



**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**Land north of
Kidderpore Avenue
London
NW3**

July 2015

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

**Local Planning Authority:
London Borough of Camden**

**Site centred at:
TQ25375 85853**

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**Report Status:
Planning Issue**

**Issue Date:
July 2015**

**CgMs Ref:
RM/19302**

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CONTENTS

Executive Summary

- 1.0 Introduction and Scope of Study
- 2.0 Development Plan Framework
- 3.0 Geology and Topography
- 4.0 Archaeological and Historical Background, with Assessment of Significance
(Including map regression exercise)
- 5.0 Site Conditions and the Proposed Development
(Review of Potential Impact on Heritage Assets)
- 6.0 Summary and Conclusions

Sources Consulted

Appendix 1 Geotechnical information June 2015

LIST OF ILLUSTRATIONS

- Fig. 1 Site location
- Fig. 2 Summary of cultural heritage designations (data from GLHER)
- Fig. 3 1745 John Rocque's map of London
- Fig. 4 1762 Plan of the Parish and Manor of Hampstead
- Fig. 5 1814 Map of Hampstead
- Fig. 6 1839 Hampstead Tithe Map
- Fig. 7 1866 Ordnance Survey
- Fig. 8 1894-6 Ordnance Survey
- Fig. 9 1914-1921 Ordnance Survey
- Fig. 10 1934 Ordnance Survey
- Fig. 11 1962 Ordnance Survey
- Fig. 12 1976 Ordnance Survey
- Fig. 13 2013 aerial photograph
- Fig. 14 current site survey
- Fig. 15 Redevelopment proposals

LIST OF PLATES

- Plate 1 2015 Kidderpore Avenue frontage of Queen Mother Hall, southwestern corner
- Plate 2 2015 College Chapel in the northwestern corner of the site
- Plate 3 2015 view from the western boundary up to Kidderpore Hall
- Plate 4 2015 view across open ground from the Chapel towards the Maynard Wing
- Plate 5 2015 view across open ground towards the rear of Kidderpore Hall
- Plate 6 2015 view east from the quadrangle towards Franklin Hall & Lord Cameron Hall
- Plate 7 2015 view west towards Maynard Wing across quadrangle
- Plate 8 2015 view across quadrangle towards lady Chapman Hall
- Plate 9 2015 view south across quadrangle towards Skeel Library
- Plate 10 2015 the Kidderpore Avenue street frontage of the study site
- Plate 11 2015 the Kidderpore Avenue street frontage of the study site
- Plate 12 2015 the Kidderpore Avenue street frontage of the study site

EXECUTIVE SUMMARY

Land north of Kidderpore Avenue, Hampstead London NW3 has been reviewed for its below ground archaeological potential.

The site does not lie within an Archaeological Priority Area as designated by the London Borough of Camden.

In terms of nationally designated heritage assets, five listed building designations, all at Grade II, lie within the site, which also lies within a Conservation Area. No Scheduled Ancient Monuments, Historic Wrecks or Historic Battlefield sites lie within the study site or its immediate vicinity. Built heritage issues at the site are addressed in a Heritage Assessment prepared by Montagu Evans.

The site can be considered likely to have a generally low archaeological potential for all past periods of human activity. The site was developed residentially in the middle of the nineteenth century, followed by educational use from the later nineteenth century onwards and more recently for student accommodation.

Past post-depositional impacts within the study site are considered likely to have been severe as a result of the existing development.

The site is proposed for residential redevelopment, including the creation of a double height basement carpark within the western part of the site.

Should any fieldwork measures be necessary ahead of redevelopment, it is recommended that these can follow the granting of planning consent, secured by an appropriate condition.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by Isabelle Ryan and James Archer, and prepared by Richard Meager of CgMs Consulting on behalf of Mount Anvil.
- 1.2 The subject of this Assessment comprises land north of Kidderpore Avenue, Hampstead London NW3. The site is centred at TQ25375 85853 within the London Borough of Camden (see Figs. 1-2 and Plates 1-12).
- 1.3 The site is not located within an Archaeological Priority Zone as defined by the London Borough of Camden.
- 1.4 Mount Anvil have commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.5 In accordance with central, and local government policy and guidance on archaeology **and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments'** (Chartered Institute for Archaeologists, August 2014), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.6 The assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including Camden Local Studies and Archives Centre. The report also includes the results of a comprehensive map regression exercise and a walkover, exterior site visit.
- 1.7 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 DEVELOPMENT PLAN FRAMEWORK

- 2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas (AMAA) Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The NPPF Planning Practice Guidance was published online 6th March 2014 (<http://planningguidance.planningportal.gov.uk>). The Practice Guide issued in support of PPS5 is still valid however, and Historic England (formerly English Heritage) have provided documentation translating former PPS5 policy into its NPPF counterpart.
- 2.3 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.4 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.5 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined

in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

- 2.6 Annex 2 also defines **Archaeological Interest** as a heritage asset which holds or potentially could 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.
- 2.7 A **Designated Heritage Asset** comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.8 **Significance** is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, **artistic or historic**. **Significance derives not only from a heritage asset's physical presence, but also from its setting.**
- 2.9 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
 - Protects the settings of such designations
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.10 The NPPF Planning Practice Guidance was published online 6th March 2014 (<http://planningguidance.planningportal.gov.uk>). The Practice Guide issued in support of PPS5 is still valid however, and English Heritage have provided documentation translating former PPS5 policy into its NPPF counterpart. This guidance reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the

guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.11 The relevant Strategic Development Plan framework is provided by the London Plan Consolidated with Alterations Since 2011. The Further Alterations to the London Plan (FALP) were adopted 10 March 2015. This document includes the revised early minor alterations to the London Plan were published in October 2013. There are no changes to Policy 7.8; slight amendments have been made to the wording of Policy 7.10 World Heritage Sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Sites prepared in 2012.

2.12 Policy in the Consolidated London Plan relevant to archaeology at the study site includes the following:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC

- A. LONDON'S HERITAGE ASSETS AND HISTORIC ENVIRONMENT, INCLUDING LISTED BUILDINGS, REGISTERED HISTORIC PARKS AND GARDENS AND OTHER NATURAL AND HISTORIC LANDSCAPES, CONSERVATION AREAS, WORLD HERITAGE SITES, REGISTERED BATTLEFIELDS, SCHEDULED MONUMENTS, ARCHAEOLOGICAL REMAINS AND MEMORIALS SHOULD BE IDENTIFIED, SO THAT THE DESIRABILITY OF SUSTAINING AND ENHANCING THEIR SIGNIFICANCE AND OF UTILISING THEIR POSITIVE ROLE IN PLACE SHAPING CAN BE TAKEN INTO ACCOUNT.**

- B. DEVELOPMENT SHOULD INCORPORATE MEASURES THAT IDENTIFY, RECORD, INTERPRET, PROTECT AND, WHERE APPROPRIATE, PRESENT THE SITE'S ARCHAEOLOGY.**

PLANNING DECISIONS

- C. DEVELOPMENT SHOULD IDENTIFY, VALUE, CONSERVE, RESTORE, RE-USE AND INCORPORATE HERITAGE ASSETS, WHERE APPROPRIATE.**
- D. DEVELOPMENT AFFECTING HERITAGE ASSETS AND THEIR SETTINGS SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THEIR FORM, SCALE, MATERIALS AND ARCHITECTURAL DETAIL.**
- E. NEW DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF ARCHAEOLOGICAL RESOURCES, LANDSCAPES AND SIGNIFICANT MEMORIALS. THE PHYSICAL ASSETS SHOULD, WHERE POSSIBLE, BE MADE AVAILABLE TO THE PUBLIC ON-SITE. WHERE THE ARCHAEOLOGICAL ASSET OR MEMORIAL CANNOT BE PRESERVED OR MANAGED ON-SITE, PROVISION MUST BE MADE FOR THE INVESTIGATION, UNDERSTANDING, RECORDING, DISSEMINATION AND ARCHIVING OF THAT ASSET.**

LDF PREPARATION

- F. BOROUGHES 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. BOROUGHES, 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.**

2.13 The relevant Development Plan framework is provided by the Camden Core Strategy and Development Policies Local Development Framework (LDF) documents, adopted November 2010. The Core Strategy contains the following policy relating to archaeology:

CS14 - PROMOTING HIGH QUALITY PLACES AND CONSERVING OUR HERITAGE

THE COUNCIL WILL ENSURE THAT CAMDEN'S PLACES AND BUILDINGS ARE ATTRACTIVE, SAFE AND EASY TO USE BY:

- a) REQUIRING DEVELOPMENT OF THE HIGHEST STANDARD OF DESIGN THAT RESPECTS LOCAL CONTEXT AND CHARACTER;**

b) PRESERVING AND ENHANCING CAMDEN'S RICH AND DIVERSE HERITAGE ASSETS AND THEIR SETTINGS, INCLUDING CONSERVATION AREAS, LISTED BUILDINGS, ARCHAEOLOGICAL REMAINS, SCHEDULED ANCIENT MONUMENTS AND HISTORIC PARKS AND GARDENS;

c) PROMOTING HIGH QUALITY LANDSCAPING AND WORKS TO STREETS AND PUBLIC SPACES;

d) SEEKING THE HIGHEST STANDARDS OF ACCESS IN ALL BUILDINGS AND PLACES AND REQUIRING SCHEMES TO BE DESIGNED TO BE INCLUSIVE AND ACCESSIBLE;

e) PROTECTING IMPORTANT VIEWS OF ST PAUL'S CATHEDRAL AND THE PALACE OF WESTMINSTER FROM SITES INSIDE AND OUTSIDE THE BOROUGH AND PROTECTING IMPORTANT LOCAL VIEWS.

2.14 Within the 2010 document the following Development Policy relates to Archaeology:

DP25 CONSERVING CAMDEN'S HERITAGE

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.

2.15 Camden Borough Council has also issued Planning Guidance Supplementary Planning Documents (SPD) to support the policies in the LDF. CPG1: Design was issued in September 2014 and contains the following statements about heritage assets:

KEY MESSAGES

CAMDEN HAS A RICH ARCHITECTURAL HERITAGE AND WE HAVE A RESPONSIBILITY TO PRESERVE, AND WHERE POSSIBLE, ENHANCE THESE AREAS AND BUILDINGS.

- WE WILL ONLY PERMIT DEVELOPMENT WITHIN CONSERVATION AREAS THAT PRESERVES AND ENHANCES THE CHARACTER AND APPEARANCE OF THE AREA**
- OUR CONSERVATION AREA STATEMENTS, APPRAISALS AND MANAGEMENT PLANS CONTAIN MORE INFORMATION ON ALL THE CONSERVATION AREAS**
- MOST WORKS TO ALTER A LISTED BUILDING ARE LIKELY TO REQUIRE LISTED BUILDING CONSENT**
- THE SIGNIFICANCE OF 'NON-DESIGNATED HERITAGE ASSETS' (NDHAS) WILL BE TAKEN INTO ACCOUNT IN DECISION-MAKING.**
- HISTORIC BUILDINGS CAN AND SHOULD ADDRESS SUSTAINABILITY**

IMPLICATIONS OF BEING A NON-DESIGNATED HERITAGE ASSET (NDHA) HOWEVER IF PLANNING PERMISSION IS REQUIRED FOR ANY PROPOSAL THAT WOULD EITHER DIRECTLY OR INDIRECTLY AFFECT THE SIGNIFICANCE

OF A NON-DESIGNATED HERITAGE ASSET (EITHER ON THE LOCAL LIST OR NOT) THEN THE COUNCIL WILL TREAT THE SIGNIFICANCE OF THAT ASSET AS A MATERIAL CONSIDERATION WHEN DETERMINING THE APPLICATION.

OFFICERS - WILL MAKE A BALANCED JUDGMENT HAVING REGARD TO THE SCALE OF ANY HARM OR LOSS AND THE SIGNIFICANCE OF THE ASSET/S AFFECTED. THEY WILL TAKE ACCOUNT OF:

- **THE DESIRABILITY OF SUSTAINING AND ENHANCING THE SIGNIFICANCE OF ANY NON-DESIGNATED HERITAGE ASSET/S AND PUTTING THEM TO VIABLE USES CONSISTENT WITH THEIR CONSERVATION;**
- **THE POSITIVE CONTRIBUTION THAT THE CONSERVATION OF HERITAGE ASSETS CAN MAKE TO SUSTAINABLE COMMUNITIES INCLUDING THEIR ECONOMIC VITALITY;**
- **THE DESIRABILITY OF NEW DEVELOPMENT THAT AFFECTS NON-DESIGNATED HERITAGE ASSETS TO PRESERVE AND ENHANCE LOCAL CHARACTER AND DISTINCTIVENESS.**

APPLICANTS - WILL NEED TO SHOW HOW THE SIGNIFICANCE OF THE ASSET, INCLUDING ANY CONTRIBUTION MADE BY THEIR SETTING, HAS BEEN TAKEN INTO CONSIDERATION IN THE DESIGN OF THE PROPOSED WORKS. THE LEVEL OF DETAIL REQUIRED WILL BE PROPORTIONATE TO THE ASSET/S IMPORTANCE AND NO MORE THAN IS SUFFICIENT TO UNDERSTAND THE POTENTIAL IMPACT OF THE PROPOSAL ON THE SIGNIFICANCE OF THE ASSET/S AFFECTED;

PLEASE NOTE: THERE IS A PRESUMPTION IN FAVOUR OF RETAINING NDHAS WHICH ARE EITHER IDENTIFIED AS PART OF PLANNING PROCESS OR ON THE LOCAL LIST.

- 2.16 In terms of below ground designated heritage assets, as defined above and as shown on Figure 2, there are no Scheduled Ancient Monuments, Historic Battlefield or Historic Wreck designations either on the study site or within its immediate vicinity. The site does not lie within an Area of Archaeological Priority as designated by the London Borough of Camden.
- 2.17 In terms of above ground designated heritage assets, the study site contains five listed building designations, comprising the Chapel (Grade II), the Summerhouse (Grade II), Kidderpore Hall (Grade II), the Skeel Library (Grade II) and the Maynard Wing (Grade II). Furthermore the site lies within the Redington/Frognaal Conservation Area. Built heritage issues are dealt with in a Heritage Assessment prepared by Montagu Evans.
- 2.18 In line with existing national, strategic and local planning policy and guidance, this desk based assessment seeks to clarify the sites archaeological potential and the need or otherwise for additional mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

- 3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin.
- 3.1.2 Typically a series of gravel terraces deposited during periods of glacial and inter-glacial conditions overlie the London Clay; in this instance the site lies within an area of the Claygate Member, defined as silt and fine grained sand (Bridgland 1996; British Geological Survey Sheet 256 North London: 1994).
- 3.1.3 Site investigation works undertaken within the site during June 2015 have revealed quantities of topsoil and made ground over deposits of the Claygate Member (comprising silty, sandy clay), above London Clay. The thickness of made ground varies in depth across the site from 0.3-1.2m. A maximum thickness of 1.8m of made ground is noted in BH09 situated in the northeastern corner.
- 3.1.4 The logs and location plan are reproduced at Appendix 1.

3.2 Topography

- 3.2.1 The general topography of the study site comprises a sharp rise in level from the western boundary, level ground north of Kidderpore Hall and west of the Maynard Wing, with a drop in height towards the eastern boundary. The western part of the site rises from c.93m AOD to c.97.5m AOD, and the grassed area is generally level at 97.7-97.8m AOD. The cobbled surface along the eastern facade of the Maynard Wing is level at c.96m AOD, which then steps down to the east and the open quadrangle drops from c.95m AOD to c.93m AOD. The eastern boundary is level at c.90-91m AOD.
- 3.2.2 As shown on Plates 1, 2, 7, 9 and 10, it is clear that the buildings on the western boundary, together with the central and eastern parts of the site, have been terraced into the natural hill slope.
- 3.2.3 No watercourses or naturally occurring bodies of water are known within the immediate vicinity of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSEMENT OF SIGNIFICANCE

(Including Historic Map Regression exercise)

4.1 Timescales used in this report:

Prehistoric

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

Historic

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

4.2 **Introduction**

4.2.1 What follows comprises a review of archaeological findspots within a one kilometre radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.

4.2.2 In terms of designated heritage assets, as defined in Section 2 above and as shown on Figure 2, no Scheduled Ancient Monuments, Historic Battlefield or Historic Wreck sites lie within the study site or its immediate vicinity. The site does not lie within an Area of Archaeological Priority as designated by the London Borough of Camden.

4.2.3 In terms of above ground designated heritage assets, the study site contains five listed building designations, comprising the Chapel (Grade II), the Summerhouse (Grade II), Kidderpore Hall (Grade II), the Skeel Library (Grade II) and the Maynard

Wing (Grade II). Furthermore the site lies within the Redington/Frognaal Conservation Area. Built heritage issues relating to the site and its redevelopment are dealt with in a Heritage Assessment prepared by Montagu Evans.

4.2.4 In general the GLHER findspots within the study area are sparse, and predominantly relate to finds from known activity and settlement areas, away from the study site.

4.2.5 The map regression demonstrates that the site remained open land until the mid nineteenth century and the construction of Kidderpore Hall, following which the site developed throughout the nineteenth and twentieth centuries.

4.3 **Prehistoric - Palaeolithic and Mesolithic**

4.3.1 The sole find of Palaeolithic date within the one kilometre study area search radius comprised a pointed handaxe found at Holly Bush Vale, Hampstead, to the east of the study site in 1897 (MLO17761, TQ2630 8570). A Mesolithic Thames pick was identified at Redington Road to the east of the site (MLO177, TQ2580 8580).

4.3.2 The area of West Heath to the northeast of the study site has revealed many surface finds of Mesolithic date, with subsequent excavation identifying a possible occupation/activity site (MLO180, TQ2566 8676; London Archaeologist 1976). In **addition, 'numerous' blades, cores and flakes have** been identified across Golders Hill Park, to the north of the study site (MLO160, TQ2560 8690). These finds have been predominantly made in an area underlain by Langley Silt brickearth overlying Bagshot Sands, rather than the Claygate Member silt and clay which underlies the study site.

4.3.3 The location of the site, on high ground away from water sources, suggests that it is unlikely to have been a focus of human activity during these periods. It is therefore considered unlikely that any archaeological evidence relating to the early prehistoric exists on or near the site.

4.3.4 Overall therefore the archaeological potential of the study site for the early prehistoric periods can be defined as generally low.

4.4 **Neolithic, Bronze Age and Iron Age**

- 4.4.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 4.4.2 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.4.3 During twentieth century development at the **site of Jack Straw's Castle in Hampstead** to the northeast of the study site, earlier earthworks were observed (MLO178, TQ2620 8640). Undiagnostic flintwork has been identified at West Heath to the northeast (MLO177, TQ2590 8660).
- 4.4.4 The topographical and geological location of the study site, away from known watersources, suggests that the site is unlikely to have been a focus of human activity, particularly agricultural, activity during the later prehistoric periods.
- 4.4.5 Overall the archaeological potential of the study site for the Bronze Age and Iron Age can probably be categorised as generally low.

4.5 **Roman**

- 4.5.1 The line of the A5 along Kilburn High Road, c.750m south-west of the study site, is thought to follow the line of Watling Street, the Roman road from Londinium to the North (MLO17772, TQ2478 8448; Weinreb, Hibbert & Keay 2008).
- 4.5.2 Typical archaeological features associated with Roman roads can include evidence for settlement and occupation, ditches and land/agricultural divisions, together with quarry pits and burials.

- 4.5.3 The sole finds of Roman date within the one kilometre radius study area recorded on the GLHER include 2 blue glass beads from Hampstead (MLO177, TQ2630 8570), and two residual potsherds at Mount Vernon (MLO662, TQ2622 8592), both to the east of the site.
- 4.5.4 The study site lies some way away from the suggested road alignment to be directly impacted by associated material. Accordingly the potential of the study site can be identified as generally low.
- 4.6 **Anglo Saxon & Medieval**
- 4.6.1 Hampstead is mentioned in charters of 968AD and 986AD, together with Domesday (1086) but it does not achieve parish status until after the Reformation (MLO179, TQ2635 8578).
- 4.6.2 Pottery interpreted as Saxon/early Medieval, together with a hearth utilised for charcoal burning, was identified at West Heath to the northeast of the site (MLO178, TQ2566 8676).
- 4.6.3 The site lay within the parish of West End in the Hundred of Ossulstone. The area of the site was referred to as *le Rudyng* in the mid 13th century, which indicates it was a woodland clearing. By 1534 the area was known as West End because of its position in relation to central demesne lands (Victoria County History 1989).
- 4.6.4 Settlement at Mill Lane, West Hampstead to the south of the study site is believed to have Medieval origins (MLO179, TQ2550 8520). Roads with Medieval antecedents within the study area search radius comprise Frogнал Lane (MLO178, TQ2528 8525), and Frogнал Way (MLO178, TQ2618 8558) both to the east, and West End Lane to the south (082038/00/00-MLO178, TQ2553 8530).
- 4.6.5 Finds of Medieval date within the one kilometre study area have included a costrel drinking vessel from Holly Hill to the east (MLO178, TQ2632 8585), while residual pottery was identified at Mount Vernon to the east (MLO662, TQ2622 8592).
- 4.6.6 During the Anglo Saxon and Medieval periods, the area of the study site is understood to have lain away from known areas of activity and settlement, in open land or woodland. As such a generally low archaeological potential can be identified for these

periods at the study site. Evidence of agricultural activity and land division are most likely to be represented within the archaeological record.

4.7 **Post Medieval and Modern (including map regression exercise)**

- 4.7.1 Early maps show the study site to lie in open land. Figure 3 which reproduces John Rocque's **Survey of London** dated 1745 shows the site to the south of Childs Hill, to the west of Hampstead, to the north of West End Lane and to the northeast of Fortune Green. Subsequent mapping, including the 1762 Map of Hampstead (Fig 4) and the 1814 Map of Hampstead (Fig 5) show the site remaining as open fields. Finchley Road to the south and west of the site, was promoted in 1819 as Finchley New Road by a turnpike trust, connecting North Finchley and Central London (Weinreb, Hibbert & Keay 2008). The Hampstead Tithe Map (Fig 6: 1839) shows the site remaining in open land.
- 4.7.2 In 1843 Kidderpore Hall (Listed Grade II) was built on the western portion of the **Child's Estate. The house was a stuccoed Greek revival house with a slightly projecting colonnade, side pediments, and a semi-circular bay.** The house was built c.1843 to the design of T Howard, for John Teil, an East India Company Merchant with tanneries in the district of Calcutta. The grounds of the Hall became a private park with two lodges, one constructed on Finchley Road in 1849, and one constructed built on Platts Lane in the 1860s (MLO81413; TQ 25334 85848; MLO104341, TQ2533 8587; Cherry & Pevsner 1999; <http://list.english-heritage.org.uk/>). The summerhouse (Listed Grade II) present towards the western end within the northern site boundary was constructed in the mid nineteenth century (<http://list.english-heritage.org.uk/>).
- 4.7.3 The First Edition Ordnance Survey (Fig 7: 1866) shows the presence of Kidderpore Hall fronting the centre of the southern boundary, with ancillary buildings to the northeast and gardens laid out to the north, and a curving driveway leading southeast **to the Finchley Road, and west to Platt's Lane.**
- 4.7.4 Upon the death of John Teil in 1854, Kidderpore Hall went through several owners and occupiers until 1889 when the site was acquired by Westfield College, one of the first Christian Colleges founded in 1882 by Constance Garnett. New buildings were added within the site, to the designs of Robert Falconer Macdonald, including student accommodation, and the Skeel Library (the latter Listed Grade II) fronting onto

Kidderpore Avenue 1903-1904 (MLO104341, TQ2533 8587; <http://list.english-heritage.org.uk/>).

- 4.7.5 The Second Edition Ordnance Survey (Fig 8: 1894-6) shows the creation of **Kidderpore Avenue along the study site's southern frontage** (the name had been approved in 1890: LCC 1955). The site itself is now labelled as Westfield College (Girls) and the construction of Maynard Wing extending southeast and north from Kidderpore Hall. An orchard is shown laid out within the southeastern corner of the site, and boundaries within the western boundary of the site have been changed from the previous edition.
- 4.7.6 The 1914-1921 Ordnance Survey (Fig 9) shows the absence of the orchard formerly to the southeast and the associated greenhouses.
- 4.7.7 In 1929 a classical chapel was built within the northwestern part of the site, to the designs of Percy Morley Horder and Verner Rees (MLO104341, TQ2533 8587; <http://list.english-heritage.org.uk/>).
- 4.7.8 The 1934 Ordnance Survey (Fig 10) shows the presence of the chapel to the northwest, together with additional college buildings including Lady Chapman Hall to the north, the Skeel Library and Dudin Brown House to the south, and Lord Cameron Hall to the east.
- 4.7.9 Further college buildings were added to the College complex in the 1960s (MLO104341, TQ2533 8587). The 1962 Ordnance Survey (Fig 11) shows the presence of a tennis court on the eastern side of the site, south of Lady Chapman Hall. The 1976 Ordnance Survey (Fig 12) shows no significant changes within the study site.
- 4.7.10 New student accommodation was added within the site in the early 2000s (MLO104341, TQ2533 8587), including Queen Mother Hall to the southwest.
- 4.7.11 The 2013 aerial photograph (Fig 13) current site survey (Fig 14) show the study site in its current format.
- 4.7.12 The archaeological and historical potential of the study site for the Post Medieval and Modern periods can be identified as being entirely invested in the existing buildings which have developed across the site from the middle of the nineteenth century onwards.

4.8 **Negative/Neutral Evidence**

4.8.1 Nineteenth century remains were identified at No 1 Frognal Gardens to the east of the study site (ELO12938, MLO106613, TQ26139 85659); Post Medieval and Modern remains were identified at No 4 Upper Terrace to the northeast (ELO14021, TQ2611 8614), and at No 59 Frognal to the east (ELO6994, MLO98221, TQ26073 85546).

4.8.2 Evaluations at 110 West Heath Road to the north (ELO4886, TQ2542 8677) and 62 Frognal to the east (ELO7977, TQ26132 85481) revealed no archaeological remains, nor did monitoring at 18 Frognal Way (ELO8724, TQ26251 85519), evaluation at 37-63 Fortune Green Road to the southwest (ELO6925, MLO98218, TQ25080 85560), and monitoring at 21 Perrins Walk (ELO7524, TQ26321 85579).

4.9 **Assessment of Significance**

4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) **enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.**

4.9.2 No archaeological designated heritage assets as defined in the NPPF are recorded on or in close proximity to the study site.

4.9.3 Overall it would appear that while it is possible that while archaeological remains may be present within the study site boundary, the balance of probability is that these will be purely of local significance.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Review of potential impact upon Heritage Assets)

5.1 Site Conditions

5.1.1 The site is currently occupied by the former Hampstead residence of Kings College London. The buildings were constructed during the nineteenth, twentieth and twenty first centuries, and comprise masonry buildings of up to five storeys in height, with some basement areas. On the western boundary, the Queen Mother Hall and the Chapel have been terraced into the hill slope (Fig 14 and Plates 1-12).

5.1.2 The construction of the existing buildings can be considered likely to have had a severe, negative archaeological impact, through landforming (in particular the terracing) together with the cutting of foundations and services, and the creation of basement areas (see Section 3.2 for further details on the site levels).

5.1.3 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

5.2 The Proposed Development

5.2.1 The proposed development involves the retention of the site's five Grade II statutorily listed buildings. Kidderpore Hall, the Maynard Wing, the Chapel and the old Skeel Library will all be sensitively converted to residential use, and the Summerhouse will be restored in a new location on the site close to the Chapel. Other non-listed buildings will also be retained and sensitively converted to residential use, namely Bay House, Dudin Brown, and Lady Chapman Hall. Three existing buildings will be demolished and replaced with new residential buildings: Lord Cameron Hall, Rosalind Franklin Hall and **the Queen Mother's Hall.**

5.2.2 Integrated in the Kidderpore Avenue elevation of the replacement for the Queen **Mother's Hall will be an access to a basement area where car parking for residents and** visitors will be provided. In total 97 spaces are proposed. The majority of cycle parking requirements will also be accommodated in the basement, amount to 312 spaces. Some cycle parking – in particular that intended to be used by visitors, amounting to 16 spaces – will be provided at ground floor level, carefully integrated into the hard and soft landscaping scheme.

5.2.3 New buildings are proposed in two locations on the site. The first is between the Chapel and Queen Mother's Hall where 'pavilion' houses are proposed. A terrace of 'townhouses' is proposed between the Chapel and the Maynard Wing on the site of the previously-consented student accommodation development, planning permission for which remains extant by virtue of the development having been commenced. The proposed development also includes residents' facilities and a concierge.

5.2.4 Figures reproduce plans of the development proposals.

5.3 **Review of potential development impacts upon Heritage Assets**

5.3.1 In view of the study site's archaeological potential, combined with the potential for past depositional impacts, the redevelopment proposals are considered unlikely to have a significant or widespread negative archaeological impact.

5.3.2 Should the Greater London Archaeological Advisory Service (GLAAS) Officer for the London Borough of Camden require any additional archaeological mitigation measures in advance of redevelopment, these can follow the granting of consent, secured by appropriate condition.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land north of Kidderpore Avenue, Hampstead London NW3 has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with central, regional and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 The site does not lie within an Archaeological Priority Area as designated by the London Borough of Camden.
- 6.4 In terms of nationally designated heritage assets, no Scheduled Ancient Monuments, Historic Wrecks or Historic Battlefield sites lie within the study site or its immediate vicinity. Five listed building designations, all at Grade II, lie within the site, which also lies within a Conservation Area. Built heritage issues at the site are addressed in a Heritage Assessment prepared by Montagu Evans.
- 6.5 The site can be considered likely to have a generally low archaeological potential for all past periods of human activity. The site was developed residentially from the middle of the nineteenth century, followed by educational use from the later nineteenth century onwards.
- 6.6 Past-post depositional impacts within the study site are considered likely to have had a severe negative archaeological impact.
- 6.7 Proposals include the residential redevelopment of the site, including the creation of a double basement carpark within the western part of the site.
- 6.8 As remains of national significance are not anticipated at the site, it is recommended that any further archaeological mitigation measures are implemented following the granting of planning consent, secured by an appropriate condition.

SOURCES CONSULTED

1. **General**

British Library
Camden Local Studies and Archives Centre
Greater London Historic Environment Record
London and Metropolitan Archives

2. **Internet**

<http://www.british-history.ac.uk/>
<http://www.historicengland.org.uk/listing/the-list>
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3. **Bibliographic**

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3. **Cartographic**

1745 John Rocque's map of London

1746 plan of Hampstead and Kentish Town

1754 John Rocque's map of Middlesex

1762 Plan of Parish & Manor of Hampstead

1807 Ordnance Survey Drawing

1814 Newton Map of Hampstead

1839 Hampstead Tithe Map

1866 Ordnance Survey

1894-6 Ordnance Survey

1914 Ordnance Survey

1921 Ordnance Survey

1934 Ordnance Survey

1955 Ordnance Survey

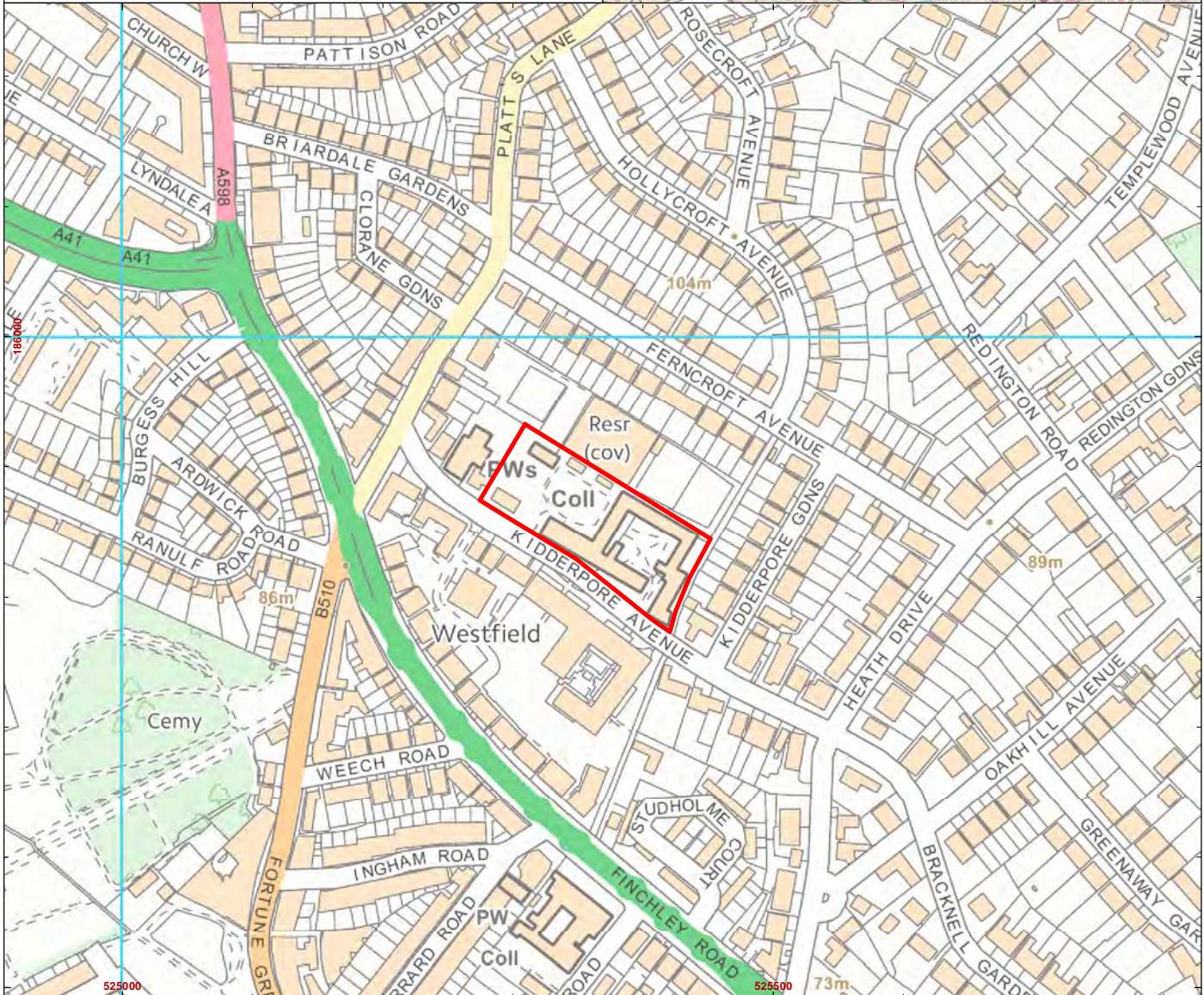
1962 Ordnance Survey

1971 Ordnance Survey

1976 Ordnance Survey

1981 Ordnance Survey

1994 British Geological Survey Sheet 256 (North London)



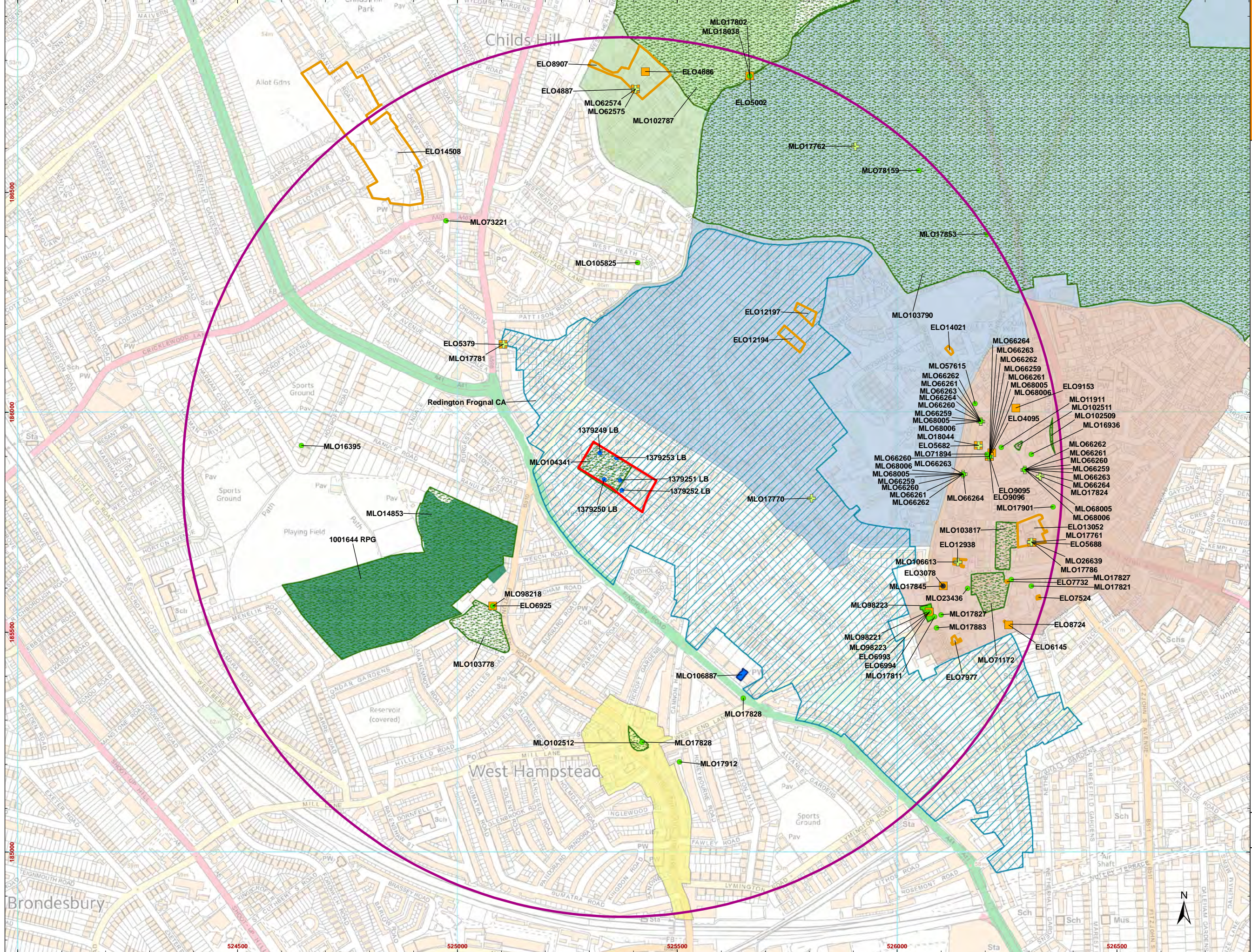
Site Boundary



Scale at A4: 1:5,000



Figure 1: Site Location



- Site Boundary
- Search Radius 1km

Designated Heritage Assets:

- Listed Building
- Registered Park or Garden
- Conservation Area
- Archaeological Priority Area
 - Child's Hill
 - Hampstead
 - Hampstead Heath
 - West End

Non-Designated Heritage Assets:

- HER Record (Point)
 - Find Spot
 - Monument
 - Negative Find

HER Record (Polygon)

- Building
- Monument
- Park

Previous Archaeological Work:

- Event Record (Point)
- Event Record (Polygon)

Scale at A3: 1:8,000
0 250m

Figure 2: Summary of cultural heritage designations (data from GLHER)



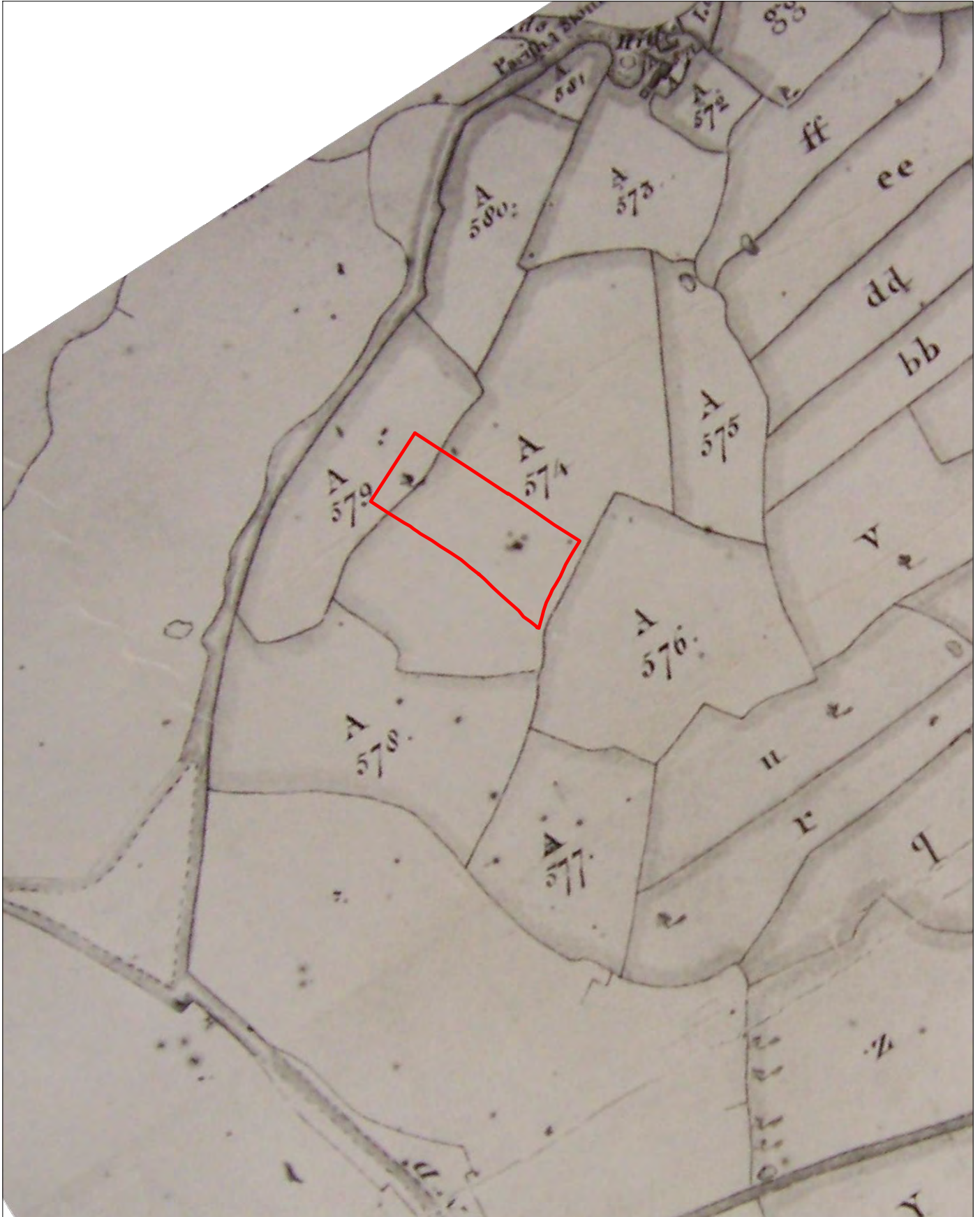
 Site Location



Planning • Heritage
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Not to Scale:
Illustrative Only

Figure 3:
1745 John Rocque's
Map of London

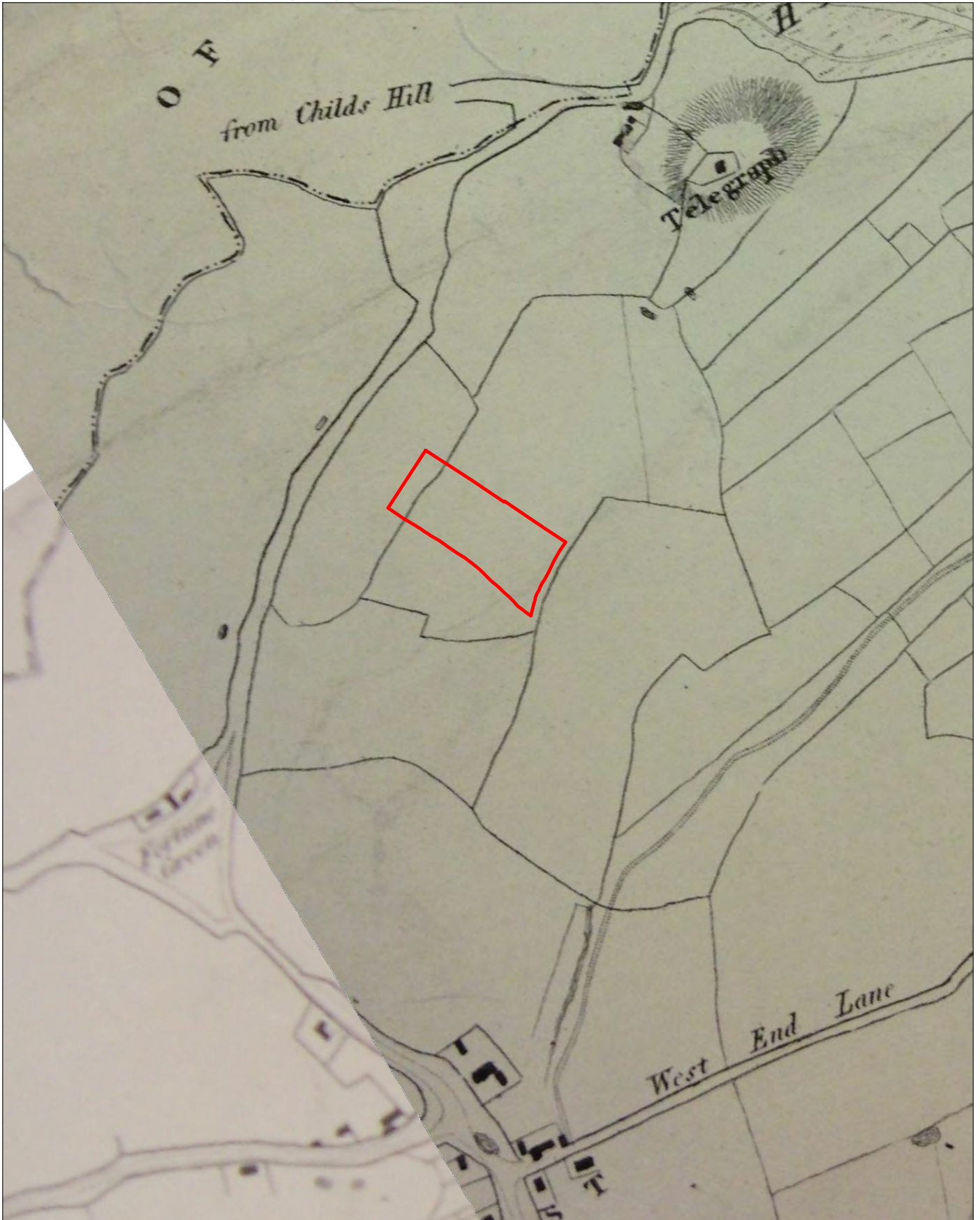


 Site Boundary



Not to Scale:
Illustrative Only

Figure 4:
1762 Plan of the Parish and
Manor of Hampstead



 Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1814 Map of Hampstead

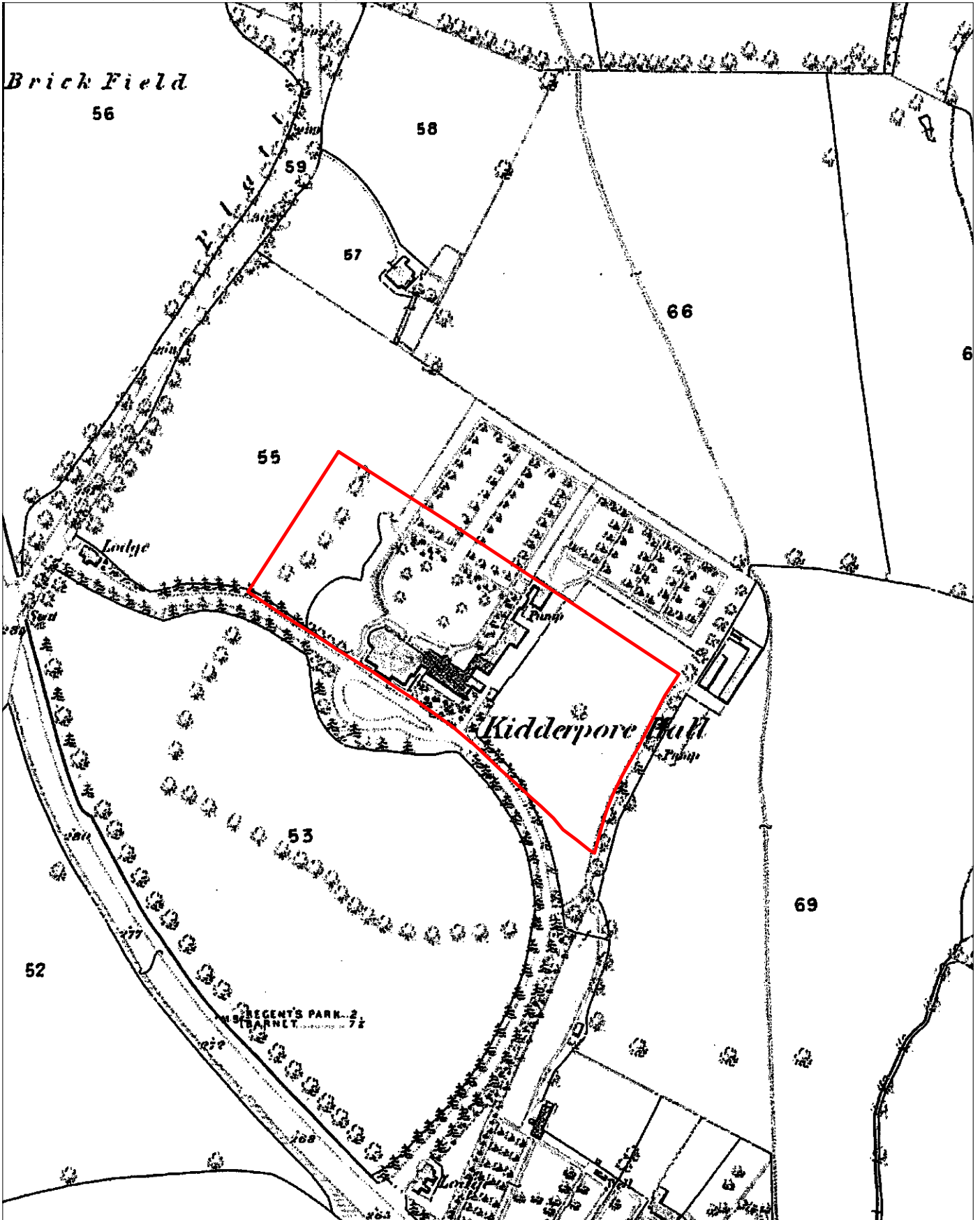


 Site Boundary



Not to Scale:
Illustrative Only

Figure 6:
1839 Hampstead Tithe Map

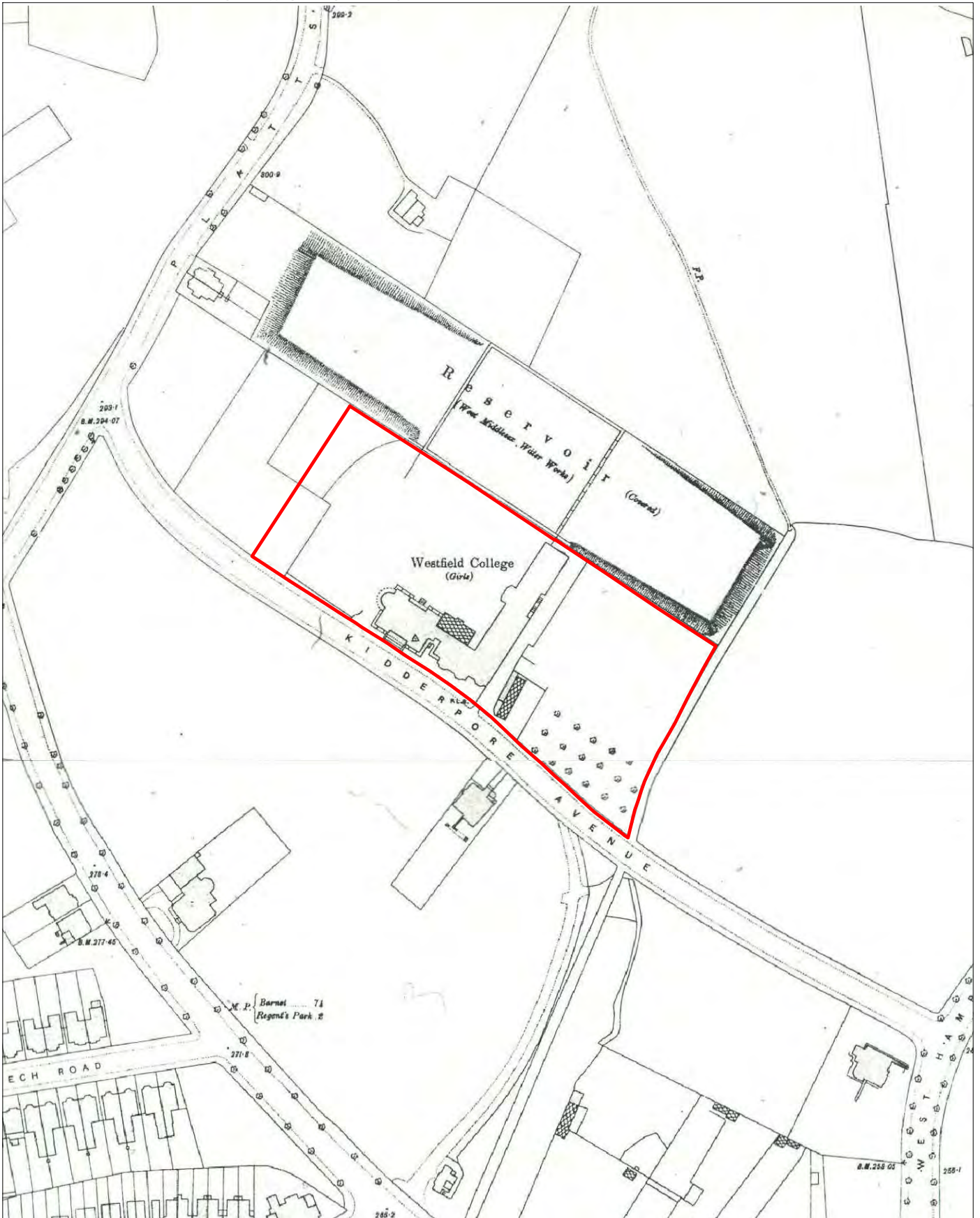


Site Boundary



Not to Scale:
Illustrative Only

Figure 7:
1866 Ordnance Survey



 Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1894-96 Ordnance Survey



 Site Boundary



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Figure 9:
1914-21 Ordnance Survey



 Site Boundary



Not to Scale:
Illustrative Only

Figure 10:
1934 Ordnance Survey