



6 STREATLEY PLACE
Hampstead
London NW3

London Borough of Camden

Historic environment assessment

April 2018



**6 Streatley Place
Hampstead
London NW3 1HP**

Historic environment assessment

NGR 526430 185870

Sign-off history

issue no.	issue date	prepared by	reviewed by	approved by	notes
1	24/06/2014	Janette Platt (Archaeology) Carlos Lemos (Graphics)	Jon Chandler Lead Consultant Archaeology	Laura O’Gorman Contract Manager	First issue
2	17/10/2014	Laura O’Gorman	–	Laura O’Gorman	Update regarding archaeological priority area
3	21/12/2016	Craig Stewart Maria Pakholok (Archaeology)	Janette Platt Consultant Archaeology	Christina Holloway Contract Manager	Update for revised proposals
4	21/12/2016	Maria Pakholok (Archaeology)	–	Christina Holloway Contract Manager	Client’s comments addressed
5	24/04/2018	Jonathan Hutchings	Rupert Featherby	Christina Holloway Contract Manager	revised proposals

MOLA code: P18-105



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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
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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



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

Executive summary

Martin Evans Architects has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at 6 Streatley Place, Hampstead, in the London Borough of Camden. The scheme comprises the clearance of all current structures (comprising a workshop and stores, parts of which are likely to date back to the early-to-mid 19th century) and some of the trees on the site, and the construction of a new building comprising ground floor and two-storeys above. The new building would also have a lower ground floor level to an assumed 3.0m below ground level with associated light wells. The building foundations would comprise micropiles and a slab, or hand dug trench fill foundations.

The site is located within the Hampstead Conservation Area and within an Archaeological Priority Area as defined by the local authority.

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

Buried heritage assets that may be affected by the proposals comprise post-medieval remains, of low heritage significance. Historic maps suggest that the site was first built on in the early 19th century, although it may have been developed before this. There is a moderate potential for footings of former buildings, and remains of yards, gardens and rubbish/cess pits, or earlier agricultural ditches. Such remains would be of low significance.

The site has a low potential to contain archaeological remains of earlier periods. Limited prehistoric, Roman and late medieval finds have been recorded in the area, but none on or near the site. In the Roman period the site was some distance from known roads and settlements, and in the medieval period it was probably just outside the settlement at Hampstead and seems likely to have been used for agriculture.

The proposed lower ground floor construction would entirely remove any remains that may be present, after initial truncation by site and tree clearance works.

Given the site's potential for archaeological remains of no more than low significance an appropriate mitigation strategy would be an archaeological watching brief during preliminary ground preparation and subsequent foundation construction and service installation, to ensure that any previously unrecorded archaeological assets are not removed without record. Such work could be carried out under the terms of a written scheme of investigation or method statement as part of a standard planning condition.

Above ground, there are remains of structures which potentially date back to the early-to-mid 19th century, including a brick building along the south-western boundary with a brick-arched base, along with remnants of a contemporary brick wall to the north-western boundary of the plot. It is recommended that archaeological standing building recording of these structures is undertaken at an appropriate level (e.g. a basic photographic record) before their removal and that, if feasible, the remnants of the historic boundary wall is retained or represented in an appropriate format.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Martin Evans Architects has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at 6 Streatley Place, Hampstead, NW3 (National Grid Reference 526430 185870: Fig 1). The scheme comprises the clearance of all current structures on the site (the site is currently a vacant plot and the structures comprise three brick built buildings, one timber-framed shed and one lean-to, with parts dating back to the early-mid 19th century) and the construction of a new building comprising ground floor and two-storeys above. The new building would also have a lower ground floor level to an assumed 3.0m below ground level with associated light wells. The building foundations would comprise micropiles and a slab, or hand dug trench fill foundations. There are also six mature trees on the site which would be removed or replaced.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This assessment updates a previous desk-based assessment of the site issued in October 2014 (MOLA 2014). Planning permission for an earlier scheme was granted on the 28th August 2015 (Application reference 2014/7778/P). The proposed scheme has now been amended to include a basement and this assessment has been updated based on the current proposals.
- 1.1.4 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 (i.e., 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 (e.g. visible changes to historic character and views).
- 1.1.5 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, HE 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.6 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. There is also no reason to expect that any human remains will be found on the site: whilst there is a known burial ground within the study area, it is 250m south-west of the site.
- 1.2.2 The site is located within the Hampstead Conservation Area as designated by the London Borough of Camden and, with the rest of the conservation area, is part of the Hampstead and Highgate Ridge Area of Special Character. While there are no listed buildings on the site itself,

there are a number in the immediate vicinity and one immediately adjacent to the site, a Grade II listed block of artisans' flats built in 1854.

- 1.2.3 The site lies within an archaeological priority area as defined by the local planning authority, designated as such because it is thought to represent the core of the historic settlement of Hampstead. The London Borough of Camden's archaeological priority areas are currently under review (historicengland.org.uk).

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. This information 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 300m-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 (GLHER) and the Museum of London Archaeological Archive (MOL Archaeological Archive). The GLHER 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 – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all key indicators of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads and burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive; and archaeological publications;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - The London Society Library – published histories and journals;
 - London Metropolitan Archive (LMA) – historic maps, photographs and published histories;
 - Camden Archives – historic maps and published histories;
 - Landmark – 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;
 - Martin Evans Architects – topographical survey (Living Architecture, 2013; feasibility survey (Ove Arup, 2005); geotechnical data (ASL, 2013); gas mains records (National Grid, 2013); drainage and water records (Thames Water, 2013); existing site plan (Living Architecture, 2013);
 - Martin Evans Architects – architectural drawings of site as proposed (Martin Evans, 2016);
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The assessment included a site visit carried out on the 16th of June 2014 in order to determine the topography of the site and existing land use/the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into the assessment: a further visit was not considered necessary for the purposes of this revised report. It was possible to gain entry to all but one of the buildings currently on the site (the brick built structure attached to the south-east wall of the building fronting Streatley Place). In a number of other areas inspection of the ground surface was limited by debris and vegetation.

- 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 and archaeological priority areas are not shown. 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

- 3.1.1 The site is located at 6 Streatley Place, London NW3 1HP (NGR 526430 185870: Fig 1). The site is bounded by Streatley Place to the north-west which consists of a steep alleyway with steps down towards the south-west. To the north-east the site is bounded by the rear garden of a large block of flats, while on the south-east and south-west it is bounded by two residential properties and their gardens. The site falls within the historic parish of St Johns Hampstead, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.2 The nearest surface water features are Hampstead Ponds located c 520m to the north.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 The Borough of Camden stretches from the high ground of Highgate and Hampstead Heath in the north and north-west, to the boundaries of the Cities of London and Westminster near the River Thames to the south. Within the Borough streams flow to the south-east and south to join the River Tyburn on the west side and the River Fleet on the east side.
- 3.2.3 The site lies on the east side of Hampstead village, c 110m north-east of Hampstead Underground station. The site is based on a slope which has been relevelled in the past.
- 3.2.4 The site comprises a parcel of land measuring approximately 25m by 20m, with the long axis aligned approximately north-west to south-east. The site area is generally higher on the south-west side and slopes down to east and north-east. The site surface falls from approximately 110.0m OD in the west to 108.0mOD in the north and east, with most of this fall occurring in the western corner of the site. Outside the site, ground levels to the north-east are c 3.0m to 3.5m lower than the site and 1.5m to 2.0m lower than the site in the south-east, reflecting the natural slope. Streatley Place to the north-west of the site drops by c 2.0m along the site boundary, reflecting the fall of the ground surface within the site itself (ASL, 2013, Figure 2). Ground levels to the south-west, in the garden of 3 Streatley Place, are c 1.0m higher than the site at its western corner (MOLA site visit 16.06.2014), although it is unclear whether this part of the site has been terraced into the slope or the adjacent plot built up.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The British Geological Survey (BGS) Sheet 256 (2006) shows that the underlying geology of the central part of the Borough is dominated by a broad band of London Clay. Capping this, at the northern end of the borough in the area of Hampstead and including the site, is an outcrop of Bagshot Sands (Fig 3). This outcrop forms the high ground of Hampstead, with spring lines at the interface of the Bagshot Sands and the impermeable London Clay.
- 3.3.3 A geotechnical investigation was carried out by ASL in November 2013 in order to obtain information relating to the contaminative status and the geotechnical properties of the underlying ground conditions and to examine the foundations of existing onsite structures. This investigation comprised two windowless sample boreholes (WS1–2) and four hand excavated foundation inspection pits (TP1, 4-6). A location plan for the boreholes and trial pits is shown in Fig 4.
- 3.3.4 Table 1 differentiates between modern made ground, containing identifiably modern inclusions 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 report, which

was commissioned for engineering purposes and not archaeologically monitored.

*Table 1: summary of geotechnical data (ASL 2013)
Levels are in metres below ground level (mbgl)*

BH/TP ref.	Modern made ground	Undated made ground	Top of natural (Bagshot Formation)	BH/TP ref.
WS1	<0.5	-	0.5	WS1
WS2	<0.8	-	0.8	WS2
TP1	<0.7	-	NA	TP1
TP4	<0.6	-	0.6	TP4
TP5	<0.6	0.6–0.8	NA	TP5
TP6	<1.2	-	NA	TP6

- 3.3.5 Based on this borehole and trial pit data (ASL 2013, Appendix III) the likely level of top of the natural within the site is 104.0m OD, i.e. 0.5m below ground level (mbgl). The data also indicates that across the majority of the site, modern made ground immediately overlies natural sands and clays. An archaeological watching brief conducted at 32 New Court 25m north-east of the site (**HEA 10**) also reported made ground over heavily truncated natural sands and clays.
- 3.3.6 In the geotechnical investigation conducted by ASL undated made ground was only recorded in one location (TP5) adjacent to the south-east boundary of the site. This consisted of very dense brick and brick rubble and given its location next to the boundary seems likely to represent the remains of either an earlier boundary wall or an earlier wall of the building in the south-east quadrant of the site.
- 3.3.7 The trial pits also recorded the depth of the foundations of the standing buildings and boundary walls on the site, which were found to vary between 0.4mbgl (TP1, at the northern end of the south-west boundary wall) and over 1.2mbgl (TP6, the northern end of the north-east boundary wall). This gives an indication of the likely depth of the truncation of archaeological features caused by these buildings.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have been 13 archaeological investigations within the study area. In the case of two, carried out in the 1970s, there is no information held by LAARC. All except one of the others were archaeological watching briefs or evaluations rather than more extensive investigations. Where archaeological deposits were found they were almost exclusively post-medieval (of 17th-19th century date).
- 4.1.2 While there have been no past investigations on the site itself, there have been two close to the site, one less than 50m away at 32 New Court (**HEA 10**; LAARC site code NCU08) and a little further away at New End Street (**HEA 12**; LAARC site code NES95). An archaeological watching brief was conducted at 32 New Court in 2008 showing heavy truncation and it was concluded that any possible archaeological remains had been removed by 19th century ground reduction, while at New End Street an archaeological evaluation in 1995 revealed dumped deposits of late 18th-19th century date, together with an area of garden soil containing late 17th century pottery and a single 16th century sherd, probably residual (outside the context in which it was originally deposited).
- 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. Just one find dated to this period is known within the study area, a Palaeolithic pointed hand axe found near Holly Bush Vale, 200m south-west of the site (**HEA 21**).
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000-4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. The Hampstead area is likely to have been attractive because of its commanding views and ready access to natural springs. The streams and river valleys such as the Fleet or Brent, would have been especially favoured in providing a predictable source of food, from hunting and fishing, and water, as well as a means of transport and communication.
- 4.2.3 Evidence of human activity during the Mesolithic is largely characterised by finds of flint tools and waste rather than structural remains. An excavation by the Hendon and Middlesex Archaeological Society on West Heath, 950m to the north, revealed many in situ Mesolithic flint tools, pits, postholes, and burnt stones, indicating a community of hunter-gatherers of c 9625BP (before present). There are no known finds dated to this period within the study area, however.
- 4.2.4 The Neolithic (4000-2000 BC) is usually seen as the time when hunter gathering gave way to farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments. Pollen records indicate forest clearance over large areas of the British Isles during this period. The heavy, poorly drained soils of Hampstead Heath would not have made this an attractive area to early farmers, however it has been suggested that hunting and gathering continued to play an important part in the economy of the Neolithic and the streams and woods in the area would still provide vital resources (AGL

2000, 71). There are no known finds dated to this period within the study area.

- 4.2.5 The Bronze Age (2000-600 BC) is characterised by technological change, when copper and then bronze eventually replaced flint and stone as the main material for everyday tools. It is seen as a period of increasing social complexity and organised landscapes, probably due to increasing pressure on available resources. The scheduled 'Boudicca's tumulus' on Hampstead Heath, 1.3km to the east of the site, is possibly a Bronze Age round barrow. A recent review of aerial LiDAR data (MOLA 2014, 102) revealed no evidence of subsurface features of other barrows or associated activity. During the Iron Age (600 BC-AD 43), the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population, which necessitated the intensification of agricultural practices and the utilisation of marginal land. There are no known finds dated to this period within the study area.

Roman period (AD 43–410)

- 4.2.6 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 was c 7.5km to the north-west of the Roman city.
- 4.2.7 A network of roads stretched out in several directions from Londinium. One of these roads, known in the Saxon period as Watling Street (Margary 1955: Roman road 1d), ran from London north to St Albans (Verulamium) passing c 2.2km to the south-west of the site, on the line of modern Shoot Up Hill. The current site thus lies in a location that was peripheral to both the primary centre of occupation in Londinium and any smaller settlements within London's hinterland that developed along the road network.
- 4.2.8 Roman Hampstead is characterised by a few scattered finds without context. Residual Roman pottery was recovered from the fills of post-medieval features during the investigation at Frognaal Rise in 1995 (**HEA 6**), 230m west of the site and two Roman blue glass beads were found 200m south-west of the site (**HEA 18**). In addition, in 1964 a Roman flanged rim in yellow-white fabric was found in the grounds of the medical research laboratory on Frognaal, 250m north-west of the site, four and a half inches deep in sandy loam (**HEA 17**).
- 4.2.9 Shrines and temples were often established on hill tops and at springs and wells. The source of the Fleet River, 650m to the north-east of the site, may have been a focus for ritual activity as some Roman finds are known from the high ground in Hampstead (AGL, 2000, 157).
- 4.2.10 The scarcity of finds within the vicinity of the site suggest some activity within Hampstead, although there is currently no firm evidence for significant settlement.

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

- 4.2.11 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.
- 4.2.12 Hampstead may have been continuously inhabited since the early medieval period with the name indicating a single farm site, possibly in a woodland clearing (VCH Middlesex ix, 8-15). The earliest reference to Hampstead comes from a record of King Offa (AD 755-94) who founded a monastery in St Albans which he granted lands in a large area called 'Henamstede' (Cleaver 1981, 2). Hampstead is mentioned in a charter of King Edgar in the 10th century. A charter of 986 by King Ethelred confirmed an earlier grant of the manor of Hampstead to the monastery of Westminster (Weinreb *et al.* 2008, 374)
- 4.2.13 It is known that charcoal burning was carried out Hampstead Heath, which would have been heavily wooded in the 10th century (VCH Middlesex ix). The main settlement in the parish probably developed in the area of the modern day Hampstead town, on the road to Hendon, modern-day Hampstead High Street, 130m to the south-west of the site (*ibid*, 15-33).
- 4.2.14 In the 11th century, the manor of Hampstead was the property of Westminster Abbey and the demesne farmland (land retained by the Abbey rather than rented out) occupied the centre of the parish, with woodland and heath to the north and north-east (VCH Middlesex ix, 66-71).
- 4.2.15 A map produced by Professor John W Hales in the 19th century (not reproduced) shows the boundaries of the manor; the site being to the east of Heath Street in the north-west quadrant

of the manor.

- 4.2.16 To date there is no evidence that the settlement at Hampstead extended as far as the site and it is most likely that the site itself was used for agricultural purposes or pasture and grazing.

Later medieval period (AD 1066–1485)

- 4.2.17 The manor of Hampstead remained in the possession of Westminster Abbey after the Norman Conquest of 1066 (VCH Middlesex ix, 66-71). Domesday Book of 1086 describes the manor as worth 55 shillings with seven inhabitants. The manor house itself was located near to the junction of modern-day Froggnal Lane and Froggnal Way, 500m to the south-west of the site.
- 4.2.18 During the 12th century the population and the area under cultivation increased. The number of tenants was recorded as being 54 in 1281. In 1312, 40 customary dwellings and six freehold houses were recorded in addition to the demesne farm. The manorial demesne farmland occupied the centre of the parish, with woodland and heath to the north and north-east. A number of freehold estates, mostly belonging to religious houses, were on the edges of the parish. Most of the customary land and dwellings were in Hampstead town, 130m to the south-west of the site and Pond Street, 850m to the south-east of the site (VCH Middlesex ix, 8-15).
- 4.2.19 Hampstead parish church of St John, 340m to the south-west of the site, probably originated as a chapel for the manor of Hampstead as suggested by its location, although it was not far from the town well and High Street (VCH Middlesex ix, 145-52). The GLHER records Church Row as a medieval street (**HEA 19**) and the site of the medieval church of Hampstead (**HEA 20**). Hampstead became a separate parish in 1598, having previously been part of Hendon parish (Weinreb et al 2008, 374).
- 4.2.20 There is some archaeological evidence dating to this period from the western side of the study area. In 1996, an archaeological evaluation at Froggnal Rise (**HEA 6**), 230m to the west of the site, revealed postholes, gullies and a pit which contained pottery dating to 1150-1500, suggesting occupation and agriculture during this period. The remains of a semi-cellar floor, steps and walls were also recorded. A medieval lead bulla from a document of Pope Innocent IV was also found in 1869 on the site of the sailors orphan home, now Munro House (**HEA 22**), 165m south of the site, and a medieval costrel (cup) was found near Holly Bush Hill, 100m west of the site in 1876 (**HEA 23**).
- 4.2.21 As with the earlier medieval period there is no evidence to date that the settlement at Hampstead extended as far as the site and it is most likely that the site itself was used for agricultural purposes or pasture and grazing. It cannot, however, be completely ruled out that medieval buildings linked to the main settlement could be found on the site, especially since Streatley Place itself has characteristics of a medieval trackway (narrow and winding).

Post-medieval period (AD 1485–present)

- 4.2.22 Hampstead village expanded in the 17th century and later, largely because of the popular health spa there, which attracted visitors and permanent residents anxious for their health, in particular as London became more polluted (VCH Middlesex ix,8-15). The area nevertheless remained predominantly rural.
- 4.2.23 The part of the village in which the site is situated (to the east of Heath Street) developed around Hampstead Wells when this became a fashionable place to visit in the late 17th century, with Flask Walk (75m south-east of the site) and Well Walk (230m north-east of the site) as the main thoroughfares. Much of the development was in the form of thinly scattered larger houses within their own gardens, but in the immediate vicinity of the site the area became crowded with dwellings for the poor (Cherry & Pevsner 2002, 223-24). Also within the area, and indicative of its poorer social status, was a workhouse (established in 1800 but rebuilt in 1845 on New End 120m north of the site; it later became New End hospital), public baths (built on Flask Walk in 1888 140m east of the site) and New End School (opened in 1906 and actually on Streatley Place, 55m north-east of the site).
- 4.2.24 The earliest detailed map of Hampstead Village is John Rocque's map of 1741-45 (Fig 5). Earlier maps do show the village and surrounding area but only as a location, and apart from the existence of a church little information can be gained from them. Rocque's map is small scale but clearly shows the site within Hampstead village. The village had grown to a moderate size along the main thoroughfare, Hampstead High Street and Heath Street, which lead northwards across the heath. The site is a little to the east of Heath Street on a narrow street

(the current Streatley Place) which leads off from Heath Street. The site is on the south-east side of what is now Streatley Place and, in Rocque's map, was occupied by a dwelling (or next to a dwelling) with a garden or small holding behind.

- 4.2.25 A little later, in 1762, the manor of Hampstead was surveyed by James Ellis, whose plan of the manor (Fig 6) shows the site and surroundings in detail. The site seems most likely to have been located on the south-west side of Plot 105, which is described as a 'large garden next to Brewers Alley in the occupation of Dr.'. Brewers Alley was the earlier name for Streatley Place, possibly related to Sun Inn on Heath Street which had a yard on Brewers Alley. Perhaps significantly the plot immediately to the south-west of Plot 105 (Plot 104) was described as a messuage with a 'hog sty and garden in the occupation of William Hall'. This could be significant in that the brick building in the south-western part of the site at 6 Streatley Place has three conjoined brick arches at its base (Fig 16). The function of these is uncertain but may conceivably have been openings for a series of pig pens beneath the building. It is possible that plot 105 was later used for pigs like Plot 104 was in 1762.
- 4.2.26 In 1801, the parish of Hampstead was still rural and had a population of just 691 (Barratt 1912, vol ii, 69). Newton's 1814 parish map (Fig 7) shows further buildings having been erected along what is now Streatley Place and in the surrounding areas, mainly through the process of in-fill, and what looks like a terrace of buildings extending over the site, though the map is small scale and indicative, rather than an accurate survey.
- 4.2.27 By the time of the Ordnance Survey 1st edition map of 1866 (Fig 8) the development of Hampstead has continued apace, with the built up area substantially extended and the area around the site and beyond extensively built over, mainly for housing. This includes the appearance of 1-30 New Court (**HEA 1**) immediately adjacent to the site (called 'New Buildings' in 1866), built in 1854 as artisans' flats and now Grade II listed. Since it was not built until 1871, the other block of listed artisans' flats in the immediate vicinity of the site; 31-60 New Court (**HEA 2**) does not feature on the maps until the Ordnance Survey 2nd edition in 1894. The Hampstead workhouse also features on the 1866 Ordnance Survey map, 120m north of the site on New End.
- 4.2.28 By 1866, the plot of land on which the site stands is shown in its current form on the south-east side of what is now called Streatley Place and was at the time called Brewhouse Lane (Ordnance Survey 1st edition map of 1866) and in 1762 was called 'Brewers Alley'. Plot 105 on the 1762 map has been subdivided into a number of separate properties, with the site occupying one of the southern plots.
- 4.2.29 In 1866 there were three buildings on the plot: a rectangular building with its long axis fronting the lane, with a small extension attached on its south-eastern side, another rectangular building in the south-east quadrant of the plot and a long thin building along the southern end of the south-west boundary (where the possible pig pens are now evident). In the Ordnance Survey 2nd edition map of 1894 (Fig 9), the long thin building along the south-western boundary of the site is shown as divided into two (it is possible it was in 1866 but not shown as such on the map). In addition, some form of structure has been built between it and the original building on the south-east quadrant. This seems likely to be the wooden shed still standing next to the original brick-built building. This remains unchanged up to and including the 1936 Ordnance Survey 5ft:mile map (Fig 10). According to Wade, Brewhouse Lane was renamed Streatley Place in the 1890s to improve its image (Wade, 2000, 43).
- 4.2.30 By 1954 (the Ordnance Survey 1:1250 map, see Fig 11) there are changes to all three buildings, however, and from then on they reflect the current plan (with the exception of a breeze block addition added to the north-east corner of the building fronting Streatley Place - not recorded on any Ordnance Survey maps). The building fronting the lane appears to have lost its south-west corner or have been rebuilt in a new shape (the site visit in 2014 suggested that it might have been an element of both with the south west wall removed, and new walls added internally and on the south-east side of the building, though the current render on the outside face of the wall makes it difficult to judge this). The building in the south-east quadrant is shown to have been enlarged to form a more square shape (the site visit showed it to consist of two buildings rather than one – a brick building and a timber building, probably the same buildings as those shown on the 1894 Ordnance Survey map. The long thin building along the southern end of the south-west boundary is shown to be halved in size by losing its southern section. Later Ordnance Survey maps show the reappearance of this half, and the site visit suggests a wooden lean to roof may have been added but that it is unlikely to have

had a wall on the north-east side.

- 4.2.31 The site is currently a vacant plot and the structures comprise three brick-built buildings (shown in Fig 17 and of the same plan as those shown on Ordnance Survey maps back to 1954, with the exception of the breeze block addition to the north-east corner of the building fronting Streatley Place), one timber-framed shed (shown on the Ordnance Survey as one and the same building as the brick built building on the south-east quadrant) and lean-to (the southern section of the building along the south-west boundary). The site was previously used as a workshop and stores, though the site visit also suggested that the building along the south-west boundary may also have had pig pens built into its base, so have been used to house pigs at some point in the past. Streatley Place itself is a narrow passageway.

5 Statement of significance

5.1 Introduction

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

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 Based on current knowledge, the predicted level of natural geology within the site is as follows:
- Current ground level is 108.0–110.0m OD, being higher to the west than in the north and east.
 - The site is situated over Bagshot Sands. Based on the geotechnical investigation on the site in 2013 the top of untruncated sand is likely to lie fairly close to ground level, at 104.0m OD (0.5mbgl).
- 5.2.2 Between the top of the natural and the current ground level is made ground. This may potentially contain archaeological remains in the south-eastern part of the site where undated made ground has been recorded. The remaining made ground is likely to be modern.

Past impacts

- 5.2.3 Archaeological survival potential across the site is likely to vary with the degree of ground disturbance by past development. It is generally likely to be highest in those areas which according to historic maps have not been built on and which have not been terraced into the slope.
- 5.2.4 The main impact on archaeological survival will have been terracing of the slope. This appears to have been fairly localised however. There is no evidence of basements on the site but the building which fronts Streatley Place in the north-western corner is semi-submerged at 1.5mbgl and has probably been terraced into the slope on its south-western side. It is at a similar level as the bottom of the steps on the street outside and a similar level to the ground level in the central and eastern sections of the site. Terracing into the natural slope to create a level area for the south-western part of the building would have removed any archaeological remains present. Made ground is thickest at the north-eastern edge of the site (1.2m deep; modern in date) and at its eastern edge (over 0.8m thick; modern over undated made ground) and appears to confirm levelling up of the lower parts of the slope, which will potentially have buried any remains.
- 5.2.5 The existing buildings are simple structures that all likely to have shallow strip or pad footings up to 1.0m deep, or are possibly on a raft foundation 0.5m deep. The excavation of the foundations will have partially or completely removed any archaeological remains locally; remains potentially survive intact between footings, beneath the foundation slabs/floors.
- 5.2.6 The site contains services. There are two manhole covers in the north-east quadrant with drainage leading into the adjacent alleyway and an electricity supply (now probably disconnected) along the south-west wall of the site with meters in the lean-to building along this wall. Each service trench would have resulted in either partial or complete loss of archaeological remains down to a maximum depth of c 1.0-1.5m below ground level.
- 5.2.7 There are six mature trees on the site, the roots of which are likely to have disturbed archaeological remains, potentially to a depth of c 1.5m.

Likely depth/thickness of archaeological remains

- 5.2.8 Archaeological remains, if present, are likely to be encountered directly beneath any modern made ground, hard standing or shallow modern intrusions. The geotechnical investigation showed that in all except one of the six boreholes/trial pits the modern made ground directly overlaid the natural Bagshot Sand. It therefore seems unlikely that any archaeological strata remains on most of the site, although archaeological features that may have survived previous impacts would be bases of deep features cut into the natural, for example pits, ditches and footings. One geotechnical trial pit (TP5) showed undated made ground (i.e. that which could contain archaeological material, probably of post-medieval date) at a depth of 0.6–0.8mbgl (the likely top of the natural is 0.5mbgl).

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has low potential to contain prehistoric archaeological remains.* The location on higher ground and near water sources, together with known evidence of Mesolithic activity on Hampstead Heath generally, suggests a background potential for prehistoric remains, although only one find, a Palaeolithic handaxe, is known from the vicinity and nothing is known of its context. Prehistoric remains would normally be present at a superficial depth in the surface deposits or features cut into the underlying geology. Given the fact that modern made ground overlies the natural across much of the site, the potential for more significant in-situ prehistoric features or artefacts (including flint scatters) seems low, although redeposited artefacts could be present in the made ground.
- 5.3.3 *The site has low potential for Roman archaeological remains.* It lies some distance from Roman roads and settlements and only occasional chance finds have been made, the nearest 200m from the site. Whilst the high outcrop of Bagshot Sands and nearby water sources would have attracted settlement there is currently no firm evidence for such within the study area.
- 5.3.4 *The site has low potential for early and later medieval archaeological remains.* A settlement at Hampstead is documented from the late Saxon period but the site is c 130m from the main settlement and was most likely used for agricultural purposes. There are no sites or finds dated to the early medieval period within the site or study area, though there is evidence from the later medieval period in the west of the study area but not in the vicinity of the site itself - postholes, gullies and a pit containing pottery 230m west of the site, and chance finds 165m south and 100m west of the site. Furthermore, the fact that made ground is generally between 0.5mbgl and 0.8mbgl across the site (i.e. not very thick by urban standards) suggests that there is not a long history of building and rebuilding on the site.
- 5.3.5 *The site has moderate potential to contain post-medieval archaeological remains.* The area in which the site is located was developed when Hampstead Wells became fashionable in the late 17th century; until then it was an agricultural area. Historic maps suggest that the site was first built on in the early 19th century, although it may have been developed before this. The existing structures on the site probably date to the early or mid-19th century. Therefore any buried post-medieval remains might comprise the footings of buildings, yards, gardens, and rubbish/cess pits, or earlier agricultural ditches. Such remains would be of low significance, derived from the evidential and historical value of the remains.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The scheme comprises the clearance of all current structures (a workshop and stores likely to be of early to mid-19th century date) and trees on the site and the construction of a new ground floor plus two-storey building. The new building would have a lower ground floor level with associated light wells. It is assumed for the purposes of assessment that this is a standard single basement depth of 3.0m below ground level (Fig 18; Fig 19).
- 6.1.2 The proposed foundations would comprise micropiles and a slab, or hand dug trench fill foundations down to 1.5m below ground level (mbgl) (George Regnart, Martin Evans Architects, *pers. comm.* 20/12/2016). While a basement is not planned, further levelling of the site is intended and, in particular, the removal of soil in the higher sections of the south-western corner of the site.
- 6.1.3 Detailed drawing plans of the proposed foundation type, pile size, pile caps and other details are not available at the time of writing.

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 The proposed development requires redevelopment of the whole site. There are built structures of heritage interest within the site but an assessment of their significance and the impact of the proposed development on these structures, in addition to possible setting issues, lies outside the scope of this archaeological report.
- 6.2.4 The main archaeological potential is for post-medieval remains of low heritage significance, including footings of any earlier buildings on the site not shown on maps, and cut features such as pits or ditches. Survival is anticipated to be varied given that modern made ground generally directly overlays the natural geology. In the main, it is confined to occasional deeper cut features penetrating the natural geology, especially given that the top of the natural geology is likely to be just 0.5mbgl.

Demolition and breaking out of floor slab

- 6.2.5 The demolition of the existing buildings within the site would cause ground disturbance to a maximum depth of 0.5mbgl as assumed for the purposes of this assessment. This would completely remove the modern made ground, but archaeological deposits may survive in the deeper undated made ground in the south-eastern part of the site, while the bases of any features cut into the underlying natural deposits might still survive across the site, such as pits and ditches.
- 6.2.6 The breaking out of the existing floor slabs would extend into the modern made ground only and would have no archaeological impact across the site.

Removal of existing trees

- 6.2.7 The impact of the removal of existing trees in the central and southern parts of the site would depend on the method used. If the trees were cut down to ground level, the stumps chemically treated and the roots left to decay *in situ* there would be no impact on archaeological remains. If, however, the stumps were to be removed by digging or grinding this could cause the severe

disturbance or removal of any archaeological remains adjacent, up to an estimated depth of 1.0mbgl. This might include deeper cut features of post-medieval date.

New Basement Construction

- 6.2.8 The excavation of a new basement level to an assumed depth of 3.0m below ground level would entirely remove any archaeological remains within its footprint.

Foundations

- 6.2.9 The proposed foundation would comprise micropiles and a slab, or hand dug trench fill foundations down to 1.5mbgl (George Regnart, Martin Evans Architects, *pers. comm.* 20/12/2016). It is unlikely that the insertion of new foundations would have any additional impact, as any archaeological remains that may be present will have likely already been removed during basement construction.

7 Conclusion and recommendations

- 7.1.1 The site consists of a plot of land which contains disused brick-built early or mid-19th century workshop and store houses which have been unused since the 1980s. It is located within the Hampstead Conservation Area. It does not contain any nationally designated heritage assets but there are a number of listed buildings in the vicinity, including one immediately adjacent to the site. It is within an archaeological priority area.
- 7.1.2 The main potential in terms of buried heritage assets is for post-medieval remains associated with the existing buildings, e.g. garden features, pits, ditches, and possibly the footings of any earlier buildings. The potential for other periods is low.
- 7.1.3 The construction of a new lower ground floor level across the site's footprint would entirely remove any archaeological remains present that survived initial truncation from site clearance and tree removal.
- 7.1.4 Table 3 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

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

Asset	Asset Significance	Impact of proposed scheme
Previously unrecorded remains from the post-medieval period (Moderate potential)	Low	Removal of some or all trees, construction of new basement level. Significance of asset reduced to negligible

- 7.1.5 Given the site's low potential for significant archaeological remains, an appropriate mitigation strategy would be an archaeological watching brief during preliminary ground preparation and subsequent basement construction, to ensure that any previously unrecorded archaeological assets, if present, were not removed without record. Such work could be carried out under the terms of a written scheme of investigation or method statement as part of a standard planning condition.
- 7.1.6 The existing structures are probably early to mid-19th century in date, including a brick built building along the south-western boundary with a brick-arched base, possibly an undercroft for pig pens, along with remnants of a contemporary brick wall to the south-eastern boundary of the plot. It is recommended that archaeological standing building recording of these structures is undertaken at an appropriate level (e.g. basic photographic record) before their removal. If feasible, the historic boundary wall would ideally be retained in an appropriate format.

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 300m-radius study area around 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 11/04/2018 and is the copyright of Historic England 2016.
- 8.1.3 Historic England statutory designations data © Historic England 2018. Contains Ordnance Survey data © Crown copyright and database right 2018. The Historic England GIS Data contained in this material was obtained in March 2018. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

CA – *Compass Archaeology*

DGLA - *Department of Greater London Archaeology*

HER – *Historic Environment Record*

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

PCA – *Pre-Construct Archaeology*

HEA No.	Description	Site code/ HER No.
1	<p>New Court Numbers 1-30, Flask Walk, Hampstead, NW3</p> <p>Grade II listed building. Block of 30 artisans' flats. Built 1854. Yellow stock brick with red brick dressings; continuous plain brick sill bands to upper floors and rusticated brick quoins at angles and articulating central bays. Slate pitched roof with projecting bracketed eaves and tall slab chimney-stacks. Five storeys, 12 windows, recessed open stone staircases with landing balconies, cambered arches to windows, ransom and mullion casements to windows flanking stairs and sashes to those between. The second earliest surviving example of artisans' flats, for the "deserving poor" in regular employment, predating the foundation of the Peabody Trust and the Improved Industrial Dwellings Company.</p>	1113005
2	<p>New Court Numbers 31-40, Flask Walk, Hampstead, NW3</p> <p>Grade II listed building. Block of 10 artisans' flats. Built 1871. Yellow stock brick with red brick dressings. Slated hipped roof with projecting eaves and tall brick slab chimney-stacks. 5 storeys and 5 bays articulated by red brick pilasters, rising from brick bands through 2nd, 3rd and 4th floor. Plain brick band at 1st floor level; ground and 1st floor with rusticated quoins. Central bay occupied by a recessed open staircase with round-arched heads and plain cast-iron balconies to each landing. Gauged brick segmental arches to almost flush sashes; top floor have flat arches.</p>	1113006
3	<p>66 Heath Street, Hampstead, NW3</p> <p>Grade II listed building. End of terrace house with later restaurant. Early 18th century, refaced early 19th century. Painted brick, slated mansard roof with dormers, three storeys and attic, one window. Ground floor with 20th century restaurant front but retains original fascia brackets. Upper floors with gauged brick flat arches to recessed sashes. Parapet. Rear facade of brown brick with floor bands and segmental-arched flush framed sash windows.</p>	1378827

HEA No.	Description	Site code/ HER No.
4	<p>The Horse and Groom Public House, 68 Heath Street, Hampstead, NW3</p> <p>Grade II listed building. Built 1898-1900 by Keith D Young in Arts and Crafts style. Red brick and Portland stone bands, tiled gabled roof with chimney-stacks. Four storeys, attic and cellars. Public house frontage of a central segmental-arched window, with engraved glass to top and bottom panes, flanked by segmental-arched entrances with large enriched keystones. 1st floor cornice with two large brackets to window below. Rising from the ground floor to full height are V-profile piers articulating the outer bays. Upper floor sashes with glazing bars to top of sashes only. 1st and 2nd floors with central slightly canted bays of three windows, flanked by single windows; entablature to each floor. 3rd floor of four single sashes and entablature, with a two-light attic window above, with ball finial. Internally there is a long narrow plan with bars to front and back, with archway between; entrance to back bar down long corridor with lincrusta decoration which gives on to flat baluster stair leading to first-floor lounge. Ground floor front bar with counter, perhaps early 20th century, and some square panelling under a moulded lincrusta frieze with lyre decoration and moulded cornice. Bar back typical of Messrs Youngs houses of c1930. Rear bar simpler but retains c1900 fireplace and mirror, and dado.</p>	1378828
5	<p>70-76 Heath Street, Hampstead, NW3</p> <p>Grade II listed building. Four irregular terraced houses with later shops.</p> <p>Nos 70 & 72: c1740-60 and originally one house. Painted brick. 20th century tiled mansard roof with dormer. Two storeys and attics. No.70 has four windows; No.72 has two. 20th century shop fronts. Regency style at No 70, with gauged brick flat arches to recessed sashes and late 20th century at No 72 with parapets.</p> <p>No.74: early 18th century, refronted early/mid 19th century. Red stock brick, old tiled roof with dormer, two storeys and attic, two windows. 20th century shop front but retains earlier fascia brackets. Architraved 2-pane sashes. Parapet.</p> <p>No.76: early/mid 18th century, refronted early 19th century. Painted brick, pantiled roof, three storeys. 20th century shop front. Gauged brick flat arches to recessed sashes; 2nd floor in shallow round-arched recess. Parapet.</p> <p>Internally, nos. 74 and 76 retain some timber-framing and open truss roofs. They give an indication of the vernacular style of the pre-19th century village of Hampstead.</p>	1378830
6	<p>Mount Vernon, Froggnal Rise, Hampstead, NW3</p> <p>An archaeological evaluation by MoLAS in 1995–1996.</p> <p>1995 - Natural sands and clays. Two sherds of Roman pottery were recovered from the fills of post-medieval features. At the bottom of the slope, the natural was overlaid by hillwash deposits containing pottery from mid-13th to 14th centuries. Vaulted brick drain and a possible robbed-out wall of 17th to early 18th-century date. Large pit of 17th-century pottery. Later dumping and levelling of probably 19th-century date associated with the Victorian hospital.</p> <p>1996 - The natural hillside topography had been substantially altered by post-medieval terracing and associated dumped levelling, the latter sealing small areas of the original landscape, including hillwash due to downward soil movement. Beneath this hillwash natural sands and clays were cut by postholes, gullies and a pit which contained pottery dating to 1150–1500: they may have been the remnants of a medieval field system and associated fence lines, suggesting agricultural use of the land during this period. At the bottom of the slope, a platform was terraced into the hillside and a structure, initially of timber and later of brick, was built late 15th - early 16th century. A cesspit was associated with the earlier structure; above it were the remains of a semi-cellar floor, the steps leading to it and walls. The structure was repaired and renewed several times, probably continuing in use throughout the 17th, 18th and well into the 19th century.</p>	MTV95 ELO4095 ELO9096 MLO66264 MLO66259 MLO68006 MLO68005 MLO66262 MLO66260 MLO66261 MLO66263

HEA No.	Description	Site code/ HER No.
7	22, Christchurch Hill, Hampstead, NW3 An archaeological watching brief in 2007 by Isambard Archaeology. Monitoring was carried out on two foundation trenches which formed the rear and front basements respectively and excavation under the house. Natural gravel and subsoil were overlain by topsoil. Sands and gravel observed at 101m OD to 98m OD. No archaeological finds or features.	CTU07 ELO8291
8	21, Perrins Walk, Hampstead, NW3 An archaeological watching brief by PCA in 2007. Natural clay was sealed by modern made-ground with either flagstones or topsoil above. Natural London Clay observed at a maximum of 100.72m OD. No significant archaeological finds or features.	PWH07 ELO7524
9	Well Road Site code issued in 1978. No further details available from the Museum of London Archaeological Archive.	WR78
10	32 New Court, Flask Walk, Hampstead, NW3 An archaeological watching brief by CA in 2008. Made-ground and makeup for the existing surface overlay heavily truncated natural sands and clays due to 19th century ground reduction clear that any potential archaeological horizons were destroyed by these works. Eight test pits were observed inside the existing basement in the adjacent courtyard. A part-collapsed early 19th century brick-built arched drain was exposed running on an approximately east-west orientation; it was probably associated with earlier 19th-century buildings which stood on the site until the present houses were constructed in 1871.	NCU08 ELO7993 MLO99179
11	14 Flask Walk, Hampstead, NW3 An archaeological excavation conducted by DGLA (N) in 1990. Encountered 18th-century walls, apparently part of a rear cellar of the earlier Flask Tavern or Lower Flask.	FLK90 ELO3299 MLO25936
12	New End Street, Hampstead, NW3 An archaeological evaluation conducted by OAU in 1995. Two areas were excavated: area 1 was a former car park fronting Heath Street and area 2 comprised an upper and lower terrace immediately south of Kendalls Hall. Dumped deposits with concentrations of red brick hard-core, concrete and late 18th- and 19th-century pottery within a sandy clay loam matrix, were found in Area 1. Excavation continued to a depth of 3.9 m below ground surface. Dumped deposits continued to this depth and pottery recovered from the earliest deposit identified in the sequence suggests a late 18th- to 19th-century date. Area 2 revealed clayey-sand dumped deposits, which sloped gradually towards the enclosing terrace wall. A natural light yellow sand was identified at a depth of 4.1 m below ground surface. The dumped deposit represents the in-filling of the terrace put in place during the construction of the hospital. A post-medieval red brick structure, possibly an outhouse, was also located in Area 2. A hard-core rubble fill overlay natural sand, and a light brown garden soil which contained late 17th-century pottery overlay the clayey silt. A single 16th-century sherd was thought to be residual.	NES95 ELO4127 MLO65885 MLO65884
13	10 The Grove, NW3 A watching brief opposite Fenton House found a medieval patterned floor in a 17th century house.	SR80 ELO9153 MLO16936
14	Site code issued in 1979. No further details available from the Museum of London Archaeological Archive.	HP79
15	48 Hampstead High Street, Hampstead, NW3 An archaeological evaluation, standing structure recording and watching brief by MoLAS in 1992. Partitions, blocked windows, doors and staircase details were recorded within the 17th/18th century standing building. A range of post-medieval features associated with the house, including drains and a cesspit, were revealed in excavations in the rear garden.	HHS92 MLO59204 MLO59926 MLO59928
16	27 Church Row, Camden, NW3 An archaeological evaluation by MoLAS in 1992. An undated steep-sided cut feature and surviving archaeological deposits were sealed by modern made-ground.	CCH92 ELO14972 MLO59925

HEA No.	Description	Site code/ HER No.
17	Frogna1, NW3 The approximate location of an event recorded in the GLHER. No description is given but linked to this event the GLHER records a find spot for a Roman flanged rim in yellow-white fabric. This was found in 1964 four and a half inches deep in sandy loam in the grounds of the medical research laboratory.	ELO5682 MLO18044
18	Hampstead, NW3 The approximate location of an event recorded in the GLHER. No description is given but linked to this event the GLHER records a find spot for two Roman blue glass beads.	ELO5688 MLO17786
19	Church Row, NW3 A medieval street near the parish church, noted in the GLHER.	MLO23436
20	Church Row, NW3 The site of the medieval church of Hampstead, noted in the GLHER.	MLO07821
21	Holly Bush Vale, NW3 The approximate find spot for a Palaeolithic pointed handaxe discovered in 1897 and noted in the GLHER.	MLO17761
22	Munro House, Perrins Lane, NW3 The find spot of a medieval lead bulla (seal to papal bull) from a document of Pope Innocent IV found in 1869 on the site of sailors orphan home (now Munro House), noted in the GLHER.	MLO17806
23	Holly Bush Hill, NW3 The approximate find spot for a medieval costrel found in 1876, noted in the GLHER.	MLO17824
24	Holly Bush Hill, NW3 The location of a 19th century public square designated under the London Squares Preservation Act of 1931, noted in the GLHER. Grass plot and shrubbery bounded by the roadway of Windmill Hill and Frogna1 Rise. Two small enclosures at the junction of roads, one circular and one a narrow strip.	MLO102511
25	Church Row, NW3 A 19th century churchyard extension noted in the GLHER. The site was acquired in 1811 to provide an extension to the churchyard of St John-at-Hampstead directly to the south. Known as the Additional Burial Ground, it was laid out in a grid marked A-Q west to east and 1-110 south to north. In the north-east corner the Columbarium or cloister was added by the 1930s, with a memorial garden nearby. On Church Row it has good 19th century gate piers and railings of c.1811. Various people of note buried here. There are several graves in the form of miniature gardens. It was consecrated in 1812 and in 1896 was still being used for occasional burials.	MLO103817
26	Flask Walk, NW3 The location of a 19th century protected square designated under the London Squares Preservation Act of 1931, noted in the GLHER. Triangular enclosure bounded by Eton Avenue and Adamson Road. Former village green at the end of Flask Walk, with grass and a number of trees, and with two Type K6 telephone kiosks, designed by Sir Giles Gilbert Scott. The Green was once larger and in 1712 was the site for the first Fair recorded as taking place in Hampstead. There used to be village stocks and a Watchman's hut with 2 cells, no longer existing. By the early 20th century the Green was owned and maintained by Hampstead Borough Council.	MLO102508
27	Heath Street, NW3 The location of a 19th century protected square designated under the London Squares Preservation Act of 1931, noted in the GLHER. Grass open space bounded on all sides by the roadway of Heath Street. Has been maintained as public open space by Hampstead Borough Council since at least since the late 19th/early 20th centuries.	MLO102509

HEA No.	Description	Site code/ HER No.
28	<p data-bbox="245 141 619 170">Hampstead High Street, NW3</p> <p data-bbox="245 203 1270 293">The location of a 19th century public square designated under the London Squares Preservation Act of 1931, noted in the GLHER. Shrubbery bounded on all sides by the roadway of Hampstead High Street.</p>	MLO102510

9 Planning framework

9.1 Statutory protection

Listed Buildings and Conservation Areas

- 9.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

9.2 National Planning Policy Framework

- 9.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).

- 9.2.2 NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary

expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Para 134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would

secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

9.3 Greater London regional policy

The London Plan

- 9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA March 2016). The current 2016 consolidation Plan is still the adopted Development Plan. However consultation on a draft new London Plan was open until 2nd March 2018, and the Draft London Plan is a material consideration in planning decisions (GLA website, 2017).
- 9.3.2 Policy 7.8 of the adopted (2016) London Plan 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.
- 9.3.3 Para. 7.31A supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.'
- 9.3.4 It further adds (para. 7.31B) 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.
- 9.3.5 Para. 7.32 recognises the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'.

9.4 Local planning policy

9.4.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.

9.4.2 The Camden Local Plan was formally adopted on 3rd June 2017. Policy D2 covers heritage issues and states:

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

Designated 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.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

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 non-designated 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.

10 Determining significance

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

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

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

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings 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 (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

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

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 14.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (eg peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (eg wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <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 (NRHE)</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.'

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13.2 Other Sources

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13.3 Cartographic sources

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Ellis James, 1762 'General Plan of the Parish and manor of Hampstead in the county of Middlesex with the Demesne lands contained therein'

Newton J and W, 1814 *The topography and natural history of Hampstead*

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Ordnance Survey maps

Ordnance Survey Old Series, Sheet No 7 (1822)

Ordnance Survey 1st edition 25" map (1866).

Ordnance Survey 2nd edition 25" map (1894).

Ordnance Survey 3rd edition 25" map (1915).

Ordnance Survey 1:1,056 scale map (1936)

Ordnance Survey 1:1,250 scale map (1954, 1966-73, 1973-1974, 1991)

Ordnance Survey 1:10,000 scale map (2006, 2013)

Engineering/Architects drawings

Proposed ground floor plan (Martin Evans Architects, dwg. no. STR-PL-GA-01, date 14/02/2018)

Proposed lower ground floor plan (Martin Evans Architects dwg. no. STRB-PL-GA-00, date 14/02/2018)

13.4 Available site survey information checklist

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

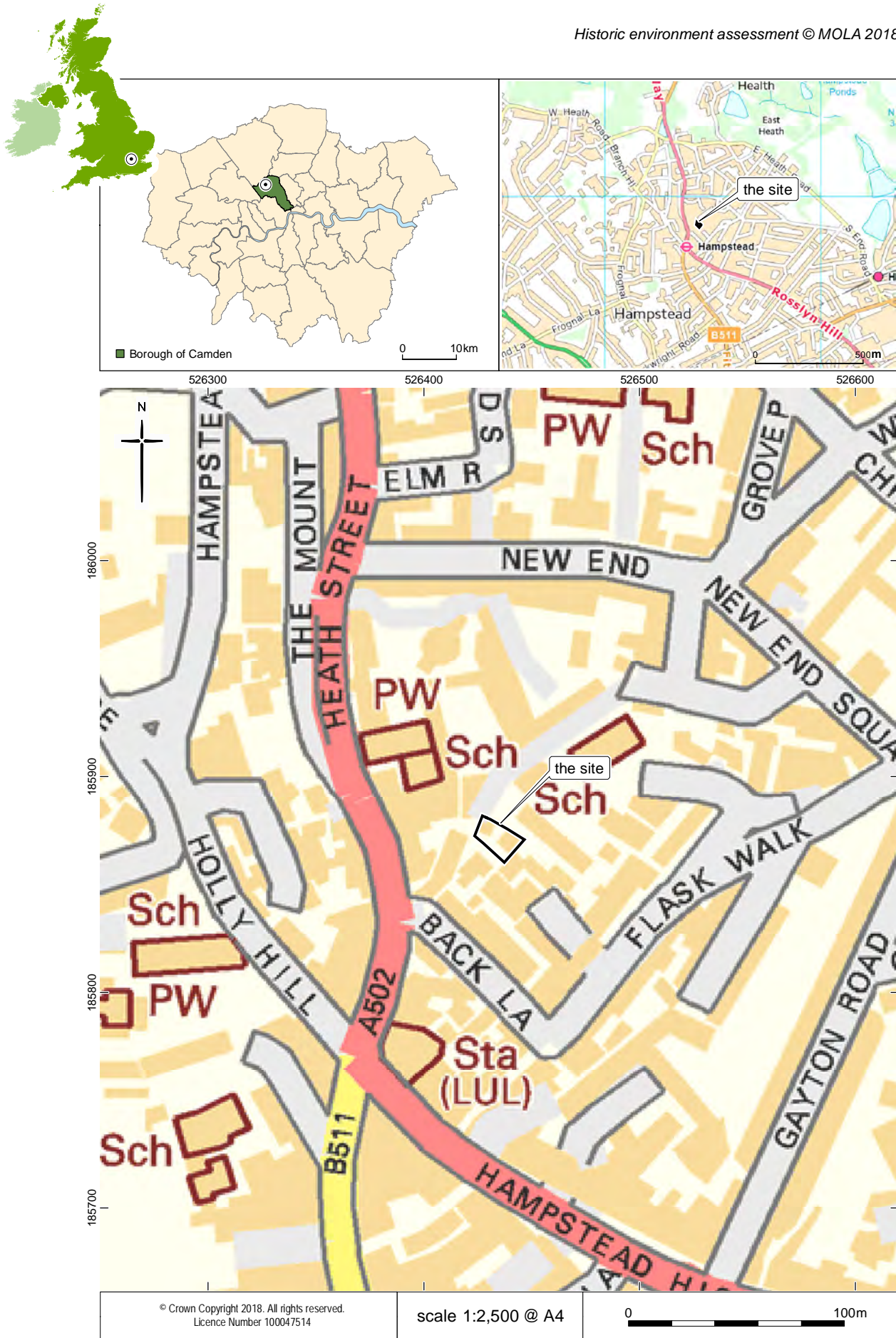


Fig 1 Site location

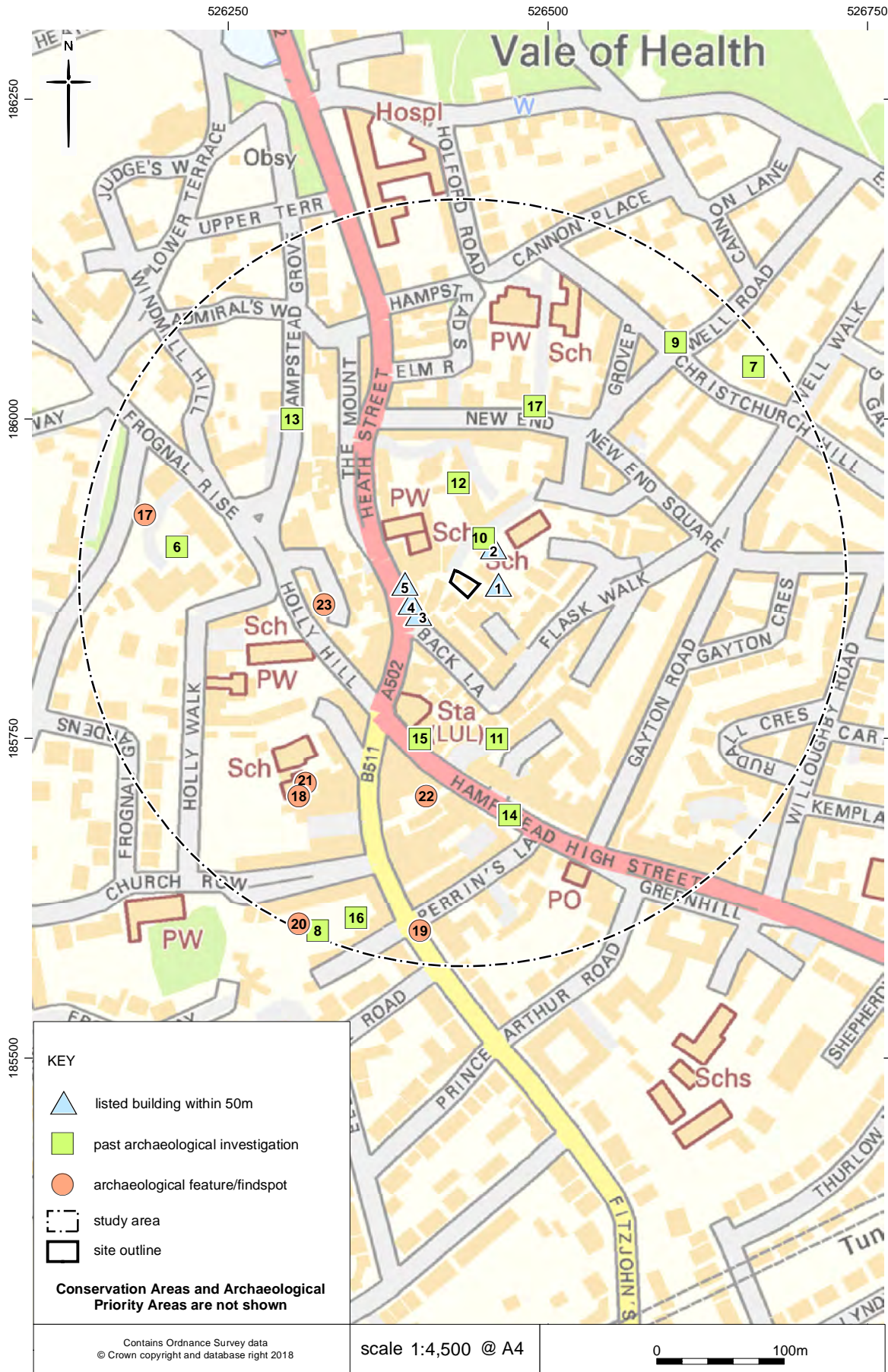


Fig 2 Historic environment features map

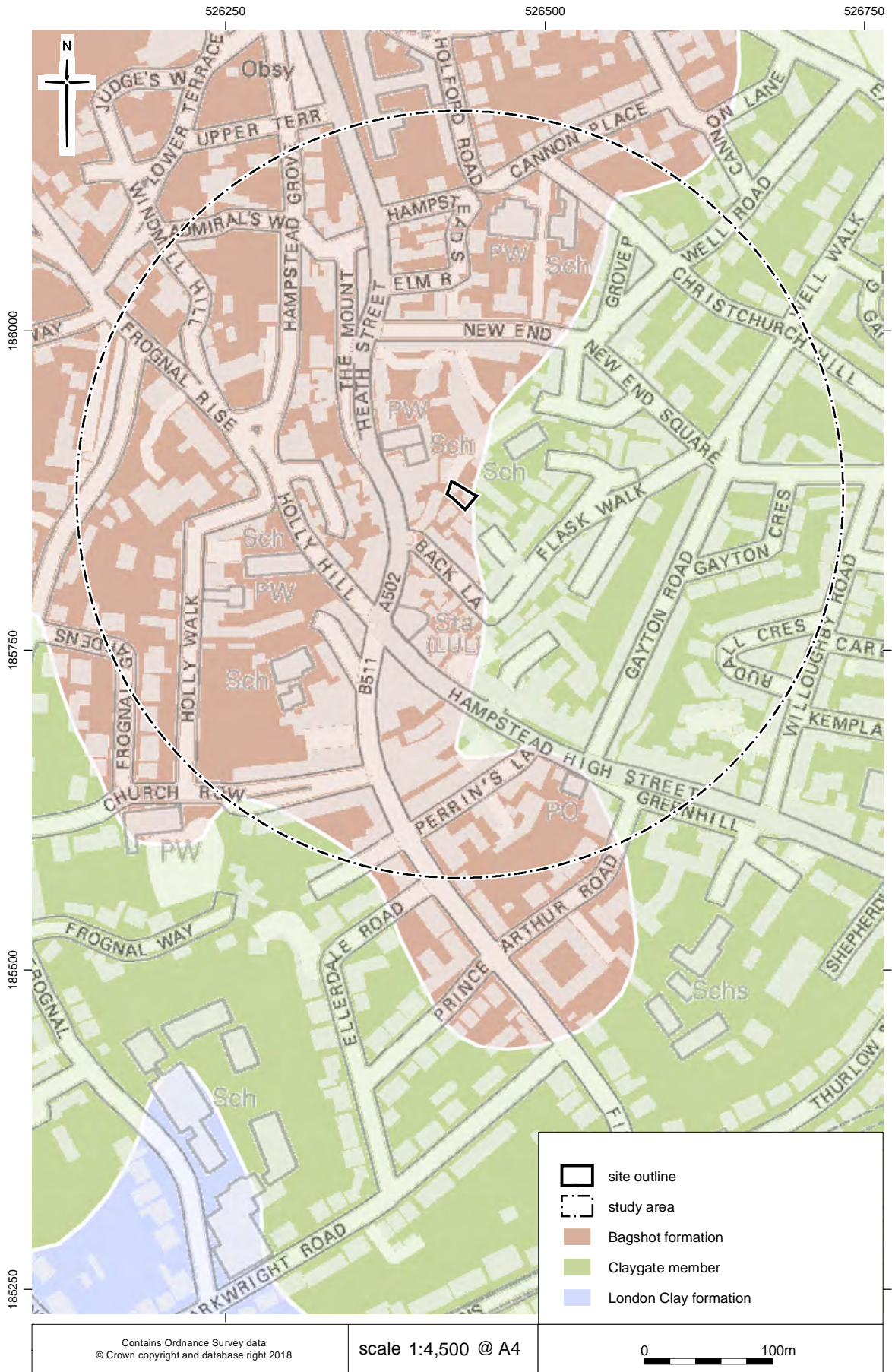


Fig 3 Geology map (based on BGS digital data)

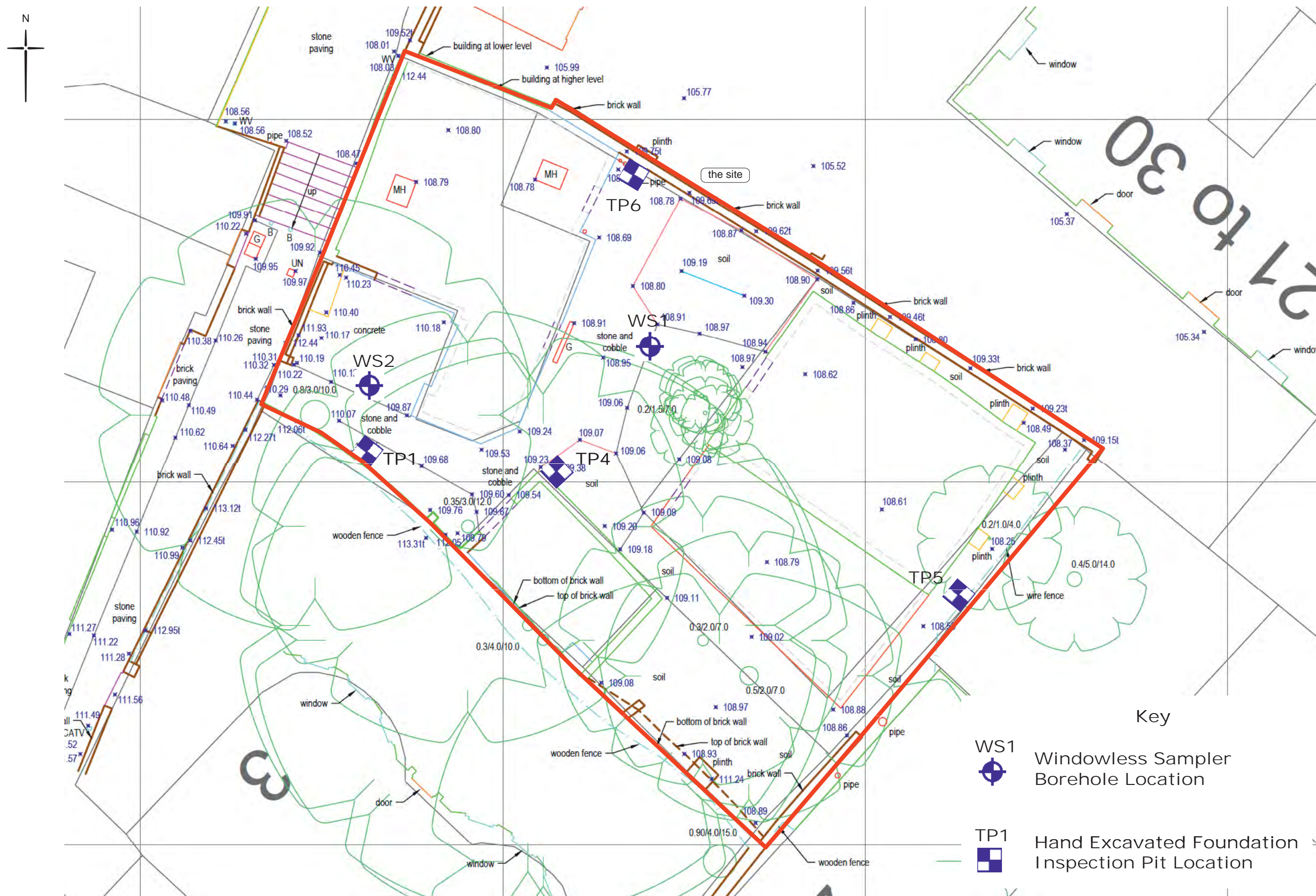


Fig 4 Location of boreholes and trial pits used in geotechnical investigation (ASL: project no 191-13-088-09, 2013)



Fig 5 Roque's map of 1741-45

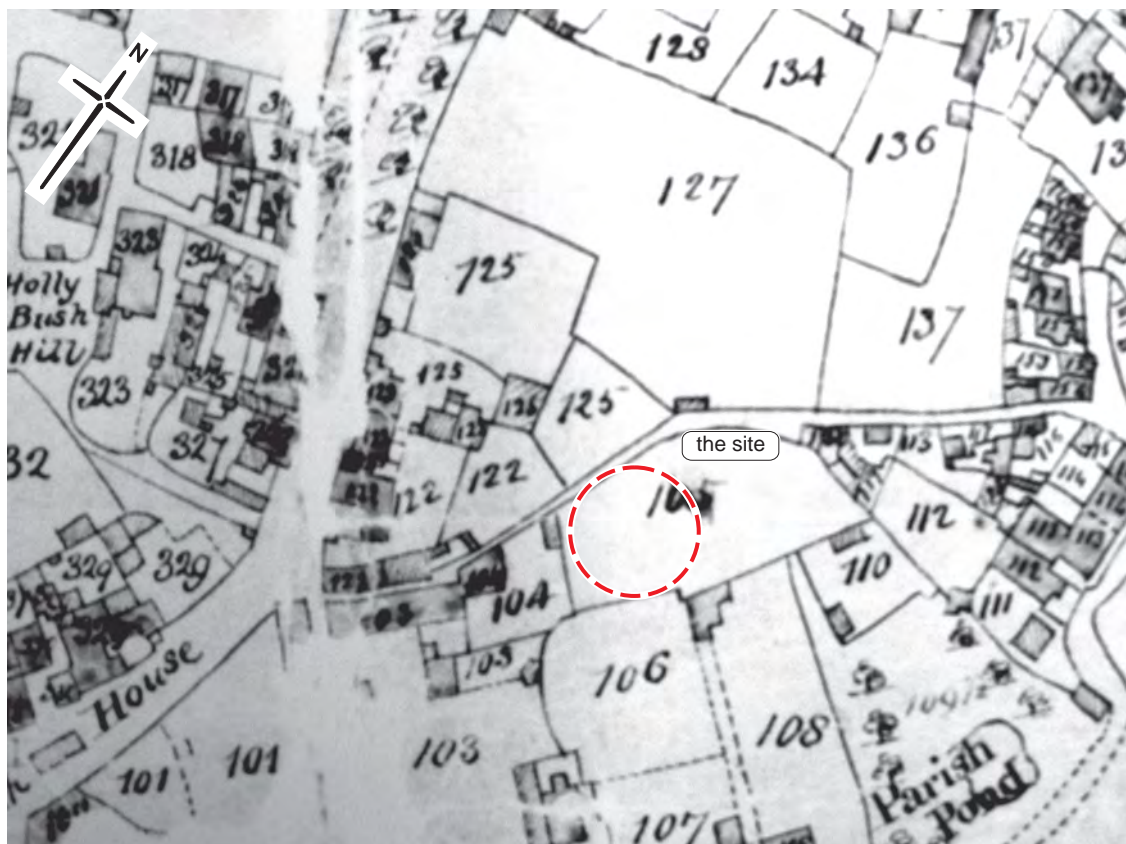


Fig 6 Ellis's manor and parish map of 1762

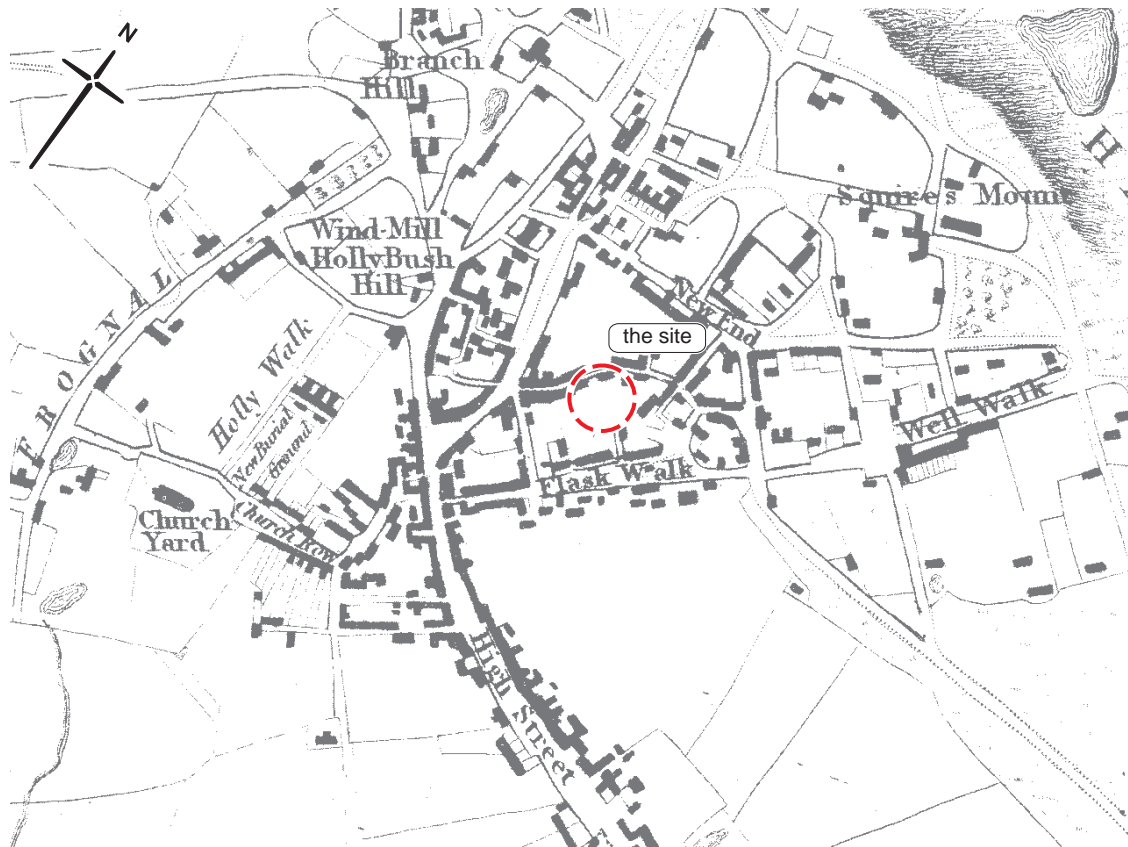


Fig 7 Newton's parish map of 1814

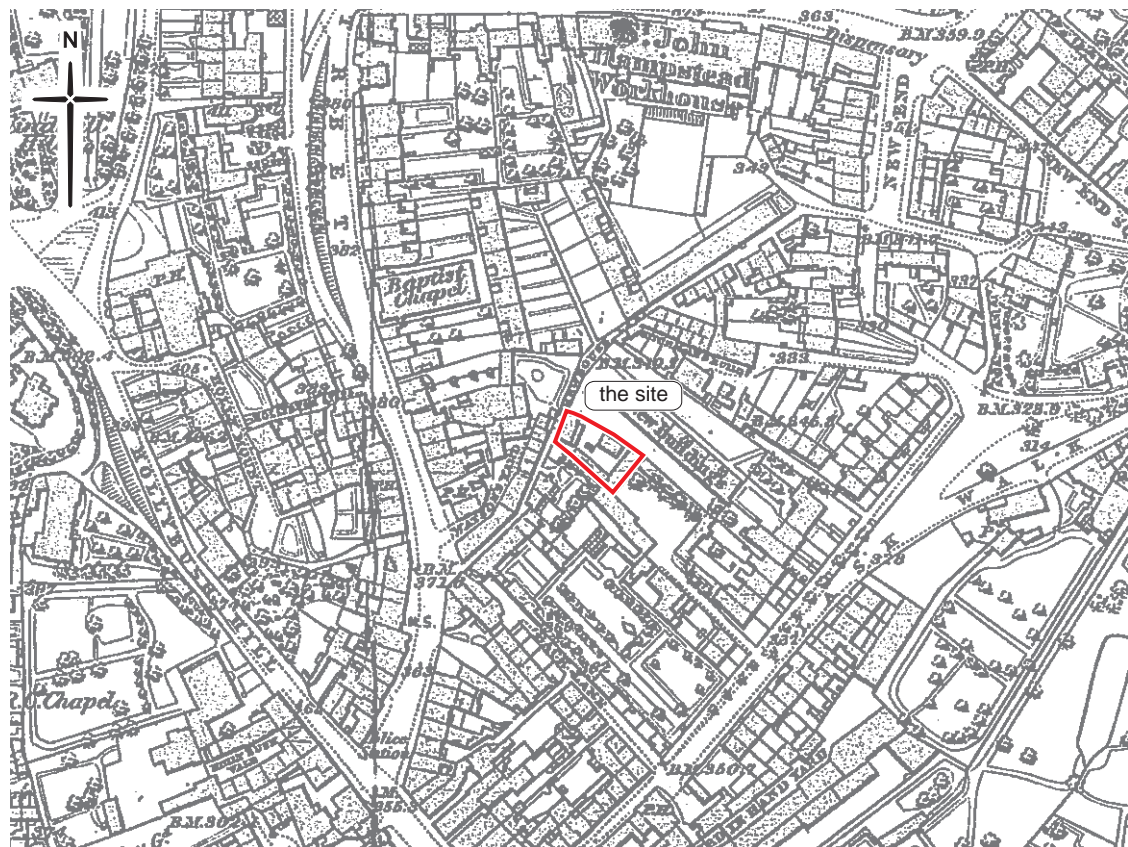


Fig 8 Ordnance Survey 1st edition 25":mile map of 1866 (not to scale)



Fig 9 Ordnance Survey 25":mile map of 1894 (not to scale)



Fig 10 Ordnance Survey 5ft:mile map of 1936 (not to scale) (Landmark reproduction)



Fig 13 6 Streatley Place from north (MOLA photo 16.06.2014)



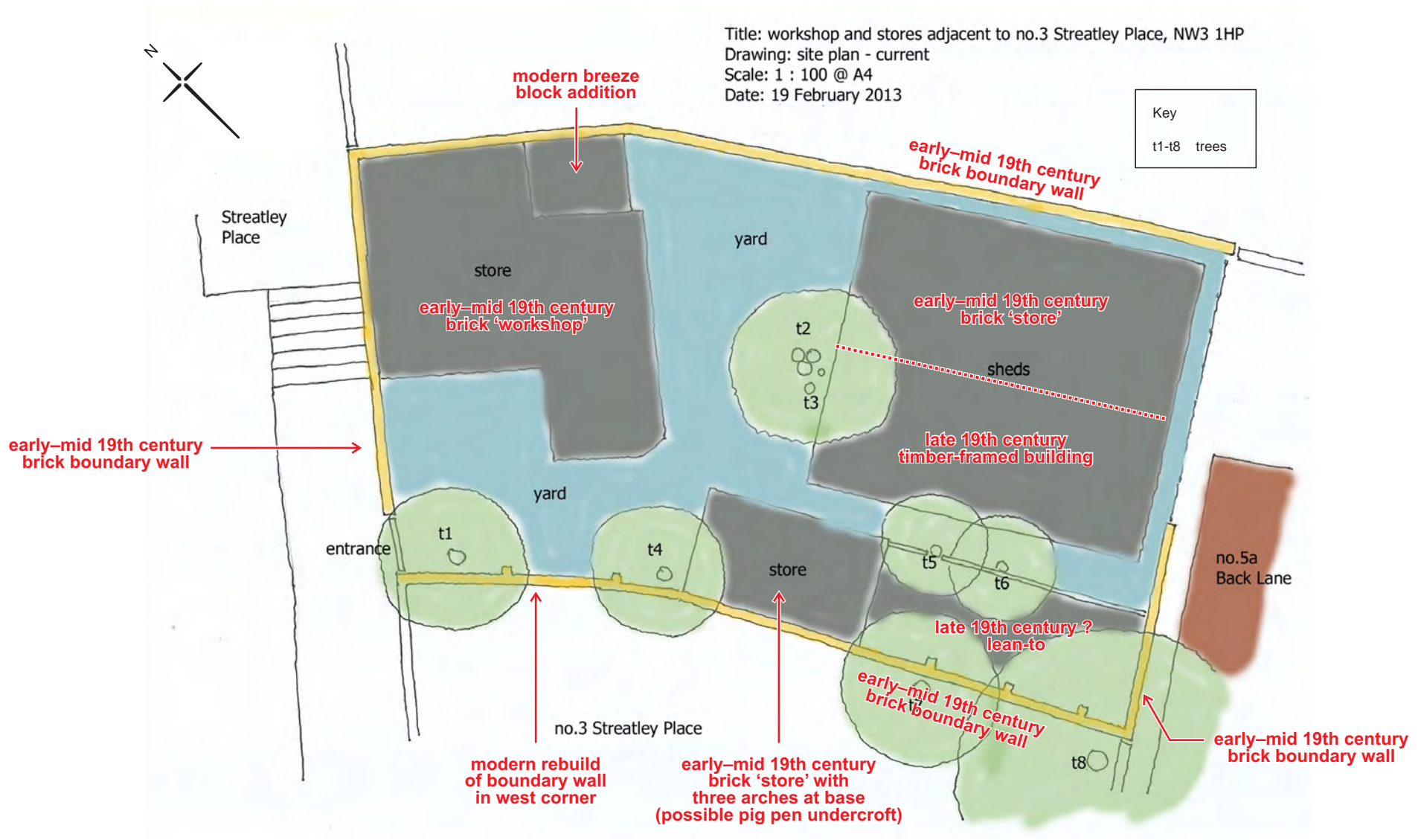
Fig 14 Sheds at 6 Streatley Place from north-west (MOLA Photo 16.06.2014)



Fig 15 View from north-east of south-west wall of store in north corner of 6 Streatley Place showing depth of floor below ground level (MOLA Photo 16.06.2014)



Fig 16 Bottom of north-east wall of store along south-west wall of 6 Streatley Place; view looking south-west (MOLA Photo 16.06.2014)



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Fig 17 Plan of the site as existing (Living Architecture: workshop and stores adjacent to no. 3 Streatley Place, NW3 1HP, site plan – current, 19/02/2013)



Fig 18 Plan of the proposed ground floor (Martin Evans Architects, dwg. no. STR-PL-GA-01, 14/02/2018 Rev-)



Fig 19 Plan of the proposed lower ground floor (Martin Evans Architects, dwg. no. STRB-PL-GA-00, 14/02/2018, Rev-)