



**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

**Former Reservoir
Gondar Gardens
West Hampstead**

July 2018

**Planning Authority:
London Borough of Camden**

**Site centred at:
TQ 24840 85310**

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EXECUTIVE SUMMARY

The site of a Former Reservoir at Gondar Gardens, West Hampstead, London NW6, has been assessed for its archaeological potential.

In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck sites lies within the study site or its immediate vicinity.

The study site is not located within an Archaeological Priority Area as defined by the London Borough of Camden.

Based on current evidence and prior to an assessment of past development impacts at the study site, this assessment considers the study site to have a low archaeological potential for below ground archaeological remains dating to all pre-Modern past periods of human activity. The 19th century Gondar Gardens Covered Reservoir has been included on Camden's Local List as a non-designated heritage asset and remains extant within the study site.

Past development impacts as a result of the construction of the reservoir are considered to have been severe and total across the study site. This impact will have removed any pre-1874 archaeological remains from within the study site.

Therefore, given the limited archaeological potential and subsequent total development impacts, it is considered that the redevelopment proposals will not have either a significant or widespread archaeological impact.

On the basis of the available information, no further below ground archaeological mitigation measures are recommended in this particular instance.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by CgMs Heritage (Part of the RPS Group), on behalf of Life Care Residences. The assessment was originally produced in in 2011, and has now been updated as part of a new planning application.
- 1.2 The subject of this Assessment is land at the Former Reservoir, Gondar Gardens, West Hampstead, also referred to as the study site. The site is centred at TQ 24840 85310 within the London Borough of Camden and is approximately 1.32 hectares in extent. It is bounded to the north and west by Gondar Gardens, to the south by properties fronting Hillfield Road and to the east by properties fronting Agamemnon Road (Fig.1).
- 1.3 Life Care Residences have commissioned CgMs Heritage (Part of the RPS Group) to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.4 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck sites lies within the study site or its immediate vicinity.
- 1.5 The study site is not located within an Archaeological Priority Area as defined by the London Borough of Camden.
- 1.6 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2014), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site. Discussions have also previously been undertaken in 2011 with the Greater London Archaeological Advisory Service (GLAAS), in order to clarify the nature of the archaeological potential of the site and to identify measures which would lead to the satisfactory accommodation of the archaeological constraints and the discharge of any planning conditions which might be attached to any planning permission.
- 1.7 This desk-based assessment comprises an updated examination of evidence on the Greater London Historic Environment Record (GLHER), and other sources, and includes the results of a comprehensive map regression exercise. A site visit was carried out as part of the original assessment in 2011.

- 1.8 This assessment addresses below ground archaeological issues only, and does not address built heritage issues, which are addressed in a separate CgMs Heritage report (July 2018).
- 1.9 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 DEVELOPMENT PLAN FRAMEWORK

- 2.1 Legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF). The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 28 July 2017 (<http://planning.guidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.
- 2.4 Section 12 of the NPPF, entitled Conserving and Enhancing the Historic Environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 A new draft update to the NPPF is available for consultation, and there are no material changes to heritage-related policies.

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

Policy 7.8 Heritage Assets and Archaeology

Strategic

- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, Registered Battlefields, Scheduled Monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.**
- B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.**

Planning Decisions

- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.**
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.**
- E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.**

Policy 7.9 Heritage-led Regeneration

Strategic

- A. Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, blue ribbon network and public realm.**

Planning Decisions

- B. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.**

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

HC1 Heritage and Conservation Growth

- A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear**

understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.

- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:**
- 1. setting out a clear vision that recognises and embeds the role of heritage in place-making**
 - 2. utilising the heritage significance of a site or area in the planning and design process**
 - 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place**
 - 4. delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.**
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.**
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.**

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

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

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that

the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;**
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;**
 - c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and**
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.**
- The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.**

Archaeology

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

Other heritage assets and non-designated heritage assets

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

- 2.19 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck sites lies within the study site or its immediate vicinity.
- 2.20 The study site is not located within an Archaeological Priority Area as defined by the London Borough of Camden.
- 2.21 'Gondar Gardens Covered Reservoir' has been included on Camden's Local List (adopted January 2015) as a non-designated heritage asset (NDHA). This assessment addresses below ground archaeological issues only, and does not address built heritage issues, which are addressed in a separate CgMs Heritage report (July 2018).
- 2.22 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The British Geological Survey (BGS Online 2018) shows that the underlying geology of the study site comprises deposits of London Clay forming the London Basin. There are no recorded superficial deposits.

3.1.2 A geo-technical investigation (Appendix 1: RSK Group 2009) undertaken at the study site revealed high quantities of Made Ground present. The Probe hole Logs and a location plan are included as Appendix 1 of this report and the results are summarised below.

3.1.3 At the frontage to Gondar Gardens, at the west of the study site, PH1 revealed 1.9m of Made Ground directly overlying stiff clay. Similar depths of deposits were also found in PH2, located at the northwest corner, where 1.8m of Made Ground was discovered. In PH7, at the southwest corner, 2.2m of Made Ground was present, all directly overlying stiff clay.

3.1.4 PH3, situated in the centre north of the study site, outside of the reservoir structure, revealed 1.2m of Made ground overlying natural clay. At the east of the site, Made Ground was present in PH4 for the entire 4m depth of the Probehole and contained fragments to brick at a depth of 3.7m. Made Ground to a 4m depth was also discovered in PH5 situated at the southeast of the site.

3.1.5 The deep Made Ground deposits at the east of the study site are likely explained by the displaced earth excavated in construction of the reservoir structure at the west of the study site and levelled to create an even surface in line with the reservoir roof. At the west of the study site it is likely that the original overburden was stripped entirely and the study site excavated down into the London Clay to house the buried structure. This would explain the lack of 'natural' overburden present on the study site.

3.2 Topography

3.2.1 The natural topography of the study site has been entirely removed and in places the study site is up to 6m higher than the surrounding ground levels. A topographical survey (Fig. 3) undertaken at the study site shows the flattish surface created by the roof of the reservoir and the spoil bund to the east. The study site is generally 80m Above Ordnance Datum (AOD) on the on the flat area and this drops to 78.5m AOD at

the study site boundary to the west and to as low as 71.97m AOD on the study site boundary at the southeast.

3.2.2 There are no natural watercourses within close proximity to the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

4.1 Timescales used in this report:

Prehistoric

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

Historic

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

4.2 **Introduction**

4.2.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.

4.2.2 What follows comprises a review of known archaeological assets within a 500m radius of the study site (Fig. 2), also referred to as the study area, held on the Greater London Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.

4.2.3 Built Heritage issues are addressed in a separate CgMs Heritage report (July 2018).

4.2.4 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck sites lies within the study site or its immediate vicinity.

4.2.5 The study site is not located within an Archaeological Priority Area as defined by the London Borough of Camden.

4.2.6 Only a small number of archaeological findspots have been recorded by the GLHER within the study area and the majority of these relate to Modern remains of no relevance to the study site. The map regression exercise shows that the study site appears to have been an open field prior to the construction of the reservoir in c.1874.

4.2.7 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

4.3 **Early Prehistoric (Palaeolithic & Mesolithic)**

4.3.1 No finds of Early Prehistoric date have been identified within a 500m radius of the study site.

4.3.2 The presence of Early Prehistoric material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (i.e. terrace gravels).

4.3.3 Given the paucity of evidence within the study area, and the absence of relevant geological deposits underlying the study site, a low archaeological potential can be identified for these periods at the study site.

4.4 **Later Prehistoric (Neolithic, Bronze Age & Iron Age)**

4.4.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.4.2 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

4.4.3 The Iron Age is characterised in this region by settlement stability and the large-scale organisation of the landscape, developments that began in the Late Bronze Age.

Settlement evidence is plentiful and diverse, ranging from individual farmsteads occupied by a single household, to enclosed settlements holding much larger communities.

4.4.4 The GLHER records no evidence for activity dating to the Later Prehistoric periods within the study area. The underlying heavy London Clays are unlikely to have been suitable for agricultural activity, making this an unattractive location for settlement. It is likely therefore that the study site remained forested during these Later Prehistoric periods. Subsequently, a low archaeological potential is considered for the Later Prehistoric periods at the study site.

4.5 **Roman**

4.5.1 The course of the A5 Shoot Up Hill, c.500m west of the study site, is thought to represent the course of Watling Street, the Roman road leading from London to the North (HER Ref: MLO17772; TQ 2478 8448 & Margary 1955). However, no evidence of Roman activity has been recovered within the 500m study area.

4.5.2 The study site lies away from any known areas of Roman settlement or occupation activity, and is likely to have remained woodland to the east of Watling Street during the Roman period. Therefore the archaeological potential of the study site for this period can be defined as low.

4.6 **Anglo-Saxon/Early Medieval & Medieval**

4.6.1 An archaeological evaluation undertaken 300m to the northeast of the site, revealed no archaeological features but did locate some sherds of early Medieval pottery in the topsoil of a single trench (HER Ref: MLO98218, TQ 250 855).

4.6.2 The name of nearby Cricklewood c.750m to the north west of the study site is Saxon in date, and means 'wood with indented outline'. It was first recorded in 1294 in its Norman version of 'Le Crickeldwode', at which point it was a small settlement on Watling Street (now the Edgware Road) (Mills 2001). The Victoria County History (VCH 1989) records that a substantial dwelling house was built in 1522 on the Hospitallers' estate at the northern end of Edgware Road. This was thought to refer to Shoot Up Hill Farm which was located south of the junction with Mill Lane c.500m west of the study site.

4.6.3 Shoot Up Lane/Frogna Lane, which now comprises Mill Lane to the south of the study site, originated during the Medieval period and ran from Shoot Up Hill c.500m south west of the study site to Hampstead (HER Ref: MLO17883, TQ 2529 8526).

4.6.4 It would appear that the study site lay away from any settlement activity during the Anglo-Saxon and Medieval periods, most likely within an area of woodland or open land. Overall the archaeological potential of the study site for these periods can reasonably be defined as low.

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

4.7.1 The majority of the HER records within the study area refer to Modern archaeological remains associated with Hampstead cemetery to the north of the study site, which are not discussed in detail here.

4.7.2 During the Post-Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the GLHER.

4.7.3 The 1766 John Rocque Map shows the study site as open land between 'The Blind Lane' and 'Shoot Up Hill Lane', to the north west of a settlement labelled as 'West End' (Fig. 4). The 1839 Hampstead Tithe Map shows the site contained within a large field (numbered 74) which is recorded by the associated Tithe Award as a meadow (Fig. 5). The 1864 St Johns Parish Hampstead Map shows no change to the site as a large open field at this time (not reproduced).

4.7.4 The reservoir was constructed in 1874 by Grand Junction Water Works. It consists of a vault of rectilinear brick arches, the roof of which is covered in a nearly flat layer of soil and grass. The structure has eight rows of brick arches north-south and fourteen running east-west. There are existing pipes which enter the chamber at the western end (Gondar Gardens Side) (Fig. 6).

4.7.5 The reservoir is subsequently shown on Ordnance Survey mapping from 1893 (Fig. 7). By 1935 three structures are shown occupying the western area of the study site adjacent to Gondar Gardens (Fig. 8), and no bomb damage is recorded within the study site by the London County Council Bomb Damage map for 1939-45 (LCC 2005; not reproduced here).

4.7.6 The northern two of the structures in the western area of the study site were replaced by smaller structures on mapping by 1954 (Fig. 9), whilst pathways and some shrubs are also shown at the Gondar Gardens frontage.

4.7.7 An electricity substation is depicted in the north west area of the study site on mapping from 1974 (Fig. 10). The building present at the south west of the study site since at least 1935 was removed by the 1974 survey. 21st century mapping shows two substation structures situated in the north west area of the study site (Fig. 11).

4.7.8 Historic mapping shows the study site as open land prior to the construction of the reservoir in 1874. It is therefore considered that the study site holds a low archaeological potential for the Post Medieval period, whilst the 19th century Modern reservoir is known to be present.

4.8 **Assessment of Significance**

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

4.8.2 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck sites lies within the study site or its immediate vicinity.

4.8.3 The study site is not located within an Archaeological Priority Area as defined by the London Borough of Camden.

4.8.4 Based on current evidence and prior to an assessment of past development impacts at the study site, this assessment considers the study site to have a low archaeological potential for below ground archaeological remains dating to all pre-Modern past periods of human activity. The 19th century Gondar Gardens Covered Reservoir has been included on Camden's Local List as a non-designated heritage asset and remains extant within the study site.

4.8.5 Whilst it is possible that archaeological remains may be present within the site, the balance of probability is that these will be of purely local significance.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACTS ON ARCHAEOLOGICAL ASSETS

5.1 Site Conditions

5.1.1 The study site currently comprises the grassed roof of the reservoir with banks sloping down to the original ground level at the southern and eastern boundaries (Plate 1). Evidence of the underlying reservoir is present across the study site with various pieces of furniture present at the current ground level (Plates 2-3). An electricity substation is situated in the north west corner of the study site (Plate 4).

5.1.2 The construction of the reservoir at the study site is expected to have had a severe/total archaeological impact. An Inspection Report of the reservoir (Lewin, Fryer and Partners, 1975, Appendix 2) details the column plinths as situated on a 6m grid (Fig. 6). From this measurement and the cross sections provided (Fig. 12) the reservoir can be measured as approximately 12m deep from its roof to base and 7m in depth from the original ground level (Plate 5). The extent of the cut into the natural ground level is illustrated on drawings in the Inspection Report of the reservoir and shows how the reservoir is located within the ground level at the study site on four cross-sections and illustrates how deep the water chamber is sunken into the underlying geology (Fig. 13).

5.1.3 A further plan from the Inspection report reveals the amount of ground disturbance which has taken place where the study site fronts onto Gondar Gardens (Fig. 14). The plan shows a complex run of pipe works and associated services along the entire frontage of the study site.

5.1.4 Modern Made Ground deposits have been recorded to a depth of 4m below ground level but are likely to extend beyond this depth. The Borehole logs reveal the truncation for the reservoir development has occurred deep into the underlying London Clay, removing any potential for archaeological finds or features.

5.2 Proposed Development

5.2.1 Proposals comprise the redevelopment of reservoir street frontage to provide 28 residential units in 2 blocks from lower ground to 3rd floors, following substantial demolition of roof and internal structure of reservoir and subsequent re-landscaping (Figs. 15-18).

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

- 5.3.1 No relevant designated heritage assets are located within the study site or close proximity.
- 5.3.2 This assessment considers the study site to have a low archaeological potential for all pre-Modern past periods of human activity. The 19th century Gondar Gardens Covered Reservoir remains extant within the study site.
- 5.3.3 Past development impacts as a result of the construction of the reservoir are considered to have been severe and total across the study site. This impact will have removed any pre-1874 archaeological remains from within the study site.
- 5.3.4 Therefore, given the limited archaeological potential and subsequent total development impacts, it is considered that the redevelopment proposals will not have either a significant or widespread archaeological impact.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site of a Former Reservoir at Gondar Gardens, West Hampstead has been considered for its below ground archaeological potential.
- 6.2 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck sites lies within the study site or its immediate vicinity.
- 6.3 The study site is not located within an Archaeological Priority Area as defined by the London Borough of Camden.
- 6.4 Based on current evidence and prior to an assessment of past development impacts at the study site, this assessment considers the study site to have a low archaeological potential for below ground archaeological remains dating to all pre-Modern past periods of human activity. The 19th century Gondar Gardens Covered Reservoir has been included on Camden's Local List as a non-designated heritage asset and remains extant within the study site.
- 6.5 Past development impacts as a result of the construction of the reservoir are considered to have been severe and total across the study site. This impact will have removed any pre-1874 archaeological remains from within the study site.
- 6.6 Therefore, given the limited archaeological potential and subsequent total development impacts, it is considered that the redevelopment proposals will not have either a significant or widespread archaeological impact.
- 6.7 On the basis of the available information, no further below ground archaeological mitigation measures are recommended in this particular instance.

SOURCES CONSULTED

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Camden Local History and Archives
Greater London Historic Environment Record (GLHER)
National Archives

2. **Internet**

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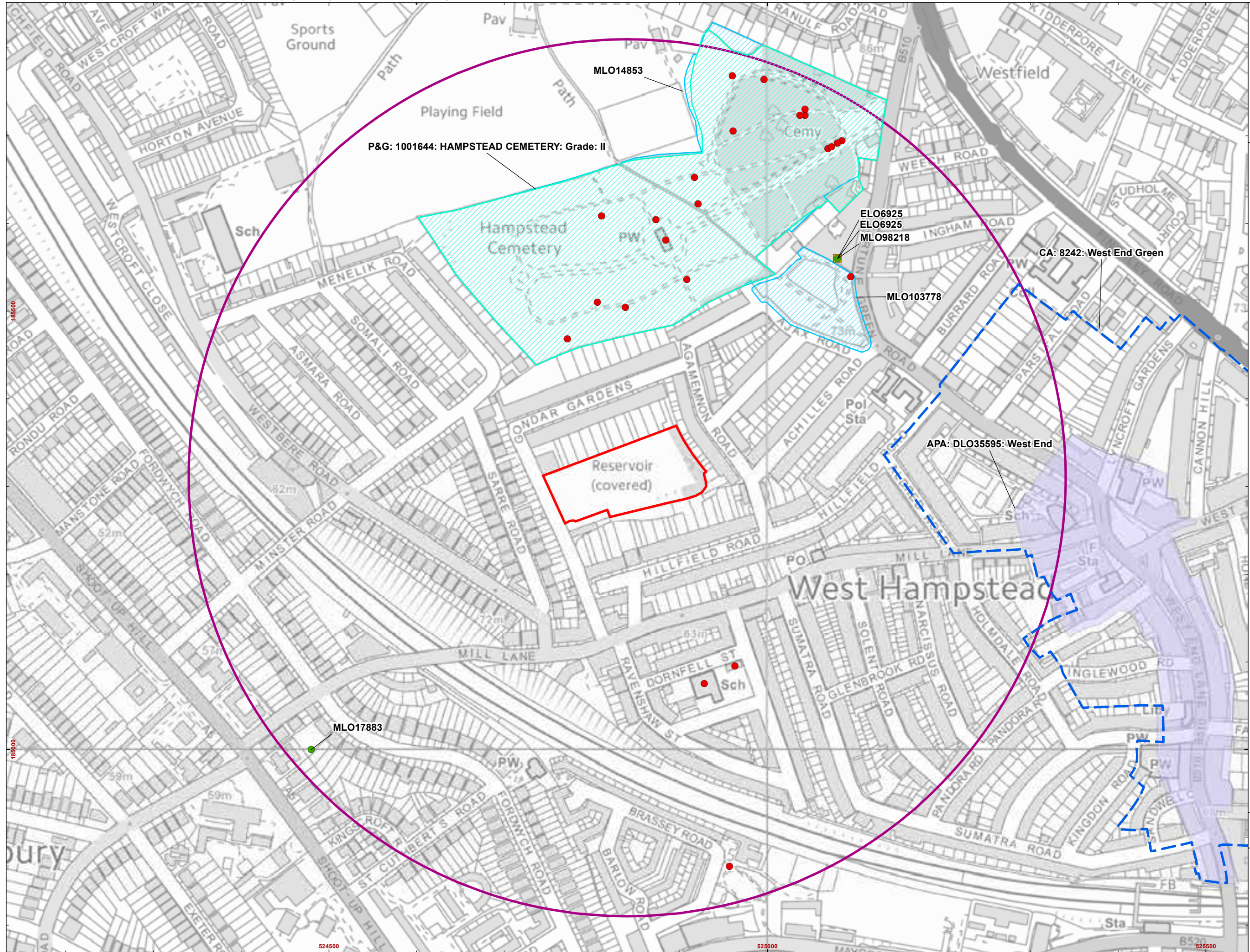
Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

4. **Cartographic**

1766 John Rocque Map of London & Environs
1807 Ordnance Survey Drawing
1839 Hampstead Tithe Map
1864 Plan of Hampstead St John Parish
1866 Ordnance Survey (1:2500)
1874 Gondar Gardens Reservoir Structural Plan
1893 Ordnance Survey (1:2500)
1921 Ordnance Survey (1:2500)
1935 Ordnance Survey (1:2500)
1954 Ordnance Survey (1:2500)
1974 Ordnance Survey (1:2500)
1999 Google Earth Image
2009 Ordnance Survey (1:2500)
2003 Google Earth Image
2018 Google Earth Image



<p>1 Hammersmith & Fulham 2 Kensington & Chelsea 3 City of Westminster 4 City of London</p> <p>Scale at A4: 1:8,000</p> <p>0 200m</p> <p>Figure 1: Site Location</p>		<p>Scale at A4: 1:8,000</p> <p>0 200m</p> <p>Figure 1: Site Location</p>
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- Site Boundary
- Search Radius (500m)
- Designated Assets:**
- Listed Building
- Conservation Area
- Parks & Gardens
- Non-Designated Assets:**
- HER Record (Point)
- Monument
- HER Record (Polygon)
- Park
- Archaeological Priority Area
- West End
- Previous Archaeological Work:**
- Event



Scale at A3: 1:4,000
 0 125m

Figure 2:
HER Plot (Data from
GLHER)

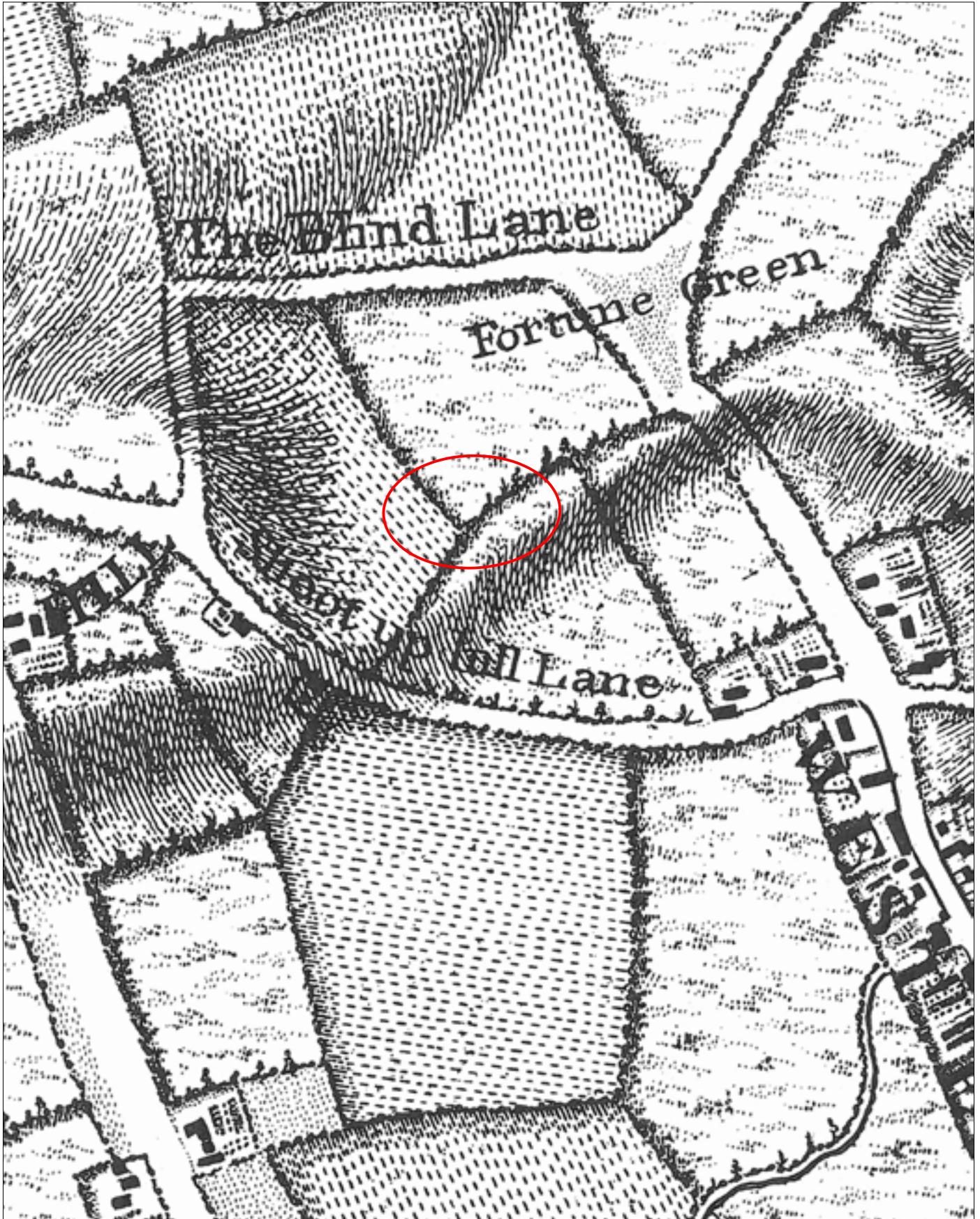


 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 3:
Site Topographic Survey



 Site Boundary



Not to Scale:
Illustrative Only

Figure 4:
1766 John Rocque Map of
London & Environs

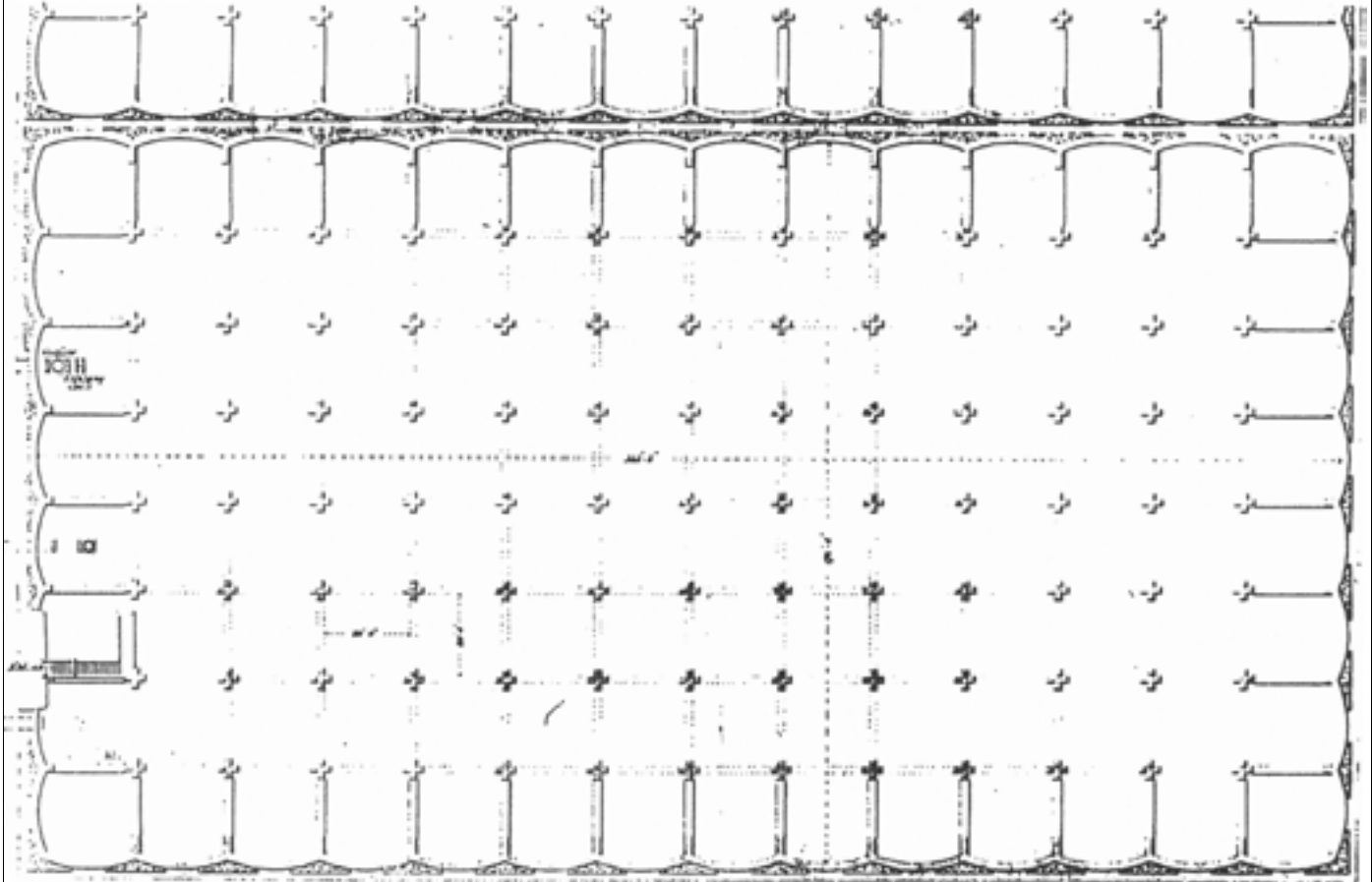


 Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1839 Hampstead Tithe Map



 Site Boundary



Not to scale

Figure 6:
1874 Gondar Gardens
Reservoir Structural Plan



 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 7:
1893 Ordnance Survey



 Site Boundary



Scale at A4: 1:1250
 0 20 m

Figure 8:
 1935 Ordnance Survey



 Site Boundary



Scale at A4: 1:1250
 0 20 m

Figure 9:
1954 Ordnance Survey



 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 10:
1974 Ordnance Survey

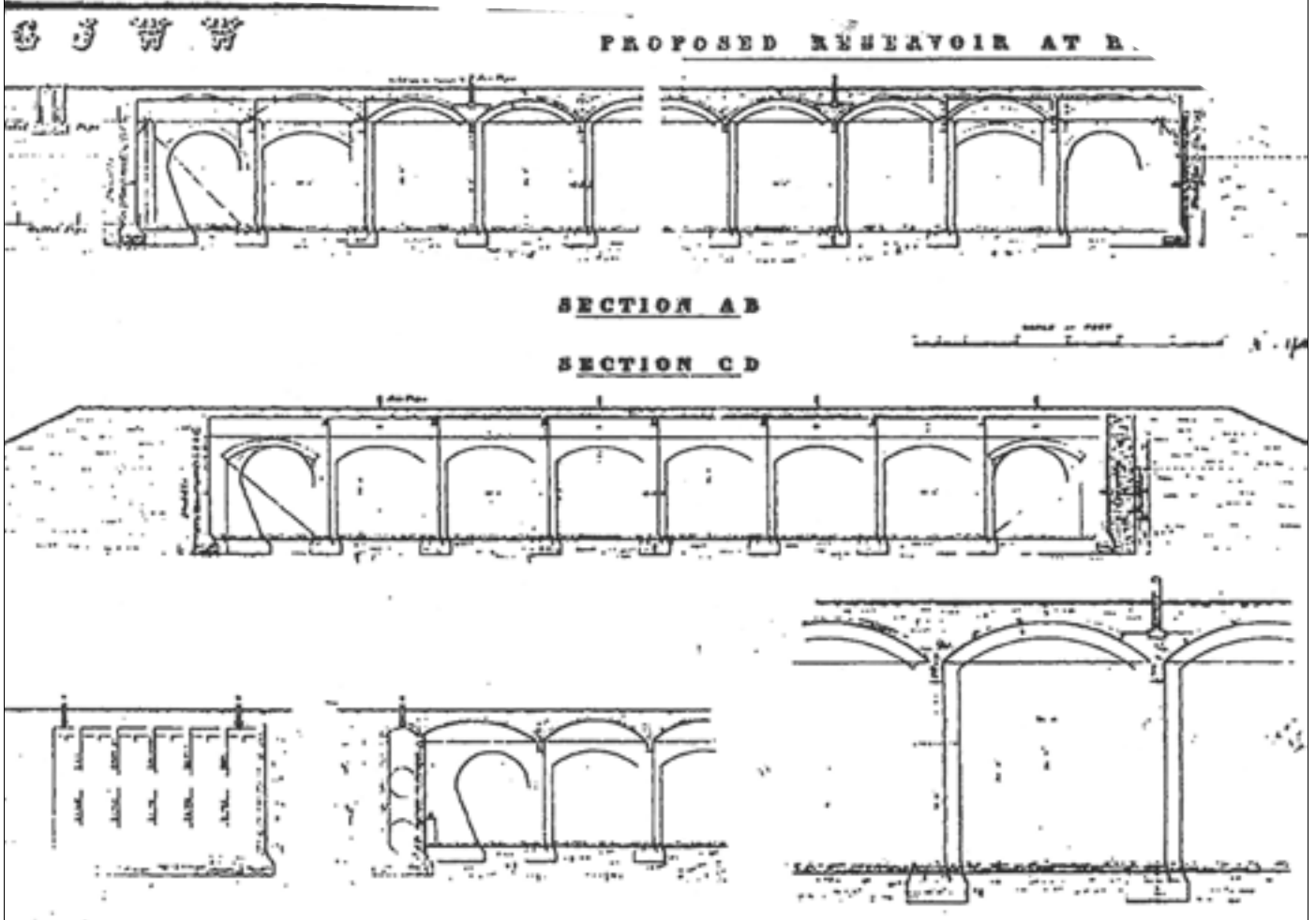


 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 11:
2009 Ordnance Survey



 Site Boundary



Not to scale

Figure 12:
Gondar Gardens Reservoir -
Sections