



11 Cannon Lane, Hampstead London NW3 1EL

London Borough of Camden

Historic environment assessment

January 2015



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Hampstead
London NW3 1EL**

Historic environment assessment

NGR 526642 186111

Sign-off history

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Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

Planning Sense on behalf of Mr A Greenway has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at 11 Cannon Lane in Hampstead in the London Borough of Camden. The scheme comprises the demolition of the existing late 1970s house on the east side of the site and the construction of a multi-storey house, including lower ground floor, basement and swimming pool, within the footprint of the existing building.

The site formerly lay within the grounds of the Grade II listed early 18th century Cannon Hall, located 40m to the north-west, prior to being sold off to form an entirely separate property in the late 20th century. Its Grade II listed garden boundary wall forms the southern and eastern boundary of the site. A former early 18th century Grade II listed parish lock-up (prison) is incorporated into the boundary wall, also within the site; its entrance provides the principal site access. The site is located within the Hampstead Conservation Area and the Hampstead Archaeological Priority Area (this covers the historic core) as defined by the local authority.*

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, particularly in the form of potential remains of garden structures and features associated with Cannon Hall, dating from the early 18th century onwards, of low heritage significance. There is a low potential for archaeological remains of earlier periods. A Roman burial was apparently found by chance 95m to the south-east of the site in the late 18th century. There is no archaeological evidence to suggest the presence of a more extensive burial ground.

The existing building occupies the majority of the eastern side of the site (c 50% of the site area). The existing basement and swimming pool occupy c 50% of the building's footprint. Construction of the existing basement and swimming pool is likely to have heavily truncated or removed any archaeological remains. Archaeological survival potential for post-medieval garden remains is likely to be high outside their footprint.

The proposed new development involves the demolition of the existing late 1970s building on the site and the construction of a new building which will have a smaller footprint than the existing building but will be excavated to a deeper level. It is also proposed that the external garden areas on the eastern side of the site be lowered.

Any surviving archaeological remains would be entirely removed within the footprint of the proposed new swimming pool, pond, basement and lower ground floor. Reducing the level of the garden areas on the eastern side of the site would mainly have an impact upon the ground raising deposits within their footprints (which may themselves contain archaeological remains) but would also truncate any surviving archaeological remains below these ground raising deposits. The western side of the site along Well Road is unlikely to be affected by the proposed development.

In light of the low potential of the site to contain significant archaeological remains, along with the relatively small area of proposed impact – within the footprint of the existing building - further investigation is unlikely to be required in relation to the determination of planning consent. It is possible, however, that the local authority would request an archaeological watching brief during preliminary ground preparation and subsequent foundation construction and service installation, which would ensure that any previously unrecorded archaeological remains or any garden features associated with Cannon Hall, were not removed without record. Any such 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 Planning Sense on behalf of Mr A Greenway has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at 11 Cannon Lane, Hampstead, NW3 1EL (National Grid Reference 526642 186111: Fig 1). The scheme comprises the demolition of the existing late 1970s building on the east side of the site and the construction of a multi-storey house, including lower ground floor, basement and swimming pool, within the footprint of the existing building.
- 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). This archaeological report is not intended to support an application for Listed Building Consent or Conservation Area Consent.
- 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 Chartered 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 contains a small Grade II listed building at its northern end. This is a former parish lock-up dating to c 1730 (**HEA 1**) through which the site is accessed. The lock-up is built into the Grade II listed 18th century garden wall (**HEA 2**) of the adjacent early 18th century Cannon Hall (Cannon Hall is Grade II* listed, **HEA 3**), located 40m to the north-west of the site. This wall also forms the southern and eastern boundary of the site. The site originally fell within the ground of Cannon Hall but was subsequently sold off and forms an entirely separate property.
- 1.2.2 The site does not contain any other nationally designated (protected) heritage assets, such as scheduled monuments or registered parks and gardens.
- 1.2.3 The site is located within the Hampstead Conservation Area as designated by the London Borough of Camden. It also lies within the Hampstead Archaeological Priority Area as defined by the local authority, designated as such because it is thought to represent the core of the historic settlement of Hampstead.
- 1.2.4 There is no reason to expect that any human remains will be found on the site since there is no

known burial ground within the study area, other than an apparently isolated Roman burial 95m to the south-east of the site. The exhumation of any human remains, if present, should notify to the Ministry of Justice which may also need to issue an Exhumation Licence.

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 400m-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. 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.
- 2.1.3 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;
 - 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;
 - Planning Sense – architectural drawings (Greenway Architects/December 2014), geotechnical data (Chelmer Site Investigations/December 2014), existing site survey (Mobile CAD Surveying Solutions Ltd/August 2014), Planning, Heritage Design and Access Statement (Planning Sense/December 2014), Basement Impact Assessment (Chelmer Site Investigations/December 2014);
 - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The street facing sides of the site were viewed from Google Street View. Information on the existing basements was provided by client surveys.
- 2.1.5 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 75m) 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).
- 2.1.6 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.
- 2.1.7 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 11 Cannon Place, Hampstead, NW3 1EL (NGR 526642 186111: Fig 1). The site lies on the east side of Hampstead village, c 400m north-east of Hampstead Underground station. The site is bounded by Cannon Lane to the east, Well Road to south, a residential property and its associated garden to the west, and the garden of Grade II* listed Cannon Hall to the north. The site falls within the historic parish of St Johns 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 The nearest surface water features are the string of Hampstead Ponds along the line of a tributary of the River Fleet, located c 300m to the north.

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 Borough of Camden stretches from the high ground of Highgate and Hampstead Heath in the north and north-west, to the boundaries of the Cities of London and Westminster near the River Thames to the south. Within the Borough streams flow to the south-east and south to join the River Tyburn on the west side and the River Fleet on the east side.
- 3.2.3 The site is situated on land which slopes down from the north-west to the south-east. According to Ordnance Survey spot heights, ground level at the junction of Cannon Place and Squire's Mount c 90m north of the site is 117.8m Ordnance Datum (OD). This falls to 95.6m OD at the junction of Well Walk and Christchurch Hill c 120m south of the site.
- 3.2.4 The Ordnance Survey 110.0m contour crosses through the centre of the site from south-west to north-east. According to a topographic survey of the site (Mobile CAD Surveying Solutions Ltd, dwg ref: 1101.01, dated August 2014, not reproduced), immediately outside the site there is a drop of 4.6m from the pavement on Cannon Lane outside the north-east corner of the site to the pavement on Well Road outside the south-east corner of the site. Note this topographic survey is based on an arbitrary datum level and has not been tied into Ordnance Datum. It nevertheless provided a useful indication of the slope down to the south-east.
- 3.2.5 This same survey indicates that ground level within the site also falls 4.9m from north to south and is somewhat higher (by 1.0m or more) than the level of the adjacent pavement. The only exception to this is the area occupied by the old parish lock up (**HEA 1**) in the north-east corner of the site, which is only 0.3m above the adjacent pavement.
- 3.2.6 A plan produced as part of the geotechnical survey of the site (Fig 4) indicates that the site is on a series of stepped terraces that are c 1.0m high. These would have been created by 'cut and fill' – by digging into the upper slope and subsequently placing the spoil onto the lower slope, to form a series of level platforms.

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 data shows the underlying geology of the central part of the Borough is dominated by a broad band of London Clay. Capping this, at the northern end of the borough in the area of Hampstead is an outcrop of Bagshot Sands (Fig 3). This outcrop forms the high ground of Hampstead, with spring lines at the interface of the Bagshot Sands and the impermeable London Clay. The site is located immediately to the south of the outcrop of Bagshot Sands, on the Claygate member of the London Clay formation and this is confirmed by the geotechnical investigation on the site (see

below). The Claygate Member forms the uppermost unit of the London Clay Formation and consists of 'alternating beds of clayey silt, very silty clay, sandy silt and glauconitic silty fine sand' (Ellison et al, 2004).

- 3.3.3 A geotechnical investigation (GI) was carried out by Chelmer Site Investigations in December 2014 in order to obtain information relating to the geotechnical properties and contaminative status of the underlying ground conditions. The investigation comprised three window sample boreholes (BH1–3) undertaken in external flower beds and other planted areas on the north, south and eastern edges of the site and three hand excavated trial pits (TP1–3) undertaken in external tiled areas on the northern edge of the site. A location plan for the boreholes and trial pits is shown in Fig 4.
- 3.3.4 Table 1 summarises the levels of natural Clay recorded in this geotechnical investigation. The uppermost parts of the Clay within the site, which include 'occasional gravels' may consist of Head Deposits washed down from the north (Chelmer Site Investigations, December 2014, 28).
- 3.3.5 To provide context, the data from the site investigation has been supplemented by data from a nearby archaeological investigation close to the site and geotechnical information obtained from three nearby borehole locations collated online by BGS. Modern made ground, containing identifiably modern inclusion such as concrete and plastic, has been differentiated from undated made ground, which may potentially contain deposits of archaeological interest. In the case of the geotechnical and BGS data this is an interpretation since it was commissioned for geology/engineering purposes and not archaeologically monitored.

*Table 1: summary of geotechnical data and nearby investigations
Levels are in metres below ground level (mbgl)*

BH/TP ref.	Topsoil	Modern made ground	Undated made ground	Top of natural Clay
BH1	<0.2	–	0.2–1.4	1.4+
BH2	<0.3	–	–	0.3+
BH3	<0.3	–	–	0.3+
TP1	–	<0.4	0.4–0.8	0.8+
TP2	–	<0.3	0.3–0.8	0.8+
TP3	–	<0.3	0.3–0.8	0.8+
BGS BH1 (TQ28NE96)		–	<0.9	0.9+ (Bagshot Formation)
BGS BH2 (TQ28NE97)		–	<1.2	1.2+
BGS BH3 (TQ28NE98)		<0.3	–	0.3+
HEA 12	–	–	<1.2	2.3+

- 3.3.6 The site investigation suggests that the top of the natural untruncated Clay within the site is likely to vary from c 0.3mbgl at the northern end of the site to c 1.4mbgl at the southern end of the site. However, with the exception of the southern part of the site, this would mean that the top of the natural Clay would be higher than the level of the surrounding pavement, which seems unlikely.
- 3.3.7 As noted in para. 3.2.6 above, a series of level terraces have been created from the natural slope, which has resulted in truncation of the natural Clay and deposition of spoil. Originally the natural Clay would have been close to the ground surface; in places it is now likely to be buried beneath redeposited Clay/spoil. It is possible that some of what appear to be natural Clays within the site are actually levelling deposits taken from what had previously been a garden.
- 3.3.8 The top of the untruncated natural Clays within the site is likely to vary within the site due to past terracing of the slope, and might be up to c 2.0–3.0mbgl where the ground has been built up on the lower part of each terrace, but closer where the terrace has cut into the slope.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have been 10 archaeological investigations within the study area. In the case of two of these (one, **HEA 16**, just 20m from the south-west corner of the site) there is no information held by LAARC so it is presumed nothing of significance was found. With the exception of one excavation, the others were archaeological watching briefs or evaluations rather than more extensive investigations. Where archaeological deposits were found they were almost exclusively post-medieval (of 17th-19th century date).
- 4.1.2 There have been no past investigations on the site itself. The closest past investigation about which anything is known is an archaeological watching brief conducted at 22 Christchurch Hill (**HEA 9**) c 70m south of the site, where no archaeological deposits were found. A little further away, at Klippan House, Well Walk (**HEA 12**) c 150m east of the site, a shallow linear gully containing a single sherd of post-medieval glass was recorded, sealed by a layer of post-medieval ground raising deposits.
- 4.1.3 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. The Hampstead area is likely to have been attractive because of its commanding views and ready access to natural springs. The streams and river valleys such as the Fleet or Brent, would have been especially favoured in providing a predictable source of food, from hunting and fishing, and water, as well as a means of transport and communication.
- 4.2.3 Evidence of human activity during the Mesolithic is largely characterised by finds of flint tools and waste rather than structural remains. An excavation by the Hendon and Middlesex Archaeological Society on West Heath, c 720m to the north of the site, revealed many *in situ* Mesolithic flint tools, pits, postholes, and burnt stones, indicating a community of hunter-gatherers of c 9625BP (before present). There are no known finds dated to this period within the study area, however.
- 4.2.4 The Neolithic (4000–2000 BC) is usually seen as the time when hunter gathering gave way to farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments. Pollen records indicate forest clearance over large areas of the British Isles during this period. The heavy, poorly drained soils of Hampstead Heath would not have made this an attractive area to early farmers, however it has been suggested that hunting and gathering continued to play an important part in the economy of the Neolithic and the streams and woods in the area would still provide vital resources (AGL 2000, 71). There are no known finds dated to this period within the study area.
- 4.2.5 The Bronze Age (2000–600 BC) is characterised by technological change, when copper and then bronze eventually replaced flint and stone as the main material for everyday tools. It is seen as a period of increasing social complexity and organised landscapes, probably due to

increasing pressure on available resources. The scheduled 'Boudicca's tumulus' on Hampstead Heath, c 820m to the north-east of the site (list entry: 1002059), is possibly a Bronze Age round barrow. A recent review of aerial LiDAR data (MOLA 2014, 102) revealed no evidence of subsurface features of other barrows or associated activity. During the Iron Age (600 BC–AD 43), the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population, which necessitated the intensification of agricultural practices and the utilisation of marginal land.

- 4.2.6 Within the study area, the only known finds dated to the prehistoric period are three possible struck flints and some prehistoric potsherds and flints (**HEA 18**) found by chance near the Vale of Health c 240m north-west of the site.

Roman period (AD 43–410)

- 4.2.7 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 7.5km to the north-west of the Roman city.
- 4.2.8 A network of roads stretched out in several directions from *Londinium*. One of these roads, known in 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 Shoot Up Hill. The current site thus lies in a location that was peripheral to both the primary centre of occupation in *Londinium* and any smaller settlements within London's hinterland that developed along the road network.
- 4.2.9 Roman Hampstead is characterised by a few scattered finds without context. Only one such find has been recorded within the study area: a residual Roman coin of Victorinus (AD 268–70) (**HEA 18**) which was found by chance along with three possible prehistoric struck flints in the Vale of Health c 240m north-west of the site. Outside the site, residual Roman pottery was recovered from the fills of post-medieval features during the investigation at Frognaal Rise in 1995 (site code MTV95), c 490m south-west of the site and two Roman blue glass beads were found c 500m south-west of the site (MLO18044). In addition, in 1964 a Roman flanged rim in yellow-white fabric was found in the grounds of the medical research laboratory on Frognaal, c 500m south-west of the site, four and a half inches deep in sandy loam (MLO18044).
- 4.2.10 The only *in situ* find within the study area is a Roman burial cist (**HEA 19**) which was found in Well Walk c 95m west of the site in 1774 and contained a burial urn and pitcher with burnt bones, four vessels and two lamps. The significance of this chance find is uncertain but there is no evidence to suggest that there was a more extensive burial ground (ie extending into the site).
- 4.2.11 Shrines and temples were often established on hill tops and at springs and wells. The source of the Fleet River, 650m to the north-east of the site, may have been a focus for ritual activity as some Roman finds are known from the high ground in Hampstead (AGL, 2000, 157).
- 4.2.12 The scarcity of finds within the vicinity of the site suggest some activity within Hampstead, although there is currently no firm evidence for significant settlement.

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

- 4.2.13 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. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church.
- 4.2.14 Hampstead may have been continuously inhabited since the early medieval period with the name indicating a single farm site, possibly in a woodland clearing (VCH *Middlesex* ix, 8–15). The earliest reference to Hampstead comes from a record of King Offa (AD 755–94) 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 of Hampstead to the monastery of Westminster (Weinreb *et al.* 2008, 374)
- 4.2.15 Hampstead Heath would have been heavily wooded in the 10th century (VCH *Middlesex* ix). The main settlement in the parish probably developed in the area of the modern day

Hampstead town, on the road to Hendon, modern-day Hampstead High Street, c 430m to the south-west of the site (*ibid*, 15–33).

- 4.2.16 In the 11th century, the manor of Hampstead was the property of Westminster Abbey and the demesne farmland (land retained by the Abbey rather than rented out) occupied the centre of the parish, with woodland and heath to the north and north-east (VCH *Middlesex* ix, 66–71).
- 4.2.17 A map produced by Professor John W Hales in the 19th century (not reproduced) shows the boundaries of the manor; the site being to the east of Heath Street in the north-east quadrant of the manor close to the Vale of Health.
- 4.2.18 There is no evidence that the settlement at Hampstead extended as far as the site and it is most likely that the site itself was in mixed heath and woodland, possibly used for pasture and grazing.

Later medieval period (AD 1066–1485)

- 4.2.19 The manor of Hampstead remained in the possession of Westminster Abbey after the Norman Conquest of 1066 (VCH *Middlesex* ix, 66–71). Domesday Book of 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 800m to the south-west of the site.
- 4.2.20 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. 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 town, c 430m to the south-west of the site and Pond Street, c 800m to the south-east of the site (VCH *Middlesex* ix, 8–15).
- 4.2.21 Hampstead parish church of St John, c 650m to the south-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, 145–52). Hampstead became a separate parish in 1598, having previously been part of Hendon parish (Weinreb *et al* 2008, 374).
- 4.2.22 Hampstead Heath (**HEA 27**) c 150m east and north of the site was enclosed in 1227. A Royal Charter of 1227 confirming the ownership of Holy Trinity Aldgate of land in the Hampstead Heath 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 the area was mixed wood and heathland.
- 4.2.23 The only archaeological evidence dating to this period within the study area is a medieval patterned floor found at 10 The Grove (**HEA 17**) c 380m west of the site. A little outside the study area, at Froggnal Rise (site code MTV95) c 490m south-west of the site, an archaeological evaluation in 1996 revealed postholes, gullies and a pit which contained pottery dating to 1150–1500, suggesting occupation and agriculture during this period. The remains of a semi-cellar floor, steps and walls were also recorded.
- 4.2.24 As with the earlier medieval period there is no evidence to date that the settlement at Hampstead extended as far as the site and it is most likely that the site itself was mixed heath and woodland, possibly used for pasture and grazing, on the edge of Hampstead Heath.

Post-medieval period (AD 1485–present)

- 4.2.25 Hampstead village expanded in the 17th century and later, largely because of the popular health spa there, which attracted visitors and permanent residents anxious for their health, in particular as London became more polluted (VCH *Middlesex* ix, 8–15). The area nevertheless remained predominantly rural.
- 4.2.26 The part of the village in which the site is situated (to the east of Heath Street) developed around Hampstead Wells when this became a fashionable place to visit in the late 17th century, with Flask Walk (c 220m south-west of the site) and Well Walk (c 80m south-east of the site) as the main thoroughfares. The Grade II listed chalybeate well c 90m south-east of the site (list entry: 1379173) was given by the Hon. Susanna Noel and her son Baptist 3rd Earl of Gainsborough in 1698. The original spa building stood opposite.
- 4.2.27 Much of the development was in the form of thinly scattered larger houses within their own

gardens, like the Grade I listed Fenton House (list entry 1378648), a late 17th century merchant's house located on Hampstead Grove c 380m west of the site.

- 4.2.28 Cannon Hall (**HEA 3**), which is Grade II* listed, lies c 40m north-west of the site and was built in the early 18th century. Previous residents include Sir Noah Thomas, physician to King George III. It was the childhood home of the writer Daphne du Maurier. The site was located within Cannon Hall's grounds set behind a garden wall (**HEA 2**, Grade II listed) which still runs along the western side of Cannon Lane and forms the southern and eastern boundaries of the site. The English Heritage description of the garden wall and associated gates and bollards is as follows:
- Garden walls, gates and bollards. Garden walls: 18th century, partly rebuilt 1990 following storm damage. Brown brick with shallow buttresses and brick coping. Main (north) entrance: rebuilt late 20th century. Brown brick piers with red brick dressings and stone cornice surmounted by 20th century stone figures which replace former urns. 20th century wrought-iron gates and early 19th century overthrow with lamp-holder and reproduction lamp. Main entrance flanked by brick walls with moulded brick coping and carriage entrance gates. Bollards: outside gates on pavement, 2 cast-iron later 18th century cannons used as bollards. East (garden) entrance: segmental-arched gateway with wooden door flanked by brick piers set into the wall and surmounted by stone balls. To the right of entrance steps, a small cast-iron cannon used as a bollard.
- 4.2.29 A small parish lock-up (**HEA 1**, Grade II listed) was built into the garden wall at the north-east corner of the site in c 1730. The English Heritage description of it is as follows:
- Parish lock-up, now forming the entrance passage to a later house. c1730, built into garden wall of No.14, Cannon Place. Brown brick wall with plinth base and circular tie plates. Single storey 2 windows. Segmental arched doorway with brick dentil cornice and original ledged and braced door with wrought-iron hinges. Doorway flanked on either side by small, heavily barred, lunettes. INTERIOR: vaulted brick single cell. HISTORICAL NOTE: prisoners were held here prior to appearing before magistrates at No.14 Cannon Place. The lock-up was in use until 1832 and is one of the few left in London.
- 4.2.30 The earliest detailed map of Hampstead Village is John Rocque's map of 1741–45 (not reproduced). Earlier maps do show the village and surrounding area but only as a location, and apart from the existence of a church little information can be gained from them. Rocque's map is small scale but clearly shows the site within the part of Hampstead which had developed around Hampstead Wells. This area is bounded by the core of Hampstead village on the west, Flask Walk and Well Walk to the south and East Heath Road to the north and east. The site itself is in the south-west quadrant of this area, in the south-east corner of a rectangular plot of land (the grounds of Cannon Hall) to the south-east of a row of substantial buildings, one of which is Cannon Hall itself (**HEA 3**). A slightly later map of the manor of Hampstead by James Ellis produced in 1762 (not reproduced) shows the site in a similar position, located in the south-east corner of the grounds of Cannon Hall. A sketch of the view of Hampstead from the corner of the garden of Cannon Hall dated 1745 (front cover) is likely to have been taken from the south-east corner of the site and shows this part of Cannon Hall's garden as fairly open grassland used for leisure purposes, reflecting the (then) current fashion for 'naturalistic' gardens.
- 4.2.31 Although English Heritage lists the Grade II former parish lock-up on the site (**HEA 1**) as built c 1730, it does not seem to be marked on either Rocque's map of 1741–45 or Ellis's map of 1762, probably because it was too small.
- 4.2.32 In 1801, the parish of Hampstead was still rural and had a population of just 691 (Barratt 1912, vol ii, 69). Newton's 1814 parish map (not reproduced) shows the site south of Squire's Mount (together with Chestnut Lodge a Grade II* listed former terrace of four houses built c 1714, list entry 1378798) and Cannon Hall (the latter not named on the map). Cannon Lane and Well Road have now been built (though not named) and the site is located on the north-west side of the junction of Cannon Lane with Well Road. It remains clear of development at this stage, with the exception of a small rectangular building on its northern end which must be the parish lock-up (**HEA 1**). The site itself still falls within the grounds of Cannon Hall. A few more houses have been built in the vicinity of the site, but the surrounding area remains primarily occupied by scattered large houses and their associated gardens. To the east of the site, between Cannon Lane and East Heath Road, woods or orchards are indicated. Cannon Hall and

Cannon Lane are both named after the series of 18th and early 19th century cast iron naval cannons which serve as bollards on the west side of Cannon Lane and are Grade II listed (HEA 5).

- 4.2.33 By the time of the Ordnance Survey 1st edition 25":mile map of 1870 (see appendices) the development of Hampstead has continued apace, with the built up area substantially extended beyond the original centre of Hampstead village, including greater development of the area around the site. The site itself, though, remains clear of development, with the exception of the old parish lock-up (now no longer used as such), a smaller rectangular building attached to its southern end and with a couple of small buildings or sheds lying adjacent to each other in the south-west corner of the site. The site is still situated within grounds of Cannon Hall and forms part of a formal garden bordered and crossed by garden paths and with a well in the centre of the site (the well is not indicated in later maps). Outside the site, the plot of land between Cannon Lane and East Heath Road (plot 242 on the map) remains open ground.
- 4.2.34 By the Ordnance Survey 2nd edition 25":mile map of 1893 (see appendices) the old lock-up is shown with a glass roof and the well has gone (or is no longer detailed on the map). Small sections of garden wall are shown in the south-west corner of the site, perhaps to screen off an area used for compost or some other such garden function. Outside the site, a garden wall is shown extending from north-east to south-west across the middle of the gardens of Cannon House at the northern end of the site, with gaps at either end to allow access between the two parts of the garden. The plot of land between Cannon Lane and East Heath Road is now occupied by the large mansion and associated gardens of 'The Logs'.
- 4.2.35 By the Ordnance Survey 3rd edition 25":mile map of 1915 (see appendices) only the northern half of the lock-up is shown with a glass roof, while the building attached to its southern side has now acquired one. Outside the site, the wall across the middle of the gardens of Cannon House at the northern end of the site now appears to have been extended to completely divide the garden into two. Other than that there are no changes to the site.
- 4.2.36 By the Ordnance Survey 1:1,250 scale map of 1953 (see appendices) there are two small changes within the site: the walls in the south-west corner of the site have gone and there is now a slight gap between the small building to the south of the former lock-up and the lock-up itself. Outside the site the wall extending across the middle of the gardens of Cannon House at the northern end of the site has gone.
- 4.2.37 The southern part of Cannon Hall was apparently sold off in the late 20th century. Planning permission for the current building on the site was approved on 14.02.1978 (London Borough of Camden planning application ref: 26032) and the building constructed in 1979. Photographs in the London Metropolitan Archive show the building under construction in 1979 (eg LMA ref SC_PHL_01_143_79_120_996_4). These photographs also show that the south-east corner of the 18th century Grade II listed garden wall which forms the southern and eastern boundaries of the site had been damaged. Planning permission was granted on 25.10.1978 for the formation of an opening in the brick wall to provide vehicular access to the site. The wall was subsequently rebuilt.
- 4.2.38 With the exception of a small rectangular building (now no longer extant) in the south-west section of the site, the site is shown to its current plan in the Ordnance Survey 1:1,250 scale map of 1991 (see appendices). Today approximately half of the site (the majority of its the eastern side) is occupied by a multi-storey residential building, with a single level basement at its southern end (taking up approximately a third of the building's footprint) and an outdoor swimming pool in the centre of its western side. Access to the building is through the 18th century Grade II former parish lock-up built into the 18th century Grade II listed garden wall which fronts onto the western side of Cannon Lane. The rest of the site is given over to garden.

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:
- The centre of the site lies at 110.0m Ordnance datum (OD). Ground level within the site falls 4.9m from north down to the south and is somewhat higher (generally by 1.0m or more) than the level of the adjacent pavement.
 - The top of untruncated natural Clays within the site is likely to lie vary within the site due to past terracing of the slope, and might be up to c 2.0–3.0mbgl where the ground has been built up on the lower part of each terrace, but closer where the terrace has cut into the slope.
- 5.2.2 Between the top of the natural and the current ground level is made ground, probably primary fill from terracing, which may potentially contain redeposited archaeological remains along with garden landscape features. Features might be cut into the underlying Clay.

Past impacts

- 5.2.3 With the exception of the basemented section of the site and the swimming pool, where survival potential is low, archaeological survival potential within the site is likely to be varied. In places it may be high since the ground level within the site has been raised at some point in the past, probably when the existing building was built in the late 1970s, thereby burying any surviving archaeological remains. Elsewhere the survival will be lower, where the upper parts of each terrace have been cut into the slope, which will have partially or completely removed any remains. Given that prior to the construction of the existing building the site was part of the garden of the adjacent early 18th century Cannon Hall, and before that is likely to have been mixed heath and woodland, possibly used for pasture and grazing, any surviving archaeological remains are most likely to consist of post-medieval (18th century onwards) garden features, including a well, paths, walls and a couple of small garden buildings shown on historic maps.
- 5.2.4 Other than terracing, as noted above, the main impact on archaeological survival within the site will have been the construction of the existing building and associated swimming pool, which together take up approximately half of the site and the majority of its east side. The site slopes down from north to south and the current building reflects this slope, having been built in a series of terraced steps down the slope. Ground level within the site is generally higher than the adjacent pavement level outside the site, suggesting that it has been built up at some point in the past, probably when the existing building was constructed. This will potentially have buried any remains, particularly at the southern end of each terraced step, where the ground raising deposits are likely to be thickest.
- 5.2.5 The deepest point of the building is the basement which takes up approximately a third of the building's footprint, on its southern side. This has been excavated to a depth of 0.8m (plus basement slab) below the level of the front garden on the southern side of the side (Greenway Architects, dwg ref ES-101, dated 01.12.2014, Fig 5). Allowing c 0.4m for the basement slab

would take this to c 1.2m below the level of the front garden and c 0.1–0.5m below the pavement adjacent to the eastern side of this part of the site. Given that the untruncated natural Clays are estimated to lie c 0.3m below the adjacent pavement level, the basement is likely to have extended down to, or close to, the top of the natural Clays within the site and removed all or most of any surviving archaeological remains within its footprint, with the exception of deep cut features like pits and wells.

- 5.2.6 The existing building also possesses as a swimming pool on its western side (taking up less than a sixth of the building's footprint). This has been excavated to a depth of 2.6m below the ground floor level of the building. Only at its northern end is this likely to have taken it below the level of the adjacent pavement to the east of the site. At its northern end, therefore, it is likely to have removed all surviving archaeological remains, with the exception of deep cut features, while at its southern end it is likely that some archaeological remains will have survived.
- 5.2.1 The type of foundations used for the existing building are not known. If strip or pad foundations were used these would have removed archaeological remains locally to a depth of c 1.0–1.5mbgl (or, in the basemented/swimming pool area, c 1.0–1.5mbgl below the basement/swimming pool slab). A raft construction, if used, may be shallower. If piled foundations were used any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards, the severity of the impact depending 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.
- 5.2.2 The site contains services. Each service trench would (where it extends beyond modern made ground) have resulted in either partial or complete loss of archaeological remains locally down to a maximum depth of c 1.0–1.5mbgl (or, in the basemented/swimming pool area, c 1.0–1.5mbgl below the basement slab).

Likely depth/thickness of archaeological remains

- 5.2.3 Archaeological remains, if present, are likely to be encountered at a depth of 1.0mbgl or more, given that the ground level within the site has been raised at some point in the past, probably when the existing building was built in the late 1970s, thereby burying any surviving archaeological remains. The ground raising deposits above this depth may also contain some residual archaeological remains.
- 5.2.4 The top of the natural untruncated Clays are thought to lie at c 2.0–3.0mbgl in places, where the ground has been built up. There is the potential for archaeological remains up to this depth within the site, plus any features cut into the Clay (for example the well shown in the Ordnance Survey 1st edition 25" :mile map of 1870).

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 low potential to contain prehistoric archaeological remains.* The location on higher ground and near water sources, together with known evidence of Mesolithic activity on Hampstead Heath generally, suggests a background potential for prehistoric remains, although only there is only one location known from the vicinity where any prehistoric remains have been found (prehistoric potsherds and flints found c 240m north-west of the site) and nothing is known of their context. Prehistoric remains would normally be present at a superficial depth in the surface deposits or features cut into the underlying geology.
- 5.3.3 *The site has low potential for Roman archaeological remains.* It lies some distance from Roman roads and settlements and only occasional chance finds have been made. The high outcrop of Bagshot Sands immediately to the north-west of the site and nearby water sources would have attracted settlement, confirmed by the find of a Roman burial cist c 95m west of the site in 1774, but there is currently no firm evidence for significant settlement within the study area. The significance of the burial is uncertain. There is no evidence to suggest that it formed part of a larger cemetery, and it is very unlikely that burials lie within the site.

- 5.3.4 *The site has low potential for early and later medieval remains.* A settlement at Hampstead is documented from the late Saxon period but the site is c 430m from the main settlement and was most likely occupied by mixed heath and woodland, possibly used for pasture and grazing. There are no sites or finds dated to the early medieval period within the site or study area. There is evidence from the later medieval period in the west of the study area but not in the vicinity of the site itself.
- 5.3.5 *The site has high potential to contain post-medieval archaeological remains,* particularly outside the footprint of the existing basement and swimming pool. The area in which the site is located was developed when Hampstead Wells became fashionable in the late 17th century. Historic maps suggest that the site was part of the garden of the Grade II* listed Cannon Hall from the early 18th century until the existing building was built in the late 1970s. Therefore any buried post-medieval remains are most likely to comprise garden features, including a well, paths, walls and a couple of small garden buildings shown on historic maps, most particularly those dating from the 19th century when the site formed part of a formal garden. Any earlier post-medieval remains, pre-dating the house and gardens, may take the form of agricultural ditches. Remains of garden features would be of **low** significance, derived from the evidential and historical value of the remains.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The scheme comprises the demolition of the existing late 1970s building on the site and the construction of a new building within two-thirds of the footprint of the existing building. The existing building occupies c 50% of the site and the majority of its eastern side.
- 6.1.2 The proposed new building would be arranged over three storeys plus basement. Three of these storeys (basement, lower ground floor and upper ground floor) would be below the ground floor level of the existing building and two of the storeys (the basement and lower ground floor) would be below the basement level of the existing building (Greenway Architects, dwg refs: ES-101, AS-101, 102, 103 & 104, dated 01.12.2014, Figs 5 & 8). Table 2 below summarises the relative levels of each floor (finished floor level) and compares the proposed levels of each floor with the adjacent pavement outside the site.

Table 2: Proposed levels compared with existing levels within the site and adjacent pavement

Proposed features	Proposed level compared to existing level	Proposed level compared to existing pavement level
Pool	-7.5m	-16.9m to -17.9m
Basement	-5.0m	-5.4m to -6.4m
Pond	n/a	-2.8m
Lower ground floor (compared with existing ground floor)	-5.1m	-1.4m to -3.4m
Upper ground floor (compared with existing ground floor)	-1.9m	+1.8m to -0.2m
Front (south) garden	-1.2m	+0.4m to -1.3m
Side (east) garden	-1.1m	-0.1m
Rear (north) garden	-2.8m	-0.2m

- 6.1.3 The proposed upper and lower ground floors would occupy approximately two-thirds of the footprint of the existing building on the site (Greenway Architects, EP-102 & 103 and AP-102 & 103, dated 01.12.2014, Fig 6). The proposed basement would occupy approximately a third of the footprint of the existing building and would be built adjacent to the north side of the existing basement (Greenway Architects, EP-101 and AP-101, dated 01.12.2014, Fig 7).
- 6.1.4 A new swimming pool is proposed to be built in the basement, along the western boundary of the site and partially within the footprint of the existing swimming pool (Greenway Architects, EP-101 and AP-101, dated 01.12.2014, Fig 7). Again the new swimming pool is proposed to be excavated to a greater depth than the existing swimming pool (Greenway Architects, ES-101 & AS-101, dated 01.12.2014, Fig 8 & Table 2) and would occupy approximately one sixth of the footprint of the existing building.
- 6.1.5 It is proposed that the gardens on the eastern side of the site be at a lower level than the existing gardens and a small pond incorporated between the front (south) and side (east) gardens (Greenway Architects, dwg refs: ES-101, AS-101, 102, 103 & 104, dated 01.12.2014, Figs 5 & 8, Table 2). The front (south) garden would be doubled in size by extending it to the north (thereby occupying part of the footprint of the existing building on the site). The rear (north) garden would be slightly reduced in area.
- 6.1.6 The Grade II listed boundary wall will remain unchanged as will the Grade II listed lock-up, Staff quarters would be built on top of the lock-up, replacing an existing structure in this position (Planning Sense, December 2014, 5).
- 6.1.7 Plans for the western part of the site which fronts onto Well Road are not known at this stage but it is assumed that no changes are proposed for this area.
- 6.1.8 The foundations for the proposed development have not yet been finalised but Chelmer Consultancy Services have recommended the use of a boundary secant piled wall for the proposed basement and swimming pool (Chelmer Consultancy Services, December 2014, 37).
- 6.1.9 Detailed drawing plans giving proposed pile depths, pile caps, pile density and other details are not available at present.

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.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 With the exception of the basemented section of the site and the northern part of the swimming pool, archaeological survival potential within the site is likely to be high for remains from the post-medieval period (mainly in the form of low significance garden structures and features dating from the late 18th century onwards) and low for remains from other periods.

Preliminary site works

- 6.2.4 Works carried out as part of the initial site set up, including preliminary site stripping and demolition, obstruction removal and the installation of site fencing and welfare facilities, is assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 0.5mbgl.
- 6.2.5 This would extend into the modern made ground only and would have no archaeological impact.
- 6.2.6 The impact of pile probing and the removal of other buried obstructions such as foundations would depend on the size and density of the existing intrusions, which is currently uncertain, but such work can have a considerable archaeological impact in disturbing adjacent remains. Any underpinning of adjacent structures, if required, would have an impact on archaeological remains beyond the site boundary. The impact would depend on the method and the depth of work.

Excavation of swimming pool, pond, basement and lower ground floor

- 6.2.7 Any surviving archaeological remains would be entirely removed within the footprint of the proposed swimming pool, pond, basement and lower ground floor, since all would be taken well below the anticipated level of the top of the untruncated natural Clays within the site. This would be most likely to have an impact upon post-medieval remains (mainly potential garden features from the late 18th century onwards) of low significance.

Reducing level of the gardens

- 6.2.8 Reducing the level of the side (east) and rear (north) gardens on the eastern side of the site would mainly impact the ground raising deposits within their footprints (which may themselves contain archaeological remains) but would also truncate any surviving archaeological remains below these ground raising deposits. However, such archaeological remains would not be removed entirely since the proposed level of these gardens is unlikely to reach the underlying natural Clays.
- 6.2.9 This is also true of the southern part of the front (south) garden (indeed, in the south-west corner of this garden, it is likely to impact ground raising deposits only), however, in the northern section of this garden, any surviving archaeological remains are likely to be entirely removed within its footprint, with the exception of the bases of deep cut features like pits and wells. Where the garden is extended to cover the footprint of the existing basement, it would be taken slightly (0.3m) below the level of the existing basement and remove any surviving archaeological deposits to this level.

Piled foundations

- 6.2.10 The construction of the boundary secant piled wall would remove any archaeological remains locally within the footprint of the pile trench and truncate any adjacent remains, reducing significance to negligible or nil.

- 6.2.11 Piling carried out prior to basement excavation would remove any archaeological remains within the footprint of each pile. The severity of the impact would depend on the pile type, pile size and pile density. Piling after basement excavation, and the construction of pile caps at basement level, would have no further impact.

7 Conclusion and recommendations

- 7.1.1 The site consists of an existing late 1970s building which takes up approximately half of the site and the majority of its east side. There is an existing basement which occupies approximately one third of the footprint of the building and a swimming pool which takes up less than one sixth of its footprint.
- 7.1.2 The site includes a small Grade II listed building, a former 18th century parish lock-up, through which the site is accessed. The lock-up is built into the Grade II listed 18th century garden wall of the adjacent early 18th century Grade II* Cannon Hall. This wall forms also forms the eastern boundary to the site. The majority (95%) of the site is not listed. The site is located within the Hampstead Conservation Area and the Hampstead Archaeological Priority Area.
- 7.1.3 The main potential in terms of buried heritage assets is for archaeological remains dating to the post-medieval period, particularly in the form of remains of garden structures and features dating from the 18th century onwards, of low significance. Outside the footprint of the existing basement and swimming pool, archaeological survival potential for such remains is likely to be high.
- 7.1.4 The proposed new development involves the demolition of the existing late 1970s building on the site and the construction of a new building which will have a smaller footprint than the existing building but will be excavated to a deeper level. It is also proposed that the garden areas on the eastern side of the site be lowered. Any surviving archaeological remains would be entirely removed within the footprint of the proposed new swimming pool, pond, basement and lower ground floor. Reducing the level of the side (east) and rear (north) gardens on the eastern side of the site would mainly impact the ground raising deposits within their footprints (which may themselves contain archaeological remains) but would also truncate any surviving archaeological remains below these ground raising deposits. The same is true of the southern part of the front (south) garden, but in the northern section of this garden, any surviving archaeological remains are likely to be entirely removed within its footprint, with the exception of the bases of deep cut features like pits and wells. The western part of the site along Well Road is likely to be unaffected by the proposed development.
- 7.1.5 Table 3 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 3: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Previously unrecorded remains from the post-medieval period, particularly garden structures and features dating from the 18th century onwards (high potential)	Low	Demolition of current buildings, construction of new buildings, including swimming pool, pond, basement and lower ground floor, associated new foundations and piling and reducing level of garden areas on the eastern side of the site. Significance of asset reduced to low or negligible across most of the eastern side of the site.

- 7.1.6 An antiquarian find of a Roman burial has been recorded to the east of the site, although no recent evidence suggests that it formed part of a wider cemetery. Roman burials are therefore not expected within the site.
- 7.1.7 In light of the low potential of the site to contain significant archaeological remains, along with the relatively small area of proposed impact, which is largely within the footprint of the existing building, further investigation is unlikely to be required in relation to the determination of planning consent. It is possible that the local authority would request an archaeological watching brief during preliminary ground preparation and subsequent foundation construction and service installation, which would ensure that any features associated with Cannon Hall late 18th century and later garden, were not removed without record, and to confirm that no Roman burials are present (this is unlikely). Any such 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 400m-radius study area around the site. The table also includes statutorily listed buildings within 75m of 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 17/12/2014 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

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

DGLA – Department of Greater London Archaeology (Museum of London)

HER – Historic Environment Record

IA – Isambard Archaeology

CA – Compass Archaeology

OAU – Oxford Archaeological Unit

HEA No.	Description	Site code/ HER No.
1	Old parish lock up, 11 Cannon Lane, NW3 Grade II listed building. Parish lock-up, now forming the entrance passage to a later house. c1730, built into garden wall of No.14 Cannon Place. Single storey, vaulted brick single cell with two windows. Prisoners were held here prior to appearing before magistrates at No.14 Cannon Place. The lock-up was in use until 1832 and is one of the few left in London.	1272513
2	Cannon Hall, 14 Cannon Place, NW3 Grade II* listed building. Detached early 18th century mansion with later alterations and additions. Part of the stable-block was once a magistrates' court dealing with prisoners in the Parish Lock-up, Cannon Lane. Sir James Cosmo Melville, Secretary to the East India Company lived here during the 19th century; Sir Gerald du Maurier, actor-manager, from 1916-34.	1244093
3	Garden walls, gates and bollards to Cannon Hall, 14 Cannon Place, NW3 The garden walls, gates and bollards to Cannon Hall are Grade II listed under a separate listing (1244095). The garden walls were built in the 18th century though were partially rebuilt in 1900 following storm damage. The listing includes 20th century wrought-iron gates and early 19th century overthrow with lamp-holder and reproduction lamp. Outside the gates on the pavement are two cast-iron later 18th century cannons used as bollards. To the right of the east (garden) entrance steps is a small cast-iron cannon used as a bollard.	1244095
4	26 Christchurch Hill, NW3 Grade II listed early 19th century detached house, with late 19 th century bays flanking entrance and 20 th century parapets to roof.	1245374
5	Nine cannon bollards, Cannon Lane, NW3 Grade II listed cast iron bollards. At south end of lane, 2 bollards of cannon type (early 19th century). At north end of lane, 7 naval cannons (later 18th century) of varying types used as bollards.	1272514
6	Two lamp posts, Cannon Lane, NW3 Grade II listed 19th century lamp posts. Cast-iron column standards, southernmost with enriched bulbous base, 20th century reproduction Windsor lanterns.	1272515
7	Cannon Lodge, 12 Cannon Place, NW3 Grade II* listed mid 18th century detached house. West end demolished late 19th century, south front refaced c1945 in facsimile; additions at east end. Early 20th century entrance portico. South (garden) front: early 19th century. Interior noted to retain good, original panelling, dog-leg staircase with open string, turned balusters, carved brackets and square newels. Listed Grade II* for interior.	1272517

HEA No.	Description	Site code/ HER No.
8	Providence Corner and Cannon Cottage, Well Road, NW3 Two Grade II listed early 18th century semi-detached cottages. Entrance extensions added 1952. 20th century Georgian style doorways. Former doorway of Providence Corner blocked; Cannon Cottage doorway altered to French window.	1379161
9	22 Christchurch Hill, Hampstead, NW3 An archaeological watching brief by IA in 2008. Monitoring was carried out on two foundation trenches which formed the rear and front basements respectively and excavation under the house. Natural gravel and subsoil were overlain by topsoil.	CTU07 ELO8291
10	19 East Heath Road, NW3 An archaeological watching brief by MoLAS in 2007 and investigation by PCA in 2012–13 recorded subsoil and levelling deposits containing post-medieval material together with a single foundation trench of a former garage.	EHR07 EHT12 ELO12932
11	Flask Public House, 14 Flask Walk, Hampstead, NW3 An archaeological excavation by DGLA in 1990 encountered 18th century walls, apparently part of a rear cellar of the earlier Flask Tavern or Lower Flask.	FLK90 ELO3299 MLO25936
12	Klippan House, Well Walk, Hampstead, NW3 An archaeological evaluation by PCA in 2009. One evaluation trench was excavated to natural deposits of blue and yellow-orange clay at 98.4–98.6m OD. A shallow linear gully extended on an approximate north-east to south-west alignment. Its fill contained a single sherd of post-medieval glass. Sealing this was a layer of post-medieval ground raising deposits.	KLI09 ELO8837 MLO99511
13	32 New Court, Flask Walk, Hampstead, NW3 An archaeological watching brief by CA in 2008. Made-ground and makeup for the existing surface overlay heavily truncated natural sands and clays due to 19th century ground reduction clear that any potential archaeological horizons were destroyed by these works. Eight test pits were observed inside the existing basement in the adjacent courtyard. A part-collapsed early 19th century brick-built arched drain was exposed running on an approximately east-west orientation; it was probably associated with earlier 19th-century buildings which stood on the site until the present houses were constructed in 1871.	NCU08 ELO7993 MLO99179
14	New End Hospital, New End Street, Hampstead, NW3 An archaeological evaluation conducted by OAU in 1995. Two areas were excavated: area 1 was a former car park fronting Heath Street and area 2 comprised an upper and lower terrace immediately south of Kendalls Hall. Dumped deposits with concentrations of red brick hard-core, concrete and late 18th- and 19th-century pottery within a sandy clay loam matrix, were found in Area 1. Excavation continued to a depth of 3.9 m below ground surface. Dumped deposits continued to this depth and pottery recovered from the earliest deposit identified in the sequence suggests a late 18th- to 19th-century date. Area 2 revealed clayey-sand dumped deposits, which sloped gradually towards the enclosing terrace wall. A natural light yellow sand was identified at a depth of 4.1 m below ground surface. The dumped deposit represents the in-filling of the terrace put in place during the construction of the hospital. A post-medieval red brick structure, possibly an outhouse, was also located in Area 2. A hard-core rubble fill overlay natural sand, and a light brown garden soil which contained late 17th-century pottery overlay the clayey silt. A single 16th-century sherd was thought to be residual.	NES95 ELO4127 MLO65885 MLO65884
15	Heath End House, Spaniards Road, NW3 Site code issued by the LAARC. No further details available.	SR80
16	Well Road, Cannon Road, NW3 Site code issued by the LAARC. No further details available.	WR78
17	Fenton House, Hampstead Grove, Hampstead, NW3 An archaeological watching brief in the stable yard of Fenton House by the National Trust in 1998. Brick footings for a walled enclosure were observed and recorded on the west side of the yard. In the south-east corner of the yard the brick footings and a floor service of a midden yard were observed and a brick and tile hain in the south-east corner alongside the midden was also seen. A blocked arch lead to what might be an unrecorded cellar. A medieval patterned floor was also found in a 17th century house opposite Fenton House (10 The Grove).	ELO9153 MLO16936

HEA No.	Description	Site code/ HER No.
18	<p>Vale of Health, Hampstead Heath, NW3</p> <p>The approximate find spot for three possible struck flints and a Roman coin of Victorinus (AD 268–70), all found in 1978.</p> <p>Also the approximate findspot for prehistoric potsherds and flints, found 300–400 yards south of Spaniards Road, between Jack Straw’s Castle and the Vale of Health Hotel (now no longer standing)</p>	MLO17766 MLO17797 MLO18039
19	<p>Well Walk, NW3</p> <p>The approximate findspot for a Roman burial cist with a stone on top containing a burial urn and pitcher with burnt bones, four vessels and two lamps. Found in 1774.</p>	MLO17798 MLO18045
20	<p>Heath Street, NW3</p> <p>The location of a hospital ward noted in the GLHER. It was built in 1888 and is the earliest example of a circular ward plan.</p>	MLO50967
21	<p>Gainsborough Gardens, Well Walk/Heathside, NW3</p> <p>A 19th century private garden noted in the GLHER. The area of swampy ground was donated to the ‘poor of Hampstead’ in 1698. In the 1880s the area was laid out as a private garden.</p>	MLO103780
22	<p>The Green, Flask Walk, NW3</p> <p>The location of a 19th century protected square designated under the London Squares Preservation Act of 1931, noted in the GLHER. Triangular enclosure bounded by Eton Avenue and Adamson Road. Former village green at the end of Flask Walk, with grass and a number of trees, and with two Type K6 telephone kiosks, designed by Sir Giles Gilbert Scott. The Green was once larger and in 1712 was the site for the first Fair recorded as taking place in Hampstead. There used to be village stocks and a Watchman’s hut with 2 cells, no longer existing. By the early 20th century the Green was owned and maintained by Hampstead Borough Council.</p>	MLO102508
23	<p>The Strip, Heath Street, NW3</p> <p>The location of a 19th century protected square designated under the London Squares Preservation Act of 1931, noted in the GLHER. Grass open space bounded on all sides by the roadway of Heath Street. Has been maintained as public open space by Hampstead Borough Council since at least since the late 19th/early 20th centuries.</p>	MLO102509
24	<p>22 Willow Road, Hampstead, NW3</p> <p>A 19th century semi-detached house noted in the GLHER.</p>	MLO103662
25	<p>Burgh House Garden, New End Square, NW3</p> <p>A 19th century garden noted in the GLHER. Burgh House is a detached private house built in 1703–04, now a meeting place and venue which houses the Hampstead Museum. In 1903 Gertrude Jekyll was commissioned to design the garden, though this is now largely built over.</p>	MLO104321
26	<p>Hampstead Square Gardens, Hampstead Square/Cannon Place, NW3</p> <p>This is a small triangular site within which a private garden, noted in the GLHER, has been built.</p>	MLO104626
27	<p>Hampstead Heath, NW3</p> <p>Hampstead Heath is an ancient area that was referred to as ‘the great ditch’ and enclosed in 1227. It was made a public open land in 1871</p>	MLO103790

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.

9.4.3 <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf-/core-strategy/>

9.4.4 Policy CS14 – Promotion High Quality Places and Conserving our Heritage broadly covers heritage issues, and is supported by Development Policy DP25.

Policy CS14 - Promotion High Quality Places and Conserving our Heritage

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

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

DP25 – Conserving Camden's heritage

Conservation areas

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

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

Listed buildings

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

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

Archaeology

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

Other heritage assets

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

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

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- British Geological Survey online historic geology borehole data and digital drift and solid geology data
- Greater London Historic Environment Record
- Internet – web-published sources
- National Monuments Record, Swindon
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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

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Ordnance Survey maps

Ordnance Survey 1st and 2nd edition 5":mile map (1871, 1893)

Ordnance Survey 1st, 2nd and 3rd edition 25":mile map (1870, 1896, 1915)

Ordnance Survey 1:1,250 scale map (1953, 1991, 1986–91)

Ordnance Survey 1:2,500 scale map (1953–55)

Engineering/Architects drawings

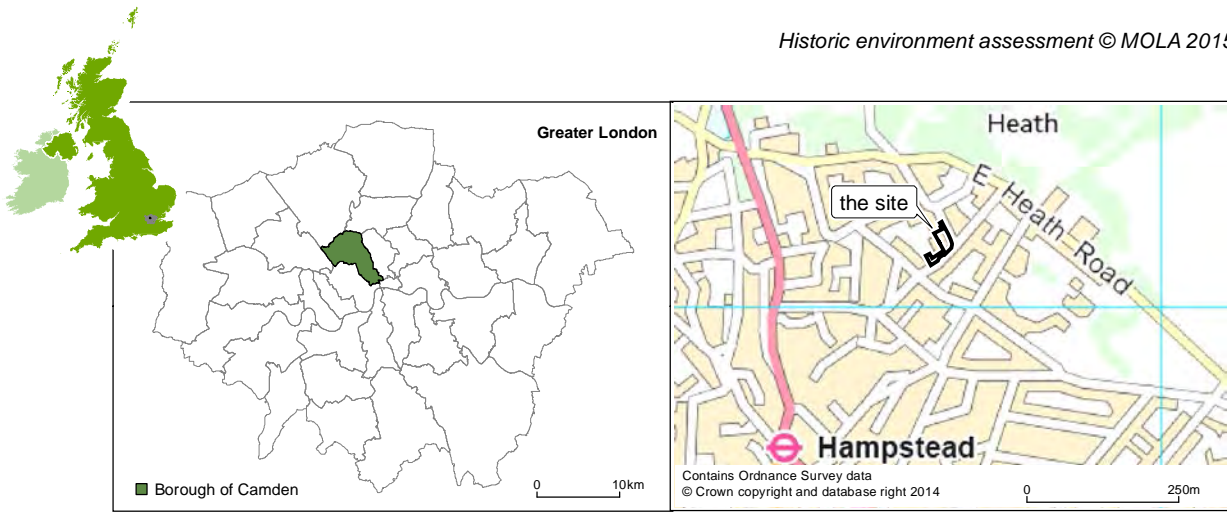
Topographical survey (Mobile CAD Surveying Solutions Ltd, dwg ref: 1101_01, dated August 2014)

Existing plans, sections and elevations (Greenway Architects, dwg ref: EP-101 & 102, EE-101 & 102, ES-101, dated 01.12.2014)

Proposed plans, sections and elevations (Greenway Architects, dwg ref: AP-101, 102, 103 & 104, AE-101 & 102, AS-101, 102, 103 & 104, dated 01.12.2014)

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	N		
Levelled site survey as existing (ground and buildings)	Y	pdf/CAD	Y
Contamination survey data ground and buildings (inc. asbestos)	Y	pdf	Y
Geotechnical report	Y	pdf	Y
Envirocheck report	Y	pdf	Y
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	N	N	



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scale 1:800 @ A4

0 40m

Fig 1 Site location

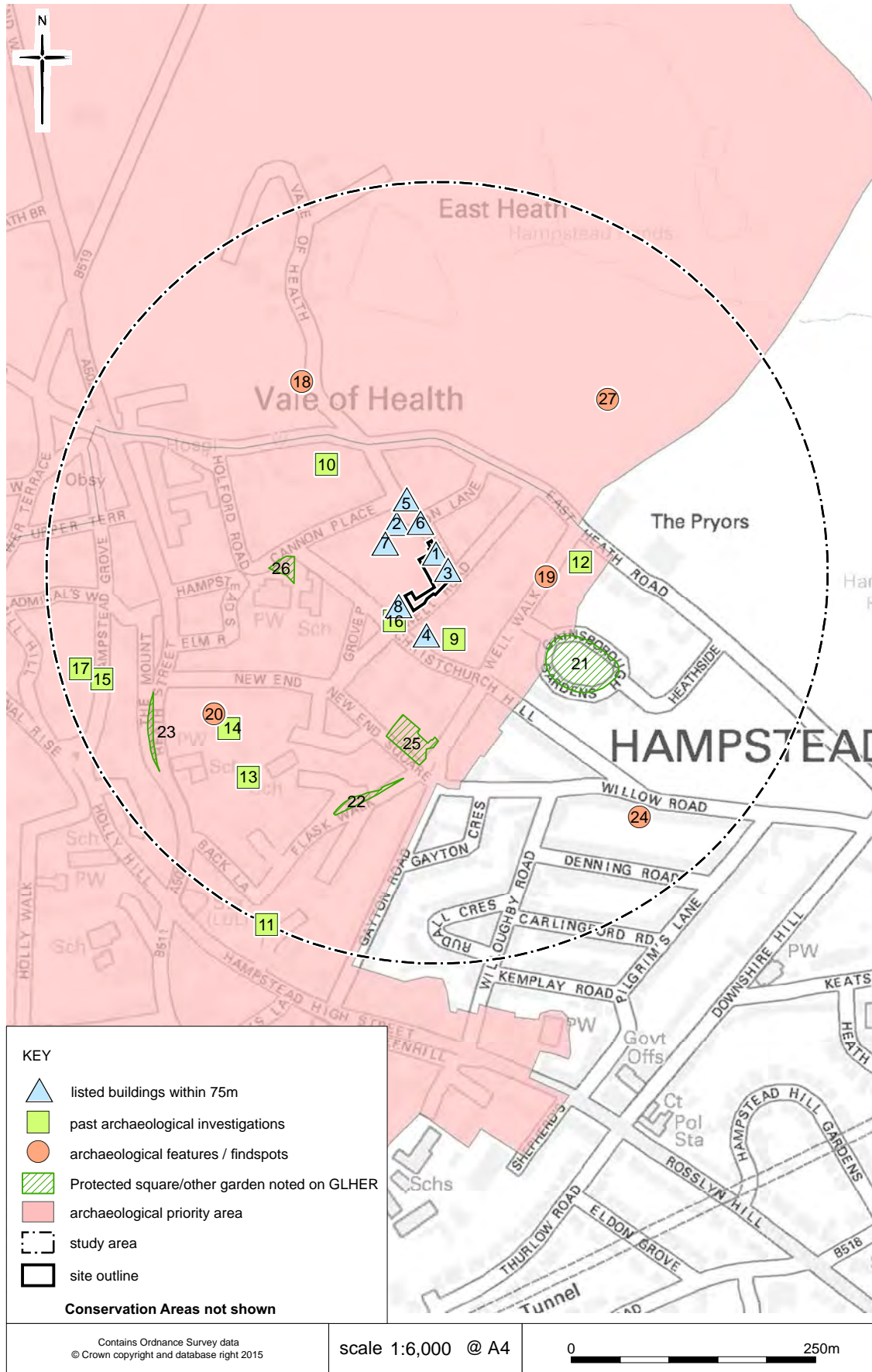


Fig 2 Historic environment features map

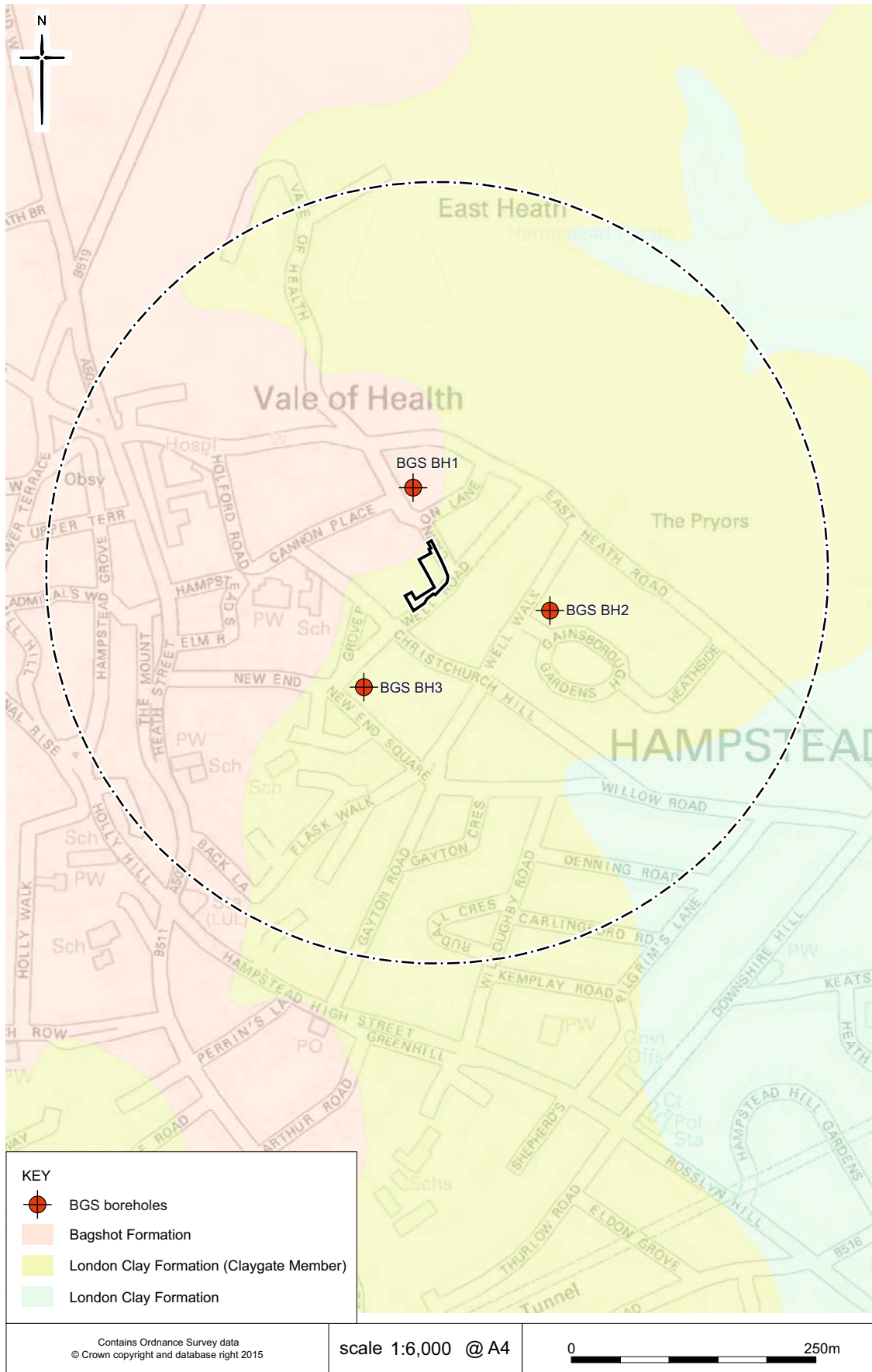


Fig 3 Geology map (based on BGS digital data)

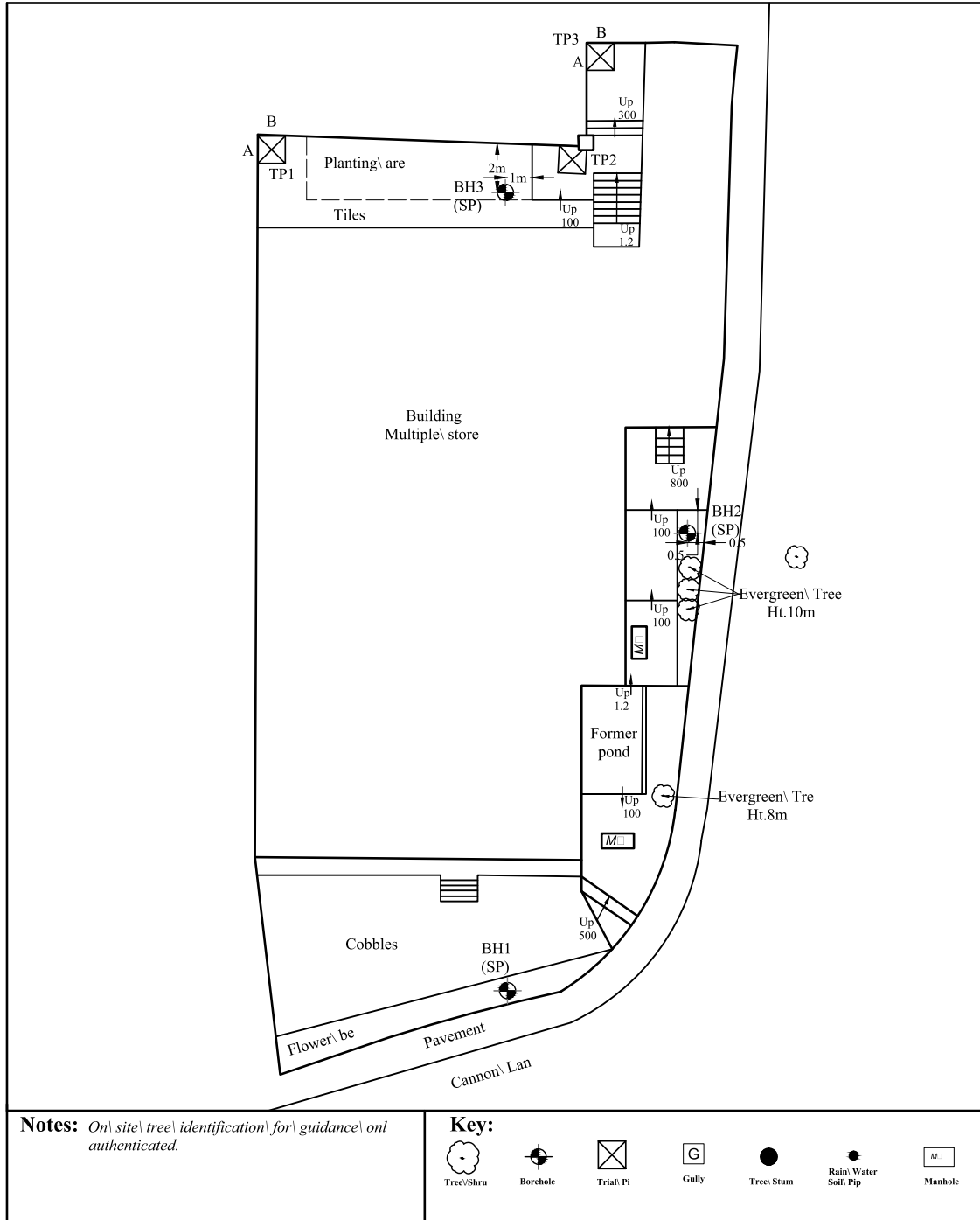


Fig 4 Location of boreholes and trial pits used in geotechnical investigation (Greenway Architects, job no: 4938, dated 13.11.2014)

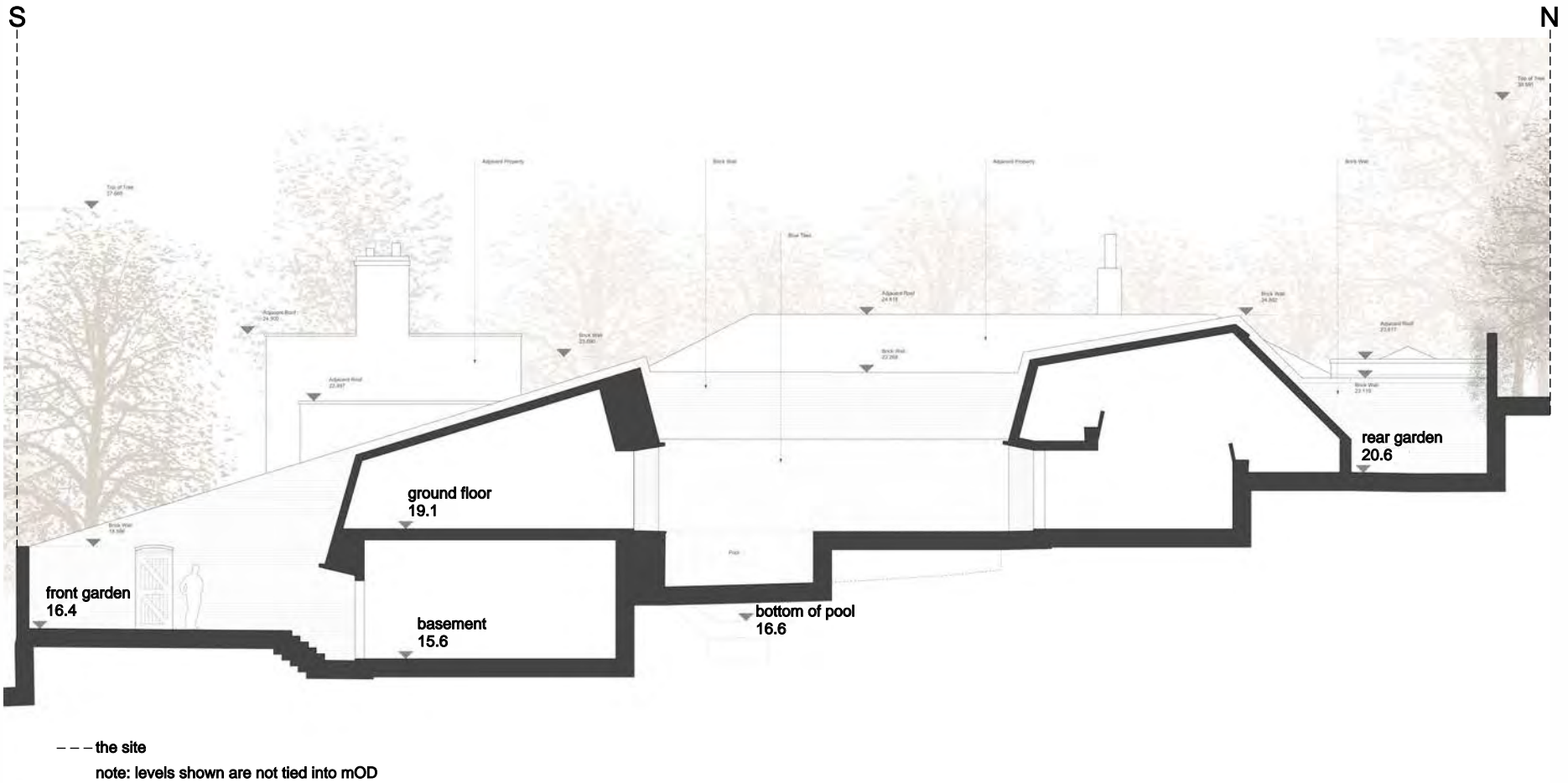


Fig 5 Existing east facing section AA (Greenway Architects, dwg ref: ES-101, dated 01.12.2014)

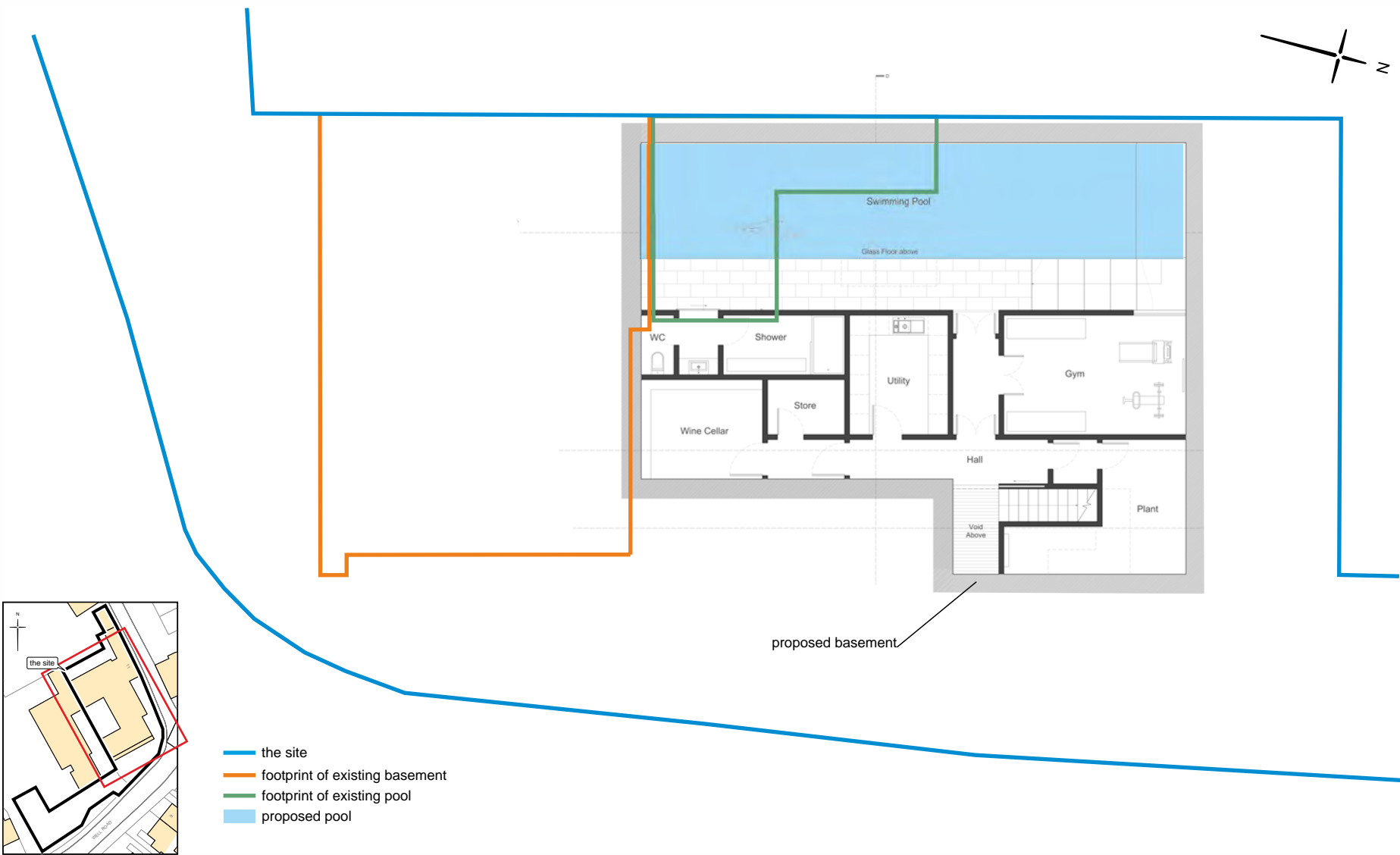


Fig 7 Proposed basement floor plan (Greenway Architects, dwg ref: AP-101, dated 01.12.2014)

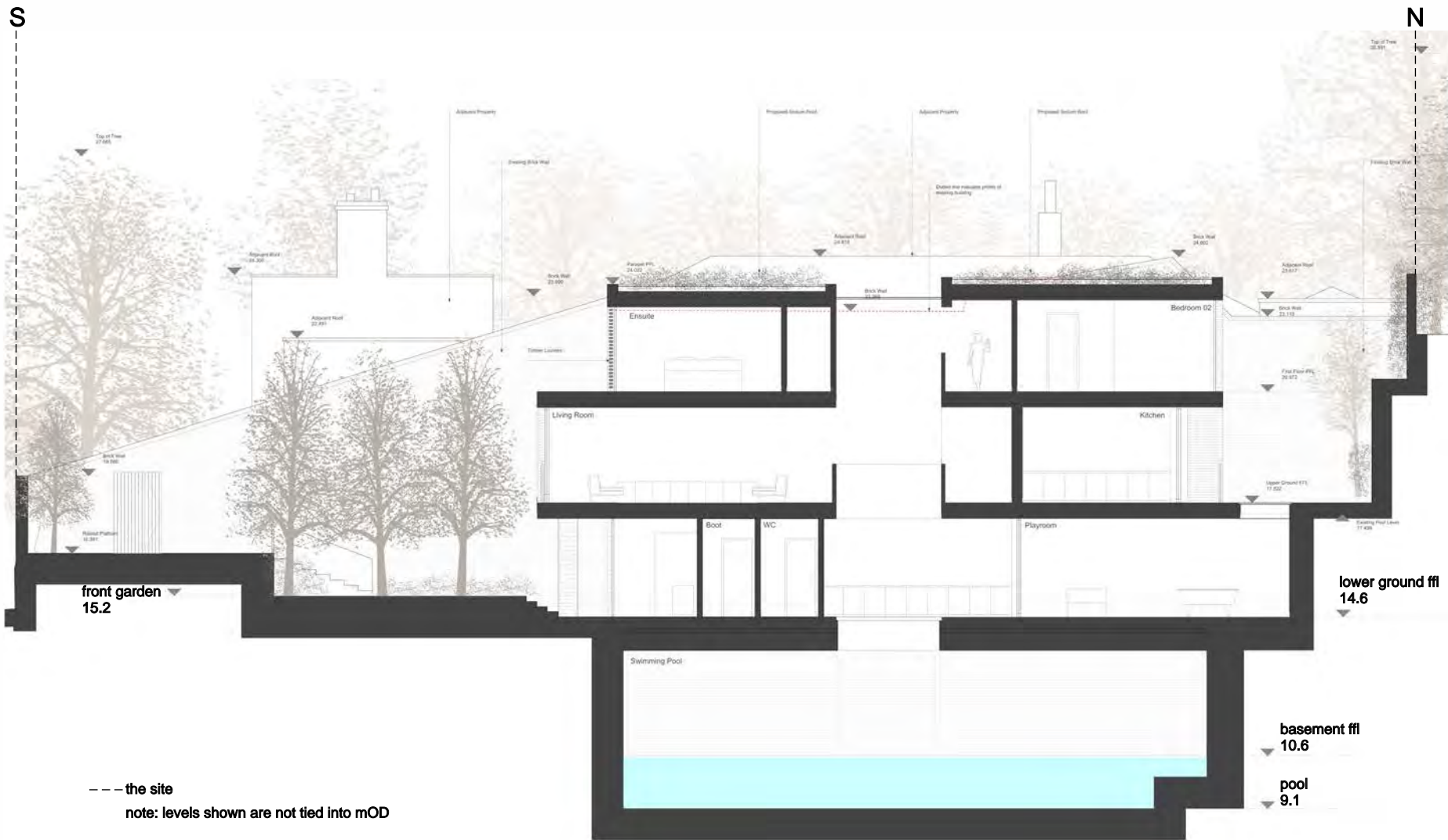


Fig 8 Proposed east facing section AA (Greenway Architects, dwg ref: AS-101, dated 01.12.2014)

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Map Name: County Series

Map date: 1870

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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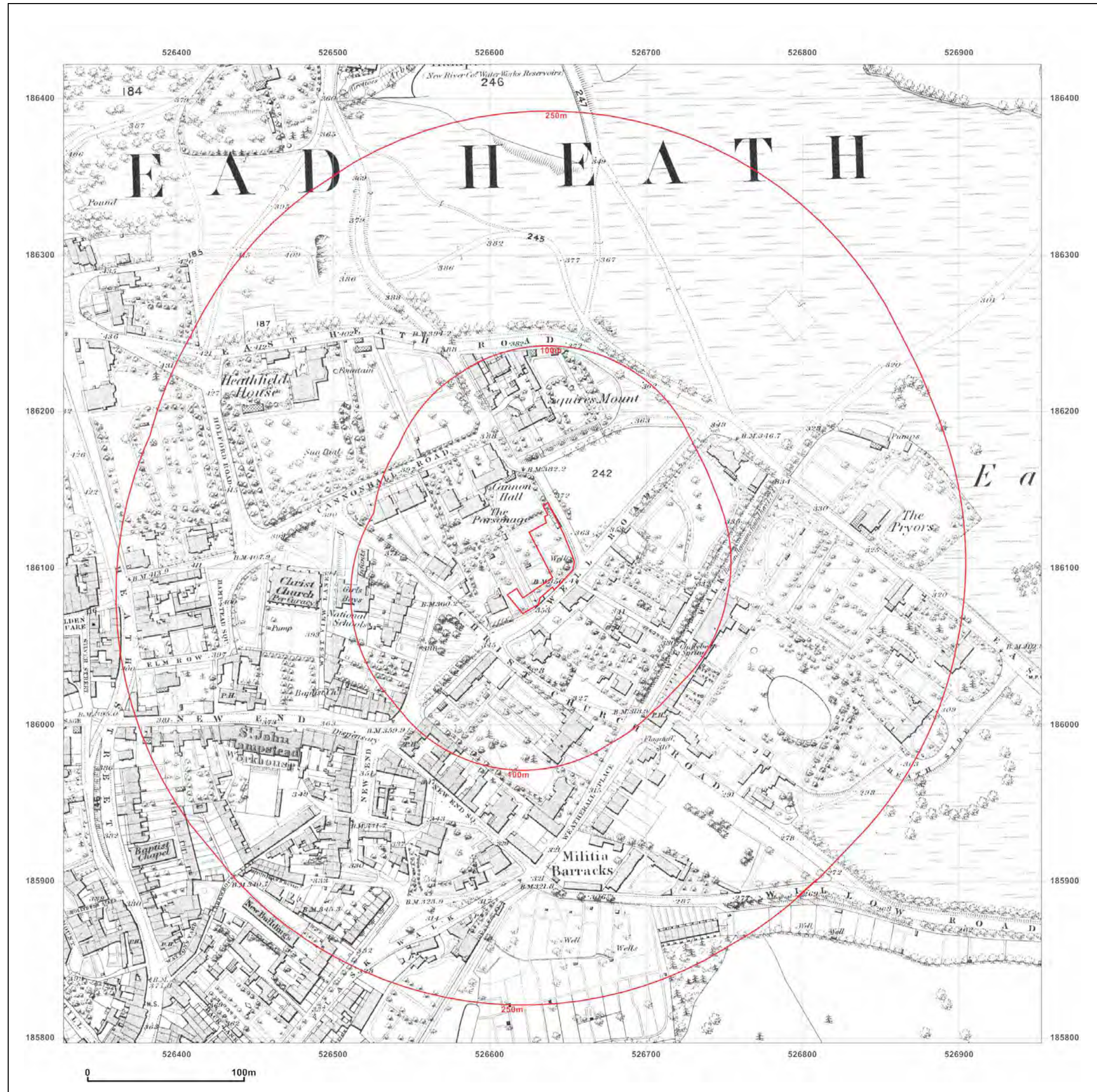


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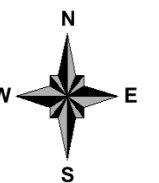
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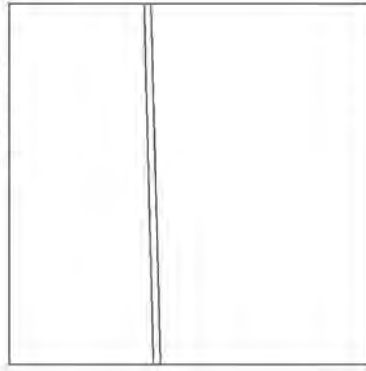
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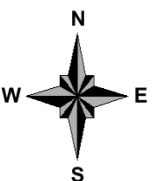
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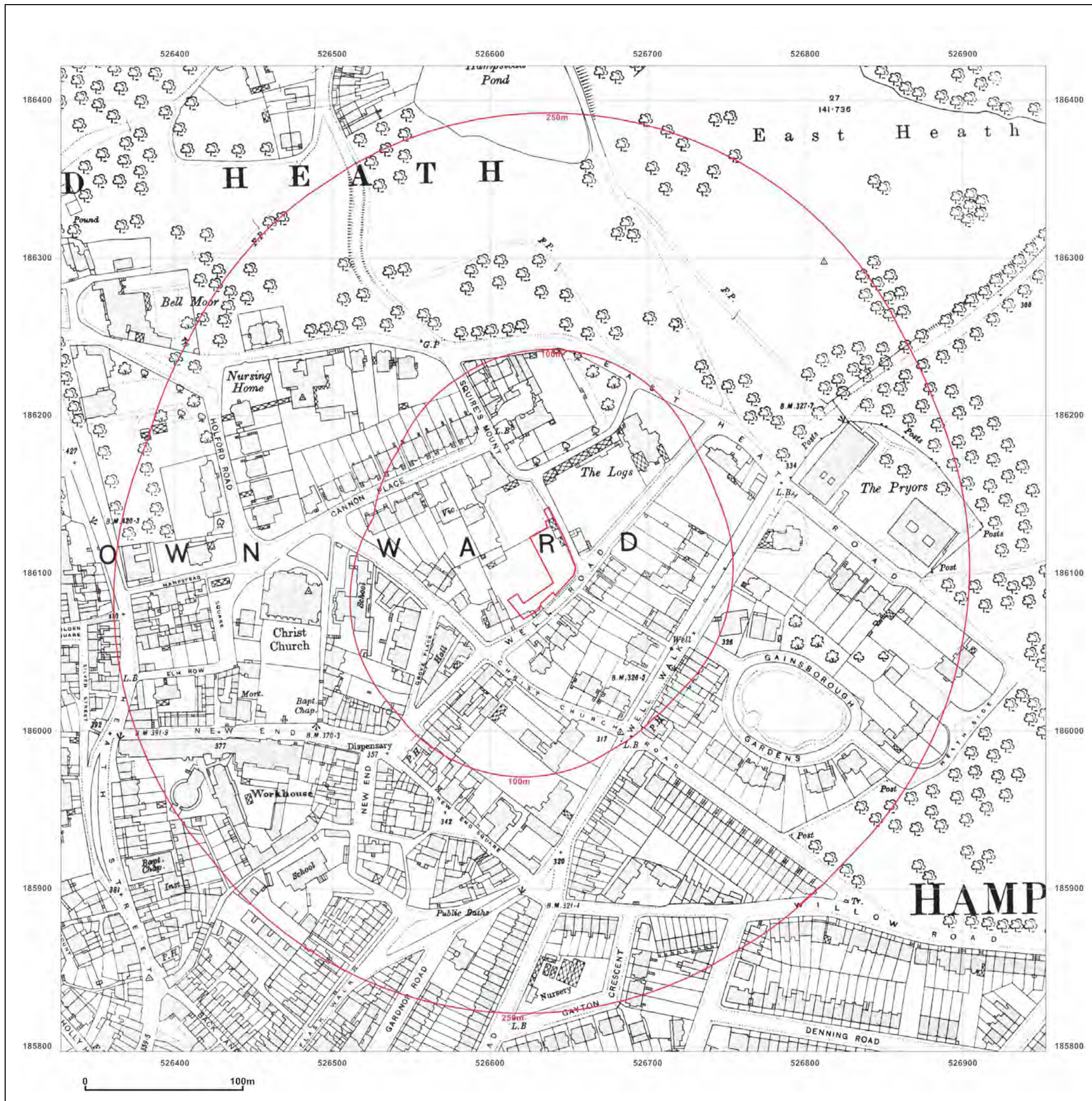


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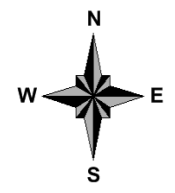
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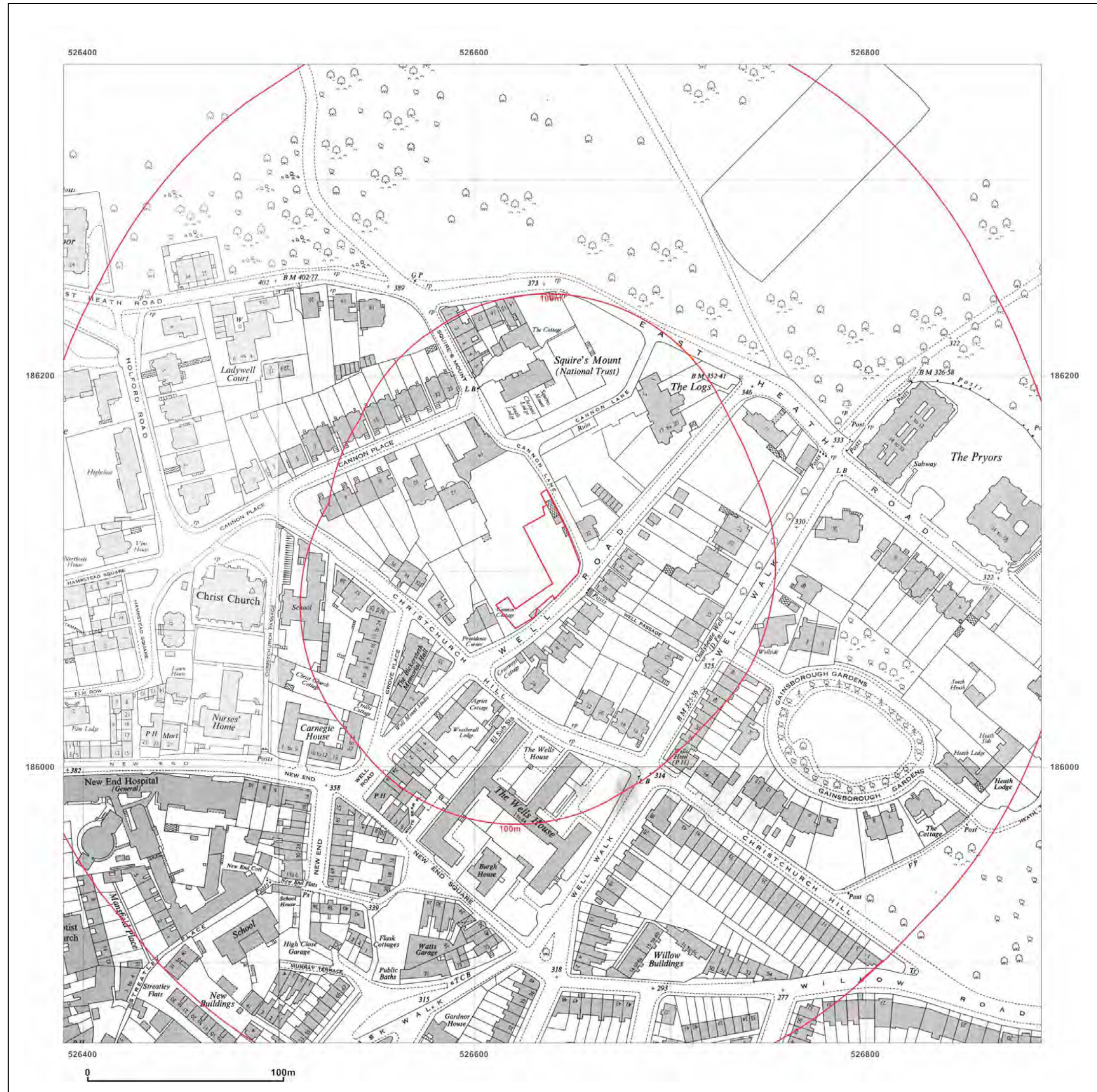
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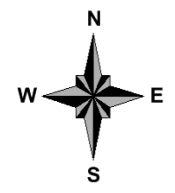
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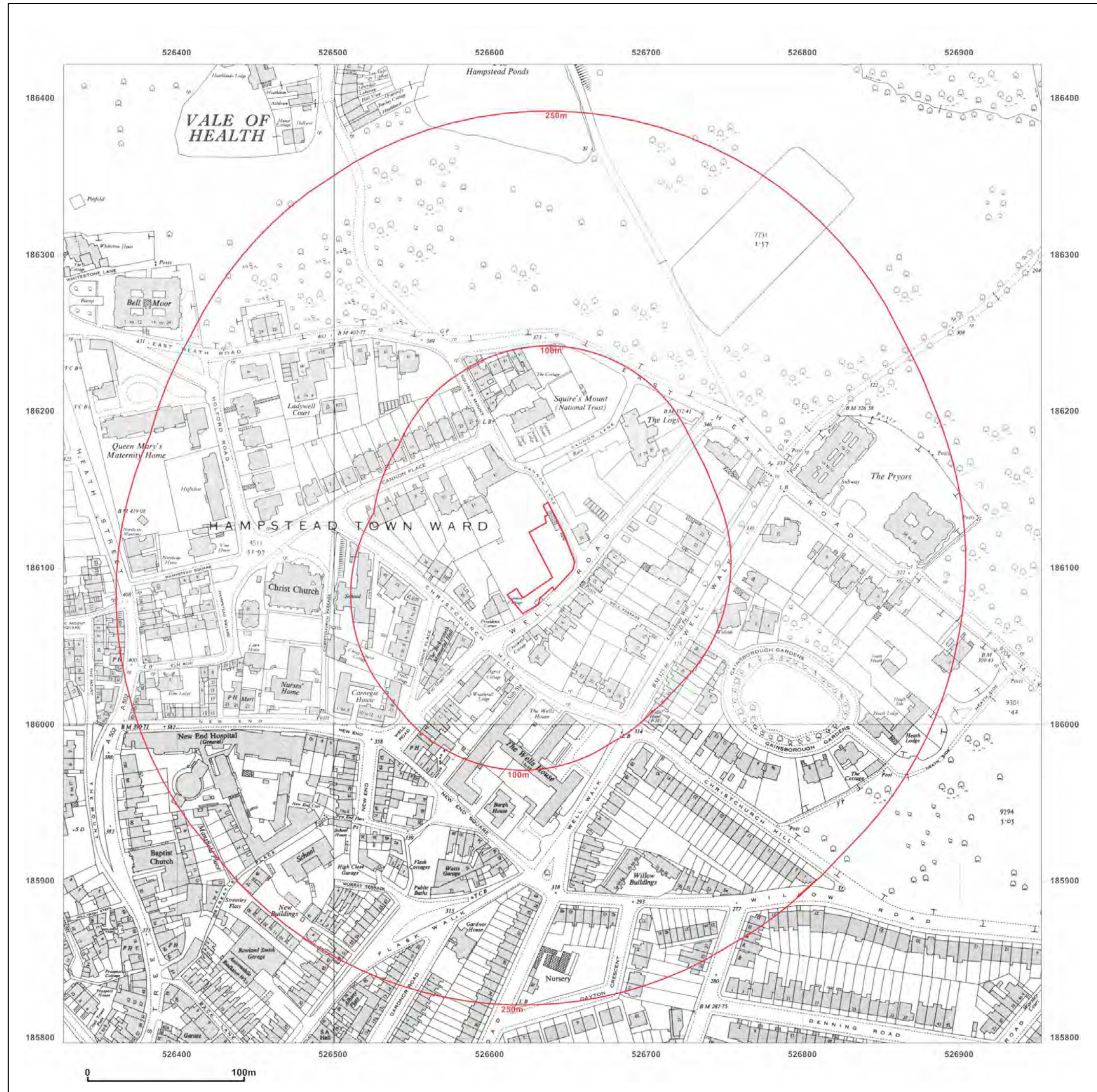
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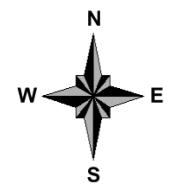
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