



## Historic Environment Assessment

November 2015

**156 West End Lane  
West Hampstead  
London NW6**

## Historic environment assessment

NGR 525594 184869

### Sign-off history

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Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED  
tel 0207 410 2200 fax 0207 410 2201 email: [enquiries@mola.org.uk](mailto:enquiries@mola.org.uk)  
Museum of London Archaeology is a company limited by guarantee  
Registered in England and Wales  
Company registration number 07751831 Charity registration number 1143574  
Registered office Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED



# Contents

Executive summary	1	
<b>1</b>	<b>Introduction</b>	<b>2</b>
1.1	Origin and scope of the report	2
1.2	Designated heritage assets	2
1.3	Aims and objectives	2
<b>2</b>	<b>Methodology and sources consulted</b>	<b>4</b>
<b>3</b>	<b>Site location, topography and geology</b>	<b>6</b>
3.1	Site location	6
3.2	Topography	6
3.3	Geology	6
<b>4</b>	<b>Archaeological and historical background</b>	<b>8</b>
4.1	Overview of past investigations	8
4.2	Chronological summary	8
<b>5</b>	<b>Statement of significance</b>	<b>12</b>
5.1	Introduction	12
5.2	Factors affecting archaeological survival	12
5.3	Archaeological potential and significance	13
<b>6</b>	<b>Potential impact of the proposals</b>	<b>15</b>
6.1	Proposals	15
6.2	Implications	15
<b>7</b>	<b>Conclusion and recommendations</b>	<b>18</b>
<b>8</b>	<b>Gazetteer of known historic environment assets</b>	<b>19</b>
<b>9</b>	<b>Planning framework</b>	<b>23</b>
9.1	National Planning Policy Framework	23
9.2	Greater London regional policy	23
9.3	Local planning policy	24
<b>10</b>	<b>Determining significance</b>	<b>25</b>
<b>11</b>	<b>Non-archaeological constraints</b>	<b>26</b>
<b>12</b>	<b>Glossary</b>	<b>27</b>
<b>13</b>	<b>Bibliography</b>	<b>29</b>
13.1	Published and documentary sources	29
13.2	Other Sources	29
13.3	Cartographic sources	30
13.4	Available site survey information checklist	30

# Figures

Cover: Newton's map of Hampstead 1814

- Fig 1 Site location*
- Fig 2 Historic environment features map*
- Fig 3 Geology map (based on BGS digital data) and location of BGS boreholes in vicinity of the site*
- Fig 4 Rocque's map of 1741-45*
- Fig 5 Ellis's manor and parish map of 1762*
- Fig 6 Hampstead tithe map of 1839*
- Fig 7 Daw's map of the parish of St John Hampstead of 1864*
- Fig 8 Ordnance Survey 1st edition 25": mile map of 1870-71*
- Fig 9 Ordnance Survey 3rd edition 25": mile map of 1915*
- Fig 10 Ordnance Survey 25":mile map of 1935*
- Fig 11 Ordnance Survey 1:1250 scale map of 1953*
- Fig 12 The south-west corner of the site looking north-east (Hydrock, December 2011, Fig 4)*
- Fig 13 The south side of the site looking north-east (Hydrock, December 2011, Fig 5)*
- Fig 14 The yard on the east side of the site looking east (Hydrock, December 2011, Fig 7)*
- Fig 15 The site from the air, looking north-west (CGL, Supporting Tender Information, 9, undated)*
- Fig 16 Existing levelled site survey (Cadmap, dwg ref: CM/15172-T rev A, dated 27.05.2015)*
- Fig 17 Proposed ground floor and lower ground floor plans (CGL, dwg: SK (00) P007 rev PI & SK (-1) P003 rev PK, dated 20/10/2015)*
- Fig 18 Proposed south-facing section (A Baybars, CGL, email comm., 02.11.2015)*

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



# Executive summary

A2Dominion Developments Limited has commissioned Museum of London Archaeology (MOLA) to carry out a historic environment assessment to accompany a planning application for the proposed development at 156 West End Lane, West Hampstead in the London Borough of Camden. The planning application proposes:

*“Demolition of all existing buildings and redevelopment of the site to provide 164 mixed-tenure homes (Use Class C3), new floorspace for town centre uses (Use Classes A1, A2, A3, D1 or D2), new employment floorspace (including four dedicated units for start-up businesses) (Use Class B1), a community meeting room and new and improved public open spaces, together with associated new landscaping, on-site access, servicing and disabled car parking”.*

*This desk-based study assesses the impact on buried heritage assets (archaeological remains). Although above ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the site.*

*From the documentary evidence it is clear that the site was not used for anything other than farming until the early 20th century when the first buildings appeared, mainly on the western side of the site. There is moderate potential for post-medieval remains in the form of field boundaries, ditches and other related agricultural features and for footings of small early 20th buildings of very low / negligible heritage significance. There is low potential for remains from earlier periods; in the later medieval period the site probably lay in open grazing fields to the south of the small settlement at West End, and before that probably lay in woodland, the heavy clay soils making it unattractive for early settlement and agricultural activity.*

*The survival of archaeological remains, if present, is varied. No survival is expected in the southern third, which was excavated for a railway cutting, now largely infilled. Survival is expected to be high in its central and eastern sections of the site, which have never been built on, and moderate, with localised survival between foundations, beneath the existing buildings in the western part of the site.*

*The scheme comprises the demolition of the existing 1970s buildings which occupy approximately half of the site in the west and the construction of two new multi-storey buildings occupying the majority of the site, one of which (on the eastern side of the site) is proposed to have a lower ground floor. Piled foundations are proposed. Two reduced level courtyards, one in the centre and one on the east side of the site are also proposed, together with a reduced level path along the northern edge of the site.*

*Fairly shallow impacts such as demolition, preliminary site set up, pile caps and ground beams, new services and planting and the proposed reduced level courtyard in the centre of the site would only have an impact if these works extended beneath the late 19th century and later made ground, anticipated to be deposited on the site from the adjacent railway cutting. The proposed reduced level courtyard on the east side of the site and reduced level path on the northern edge may, in their deepest parts, also have an impact upon post-medieval agricultural remains of very low/negligible significance. The proposed piled foundations would entirely remove any buried archaeological remains within their footprint, the severity of impact depending on pile size and density, which is still to be determined. The excavation of the proposed lower ground floor on the eastern side of the site is likely to truncate or completely remove any surviving archaeological remains on its western side, but on its eastern side the impact is likely to be less severe and potentially may extend into modern made ground and 19th century ground raising deposits only. Ground remediation, if proposed, would also have a localised impact on any remains.*

*Given that the archaeological potential of the site is likely to be limited to remains of no more than very low/negligible significance, and the localised impact of the proposals, it is considered unlikely that the local authority would request further archaeological investigation in relation to the granting of planning consent.*

# 1 Introduction

## 1.1 Origin and scope of the report

- 1.1.1 A2Dominion Developments Limited has commissioned Museum of London Archaeology (MOLA) to carry out a historic environment assessment to accompany a planning application for the proposed development at 156 West End Lane, West Hampstead in the London Borough of Camden (National Grid Reference 525594 184869: Fig 1). The planning application proposes:
- “Demolition of all existing buildings and redevelopment of the site to provide 164 mixed-tenure homes (Use Class C3), new floorspace for town centre uses (Use Classes A1, A2, A3, D1 or D2), new employment floorspace (including four dedicated units for start-up businesses) (Use Class B1), a community meeting room and new and improved public open spaces, together with associated new landscaping, on-site access, servicing and disabled car parking”.*
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the ‘site’) and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the potential impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (ie, designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (eg visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, 2015), and the Greater London Archaeological Advisory Service (GLAAS 2014). Under the ‘Copyright, Designs and Patents Act’ 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

## 1.2 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens.
- 1.2.2 The site is not located within a Conservation Area or an Archaeological Priority Area. The West End Green Conservation Area is located to the north of the site and includes much of the West End Archaeological Priority Area.

## 1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:

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

## 2 Methodology and sources consulted

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity and has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 1km-radius study area around the area of proposed development, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The LAARC includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – Geographical Information System, the deposit survival archive, published historic maps and archaeological publications;
  - Historic England – information on statutory designations including scheduled monuments and listed buildings;
  - Camden Local Studies and Archive Centre – historic maps and published histories;
  - Groundsure– historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
  - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
  - A2Dominion Developments Limited – architectural drawings as existing (Camden Finance Directorate/15.01.09), existing site survey (Cadmap/May 2015), Utility Survey (Cadmap/May 2015), Supporting Tender Information (CGL/undated), geotechnical desk top study (RSA Geotechnics/May 2015), desk study and walkover study (Hydrock, December 2011), architectural drawings of proposed development (CGL/October 2015);
  - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 Due to access restrictions it was not possible to conduct a site visit.
- 2.1.5 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas are not shown. Archaeological Priority Zones are shown where appropriate. All distances quoted in the text are approximate (within 5m).
- 2.1.6 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England’s *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.1.7 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of



existing site survey data obtained as part of the assessment.

## 3 Site location, topography and geology

### 3.1 Site location

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- 3.1.1 The site is located at 156 West End Lane, West Hampstead, NW6 1UF (National Grid Reference 525594 184869: Fig 1). The site is bounded to the north by Victorian Villas fronting onto Lymington Road, to the south by a public footpath (Potteries Path) and railway line, to the west by West End Lane and to the east by the designated open space and play area on Crown Close. The site falls within the historic parish of St John Hampstead, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.2 The nearest surface water features are the ponds and stream associated with Hampstead Ponds located 1.8km north-east of the site.

### 3.2 Topography

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- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 The Borough of Camden stretches from the high ground of Highgate and Hampstead Heath in the north and north-west, to the boundaries of the Cities of London and Westminster near the River Thames to the south. Within the Borough streams flow to the south-east and south to join the River Tyburn on the west side and the River Fleet on the east side.
- 3.2.3 The site is situated on a north-south ridge which slopes gently from the high ridge at White Stone Pond/Hampstead Heath down to the west, south and east. According to Ordnance Survey spot heights, West End Lane, which is adjacent to the west side of the site, falls from 60.1m Ordnance Datum (OD) at its junction with Bowley Road and Dennington 180m north-west of the site to 56.8m at its junction with Sumatra Road 20m north-west of the north-west corner of the site and 55.7m OD as it crosses over the railway 25m south-west of the south-west corner of the site. To the north of the site Lymington Road falls from 56.8m OD, 60m north-west of the site, to 54.6m OD, 80m north-east of the site and 53.3m OD, 180m north-east of the site.
- 3.2.4 The gardens adjacent to the north side of the site, to the rear of residential properties on the south side of Lymington Road also slope gently down from west to east, from 56.0m OD (2 Lymington Road) to 53.8m OD (24 Lymington Road) (Cadmap, dwg ref: CM/15172-T, rev A, dated May 2015 & Fig 16).
- 3.2.5 The site itself lies at 52.0–55.9m OD (Cadmap, dwg ref: CM/15172, dated May 2015, Fig 16), sloping gently down towards the east and, slightly down, towards the south. The slope is greatest on the eastern side of the site.

### 3.3 Geology

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- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The British Geological Survey (BGS) digital drift and solid geology data shows the underlying geology of the central part of the Borough, including the area of the site, is dominated by a broad band of London Clay. The London Clay produces gently undulating country with sluggish streams and poor drainage. The heavy soils once supported dense forest, and, when cleared, were suitable for grass.
- 3.3.3 Because there is no geotechnical data available for the site itself and the nearest BGS borehole is 170m from the north-east boundary of the site (the nearest past archaeological investigation is over 350m from the north-east boundary of the site) the level of the top of the natural London Clay within the site is not known.
- 3.3.4 BGS digital borehole data from three boreholes closest to the site (170–250m from the site

boundary; Fig 3 shows their location in relation to the site) have been used to give the best estimate of the top of the natural Clay within the site. This has been tabulated in Table 1 which differentiates between modern made ground, containing identifiably modern inclusion such as concrete and plastic, and undated made ground, which may potentially contain deposits of archaeological interest. This is an interpretation based on the original date which was commissioned for engineering purposes and not archaeologically monitored.

*Table 1: summary of BGS digital borehole data  
Levels are in metres below ground level (mbgl)*

<b>BH ref.</b>	<b>Distance from site boundary</b>	<b>Modern made ground</b>	<b>Undated made ground</b>	<b>Top of natural (London Clay)</b>
BGS BH1 (TQ28SE46)	170m east	–	–	0.0+
BGS BH2 (TQ28SE514)	250m south-east	–	<0.6	0.6+
BGS BH3 (TQ28SE515)	250m south-east	–	<0.9	0.9+

3.3.5 BGS BH1 was taken in open ground adjacent to the south side of the railway line 170m east of the site. However, it has been discounted as it shows no made ground/topsoil whatsoever, which is unlikely, suggesting that it may have been taken from the base of any made ground/topsoil. The results from BGS BH2 and BGS BH3, both located 30m south of the Metropolitan line and 250m south-east of the site, suggest that the untruncated London Clay within the site may lie c 0.6–0.9m below ground level/mbgl (c 51.1–55.3m OD). However, given the site's location adjacent to the north side of a railway cutting, it is likely that the ground level adjacent to the railway cutting, including the site itself, has been raised using dumped deposits from the excavation of this railway cutting. Furthermore, in the 1970s the railway cutting in the southern part of the site was filled in along most of its length (with the exception of its western end) to provide a level platform for the site. The natural Clay within the site may therefore be somewhat deeper than 0.6–0.9mbgl.

## 4 Archaeological and historical background

### 4.1 Overview of past investigations

- 4.1.1 There have been ten past archaeological investigations within the study area but none has been close to the site. The closest to the site is a watching brief conducted at 321–329 Finchley Road (**HEA 10**) 440m north-east of the site where a possible ploughsoil containing a single Roman potsherd was found overlaid by made ground associated with the construction of the adjacent Finchley Road and Frognal Station. Current understanding of the area closer to the site is therefore limited, in particular for the prehistoric and Roman periods which have no documentary record.
- 4.1.2 All but two of the other investigations was conducted in the area around Frognal on the west side of Hampstead village 850m north-east of the site, where archaeological deposits were almost exclusively post-medieval (though pottery dating from the late 12th–mid 14th century was found at 59 Frognal, **HEA 8**). Of the remaining two investigations, one (**HEA 7**) was an evaluation at 37–63 Fortune Green Road 850m north-west of the site where pottery of 11th–19th century date was recovered, while the other (**HEA 15**) involved building recording at 3 Maresfield Gardens 1km south-east of the site, prior to the demolition of the late 19th century South Hampstead High School.
- 4.1.3 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

### 4.2 Chronological summary

#### *Prehistoric period (800,000 BC–AD 43)*

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual.
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.
- 4.2.4 There is just one known find dated to the prehistoric period within the study area, a Mesolithic pick found by chance in a garden on Redlington Road (**HEA 22**) 950m north of the site. Although current understanding of the nature and extent of early human activity is limited due to the few archaeological investigations that have been carried out in the area, it is very likely that during the prehistoric period the site lay within extensive woodlands. The heavy clay geology, some distance from a major water source, would not have been a first choice for agriculture and settlement when compared with the extensive fertile and well-drained Gravel terraces of the Thames 3km to the south.

#### *Roman period (AD 43–410)*

- 4.2.5 The arrival of the Romans in AD 43 brought about a distinct change in settlement pattern in the London area. Within a decade, the Romans had established the town of *Londinium* on the

north bank of the Thames where the City of London is now located. The site lies 7.5km to the north-west of the Roman city.

- 4.2.6 A network of roads stretched out in several directions from *Londinium*. One of these roads, known in Saxon period as Watling Street (Roman road 1d, Margary 1955), ran from London North to St Albans (*Verulamium*) crossing 850m to the south-west of the site. The current site thus lies in a location that was peripheral to both the primary centre of occupation in *Londinium* and the settlements within London's hinterland that developed along the road network.
- 4.2.7 Roman Hampstead is characterised by a few scattered finds without context. There is just one known Roman find within the study area: a single Roman potsherd found in ploughsoil during a watching brief at 321–329 Finchley Road (**HEA 10**) 440m north-east of the site. Outside the study area, residual Roman pottery was recovered from the fills of post-medieval features during the investigation at Frognaal Rise in 1995 (site code MTV95), 1.2km north-east of the site and in 1964 a Roman flanged rim in yellow-white fabric was found in the grounds of the medical research laboratory on Frognaal, 1.2m north-east of the site, four and a half inches deep in sandy loam, together with two Roman blue glass beads (MLO18044).
- 4.2.8 The scarcity of finds within the study area may reflect the small number of past archaeological investigations, although as noted above, the clay geology would not have attracted agricultural activity, and the site was probably woodland or possibly open fields during this period.

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

- 4.2.9 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church.
- 4.2.10 The name Hampstead is of Saxon origin, indicating a small settlement, presumably in a woodland clearing, possibly beside the current location of the medieval church 1.1km to the north-east of the site (VCH *Middlesex ix*, 8–15). In c AD 974, King Edgar granted land in Hampstead to his faithful servant Mangoda for life. In 986, the land was granted to Westminster Abbey when it comprised one dwelling (Deormod's wic) on the eastern border of Hampstead. Domesday Book (1086) records a small population and cultivated area in the manor of Hampstead, held by Westminster Abbey (VCH *Middlesex ix*, 91–111).
- 4.2.11 It is likely that the site lay in woodland or possibly open fields throughout this period, some distance from the main settlement at Hampstead.

#### *Later medieval period (AD 1066–1485)*

- 4.2.12 In the 12th century, the manorial estate of Hampstead passed into the hands of Alexander de Barentyn, the King's butler. The Abbey regained the administration of the manor, from 1259 (VCH *Middlesex ix*, 91–111). The main settlement, located in the centre of the manor was Hampstead, which grew up along the High Street and beside the church, c 1.1km to the north-east of the site.
- 4.2.13 There was extensive woodland and heath to the north and north-east. The freehold estates, most of them held by religious houses, were on the edges of the manor, in areas originally largely woodland (VCH *Middlesex ix*, 8–15). A freehold estate belonging to Kilburn priory existed 330m to the north of the site (**HEA 23**). It was known in the mid 13th century as *le Rudyng*, a name indicating a woodland clearing. In 1534, it was named West End, because of its position in relation to the rest of the manorial lands (*ibid*, 42–47) and a small settlement of that name grew up to the north of the site.
- 4.2.14 During this period the site probably lay in open fields close to the south of the settlement at West End and close to the east side of the main route leading to the settlement from the south.

#### *Post-medieval period (AD 1485–present)*

- 4.2.15 Hampstead expanded in the 17th century and later, largely because of the popular heath spa there, which attracted visitors and permanent residents anxious for their health, in particular as London became more polluted (VCH *Middlesex ix*, 8–15). The area around remained predominantly rural.
- 4.2.16 Rocque's map of 1741–45 (Fig 4) shows the site lying in a large enclosed field, given over to



pasture, at the southern end of the small settlement of West End and a little to the east of West End Lane. The village of West End is depicted as a fairly linear village strung out mainly along the west side of West End Lane.

- 4.2.17 Ellis's map of 1762 (Fig 5) is more detailed and shows the site mainly within Field 449 at the southern end of the village and a little to the east of West End Lane which bends slightly to the west of its present day position to the west and south of the site before resuming its present line. A small part of the north-east corner of the site falls within a neighbouring field, Field 446. Field 449 is described in the accompanying records as 'Little Jack's Field', a meadow in the occupation of Joseph Knight, with part of a barn (presumably the rectangular building outside the site, in the north-west corner of the field, adjacent to the east side of West End Lane) belonging to Major Slaughter. Two small ponds are shown within the field, both outside the site and along the southern edge of the field, one being partially in the neighbouring field to the south. The adjacent field to the south is 'Great Jack's Field'. Jacksfield, which presumably included both Little Jack's Field and Great Jack's Field, was named as such as early as 1387 (VCH, *Middlesex ix*, 91–111).
- 4.2.18 By 1800 West End was a hamlet of cottages and seats set in parkland. By 1810 there were c 16 houses and 9 cottages and another four houses by 1815 (VCH *Middlesex ix*, 42–47). By Newton's map of Hampstead of 1814 (Cover) West End Lane has resumed its current line and now bounds the site to the west. The tithe map of St John Hampstead produced in 1839 (Fig 6) confirms the location of the site adjacent to the east side of West End Lane. The field in which the site lies, and neighbouring field, remain unchanged. The site still mainly lies in Little Jack's Field (Field 129 in the tithe map) at the southern end of West End village. It is still described as a meadow and is now owned by Samuel Phillips and occupied by Mr Randall. The village itself seems little changed.
- 4.2.19 The rate of building quickened from the 1860s, however, largely as a result of the opening of railway. Daw's map of 1864 shows that the Hampstead Junction Railway, which was built by 1857, running north-east to south-west just beyond the southern tip of the village. The south-east corner of the site lies just 40m north-west of the railway. While the site itself remains undeveloped a number of large houses have been built in its immediate vicinity, including Canterbury House 100m north of the site and Sandwell House 100m north-west of the site, both in their own grounds. Canterbury House was built in the early 1860s on Jacksfield (VCH, *Middlesex ix*, 91–111). Despite this, the field boundaries of the field within which the site had mainly lain since at least the end of the 18th century can still be clearly made out.
- 4.2.20 A second railway line, The Midland Line, was built in 1868 (VCH *Middlesex ix*, 42–47) and the Ordnance Survey 1st edition 25":mile map of 1870–1871 (Fig 8) shows it running from east to west adjacent to the southern boundary of the site. Part of the northern side of the railway cutting falls within the south-western section of the site. Other than this there appears to have been little development in the vicinity; indeed the site itself still lies within an agricultural field to the south of Canterbury House, with the north-east corner of the site still lying within the neighbouring field and a tree-lined field boundary separating the two fields, the same field boundary shown in late 18th century maps of the area.
- 4.2.21 The period of greatest development in the area was in the 15 years from 1879 when a third railway was opened, The Metropolitan & St John's Wood railway with a station in West End Lane. Stations on the two other lines opened in 1880 and 1888 ((VCH *Middlesex ix*, 42–47). There is no change to the site by the Ordnance Survey 2nd edition 25":mile map of 1896 (not reproduced), however, though there has been significant development in the surrounding area. A number of streets of terraced houses have been built to the west of West End Lane north of the Midland Railway and a third railway, the Metropolitan Railway Extension is shown 200m south of the site. The area to the north of the three railways, on the east side of West End Lane, including the site itself, remains little changed though the Hampstead Cricket Ground is now indicated in its current position 200m north-east of the site. The Hampstead Synagogue (**HEA 1**) built in 1892–1901 and now Grade II listed, is also shown 170m north-west of the site.
- 4.2.22 The eastern side of West End Lane with its three large houses (Canterbury House and, a little further north, Treherne House and Westend House) remained unchanged almost until 1900. Canterbury and Treherne House, to the north of the site, were sold for development in 1897 and Lymington Road, Honeybourne Road, Fawley Road and Crediton Hill (originally Road) were laid out on the combined estates around 1897. In 1899 the existing houses were built on Lymington Road (VCH *Middlesex ix*, 42–47), those on the south side of the road lying adjacent

to the north side of the site.

- 4.2.23 The Ordnance Survey 3rd edition 25":mile map of 1915 (Fig 9) shows the significant development that has taken place in the area, now called 'West Hampstead' as it is today. The large houses of the area, including Canterbury House and Sandwell House, have now gone and many more streets of terraced and semi-detached houses built on both sides of West End Lane, with the semi-detached houses almost exclusively found on the east side of West End Lane. The rear gardens on the semi-detached houses lining the Lymington Road (as they still do today) lie adjacent to the northern boundary of the site, with a row of terraced buildings, including a bank, fronting onto the east side of West End Lane adjacent to the north-west corner of the site. The site itself has begun to be developed with a small number of buildings at its western end, close to West End Lane. The cross hatching indicates that some of the buildings were glasshouses. The majority of the site remains undeveloped, though it has been partitioned into four sections, the eastern-most section extending beyond the site and containing a couple of small buildings within the site. A couple of railway sidings belonging to the Midland Railway extend a short distance into the south-west portion of the site. The sidings cut into the side of the bank of the railway cutting, suggesting a new retaining wall along the northern side of the sidings.
- 4.2.24 By the Ordnance Survey 25":mile map of 1935 (Fig 10) more buildings have been built at the western end of the site, including one described as a 'hall'. The middle part of the site is now occupied by tennis courts and a further tennis court extends outside the site from the north-east corner of the site. A rectangular building, no doubt housing facilities for the tennis courts, lies close to the south-west corner of the tennis court in the north-east corner of the site. The railway cutting of the Midland Railway (now called the London Midland Railway) has been enlarged and now extends north of the original cutting and sidings retaining wall, across the southern portion of the site. Presumably this was done to stabilise the side of the cutting following the construction of the sidings.
- 4.2.25 The site escaped bomb damage during WW2 (LCC Bomb Damage maps 1939–45, not reproduced).
- 4.2.26 By the Ordnance Survey 1:1,250 scale map of 1953 (Fig 11) the tennis courts on the site have gone and the area that they occupied is shown as empty of buildings. The 'Hall' (158a West End Lane) in the north-west corner of the site is still there, but the other buildings previously on the western side of the site have gone and have mainly been replaced by a large rectangular building shown to be used as a garage (156 West End Lane). Planning permission for an extension to this building, which was refused in 1963, describes the site as a 'petrol filling station, car showroom and garage premises known as Brown's Garage' (London Borough of Camden, application no: TP/19630/16956/21). A couple of further buildings are shown in the north-west corner of the site, fronting onto West End Lane (160–164 West End Lane).
- 4.2.27 A couple of small extensions on the south-east corner of the garage (now identified as a depot) are shown in the Ordnance Survey 1:1,250 scale map of 1971–74 (not reproduced) but other than that there are no changes to the site until the garage and other buildings are demolished and the existing buildings on the site built in the 1970s. Planning permission for the construction of the existing buildings and retaining wall adjacent to the railway was obtained in November 1974 (London Borough of Camden, application no: CTP/G5/3/A/19490). At this point the railway cutting in the southern part of the site is filled in along most of its length (with the exception of its western end) to provide a level platform for the site. At its western end a concrete platform is built over the railway cutting and former sidings, supported on columns constructed within the cutting (Hydrock Consultants, December 2011, 7). The Ordnance Survey 1:1,250 scale map of 1984 (not reproduced) shows the site in its current form.
- 4.2.28 The site is currently occupied by a five-storey building with vacant (Council) offices on the upper floors, a retail showroom on the ground floor, a builders' merchant and a large storage yard to the rear. In the south-west corner of the site, there is structural deck, used as a small car park, adjacent to the north side of the railway. A public footpath (Potteries Path) runs from east to west within the site, along its southern edge, separated from the builders' merchant yard by a wall. An access road to the builders' yard is in the south-west corner of the site. The northern boundary of the site is formed by a high brick wall which is shared with the early 20th century residential properties along Lymington Road. There is an electricity substation in the north-west corner of the site.

# 5 Statement of significance

## 5.1 Introduction

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

## 5.2 Factors affecting archaeological survival

### *Natural geology*

- 5.2.1 There is no geotechnical data for the site. Based on three historic BGS boreholes in the vicinity, the predicted level of natural geology within the site is as follows:
- Current ground level lies at 52.0–55.9m OD, sloping gently down towards the east and, slightly down, towards the south. The slope down to the east is greatest on the eastern side of the site.
  - The top of untruncated Clay is not known but may lie at c 0.6–0.9mbgl (c 51.1–55.3m OD). However, given the site's location adjacent to the north side of a railway cutting, it is likely that the ground level adjacent to the railway cutting, including the site itself, has been raised using dumped deposits from the excavation of this railway cutting. Furthermore, in the 1970s the railway cutting in the southern part of the site was filled in along most of its length (with the exception of its western end) to provide a level platform for the site. The natural Clay within the site may therefore be somewhat deeper than 0.6–0.9mbgl.
- 5.2.2 Between the top of the natural and the current ground level is undated made ground, which may potentially contain archaeological remains. A significant proportion of this made ground is likely to consist of ground raising deposits from the construction of the adjacent railway cutting in the second half of the 19th century, particularly on the southern side of the site, and along the south-east and south-central edge of the site, where part of the railway cutting within the site was subsequently filled in during the 1970s.

### *Past impacts*

- 5.2.3 The survival of archaeological remains within the site, if present, is varied. No survival is expected in the southern third, which was excavated for a railway cutting. Survival is expected to be high in its central and eastern sections of the site, which have never been built on. Survival in the western part of the site is likely to be moderate, with localised survival between foundations.

### Railway cutting adjacent to southern boundary of site

- 5.2.4 The main impact on archaeological survival within the site will have been the excavation of the railway cutting in the southern third of the site. This was excavated in the late 19th century but extended in the 1920s or 1930s, and subsequently has been infilled and built over. The surviving part of the cutting extends into the south-west corner of the site where there is a structural deck over the platform of West Hampstead Thameslink station. The depth of the cutting is not presently known but its excavation is likely to have entirely removed any archaeological remains within its footprint.

### The existing building

- 5.2.5 Other than the cutting, the main impact on archaeological survival within the site is the construction of the existing buildings on the western side of the site, none of which are basemented. They were built in 1970s, sometime after 1974.
- 5.2.1 The type of foundations used for the existing buildings is not known, but it is likely that at least the five storey office block adjacent to the western boundary of the site has piled foundations. Any archaeological remains within the footprint of each pile would have been removed as the pile was driven downwards. The severity of the impact would depend on the pile size and pile density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future. Connecting ground beams and pile caps might potentially also have had an impact. These are likely to have extended to a depth of 0.5–1.0mbgl. Depending on the depth of any material dumped on the site from the excavation of the adjacent cutting (see above), these may have extended through this made ground into the underlying natural Clay and partially or completely removed any archaeological remains locally within their footprint.
- 5.2.2 Demolition of the previous buildings on the site and site clearance, in particular the removal of any below-ground obstructions, could also have led to the truncation of archaeological remains locally.

### Earlier buildings

- 5.2.3 Prior to the construction of the existing building on the site there were a number of early 20th buildings, again, mainly on the western side of the site, including one described as a 'hall' in the Ordnance Survey 25" mile map of 1935 (Fig 10) and a garage first seen on the Ordnance Survey 1:1,250 map of 1953 (Fig 11) which itself replaced some earlier 20th century buildings. It is not known whether any of these buildings had basements but it is thought unlikely. If they did, they would have completely removed any archaeological remains within their footprint.
- 5.2.4 The foundations for the earlier buildings on the site are also not known. The few small buildings that previously existed on the eastern side of the site seem likely to have been fairly insubstantial buildings, potentially changing rooms or ticket offices for the tennis courts that were in this location. Their foundations were probably relatively shallow, probably simple strip footings no deeper than 0.5mbgl, probably extending into modern made ground and dumped deposits from the excavation of the adjacent railway cutting only.
- 5.2.5 The buildings on the western side of the site, including the garage and hall are likely to have had more substantial foundations, possibly strip or pad foundations extending to a depth of 1.0–1.5mbgl potentially partially or completely removing archaeological remains locally within the footprint of these foundations.
- 5.2.6 The tennis courts formerly in the central and eastern side of the site would have entailed fairly shallow/superficial ground disturbance only.

### *Likely depth/thickness of archaeological remains*

- 5.2.7 Archaeological remains, if present, might be found within the undated made ground (which may be at least 0.6–0.9m deep) and cut into the natural geology. Given the site's location adjacent to the north side of a railway cutting, it is likely that much of the made ground above the natural Clay is dumped deposits from the excavation of this railway cutting (and later filling in of part of the railway cutting on the southern edge of the site).

## **5.3 Archaeological potential and significance**

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- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has low potential to contain archaeological remains dated to the prehistoric and Roman periods.* While the virtual absence of evidence for activity in the area possibly reflects a lack of archaeological investigations in the past, the site was located some distance from known settlements and roads in a probably heavily wooded landscape on heavy clay soils

unattractive for settlement and agricultural activity.

- 5.3.3 *The site has a low potential to contain archaeological remains dated to the early and later medieval periods.* During the early medieval period, the site probably lay in open fields or woodland some distance from the main settlement at Hampstead. In the later medieval period the site probably lay in open grazing fields to the south of the small settlement at West End.
- 5.3.4 *The site has a moderate potential to contain archaeological remains dated to the post-medieval period.* From the documentary evidence it is clear that the site was not used for anything other than farming until the early 20th century when the first buildings appeared, mainly on the western side of the site. There is potential for remains in the form of field boundaries, ditches and other related agricultural features, and footings of small early 20th century buildings, of very low/negligible significance.



## 6 Potential impact of the proposals

### 6.1 Proposals

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#### 6.1.1 The planning application proposes the:

“Demolition of all existing buildings and redevelopment of the site to provide 164 mixed-tenure homes (Use Class C3), new floorspace for town centre uses (Use Classes A1, A2, A3, D1 or D2), new employment floorspace (including four dedicated units for start-up businesses) (Use Class B1), a community meeting room and new and improved public open spaces, together with associated new landscaping, on-site access, servicing and disabled car parking”.

#### 6.1.2 The scheme comprises the demolition of the existing 1970s buildings which occupy approximately half of the site in the west, and the construction of two new multi-storey buildings occupying the majority of the site, one of which (the eastern-most of the two) would possess a lower ground floor (CGL, dwg ref: SK (OO) P007 rev PL & SK (-1) P003 rev PK, dated 20.10.2015 & Fig 17).

#### 6.1.3 The first, unbasemented, multi-storey building is proposed to be constructed on the west side of the site. The majority of this building is proposed to have a finished floor level of 55.4–55.5m OD (A. Baybars, CGL, *email comm.*, 05.11.2015 & Fig 17), 0.1–2m higher than the finished floor level of the existing building. The eastern side of the building is proposed to have a finished floor level of 55.0–55.2m OD (*ibid.*), 0.1–0.3m lower than the finished floor level of the existing building. Two lifts are proposed within the south-east quadrant of this building (CGL, dwg ref: SK (OO) P007 rev PL, dated 20.10.2015 & Fig 17).

#### 6.1.4 The second multi-storey building, with a lower ground floor, is proposed to be constructed in the centre and eastern side of the site (CGL, dwg ref: SK (OO) P007 rev PL & SK (-1) P003 rev PK, dated 20.10.2015 & Fig 17). The lower ground floor would occupy the majority of the footprint of this building, with the exception of its western end. It would also extend a little beyond the ground floor footprint in various places (*ibid.*) and is proposed to have a finished floor level of 52.2m OD (A Baybars, CGL, *email comm.*, 02.11.2015). Allowing 0.4m for the basement slab, would give a formation level of 51.8m OD, or 1.2–2.7mblg. Four lifts down to basement level are proposed on the southern side of the building and one lift to ground floor on the western side of the building (outside the footprint of the proposed basement).

#### 6.1.5 Pied foundations are proposed for both buildings, either CFA or open bored piles and likely to be either 0.45 or 0.6m in diameter, with c 1.m deep pile caps (T Ruck, IESIS, *email comm.*, 03.11.2015). The piling layout is yet to be determined.

#### 6.1.6 Two reduced level courtyards are proposed, one in the centre of the site and the other on the eastern side of the site. The proposed courtyard in the centre of the site is likely to be excavated to a depth of 0.08–0.7mblg, while that on the eastern side of the site is likely to be excavated to a depth of 1.0–1.6mblg (L. Mackie, Fabrik UK, *email comm.*, 03.11.2015 & Fig 17). A reduced level path (0.1–1.8mblg) is proposed along the northern edge of the site (*ibid.*).

### 6.2 Implications

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

#### 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it. A Conservation Area and Townscape Appraisal has been completed for the site and is detailed in a separate document.

- 6.2.3 The survival of archaeological remains within the site, if present, is potentially high particularly in its central and eastern sections which have never been built on, low in the southern third of the site, and moderate localised in the western part of the site. However, given that the site was not used for anything other than farming until the early 20th century the potential for buried heritage remains is likely to be limited to field boundaries, ditches and other related agricultural features, along with footings of small early 20th century buildings.

#### *Preliminary site works*

- 6.2.4 Works carried out as part of the initial site set up, including preliminary site stripping and demolition, the installation of site fencing and welfare facilities, is assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 0.5mbgl. This is unlikely to extend beyond the modern made ground and late 19th century ground raising deposits.
- 6.2.5 The impact of pile probing and the removal of other buried obstructions such as foundations would depend on the size and density of the existing intrusions, which is currently uncertain, but such work can have a considerable archaeological impact in disturbing adjacent remains.

#### *Ground remediation*

- 6.2.6 Ground remediation may be required due to the site's former use as a garage and the current above ground fuel storage tank in the south-east corner of the site. This would entail the excavation and removal of contaminated ground along with any archaeological remains contained within it, to the maximum depth of excavation. This is normally likely to remove entirely any archaeological remains.
- 6.2.7 Following the removal of contaminated material, the ground would be built up to the required ground level with modern and archaeologically sterile made ground. If any archaeological remains survived the initial excavation, subsequent ground works for foundations and services etc. would only have an impact on such remains where these works extended below the depth of the modern made ground.

#### *Piled foundations*

- 6.2.8 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The severity of the impact would therefore depend on the pile size, type and pile density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future.
- 6.2.9 The insertion of pile caps and connecting ground beams, along with the excavation of a pile guide trench, typically extend no more than 1.0–1.5mbgl would remove any archaeological remains within the footprint of these works to this depth. This is most likely to affect modern made ground and late 19th century ground raising deposits, but may also include post-medieval agricultural remains of very low/negligible significance.

#### *Excavation of lower ground floor*

- 6.2.10 The proposed excavation of a lower ground floor on the eastern side of the site, to a depth of 1.2–2.7mbgl, is likely remove any archaeological remains to this depth within the footprint of this excavation, the impact being most severe on the western side of the proposed lower ground floor, which due to the downward slope in ground level from west to east, would be excavated to a greater depth below ground level. On the western side of the proposed lower ground floor, any archaeological remains are likely to be severely truncated or removed entirely. On the eastern side of the proposed lower ground floor, the excavation may affect modern made ground and late 19th century ground raising deposits only, but may also include post-medieval agricultural remains of very low/negligible significance. It is assumed for the purposes of this assessment that the basement would be excavated following the insertion of the perimeter wall, and prior to the insertion of piled foundations.

#### *Lift pits*

- 6.2.11 The four lift pits which are proposed to extend to lower ground level on the eastern side of the site would extend to a depth of 1.5m below the foundation slab formation level (ie to 2.7–

4.2mbgl). On the western side of the building this may have no further archaeological impact since the excavation of the lower ground floor may have entirely removed any surviving archaeological remains within its footprint. On the eastern side of the building, the lift pits would further truncate or entirely remove any surviving archaeological remains within their footprint.

- 6.2.12 The three lift pits in the centre and western parts of the site would be outside the footprint of the proposed lower ground floor and would extend to a depth of 1.5m below the foundation slab formation level, removing any archaeological remains within the lift footprint to this depth. This is most likely to affect modern made ground and late 19th century ground raising deposits, but may also include post-medieval agricultural remains of very low/negligible significance.

*Slightly reduced ground floor level on east side of the western building*

- 6.2.13 The slightly reduced ground floor finished floor level on the east side of the western building (0.1–0.3m below the finished floor level of the existing building) is likely to impact modern made ground only and have no archaeological impact.

*Reduced level courtyards and path*

- 6.2.14 The proposed excavation of a reduced level courtyard in the centre of the site to a depth of 0.08–0.7mbgl is likely to affect modern made ground or late 19th century ground raising deposits only.
- 6.2.15 The proposed excavation of reduced level courtyard on the eastern side of the site to a depth of 1.0–1.6mbgl and a reduced level path along the northern edge of the site to a depth of 0.1–1.8mbgl is most likely to affect modern made ground and late 19th century ground raising deposits, but may, in its deepest parts, also include post-medieval agricultural remains of very low/negligible significance.

*Other works*

- 6.2.16 The excavation of new service trenches, drains and for new planting would extend to a depth of 1.0–1.5mbgl as assumed for the purposes of this assessment. This is most likely to affect modern made ground and late 19th century ground raising deposits, but may also include post-medieval agricultural remains of very low/negligible significance.
- 6.2.17 'Hard landscaping' (eg the construction of hard standing around the new buildings and the proposed landscaped courtyard in the centre of the site), would entail fairly shallow/superficial ground disturbance and is likely to impact modern made ground only.

## 7 Conclusion and recommendations

- 7.1.1 There are no designated heritage assets on the site. There is no evidence to suggest early activity on the site. There is moderate potential for post-medieval field boundaries and agricultural ditches and, in the western part of the site, footings of small early 20th century buildings. Such remains would be of very low/negligible heritage significance.
- 7.1.2 No survival is expected in the southern third, which was excavated for a railway cutting, now largely infilled. Survival is expected to be high in its central and eastern sections of the site, which have never been built on, and moderate, with localised survival between foundations, beneath the existing buildings in the western part of the site.
- 7.1.3 The planning application proposes the:  
 “Demolition of all existing buildings and redevelopment of the site to provide 164 mixed-tenure homes (Use Class C3), new floorspace for town centre uses (Use Classes A1, A2, A3, D1 or D2), new employment floorspace (including four dedicated units for start-up businesses) (Use Class B1), a community meeting room and new and improved public open spaces, together with associated new landscaping, on-site access, servicing and disabled car parking”.
- 7.1.4 The scheme comprises the demolition of the existing 1970s buildings and the construction of two new multi-storey buildings. A lower ground floor is proposed underneath the eastern-most of the two buildings; no basement is proposed for the other building on the western side of the site. It is anticipated that late 19th century and later made ground is likely to be present across some or all of the site, deposited following the excavation of the adjacent railway cutting. Fairly shallow impacts such as demolition, preliminary site set up, pile caps and ground beams, new services and planting and the proposed reduced level courtyard in the centre of the site would only have an impact if these works extend beneath the made ground and late 19th century ground raising deposits. The proposed reduced level courtyard on the east side of the site and reduced level path on the northern edge may, in their deepest parts, also impact post-medieval agricultural remains of very low/negligible significance. The proposed piled foundations would entirely remove any buried archaeological remains within their footprint, the severity of impact depending on pile size and density, which is still to be determined. The excavation of the proposed lower ground floor on the eastern side of the site is likely to truncate or completely remove any surviving archaeological remains on its western side, but on its eastern side the impact is likely to be less severe and potentially may extend into modern made ground and 19th century ground raising deposits only. Localised ground remediation, if proposed, would also have an impact on any remains in the area of remediation.
- 7.1.5 Table 2 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

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

Asset	Asset Significance	Impact of proposed scheme
Post-medieval agricultural remains and, in western part of the site, footings of small early 20th century buildings (Moderate potential)	Very low / negligible	Potential impacts from site set up, ground remediation, piled foundations, excavation of lower ground floor on eastern side of site, new services, drainage and planting, reduced level courtyards and path.  Asset significance reduced to negligible

- 7.1.6 The site is not located within a Conservation Area nor an Archaeological Priority Area. Given that the archaeological potential of the site is likely to be limited to remains of no more than very low/negligible significance, and due to the localised impact of the proposals, it is considered unlikely that the local authority would request further archaeological investigation in relation to the granting of planning consent.

## 8 Gazetteer of known historic environment assets

- 8.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 1km-radius study area around the site. The table also includes statutorily listed buildings within 400m of the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 15/04/2015 and is the copyright of Historic England 2015.
- 8.1.3 Historic England statutory designations data © Historic England 2015. Contains Ordnance Survey data © Crown copyright and database right 2015. The Historic England GIS Data contained in this material was obtained in March 2015. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

### Abbreviations

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

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

HER – Historic Environment Record

PCA – Pre Construct Archaeology

ILUA – Inner London Archaeological Unit

CA – Compass Archaeology

AOC – AOC Archaeology

HEA No.	Description	Site code/ HER No.
1	<b>Hampstead Synagogue, Dennington Park Road</b> Grade II* listed synagogue of 1892-1901 by Delissa Joseph. Eclectic French Gothic/Romanesque style.	1271984
2	<b>Church of St James, Sheriff Road</b> Grade II listed church of 1887-8 by AW Blomfield.	1378657
3	<b>West Hampstead Fire Station, 325 West End Lane</b> Grade II listed fire station Fire station of 1901, by the Fire Brigade Branch of the London County Council Architects Department, job architect W A Scott. One of a series of fire stations built by the LCC between 1896–1914, each executed to a bespoke design and widely admired as among the most accomplished achievements of this exceptionally rich and prolific period of LCC civic architecture. Clever interpretation of an Arts and Crafts-style house, with deep eaves, rough-cast walls and projecting stone mullion bay windows, which are harmoniously combined with the signage, appliance bays and striking watch tower that identify the building's municipal purpose. Excellent level of survival of original exterior, interior plan and features. Group value with the listed firemen's cottages to the rear.	1379177
4	<b>Cottages to the rear of the fire station, West End Lane</b> Grade II listed set of four terraced firemen's cottages, c 1901 by the London County Council Architect's Department, job architect WA Scott. The fire station cottages form a complex with the Fire Station.	1379178
5	<b>West End Lane Public Conveniences, West End Lane</b> Grade II listed public lavatories of 1890. Attractive, with colourful tiled interiors and handsome railings at street level. They are notably intact, having surviving basins, doors, ventilation grills and signage and there has been no vandalism or neglect. Group value as part of a characterful ensemble of late-Victorian civic structures including a memorial drinking fountain (1897, listed Grade II), Emmanuel Church (1897 and 1903, listed Grade II) and West Hampstead Fire Station (1901, listed Grade II).	1392290
6	<b>13 Church Row (adjoining), NW3</b> Archaeological evaluation in 1976 by ILAU on a site within the medieval settlement area of Hampstead showed that all archaeological deposits had been removed by modern site levelling.	CRO76 ELO3078 MLO17845
7	<b>37-63 Fortune Green Road, West Hampstead, NW6</b> Archaeological evaluation by PCA in 2006. Natural clay in the south-west of the site was sealed by a layer of topsoil from which pottery of 11th – 19th century date was recovered. Elsewhere, evidence of late 19th – early 20th century activity and levelling was recorded.	FGH06 ELO6925 MLO98218



HEA No.	Description	Site code/ HER No.
8	<p><b>59 Frognal, Hampstead, NW3</b>            Archaeological evaluation and watching brief by MoLAS in 2006. In one of two trenches a late 18th century brick drain was recorded cutting the natural clay. The drain was truncated to the east by a slightly later brick cellar wall and floor, and a sequence of late 18th – early 19th century brick walls or braces was recorded in section. In the second trench an undated ditch and two postholes were revealed, sealed by a sequence of post-medieval garden soils followed by 19th century brick and concrete foundations. Pottery dating to the late 12th – mid 14th century was recovered, suggesting medieval settlement in the area.</p>	FGL06 ELO6994 MLO98221 ELO6993 MLO98223
9	<p><b>62 Frognal, Hampstead, NW3</b>            Archaeological watching brief by MoLAS in 2008. Natural clay was observed beneath modern garden soil and building.</p>	FON08 ELO7977
10	<p><b>321-329 Finchley Road, NW3</b>            Archaeological watching brief by MoLAS in 2002. A possible ploughsoil, dated by a single Roman potsherd, was recorded in the north-west of the site. Elsewhere London Clay was terraced or overlaid by made-ground associated with the construction of the adjacent Finchley Road and Frognal Station in the latter part of the 19th century.</p>	FRC02 ELO76697– 8
11	<p><b>1 Frognal Gardens, NW3</b>            Archaeological watching brief by MOLA in 2011 during ground reduction exposed truncated natural clays sloping down from east to west. This was overlain by a series of levelling deposits associated with the original buildings constructed in 1898. The earliest layer, possibly an undated ditch, contained large quantities of oyster shell and a single sherd of 19th century pottery. This was sealed by two separate garden soil horizons, which in turn were overlain by redeposited natural strata that became thicker as the slope dropped off to the west; evidently in an attempt to level the topography prior to construction in the late 19th century. In the east of the site archaeological deposits had been disturbed or completely removed by the foundations of the standing building. Garden soils and mid 20th century remedial work to the building was exposed to ground level.</p>	FRG11 ELO12938 MLO106613
12	<p><b>18 Frognal Way, Camden, NW3</b>            Archaeological watching brief by MoLAS in 2008. In three test pits makeup for the construction of the house in 1930–1 was recorded above truncated natural sandy clay. In two of the test pits it was overlain by makeup for York Stone paving and by turf and topsoil in the third.</p>	FWA08 ELO8724
13	<p><b>St John's Church, Church Row, Hampstead, NW3</b>            Archaeological watching brief by MoLAS in 2005. Two trenches excavated for underpinning works for the church's war memorial were monitored. In the north trench re-deposited natural was noted; the south trench, lying inside the churchyard boundary, contained the footer of a gravestone. Residual fragments of human remains were recovered and reburied.</p>	JNC05 ELO7732 MLO71172
14	<p><b>Kilburn High Road, London, NW6</b>            Archaeological watching brief by CA in 2007–2009 in several areas near Kilburn High Road. No significant archaeological finds or features were exposed. The sequence observed in the majority of the trenches consisted of modern road layers overlying made ground and service related deposits. 19th century building rubble and pottery were recorded in made ground layers in various trenches which probably related to the development of the area at the time. A series of timbers was found in trenching in Abbot's Place which probably relate to shoring or revetment works also dating to the 19th century and probably associated with works carried out in the roadway during the development period. Natural silty clay was observed in some areas but was generally heavily truncated by modern layers.</p>	ELO10285
15	<p><b>3 Maresfield Gardens, Hampstead, NW3</b>            Building recording carried out by AOC in 2012 at South Hampstead High School prior to its demolition. The school was built in 1882 and enlarged numerous times in the 19th and 20th centuries.</p>	ELO5285 MLO106614
16	<p><b>St John's at Hampstead Churchyard, NW3</b>            The churchyard has its origins as a burial ground from the 10th Century. However the church it is currently associated with dates to the 18th Century. The churchyard covers 1.5 acres. Holmes advises that in 1896 it was not very neatly kept but was still open to the public.</p>	MLO71772 Basil Holmes 1896, 1

HEA No.	Description	Site code/ HER No.
17	<b>St John's Churchyard northern extension, Hampstead, NW3</b> The area was consecrated as an additional burial ground during 1812 as additional burial space was required. Holmes describes this ground as covering 1.25 acres in extent. It was consecrated in 1812 and in 1896 was still being used for occasional burials.	MLO103817 Basil Holmes 1896, 2
18	<b>Hampstead Cemetery, West Hampstead, NW6</b> Hampstead Cemetery was laid out in 1874-76 by landscape architect Joseph Fyfe for the Hampstead Burial Board and extended in 1901. The lodge, chapels, entrance gate piers and railings were designed by the architect Charles Bell. It is a Grade II Registered Park and Garden.	MLO148553 Basil Holmes 1896, 3
19	<b>Frogna Lane and Frogna Way, Hampstead, NW3</b> The GLHER notes this as the location of the later medieval Shoot Up Lane which ran from Shoot Up to Hampstead. The later medieval Frogna Way ran into Shoot Up Lane (now Mill Lane) from Hampstead Church. The GLHER also records a post-medieval manor house at the corner of Frogna Lane.	MLO17883 MLO17827 MLO17811
20	<b>West End Lane, Hampstead, NW3</b> The GLHER records this part of the later medieval West End Lane as running from Kilburn Priory (GLHER ref 082036) through West End to Fortune Green.	MLO17828
21	<b>Church Row, Hampstead, NW3</b> The GLHER notes Church Row as a medieval street near the parish church.	MLO23436
22	<b>Redington Road,</b> The approximate findspot for a heavily iron stained Mesolithic Thames pick recorded on the GLHER as reported by Mr Holmes from a garden on this road.	MLO17770
23	<b>Mill Lane, West Hampstead</b> The GLHER records this as the location of a later medieval hamlet, probably a small settlement at the junction of Mill Lane & West End Lane.	MLO17912
24	<b>Belsize Road</b> The GLHER records traces of 15/16th century fishponds and remains of a 15/16th century moat still visible in 1722.	MLO53722 MLO46421
25	<b>59 Netherhall Gardens, Hampstead, NW3</b> 59 Netherhall Gardens is part of the Hampstead Manor estate developed by the Maryon Wilson family in the 1870s and 1880s. No. 59 is typical of the large detached properties that make up the majority of the estate. The style is a severe neo-Tudor.	MLO103786
26	<b>Conway House, 20-22 Quex Road</b> Quex Road was laid out in 1866 as part of the Cotton-Powell Estate. Nos. 20 and 22 appear to have formed part of a larger group of detached houses along the south side of Quex Road, of which two others, Nos. 24 and 26, to the east, still survive. No. 22 is stated to have been the home of the stained glass artist, Nathaniel Westlake (1833-1921).	MLO89238
27	<b>254 Finchley Road, West Hampstead</b> 254 Finchley Road was built in 1919 as a detached house with a separate flat. It has since been sub-divided into flats. The Gliksten's were Jewish émigrés who came to England in the late 19th century from Poland. Jacob Gliksten (1845-1904) was a timber merchant whose company, which passed through his family, became the largest producer of hardwoods in the Commonwealth.	MLO106887
28	<b>West End Green, Mill Lane Triangle, Fortune Green Road/West End Lane</b> A public square designated under the London Squares Preservation Act of 1931. Triangular garden enclosure. West End Green preserves the name of the ancient hamlet of West End, one of the hamlets within the parish of Hampstead. West End Green was in the ownership of the lord of the manor but was saved as public open space in 1885 when it was purchased by the Vestry of Hampstead with funds raised by public subscription.	MLO102512
29	<b>Kilburn Grange, Grangeway/Messina Avenue/Hemstal Road</b> Formerly part of the Grange estate. The Grange was a large house built by Samuel Were as a speculative venture in c1831, the estate then enlarged in the late 1860s by the purchase of a neighbouring market garden. The Grange was demolished in 1911 after the death of the last owner, Ada Peters; in the same year the estate excluding the site of the house which later became the site of The Grange Cinema, was bought by the LCC for 'parks, education and tramway purposes'.	MLO103794

HEA No.	Description	Site code/ HER No.
30	<p><b>Fortune Green Open Space, Fortune Green Road/Ajax Road/Achilles Road, NW6</b>  Commonland here was enclosed by the Lord of the Manor in the 19th century, part of which was acquired by Hampstead Vestry for Hampstead Cemetery. As a result of local protest, various attempts to build on the land in the 1880s and 1890s failed and it was purchased for public open space. Fortune Green Open Space was laid out and opened to the public in 1897. At the southern tip is a granite drinking fountain which was presented in 1897 by Miss Miles in memory of her mother, through the Metropolitan Drinking Fountain &amp; Cattle Trough Association. Adjacent to the recreation ground is a pair of K2 telephone kiosks of 1927, designed by Giles Gilbert Scott.</p>	MLO103778
31	<p><b>King's College London, Hampstead Residence, Kidderpore Avenue</b>  The site was formerly that of Kidderpore Hall, a large Grecian-style house of 1840-43, which stood on top of the hill. The Hampstead Residence was formerly Westfield College, one of the first women's Christian colleges, founded in 1882 by the pioneer of women's university education, Miss Constance Garnett.</p>	MLO104341
32	<p><b>Freud Museum Garden, 20 Maresfield Gardens, NW3</b>  The GLHER records this as a private garden. Sigmund Freud and his family came to London as refugees from the Nazis in 1938, and moved to 20 Maresfield Gardens on 27 September where Freud lived until his death in September 1939.</p>	MLO104260

## 9 Planning framework

### 9.1 National Planning Policy Framework

- 9.1.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).
- 9.1.2 The full policy for NPPF Section 12: Conserving and enhancing the historic environment can be found at:  
<http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/12-conserving-and-enhancing-the-historic-environment/>

### 9.2 Greater London regional policy

#### *The London Plan*

- 9.2.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA March 2015). Policy 7.8 relates to Heritage Assets and Archaeology:
- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
  - B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
  - C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
  - D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
  - E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.
  - F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
  - G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.
- 9.2.2 The London Plan contains various paragraphs which re-iterate the importance of the historic environment in local policy (eg Para. 7.31, 7.31b and 7.32) which are not reproduced here.

## 9.3 Local planning policy

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- 9.3.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.
- 9.3.2 The London Borough of Camden's Core Strategy and Development Policies Documents were both adopted in November 2010.
- 9.3.3 Policy CS14 – Promotion High Quality Places and Conserving our Heritage broadly covers heritage issues, and is supported by Development Policy DP25.

### **Policy CS14 - Promotion High Quality Places and Conserving our Heritage**

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

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

### **DP25 – Conserving Camden's heritage**

#### **Conservation areas**

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

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

#### **Listed buildings**

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

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

#### **Archaeology**

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

#### **Other heritage assets**

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

## 10 Determining significance

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

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

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

*Table 2: Significance of heritage assets*

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

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



## 11 Non-archaeological constraints

- 11.1.1 A desk study and walkover study conducted on the site in 2011 (Hydrock, December 2011, iv, 7–8) identified potential contamination associated with the past use of the western quarter of the site as a large garage, and potential migration of contaminants associated with the former adjacent works depot and light industrial businesses/railways in the locality of the site. The redevelopment of the site in the 1970s may not necessarily have included ground remediation. It also concluded that the infilling of the slope behind the retaining wall may also have imported contaminated materials onto site which could be a source of hazardous gas emissions. Furthermore, the date of the existing building on the site may mean that asbestos containing building materials were used its construction and the previous garage may have been associated with the presence of asbestos.
- 11.1.2 A further desk top study conducted this year (RSA Geotechnics Ltd, May 2015, 33) concluded in its preliminary risk assessment that there was a moderate risk of contamination from ground gas/vapour from historical made ground on the site, the above ground fuel storage tank in the south-east corner of the site and asbestos within the existing construction, plus low to moderate risk of contamination from general industrial activities on the site, both historical and contemporary.
- 11.1.3 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. There is also an electricity substation in the north-west corner of the site. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.4 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 14.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

## 12 Glossary

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

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

## 13 Bibliography

### 13.1 Published and documentary sources

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- Child Graddon Lewis, *Supporting Tender Information*, 156 West End Lane, West Hampstead, London (undated)
- ClfA [Chartered Institute for Archaeologists] Dec 2014a, *Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment*, Reading.
- ClfA [Chartered Institute for Archaeologists] Dec 2014b, *Standards and guidance for historic environment desk-based assessment*, Reading
- DCLG [Department of Communities and Local Government], March 2012 *National Planning Policy Framework*
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- RSA Geotechnics Ltd, May 2015, *Proposed Development at 156 West End Lane, West Hampstead, London, NW6 1UF, for A2 Dominion Developments Ltd, Desk Study Report*
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- Wade C, 1989 *Hampstead Past*. London: Camden Local Studies Library & Archive.
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- VCH *Middlesex ix*. Victoria County History: A History of the County of Middlesex Volume 9, C R Elrington (Editor), 1989

### 13.2 Other Sources

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- British Geological Survey online historic geology borehole data and digital drift and solid geology data
- Camden Local Studies Library & Archive
- Groundsure historic Ordnance Survey mapping
- Greater London Historic Environment Record
- Historic England
- Internet – web-published sources
- London Archaeological Archive and Research Centre
- MOLA Deposit Survival Archive

### 13.3 Cartographic sources

- Daw, I, 1864 *Hampstead* (4 chains to 1 mile map). Camden Local Studies library & Archive reference no. 85242
- Newton, J & Newton, W for J.J. Park, 1814 'The Topography and Natural History of Hampstead'. Camden Local Studies Library and Archive reference no. 85242
- Rocque, J, 1762 'A Plan of London on the Same Scale as that of Paris: In Order to ascertain the Difference of the Extent of these two Rivals'.  
'Tithe map of the parish of St John Hampstead of 1839'. Camden Local Studies Library and Archive reference no. 85242
- Ellis, J & Richardson, J, 1762, 'A plan for all the demesne lands and erection thereon situate in the parish and manor of Hampstead 1762

#### *Ordnance Survey maps*

- Ordnance Survey 1st edition 6":mile map of 1893
- Ordnance Survey 1st, 2nd and 3rd edition 25":mile map of 1871, 1896 and 1915
- Ordnance Survey revised edition 25":mile map of 1935
- Ordnance Survey 1:2,500 scale map of 1955
- Ordnance Survey 1:1,250 scale map of 1953, 1960, 1973, 1979, 1985, 1991, 1994, 1995

#### *Engineering/Architects drawings*

- Existing levelled site survey (Cadmap, dwg ref: CM/15172, dated May 2015 and CM/15172-T rev A, dated May 2015)
- Utility Survey (Cadmap, dwg ref: CM/15172, dated May 2015)
- Existing ground floor plan of the east side of the site (Camden Finance Directorate, dwg ref: 09-01-21-WEL-G-E, dated 15.01.09)
- Proposed ground floor plan (Child Graddon Lewis, dwg ref: SK(00)P007 rev PL, dated 20.10.15)
- Proposed lower ground floor plan (Child Graddon Lewis, dwg ref: SK(-1)P003 rev PK, dated 20.10.2015)
- Proposed east-west section (A Baybars, CGL, email comm., 02.11.2015)

### 13.4 Available site survey information checklist

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



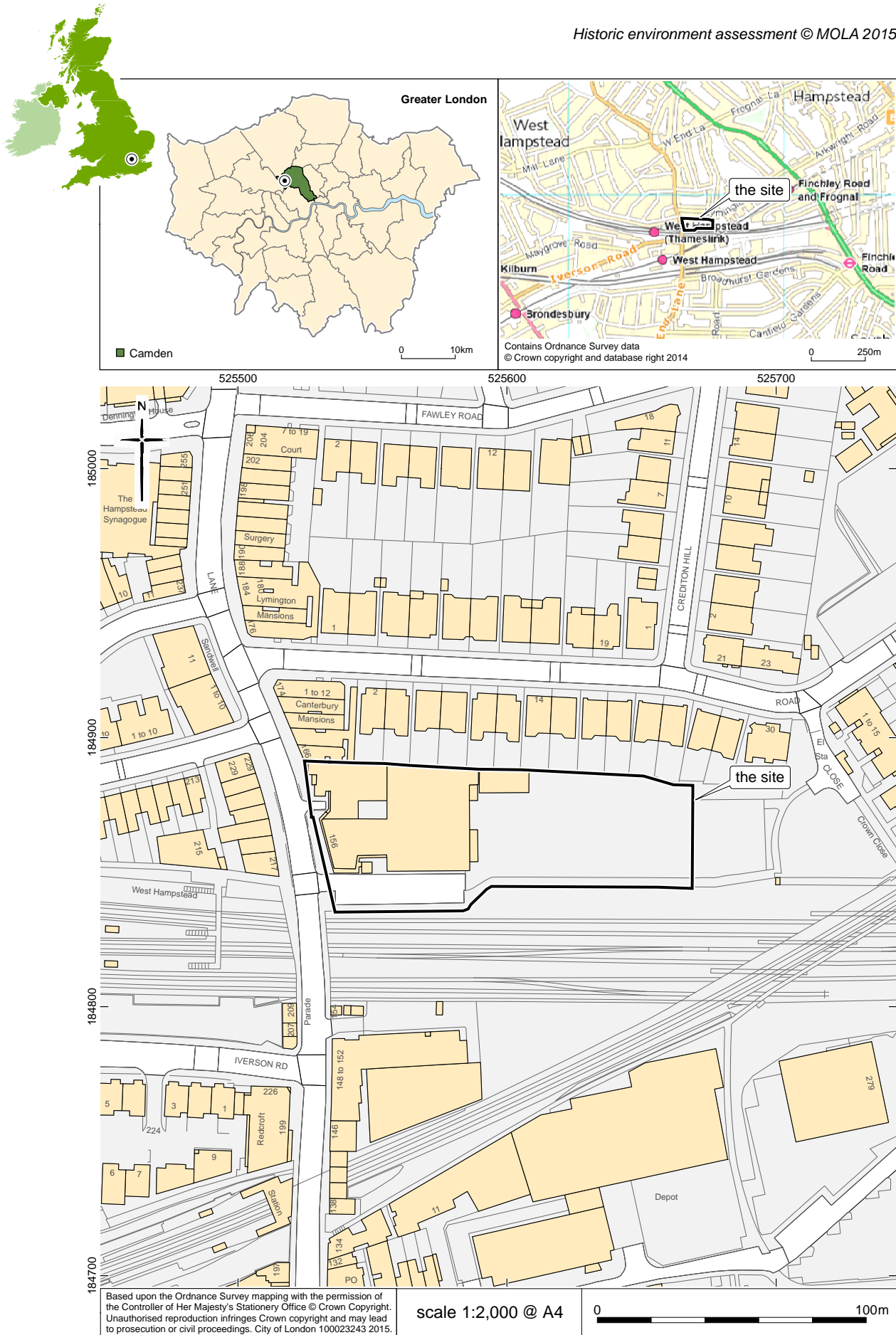


Fig 1 Site location



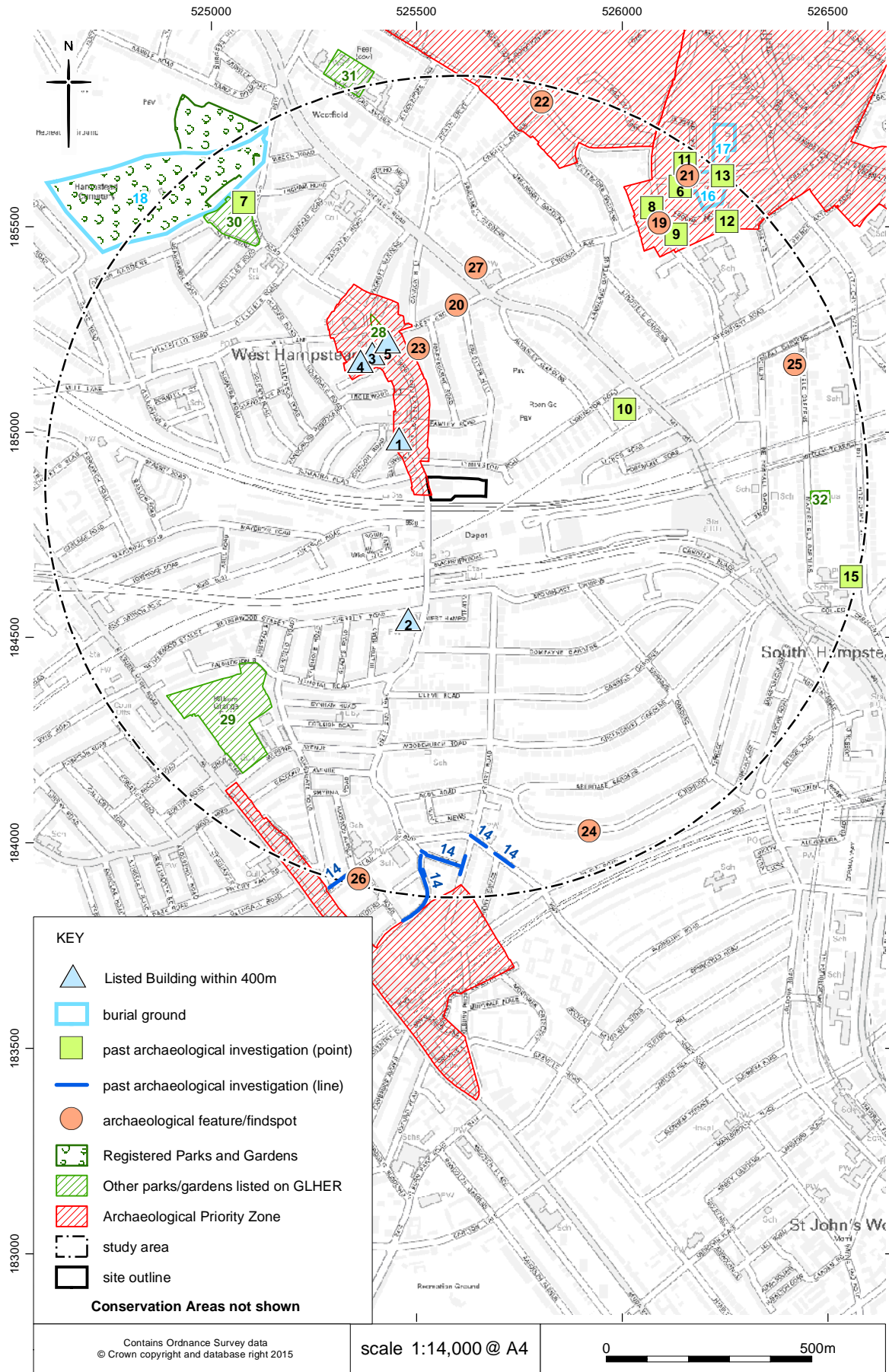


Fig 2 Historic environment features map



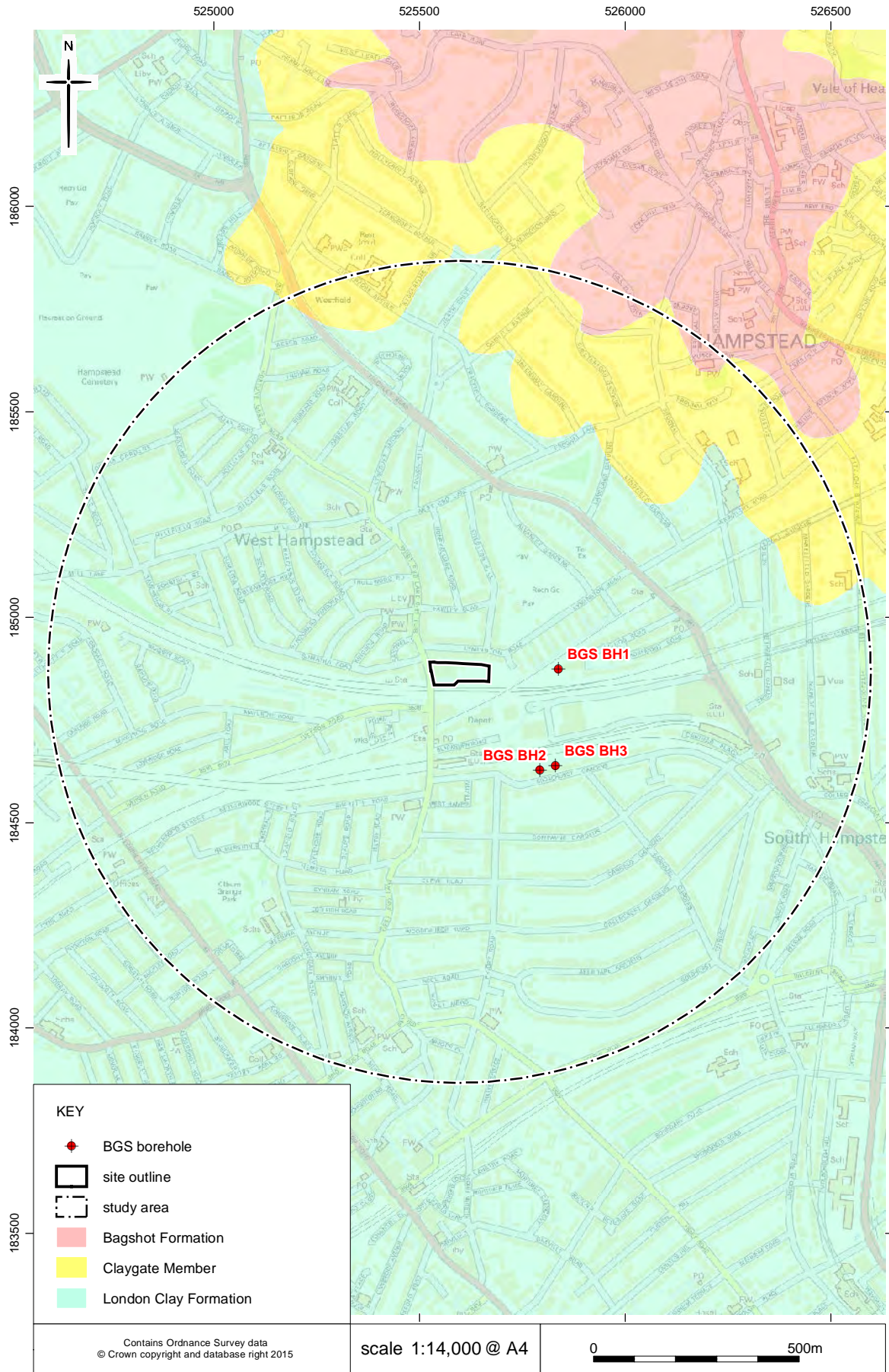


Fig 3 Geology map (based on BGS digital data) and location of BGS boreholes in vicinity of the site



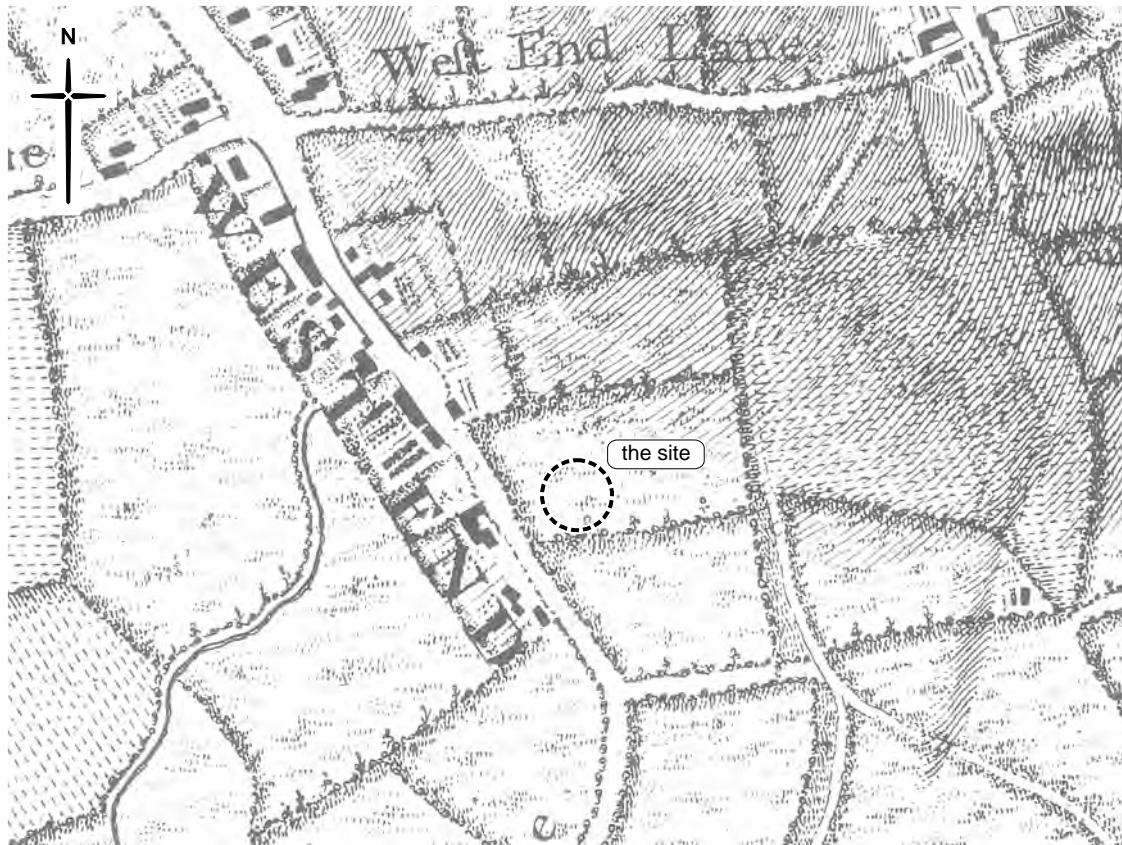


Fig 4 Rocque's map of 1741-45

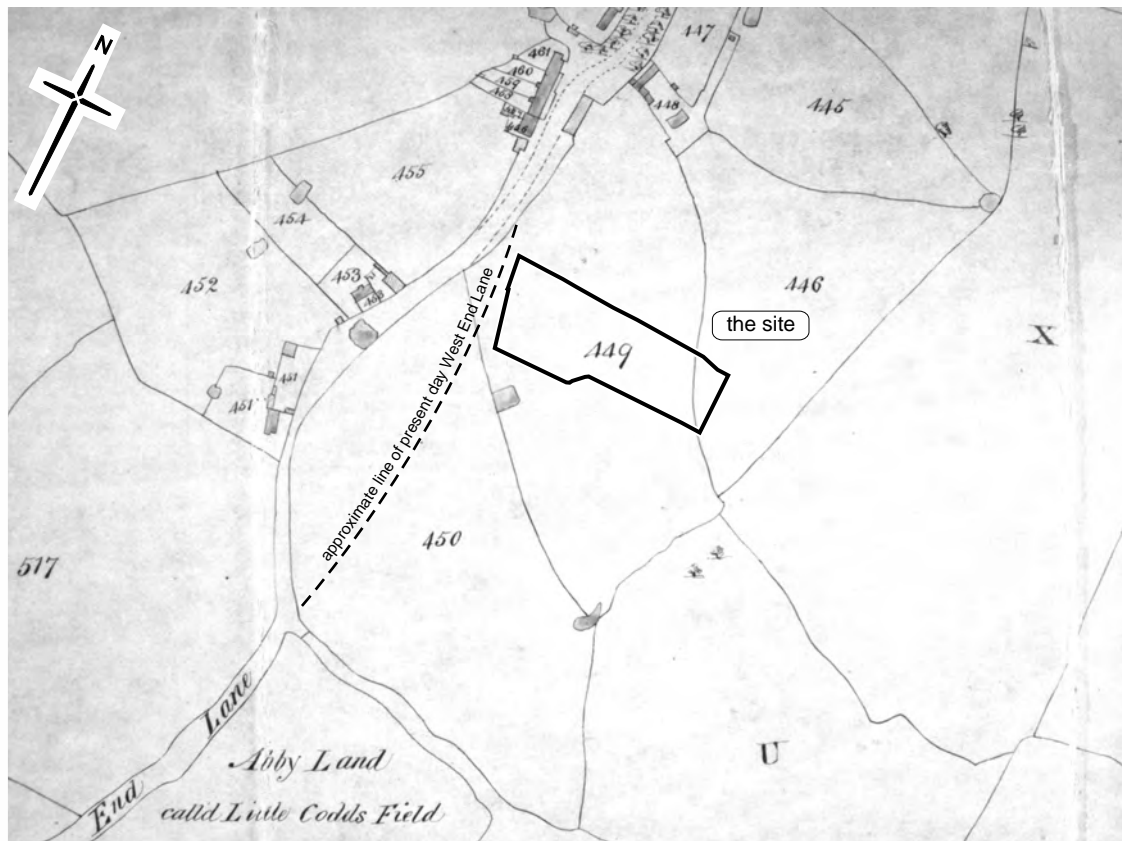


Fig 5 Ellis's manor and parish map of 1762



Fig 6 Hampstead tithe map of 1839

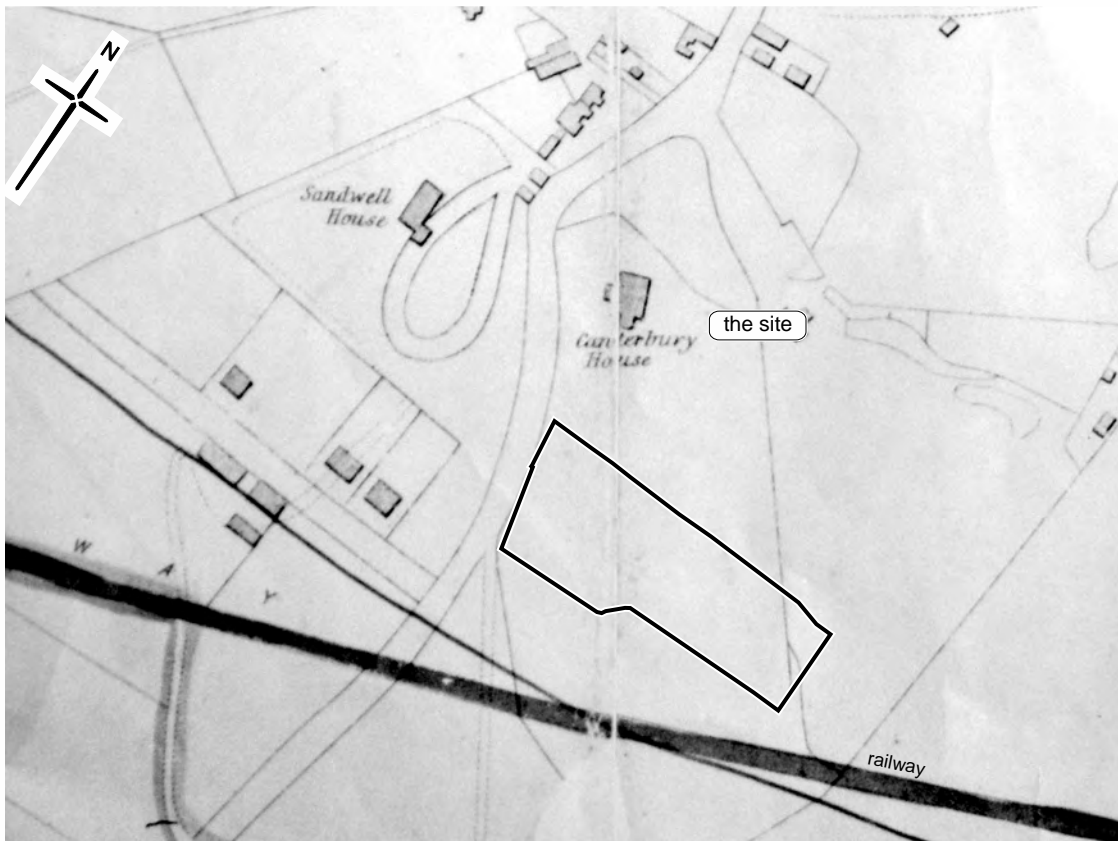


Fig 7 Daw's map of the parish of St John Hampstead of 1864



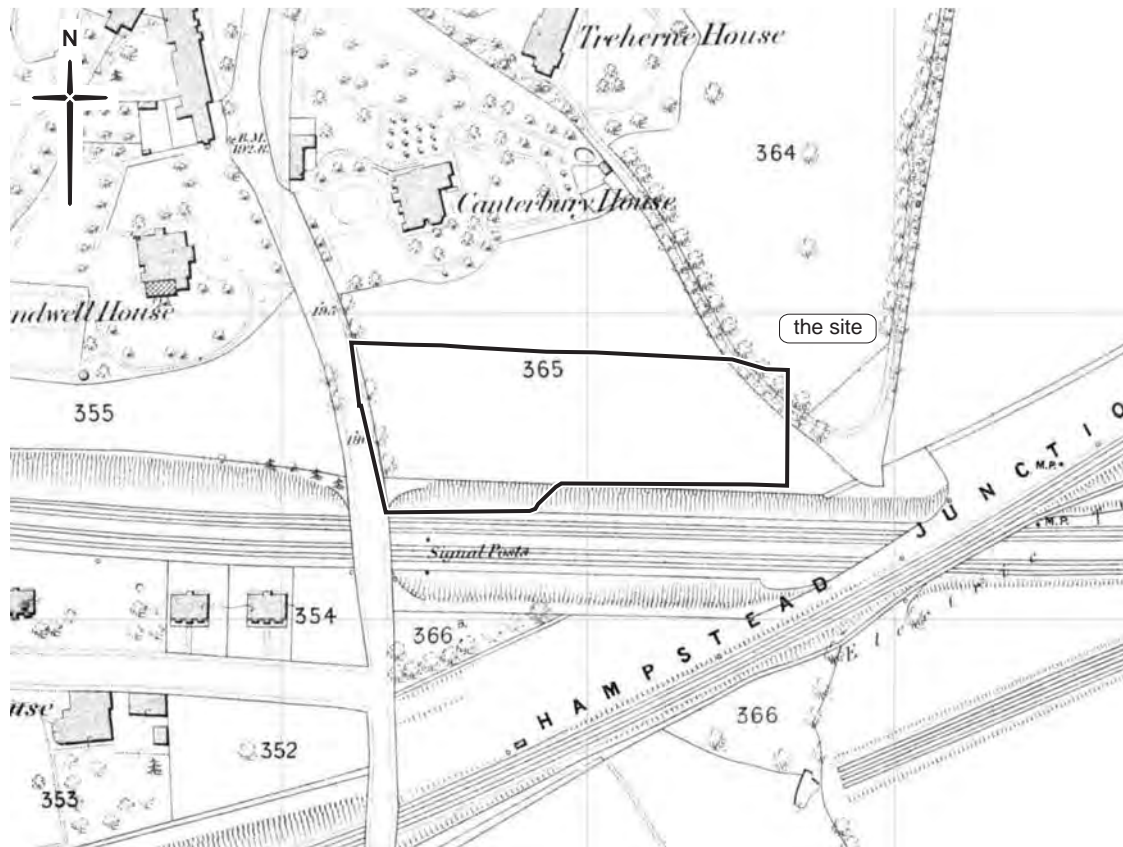


Fig 8 Ordnance Survey 1st edition 25":mile map of 1870-71

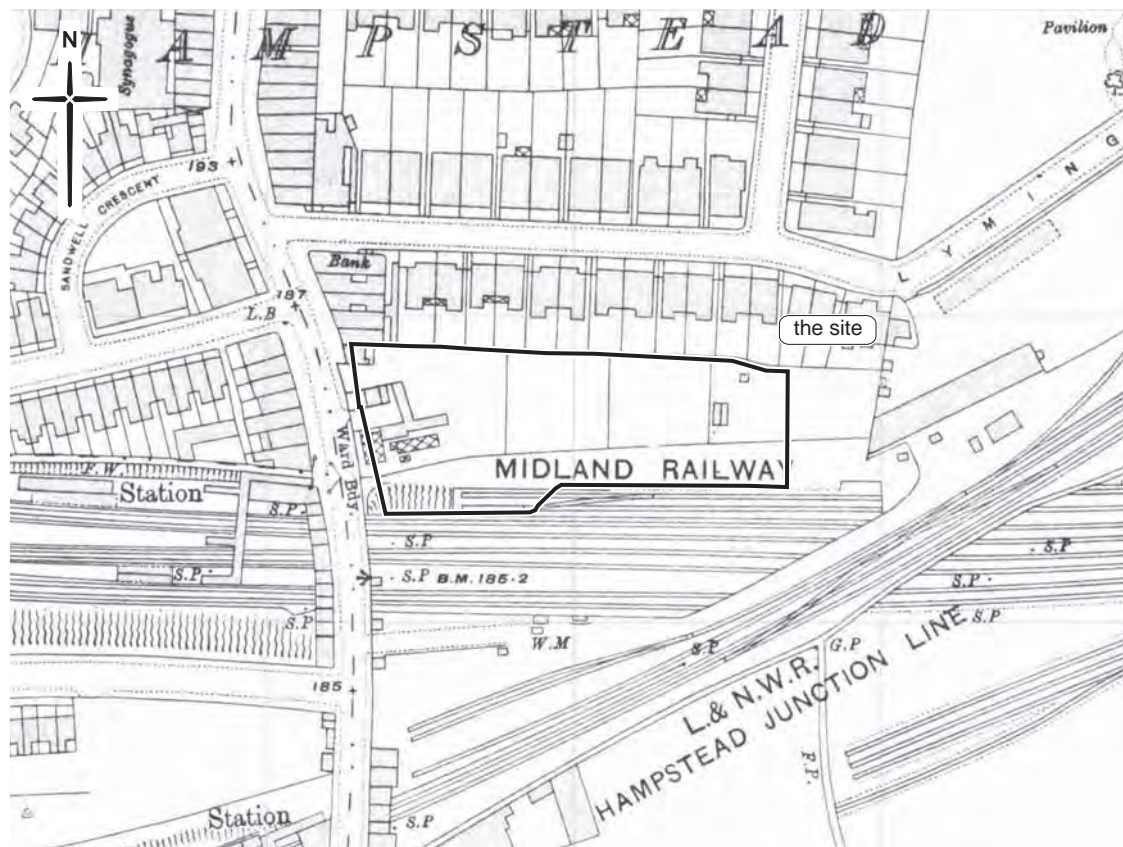


Fig 9 Ordnance Survey 3rd edition 25":mile map of 1915



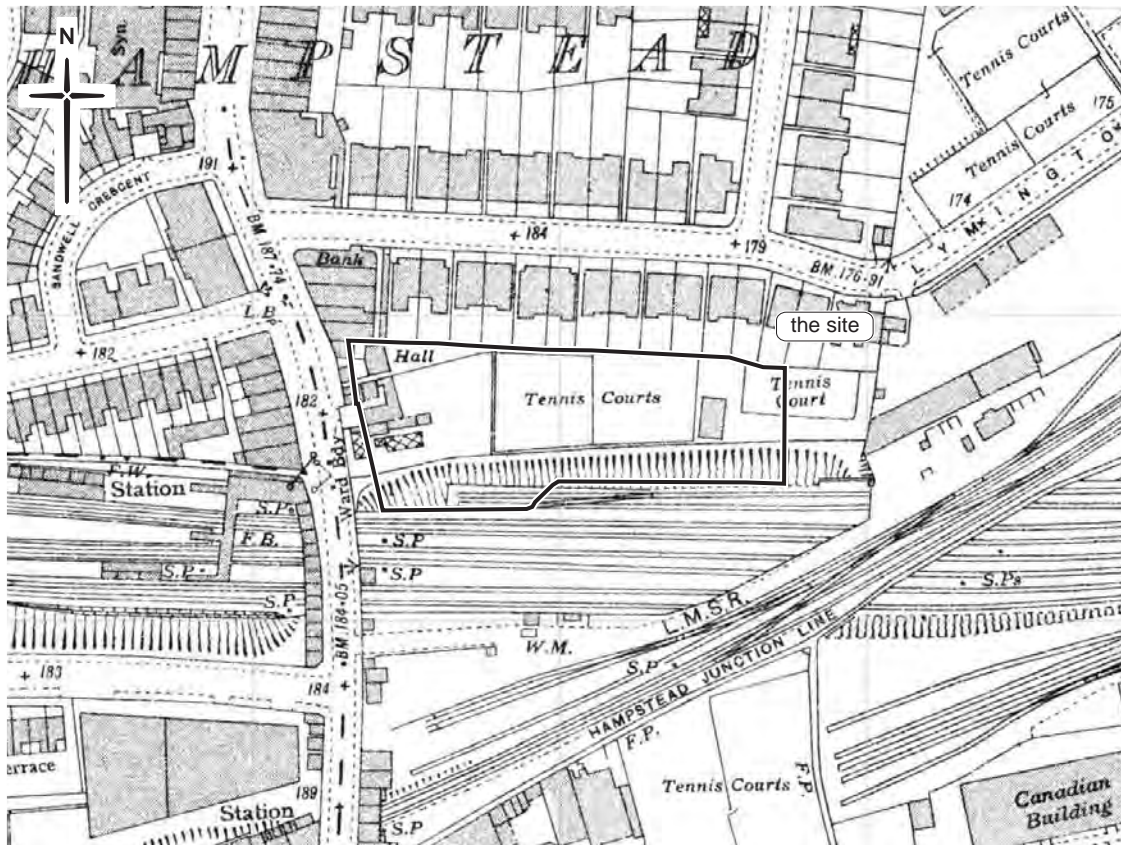


Fig 10 Ordnance Survey 25":mile map of 1935

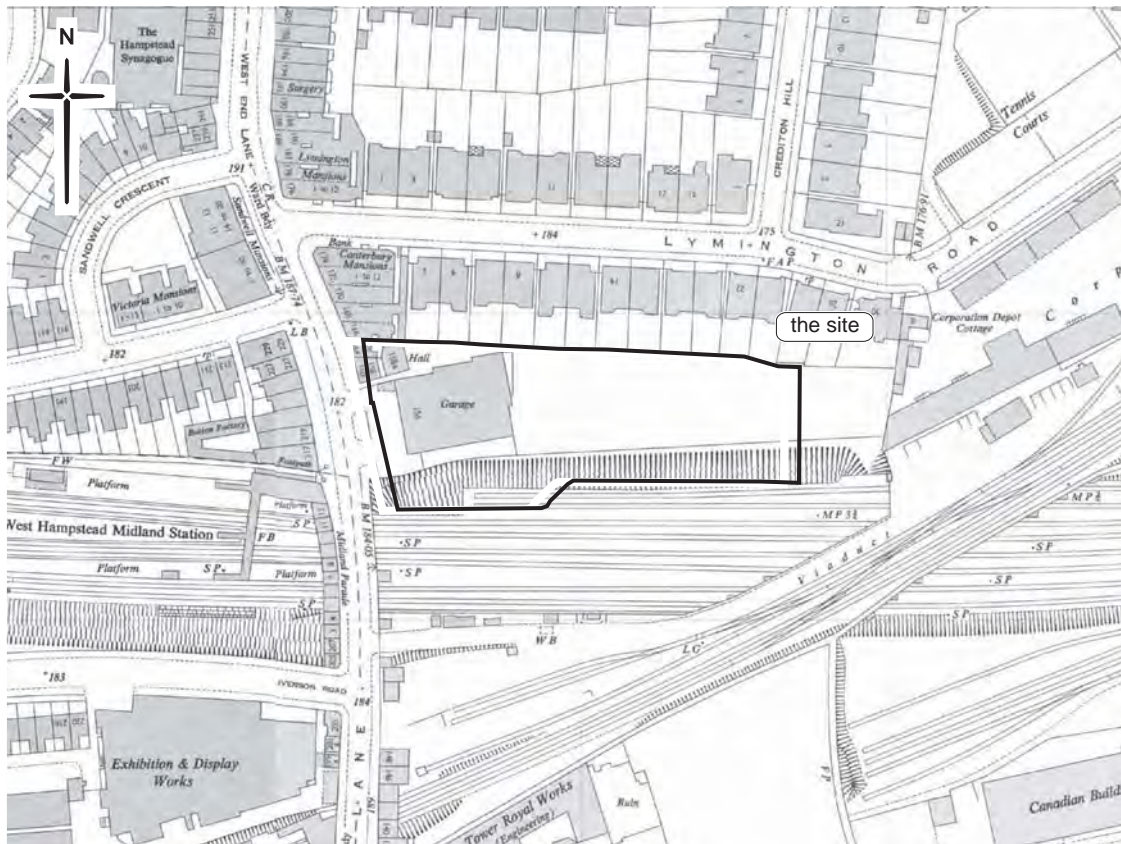


Fig 11 Ordnance Survey 1:1250 scale map of 1953 (not to scale)





Fig 12 The south-west corner of the site looking north-east (Hydrock, December 2011, Fig 4)



Fig 13 The south side of the site looking north-east (Hydrock, December 2011, Fig 5)



Fig 14 The yard on the east side of the site looking east (Hydrock, December 2011, Fig 7)



Fig 15 The site from the air, looking north-west (CGL, Supporting Tender Information, 9, undated)





Fig 16 Existing levelled site survey (Cadmap, dwg ref: CM/15172-T rev A, dated 27.05.2015)

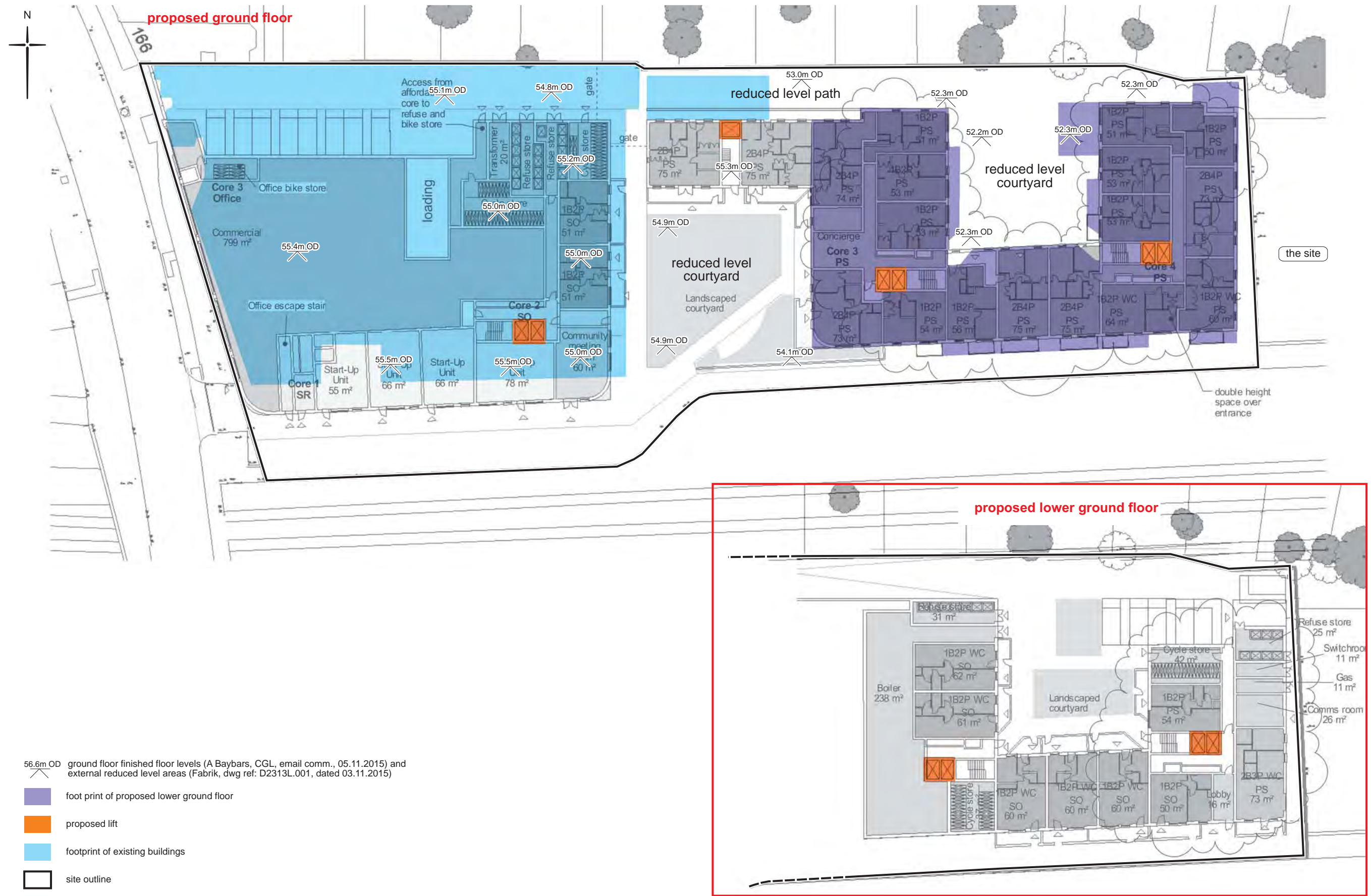


Fig 17 Proposed ground floor and lower ground floor plans (CGL, dwg: SK (00) P007 rev PI & SK (-1) P003 rev PK, dated 20/10/2015)





— site boundary

Fig 18 Proposed south facing section (A Baybars, CGL, email comm., 02.11.2015)