



1 The Old Hall, Camden

Archaeological Desk-based Assessment

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1. Introduction

- 1.1. This archaeological desk-based assessment has been prepared by Waterman Energy, Environment & Design Ltd (Waterman EED) on behalf of Mr Colin David to accompany the submission of a listed building consent for alterations at 1 Old Hall, Camden (hereafter referred to as “the Site”). The location and extent of the Site is shown in **Figure 10**.
- 1.2. This report provides a baseline summary of known, below ground heritage assets for the area, based on existing data, the analysis of historic sources and a walk-over survey. Extant, built heritage assets are considered elsewhere in a report also produced by Waterman EED¹. The aim is to also assess the potential for unknown below ground heritage assets and the nature of any impact that the Development is likely to have on the buried historic environment. In addition, the impact of the development on the setting of heritage assets surrounding the Site is also assessed, where relevant.
- 1.3. This assessment follows best practice procedures produced by English Heritage^{2,3,4}, the Chartered Institute for Archaeologists⁵ and policy contained in Section 12 of the National Planning Policy Framework (NPPF), *Conserving and Enhancing the Historic Environment*⁶.
- 1.4. In light of the planning policy context and guidance relating to heritage (see **Appendix A** for detail), this assessment forms the basis for the consideration of the need for any further archaeological investigations pre-determination to inform the planning process, and also the need, as necessary, of any measures that would mitigate the Development’s impact on the historic environment.

The Site

- 1.5. The Site address is 1 The Old Hall, South Grove, Highgate, London, N6 6BP. The Site is centred on Ordnance Survey Grid Reference TQ 28271 87236.
- 1.6. Number 1 Old Hall is bounded to the north by South Grove Road, at the north east by the attached main building, the south east by Highgate Cemetery and at the south west by the adjacent property of St Michael’s Church.

Geology

- 1.7. There is no recorded superficial geology for the Site. The bedrock geology is mapped on the 1:50,000 scale British Geological Survey as being part of the Bagshot Formation (Sand). This sedimentary bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. The local environment would have been previously dominated by shallow seas, where these rocks were formed with mainly siliclastic sediments (comprising of fragments or clasts of silicate minerals) deposited as mud, silt, sand and gravel.⁷
- 1.8. Geology can provide an indication of suitability for early settlement, and potential depth of remains. The acidic nature of sandy soils generally prevents the long-term preservation of organic remains, with the exception of charcoal.

¹ Waterman Energy, Environment and Design Ltd, January 2015. *1 The Old Hall Camden – Heritage Impact Assessment*

² Greater London Archaeological Advisory Service, February 2014. *Standards for Archaeological Work*

³ English Heritage, October 2011. *The Setting of Heritage Assets*

⁴ English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

⁵ Institute for Archaeologists, November 2012. *Standard and Guidance for Historic Environment Desk-based Assessment*

⁶ Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

⁷ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed on 9 January 2015]

Topography

- 1.9. 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.
- 1.10. Hampstead 134 m, and Highgate Hill 125 m are the culminating points of a ridge running east-north-east to west-south-west, continuing westward to Ealing and eastward to Hornsey (Harringay Station).⁸ The area also has a number of springs, streams and ponds.

Proposed Development

- 1.11. The proposals include alterations to the front and rear of the Grade II* listed building. The proposals, noted on drawings by Studio MacKereth⁹ and ¹⁰, are separated into two planning documents, one related to the front of the house, and another related to the back of the house. The proposals can be summarised as follows:

1 Old Hall – front alterations

- Create a link between the kitchen and the vaults below the front garden with minimal changes to existing front façade;
- Enclose the lightwell with a newly formed entrance at lower level, covered by a glazed roof;
- Block the small window to the bedroom and brick up the opening to allow continuous treatment;
- Add new planters at entrance lower level, rendered and painted white to match existing stairway and seamlessly continued from the existing stair parapet; and
- Replace all existing stairway railings to entrance steps with frameless glass balustrade panels seated in stainless steel channels.

1 Old Hall – rear extension

- Replace the existing conservatory structure to the rear, a modern addition from the late twentieth century of no historic significance, with a new extension in order to improve the connection to the garden. Proposed extension, with charred hardwood façade and minimal aluminium frame sliding door. The proposal intends to bring the 'outside' 'inside' and accentuates the contiguous nature of the indoor and outdoor spaces. The intention here is to create a lightfilled extension by introducing skylights and large glazed surfaces with minimal fascia.
- New landscaping scheme for the patio, with designated seating area and surrounding planters, will create more attractive space, providing more opportunities to enjoy the vast garden. The area occupied by the new garden room will match the existing and all the links to the existing building will be retained.

⁸ A History of the County of Middlesex: Volume 1, Physique, Archaeology, Domesday, Ecclesiastical Organization, the Jews, Religious Houses, Education of Working Classes To 1870, Private Education From Sixteenth Century. Originally published by Victoria County History, London, 1969.

⁹ Studio Mackereth, November 2014. *The Old Hall Highgate – Design and Access Statement: front alterations*

¹⁰ Studio Mackereth, November 2014. *The Old Hall Highgate – Design and Access Statement: rear extension*

2. Methodology

- 2.1. This assessment has included the following:
- Appraisal of relevant heritage assets noted on the Historic Environment Record (HER);
 - Consultation of relevant heritage information in local, regional and national archives, as appropriate;
 - Consultation of online resources;
 - Appraisal of English Heritage data sets;
 - Appraisal of designated heritage assets and areas, including conservation areas, local lists and archaeological alert area designations, in the immediate area;
 - A walk-over survey of site and immediate area;
 - Assessing the presence of known heritage likely to be affected by the development proposal; and
 - Assessing the potential for unknown heritage assets likely to be affected by the development proposal.
- 2.2. The sources consulted include information in the Greater London Historic Environment Record (GLHER), which consists of records of heritage assets. These relate to sites, find spots, historic buildings and heritage investigations in the area, as well as any known information relating to listed buildings and scheduled monuments. **Figure 10** shows all relevant HER records in the search area (200 m radius from the centre of the Site). **Appendix B** contains a full list of all HER records in the search area. The number references used in the text are those used by GLHER.
- 2.3. The Camden Archives and London Metropolitan Archives were visited in order to obtain information from early maps, documents and secondary sources. Extracts from relevant historic maps are used throughout the text.
- 2.4. The Site was visited on 18th December 2014. The aim of the visit and walkover was to identify any features of heritage merit, and assess the ground conditions. The weather was dry and overcast. The Site was fully accessible. A photographic record of the visit was made, some of the resultant images are reproduced in this report.
- 2.5. Information on previously recorded heritage assets is presented in Section 3 of this report.
- 2.6. Section 4 provides a professional assessment of the significance pertaining to heritage assets likely to be affected by the development proposal, an assessment for the potential for unknown/unrecorded heritage assets, and the likely physical impact of the proposed Development on the historic environment within the Site, and the wider setting where relevant.
- 2.7. Section 5 concludes with a summary of this assessment. This will also identify the need for additional investigations to further inform the planning process, and assesses the need to mitigate any impact of the development proposals on the buried historic environment.

3. Historical Baseline and Analysis

Designated Heritage Assets

- 3.1. The Site is located within the Highgate Archaeological Priority Area (DLO35598). Although there is no appraisal of this asset in purely archaeological terms, reference is made to the Highgate Conservation Appraisal and Management Plan¹¹ for contextualisation of archaeological assets listed in the GLHER within the 200 m search radius.
- 3.2. Old Hall is a Grade II* listed group of buildings which includes Numbers 1-7, and therefore includes the Site (DLO15914). The north boundary wall and gate, of the main pile, is separately listed as Grade II* (DLO15915). There are a further 79 listed buildings within the 200 m search radius, including the Grade II* listed Church of St Michael, the Grade II listed walls surrounding this church (DLO15912), which abut the Site to the south. The red brick walls surrounding the Church of St Michael date from c. 1675, with later alterations, and formed the walls of Ashurst House, which originally stood in its place.
- 3.3. The Site is located in the Highgate Conservation Area (Camden), in Sub-Area 1 Highgate Village, defined as the core of the Highgate Conservation Area.
- 3.4. The Site is located approximately 40 m to the north-west of the Grade I listed Highgate Cemetery (DLO32861), opened in 1839.
- 3.5. As mentioned above, extant built heritage assets are assessed in a separate report, and will not be considered further in terms of significance, except where they may relate to potential or existing sub-surface archaeology.

Historical Overview

Prehistoric (up to 42 AD)

- 3.6. Palaeolithic evidence in the London region is generally associated with the river valley, which acted as a focus for human activity. The earliest known human occupation in this area of London is dated to the Mesolithic.¹² Dryland sites are rare, however, the extensive site at the Leg of Mutton Pond West Heath, Hampstead (to the south-west of the Site, but outside the search radius used for this study) is a good example of human activity away from the floodplain using the higher, forested ground.¹³
- 3.7. Traditionally, the Neolithic period is thought to have seen the first appearance of settled groups, farming and ceramic production. These are acknowledged to have overlapped with a continuity of the mobile hunter-forager lifestyle, and may explain the scarcity of evidence for early settlement in London.¹⁴
- 3.8. Activity in London increases into the Bronze Age, with development of extensive field systems. Thus far, no firm evidence for associated settlement has been found.

¹¹ London Borough of Camden, October 2007. *Highgate Conservation Area Appraisal and Management Strategy*

¹² <https://www.english-heritage.org.uk/professional/advice/our-planning-role/greater-london-archaeology-advisory-service/the-archaeology-of-greater-london/> [Accessed: 08.01.2015]

¹³ Collins, D. and Lorimer, D. (eds), 1989. *Excavation at the Mesolithic site on West Heath, Hampstead 1976-1981*. Oxford. British Archaeological Reports 217 (Printed 1991).

¹⁴ <https://www.english-heritage.org.uk/professional/advice/our-planning-role/greater-london-archaeology-advisory-service/the-archaeology-of-greater-london/> [Accessed: 08.01.2015]

- 3.9. A pattern of isolated small settlements and farmsteads from London's gravel terraces, typical of the Iron Age, appears to have continued until, and in some cases beyond, the Roman invasion of Britain.

Roman (43 AD to 409 AD)

- 3.10. During the Roman period, the archaeological evidence from *Londinium* is substantial, and takes the form of walls, buildings, roads, waterfronts, cemeteries and earthworks. The hinterland was used mainly for farming, woodland management and ceramic production. There is some evidence for formal land division, whilst many settlements were located at the junctions of differing geologies in order to take advantage, for instance, of the gravel terraces for real production and the adjacent floodplain for pasture.¹⁵
- 3.11. In addition to a linear feature of possible Roman date (MLO63104) recorded at No. 11 South Grove, approximately 70 m to the north-east of the Site (ELO4584) with fragments of decorated wall plaster (MLO63105), there is also anecdotal evidence for Roman paving made of bricks laid in herring-bone pattern, being found in the back garden of a house in Holly Lodge Gardens, where some old stables formerly stood (approximately 220 m to the south-west of the Site).

Early Medieval (410 AD to 1065 AD)

- 3.12. During the Saxon period there was a major change in occupation pattern. *Londinium* was gradually abandoned, with concentration of settlement in the towns/villages and the villa estates. There is no evidence dating from this period within the 200 m search radius.

Medieval (1066 AD to 1539 AD)

- 3.13. Highgate had been in the diocese of the Bishop of London from the seventh century until it was divided into the parishes of St Pancras and Hornsey. The settlement straddled two parishes as it does today between the London Boroughs of Camden and Haringey. The village of Highgate originated as a hamlet at the south-eastern corner of the mediaeval Bishop of London's estate. The Bishops used the rich parkland for hunting from 1227 until the confiscation of church lands by Henry VIII in the 1530's. Highgate has a long history of being an area divided between different authorities.¹⁶
- 3.14. Highgate, as a place-name, is believed to be an abbreviation of 'high toll gate'. At 130 m AOD it would have been one of the highest places in the former county of Middlesex. This toll gate was set up on the Great North Road by the Bishop of London, lord of the Manor of Hornsey, from 1386.¹⁷ However, Highgate Hill was not developed as a main thoroughfare until the reign of Queen Elizabeth I. The tollgate was closed in 1876 as were all tollgates, and it was finally removed in 1892.¹⁸
- 3.15. The earliest non-designated GLHER records within the 200 m search radius date to the Medieval period, and consist of:
- The Grove (MLO17897), which has its southernmost terminus approximately 40 m to the west of the Site, and was named as "Quality Walk" in mapping dating to the early nineteenth century;
 - South Wood Lane (MLO23319), which has its eastern terminus at Highgate High Street, approximately 200 m to the north-west of the Site; and

¹⁵ <https://www.english-heritage.org.uk/professional/advice/our-planning-role/greater-london-archaeology-advisory-service/the-archaeology-of-greater-london/> [Accessed: 08.01.2015]

¹⁶ London Borough of Camden, October 2007. *Highgate Conservation Area Appraisal and Management Strategy*

¹⁷ Field, J., 1980. *Place-names of Greater London*

¹⁸ London Borough of Camden, October 2007. *Highgate Conservation Area Appraisal and Management Strategy*

- Highgate High Street itself (MLO209). Additionally, Pond Square (MLO17920), located approximately 135 m to the north-west of the Site, is considered the historic town centre.

3.16. These assets make up the main roads surviving today from the early village of Highgate.

Post Medieval and Industrial (1540 AD to 1900 AD)

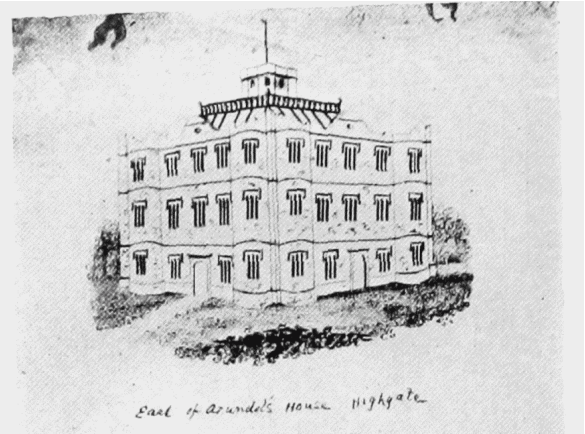
- 3.17. South Grove, named as Pembroke Row on maps dating to the early nineteenth century, and which Old Hall (including the Site) fronts, dates from the Post Medieval period. The road leads roughly east-west from the High Street to Highgate West Hill and its character expresses the contrast of the tight-knit urban grain of the village with the more open spaces associated with the spacious private gardens of the larger houses and the wider streets to the west. At its eastern end, South Grove forms the south side of Pond Square. To the west of Pond Square, the road narrows, and there is residential development on both sides giving a stronger sense of enclosure. The road widens past the Old Hall to form a triangular space.¹⁹

Figure 1: No. 16 South Grove (south elevation) Figure 2: Arundel House (see Ashurst House)



Source: 'Plate 36b: No. 16 South Grove', in *Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate*, ed. Percy Lovell and William McB. Marcham (London, 1936), p. 36 <http://www.british-history.ac.uk/survey-london/vol17/pt1/plate-36#h2-0001> [accessed 8 January 2015].

From an engraving in the Potter Collection now in the British Museum which appears to have been taken from the prospectus of Messrs. Grignon & Hull's Academy, who occupied the east wing of Old Hall and the house to the east.



Source: 'Plate 36a: Arundel House', in *Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate*, ed. Percy Lovell and William McB. Marcham (London, 1936), p. 36 <http://www.british-history.ac.uk/survey-london/vol17/pt1/plate-36#h2-0001> [accessed 8 January 2015].

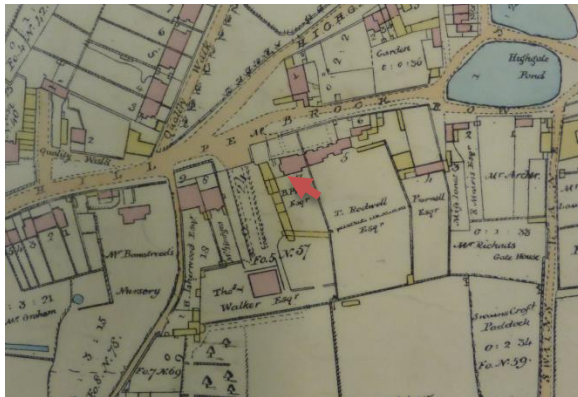
From a print once in the Gardner Collection.

- 3.18. Between The Grove and West Hill Highgate are a number of areas of open space, once part of Highgate's old village green, which were preserved as public open space through the London Squares Preservation Act of 1931. The largest area is in front of The Grove, consisting of two railed enclosures with grass and trees, to the north of which is the old Highgate Service Reservoir. Near the junction of South Grove and Highgate West Hill and opposite the forecourt to St Michael's Church is a small island divided by a central path into two railed garden areas with grass and trees.

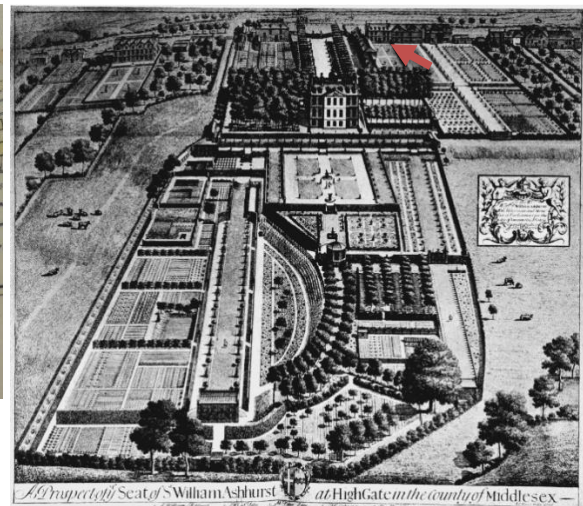
¹⁹ London Borough of Camden, October 2007. *Highgate Conservation Area Appraisal and Management Strategy*

- 3.19. Prior to the sixteenth century, a mansion and estate are known to have existed whose frontage extended from Bromwich Walk (a bridle path connecting the top of Highgate West Hill with the bottom of Swain's Lane in the eighteenth century but closed in 1904) to Bisham Court. The site of this property included the site of Old Hall, which is probably represented by a messuage, barn, stable, orchard and 3 acres of land conveyed to William Cornwallis from Henry Draper in 1588. **Figure 1** depicts a long elevation, furnished with gables, which appears to have been the south front of the main part of the house (Number 16, South Grove). This property was passed later to Thomas, the 14th Earl of Arundel, in 1610 and became known as Arundel House. One of Arundel's friends was Francis Bacon who famously died at the house in 1626, later giving his name to Bacon's Lane to the east of the Site.
- 3.20. By the 1690s the property of Arundel House had been divided and at some point, date unknown, was demolished. It is possible that **Figure 2** is a representation of the elaborate Banqueting House, probably built contemporarily by Lord Arundel. Evidence suggests this was converted into a residence by William Blake and eventually became Ashurst House. It is generally believed that foundations located beneath St Michael's Church belong to Ashurst House, which preceded it in the same location (MLO16721), as depicted in **Figures 3 and 4**.

Figure 3: Tompson's 1801 Map of St Pancras (Old Hall highlighted) Figure 4: Ashurst House, c1710



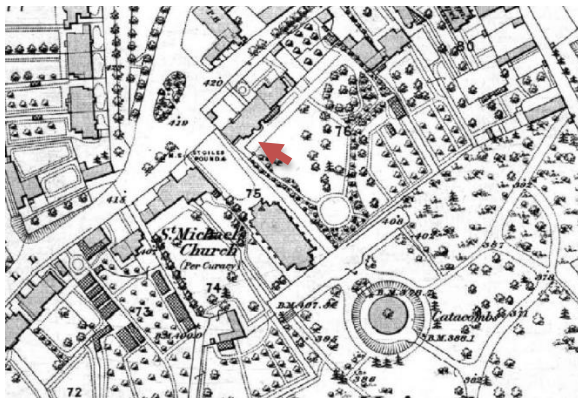
Source: Camden Archive



Source: 'Plate 41: A prospect of the seat of Sir William Ashurst at Highgate in the County of Middlesex', in *Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate*, ed. Percy Lovell and William McB. Marcham (London, 1936), p. 41 <http://www.british-history.ac.uk/survey-london/vol17/pt1/plate-41> [accessed 8 January 2015].

- 3.21. Old Hall itself (the main house not including Number 1) was constructed in c.1694. The present building may contain some fragments of earlier fabric, specifically in part of the basement of the north-east wing (furthest from the Site) which has brickwork of English bond.
- 3.22. Highgate had become increasingly more popular location for summer residences throughout the seventeenth century, largely due to the rural setting it offered in close proximity to London. During the eighteenth century this expansion resulted in the village gaining town status. However, as a result of declining coach trade in the mid-nineteenth century, the steady growth the village had enjoyed was halted. Historically, the centre of the town lay around Pond Square, today a quiet backwater. The ponds were created in 1845 and continued to supply drinking water until 1864, when they were filled in.²⁰
- 3.23. The map of 1801 (**Figure 3**) shows a considerable range of buildings to the east of the main block of Old Hall and their general appearance can be gathered from a study of the houses shown on the skyline of the engraving of Ashurst House (**Figure 4**). The key to the 1801 plan indicates yellow as the colour for “attached and detached offices, workshops, stables, coach hous’s [sic], sheds, privy’s [sic].
- 3.24. Ashurst House, to the south-west of the Site, was demolished in 1830 and St Michael's Church was built in its place in 1831-32. The landscape to the south, formerly part of the Ashurst House estate, was converted to become the Highgate Cemetery. The curtilage of Old Hall is not believed to have been significantly affected by these works, although the north-south range of outbuildings on the west side of the property were demolished around this time.
- 3.25. The First Edition Ordnance Survey (**Figure 5**) depicts the west wing, which now forms 1 Old Hall. It suggests the original wing was much smaller in footprint and did not extent beyond the width of the main house. The property was not separated during this period. An illustration published in 1931²¹ is likely to represent one of the earliest phases of the west wing, and a high wooden door, possibly a gate to the grounds at the back of the house, is noted (**Figure 7**).

Figure 5: First Edition Ordnance Survey, c.1870 Figure 6: Ordnance Survey, c. 1967



Source: Camden Archives



Source: Camden Archives

²⁰ London Borough of Camden, October 2007. *Highgate Conservation Area Appraisal and Management Strategy*

²¹ Moreland, A., 1931. *Dickens Landmarks in London*

Figure 7: Old Hall, 1931



Source: Moreland, A., 1931. *Dickens Landmarks in London* p.74

Twentieth Century onwards (1901 AD onwards)

- 3.26. During the twentieth century there have been some important architectural contributions to the Conservation Area. After the Second World War a number of houses were built in the Fitzroy Park and Millfield Lane area, as well as in the village. Several such houses were designed by architects for their own occupation. They tended, therefore, to be low-budget houses, but embodied original thinking about construction and lifestyles. In the post-war period, several of the larger houses were sub-divided into flats. Other larger properties were at risk as no viable use can be found for them. Some of the large landscaped gardens have been developed as exclusive housing estates, often with restricted public access and high security.²²
- 3.27. The 1951 Ordnance Survey map indicates that the property had become divided by this time as Numbers 1-7 Old Hall. The property of Number 1 Old Hall, as it is defined today, was created between 1951 and 1967. The 1967 Ordnance Survey map (**Figure 6**) depicts the dividing line within the

²² London Borough of Camden, October 2007. *Highgate Conservation Area Appraisal and Management Strategy*

building. The footprint of Number 1 was smaller in size and had not yet been extended to its existing plan.

Previous Archaeological Investigations

- 3.28. Several archaeological investigations are referred to in the historic summary presented above, some of which are outside the 200 m search radius. This section only represents a summary of those archaeological investigations relevant for the assessment, and within a 200 m search radius.
- 3.29. During an excavation by the Department for Greater London Archaeology in 1986 at No. 11 South Grove (ELO4584), approximately 70 m to the north-east of the Site, a linear feature (MLO63104) with fragments of decorated wall plaster (MLO63105) were found, to the north of which, segments of a brick feature, possibly a path or similar, were recorded (MLO63107). Additionally a series of postholes in a circular formation were also recorded (MLO63106). None of these finds or features were accurately dated, although tentative dates were given for the linear feature with fragments of decorated plaster as possibly Roman, and for the path as likely Post Medieval.
- 3.30. An eighteenth century well and two pits, which may have been of a similar date, were found during excavation adjacent to Witanhurst House, Highgate West Hill (approximately 80 m to the west of the Site), by Museum of London Archaeology in 2009 (MLO102537/ELO11854/ELO10333).

4. Assessment of Significance

Significance Criteria

- 4.1. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. This may consider age, aesthetic and the fabric of an asset as well as intangible qualities such as associations with historic people or events.
- 4.2. To assess the heritage significance of the Site this report has drawn guidance from English Heritage²³ which recommends making assessments under the categories of: Evidential, Historical, Aesthetic and Communal Value.
- 4.3. The significance of the Site will be assessed using a number of significance ratings:
 - **High:** A feature, space or theme which is significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
 - **Medium:** A feature, space or theme which is significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
 - **Low:** A feature, space or theme which is of local or regional significance.
 - **Neutral:** A feature, space or theme which has no cultural significance but is also not considered intrusive to heritage value.
 - **Intrusive:** A feature, space or theme which detracts from heritage value.

Statement of Significance

Evidential Value: low to medium

“Evidential value derives from the potential of a place to yield evidence about past human activity.”²⁴

- 4.4. The potential for evidential value in the form of built heritage is discussed in a separate Built Heritage Impact Assessment²⁵.
- 4.5. The Site lies on a high gravel ridge, with Highgate Hill being located at 125 m AOD, and making up one of the culminating points of a ridge running east-north-east to west-south-west. The area also has a number of springs, streams and ponds.
- 4.6. Although prehistoric sites in the region are generally found close to the plain of the Thames, the location of the Site on a high ridge, and the availability of water sources would make it suitable for occupation during this period. The nearest evidence for such occupation comes from a site at Hampstead Heath. Should it be present within the Site it would be of low to medium evidential value.
- 4.7. There is evidence of Roman occupation recorded at Number 11 South Grove (approximately 70 m to the north-west of the Site), and possibly at Holly Lodge Lane (approximately 220 m to the south-west of the Site). It is therefore possible that evidence of occupation dating from this period is present within the Site, and should this be the case, it would be of low to medium evidential value.

²³ English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

²⁴ English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

²⁵ Waterman Energy, Environment and Design Ltd, January 2015. *1 The Old Hall Camden – Heritage Impact Assessment*

- 4.8. The Site is located on South Grove, which in itself dates from the Post Medieval period, however The Grove, which ends approximately 40 m to the west of the Site, and Highgrove High Street, approximately 200 m to the east of the Site, are known to have existed from the Medieval period, so it is likely that South Grove existed in some form during the Medieval period as well. Prior to the sixteenth century, a mansion and estate are known to have existed. The site of this property included the site of Old Hall, and more particularly its eastern neighbour, No. 16 South Grove. This property was passed later to Thomas, the 14th Earl of Arundel, in 1610 and became known as Arundel House. By the 1690s the property of Arundel House had been divided and at some point, date unknown, was demolished. It is possible that below ground elements of this original property are preserved beneath, or even within, the foundations of the current property. Should these exist within the Site, they would be of low evidential value.
- 4.9. Number 1 Old Hall is a nineteenth century extension to the main building, Old Hall, which dates from the late seventeenth century. Number 1 Old Hall was constructed a service wing with formal rooms at ground floor. The division of the Old Hall into separate residences and subsequent alterations to Number 1 have made the former use of the west wing and its relationship with the host building almost indiscernible. Below ground elements of the original layout may survive within the Site, but would be of no more than low evidential value.

Historical Value: neutral

“Historic value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.”²⁶

- 4.10. The historic value of 1 Old Hall is rated in terms of its association with the main building and its historic owners and visitors, and therefore in terms of below ground archaeology the Site would be of neutral historic value.

Aesthetic Value: neutral

“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.”²⁷

- 4.11. Below ground archaeological features within the Site would be of neutral aesthetic value.

Communal Value: neutral

“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”²⁸

- 4.12. Below ground archaeological features within the Site would be rated in terms of its association with the main building and its historic owners and visitors, and therefore would be of neutral communal value.

Truncation and Potential for Survival

- 4.13. Potential below ground archaeological evidence dating to the Prehistoric, Roman, Medieval and Post Medieval periods will have been severely truncated by the construction of 1 Old Hall, as well as subsequent modifications and extensions to this wing of Old Hall (**Figures 8 and 9**). The plans for the original conservatory which the current proposals aim to replace indicate a degree of landscaping

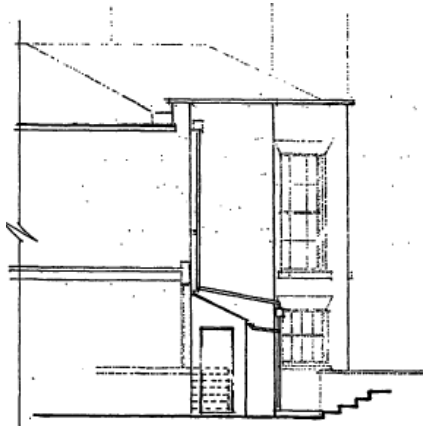
²⁶ Ibid

²⁷ Ibid

²⁸ Ibid

in the area immediately to the south, to allow the formation of wider steps leading up to the garden area.

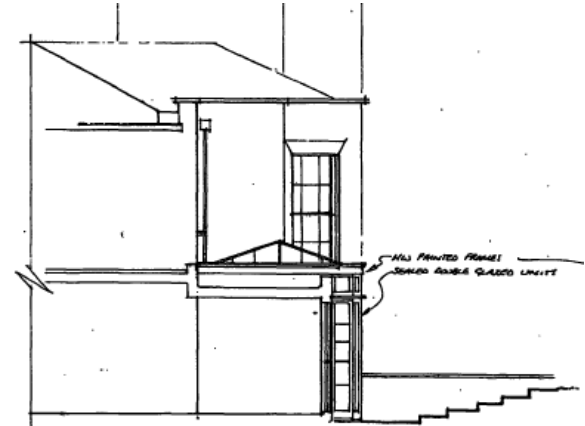
Figure 8: Drawing from Planning Application for original conservatory, 1989 (existing)



South-west elevation

Source: LB Camden, Planning Portal

Figure 9: Drawing from Planning Application for original conservatory, 1989 (proposed)



South-west elevation

Source: LB Camden, Planning Portal

- 4.14. Additionally, due to the nature of the geology in the area being sandy and gravelly soils, any surviving below ground archaeological evidence would exclude organic material, with the exception of charcoal, and therefore it would most likely be limited to structural remains, should they exist.

Impact Assessment

- 4.15. This section assesses the potential effect of the proposed Development upon the heritage significance of the Site and surrounding landscape.
- 4.16. In order to more fully understand the effect of the proposed Development on the significance of known and potential heritage, the following assessment provides a comparable analysis of the heritage significance against the magnitude of impact. This assessment is based on the criteria set out by the Design Manual for Roads and Bridges²⁹ (DRMB) and ICOMOS³⁰, and is a clear way of understanding the magnitude of impact, and how levels of effect vary according to the significance of the heritage asset.
- 4.17. The heritage significance of the Site is discussed above. The magnitude of impact will be assessed based on the criteria set out in Table 1 below. As a general principle any change resulting in a positive impact should be encouraged.

²⁹ The Highways Agency, August 2007. *Design Manual for Roads and Bridges*, Volume 11, Section 3, Part 2 HA 208/ 07 *Cultural Heritage*

³⁰ International Council on Monuments and Sites (ICOMOS), 2010. *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*

Table 1: Magnitude of Impact

Magnitude of Impact	Description
Major Beneficial	The proposed changes will significantly improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously unknown or inaccessible. There would be a substantial improvement to important elements of the asset.
Moderate Beneficial	The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
Minor Beneficial	The proposed changes may cause a minor improvement to the setting or overall character of a heritage asset.
Neutral	The proposed changes will have no impact on the heritage asset.
Minor Adverse	The proposed changes will have minor impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.
Moderate Adverse	The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
Major Adverse	The proposed changes will significantly damage the overall setting and/or character of heritage assets. They will cause a notable disruption to, or in some cases, complete destruction of, important features. Change of this magnitude should be avoided.

4.18. The significance of the effect – i.e. the overall impact - on an attribute, is a function of the value of the attribute and the magnitude of impact. This is summarised in table 2 below.

Table 2: Significance of Effect

Criteria	Sensitivity/ Value			
	Neutral	Low	Medium	High
Major Beneficial	Slight	Slight / Moderate	Moderate / Large	Large / Very Large
Moderate Beneficial	Neutral / Slight	Slight	Moderate	Moderate / Large
Minor Beneficial	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
Neutral	Neutral	Neutral	Neutral	Neutral
Minor Adverse	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
Moderate Adverse	Neutral / Slight	Slight	Moderate	Moderate / Large
Major Adverse	Slight	Slight / Moderate	Moderate / Large	Large / Very Large

4.19. Table 3 assesses the overall effect of the proposed development on heritage values and significance. This will be based on Table 2, which assesses the significance of effect combined with the assumed

magnitude of impact. The assessment is broken down to assess the effect of the proposed Development upon individual heritage values that contribute to significance as discussed above.

Table 3: Significance of the effect of the proposed Development on individual heritage values

Heritage Significance	Heritage Value	Magnitude of Impact	Significance of Effect
Evidential	<i>Low to Medium</i>	Moderate (The specific works which may have ground intrusive elements consist of the addition of new planters and the replacement of all railings at the front of the house, the replacement of the conservatory to the rear, and the proposed new landscaping scheme for the patio which would include re-paving and addition of new planters around a designated seating area.)	Slight to Moderate Adverse
Historical	<i>Neutral</i>	Neutral	Neutral
Aesthetic	<i>Neutral</i>	Neutral	Neutral
Communal	<i>Neutral</i>	Neutral	Neutral

5. Conclusions and Recommendations

- 5.1. This Archaeological Desk-based Assessment has been prepared to accompany the submission of a Listed Building Consent for alterations at Number 1 Old Hall in Highgate, Camden. The building is Grade II* listed and located in the Highgate Conservation Area.
- 5.2. The Site of Old Hall is known to have been occupied since at least the sixteenth century when Arundel House was located here. Old Hall was constructed in the late seventeenth century, after the demolition of Arundel House, by Sir William Ashurst. Number 1 Old Hall was constructed in the nineteenth century as a wing to the main house. The ground floor of the wing is believed to have originally held formal rooms, the basement and front yard were used as a service area.
- 5.3. The heritage significance of Number 1 Old Hall has been assessed to be of low to medium evidential value, and neutral historic, aesthetic and communal value.
- 5.4. In terms of below ground archaeology, the magnitude of change, associated with the proposed alterations, has been found to be moderate in relation to the Site's evidential value, and neutral in relation to the Site's historic, aesthetic and communal value.
- 5.5. The Site is located within an Archaeological Priority Area. LBC's Development Policies³¹ include DP25 'Conserving Camden's Heritage'. This policy is designed to ensure that "*Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation.*" In view of the expected level of truncation within the Site, and the location and scale of proposed alterations, no further work is recommended.

³¹ London Borough of Camden, 2010. *Local Development Framework* (development policies)

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Plate 36a: Arundel House', in Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate, ed. Percy Lovell and William McB. Marcham (London, 1936), p. 36

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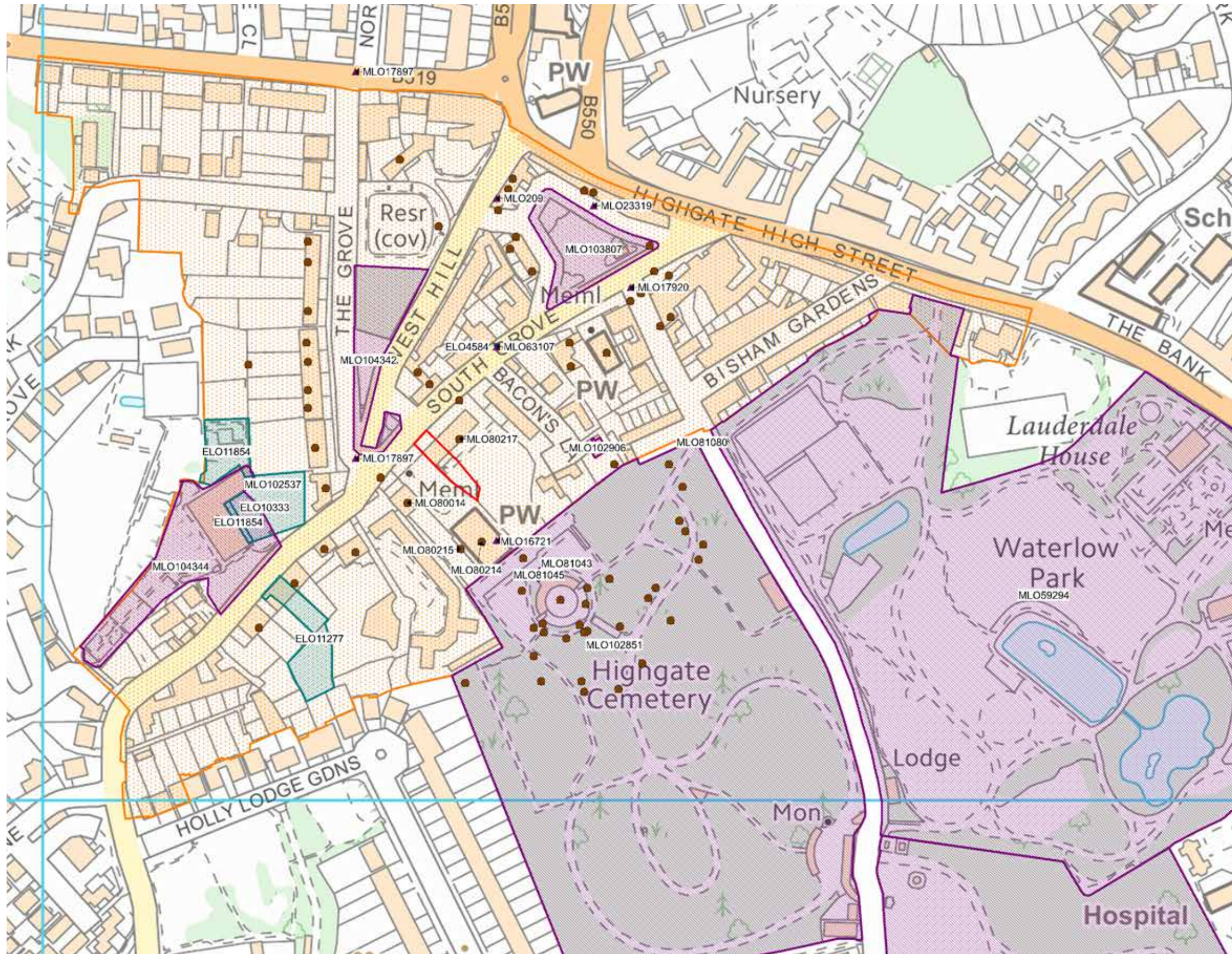
Ordnance Survey, 1951 (held by Camden Archives)

Ordnance Survey, 1967 (held by Camden Archives)

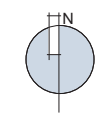
View of front elevation of Number 1 Old Hall, 1971 (held by London Metropolitan Archives)

Figures

Figure 10: Historic Environment Records



- Approximate Site Boundary
- Listed Buildings
- ▲ GLHER Monuments and Findspots
- GLHER Monuments and Findspots
- ▼ GLHER Events and Activity
- GLHER Events and Activity
- Archaeological Priority Areas



Project Details	EED15151-100: 1 Old Hall
Figure Title	Figure 10: Historic Environment Records
Figure Ref	EED15151-100_GR_AR_10A
Date	January 2015
File Location	\\nt-lncs\weed\projects\eed15151\100\graphics\ar\issued figures



APPENDICES

Appendices

1 The Old Hall, Camden

Project Number: EED15151

Document Reference: EED15151_R_3_1_1_SP

A. Legislation and Planning Policy

National Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990³²

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and listed buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

In addition, Section 72 of the Act emphasises the value of conservation areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

"With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

Ancient Monuments and Archaeological Areas Act 1979³³

Heritage assets designated under the Ancient Monuments and Archaeological Areas Act (1979) are considered to be of national importance. Any works causing damage to heritage assets designated as scheduled monuments are a criminal offence under the Act. Consent to carry out prescribed works in scheduled monuments can be granted by the Secretary of State. Consents, where given, are usually subject to conditions. The Act operates wholly outside of the planning system, although most regional and local planning policies for the historic environment make some reference to scheduled monuments.

National Planning Policy

National Planning Policy Framework (NPPF)³⁴

Section 12 of the NPPF, *Conserving and enhancing the historic environment* provides Government policy on planning and the historic environment. Section 12 of the NPPF states, in paragraph 128, that a planning applicant is required *"to describe the significance of any heritage assets affected, including any contribution made by their setting"*.

As a minimum, the NPPF requires that the relevant historic environment record will be consulted and any heritage assets likely to be affected by the proposal will have their significance assessed using appropriate expertise. Where an application site may have an effect on heritage assets, an appropriate desk assessment should be provided to inform the planning authority's decision-making and, where appropriate, field evaluation will be undertaken to further inform planning decisions.

Section 12, paragraph 132, of the NPPF adds that *"heritage assets are irreplaceable, any harm or loss should require clear and convincing justification"* and Section 12, paragraphs 133 and 134 state that any harm caused by the proposal to heritage assets should be weighed against the public good of the proposal, including securing the optimum viable use of the asset(s).

³² Planning (Listed Buildings and Conservation Areas) Act 1990

³³ Ancient Monuments and Archaeological Areas Act 1979

³⁴ Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

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Regional Planning Policy

The London Plan, adopted in July 2011³⁵, outlines the approach that local authorities should take with regard to heritage and planning in policies 7.8 to 7.12. Policy 7.8 specifically states that:

"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.

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

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

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

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".

Local Planning Policy

The London Borough of Camden's (LBC's) Local Development Framework (LDF), which replaced their Unitary Development Plan (UDP) in November 2010, is a collection of planning documents that (in conjunction with national and regional planning policy) sets out the LBC's strategy for managing growth and development in the borough, including where new homes, jobs and infrastructure should be located.

The Core Strategy³⁶, also adopted in November 2010, includes a section specifically referencing heritage (CS14 'Promoting high quality places and conserving our heritage'). This mainly focusses on the borough's extant, built heritage, but does include the statement that the LBC will ensure that Camden's places and buildings are attractive, safe and easy to use by:

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 (...)

LBC's Development Policies³⁷ include DP25 'Conserving Camden's Heritage'. This includes:

"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".

The supporting text for Archaeology in DP25 notes that:

³⁵ Greater London Authority, July 2011. *The London Plan – Spatial Development Strategy for Greater London*

³⁶ London Borough of Camden, 2010. *Core Strategy*

³⁷ London Borough of Camden, 2010. *Local Development Framework* (development policies)

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“Camden has a rich archaeological heritage comprises of both above and below ground remains, in the form of individual finds, evidence of former settlements and standing structures. These remains are vulnerable to modern development and land use. There are thirteen archaeological priority areas in the borough:

Hampstead Heath; Hampstead; Highgate; London Suburbs; South End; Baginigge Wells; St Pancras; West End; Canalside Industry; Kentish Town; Kilburn; Battle Bridge; and Belsize.

The archaeological priority areas provide a general guide to areas of archaeological remains, but do not indicate every find site in the borough. These are based on current knowledge and may be refined or altered as a result of future archaeological research or discoveries.

It is likely that archaeological remains will be found throughout the borough, both within and outside the archaeological priority areas. Many archaeological remains have yet to be discovered, so their extent and significance is not known. When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation. Scheduled monument consent must be obtained before any alterations are made to scheduled ancient monuments. Camden has only one scheduled ancient monument: Boadicea's Grave in Hampstead Heath.

If important archaeological remains are found, the Council will seek to resist development which adversely affects remains and to minimise the impact of development schemes by requiring either in situ preservation or a programme of excavation, recording, publication and archiving of remains. There will usually be a presumption in favour of in situ preservation of remains and, if important archaeological remains are found, measures should be adopted to allow the remains to be permanently preserved in situ. Where in situ preservation is not feasible, no development shall take place until satisfactory excavation and recording of the remains has been carried out on site, and subsequent analysis, publication and archiving undertaken by an archaeological organisation approved by the Council.

The Council will consult with, and be guided by, English Heritage and the Greater London Archaeology Advisory Service (GLAAS) on the archaeological implications of development proposals. The Greater London Sites and Monuments Record, maintained by English Heritage, contains further information on archaeological sites in Camden. When considering schemes involving archaeological remains, the Council will also have regard to government Planning Policy Guidance (PPG) 16 - Archaeology and Planning [superseded by the NPPF DCLG 2012]”.

Relevant National, Regional and Local Research Agendas

<http://www.english-heritage.org.uk/professional/research/strategies/research-resources/>

National Guidance

Following the publication of the National Planning Policy Framework, PPS5 was deleted. However the Practice Guide issued by English Heritage³⁸ remains a valid and Government endorsed document. Although the references in the document to PPS5 policies are now redundant, the policies in the NPPF are very similar and the intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF.

³⁸ English Heritage, March 2010. *PPS5: Planning for the Historic Environment – Practice Guide*

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The online Planning Policy Guidance³⁹ on *Conserving and Enhancing the Historic Environment* was issued by the Department for Communities and Local Government in March 2014 as a web-based resource.

Additionally, English Heritage published draft written guidance (currently open for public and professional comment) intended to assist local planning authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework and the related guidance given in the Planning Practice Guidance, published by the Government in March 2014. This updated guidance comprises three separate documents:

- 1) Historic Environment Good Practice Advice Note 1: The Historic Environment in Local Plans;
- 2) Historic Environment Good Practice Advice Note 2: Decision-Taking in the Historic Environment;
and
- 3) Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets.

These documents, along with some additional more detailed information (termed Technical Advice in Planning) will replace both the PPS 5 Planning and the Historic Environment: Historic Environment Planning Practice Guide (2010) and various pieces of English Heritage guidance, as part of a wider guidance review the organisation is currently carrying out. The PPS5 Practice Guide remains in place for the time being but it is expected that the Government will cancel it once the post-consultation versions of these advice notes are published.

³⁹ Department for Communities and Local Government, 2014. *Online Planning Policy Guidance* Available from: <http://planningguidance.planningportal.gov.uk/> [Accessed: 12 January 2015]

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B. Historic Environment Records – Gazetteer (excluding listed building layer)

Designation UID	Record Type	Name	Monument Type	Date Range	Period Range	Finds
DLO35598	APA	Highgate	ROAD	1066 AD to 1539 AD	Medieval	
MLO17897	MON	THE GROVE	ROAD	1066 AD to 1539 AD	Medieval	
MLO17920	MON	POND SQ	ROAD, ROAD	1066 AD to 1900 AD	Medieval to 19th Century	
MLO23319	MON	SOUTH WOOD LA	ROAD, ROAD	1066 AD to 1900 AD	Medieval to 19th Century	
MLO209	MON	HIGHGATE HIGH ST	HOUSE	1540 AD to 1900 AD	Post Medieval	
MLO16721	MON	SOUTH GROVE	LINEAR FEATURE			
MLO63104	MON	SOUTH GROVE, HIGHGATE, N6	FINDSPOT			
MLO63105	FS	SOUTH GROVE, HIGHGATE, N6	POST HOLE			BUILDING MATERIAL (Undated)
MLO63106	MON	SOUTH GROVE, HIGHGATE, N6	ROAD			
MLO63107	MON	SOUTH GROVE, HIGHGATE, N6	ROAD	1066 AD to 1539 AD		BRICK (Undated)

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Designation UID	Record Type	Name	Monument Type	Date Range	Period Range	Finds
MLO59294	PK	Highgate Hill/Dartmouth Park Hill/Swain's Lane, [Waterlow Park], Camden, N19, {19th Century Public Park}	FORMAL GARDEN, LANDSCAPE PARK, PUBLIC PARK, MOAT, TENNIS COURT, BANDSTAND, POND, CHILDRENS PLAYGROUND, AVIARY, NURSERY GARDEN	1580 AD to 2050 AD	16th Century to Modern	19th century public park laid out 1889-91 on the site of 17th to 19th century private grounds, further developed during the 20th century.
MLO104342	PK	The Grove/South Grove/Highgate West Hill [South Grove Square and The Grove Enclosures], Highgate, Camden, N6 {Public Open Land}	HOUSE	1601 AD to 1970 AD	17th Century to Modern	Between The Grove and West Hill Highgate are a number of areas of open space, originally part of the old village green, which were preserved as public open space through the London Squares Preservation Act of 1931.

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Designation UID	Record Type	Name	Monument Type	Date Range	Period Range	Finds
MLO14884	PK	Swain's Lane/Chester Road [Highgate Cemetery], Highgate, Camden, N6 6PJ {19th century cemetery}	CEMETERY, PARK	1693 AD to 2050 AD	17th Century to Modern	Cemetery laid out by the London Cemetery Company and opened in 1839. The 17.5 acre (c 7.3ha) site purchased by the London Cemetery Company included part of the grounds of Ashurst Manor, which had belonged to Sir William Ashurst, Lord Mayor of London in 1

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Designation UID	Record Type	Name	Monument Type	Date Range	Period Range	Findings
MLO102537	MON	Highgate West Hill [Witanhurst House], London, N6 {18th century well}	WELL, PIT	1701 AD to 1800 AD	18th Century	An 18th century well and two pits, which may have been of a similar date, were found during excavation adjacent to Witanhurst House, Highgate West Hill, by Museum of London Archaeology in 2009.
MLO103807	PK	Pond Square/South Grove/West Hill Highgate, [Pond Square Gardens], Camden, N6 6DA, {19th Century Garden}	GARDEN, POND	1886 AD to 2050 AD	19th Century to Modern	The square is the highest point in Camden and was laid out to create a public park in 1886.
MLO104344	PK	No 41 Highgate West Hill [Witanhurst Gardens], Camden, N6 {Private Garden}	POND, ORNAMENTAL FOUNTAIN, STEPS	1946 AD to 2050 AD	Modern	Witanhurst was built in 1913-20 for Sir Arthur Crosfield, designed by George Hubbard on the site of an earlier 18th century house called Parkfield.

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Designation UID	Record Type	Name	Monument Type	Date Range	Period Range	Finds
ELO4584	EVT	SOUTH GROVE, HIGHGATE, N6				
ELO11277	EVP	Highgate West Hill (No.82), London, N6: Desk-Based Assessment				
ELO10333	EVT	Highgate West Hill [Witanhurst House], London, N6: Evaluation				
ELO11854	EVT	West Hill (No 41) [Witanhurst], Highgate, Camden, N6: Watching Brief				
ELO11854	EVT	West Hill (No 41) [Witanhurst], Highgate, Camden, N6: Watching Brief				
DLO32925		Waterlow Park	Grade II* registered parks and gardens			
DLO32861		Highgate Cemetery	Grade I registered parks and gardens			

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C. Glossary (National Planning Policy Framework)⁴⁰

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

⁴⁰ Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

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UK and Ireland Office Locations

