the site likely to have removed any such remains from within the footprint of the existing buildings, although there is potential for survival outside the buildings and on the lower part of the slope where the ground has probably been built up. Remains of truncated features would be of **low** or **medium** heritage significance, depending on nature and extent, derived from the evidential and historical value of the remains.
- 5.3.6 *The site has a high potential to contain post-medieval remains.* Prior to the building of

Bartram's in the early–19th century the site was likely situated in fields within the larger estate as shown on earlier maps. Bartram's remained on the site until it was destroyed by bombing during the Second World War with the site redeveloped in the 1960s. There is high potential for remains of the property in the northern third of the site which could include building footings, cellars, and cut features such as wells or cess pits. Within the remainder of the site there is high potential for remains of the garden features such as garden walls, planting beds, formal pathways and remains of outbuildings, such as greenhouses. Such remains would be of **low** significance as derived from the evidential and historic values.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The proposed development comprises demolition of the existing 1960s buildings and construction of a new ten-storey residential development featuring a lower ground floor and basement. Based on the plans provided it is understood that the entire site would be levelled to the lower ground floor level at 71.8m OD (Fig 11) (Pegasus Life 2014). A deeper basement level would occupy 50% of the site footprint (Fig 12) and have varying floor levels:
- The car lift pit would be 66.8m OD;
 - The car storage floor level would be 67.8m OD;
 - The main basement floor level would be 68.3m OD;
 - The swimming pool tank floor level would be 70.3m OD.
- 6.1.2 Hard and soft landscaping would be undertaken including new courtyards and paving, tree planting and new services.

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.

Terracing

- 6.2.2 The proposed terracing of the existing natural slope in order to create a level surface prior to construction would entail excavation across the site to the level of the lower ground floor. Due to the natural slope in ground level across the site from west to east excavation for the lower ground floor would extend below the predicted level of natural in the western half of the site removing any archaeological remains within its footprint; there is potential for archaeological remains to survive in the eastern half of the site.

Basements

- 6.2.3 Excavation for the proposed basement level would further truncate the natural deposits in the eastern half of the site to the proposed depths. Outside of the basement footprint there is potential for the remains of features cut into the underlying natural to survive in the south-eastern quarter of the site below the lower ground floor as a result of the slope in ground level in relation to the depth of the lower ground floor.
- 6.2.4 There may be additional impacts from piling beneath the lower ground floor and basement. It is assumed for the purposes of this assessment that the basement would be excavated following the insertion of the perimeter wall, and prior to the insertion of piled foundations.

Lift pits

- 6.2.5 The proposed lift pits would extend to a depth of 1.5m below the foundation slab formation level. In the area of the proposed basement excavation for lift pits would have minimal impact as excavation at this depth would be below the predicted level of natural deposits.

Piled foundations

- 6.2.6 In the northern two thirds and western corner of the site excavation for the lower ground floor and basement would extend below the predicted level of natural and the impact from piling in this area would be negligible. In the south-eastern quarter of the site any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The severity of the impact would therefore depend on the pile size, type and pile density.

Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future.

Landscaping and other shallow ground works

- 6.2.7 As above, in the northern two thirds and western corner of the site excavation for the lower ground floor and basement would extend below the predicted level of natural and the impact from excavation for landscaping, new service trenches and other ground works would be negligible. In the south-eastern quarter of the site the any archaeological remains would be removed within the footprint of the proposed ground works to a depth of 1.0–1.5mbgl.

7 Conclusion and recommendations

- 7.1.1 The site is situated at Bartrams Convent, Rowland Hill Street and is situated outside of any archaeological priority areas or conservation areas. There are no listed buildings within the site.
- 7.1.2 Throughout most of its history the site was situated on the eastern slope of a ridge on heavy clay, and would probably have been heavily wooded throughout the prehistoric, Roman and early medieval periods. By the mid 13th century the area had been cleared for a landholding of the Bartram's family who had built a house here by at least 1312, just north-west of (outside) the site. The site may have been in a garden or fields attached to the house. In the early 19th century a house named 'Bartram's' was built on the site. This was subsequently used as an orphanage and later demolished in the mid 20th century for the existing buildings. Archaeological survival potential is expected to be moderate or high across 50% of the site outside the existing buildings, and also on the lower slope where the ground has been built up to create a level area for construction (burying earlier remains). There is high potential for post-medieval remains of low significance, and a low to moderate potential for later medieval features of low or medium significance.
- 7.1.3 The proposed development is for a new ten storey residential development with a lower ground floor occupying the entire site footprint, and a single basement across the northern two thirds of the site. The foundation type is unknown, but assumed to be piled. Terracing and excavation for the lower ground floor and basement levels would remove any archaeological remains within the proposed footprint of each level, to the maximum depth of the intrusion. Piled foundations would remove any archaeological remains within the footprint of each pile; the impact of piling in the basement footprint is expected to be negligible as any remains will have been removed during excavation. Landscaping would have localised impacts in the south-eastern quarter of the site outside the basement footprint. Table 2 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 2: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Remains of the early-19th century property Bartram's including building footings, cellars, wells, cess pits, garden walls, planting beds, formal paths and out buildings. (High potential)	Low	Excavation for the lower ground floor and basement levels would entirely remove any archaeological remains within the proposed footprint. There would potentially be additional impacts from piling within the footprint of each pile.
Later medieval remains associated with the early 14th century Bartram's house (outside the site) including ditches, pits, footings of outbuildings. (Low to moderate potential)	Low or Medium (depending on nature and extent)	Significance of asset reduced to negligible

- 7.1.4 The archaeological potential of the site is likely to be limited to remains of no more than low or possibly medium significance, and in view of this, it is considered unlikely that the local authority would request further site-specific archaeological evaluation of the site either pre- or post- determination of planning consent. This assessment has however identified some archaeological potential for post-medieval and possibly later medieval remains and is it possible that should consent be granted an archaeological watching brief would be required during preliminary ground preparation and subsequent foundation construction, which would ensure that any archaeological assets were not removed without record. This strategy could be refined by the prior archaeological monitoring of geotechnical investigations, which would clarify the nature and depth of deposits: based on the results, it is possible that no further work may be necessary. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

8 Gazetteer of known historic environment assets

- 8.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 600m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 24/10/2014 and is the copyright of English Heritage 2014.
- 8.1.3 English Heritage statutory designations data © English Heritage 2014. Contains Ordnance Survey data © Crown copyright and database right 2014. The English Heritage GIS Data contained in this material was obtained in September 2014. The most publicly available up to date English Heritage GIS Data can be obtained from <http://www.english-heritage.org.uk>.

Abbreviations

AOC – AOC Archaeology Group

HAT – Hertfordshire Archaeological Trust

GLHER – Greater London Historic Environment Record

MoLAS – Museum of London Archaeology Service (now named MOLA)

HEA No.	Description	Site code/HER No.
1	ABC Cinema, South End Green, Pond Street, Hampstead, NW3 AOC Evaluation 2003 The site had apparently been levelled in the past, resulting in the truncation of the natural brickearth. Evidence was found for 19th century construction, possibly associated with the known Hereford House, and also for the 20th century construction of the cinema itself.	ACM03 MLO76020
2	Keat's House, 10 Keats' Grove, Hampstead, NW3 LH Evaluation 2001 No further information.	KEA01
3	32 Maryon Mews, NW3 MoLAS Evaluation 1994 Natural brickearth had been truncated in 20th century.	MYM94 MLO60633
4	21 Pond Street, NW3 AOC Evaluation 2000 Cellars and drainage systems dating to the late 17th or early 18th century were recorded above the natural brickearth.	POD00 MLO75135
5	St John's Chapel, Downshire Hill, Hampstead, NW3 HAT Standing Building Recording 2002 The chapel, a Grade I listed building, was recorded. It is set among Regency period villas, constructed in 1822-23 as part of a successful speculative venture by Kennington builder William Woods and it remains the only proprietorial chapel in the diocese of London, whose rights are vested in the congregation. The church was constructed in austere Classical style, and unusually, has remained largely unaltered. It has become a rare example of its type.	DWH02
6	Belsize Ave Belsize Street (also Belsize Lane) ran from the corner of Pond Street to West End Lane along the alignment of an earlier medieval road; the location of which is recorded on the GLHER.	MLO17826
7	Tottenham Court Rd This road follows the line of Charing Cross Road, Tottenham Court Rd, Hampstead Road, Camden High Street, Chalk Farm Road, Haverstock Hill, Hampstead High Street and North End Way along the alignment of an earlier medieval road the location of which is recorded on the GLHER.	MLO17834
8	Area Of Belsize Ave A sub-manor of Hampstead, first referred to as Belseys in 1317. Granted to dean and chapter of Westminster by Henry VIII. The manor house was rebuilt in 1663 by Daniell O'Neill, a royalist soldier. In the early 18th century, the gardens were sublet to an entertainer named Howell, who opened the grounds to the public. The house was demolished in 1854, and the present Belsize Park area developed on it.	MLO18470
9	Rosslyn Hill Hampstead Site of the 17th century mansion of Sir Harry Vane, executed for treason in 1662.	MLO23584

HEA No.	Description	Site code/ HER No.
10	16 Belsize Ave Fragment of medieval wall present in 1980 as recorded on the GLHER. Likely to have formed part of the boundary between 16 Belsize Avenue and the neighbouring property.	MLO46414
11	Rosslyn Hill Hampstead A 17th century red brick well was discovered in 1949 under the pavement of a stable house of the Royal Soldiers Daughters School.	MLO53771
12	Haverstock Hill Location of World War II Air Raid Shelter recorded on the GLHER.	MLO72343
13	44 Belsize Park Gardens, Camden, NW3 4LY No. 44 Belsize Park Gardens is typical of the large detached villas built in Belsize Park and the surrounding area during the 1850s and 60s. It is a detached, double-fronted house of three storeys, stuccoed externally in a fashionable Italianate style with rusticated quoins, pedimented window architraves and a bracket cornice beneath a shallow-pitched hipped roof. The ground floor windows are polygonal bays flanking a columned porch. A blue plaque indicates that it was once the residence of the composer Frederick Delius (1862-1934).	MLO103272
14	Antrim Grove, Camden, NW3 A small garden on rising ground between residential streets of late 19th–early 20th century design. The houses on Antrim Grove and Antrim Street originally formed one road and were built in 1897. The garden was originally the site of tennis courts for Kingsley School in Belsize Park until WWII when the school was evacuated, and the land was later laid out as a small public garden. Enclosed by walls and railings, it has an area of lawn with shrub-filled borders, two formal flowerbeds, a paved area and playground. Two curiosities were presented to the garden by Mr and Mrs Lionel Barnett in 1945, a well-head made from the stonework of the old House of Commons, and a sundial made from a baluster from old Waterloo Bridge. New playground equipment was installed in 1999. Beyond the garden to the west is an area of allotments, the two divided by a low brick wall.	MLO103755
15	Rosslyn House (Site of) Site of Rosslyn House, built in the 18th century on the Belsize Estate, it was demolished in the late 19th or early 20th century. Location recorded on the GLHER.	MLO14366
16	South End Green Public square designated under the London Squares Preservation Act of 1931. South End Green is a small open space in the middle of busy roads, with grass, a few trees and seating. Until 1835 there was a pond where South End Green is now, which was then filled in and a public green laid out. In the centre of South End Green is an ornamental octagonal granite drinking fountain donated in 1880 by Miss Crump of Hereford House, Hampstead in memory of William Warburton Pearce and of her uncle J B Chamberlain; it was designed by J H Evins and built by J Holland of Northwich, Cheshire. Opposite is a purpose-built tramwaymen's shelter built c1893 for tramwaymen of the London Tramway Company who had extended trams to South End Green by 1886. In 1897 underground Public Lavatories were built at South End Green by the London and North-Western Railway, and remain today largely intact with their interior walls tiled in green and white and the floor chequered black and white; the three entrances have cast-iron railings on low tile walls, and cast-iron gates with overthrows.	MLO102513 DLO35376
17	Primrose Gardens (Formerly Stanley Gardens), Hampstead Heath, NW3 Public square designated under the London Squares Preservation Act of 1931 Primrose Gardens, originally known as Stanley Gardens after a Dean of Westminster of that name, are an oval central garden built in the 1880s, the name changing to Primrose Gardens in 1939. The garden is railed as two enclosures between which is a small central paved seating area with low walls/raised beds either side; the two garden areas having grass and trees, no other features. At either end is a 1927 K2 type telephone kiosks, designed by Giles Gilbert Scott. The garden was acquired by Hampstead Borough Council in 1920.	MLO102681 DLO35377
18	Keats Grove (No 10) [Keats House], Camden, NW3 2RR Early 19th century private garden, restored in later 20th century. The house, originally called Wentworth Place, was built between 1814-6 by William Woods for Charles Wentworth Dilke and Charles Armitage Brown, as a pair of semi-detached houses sharing a common garden. John Keats (1795- 1821) lived here with Charles Brown for 17 months from 1818-1820. The property was restored and the garden replanted in the 1970s.	MLO59223

HEA No.	Description	Site code/ HER No.
19	East Heath Road/West Heath Road/Spaniards Road/Hampstead Lane/North End Way, [Hampstead Heath, including West Heath], Camden, NW3/N6 Hampstead Heath is an ancient area. A Saxon charter refers to the 'great ditch' in the Domesday survey, and a Royal Charter of 1227 refers to woods and heath enclosed on all sides by ditches which along with boundary oaks and stones that are still visible today. The Heath has a unique variety of habitats including ancient woodland, meadows, wetland, hedgerows, parkland and 26 ponds some of which were built to serve London with its water supply.	MLO103790
20	Rosslyn Hill/Pond Street [Hampstead Green], Camden, NW3 2AE Hampstead Green is the remains of what was once a much larger area of manorial waste; the railed triangular site is now managed for wildlife.	MLO104259
21	Artists' Rifles Convalescent Hospital for Officers Grade II Listed building (recorded on GLHER) Formerly known as: <i>Egremont Lyndhurst Gardens</i> . Detached house c 1886. By Harry B Measures. For William Willett and Son, builder-developers. Red and grey-blue bricks with rubbed brick ornaments, some stucco ornaments, timber windows, tiled roof. 3 full storeys. Front an asymmetrical composition in Queen Anne style with projecting entrance porch under straight Queen Anne gable with pedimented top; to right, broader bay window running through 2 storeys, canted on ground storey and rectangular above under straight Queen Anne gable ending in 2 volutes. Tall chimneys, some cut down. High, deeply hipped roof.	MLO81526
22	The Wharrie Cabmans Shelter Grade II listed building Cabman's shelter. 1935 by Elisabeth Scott of Scott, Chesterton and Shepherd. Elm boarding on cedar frame, standing on concrete legs. Metal windows. Single storey kiosk on Coffee-stall with shelter to right. Deep eaves with decorative panels underneath. Mosaic panel designed by John Cooper set into floor in front of counter dated April 1935 and inscribed THE WHARRIE SHELTER, depicting taxi-related objects in a Cubist-influenced composition. HISTORY: this kiosk was donated by Mary Wharrie, daughter of Sir Henry Harben, first Mayor of Hampstead. It replaced an earlier structure on this prominent site, which had been given to the Borough of Hampstead by the Harbens. It is a very unusual structure, designed in a Modern Movement vein, with a mosaic of high quality. The paintwork to doors and window frames was originally painted in red and yellow. Scott (1898-1972) had gained her reputation through winning the 1928 competition for the Shakespeare Memorial Theatre at Stratford-upon-Avon. SOURCES: The Architect and Building news, 17th May 1935, 170 & 190-91; Hampstead & Highgate Express, 22 November 1996.	1067834
23	Hampstead Town Hall And Attached Walls And Piers Grade II listed building Town hall, now council offices. 1877-8. By HE Kendall and Frederick Mew. Red brick, rusticated at ground floor level, with stone dressings. Italianate style. EXTERIOR: symmetrical design. Central stone-cased entrance with panelled pilasters supporting mask console brackets to pediment with carved, foliated cartouche and acroterion; double part-glazed panelled doors, with 2 rectangular overlights and a further overlight, approached by wide steps with low stone balustrades having elaborately enriched cast-iron lampstandards with ladder bars and Windsor lanterns. To each side of the entrance, 3 stone architraved sashes with scrolled pediments incorporating architraved oculi. Dentil cornice at 1st floor level below a blind balustrade with panels of carved enrichment. 3 tall round-arched central windows flanked by brick pilasters linked by impost bands; pilasters marking bays and angles continue in fluted stone to support an entablature with "Town Hall" inscribed on the frieze and modillion cornice crowned by a pediment with oculus above central bay and parapet above outer bays. Returns without entrances but in similar style and having friezes inscribed "Erected AD 1877". INTERIOR: with many original details including cornices, fireplaces, clocks and radiators. Top-lit entrance hall with patterned tile floor and Imperial stair with elaborate cast-iron balusters and newels having brass lamp-holders. At 1st landing, a round-arched mirror in marble surround with clock in pediment. In right hand stair well, a marble 1st World War Memorial with columns supporting an entablature surmounted by a coat of arms. Good marble fireplace in porter's booth. In rear corridor a Boer War memorial formed of brass panels. First-floor assembly hall with stage has heavy cornice with console brackets dropping down over frieze. Secondary stair with cast-iron balustrade. Included as a fine early example of a London vestry hall.	1378818

9 Planning framework

9.1 Statutory protection

Listed Buildings and Conservation Areas

- 9.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

9.2 National Planning Policy Framework

- 9.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).

- 9.2.2 NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary

expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss 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, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Para 134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would

secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

9.3 Greater London regional policy

The London Plan

9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA July 2011). Policy 7.8 relates to Heritage Assets and Archaeology:

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.

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.

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

9.3.2 As part of the *Revised Early Minor Alterations to the London Plan* (GLA Oct 2013), amended paragraph 7.31 supporting Policy 7.8 'Heritage Assets and Archaeology' adds that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Enabling development that would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.' It further adds 'Where there is evidence of deliberate neglect of and or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'. The Draft Further Alterations to the London Plan (GLA Jan 2014), incorporate the changes made to paragraph 7.31 but add no further revisions to the elements of the London Plan relating to archaeology and heritage.

9.4 Local planning policy

9.4.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have

been no significant changes in legislation or advice at a national level.

- 9.4.2 The London Borough of Camden's Core Strategy was adopted in November 2010. The Development Policies were adopted in November 2010. Policy CS14 - Promotion High Quality Places and Conserving our Heritage broadly covers heritage issues, which states:

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.

- 9.4.3 Policy CS14 is supported by Development Policy DP25, Conservation areas, which states:

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.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings English Heritage Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
English Heritage Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (ie parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.3 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 14.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (eg peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (eg wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken 'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect', amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and English Heritage. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410 – 1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (ie moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
<i>Iron Age</i>	600 BC – AD 43

<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Monuments Record (NMR)</i>	National database of archaeological sites, finds and events as maintained by English Heritage in Swindon. Generally not as comprehensive as the country SMR/HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500 – present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by English Heritage.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , ie Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43 – 410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, eg evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	An archaeological watching brief is 'a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.'

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13.2 Other Sources

Groundsure historic Ordnance Survey mapping

British Geological Survey online historic geology borehole data and digital drift and solid geology data

Greater London Historic Environment Record

Internet – web-published sources

London Archaeological Archive and Research Centre

National Monuments Record, Swindon

Camden Local Studies and Archives Centre

13.3 Cartographic sources

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- Hampstead Tithe Map 1839 (Camden Local Studies and Archives Centre, ref 080203)
- Newton J and W, 1814 *The topography and natural history of Hampstead*
- Rocque, 1746 'Exact Survey of the City of London Westminster and Southwark and the Country 10 Miles Round', reproduced in Margary, H, 1971 '*Exact Survey of the City of London Westminster and Southwark and the Country 10 Miles Round*' by John Rocque, 1746, Margary in assoc Guildhall Library, Kent

Ordnance Survey maps

Ordnance Survey 1st edition 6" map (1866–1871)

Ordnance Survey 2nd edition 6" map (1893–1894)
 Ordnance Survey 3rd edition 25" map (1915)
 Ordnance Survey 1:1250 scale map (1952–1953)

Engineering/Architects drawings

EDI Surveys Ltd *Batrams Convent, Rowland Hill Street*, dwg 13765/T/01–01 July 2013
 Duggan Morris Architects *Basement Floor Plan*, dwg 101, 01/10/2014
 Duggan Morris Architects *Lower Ground Floor Plan*, dwg 102 01/10/2014
 Duggan Morris Architects *Section B-B*, dwg 302 01/10/2014
 Ross Laird *Floor Plans*, dwg 2311-02 December 2013

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	Y	PDF	Y
Levelled site survey as existing (ground and buildings)	Y	PDF	Y
Contamination survey data ground and buildings (inc. asbestos)	Not known	–	–
Geotechnical report	Not known	–	–
Envirocheck report	Not known	–	–
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	N	N	



Fig 1 Site location

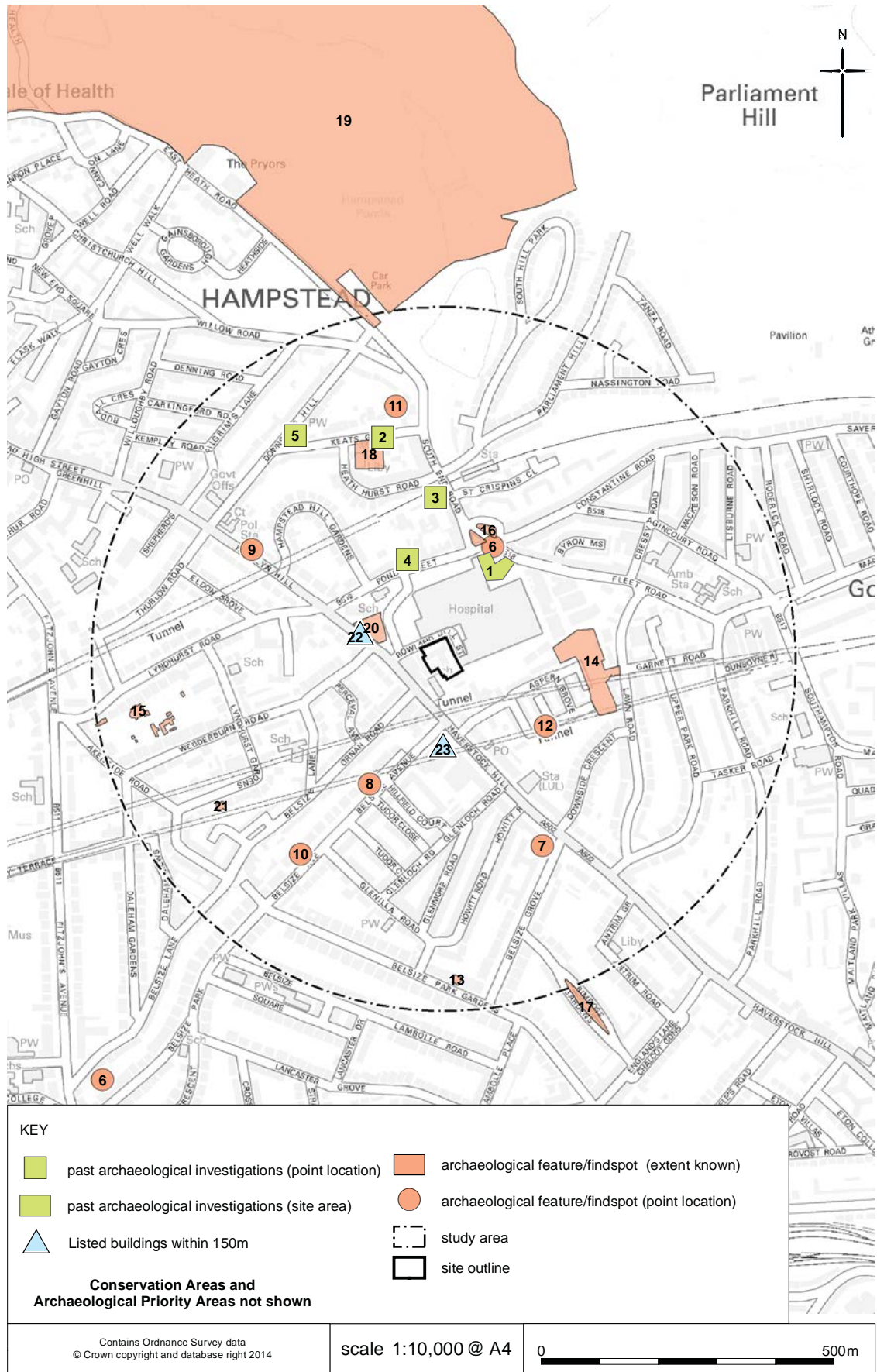


Fig 2 Historic environment features map



Fig 3 Rocque's map of 1741–1746

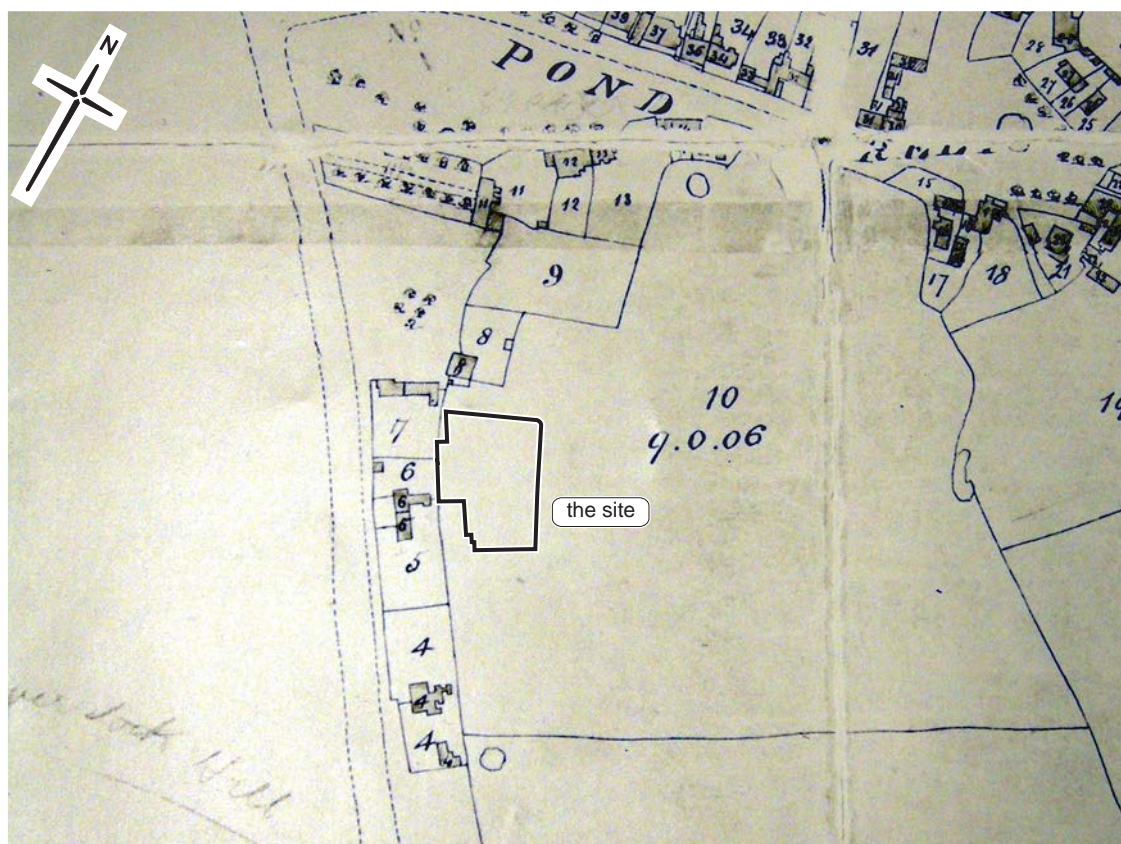


Fig 4 Ellis's Hampstead parish and manor map of 1762



Fig 5 Newton's map of 1814

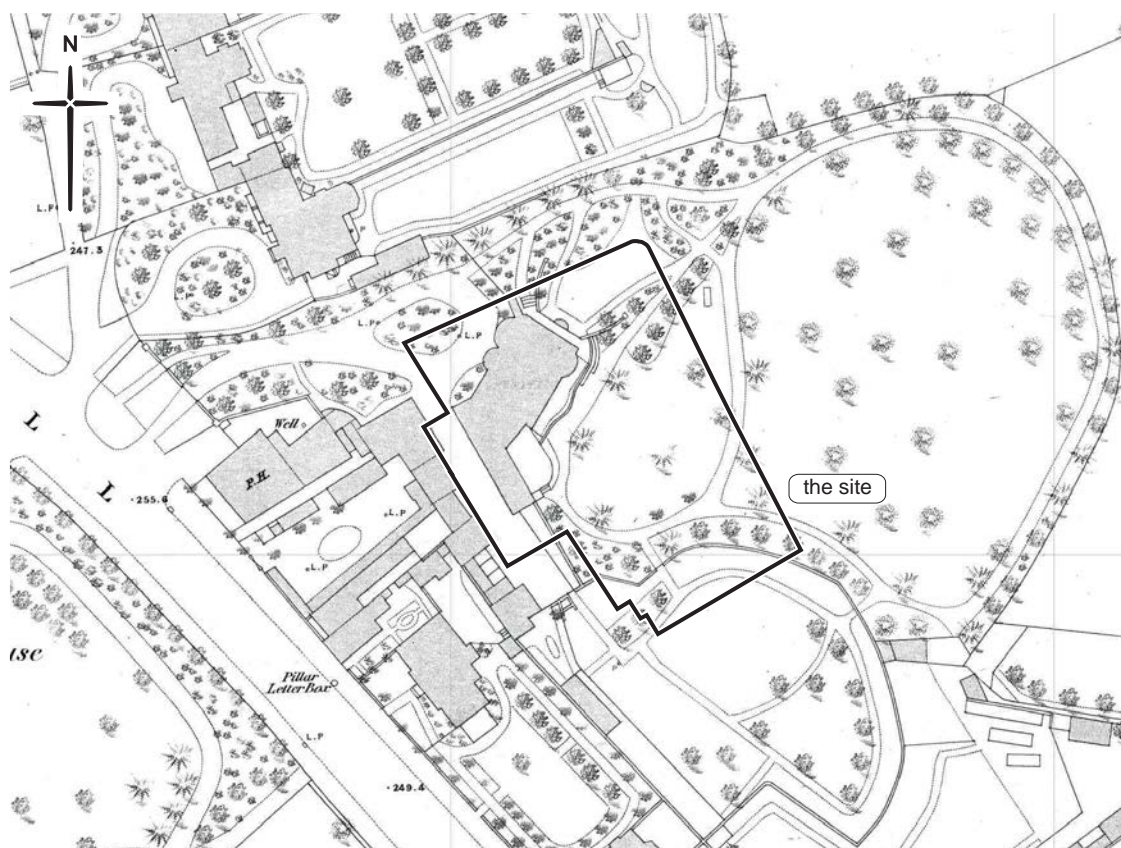


Fig 6 Ordnance Survey 1st edition 6":mile map of 1866–1871

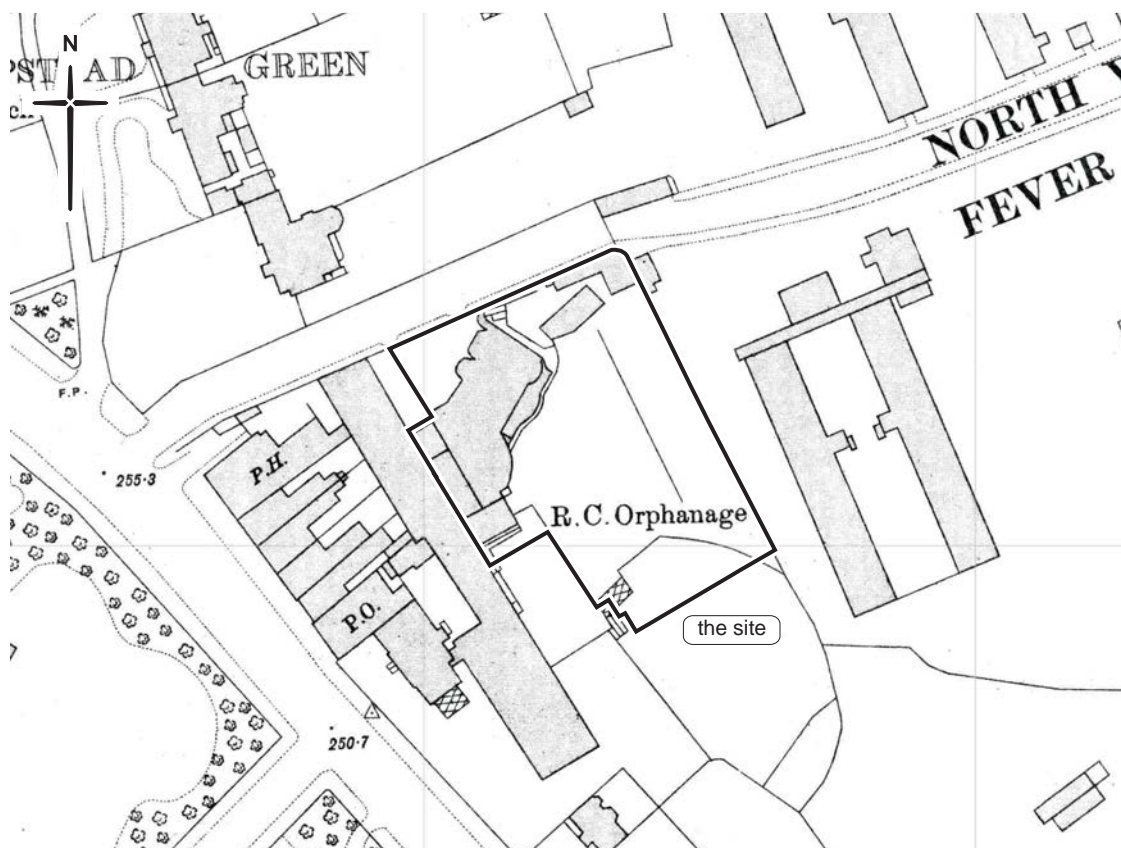


Fig 7 Ordnance Survey 2nd edition 6":mile map of 1893–1894 (not to scale)

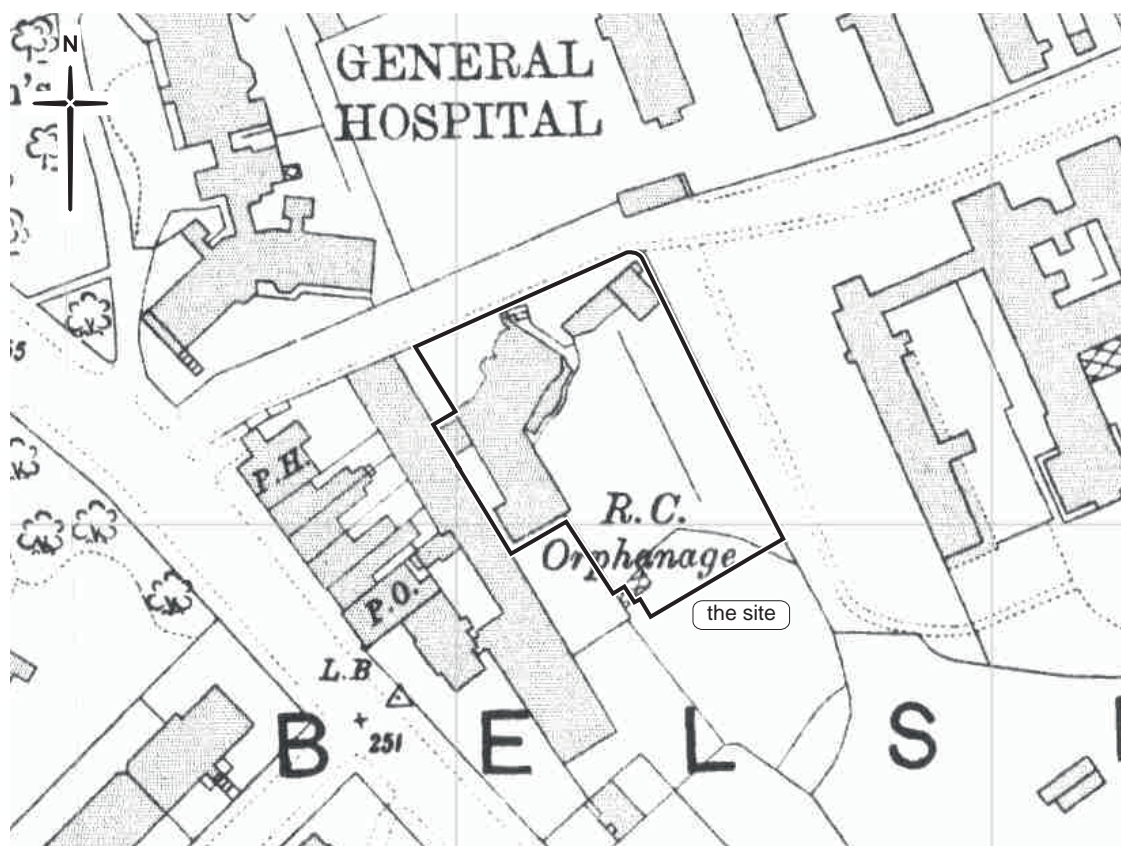


Fig 8 Ordnance Survey 3rd edition 25":mile map of 1915 (not to scale)



Fig 9 Ordnance Survey 1:1250 scale map of 1952-1953



CAMD1248HEA14#10



extent of proposed basement, see Fig 12

Fig 11 Proposed Lower Ground Floor Plan (Duggan Morris Architects, dwg 102, 01/10/2014)



Fig 12 Proposed Basement Floor Plan (Duggan Morris Architects, dwg 101, 01/10/2014)



Fig 13 Proposed south facing section (Duggan Morris Architects, dwg 302, 01/10/2014)