



**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**The Studio
North End Avenue
Hampstead
London
NW3 7HP**

February 2018

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

**Site centred at:
TQ 26188 86895**

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CONTENTS

	Executive Summary
1.0	Introduction and Scope of Study
2.0	Development Plan Framework
3.0	Geology and Topography
4.0	Archaeological and Historical Background, with Assessment of Significance (Including Historic Map Regression exercise)
5.0	Site Conditions and the Proposed Development (Review of Potential Development Impacts upon Archaeological Assets)
6.0	Summary and Conclusions
	Sources Consulted

LIST OF ILLUSTRATIONS

Fig. 1	Site Location
Fig. 2	HER Data Plot (data from GLHER)
Fig. 3	1754 John Rocque's Map of Middlesex
Fig. 4	1766 John Rocque's Map of London & Environs
Fig. 5	1807 Ordnance Survey Drawing
Fig. 6	1839 St John Hampstead & Hendon Parish Tithe Maps
Fig. 7	1870 Ordnance Survey (1:2500)
Fig. 8	1894 Ordnance Survey (1:2500)
Fig. 9	1915-16 Ordnance Survey (1:2500)
Fig. 10	1935 Ordnance Survey (1:1250)
Fig. 11	1954 Ordnance Survey (1:2500)
Fig. 12	1976 Ordnance Survey (1:10000)
Fig. 13	1999 Google Earth Image
Fig. 14	Site as Existing
Fig. 15	Proposed Development

LIST OF PLATES

Plate 1	View showing level change at northern end of study site
Plate 2	View facing south of The Studio residential property
Plate 3	View of property garden, facing north west
Plate 4	View of ground between property and eastern boundary

EXECUTIVE SUMMARY

- The site at The Studio, North End Avenue, Hampstead, London, NW3 7HP has been reviewed for its below ground archaeological potential.
- No designated archaeological assets lie on or close to the site. The site lies within an Archaeological Priority Area as defined by the archaeological advisors to the London Borough of Camden.
- The study site is considered to have a low to moderate archaeological potential for residual Mesolithic worked flint whilst a low archaeological potential is identified for all other past periods of human activity.
- Modern development can be considered likely to have had a severe, negative archaeological impact within the footprint of the existing property, through the cutting of foundations and services. The terracing of the northern end of the study site will have most likely removed any archaeological potential from this area.
- Given the limited archaeological potential of the study site, combined with modern development impacts, the proposed development is considered unlikely to have either a significant or widespread archaeological impact.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by Jazmin Sexton and prepared by James Archer of CgMs Heritage (Part of the RPS Group PLC) on behalf of B. & R. Burgess.
- 1.2 The subject of this Assessment comprises land, also referred to as the study site, at The Studio, North End Avenue, Hampstead, London, NW3 7HP. The site is c.250m² in extent and is centred at TQ 26188 86895 within the London Borough of Camden (Fig. 1).
- 1.3 B. & R. Burgess have commissioned CgMs Heritage (Part of the RPS Group PLC) to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.4 In accordance with central, and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2014), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 The assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including Camden Local Studies and Archives Centre. The report also includes the results of a comprehensive map regression exercise. A site inspection was carried out in February 2018.
- 1.6 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 DEVELOPMENT PLAN FRAMEWORK

- 2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The National Planning Practice Guidance (NPPG) was published online 6th March 2014 and updated 10th April 2014 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The Planning Practice Guide previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled 25 March 2015, to be replaced by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets, revised December 2017.
- 2.4 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
 - Protects the settings of such designations
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

- 2.10 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.11 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.12 The relevant Strategic Development Plan framework is provided by the London Plan Consolidated with Alterations Since 2011. The Further Alterations to the London Plan (FALP) were adopted 10 March 2015. This document includes the revised early minor alterations to the London Plan, which were published in October 2013. There were no changes to Policy 7.8 Heritage Assets and Archaeology; slight amendments were made to the wording of Policy 7.10 World Heritage Study sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Study sites prepared in 2012. Recent Minor Alterations to the London Plan (MALP), published 14 March 2016, concern housing standards and parking, with no alteration to heritage policies.

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

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC

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

PLANNING DECISIONS

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

LDF PREPARATION

- F. BOROUGHSHOULD, 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. BOROUGHSHOULD, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.**

POLICY 7.9 HERITAGE-LED REGENERATION

STRATEGIC

- A. REGENERATION SCHEMES SHOULD IDENTIFY AND MAKE USE OF HERITAGE ASSETS AND REINFORCE THE QUALITIES THAT MAKE THEM SIGNIFICANT SO THEY CAN HELP STIMULATE ENVIRONMENTAL, ECONOMIC AND COMMUNITY REGENERATION. THIS INCLUDES BUILDINGS, LANDSCAPE FEATURES, VIEWS, BLUE RIBBON NETWORK AND PUBLIC REALM.**

PLANNING DECISIONS

- B. THE SIGNIFICANCE OF HERITAGE ASSETS SHOULD BE ASSESSED WHEN DEVELOPMENT IS PROPOSED AND SCHEMES DESIGNED SO THAT THE HERITAGE SIGNIFICANCE IS RECOGNISED BOTH IN THEIR OWN RIGHT AND AS CATALYSTS FOR REGENERATION. WHEREVER POSSIBLE HERITAGE ASSETS (INCLUDING BUILDINGS AT RISK) SHOULD BE REPAIRED, RESTORED AND PUT TO A SUITABLE AND VIABLE USE THAT IS CONSISTENT WITH THEIR CONSERVATION AND THE ESTABLISHMENT AND MAINTENANCE OF SUSTAINABLE COMMUNITIES AND ECONOMIC VITALITY.**

LDF PREPARATION

- C. BOROUGHES SHOULD SUPPORT THE PRINCIPLES OF HERITAGE-LED REGENERATION IN LDF POLICIES.**

2.14 A new London Plan has been prepared in draft and is open for consultation until March 2018. Chapter 7 'Heritage and Culture' contains relevant draft policies HC1 to HC7. Of particular relevance to sites containing non-designated heritage assets is draft policy HC1 as follows:

HC1 Heritage and Conservation Growth

- A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.**
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:**
- 1. setting out a clear vision that recognises and embeds the role of heritage in place-making**
 - 2. utilising the heritage significance of a site or area in the planning and design process**

- 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place**
 - 4. delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.**
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.**
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.**

Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

- 2.15 The relevant Development Plan framework is provided by the Camden Local Plan, adopted July 2017, which replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. The Local Plan contains the following policy relevant to archaeology:

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;**
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.**

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Archaeology

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

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including nondesignated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

- 2.16 In terms of relevant designated archaeological assets, as defined above and as shown on Figure 2, there are no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck designations either on the study site or within its immediate vicinity. A number of Listed Buildings are located within close proximity to the study site. Built heritage assets will not be considered further in this archaeological assessment.
- 2.17 The site lies within the 'Hampstead Heath' Archaeological Priority Area as defined by the London Borough of Camden, and covers an area in which sites and finds of the Mesolithic period have been discovered (HER Ref: DLO35588).
- 2.18 In line with existing national, strategic and local planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is shown by the British Geological Survey (BGS Online 2017) as Bagshot Formation (Sand). No superficial deposits are recorded.

3.1.2 No site specific or British Geological Survey geotechnical data is currently available.

3.2 Topography

3.2.1 The study site slopes gently down from a height of c.118m Above Ordnance Datum (AOD) at the southern east corner to a height of a c.117m at the north west corner.

3.2.2 A natural spring is located c.500m south west of the study site within West Heath.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

(Including Historic Map Regression exercise)

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	900,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410	
Anglo Saxon/Early Medieval	AD 410	-	1066	
Medieval	AD 1066	-	1485	
Post Medieval	AD 1486	-	1799	
Modern	AD 1800	-	Present	

4.2 **Introduction**

- 4.2.1 What follows comprises a review of archaeological findspots within a 750m radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.2.2 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

4.3 **Early Prehistoric - Palaeolithic and Mesolithic**

- 4.3.1 No finds of Palaeolithic date are recorded within the study area by the HER.
- 4.3.2 The study site lies within the Hampstead Heath Archaeological Priority Area which has been defined as such by the London Borough of Camden due to the potential for Mesolithic flintwork finds (DLO35588).
- 4.3.3 The area of West Heath to the west of the study site has revealed many surface finds of Mesolithic date, with subsequent excavation identifying a possible occupation/activity site c.500m west of the study site (HER Ref: MLO18038, TQ 2566 8676; London Archaeologist 1976). In addition, 'numerous' blades, cores and flakes have been identified across Golders Hill Park, c.600m to the west (HER Ref: MLO16054, TQ 2560 8690).
- 4.3.4 A number of prehistoric flint flakes were identified at West Heath c.450m south west of the study site (HER Ref: MLO17762, TQ 2590 8660), whilst undiagnostic flintwork has been identified at West Heath c.450m to the south east (HER Ref: MLO17763, TQ 2590 8660).
- 4.3.5 Whilst Palaeolithic finds within the general area are limited, a large amount of residual Mesolithic worked flint has been discovered within the study area, particularly to the west on West Heath. It is therefore considered that the potential for Palaeolithic evidence is low, whilst the potential for Mesolithic residual worked flint is considered to be low to moderate.

4.4 **Later Prehistoric - Neolithic, Bronze Age and Iron Age**

- 4.4.1 A possible Neolithic fabricator is recorded c.750m north east of the study site at The Bishop's Avenue (HER Ref: MLO16393, TQ 2660 8750). A fragment of a polished stone axe was found in 1918 on the Hampstead Heath allotments c.450m south east of the study site (HER Ref: MLO23433, TQ 2650 8660).
- 4.4.2 During twentieth century development at the site of Jack Straw's Castle in Hampstead c.450m south of the study site, possible prehistoric earthworks were observed (HER Ref: MLO17853, TQ 2620 8640). 250m to the east of Jack Straw's Castle at the Vale

of Health, prehistoric potsherds and flintwork have been identified (HER Refs: MLO18039 & MLO17766, TQ 2650 8639).

4.4.3 No finds dating to the Bronze Age or Iron Age are recorded within the study area. In the wider area, the Bell barrow 'Boadicea's Mound' is located c.1.3km south east of the study site on the Heath (National Heritage List 2018). Bell barrows generally date to the period c.1500-1100 BC.

4.4.4 Generally, Later Prehistoric archaeological remains within the study area are limited to isolated findspots, and it is likely that the area remained woodland throughout much of these periods. Overall the archaeological potential of the study site for the Later Prehistoric periods can be identified as low.

4.5 **Roman**

4.5.1 The line of the A5 along Kilburn High Road, c.2.6km south west of the study site, is thought to follow the line of Watling Street, the road from Londinium to the North (Margary 1955; Weinreb, Hibbert & Keay 2008). A further possible road is recorded c.200m north west of the study site (HER Ref: MLO18051, TQ 2349 9000), although the GLHER record refers to the route being 4-6km north of the study site between Hendon and Holcombe Hill. Typical archaeological features associated with Roman roads can include evidence for settlement and occupation, ditches and land/agricultural divisions, together with quarry pits and burials.

4.5.2 A 3rd century coin was found in 1978 at the Vale of Health c.600m south east of the study site (HER Ref: MLO17797, TQ 2650 8360).

4.5.3 The study site lies away from any known areas of Roman settlement and is likely to have comprised woodland during this period. Therefore the archaeological potential for settlement evidence at the study site is identified as low.

4.6 **Anglo Saxon & Medieval**

4.6.1 Pottery interpreted as Saxon/Early Medieval, together with a hearth utilised for charcoal burning, was identified at West Heath c.500m to the west of the study site (HER Ref: MLO17802, TQ 2566 8676).

- 4.6.2 Hampstead is mentioned in charters of 968AD and 986AD, together with the Domesday Survey of 1086, and it did not achieve parish status until after the Reformation (HER Ref: MLO17901, TQ 2635 8578). The Domesday Survey records Hampstead as a relatively small estate of 7 households, although total tax assessed is relatively large at 5 geld units suggesting that the estate was relatively affluent (Domesday Online 2017). Evidence for 13th and 14th century settlement has been recorded during archaeological works in the historic core of Hampstead, c.1.1km south east of the study site (HER Refs: MLO98223, TQ 26067 85544).
- 4.6.3 A Saxon charter and the Domesday Survey refer to Hampstead Heath as the 'great ditch' and a Royal Charter of 1227, refers to woods and heath enclosed on all sides by boundary ditches (HER Ref: MLO103790, TQ 26496 86595).
- 4.6.4 A number of roads with Medieval antecedents within the study area are recorded by the GLHER. These are not discussed in detail here as all are to the south and east within the historic core of Hampstead (HER Refs: MLO17834, MLO17829).
- 4.6.5 The Deer Park at Highgate was founded in the 12th century and located to the north east of the study site (HER Ref: MLO27335, TQ 2744 8827).
- 4.6.6 During the Anglo Saxon and Medieval periods, the study site lay away from known areas of activity and settlement, in heath land or woodland. As such a low archaeological potential can be identified for these periods at the study site.
- 4.7 **Post Medieval and Modern (including map regression exercise)**
- 4.7.1 Cottages were mentioned on the northern part of Hampstead Heath in 1666 (VCH 1989) and it seems likely that the village of North End originated in the early Post Medieval period.
- 4.7.2 John Rocque's 1754 Map of Middlesex (Fig. 3) shows the study site within open heathland adjacent to the small settlement of North End, north of the historic core of Hampstead. A similar situation is shown in 1766 (Fig. 4) and again in 1807 (Fig. 5).
- 4.7.3 The 1839 St John Hampstead Tithe Map (Fig. 6) and associated Tithe Award record the study site within an area of meadow named 'Paddock' (Parcel 1a), adjacent to a

trackway that would later become North End Avenue. The study site is unchanged by 1870 (Fig. 7).

- 4.7.4 By 1894 (Fig. 8), the study site remains unchanged, although the larger Paddock within which it was situated has been divided into two. The southern half comprises a residential property and associated grounds, whilst the northern half, within which the study site is located, comprises open land. No change is shown in 1915-16 (Fig. 9).
- 4.7.5 A residential property known as Brandon House was constructed in 1923 (VCH 1989) and the study site is shown within the grounds of this property in 1935 (Fig. 10). A small outbuilding is located adjacent to the northern boundary. A similar situation is shown in 1954 (Fig. 11), with an extra outbuilding constructed immediately north of the study site.
- 4.7.6 The study site remains unchanged in 1976 (Fig. 12), and the two outbuildings immediately to the north have been removed. The existing property is first shown on the 1999 Google Earth Image (Fig. 13), in the southern area of the study site. No clear change is shown to the present day (Fig. 14), although the site visit established that the northern area of the study site has been partially terraced (Plate 1).
- 4.7.7 The study site most likely comprised open land within the immediate hinterland of the small settlement at North End during the Post Medieval and Modern periods, until the construction of the existing property in the 1990s. Therefore the archaeological potential at the study site for these periods is considered to be low.

4.8 **Assessment of Significance**

- 4.8.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.8.2 No designated archaeological assets as defined in the NPPF are recorded on or in close proximity to the study site.
- 4.8.3 The study site is situated within the 'Hampstead Heath' Archaeological Priority Area, which covers an area in which sites and finds of the Mesolithic period have been discovered.

- 4.8.4 Based on current evidence, the study site is considered to have a low to moderate archaeological potential for residual Mesolithic worked flint, and a low archaeological potential for all other past periods of human activity.
- 4.8.5 Any archaeological evidence is likely to be of local archaeological significance when considered alongside the Secretary of State's non-statutory criteria for designation of Scheduled Monuments (DCMS, October 2013).

5.0 **SITE CONDITIONS AND THE PROPOSED DEVELOPMENT**

(Review of Potential Development Impacts upon Archaeological Assets)

5.1 **Site Conditions**

5.1.1 The study site is currently occupied by a residential property and associated landscaping (Plates 1-4).

5.1.2 Modern development can be considered likely to have had a severe, negative archaeological impact within the footprint of the existing property, through the cutting of foundations and services. The terracing of the northern end of the study site will have most likely removed any archaeological potential from this area (Plate 1).

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

5.2 **The Proposed Development (Fig. 15)**

5.2.1 The proposed development involves the demolition of the existing property and construction of a new property within the north eastern area of the study site.

5.3 **Review of Potential Development Impacts upon Archaeological Assets**

5.3.1 No designated archaeological assets will be impacted by the proposed development.

5.3.2 Given the limited archaeological potential of the study site, combined with modern development impacts, the proposed development is considered unlikely to have either a significant or widespread archaeological impact.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site at The Studio, North End Avenue, Hampstead, London, NW3 7HP has been reviewed for its below ground archaeological potential.
- 6.2 No designated archaeological assets as defined in the NPPF are recorded on or in close proximity to the study site. The site lies within an Archaeological Priority Area as defined by the archaeological advisors to the London Borough of Camden.
- 6.3 The study site is considered to have a low to moderate archaeological potential for residual Mesolithic worked flint whilst a low archaeological potential is identified for all other past periods of human activity.
- 6.4 Modern development can be considered likely to have had a severe, negative archaeological impact within the footprint of the existing property, through the cutting of foundations and services. The terracing of the northern end of the study site will have most likely removed any archaeological potential from this area.
- 6.5 Given the limited archaeological potential of the study site, combined with modern development impacts, the proposed development is considered unlikely to have either a significant or widespread archaeological impact.
- 6.6 On the basis of the available information we do not recommend any further archaeological works in this particular instance.

SOURCES CONSULTED

1. **General**

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

2. **Internet**

Bombsight – <http://bombsight.org/#15/51.5050/-0.0900>
British Geological Survey –
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
British History Online – <http://www.british-history.ac.uk/>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England –
<http://www.historicengland.org.uk/listing/the-list/>
Portable Antiquities Scheme – www.finds.org.uk

3. **Bibliographic**

Bridgland Quaternary River terrace deposits as a framework for the Lower Palaeolithic record in Gamble & Lawson (eds.) *The English Palaeolithic Reviewed* 1996

British Geological Survey *British Regional Geology London and the Thames Valley* Fourth Edition 1996

Chartered Institute for Archaeologists *Standard & Guidance for historic environment desk based assessment* August 2014 unpublished document

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

Department of Communities and Local Government *National Planning Policy Framework* 2012

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

DCMS *Scheduled Monuments and nationally important but non-scheduled monuments* 2013

Historic England *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

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Historic England (formerly English Heritage) *Comparison of PPS5 Policies with Historic Environment-Related Policies in the NPPF – Part 2* 5 April 2012 unpublished document

Gibbard *The Pleistocene History of the Lower Thames Valley* 1994

Greater London Archaeological Advisory Service *Guidelines for Archaeological Projects in Greater London* April 2015 unpublished document

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London County Council *Names and Streets and Places in the Administrative County of London* 1955

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

Margary I. D. *Roman Roads of Britain* 1955

Mills, A.D. *A Dictionary of British Place Names* 1991

MoLAS/English Heritage *The Archaeology of Greater London: An Assessment of archaeological evidence for human presence in the area now covered by Greater London* 2000

Smith & Smith *Hampstead Past and Present* 2003

Victoria County History *Middlesex: Volume 9, Hampstead, Paddington* 1989

Weinreb, Hibbert & Keay (eds.) *The London Encyclopaedia* 2008

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

4. **Cartographic**

1754 John Rocque's Map of Middlesex

1766 John Rocque's Map of London & Environs

1807 Ordnance Survey Drawing

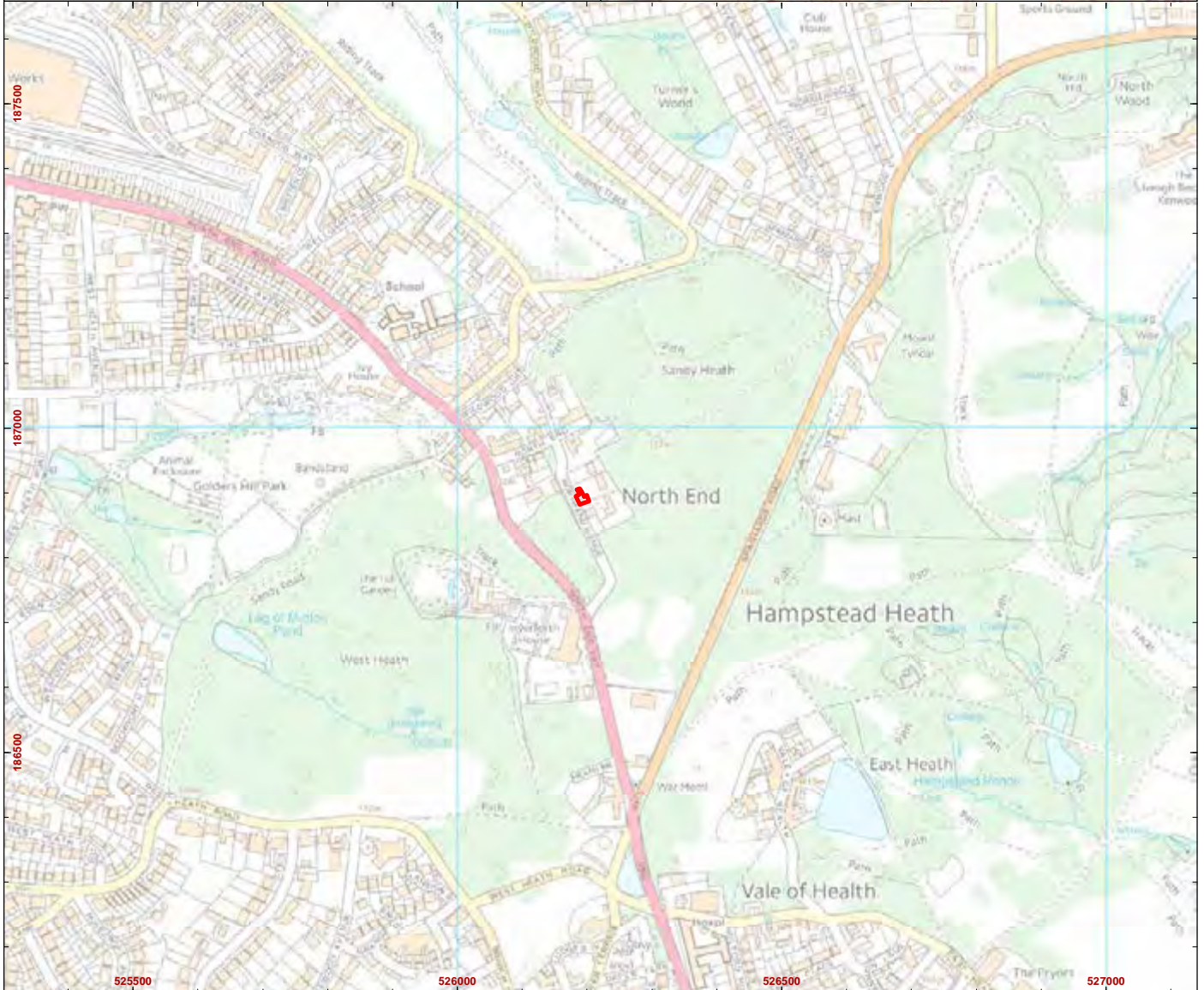
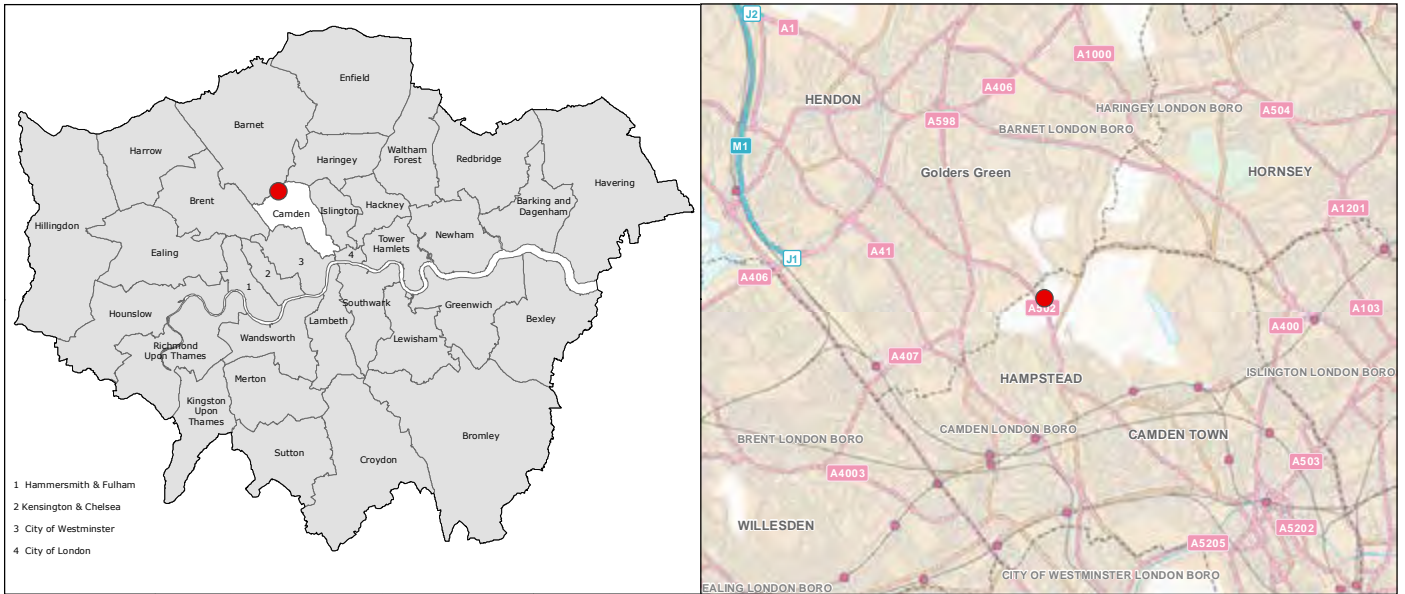
1839 St John Hampstead Tithe Map

1842 Hendon Tithe Map

1870 Ordnance Survey (1:2500)

1888 G.W. Bacon Map of London

1894 Ordnance Survey (1:2500)
1915-16 Ordnance Survey (1:2500)
1935 Ordnance Survey (1:2500)
1945 Google Earth Image
1954 Ordnance Survey (1:2500)
1976 Ordnance Survey (1:10000)
1999 Google Earth Image
2006 Google Earth Image
2013 Google Earth Image
2017 Google Earth Image



Site Boundary

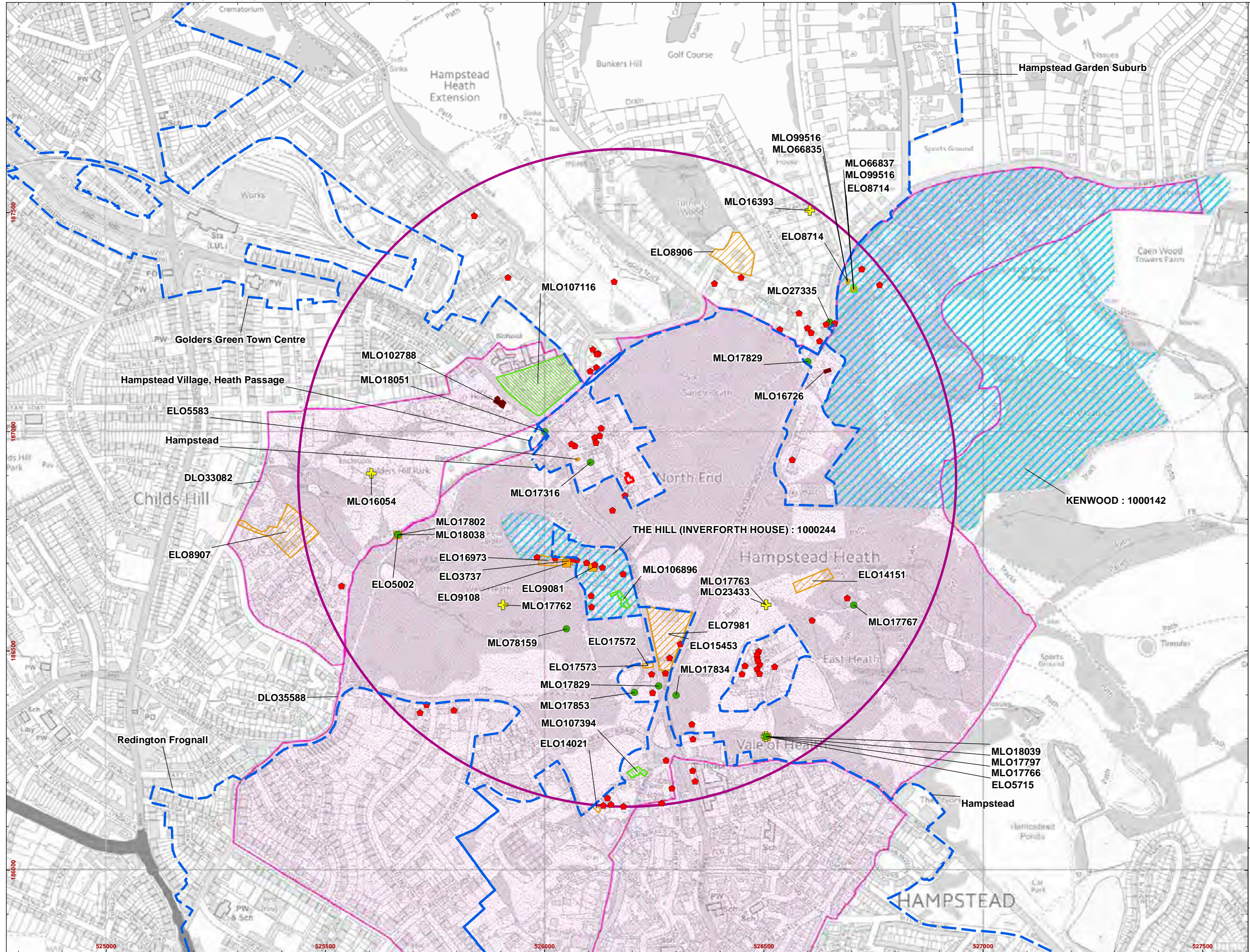
N

Cgms
HERITAGE
PART OF RPS

Scale at A4: 1:10,000

0 250m

Figure 1:
Site Location

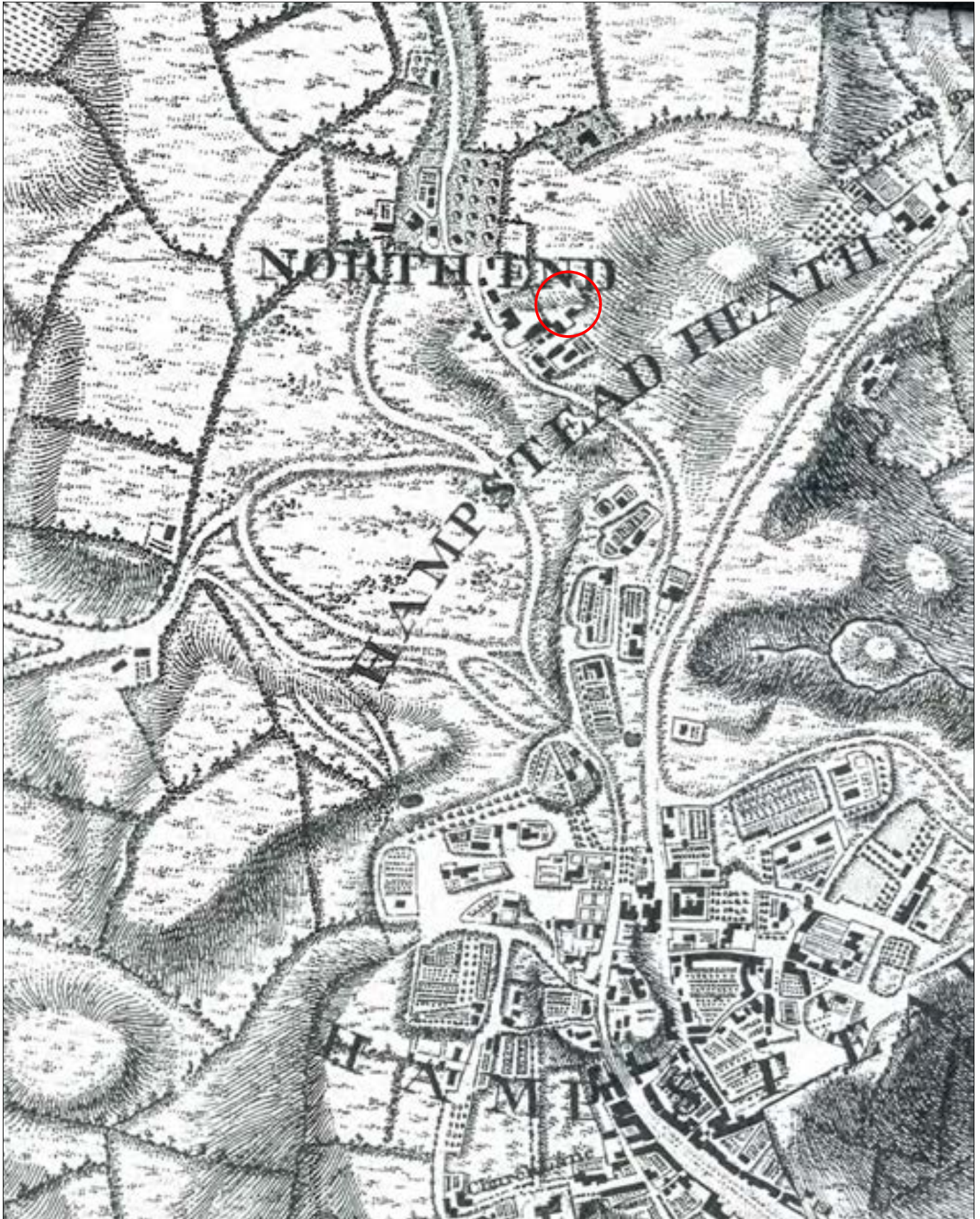


- ▭ Site Boundary
- ▭ Search Radius (750m)
- Designated Assets:**
 - ▭ Conservation Area
 - Listed Building
 - ▨ Registered Park and Garden
- Non-Designated Assets:**
 - + Find Spot
 - ▭ Monument
 - ▭ Locally Listed Building
 - ▭ Archaeological Priority Area
- Previous Archaeological Work:**
 - ▨ Event



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

Figure 2: HER Data Plot (Data from GLHER)



 Site Location



Not to Scale:
Illustrative Only

Figure 4:
1766 John Rocque's Map of
London & Environs



 Site Location



Not to Scale:
Illustrative Only

Figure 5:
1807 Ordnance Survey
Drawing



 Site Boundary



Not to Scale:
Illustrative Only

Figure 6:
1839 St John Hampstead &
Hendon Parish Tithe Maps

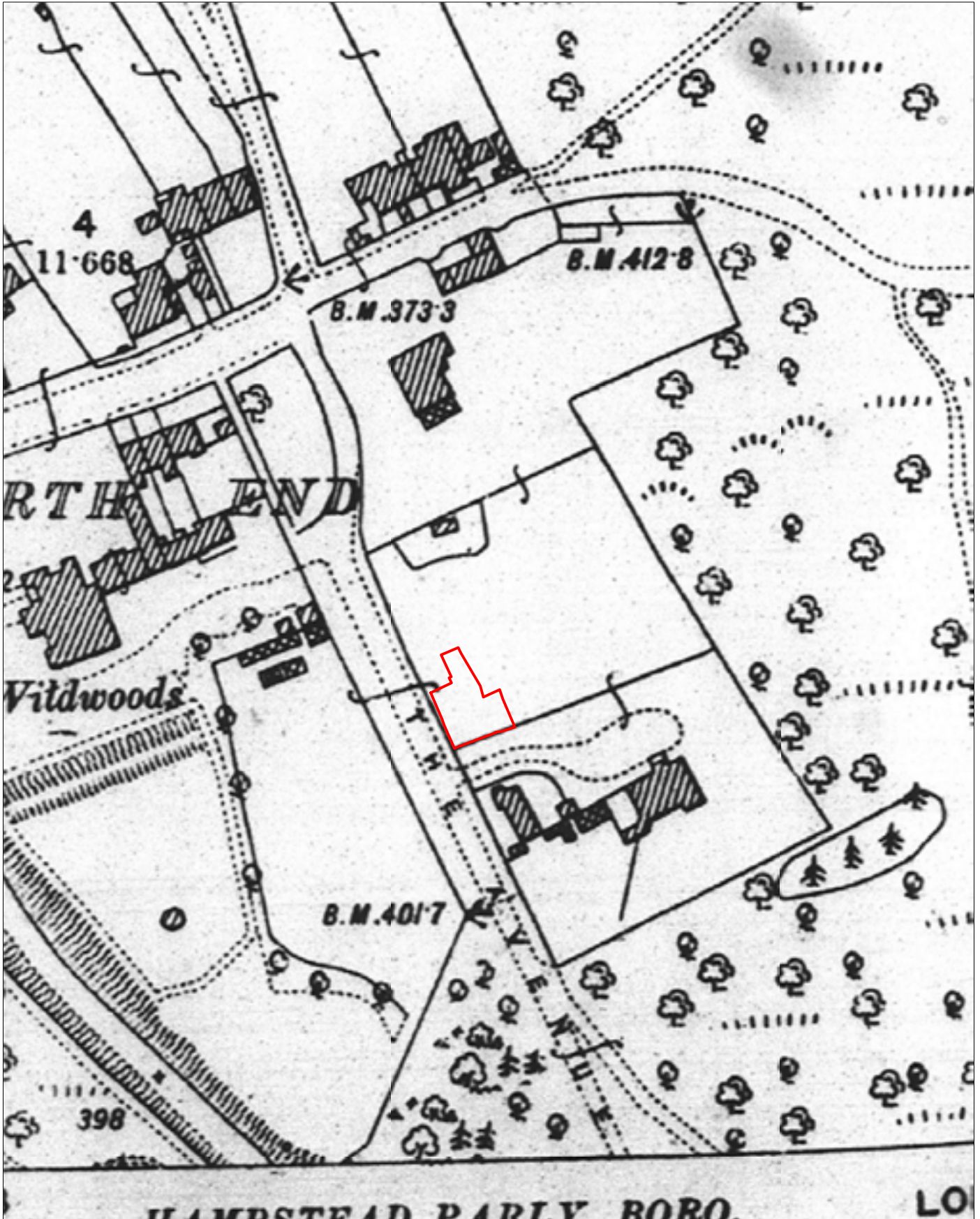


 Site Boundary



Scale at A4: 1:1250
 0 20 m

Figure 7:
 1870 Ordnance Survey
 (1:2500)



 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 8:
1894 Ordnance Survey
(1:2500)

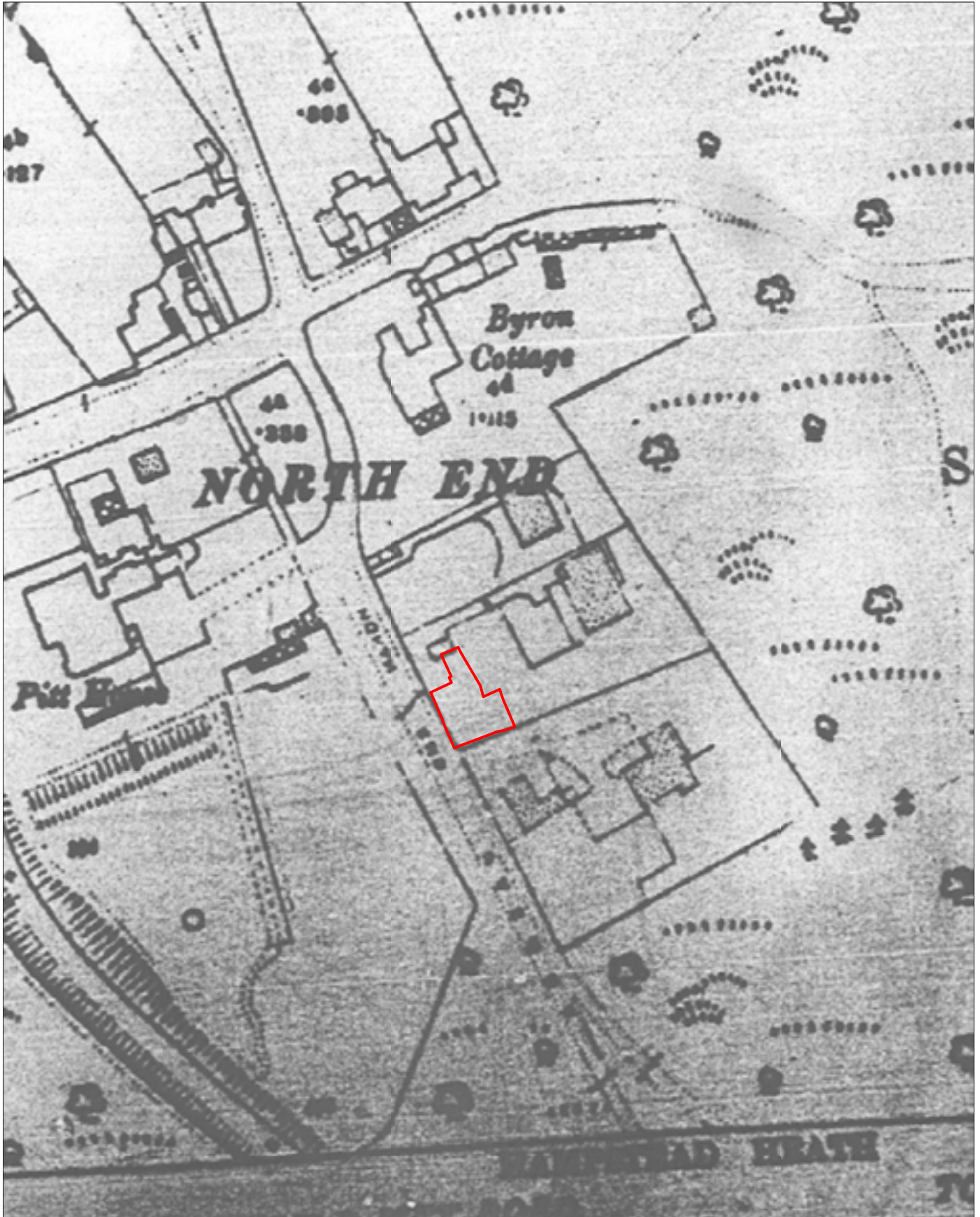


 Site Boundary



Scale at A4: 1:1250
 0 20 m

Figure 9:
 1915-16 Ordnance Survey
 (1:2500)



 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 10:
1935 Ordnance Survey
(1:1250)



 Site Boundary



Scale at A4: 1:1000
0 20 m

Figure 11:
1954 Ordnance Survey
(1:1250)



 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 12:
1976 Ordnance Survey
(1:10000)



 Site Boundary



Scale at A4: 1:1000
0 20 m

Figure 13:
1999 Google Earth Image



 Site Boundary



Scale at A4: 1:150
0 2 m

Figure 14:
Site as Existing



 Site Boundary



Scale at A4: 1:150
0 2m

Figure 15:
Proposed Development



Plate 1: View showing level change at northern end of study site



Plate 2: View facing south of The Studio residential property



Plate 3: View of property garden, facing north west



Plate 4: View of ground between property and eastern boundary

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