

**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**PARLIAMENT HILL SCHOOL
HIGHGATE ROAD
LONDON NW5**

**RICHARD MEAGER BA MA MIFA
& MAURICE HOPPER BSc MSc
AIFA**

APRIL 2008

**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**PARLIAMENT HILL SCHOOL
HIGHGATE ROAD
LONDON NW5**

**PLANNING AUTHORITY:
LONDON BOROUGH OF CAMDEN**

**SITE CENTRED AT:
TQ2831 8595**

**RICHARD MEAGER BA MA MIFA
& MAURICE HOPPER BSc MSc**

APRIL 2008

CONTENTS

Executive Summary

- 1.0 Introduction and Scope of Study
- 2.0 Development Plan Framework
- 3.0 Geology and Topography
- 4.0 Archaeological and Historical Background
including map regression exercise
- 5.0 Site Conditions and the Proposed Development
(Impacts on the Buried Archaeological Deposits)
- 6.0 Summary and Conclusions

Sources Consulted

LIST OF ILLUSTRATIONS

- Fig. 1 Location map
- Fig. 2 1745 John Rocque
- Fig. 3 1801 Thompson
- Fig. 4 1804 St Pancras
- Fig. 5 1832 St Marylebone
- Fig. 6 1842 Kentish Town
- Fig. 7 1860 St Pancras
- Fig. 8 1873 Ordnance Survey
- Fig. 9 1896 Ordnance Survey
- Fig. 10 1915 Ordnance Survey
- Fig. 11 1936 Ordnance Survey
- Fig. 12 1946 Bomb Damage Map
- Fig. 13 1953-4 Ordnance Survey
- Fig. 14 1962-6 Ordnance Survey
- Fig. 15 1970 Ordnance Survey
- Fig. 16 1991 Ordnance Survey
- Fig. 17 2007 Ordnance Survey
- Fig. 18 Development Proposals

LIST OF PLATES

Plate 1 2008 Aerial Photograph

Plate 2 Western School Block

EXECUTIVE SUMMARY

- The site of the Parliament Hill School, Highgate Road London NW5 has been considered for its archaeological potential.
- The study site can be shown to have a generally low archaeological potential for all past periods of human activity.
- Impacts to sub-surface deposits from the construction of nineteenth and twentieth century buildings are likely to have had a destructive archaeological impact.
- No further archaeological mitigation measures have been proposed in this particular instance.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by Kate Page-Smith and prepared by Richard Meager and Maurice Hopper of CgMs Consulting on behalf of Robert West Consulting.
- 1.2 The subject of this assessment is the Parliament Hill School, Highgate Road London NW5. The site is centred at TQ 2831 8595 within the London Borough of Camden (Fig. 1).
- 1.3 The site is not located within an Archaeological Priority Zone as defined in the Borough's Unitary Development Plan Proposals Map. However, Robert West Consulting have commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.4 This desk-based assessment therefore comprises an examination of evidence on the Greater London Sites and Monuments Record (GLSMR) and other sources, together with a map regression exercise and site visit.
- 1.5 The assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 In November 1990 the Department of the Environment issued Planning Policy Guidance Note 16 (PPG16) "Archaeology and Planning", providing guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.

2.2 In short, government guidance provides a framework which:

- Protects Scheduled Ancient Monuments
- Protects the settings of these sites
- Protects nationally important un-scheduled ancient monuments
- In appropriate circumstances seeks adequate information (from field evaluation) to enable informed decisions
- Provides for the excavation and investigation of sites not important enough to merit in-situ preservation.

2.3 In considering any planning application for development, the local planning authority is bound by the policy framework set by government guidance, in this instance PPG16, by current Development Plan Policy and by other material considerations.

2.4 The relevant Strategic Development Plan framework is provided by the London Plan, Spatial Development Strategy for Greater London, Consolidated with Alterations since 2004 (Feb 2008). It includes the following policy relating to archaeology within central London:

POLICY 4B.15 ARCHAEOLOGY

THE MAYOR, IN PARTNERSHIP WITH ENGLISH HERITAGE, THE MUSEUM OF LONDON AND BOROUGH, WILL SUPPORT THE IDENTIFICATION, PROTECTION, INTERPRETATION AND PRESENTATION OF LONDON'S ARCHAEOLOGICAL RESOURCES. BOROUGH IN CONSULTATION WITH ENGLISH HERITAGE AND OTHER RELEVANT STATUTORY ORGANISATIONS SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR DPDS FOR PROTECTING SCHEDULED ANCIENT MONUMENTS AND ARCHAEOLOGICAL ASSETS WITHIN THEIR AREA.

2.5 The relevant Development Plan framework is provided by the 'saved' Camden Unitary Development Plan (UDP), adopted June 2006. The Plan contains the following policy which provides a framework for the consideration of development proposals affecting archaeological and heritage features:

B8 - ARCHAEOLOGICAL SITES AND MONUMENTS

A - SITES AND MONUMENTS OF NATIONAL ARCHAEOLOGICAL IMPORTANCE
WHEN CONSIDERING DEVELOPMENT CLOSE TO SITES AND MONUMENTS OF NATIONAL ARCHAEOLOGICAL IMPORTANCE, INCLUDING SCHEDULED ANCIENT MONUMENTS, THE COUNCIL WILL SEEK THE PHYSICAL PRESERVATION OF THE ARCHAEOLOGICAL FEATURES AND THEIR SETTINGS.

B - SITES AND MONUMENTS OF ARCHAEOLOGICAL IMPORTANCE
THE COUNCIL WILL ONLY GRANT CONSENT FOR DEVELOPMENT WHERE ACCEPTABLE MEASURES ARE UNDERTAKEN TO PRESERVE REMAINS OF ARCHAEOLOGICAL IMPORTANCE AND THEIR SETTINGS. DEVELOPERS SHOULD ADOPT MEASURES THAT ALLOW SUCH REMAINS TO BE PERMANENTLY PRESERVED IN SITU. WHERE THIS CANNOT BE ACHIEVED, NO DEVELOPMENT SHALL TAKE PLACE UNTIL SATISFACTORY EXCAVATION AND RECORDING OF THE REMAINS HAS BEEN CARRIED OUT.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin.

3.1.2 Further detail is provided by British Geological Survey Sheet 256 (North London: 1994) which shows that the study site is underlain by deposits of London Clay.

3.1.3 No site specific geotechnical information is currently available.

3.2 Topography

3.2.1 The general topography of the study site can be described as rising land northwards, towards Highgate to the east and Hampstead to the west. The bulk of the study site is mostly level with a spotheight of 51.01m AOD situated in the vicinity of the centre of the study site and 50.6m AOD situated in the south eastern corner. The area of the tennis courts, on the eastern side of the study site forms a terraced platform which is higher than the rest of the study site and level with Highgate Road. A spotheight in the centre of Highgate Road, adjacent to this area is level at 54.3m AOD. The levelled and terraced nature of the study site suggests extensive landforming.

3.2.2 No water courses or naturally occurring bodies of water are known to exist within the vicinity of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

(Including Historic Map Regression Exercise)

Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410	
Anglo-Saxon/Early Medieval	AD 410	-	1066	
Medieval	AD 1066	-	1485	
Post Medieval	AD 1486	-	1749	
Modern	AD 1750	-	Present	

4.1 Introduction

4.1.1 What follows is a consideration of archaeological finds and features from within a 500m radius of the study site, also referred to as the study area, held on the Greater London Sites and Monuments Record.

4.2 Prehistoric - Palaeolithic and Mesolithic

4.2.1 No finds of Palaeolithic, Mesolithic or Neolithic date have been identified within a 500m radius of the study site.

4.2.2 In view of this, a low potential can be identified for these periods within the study site itself.

4.3 Neolithic, Bronze Age and Iron Age

4.3.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of

woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.3.2 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

4.3.3 The Iron Age is characterised in this region by settlement stability and the large-scale organisation of the landscape, developments that began in the Late Bronze Age. Settlement evidence is plentiful and diverse, ranging from individual farmsteads occupied by a single household, to enclosed settlements holding much larger communities.

4.3.4 No evidence of these periods has been recovered within 500m of the study site. It is thought that during these periods the study site lay within open land or woodland. Consequently a low potential has been identified for the Neolithic, Bronze Age and Iron Age at the study site itself.

4.4 Roman

4.4.1 No finds of Roman date have been identified within a 500m radius of the study site.

4.4.2 It would appear that during the Roman period the study site probably lay in an area of agricultural land or woodland. Overall the archaeological potential of the study site for these periods can therefore be defined as low.

4.5 Anglo-Saxon and Medieval

4.5.1 The line of Highgate Road and Highgate Hill, running east of the study site boundary, are believed to have Medieval antecedents (MLO17832, TQ2865 8585; Weinreb & Hibbert 1995: 392). Other Medieval roads within the study area, comprising routes up Highgate Hill, include Millfield Lane northwest of the site (MLO17825, TQ2798 8670), and Swains Lane to the northeast (MLO17871, TQ2833 8695).

4.5.2 It is considered likely that during the Anglo-Saxon and Medieval periods the study site lay in agricultural land or woodland. The potential for these periods at the site can therefore be defined as low.

4.6 Post Medieval and Modern (including map regression exercise)

4.6.1 John Rocque's Survey of 1745 (Fig 2) shows the study site lying in an area of houses, gardens and open fields west of Green Street.

4.6.2 Thompson's Survey of Camden (Fig 3: 1801) shows the study site occupied by land and ponds associated with a farmstead located to the north of the study site boundary, occupied by a Mr Austin. A house and garden possibly associated with the farmstead is shown next to the northern boundary, and two houses with associated ancillary buildings and gardens called 'Kentish Town Grove', are shown next to the southern boundary. The 1804 St Pancras plan (Fig 4) shows no further changes.

4.6.3 The 1832 plan of St Marylebone (Fig 5) shows that two of the ponds located next to the northern boundary have been removed. The 1842 survey of Kentish Town (Fig 6) shows the absence of the pond located next to the western boundary, and the property boundaries for buildings on the southern boundary are shown extended to the road. The northern range of the buildings abutting the southern boundary are absent on this map, which may be interpreted as a cartographic error.

4.6.4 The 1860 St Pancras map (Fig 7) shows the study site largely unchanged from the 1832 survey.

4.6.5 The First Edition Ordnance Survey (Fig 8: 1873) shows the study site occupied by a large house off Grove Farm Lane, with associated gardens and ancillary structures. Two houses and gardens with ancillary buildings are shown next to the southern boundary, with access to Highgate Road. The western part of the study site comprises open fields.

4.6.6 The Second Edition Ordnance Survey (Fig 9: 1896) shows the large house as being called 'The Gothic' and the absence of some of the ancillary buildings noted on the previous edition associated with the two houses next to the southern boundary.

- 4.6.7 In September 1914, the County Secondary School for Girls (now Parliament Hill School) was opened at the study site and the previous house and gardens known as 'botany trots' had been cleared (Colloms & Weindling, 2003). The Third Edition Ordnance Survey (Fig 10: 1915) shows that the most of houses and gardens within the study site have been removed, and a single school building is shown to occupy the centre of the study site. The Revised Ordnance Survey (Fig 11: 1936) shows no significant changes within the study site.
- 4.6.8 The 1946 Bomb Damage Map (Fig 12) shows the school building as undamaged but the building on the southern boundary is shown as being severely damaged (Purple: defined as 'damaged beyond repair').
- 4.6.9 The 1953-4 Ordnance Survey (Fig 13) shows that the bomb damaged building had been removed and a new building (labelled as 'School Meal Kitchen') is shown adjacent to its former location. The 1953-4 Ordnance Survey also shows the terracing of the tennis courts on the eastern side of the study site.
- 4.6.10 The 1962-6 Ordnance Survey (Fig 14) shows the presence of new school buildings including a northern and western block, and the central area of the school is shown to have been re-landscaped. The former 'School Meal Kitchen' has been removed. The 1970 Ordnance Survey (Fig 15) shows a small structure next to the Schoolkeepers Lodge and the 1991 Ordnance Survey (Fig 16) shows an ancillary structure adjacent to the northern school block within the study site.
- 4.6.11 The 2007 Ordnance Survey (Fig 17) shows the construction building in the former area of the School Meal Kitchen building, while the 2008 Aerial Photograph (Plate 1) shows the creation of a drama/dance block adjacent to the northern end of the old school building, and a technology block towards the centre of the study site.
- 4.6.12 The potential of the site for the Post Medieval and Modern periods can be defined as low.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT **(Impact on the buried archaeological deposits)**

5.1 Site Conditions

- 5.1.1 The study site is currently occupied by the buildings of the Parliament Hill School, Highgate Road, dating to c.1914 with various twentieth century additions (Fig 17 and Plates 1 & 2).
- 5.1.2 The construction of the school buildings is considered likely to have had a severe negative archaeological impact through the cutting of foundations and services, together with any basements.
- 5.1.3 Any landforming, terracing and the provision of services associated with the construction of the school buildings and the layout of the playgrounds and sports grounds is considered likely to have had a severe negative archaeological impact.
- 5.1.4 The construction and subsequent demolition of the former farm buildings, houses and associated structures which occupied the study site prior to the school are considered to have had a negative archaeological impact due to the cutting of foundations, services and any basements or cellars.
- 5.1.5 Any agricultural or horticultural use of the study site is considered likely to have had a widespread moderate negative archaeological impact.

5.2 Proposed Development Impact

- 5.2.1 Redevelopment proposals comprise the demolition of the northern block and three buildings adjacent to the southern boundary, the remodelling of the western block and the refurbishment of the old school building. New build is shown at the southern end of the site, and parallel with both the northern and southern boundaries (Fig 18).
- 5.2.2 In view of the study sites low archaeological potential and the impact of previous development, the redevelopment proposals are unlikely to have an archaeological impact.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site of the Parliament Hill School, Highgate Road London NW5 has been considered for its archaeological potential.
- 6.2 In accordance with Local Authority policy and Government policy, as set out in PPG16 "Archaeology and Planning", a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 The study site can be considered to have a generally low archaeological potential for all past periods of human activity.
- 6.4 Past post-depositional impacts at the study site can be shown to have been severe as a result of nineteenth and twentieth century development.
- 6.5 Development proposals are therefore unlikely to have an archaeological impact.
- 6.6 On the basis of the available information we would not suggest any further mitigation measures in this particular instance.

SOURCES CONSULTED

1. **General**

Camden Local History and Archives
Greater London Sites and Monuments Record

2. **Bibliographic**

Cherry & Pevsner *Buildings of England London 4: North* 1999

Colloms & Weindling 2003. *Camden Town and Kentish Town*.

London Topographical Society/London & Metropolitan Archives *The London County Council Bomb Damage Maps 1939-1945* 2005

Weinreb & Hibbert (eds.) *The London Encyclopaedia* 1995

3. **Cartographic**

1745 John Rocque

1801 Thompson

1804 St Pancras

1832 St Marylebone

1842 Kentish Town

1860 St Pancras

1873 Ordnance Survey

1896 Ordnance Survey

1915 Ordnance Survey

1936 Ordnance Survey

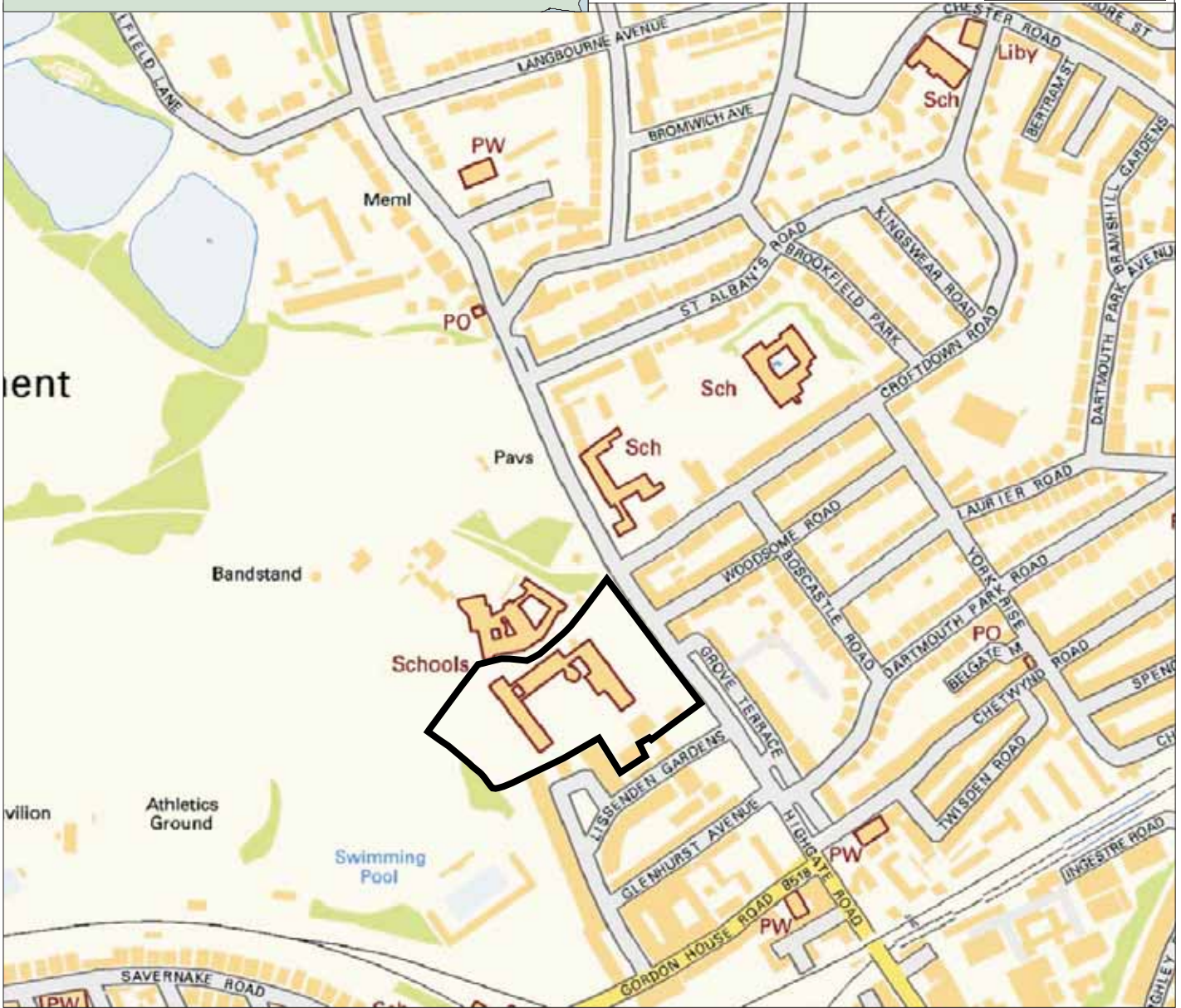
1953-4 Ordnance Survey

1962-6 Ordnance Survey

1970 Ordnance Survey

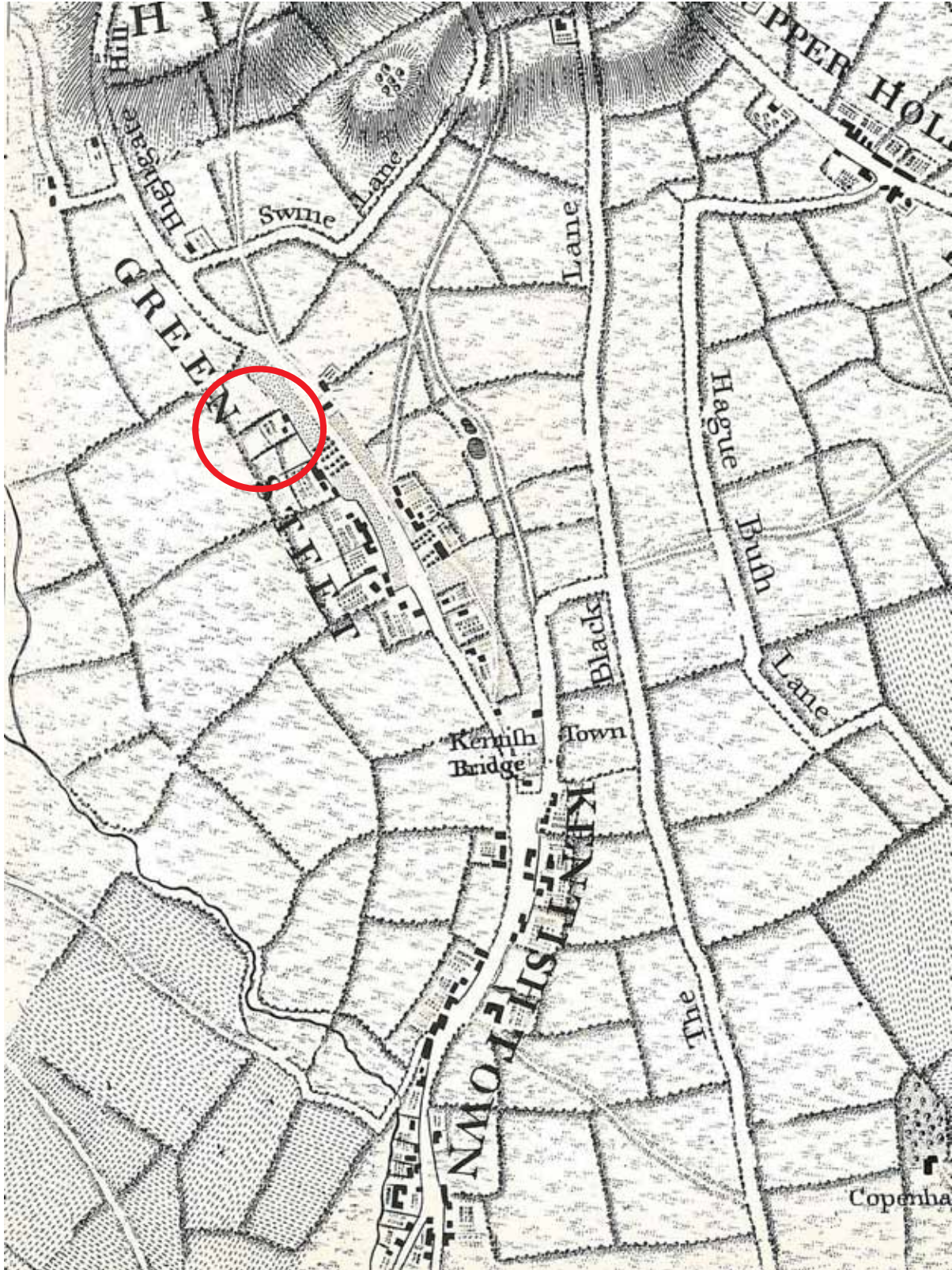
1991 Ordnance Survey

2007 Ordnance Survey



<p>□ Site Boundary</p>	<p>London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings</p>	<p>Project title: Parliament Hill School, Highgate Road, London NW5</p> <p>Not to scale Illustrative only</p> <p>Date printed: 4 April 08</p> <p>Drawn by:KB Checked by:</p>
------------------------	--	---

Figure 1: Site Location






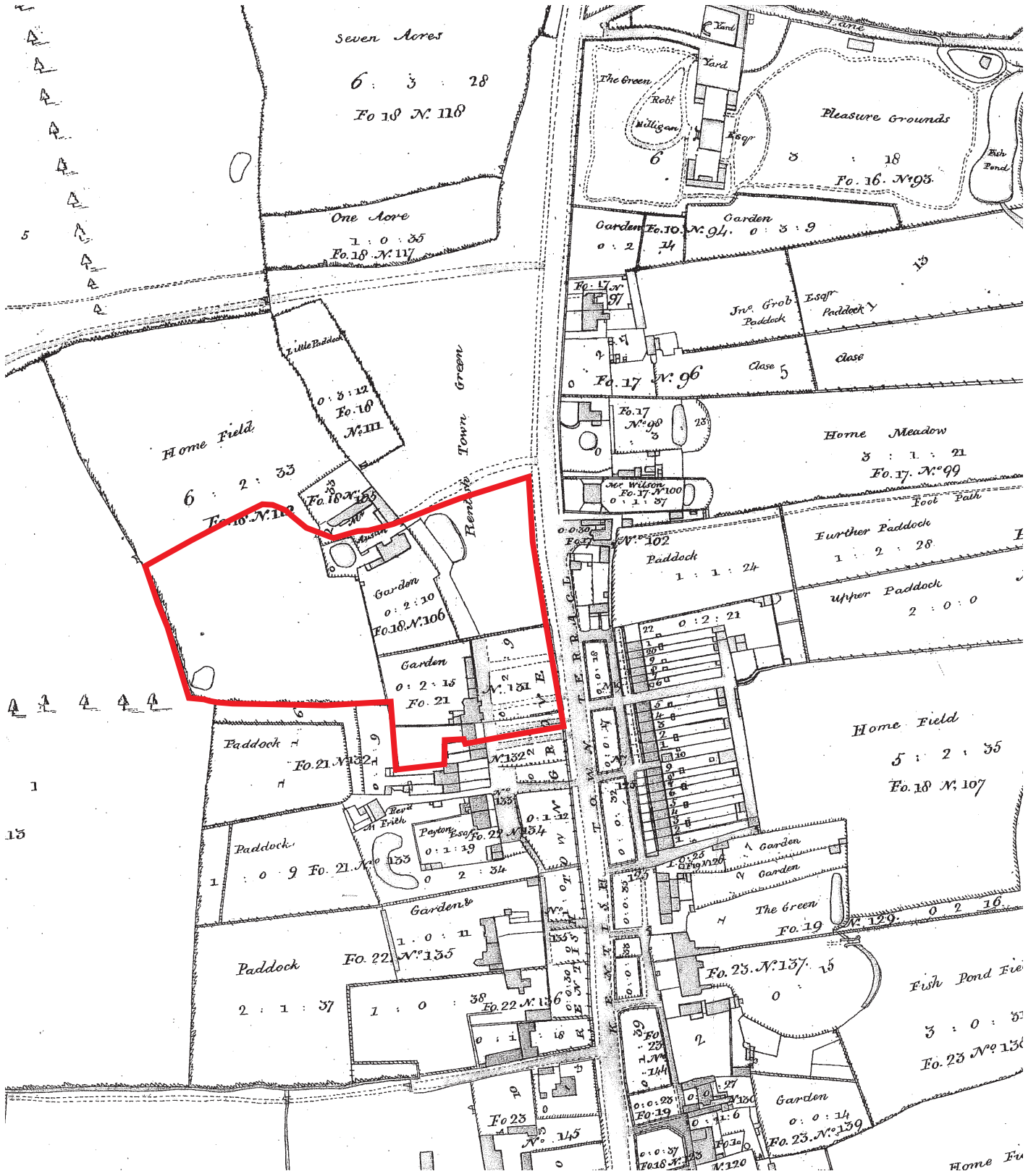
 Site Boundary		Project title: Parliament Hill
		 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings
Not to scale Illustrative only		Date printed: 4 April 08
		Drawn by: MH Checked by:

Figure 2: 1745 John Rocque






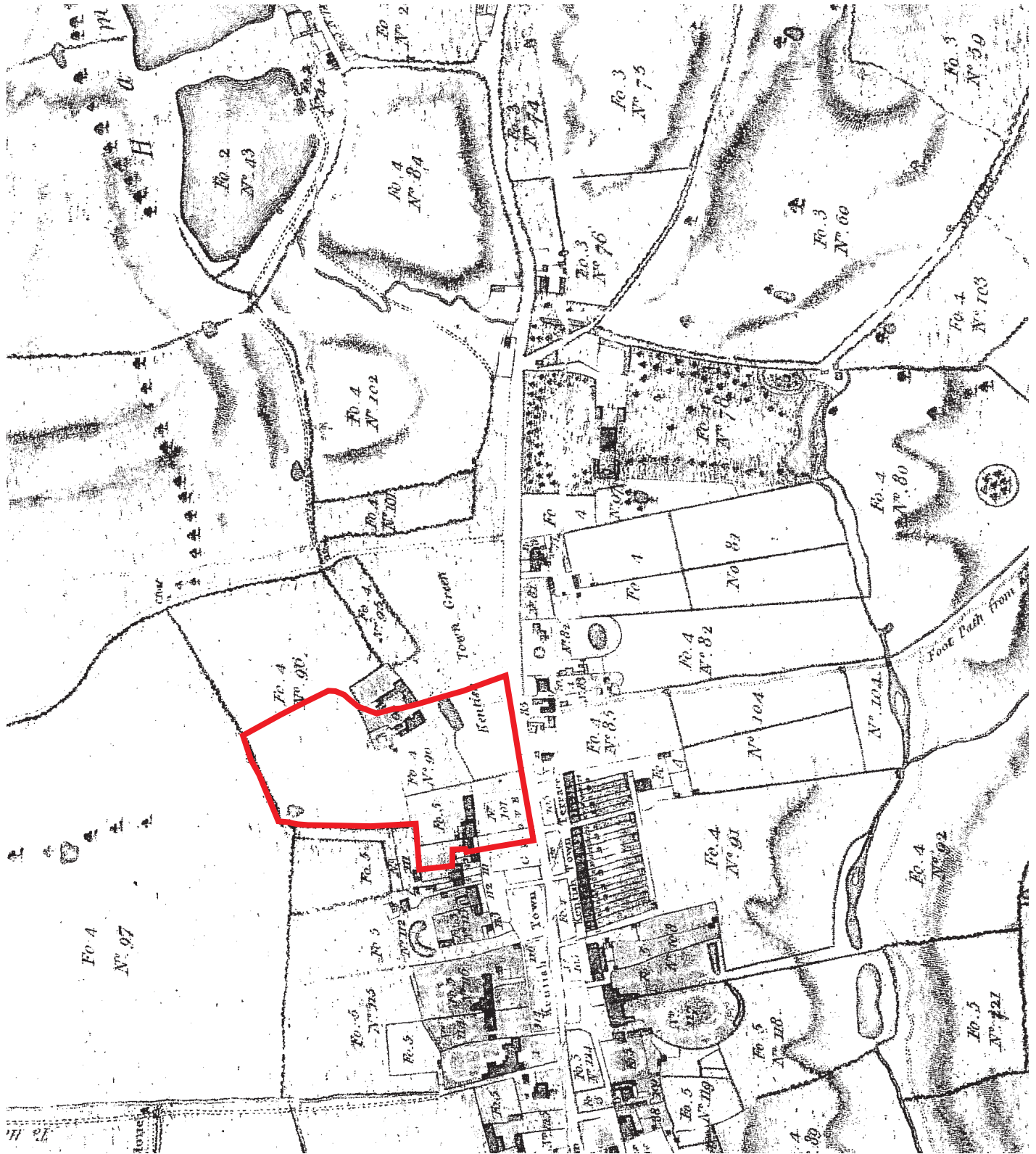
 Site Boundary		Project title: Parliament Hill	
		 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings	
Not to scale Illustrative only		Date printed: 4 April 08	Drawn by: MH Checked by:

Figure 3: 1801 Thompson




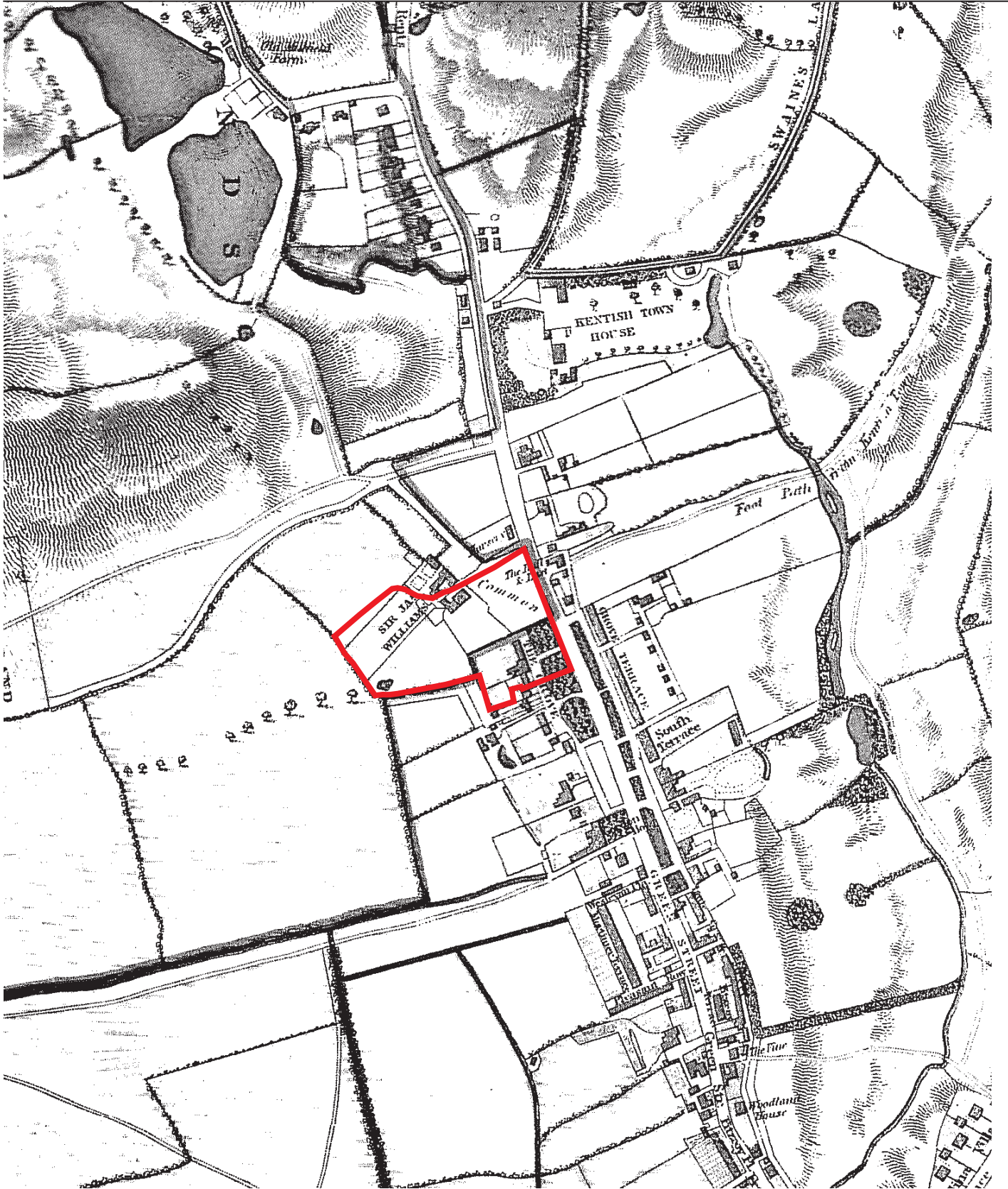
 Site Boundary		Project title:	Parliament Hill
		 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings	
		Not to scale Illustrative only	
Date printed:	4 April 08	Drawn by:	MH
		Checked by:	

Figure 4: 1804 St Pancras





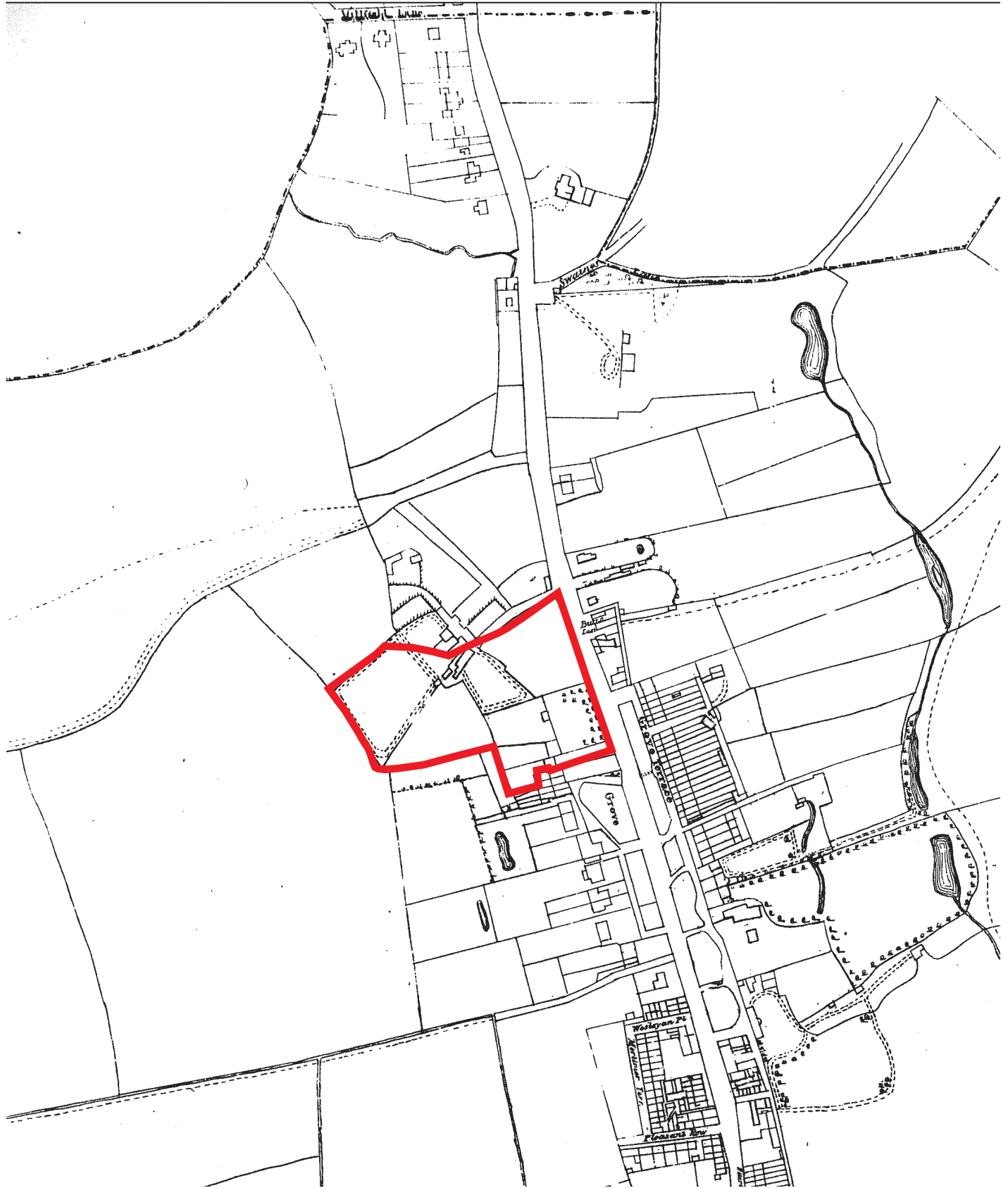
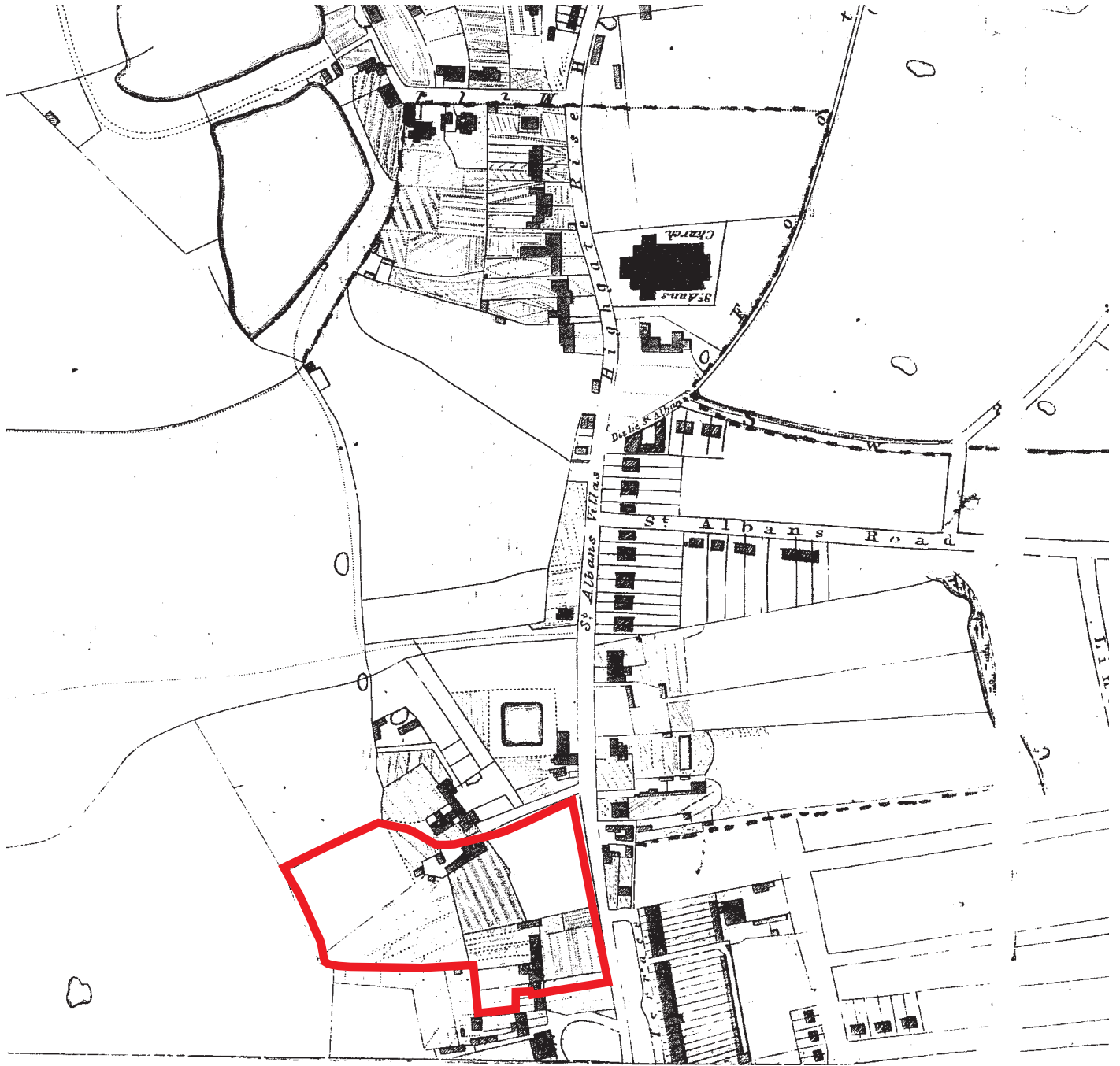
 Site Boundary	
	<p>Project title: Parliament Hill</p> <p>  London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings </p>
Not to scale Illustrative only	
Date printed: 4 April 08	Drawn by: MH Checked by:

Figure 5: 1832 St Marylebone



 Site Boundary		Project title: Parliament Hill	
		 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings	
Not to scale Illustrative only		Date printed: 4 April 08	Drawn by: MH Checked by:

Figure 6: 1842 Kentish Town






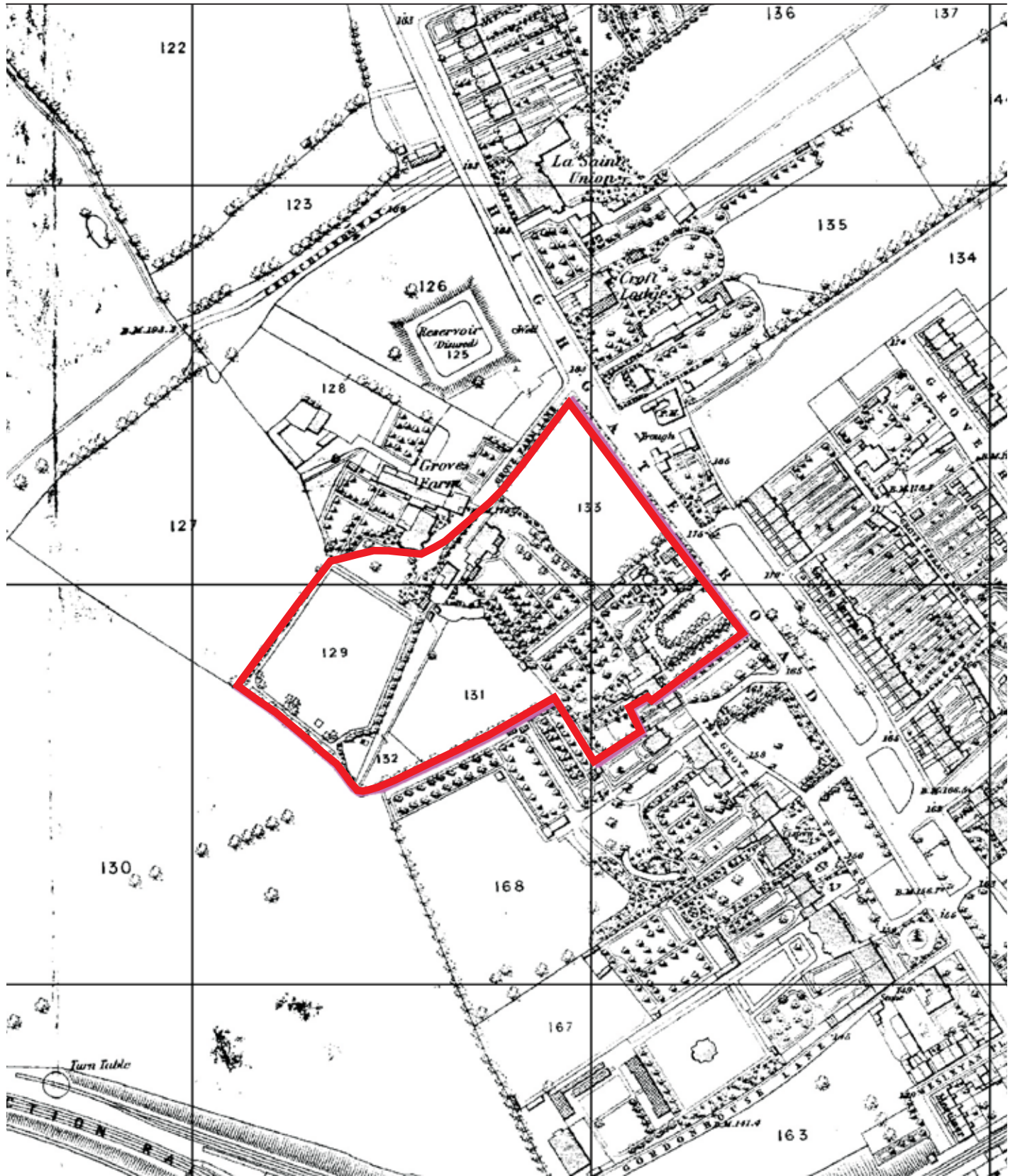
 Site Boundary		Project title: Parliament Hill
		 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings
Not to scale Illustrative only		
Date printed: 4 April 08	Drawn by: KB	Checked by:

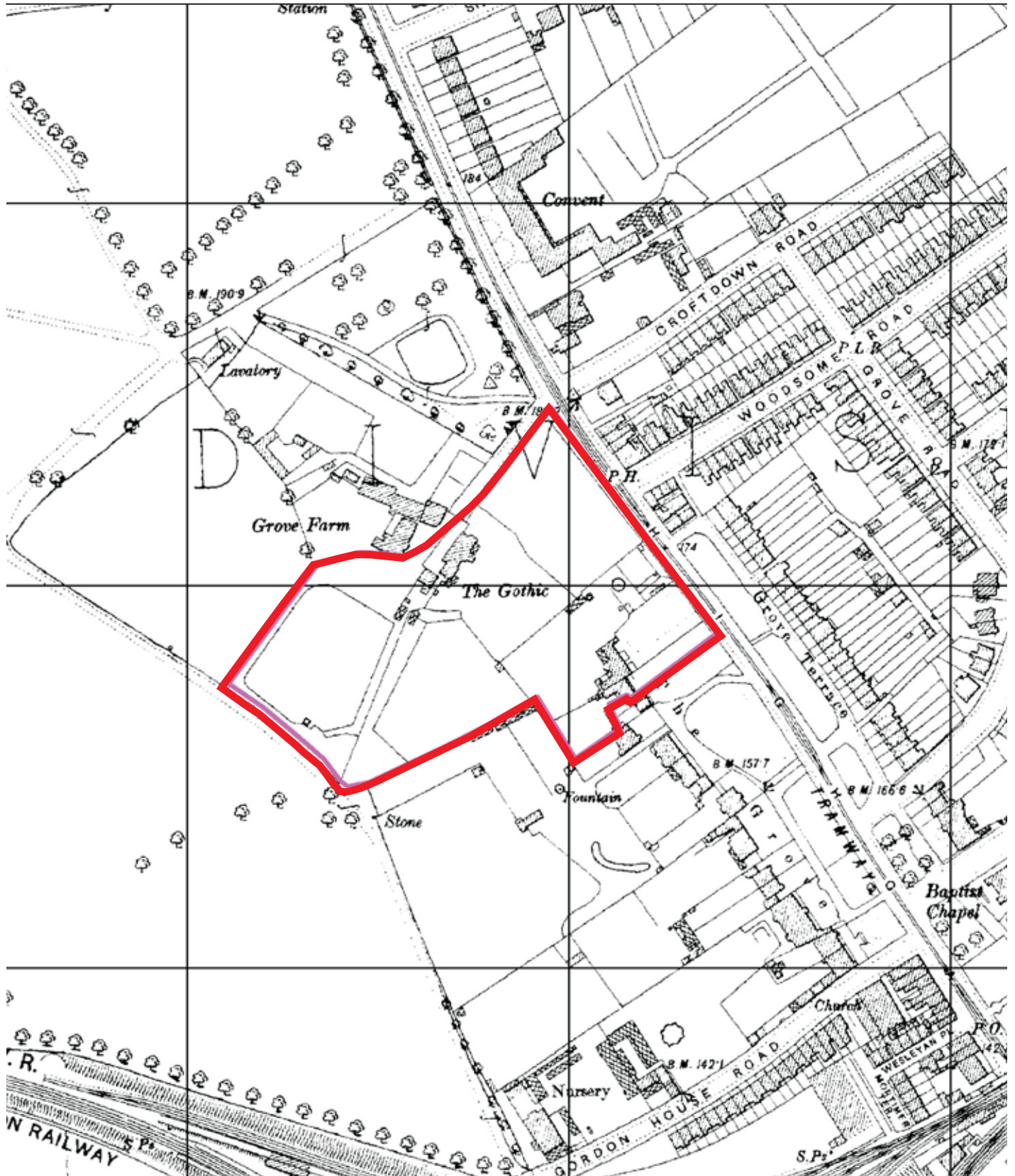
Figure 7: 1860 St Pancras



© Ordnance Survey maps reproduced with the sanction of HM Stationery Office Licence No: AL 100014723

 Site Boundary		Project title: Parliament Hill
		 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings
Not to scale Illustrative only		
Date printed: 4 April 08	Drawn by: KB	Checked by:

Figure 8:1873 Ordnance Survey



© Ordnance Survey maps reproduced with the sanction of HM Stationery Office Licence No.: AL 100014723



<div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px solid red; width: 20px; height: 10px; margin-right: 5px;"></div> Site Boundary </div>	
<p>Project title: Parliament Hill</p>	
<div style="display: flex; align-items: center;">  <div style="font-size: 0.8em;"> <p>London Cheltenham Kettering Newark Birmingham</p> <p>www.cgms.co.uk</p> <p>Planning & Development Archaeology & Historic Buildings</p> </div> </div>	
<p>Not to scale Illustrative only</p>	
<p>Date printed: 4 April 08</p>	<p>Drawn by: KB Checked by:</p>

Figure 9:1896 Ordnance Survey



© Ordnance Survey maps reproduced with the sanction of the controller of HM Stationery Office Licence No: AL 100014723




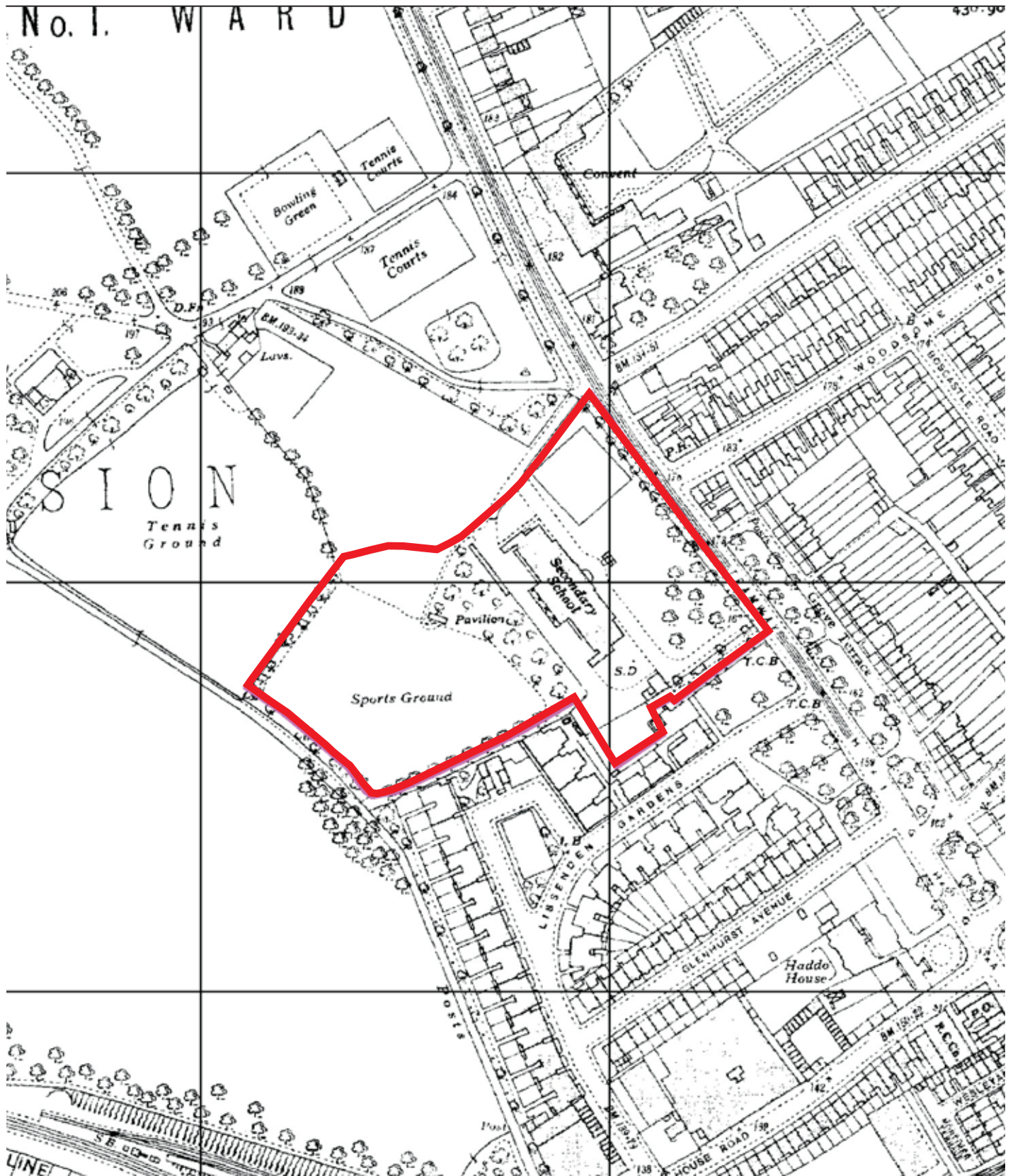
 Site Boundary		
	<p>Project title: Parliament Hill</p>	
 <p>London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings</p>		
Not to scale Illustrative only		
Date printed: 4 April 08		Drawn by: KB Checked by:

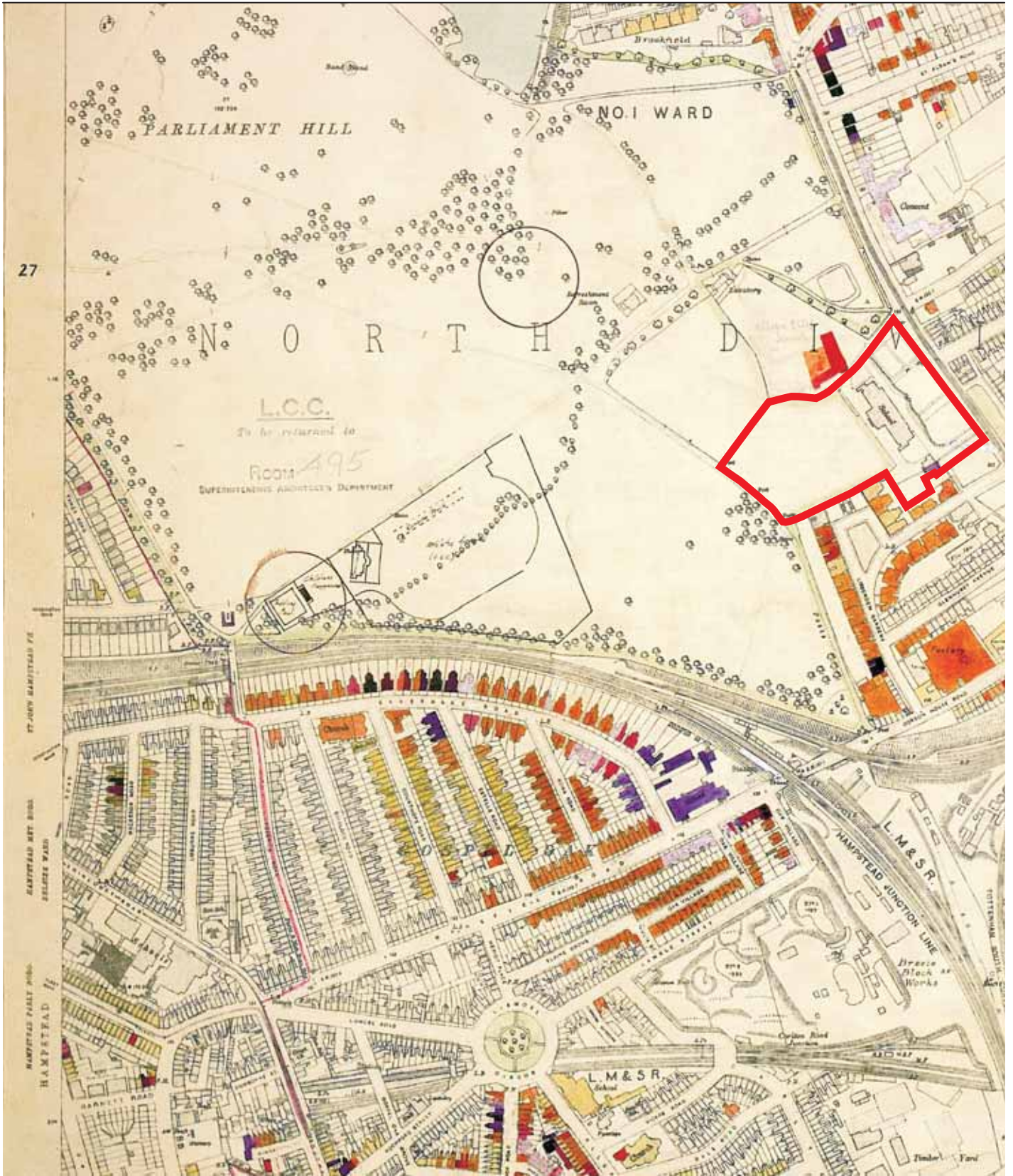
Figure 10: 1915 Ordnance Survey



© Ordnance Survey maps reproduced with the sanction of HM Stationery Office Licence No: AL 100014723

<div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px solid red; width: 20px; height: 10px; margin-right: 5px;"></div> Site Boundary </div>	<div style="text-align: center; margin-bottom: 10px;"> </div> <div style="background-color: #f4a460; padding: 5px; margin-bottom: 5px;"> <p>Project title: Parliament Hill</p> </div> <div style="background-color: #f4a460; padding: 5px; margin-bottom: 5px;"> <p>London Cheltenham Kettering Newark Birmingham www.cgms.co.uk</p> </div> <div style="background-color: #f4a460; padding: 5px; margin-bottom: 5px; font-size: small;"> <p>Planning & Development Archaeology & Historic Buildings</p> </div> <div style="text-align: center; padding: 5px; margin-bottom: 5px;"> <p>Not to scale Illustrative only</p> </div> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 50%;">Date printed: 4 April 08</td> <td style="width: 50%;">Drawn by: KB Checked by:</td> </tr> </table>	Date printed: 4 April 08	Drawn by: KB Checked by:
Date printed: 4 April 08	Drawn by: KB Checked by:		

Figure 11: 1936 Ordnance Survey



© Ordnance Survey maps reproduced with the sanction of the controller of HM Stationery Office Licence No: AL 100014723

Site Boundary		Project title: Parliament Hill
	London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings	
Not to scale Illustrative only		
Date printed: 4 April 08	Drawn by: KB Checked by:	

Figure 12: 1946 Bomb Damage