



# **BRANCH HILL HOUSE**

## **London NW3**

London Borough of Camden

Historic environment assessment

December 2019



**Branch Hill House  
Branch Hill  
London  
NW3 7LS**

## **Historic environment assessment**

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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

*Almax Group has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at Branch Hill House in the London Borough of Camden. The proposed scheme encompasses a change of use of Branch Hill House from care home (Class C2) to residential (Class C3) and associated external alterations comprising the demolition of the 1960s extension and erection of a replacement building, including basement, comprising residential accommodation (Class C3), ancillary plant, access and servicing and car parking. The existing late 19th century building would be retained. A single storey basement is proposed and piled foundations are anticipated. The installation of a Shared Ground Loop Array heating system is proposed. The existing landscaping scheme will be altered with the removal of existing trees and shrubbery where necessary and the addition of native trees in the north of the site and surrounding the proposed addition.*

*The site lies within the Hampstead Archaeological Priority Area. This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). Above ground heritage assets (historic structures) are not discussed in detail, but 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.** *The area in which the site is located was partially developed as a manor or farm by the mid-18th century. The existing structures on the site date to the late-19th century and mid-20th century with a retaining wall that probably dates to the mid-19th century. Any buried post-medieval remains might comprise the footings of buildings, yards, gardens, and rubbish/cess pits, or earlier agricultural ditches associated with the mid-18th century farm and later manor house. Such remains would be of low significance, derived from their evidential and historical value.*

*The site was located some distance from the centre of settlement at Hampstead, and there is no evidence of sustained settlement within the vicinity of the site until the post-medieval period when the area began to be developed.*

*The main potential of the site in terms of buried heritage assets is for post-medieval remains associated with 17th and 18th century estate buildings: the potential for other periods is low.*

*The construction of a new basement across the footprint of the existing 1960s extension would entirely remove any archaeological remains present that survived initial truncation from site clearance. Piled foundations would remove any archaeological material within the footprint of each pile. The shared ground loop array heating system would truncate or remove any archaeological remains within the footprint of the subterranean manifold and each borehole.*

*The archaeological potential of the site is likely to be limited to remains of no more than low significance, and in view of this, it is considered unlikely that the local authority would request further site-specific archaeological evaluation of the site either pre- or post- determination of planning consent. It is probable, however, that an archaeological watching brief would be required during preliminary ground preparation and subsequent basement and foundation construction, which would ensure that any archaeological assets are not removed without record. It is also possible that the local authority may request a standing building survey record of the mid-19th century wall prior to its demolition. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the grant of planning consent.*

# 1 Introduction

## 1.1 Origin and scope of the report

- 1.1.1 Almax Group has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at Branch Hill House, Branch Hill, London, NW3 7LS; National Grid Reference (NGR) 526044 186086: Fig 1. The proposed scheme encompasses a change of use of Branch Hill House from care home (Class C2) to residential (Class C3) and associated external alterations comprising the demolition of the 1960s extension and erection of replacement building, including basement, comprising residential accommodation (Class C3), ancillary plant, access and servicing and car parking. The existing late 19th century building would be retained. Piled foundations are anticipated. The installation of a Shared Ground Loop Array heating system is proposed. The existing landscaping scheme will be altered with the removal of existing trees and shrubbery where necessary and the addition of native trees in the north of the site and surrounding the proposed addition.
- 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 on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (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 assets 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).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2018; see section 9 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.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

## 1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The NHL does not include any nationally designated heritage assets within the site.
- 1.2.2 There are three listed buildings within 50m of the site, these comprise:
- the Grade II listed lodge house, formerly part of the Branch Hill Lodge estate, immediately to the south-east of the site (NHL 1272349);
  - The Branch Hill Estates, a Grade II listed 1960s' council housing block immediately to the south-west of the site (NHL 1393895);

- Number 1, Lower Terrace, a Grade II listed late 18th century semi-detached house, 50m to the east of the site (NHL 1379351).

1.2.3 The site lies within the Hampstead Conservation Area. The conservation area was designated in order to protect the nature of the area which is characterised by a mix of architectural styles representing the development of the area and historically open spaces such as Hampstead Heath (London Borough of Camden 2002). The site lies within Branch Hill woodland, a locally listed area comprising the small woodlands surrounding Branch Hill House and the structures of Branch Hill House and Oak Hill Park (London Borough of Camden 2015).

1.2.4 The site lies within the Hampstead Archaeological Priority Area (APA) as defined by the LPA, designated as such because it is thought to represent the core of the historic settlement of Hampstead. Camden's APAs are currently under review while GLAAS is re-assessing APAs throughout the London boroughs in line with new guidelines to link archaeological sensitivity tiers to specific thresholds for triggering archaeological advice and assessment (<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>).

## 1.3 Aims and objectives

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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 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the 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 500m-radius study area around it, 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 MoL Archaeological Archive 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, 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; 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;
  - Camden Local Studies and Archives Centre – historic maps and published histories;
  - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
  - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
  - Almax Group– architectural drawings (Merebrook Consulting, 2013), geotechnical data (Idom Merebrook, 2016), existing site survey (Idom Merebrook, 2013), Heritage Statement (Stephen Levrant Heritage Architecture, 2018), Energy and Sustainability Statement (Envision, 2019);
  - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 Julian Rush of Ridge and Partners LLP, an environmental and construction consulting firm, was consulted regarding the proposed drainage scheme and attenuation tank on the 3<sup>rd</sup> December 2019.
- 2.1.5 The assessment included a site visit carried out on the 17th of July 2018 in order to determine the topography of the site and 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 this report.

## 2.2 Methodology

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- 2.2.1 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 50m) are included, unless their inclusion is considered relevant to the study. Conservation areas and APAs are not shown. All distances quoted in the text are approximate (within 5m).
- 2.2.2 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.
- 2.2.3 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 The site: topography and geology

### 3.1 Site location

- 3.1.1 The site is located at Branch Hill, London, NW3 7LS (NGR 526044 186086: Fig 1). The site area is 0.6ha and is bounded by Branch Hill to the north-east, Oak Hill Way allotment gardens to the south-east, 1–4 Heysham Lane to the south-west, and the grounds of West Heath Lodge to north-west. The site falls within the historic parish of St John, Hampstead, and was within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.2 The nearest main watercourse is the River Westbourne, a tributary of the Thames, which springs from southern area of Hampstead Heath 280m north-east of the site and was incorporated into the Ranelagh Sewer system in the 19th century (Barton and Myers 2016, 82). The course of the River Westbourne (as indicated by Barton and Myers) passes 70m north-west of the site.

### 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 topographic survey shows the site slopes broadly down from north to south-west. Ground levels in the north of the site are at 130.2m above Ordnance Datum (OD) sloping down to 119.5m OD in the south-western corner (Fig 4: Idom Merebrook, Job No. MER00590, Dwg. No. 002/001, April 2013).

### 3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 British Geological Survey (BGS) 50k digital data shows that the underlying geology of the site is Bagshot Sands, comprising sands with thin clay beds. There are no recorded superficial deposits, such as Stanmore Gravels which underlie the highest points 700m to the north.
- 3.3.3 A geotechnical (non-archaeological) investigation was carried out by Idom Merebrook in August 2016( Idom Merebrook 2016, Appendix III). The investigation comprised seven windowless sample boreholes (MWS1–7) and one hand-excavated pit (MHD1). A location plan for the boreholes and trial pit is shown in Fig 3. The ground level was not recorded on the geotechnical logs; the approximate ground levels at the location of these works have been derived from the georeferenced location plan and earlier topographic plan produced by Idom Merebrook in 2013.
- 3.3.4 Table 1 differentiates between modern made ground (i.e. containing identifiably modern inclusions such as concrete and plastic) and undated made ground, which may potentially contain deposits of archaeological interest. However, this distinction was not apparent in the original report as it was commissioned for engineering purposes. In all likelihood, the undated made ground comprises post medieval and modern terracing material.

*Table 1: summary of geotechnical data (Idom Merebrook 2016)  
Levels are in metres below ground level (mbgl) except where indicated*

BH/TP ref.	Modern ground level	Modern made ground	Undated made ground	Top of natural Sand
MWS1	119.9m OD	<0.5	–	0.5
MWS2	119.7m OD	<0.5	–	0.5
MWS3	119.6m OD	–	<0.2	0.2
MWS4	123.5m OD	<0.4	–	0.4

<b>BH/TP ref.</b>	<b>Modern ground level</b>	<b>Modern made ground</b>	<b>Undated made ground</b>	<b>Top of natural Sand</b>
MWS5	122.8m OD	<1.1	–	1.1
MWS6	127.4m OD	–	<0.8	0.8
MWS7	123.7m OD	<0.4	–	0.4
MHD1	130.2m OD	–	-	0.0

3.3.5 Based on the results of the geotechnical investigation there is expected to be deposits of modern made ground 0.4m–1.1m thick, directly overlying natural gravel. Undated made ground, measuring 0.2m–0.8m thick, was present in two of seven boreholes (MWS3 and MWS6) and was probably deposited during the late 19th century during the construction and subsequent alterations of Branch Hill House. Borehole MWS5, located in the south-east of the site, recorded natural sand at 1.1m below ground level, overlain with modern made ground, suggesting the presence of infilled deeply cut features. No topsoil or made ground deposits were recorded in the hand dug test pit in the north-west corner of the site (MHD1).



## 4 Archaeological and historical background

### 4.1 Overview of past investigations

- 4.1.1 There have been no archaeological investigations within the site. There have been 11 past archaeological investigations within the 500m-radius study area, mostly clustered towards the south-east of the study area, closer to Hampstead. The majority of the investigations consisted of watching briefs and evaluations and produced evidence of post-medieval structural remains, although possible medieval cut features were recorded at Mount Vernon Hospital (**HEA 8**), 250m south-east of the site.
- 4.1.2 The nearest investigation was a watching brief at 4 Upper Terrace (**HEA 5**), 85m north-east of the site, which identified a brick drain likely associated with 19th century alterations to the existing property.
- 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 given 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 Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. A Palaeolithic hand axe was found by chance during the 19th century on Holly Bush Vale (**HEA 29**) 460m south-east of the site.
- 4.2.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. A Mesolithic pick is reported to have been found in a garden on Redington Road (**HEA 25**) 370m to the south-west of the site. More substantial Mesolithic remains have been found 710m north-west of the site on West Heath (outside the study area): an excavation in 1976 by Hendon and District Archaeological Society recorded 2462 flint artefacts and a Mesolithic hearth (MoL Archaeological Archive site code: WH76; Pastscape monument 1215590, 1213166).
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. No finds from these periods have been recovered from within the study area. The tumulus on Parliament Hill, outside the study area 1.8km north-east of the site, is possibly a Bronze Age burial mound (VCH *Middlesex* i, 42–50). A review of aerial LiDAR data (MOLA 2014, 102) has revealed no evidence either of subsurface features of other barrows or of associated activity.
- 4.2.4 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 hunter-gatherer activity would have continued to play an important part in the economy of the Neolithic and the streams and woods in the area would still have been vital resources (MoLAS 2000, 71). That being said, the most substantial archaeological evidence dating to the prehistoric period in the area has been found over 500m away, thus the area of the site is not expected to have been a locus of prehistoric activity.

### *Roman period (AD 43–410)*

- 4.2.5 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the Thames where the City of London now stands, 7.4m to the south-east of the site. It quickly rose to prominence, becoming a major commercial centre and the hub of the Roman road system in Britain. Small settlements, typically located along the major roads, supplied produce to the urban population, and were markets for *Londinium's* traded and manufactured goods (MoLAS, 2000, 150).
- 4.2.6 A network of roads stretched out in several directions from *Londinium*. One of these roads, known in the Saxon period as Watling Street (Margary 1967: Roman road 1d), ran north to St Albans (*Verulamium*) passing c 2.0km to the south-west of the site, on the line of modern Shoot Up Hill.
- 4.2.7 The archaeological evidence for Roman Hampstead is characterised by a few scattered finds without context. Residual Roman pottery was recovered from the fills of post-medieval features 250m south-east of the site during an investigation at Frognaal Rise in 1995 (**HEA 8**), and in 1964 a Roman flanged rim in yellow-white fabric was found in the grounds of the medical research laboratory on Frognaal, 200m south-east of the site (**HEA 18**). In addition, two Roman blue glass beads were reportedly found by chance, 450m south-east of the site (**HEA 29**).
- 4.2.8 The site was probably within woodland or open heathland at this time some distance from Roman settlements and the road network. The presence of isolated Roman remains within the study area suggest that although there may have been some activity within the area it was not sustained and there is currently no firm evidence for significant settlement.

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

- 4.2.9 Following the withdrawal of the Roman army from England in the early 5th century AD, *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels. 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 settlements served by a parish church.
- 4.2.10 During this period the site was within the manor of Hampstead. The name Hampstead derives from the old English for 'the homestead', suggesting, at the earliest, the presence of 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, to which he granted lands in a large area called 'Henamstede' (Cleverly 1981, 2). Hampstead is mentioned in a charter of King Edgar in the 10th century (**HEA 26**). A charter of 986 AD by King Ethelred confirmed an earlier grant of the manor of Hampstead to the monastery of Westminster (Weinreb *et al.* 2008, 374).
- 4.2.11 The main settlement in the parish probably developed in the area of the modern day Hampstead village, on the road to Hendon (Hampstead High Street), 475m to the south of the site (VCH *Middlesex* ix, 15–33). The Churchyard of St John-at-Hampstead (**HEA 30**) located 475m south of the site originated as a burial ground in the 10th century. It is known that charcoal burning was carried out Hampstead Heath, which would have been heavily wooded in the 10th century (*ibid* 15–33).
- 4.2.12 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).
- 4.2.13 There have been no Saxon finds within the study area, possibly because much of the area was heavily wooded in the 10th century. The site was located some distance from the main settlement of Hampstead.

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

- 4.2.14 The manor of Hampstead remained in the possession of Westminster Abbey after the Norman Conquest of 1066 (VCH *Middlesex* ix, 66–71). The 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 Frogнал Lane and Frogнал Way, 555m to the south-west of the site.

- 4.2.15 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 village, 475m to the south of the site and Pond Street, 1.2km to the south-east of the site (VCH *Middlesex* ix, 8–15).
- 4.2.16 Hampstead's parish church of St John, 475m to the south 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). Hampstead became a separate parish in 1598, having previously been part of Hendon parish (Weinreb *et al* 2008, 374).
- 4.2.17 A Royal Charter of 1227 confirming the ownership of Holy Trinity Aldgate of land in the area of Hampstead Heath refers to 'all their wood and heath as enclosed on all sides with a ditch in the parish of St Pancras of Kentisseton' (Cleaver 1981, 2), indicating that the area was mixed wood and heathland.
- 4.2.18 There is some archaeological evidence dating to this period from the western side of the study area. In 1996, an archaeological evaluation at Frogнал Rise (**HEA 8**), 250m to the south-east of the site, revealed postholes, gullies and a pit which contained pottery dating to 1150–1500, suggesting occupation and agricultural activity 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 29**).
- 4.2.19 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 cultivation, or for pasture and grazing.

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

- 4.2.20 The settlement of Hampstead expanded in the 17th century and later, largely because of the popular 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.
- 4.2.21 The earliest cartographic source consulted for this report is Rocque's map of 1746 (Camden Local Studies, Cabinet 1, 108; Fig 5). This suggests that the site was part of fields to the north of a small building. The west section of the site appears to be in open heath land. Rocque's map shows that the main nucleus of development in Hampstead was 320m to the south.
- 4.2.22 The Hampstead Manor Map of 1762 (Camden Local Studies and Archives Centre, Cabinet 1, 112; Fig 6) shows the site in more detail. Branch Hill Lodge is at the south-western corner of the site footprint, at this time a long narrow rectangular building aligned north-east to south-west, with another building to the south of it and four smaller buildings to the north. It is unknown when the original Branch Hill Lodge was constructed but it has been credited to the 18th century architect Henry Flitcroft which would give a design date prior to 1769 when he died (VCH *Middlesex* ix, fn.22). By this time the site was bounded to the east by a road running north–south just as it is today. The map marks this as 'Road to Childs Hill.'
- 4.2.23 The Hampstead Tithe Map of 1839 (Camden Local Studies and Archives Centre, Cabinet 1, 121; Fig 7) does not show the Branch Hill Lodge building. This is likely a deliberate omission of buildings not liable for Tithes, as other properties, especially those within central Hampstead, are also not depicted. The site is marked as no. 38, which is recorded in the accompanying apportionment as an '8 acre piece' and 'Meadow'. In 1799 Branch Hill Lodge was sold to the wealthy merchant Thomas Neave who enlarged the house and filled it with stained glass said to have been taken from convents plundered during the French Revolution (VCH *Middlesex* ix, fn.67).
- 4.2.24 By the later 19th century, the site had been subject to much more extensive landscaping. The Ordnance Survey 1st edition 5ft: mile map of 1871 (Fig 8) shows that a drive had been created providing access from Branch Hill to Branch Hill Lodge. The Lodge itself can be seen in much

greater detail, a T-shaped building with several buildings to the north.

- 4.2.25 During the 1870s, the house was altered by the architect S. S. Teulon, though it is difficult to ascertain to what extent the earlier house was affected (Stephen Levrant Heritage Architecture 2018, 34). The Ordnance Survey 2nd edition 5ft: mile map of 1896 (Fig 9) does provide some indications; the northern outbuildings had been demolished and an L-shaped building abutting the northern end of the Lodge had been built. Another new wing was also constructed at the north-eastern corner of the building and canted bay windows were added to the south and east of the building (*ibid*). A gatehouse, now Grade II listed (**HEA 2**), was also designed by Teulon which can also be seen marked as 'Lodge' on the map just outside the south-eastern corner of the site boundary. The NHL listing for the gatehouse states:
- Lodge house, formerly to Branch Hill Lodge. Dated 1868 in roundel above porch. Attributed to SS Teulon. Purple brick with stone dressings. Slated gable and pyramidal roof with brick bracketed eaves cornice; elaborate slab chimney-stack and pots.
- 4.2.26 The late 19th century saw further extensive changes to Branch Hill Lodge. The site passed to new ownership in 1899 and the house was remodelled, the results of which can be clearly seen in the Ordnance Survey 3rd edition 25 inch: mile map of 1915 (Fig 10). This resulted in the northern half of the 18th century house being completely demolished and a new 'Edwardian Baroque' extension created (Stephen Levrant Heritage Architecture 2018, 42). A series of steps running through the terraced area to the west of the Lodge can also be seen.
- 4.2.27 The site was unaffected by bombing during the Second World War, which is reflected in the Ordnance Survey 1:1250 scale map of 1953 (Fig 11). This shows only minor alterations to the building with the addition of a porch on the western side of the building. Further landscaping within the Lodge grounds can also be seen with an enlargement of the drive providing access from Branch Hill to the Lodge.
- 4.2.28 The life of the mansion appears to have been punctuated by changes in ownership and the accompanying architectural alterations. In c 1967 the remaining southern half of the 18th century house was demolished, as can be seen from the Ordnance Survey 1:1250 scale map of 1972–74 (Fig 12), and a new extension constructed, running perpendicular to the rest of the building. Photographs of this part of the building before its demolition (London Metropolitan Archives, not reproduced owing to copyright) appear to have a similar style of brickwork to the retaining walls photographed during the site visit (Fig 15), which could suggest that ancillary parts of the 18th century Lodge still survive within the grounds. It was at this time that Branch Hill Lodge changed function from a private residence to a care home after it was sold to the Borough of Camden (VCH *Middlesex* ix, fn.167).
- 4.2.29 There was little change within the site from the 1970s to the 1990s except that Spedan Close was laid out, north-west-south-east through the site, as can be seen on the Ordnance Survey 1:1250 scale map of 1991 (Fig 13). The site has remained in the same form and usage till the present day.

## 5 Statement of significance

### 5.1 Introduction

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- 5.1.1 The following section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 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

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#### *Natural geology*

- 5.2.1 Current ground level is at 119.5m–130.2m OD sloping sharply down from the north to the south-west. Based on geotechnical data, the level of natural geology within the site is as follows:
- The top of untruncated natural sand is expected immediately beneath made ground.
- 5.2.2 The geotechnical investigations recorded modern and undated made ground across the majority of the site between 0.4m and 0.5m thick directly overlying the natural Bagshot sands. In the south-east of the site, a deeper area of made ground, 1.1m thick was recorded. Undated made ground may potentially contain isolated artefactual remains and post medieval structural remains.

#### *Past impacts*

- 5.2.3 Survival across the site of any archaeological remains pre-dating the 18th century 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 for the existing buildings. Terracing into the natural slope to create a level area for the building would have removed any stray archaeological finds but truncated remains such as boundary ditches. It is probable that the area underneath the south-east extension was originally terraced in the 19th century as the decorative flourishes on the retaining wall just to the east of the extension match the design of the mid-19th century section of the house demolished in the 1960s.
- 5.2.5 Existing plans show the possibility of a basement level under the northern half of the 20th century extension, although this was not confirmed in the site visit. Any such basement will have completely removed the footings of earlier buildings from within its footprint and any remains in between foundations.
- 5.2.6 The foundations of earlier buildings will have removed archaeological remains in their own right and may survive in unbasemented areas and where later redevelopments of the building reused the other foundations. However, such foundations will themselves be heritage assets.
- 5.2.7 The north-west section of the site as well as the eastern boundary is heavily vegetated. Historic maps and geotechnical data suggest that the north-west section of the site has never been developed; although it may have been landscaped. The roots of the mature vegetation, particularly the mature trees, are likely to have disturbed any archaeological remains, potentially to a depth of c 1.5m.
- 5.2.8 Made ground is thickest at the eastern edge of the site (1.1m deep; modern in date) and appears to confirm levelling-up of the lower parts of the slope, which will potentially have buried any remains.

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

- 5.2.9 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 three of the eight boreholes/trial pits the modern made ground directly overlaid the natural Bagshot Sand. It therefore seems unlikely that any archaeological horizontal deposits survive on most of the site, although the bases of deeply cut features such as ditches and earlier foundations may be found. Two geotechnical trial pits (MWS3 and MWS6) showed undated made ground (i.e. that which could contain archaeological remains, probably of post-medieval date) at a depth of 0.2–0.8mbgl.

### 5.3 Archaeological potential and significance

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- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has low potential to contain 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, and isolated finds are known from the vicinity. Prehistoric remains would normally be present at a superficial depth in the surface deposits or as features cut into the underlying geology. Given the fact that modern made ground overlies the natural across much of the site, the potential for significant *in-situ* prehistoric features or artefacts (including flint scatters) is 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 may have attracted settlement there is currently no evidence of sustained Roman presence 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 475m 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 in the form of postholes, gullies and a pit containing pottery 250m west of the site.
- 5.3.5 *The site has high potential to contain post-medieval archaeological remains.* The area in which the site is located was partially developed as a manor or farm by the mid-18th century. The existing structures on the site date to the late 19th century and mid-20th century with a retaining wall that probably dates to the mid-19th century. Any buried post-medieval remains might comprise the footings of buildings, yards, gardens, and rubbish/cess pits, or earlier agricultural ditches associated with the mid to late 18th century farm and later 19th century manor house. 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 proposed scheme consists of the demolition of the existing 1960s extension and the construction of a five-storey extension extending to the north-east corner of the site (Fig 20). The existing late 19th century building would be retained in the west of the site. A single storey basement is proposed across the majority of the proposed extension (Fig 21–Fig 23). Piled foundations are anticipated (S Phillips, Managing Director of Almax Group, *pers comm*, 27-06-2018). Three lift pits are proposed (Fig 20 and Fig 21). Landscaping and new services are anticipated. A single attenuation tank is proposed to the north of the existing Branch Hill House (J. Rush *pers comm*. 03-12-2019). The installation of a Shared Ground Loop Array heating system is proposed (Envision 2019). The existing landscaping scheme will be altered with the removal of existing trees and shrubbery where necessary and the addition of native trees in the north of the site and surrounding the proposed addition (Sharon Hosegood Associates 2019).

### 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 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.

#### *Demolition and breaking out of floor slabs*

- 6.2.4 The demolition of the existing extension would cause ground disturbance to a maximum depth of 0.5mbgl within the area of impact, as assumed for the purposes of this assessment. This would mainly affect modern made ground but could have an impact on any archaeological remains present directly under the slab. The bases of any features cut into the underlying natural deposits might still survive across the site, such as pits and ditches.

#### *Basement excavation*

- 6.2.5 The excavation of a new basement level to an assumed depth of 3.0m would entirely remove any archaeological remains within its footprint. This excavation level would correspond to 116.6m OD with a formation level of 116.1m OD assuming a 0.5m thick foundation slab (Fig 21, Fig 23). At the eastern end of the new wing a basement level will be constructed at 119.3m OD with a formation level of 118.8m OD assuming a 0.5m thick foundation slab (Fig 20, Fig 22), which is close to the proposed ground floor level of the rest of the proposed development. It will be entirely enclosed as the ground level is higher in this section of the site.

#### *Piled foundations*

- 6.2.6 Any piled foundations outside the area of the basement would remove any archaeological remains within the footprint of each pile. The severity of the impact would depend on the pile size, type and density.



- 6.2.7 The pile type is not currently known. Augered piles/ continuous flight auger (CFA) piles would minimise the impact upon possible archaeological remains whereas vibro-compacted piles may cause additional impact through vibration and deformation of fragile surrounding remains, in particular at the water table.
- 6.2.8 The insertion of any pile caps and connecting ground beams, along with the excavation of a pile guide trench, typically extend no more than 1.0–1.5mbgl and would remove any archaeological remains within the footprint of these works to this depth.

#### *Lift pits*

- 6.2.9 The proposed lift pits would extend to a depth of 1.5m below the foundation slab formation level (Fig 21) and are unlikely to have an additional impact.

#### *Attenuation tank*

- 6.2.10 The proposed excavation of an attenuation tank would extend to a depth of 1.5–2.0mbgl. This would entirely remove any archaeological remains within the tank footprint.

#### *Service / utilities trenches/ drains*

- 6.2.11 The proposed excavation of new service trenches and drains would extend to a depth of 1.0–1.5mbgl as assumed for the purposes of this assessment. This would entirely remove any archaeological remains within the trench footprint.

#### *Removal of existing trees*

- 6.2.12 Although the arboricultural impact assessment report (Sharon Hosegood Associates 2019) suggests that the tree roots will be left *in situ* to rot, the preferred method is not made explicit for each removed tree and the impact of the removal of existing trees would therefore 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.

#### *Planting*

- 6.2.13 Ground intrusion from the proposed tree planting and subsequent root action is assumed for the purposes of this assessment to reach a depth of c 1.0–1.5mbgl. This would entirely remove or severely disturb any archaeological remains at the tree location.

#### *Shared Ground Loop Array heating system*

- 6.2.14 A series of ground boreholes (120–240 meters deep) are linked together to form a shared ground loop array. The typical diameter of each borehole is c 150mm. The top of the borehole is terminated approximately 1m below ground level. The number of boreholes is dependent on how dwellings are grouped within different ground arrays, which will occur at the detail-design stage. The design assumption at present is 20 boreholes (average depth around 170 m) with 10–12m of separation between boreholes. A flow and return pipe running at about 1m below ground level will run from the top of each borehole back to a subterranean manifold, which has a manhole cover to enable access in future.
- 6.2.15 The insertion of each borehole would remove or truncate any archaeological remains within its footprint. The construction of the subterranean manifold would truncate or remove remains to the depth of its formation.

## 7 Conclusion and recommendations

- 7.1.1 The site is located within the Hampstead Archaeological Priority Area and 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 east of the site and one adjacent to the south of the site.
- 7.1.2 The main potential in terms of buried heritage assets is for post-medieval remains associated with mid to late 18th century farm buildings and 19th century estate buildings, e.g. garden features, pits, ditches, and the footings of earlier buildings. The potential for other periods is low.
- 7.1.3 The construction of a new basement across the footprint of the existing 1960s extension would entirely remove any archaeological remains present that survived initial truncation from site clearance. The piled foundations would remove any archaeological remains within the footprint of each pile. The shared ground loop array heating system would truncate or remove any archaeological remains within the footprint of the subterranean manifold and each borehole.
- 7.1.4 Table 2 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

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

Asset	Asset Significance	Impact of proposed scheme
Post-medieval building foundations and associated features (high potential)	Low	Site clearance, basement construction, piling, shared ground loop array heating system  <b>Significance of asset reduced to negligible</b>

- 7.1.5 The archaeological potential of the site is likely to be limited to remains of no more than low significance, and in view of this, it is considered unlikely that the local authority would request further site-specific archaeological evaluation of the site either pre- or post- determination of planning consent. It is probable, however, that an archaeological watching brief would be required during preliminary ground preparation and subsequent basement and foundation construction, which would ensure that any archaeological assets were not removed without record. It is also possible that the local authority may request a standing building survey on the mid-19th century wall prior to its demolition. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the grant of planning consent.

## 8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 500m-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 first obtained on 06/07/2018 and was refreshed on 16/07/2019 and is the copyright of Historic England 2019.
- 8.1.3 Historic England statutory designations data © Historic England 2019. Contains Ordnance Survey data © Crown copyright and database right 2019. The Historic England GIS Data contained in this material was obtained in April 2019. 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 (Museum of London)*

ELO – *GLHER unique event identifier*

HER – *Historic Environment Record*

ILAU – *Inner London Archaeology Unit*

MLO – *GLHER unique monument identifier*

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

NHL – *National Heritage List for England (Historic England)*

NT – *National Trust*

OAU – *Oxford Archaeology Unit*

PCA – *Pre-Construct Archaeology*

HEA No.	Description	Site code/ HER/NHL No.
1	<b>Branch Hill Woodland including Allotments, Camden, NW3</b> <i>Former common land</i> Branch Hill Woodland and Allotments were originally part of Hampstead Heath, from which it was cut off when Branch Hill House was built in its own grounds in the 1860s. Branch Hill Allotments are now on part of its former garden. The sloping site also has areas of woodland, open grass and wooded grounds of private houses. One area is particularly known for its bluebells. Housing development in the woodland includes Oak Hill Park built with landscaped grounds and below Branch Hill House is a low-rise tiered housing scheme built unobtrusively in the midst of the woods.	MLO107462
2	<b>The Gardens, Camden, NW3</b> <i>Grade II listed building</i> Lodge house, formerly to Branch Hill Lodge. Dated 1868 in roundel above porch. Attributed to SS Teulon. Purple brick with stone dressings. Slated gable and pyramidal roof with brick bracketed eaves cornice; elaborate slab chimney-stack and pots.	1272349
3	<b>1 Lower Terrace, Camden, NW3</b> <i>Grade II listed building</i> Late 18th century semi-detached house made of yellow stock brick and stucco. Round-arched doorway at north end under covered way to gate in wall on road. 2 full height stuccoed canted bays with recessed sashes having blind boxes.	1379351
4	<b>Branch Hill Estate, Camden, NW3</b> <i>Grade II listed building</i> Estate is comprised of twenty-one semi-detached houses built between 1974-6 by Gordon Benson and Alan Forsyth of the London Borough of Camden's Architects' Department. Minor later alterations. Branch Hill Estate was recommended due to its bold, modernist design; complex stepped-section; and the smooth-finished, white concrete contrasts with the dark-stained joinery and exposed structural-skeleton.	1393895
5	<b>4 Upper Terrace, Hampstead, NW3</b> <i>Watching brief, PCA, 2014</i> A post medieval brick drain was located truncating the natural. It is thought to be associated with 19th century alterations to the property. Levelling layers of a similar date were also present.	UPT14 ELO14021



HEA No.	Description	Site code/ HER/NHL No.
10	<b>32 New Court, Flask Walk, Hampstead, NW3</b> <i>Watching brief, CA, 2008</i> Made-ground and makeup for the existing surface overlay heavily truncated natural sands and clays. A part-collapsed 19th century brick arched drain was exposed; 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	<b>29 New End, Hampstead, Camden, NW3</b> <i>Evaluation, PCA, 2016</i> Subsoils were capped by thick modern made ground which was in turn cut by a red brick wall of a probable 19th century date. Natural Bagshot sands were observed at 117.4-119.9m OD.	ELO16976
12	<b>1 Frognal Gardens, NW3</b> <i>Watching brief, MOLA, 2011–12</i> The earliest deposits recorded contained large amounts of oyster shell and ceramic building material and a sherd of 19th century pottery. This was sealed by two separate garden soil horizons. These were sealed by redeposited natural, which appears to be a 19th century levelling deposit. Natural was observed at a height of 101.1m OD	FRG11 ELO12938 MLO106613
13	<b>13 Church Row, Hampstead</b> <i>Evaluation, ILAU, 1976</i> Trial trenching on a site within the medieval settlement area of Hampstead showed that all archaeological deposits had been removed by modern site levelling.  <i>GLHER location of medieval street</i> Medieval street near the parish church.	CRO76 ELO3078  MLO23436
14	<b>46 High Street, Hampstead</b> <i>Evaluation and watching brief, MoLAS, 1992</i> 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
15	<b>19 East Heath Road, NW3</b> <i>Watching brief, MoLAS, 2007</i> No additional information available.	EHR07
16	<b>Frognal Rise</b> <i>GLHER site of post medieval conservatory</i> Conservatory attached to Frognal Rise. Apparently a two-storey building, with the Conservatory above a garage/coach-house/garden building.	MLO57615
17	<b>Mount Vernon</b> <i>Site of a post medieval medical college</i> No additional information available.	MLO11911
18	<b>Frognal</b> <i>Findspot</i> Roman potsherd with flanged rim in yellow-white fabric found 1964 4.5" deep in sandy loam in the grounds of the medical research lab.	ELO5682 MLO18044
19	<b>Fenton House Garden, Hampstead Grove / Windmill Hill, Hampstead, NW3</b> <i>Location of the grounds and house late 17th century merchant</i> Fenton House is a late 17th century merchant's house, which was left to the National Trust in 1952 by owner Lady Binning, together with a collection of porcelain. It had been given its present name after 1793 when the house was bought by merchant, Mr P I Fenton. A description of the garden in 1756 records that it had fruit trees and a kitchen garden. The layout today is not dissimilar to that of the 1860s with a lawn to the south with central gravel path leading to what was then the main entrance of the house. North of the house were terrace gardens with perimeter walks comprising a flower garden and walled kitchen garden.	MLO107455 MLO79909 MLO79911 MLO79915
20	<b>Holly Bush Hill, Windmill Hill/Frognal Rise</b> <i>19th century public square</i> A public square designated under the London Squares Preservation Act of 1931. Grass plot and shrubbery bounded by the roadway of Windmill Hill and Frognal Rise.	MLO102511
21	<b>10 The Grove, Hampstead</b> <i>Findspot</i> Medieval patterned floor in a 17th century house, No 10 of cottages opposite Fenton House.	MLO16936

HEA No.	Description	Site code/ HER/NHL No.
22	<b>The Strip, Heath Street, Hampstead</b> <i>19th century public square</i> Protected square as designated under the London Squares Preservation Act of 1931. Grassy open space bounded on all sides by the roadway of Heath Street.	MLO102509
23	<b>Holly Hill, Hampstead</b> <i>Findspot</i> Medieval costrel found in 1876. No additional information available.	MLO17824
24	<b>Tudor House, The Grove, Hampstead Heath, NW3</b> <i>GLHER area of previous Convalescent Home and Military Hospital</i> The Clara Baroness de Hirsch Convalescent Home was officially opened in December 1898. The Home closed in 1917 but reopened in 1918 under the British Red Cross. It became the Tudor House Military Hospital for Jewish soldiers. In 1920 the Home reopened as a convalescent home. The Home was closed in 1926. In 1937 renamed Hawthorne House and opened as the first Christian Science House in the UK. The building was demolished in 1987.	MLO107394
25	<b>Redington Road, Hampstead</b> <i>Findspot</i> Heavily iron stained Mesolithic Thames pick reported by Mr Holmes from a garden on this road.	MLO17770
26	<b>Hampstead</b> <i>GLHER centre point of medieval village</i> Hampstead is mentioned in a 968 AD charter, then in a later 986AD charter. It did not get separate parish status until after the Reformation, although it is mentioned in Domesday. The original village lay on the south side of the hill, near its manor house.	MLO17901
27	<b>St John's Churchyard North Extension, Church Row, Camden, NW3</b> <i>19th Century Churchyard Extension</i> The site was acquired in 1811 to provide an extension to the churchyard of St John-at-Hampstead directly to the south and was consecrated in 1812. 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.	BH ID 2 MLO103817
28	<b>Hampstead Heath, including West Heath</b> Hampstead Heath is an ancient area, which was referred to as 'the great ditch' and enclosed in 1227. Prehistoric earthworks have been identified within the heath. The area was made a public open land in 1871. This part of the heath is the non-registered area. The lines of Tottenham Court Road and Spaniards Road pass through the Heath.  Evidence of organic deposits dated to Mesolithic. Samples taken from sediments at spring break line for environmental evidence, pollen, insects and macrofossils.	MLO103790 MLO17853 MLO17829 MLO78159  POLLEN8 MLO78159
29	<b>Holly Bush Vale, Hampstead, Camden</b> <i>Findspot</i> A Palaeolithic pointed hand axe was discovered in 1897. <i>Findspot</i> 2 blue glass beads dated to the Roman period found. No additional information available. <i>Findspot</i> 13th century papal bull of Pope Innocent IV, a lead "coin" of 1.5" diameter found while digging foundations of the Home for Sailors' Orphans in January 1869 between Church Row and High Street.	ELO5688 MLO17761  MLO17786  MLO26639
30	<b>St John-at-Hampstead Churchyard, Camden, NW3</b> <i>10th Century Churchyard</i> The churchyard has its origins as a burial ground from the 10th Century. However, the church it is currently associated with dates to the 18th Century.	BH ID 1 MLO71172

HEA No.	Description	Site code/ HER/NHL No.
31	<p><b>Fenton House, Holly Bush Hill, Hampstead London NW3 6SP</b>  <i>Watching brief, PCA, 2019</i>            Within service pit 1 the eastern face the boundary wall was uncovered at 0.5mbgl. In the cable trench a possible garden soil or levelling layer, overlain by a layer of crushed chalk 0.1m thick which was interpreted as a walking surface or lens within made ground. This was overlain by a layer of crushed ceramic building material and a sandy gravelly made ground layer. Within service pit 2 natural deposits of the Bagshot formation were revealed at 0.7mbgl which was overlain by deliberately deposited gravel and then garden soil/levelling layer, the crushed chalk layer, which was in turn overlain by ceramic building material crush. This was overlain by gravelly made ground.</p>	ELO19155
32	<p><b>Hampstead Square/Cannon Place, Hampstead, Camden, NW3</b>  <i>Private garden</i>            The garden has hedging around the boundary and a number of trees. Planting includes flowers and shrubs, with a seat and paved area. Christ Church was built in 1850 by Samuel Dawkes on the site of the old workhouse garden and was consecrated on 30 March 1852. Next to the garden, on the eastern wall of what was formerly a terrace of four houses on Hampstead Square, is a plaque commemorating Newman Hall, a Congregational minister and hymn-writer, whose widow adapted two houses of the terrace into homes for the aged.</p>	MLO104626



# 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). The 2012 NPPF was revised and a new NPPF published in July 2018, with minor revisions in February 2019 (MHCLG 2019).

### *Conserving and enhancing the historic environment*

- 9.2.2 The NPPF section concerning “Conserving and enhancing the historic environment” (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16 (unchanged in February 2019), reproduced in full below:

**Para 184.** Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

**Para 185.** Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

**Para 186.** 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 187.** Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

**Para 188.** Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

### **Proposals affecting heritage assets**

**Para 189.** 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 190.** 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

**Para 191.** 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 192.** In determining applications, local planning authorities should take account of:

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

### **Considering potential impacts**

**Para 193.** 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**Para 194.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

**Para 195.** 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 total 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; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, 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.

**Para 196.** 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, where appropriate, securing its optimum viable use.

**Para 197.** 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 directly or indirectly affect 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 198.** Local planning authorities should not permit the 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 199.** Local planning authorities should 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.

**Para 200.** 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 the asset (or which better reveal its significance) should be treated favourably.

**Para 201.** Not all elements of a Conservation Area or World Heritage Site 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 195 or less than substantial harm under paragraph 196, 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 202.** 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.

## 9.3 Greater London regional policy

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### *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).
- 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. 7.31 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'.

### *The Draft New London Plan*

- 9.3.6 The current 2016 consolidation Plan is still the adopted Development Plan. However, consultation on revisions to the Plan was open until 2nd March 2018, and the *Draft New London Plan* is a material consideration in planning decisions (GLA website, 2017).
- 9.3.7 Policy HC1 "Heritage conservation and growth" of the *Draft New London Plan* (as set out here incorporating published minor changes to the consultation Draft) relates to London's historic environment:
- 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, and interpretation of, 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 conserve 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 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.
- E 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.
- 9.3.8 Para. 7.1.8 adds 'Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.
- 9.3.9 Para 7.1.11 adds 'Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

## 9.4 Local planning policy

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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 have been 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 London Borough of Camden's Local Plan was adopted in July 2017.

### **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),

**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 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).

10.1.3 Table 3 gives examples of the significance of designated and non-designated heritage assets.

*Table 3: Significance of heritage assets*

<b>Heritage asset description</b>	<b>Significance</b>
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (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

10.1.4 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 13.4, 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 (e.g. 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 (e.g. 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 (i.e. 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> , i.e. 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, e.g. 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>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

# 13 Bibliography

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## 13.2 Other Sources

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 Greater London Historic Environment Record  
 Historic England designation data

Internet – web-published sources:

Greater London Authority (2019) Planning Services [Online]. Available at <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/what-new-london-plan>

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Groundsure historic Ordnance Survey mapping

Camden Local Studies and Archives Centre

## 13.3 Cartographic sources

Rocque, 1746 'A Plan of the Cities of London Westminster and Southwark with contiguous buildings from an actual survey' by John Rocque, reproduced in Margary, H, 1971 'A Plan of the Cities of London Westminster and Southwark' by John Rocque, 1746, Margary in assoc Guildhall Library, Kent

Hampstead Manor Map of 1762 (Camden Local Studies and Archives Centre, Cabinet 1, 112)

Hampstead Tithe Map of 1839 (Camden Local Studies and Archives Centre, Cabinet 1, 121)

### Ordnance Survey maps

Ordnance Survey 1st edition 5ft: mile map of 1871

Ordnance Survey 2nd edition 5ft: mile map of 1896

Ordnance Survey 3rd edition 25inch: mile map of 1915

Ordnance Survey 1:1250 scale map of 1953

Ordnance Survey 1:1250 scale map of 1972–74

Ordnance Survey 1:1250 scale map of 1991

### Engineering/Architects drawings

Existing basement plan (Merebrook Consulting, Job No. MER00520, Dwg. No. 002/003, April 2013)

Existing basement plan (Merebrook Consulting, Job No. MER00520, Dwg. No. 002/002, April 2013)

Stanhope Gate Architecture, Ground Floor Plan, dwg. CO-02 I, 09-2019

Stanhope Gate Architecture, Basement Floor Plan, dwg. CO-01 E, 09-2019

Stanhope Gate Architecture, Section A–A, dwg. PL-26, Dec-2019

Stanhope Gate Architecture, Section C–C, dwg. PL-26, Dec-2019

## 13.4 Available site survey information checklist

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

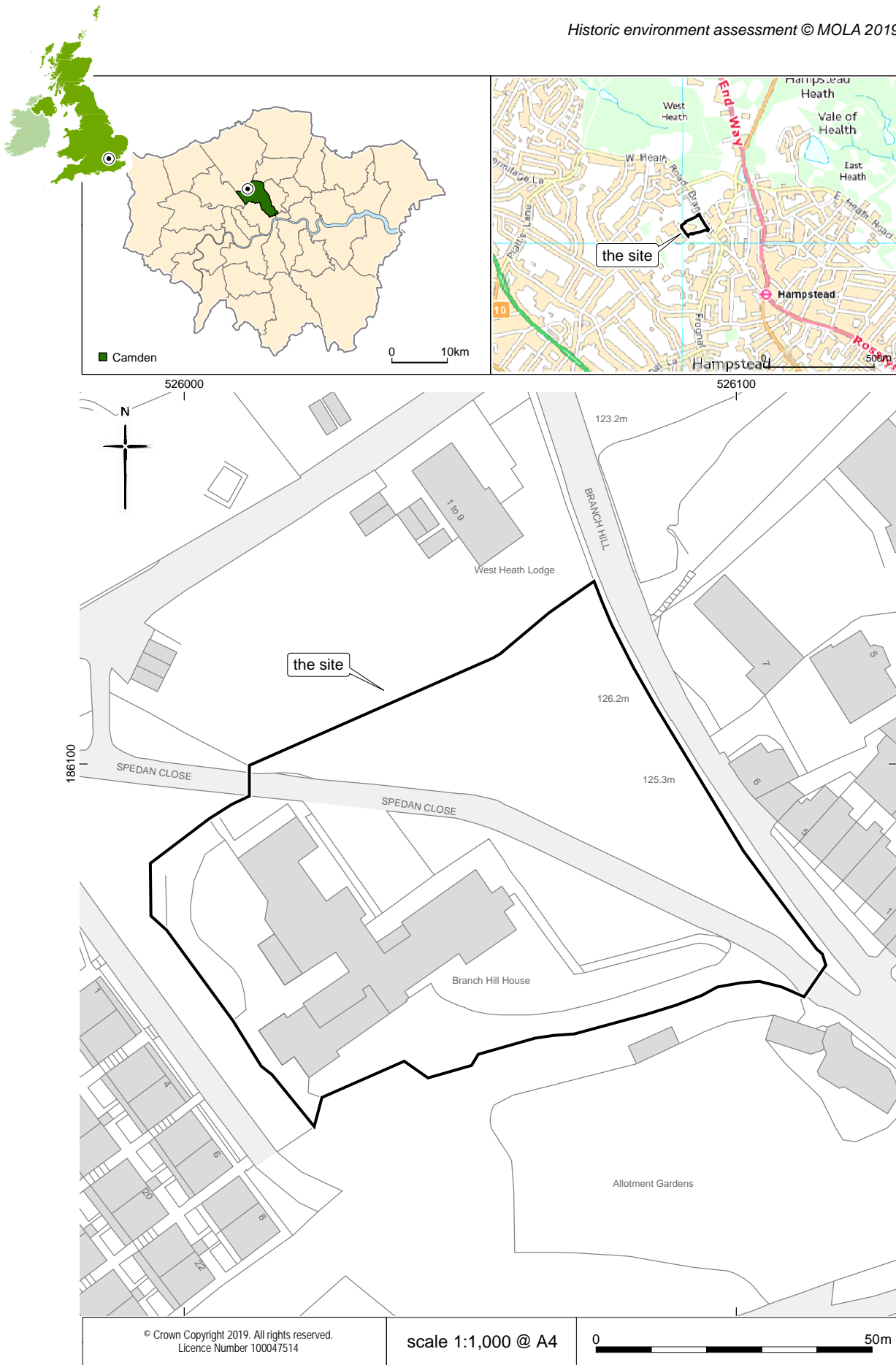


Fig 1 Site location



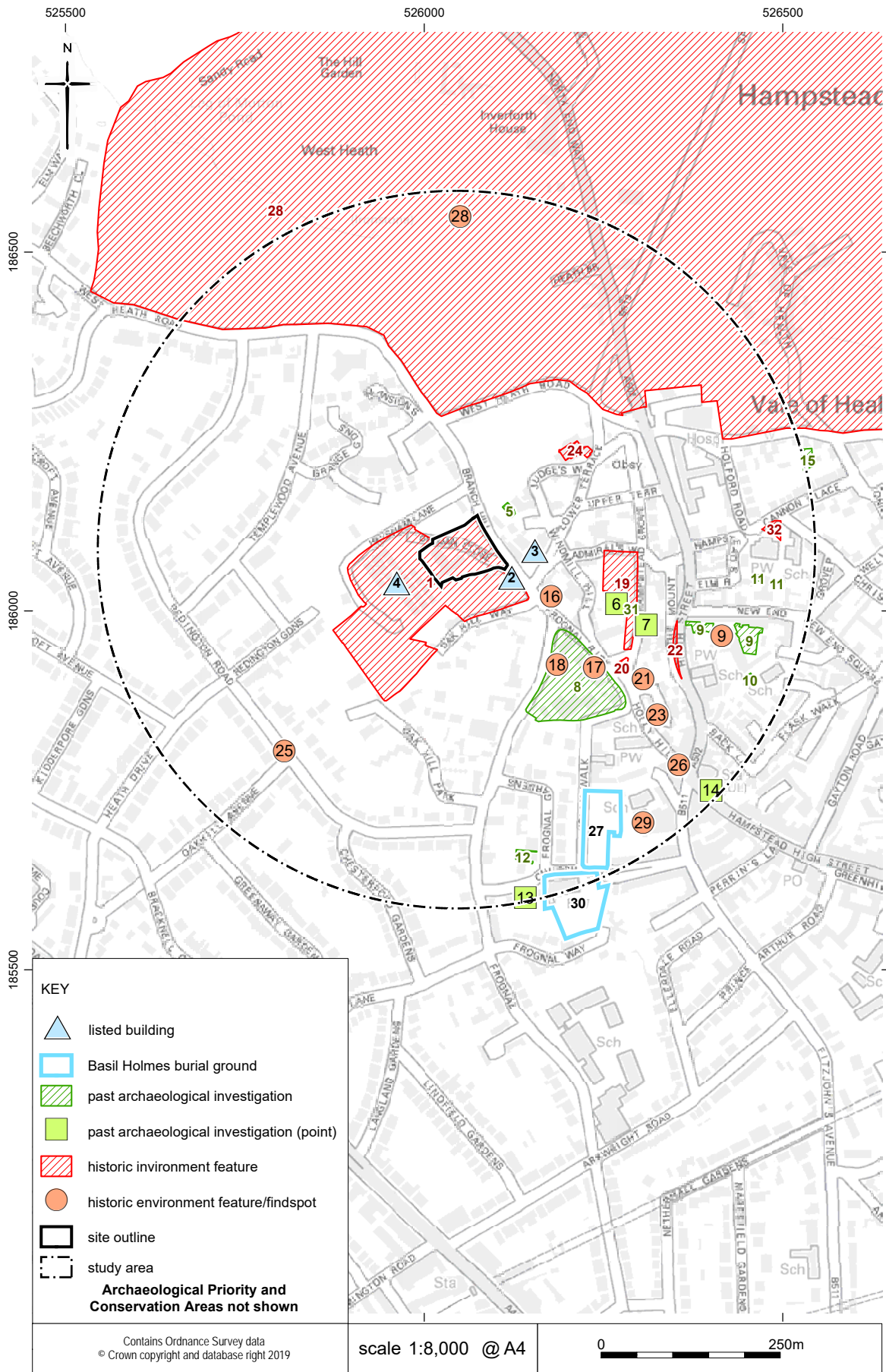


Fig 2 Historic environment features map



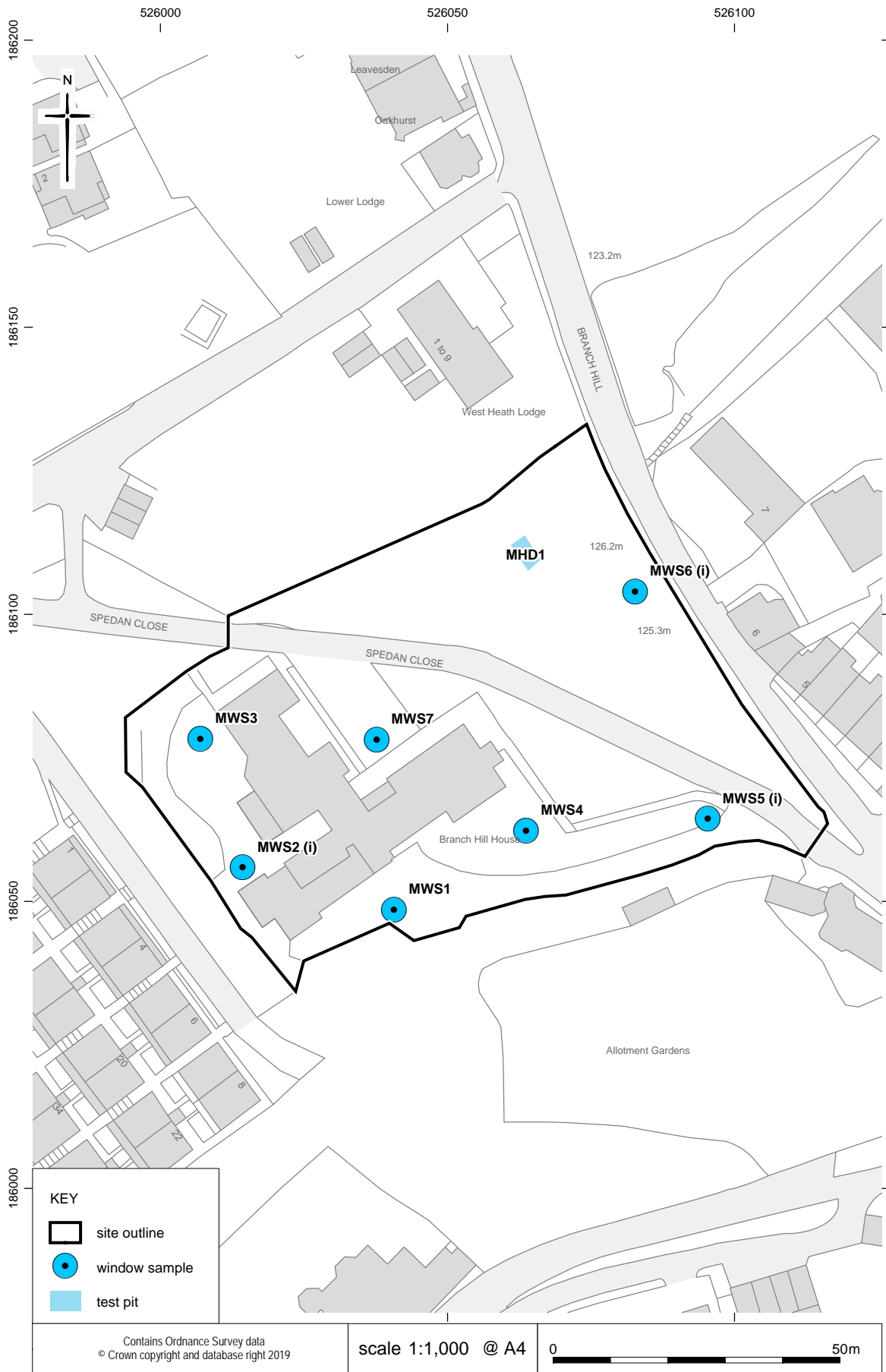


Fig 3 Location of test pit and windowless sample boreholes (Idom Merebrook 2016)

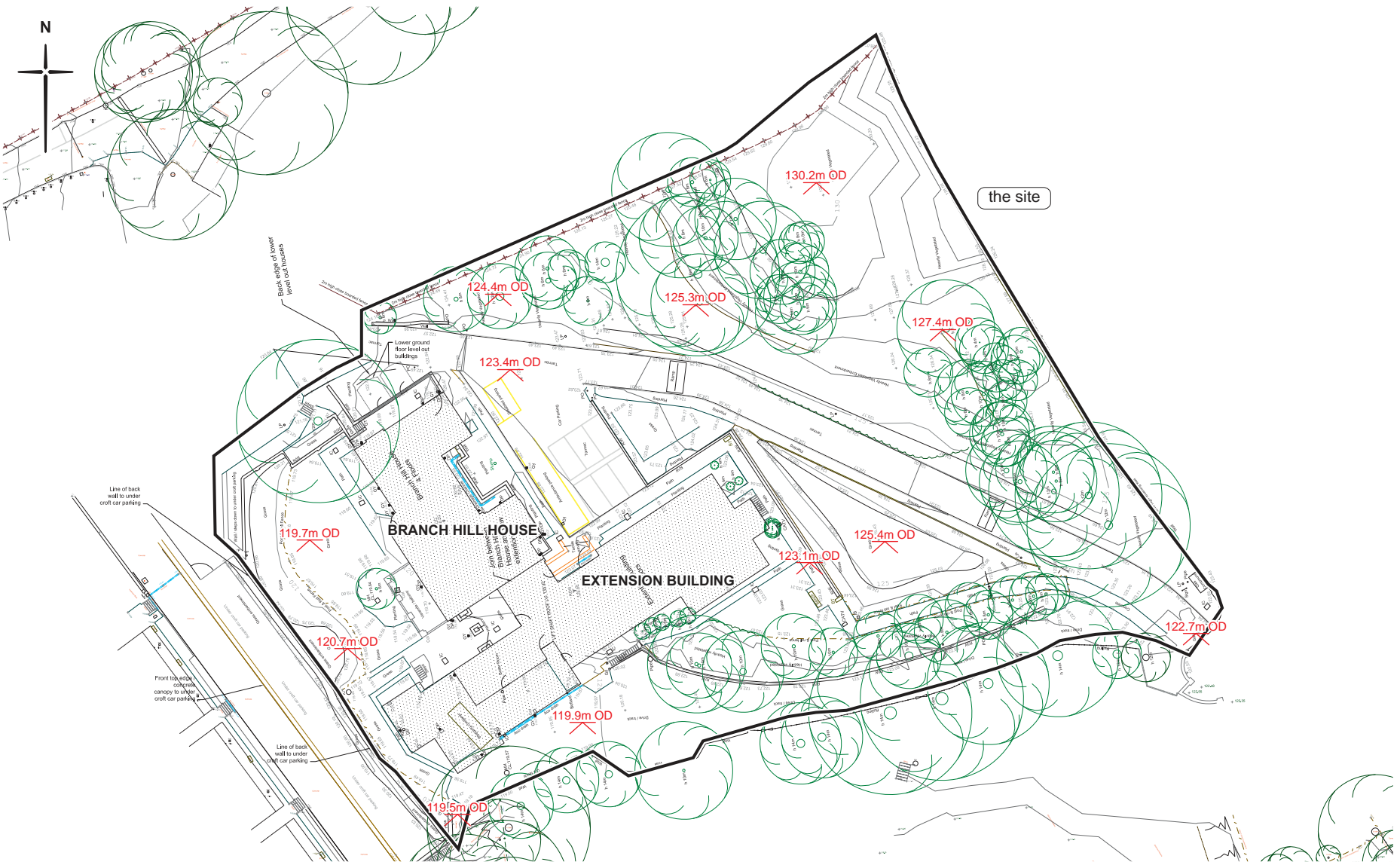


Fig 4 Topographical survey (Idom Merebrook, Job No. MER00590, Dwg. No. 002/001, April 2013)

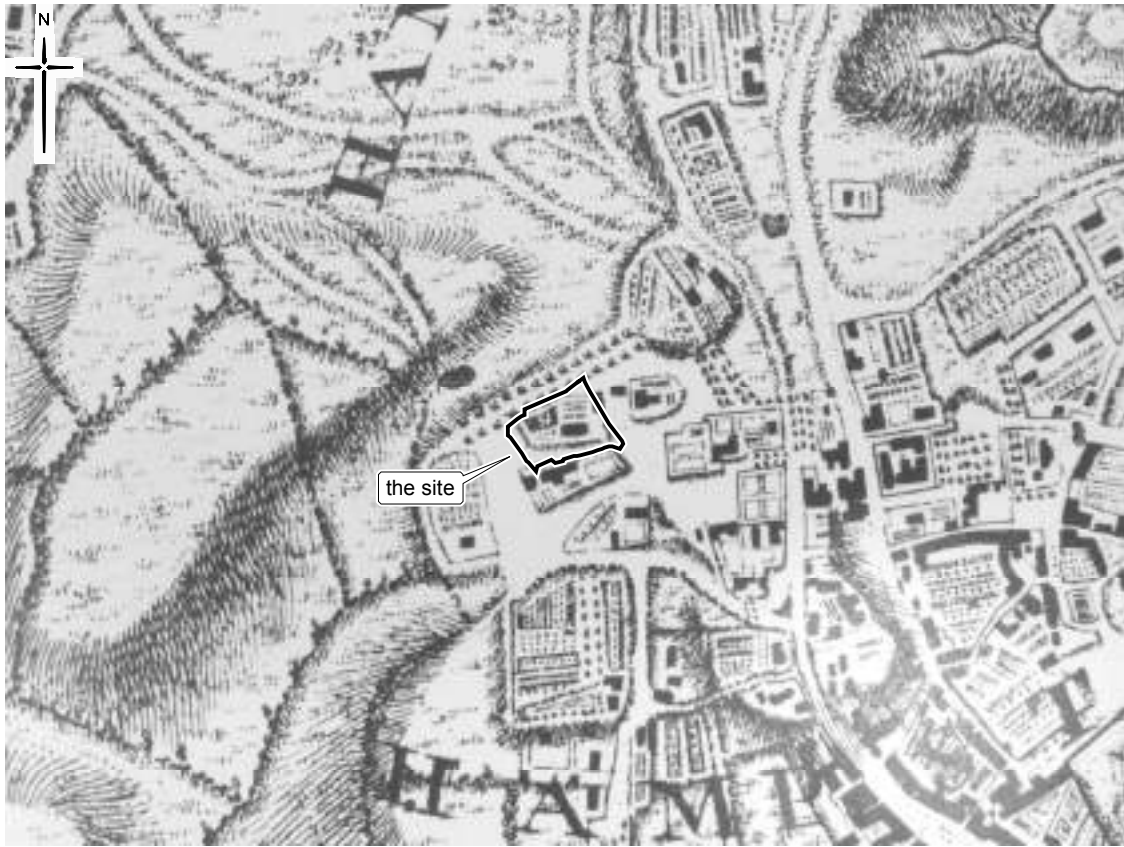


Fig 5 Rocque's map of 1746 (Camden Local Studies and Archives Centre, Cabinet 1, 108)



Fig 6 Hampstead Manor Map of 1762 (Camden Local Studies and Archives Centre, Cabinet 1, 112)





Fig 7 Hampstead Tithe Map of 1839 (Camden Local Studies and Archives Centre, Cabinet 1, 121)

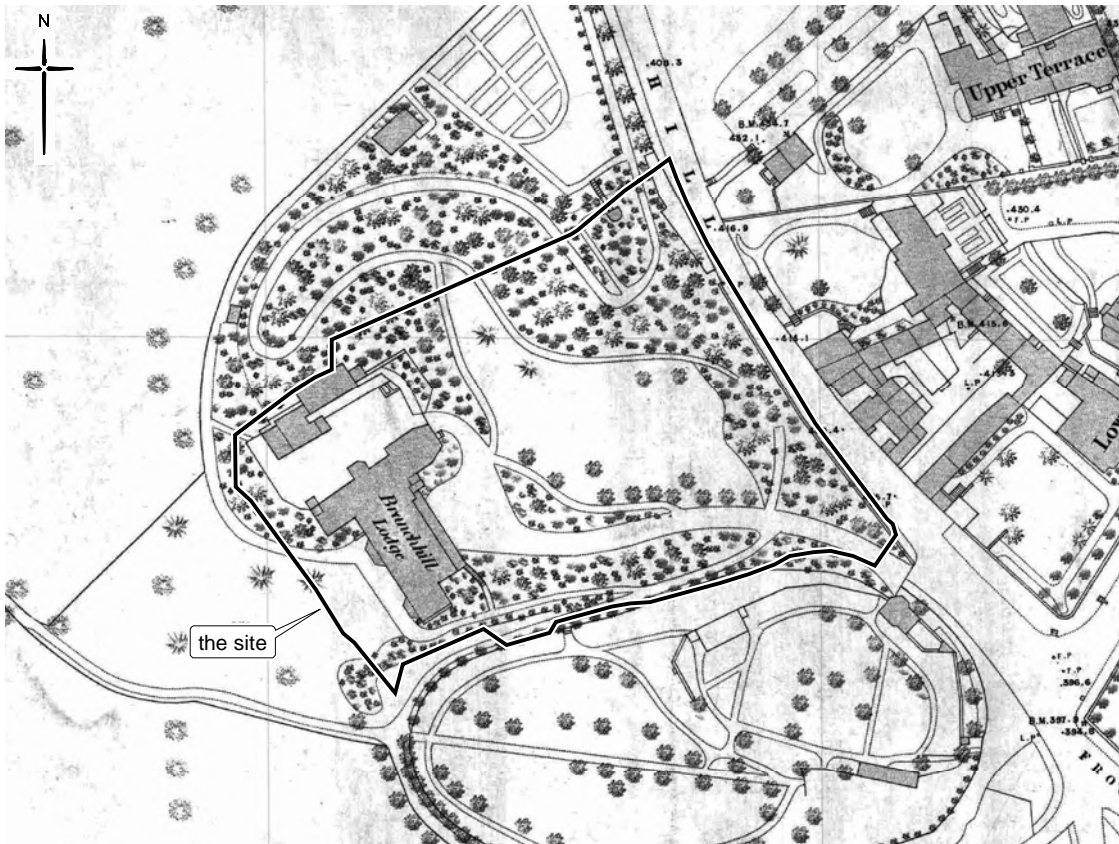


Fig 8 Ordnance Survey 1st edition 5ft: mile map of 1871 (not to scale)

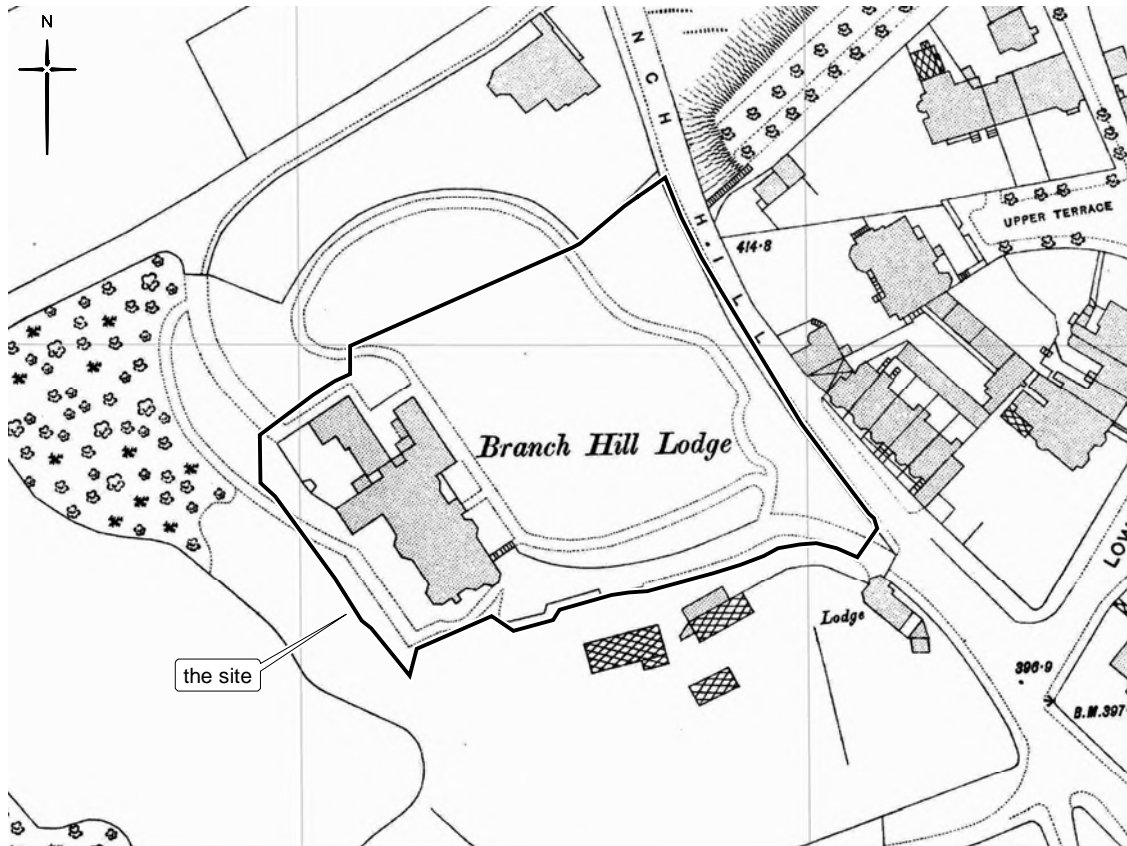


Fig 9 Ordnance Survey 2nd edition 5ft: mile map of 1896 (not to scale)

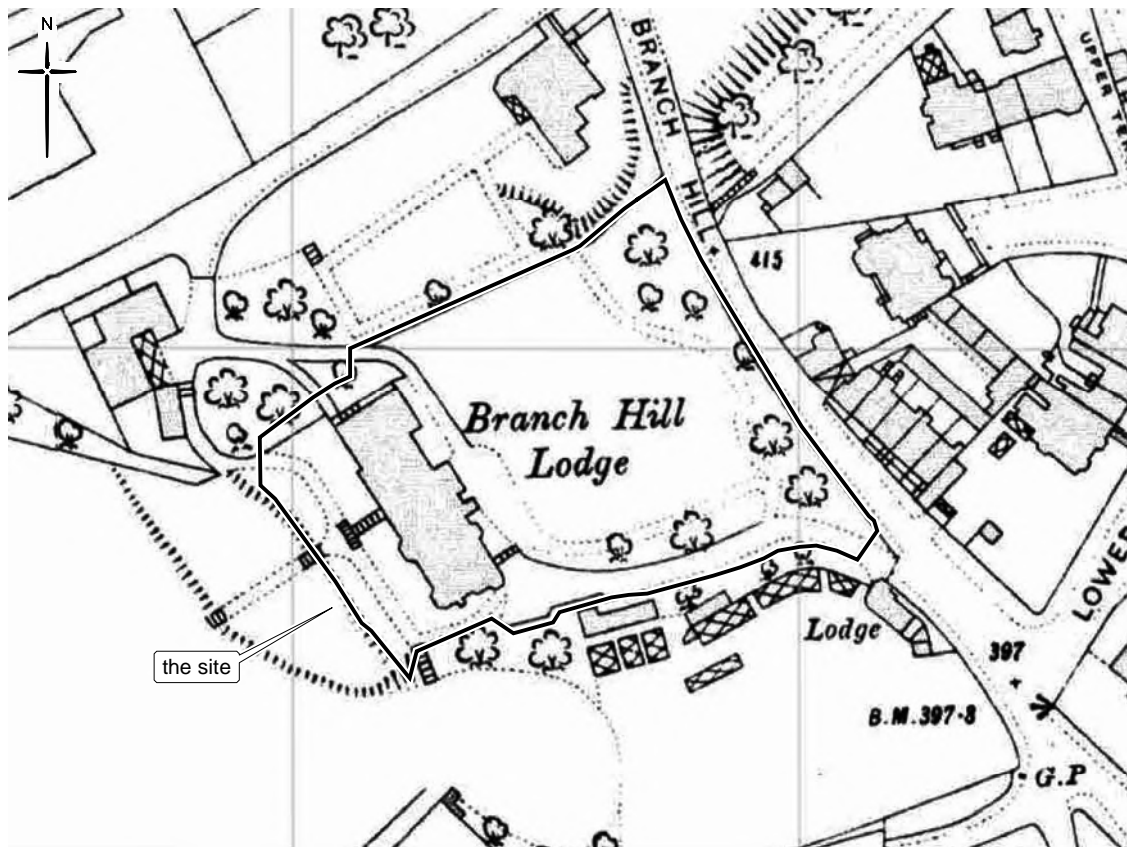


Fig 10 Ordnance Survey 3rd edition 25inch: mile map of 1915 (not to scale)

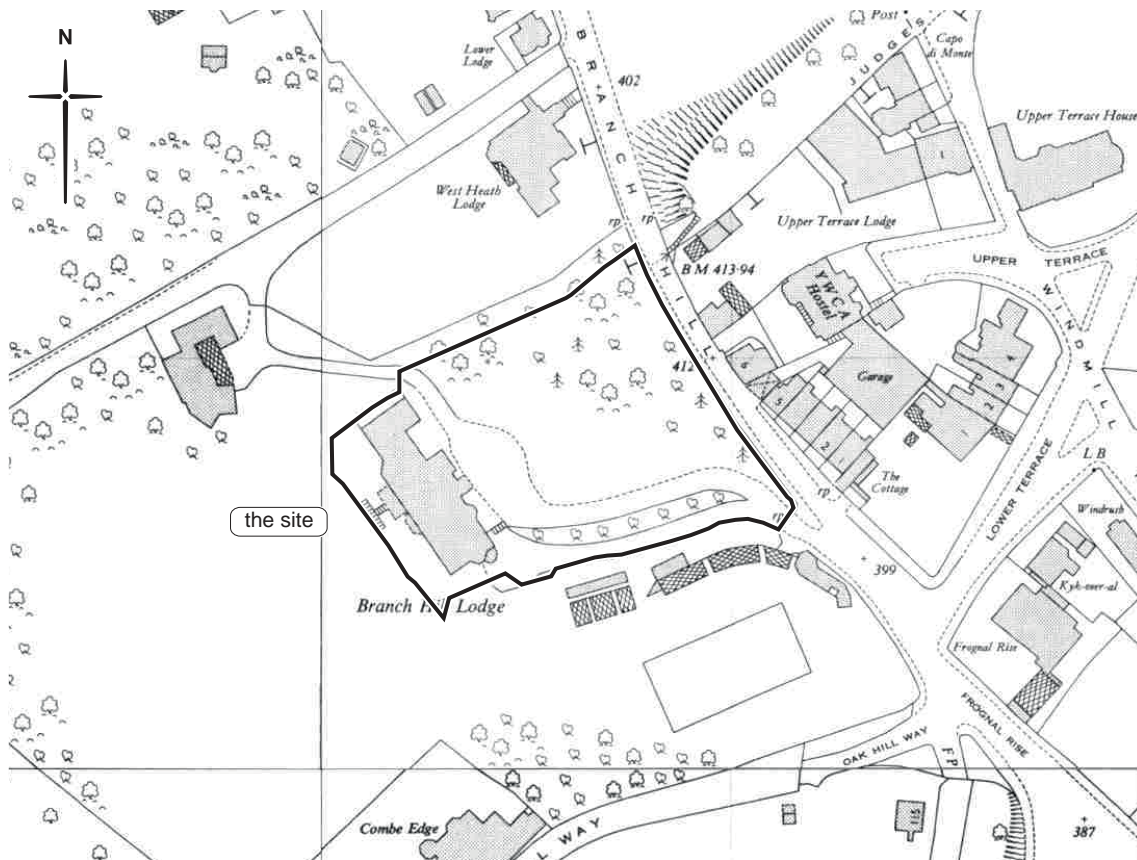


Fig 11 Ordnance Survey 1:1250 scale map of 1953

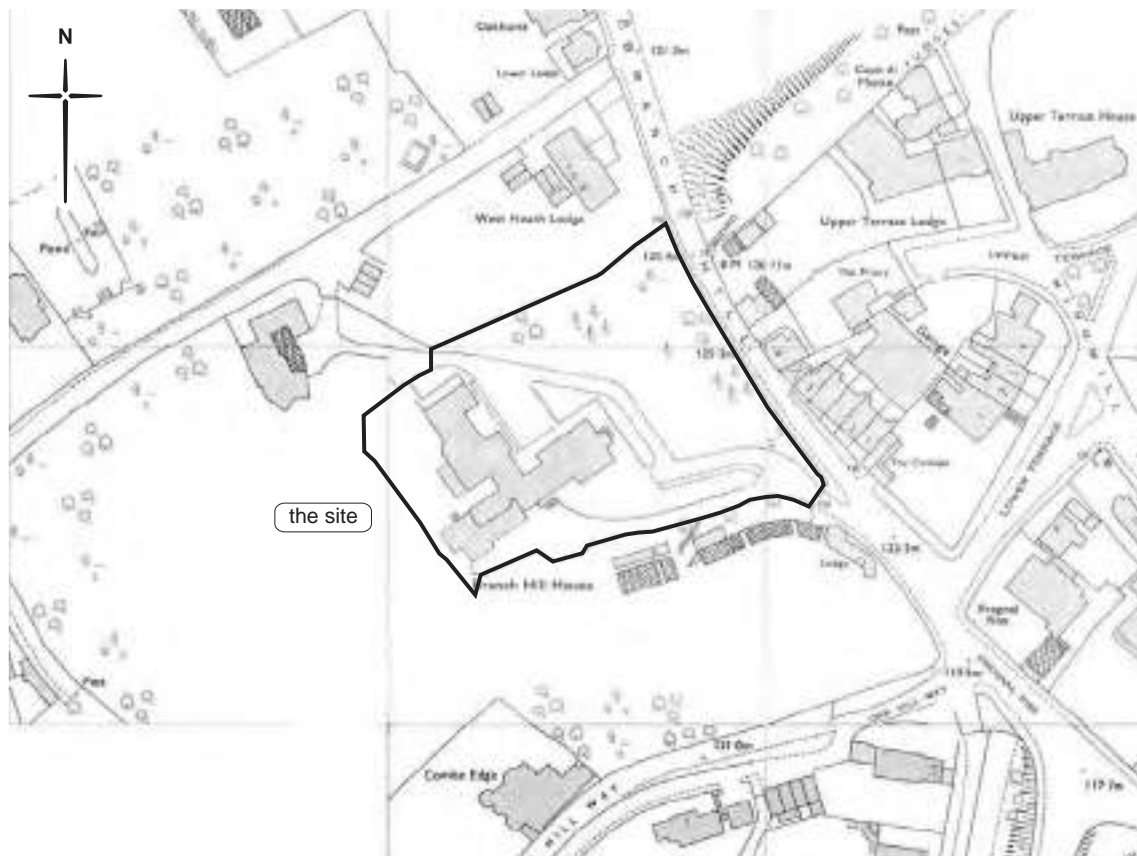


Fig 12 Ordnance Survey 1:1250 scale map of 1972-74 (not to scale)



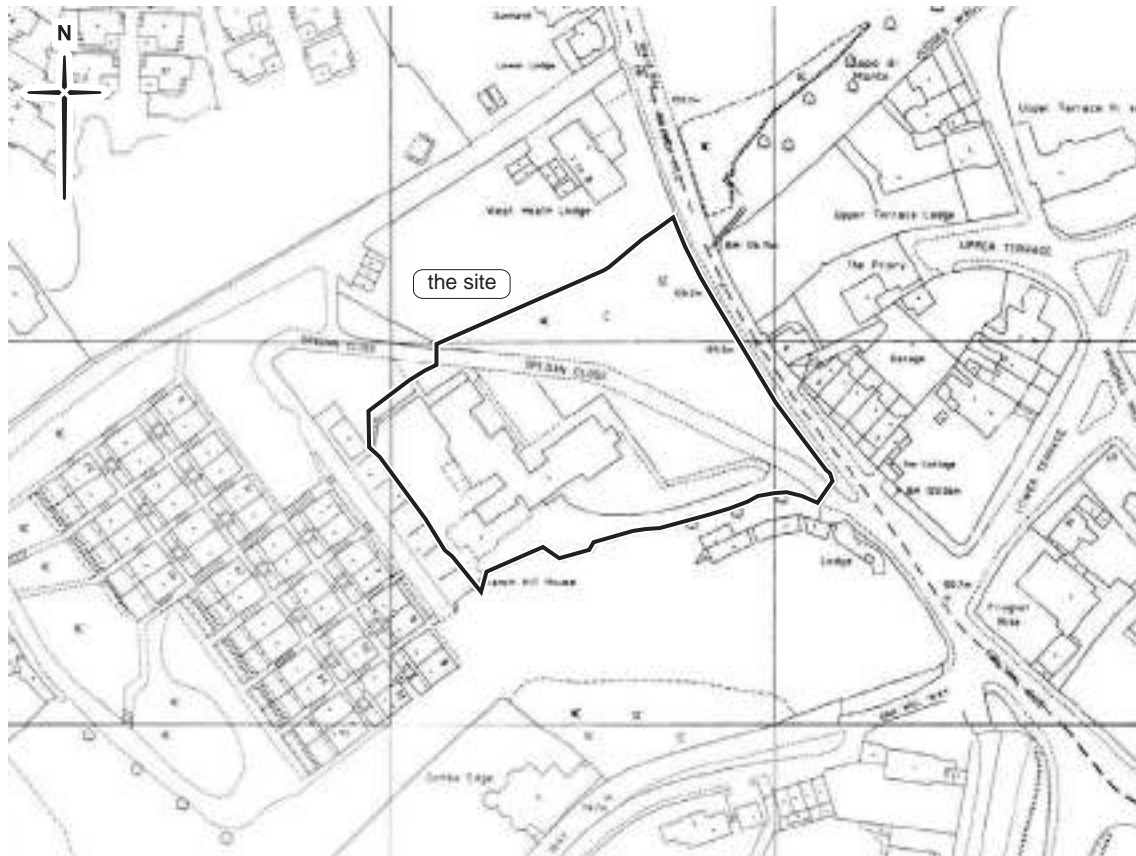


Fig 13 Ordnance Survey 1:1250 scale map of 1991 (not to scale)





Fig 14 View of basement corridor of Branch Hill House, facing east (MOLA photograph, 17/07/2018)



Fig 15 View of retaining wall, facing north-west (MOLA photograph, 17/07/2018)



Fig 16 View of modern extension building abutting Branch Hill House, facing south-west (MOLA photograph, 17/07/2018)



Fig 17 View of open area below ground floor of modern extension building (MOLA photograph, 17/07/2018)

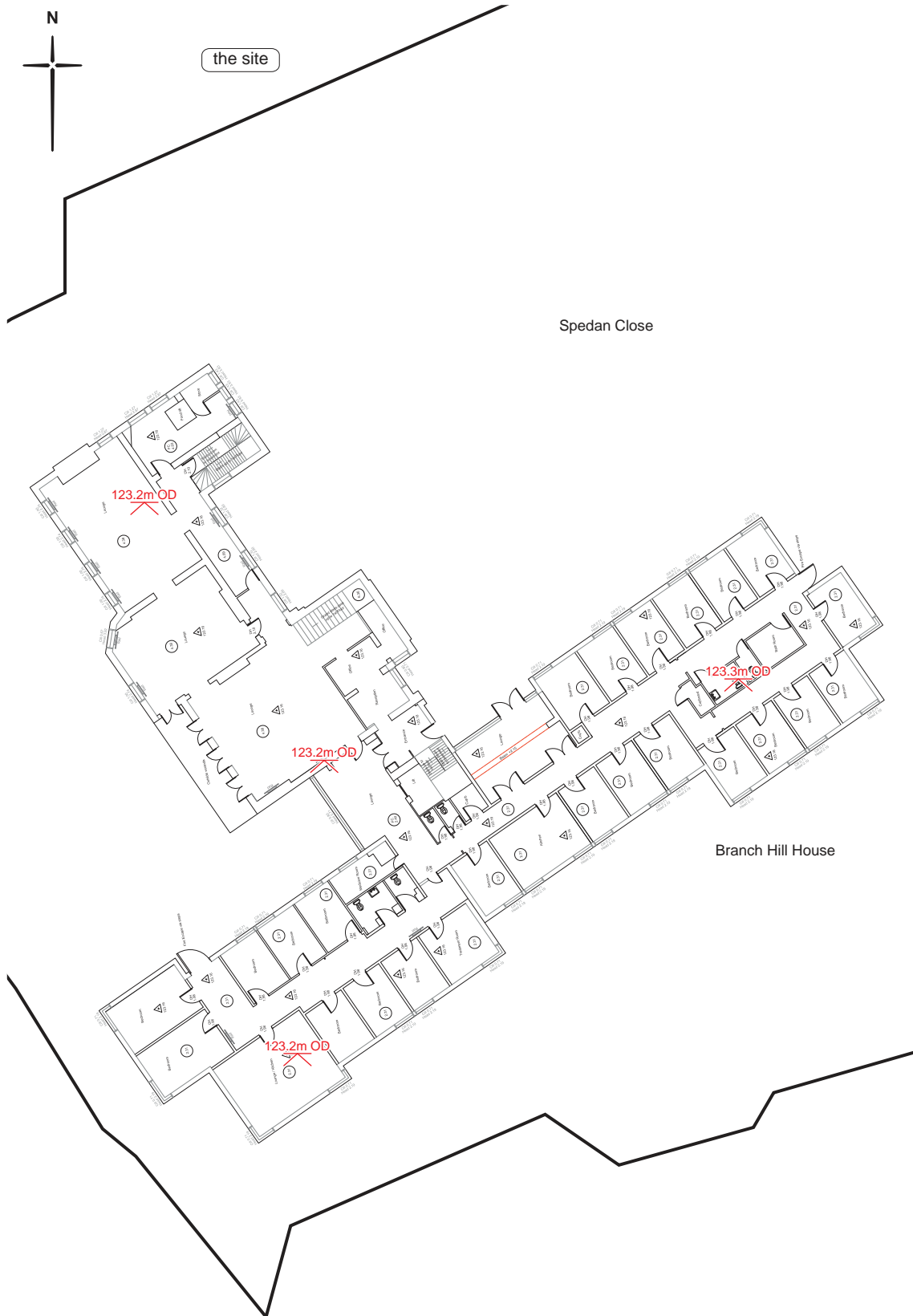
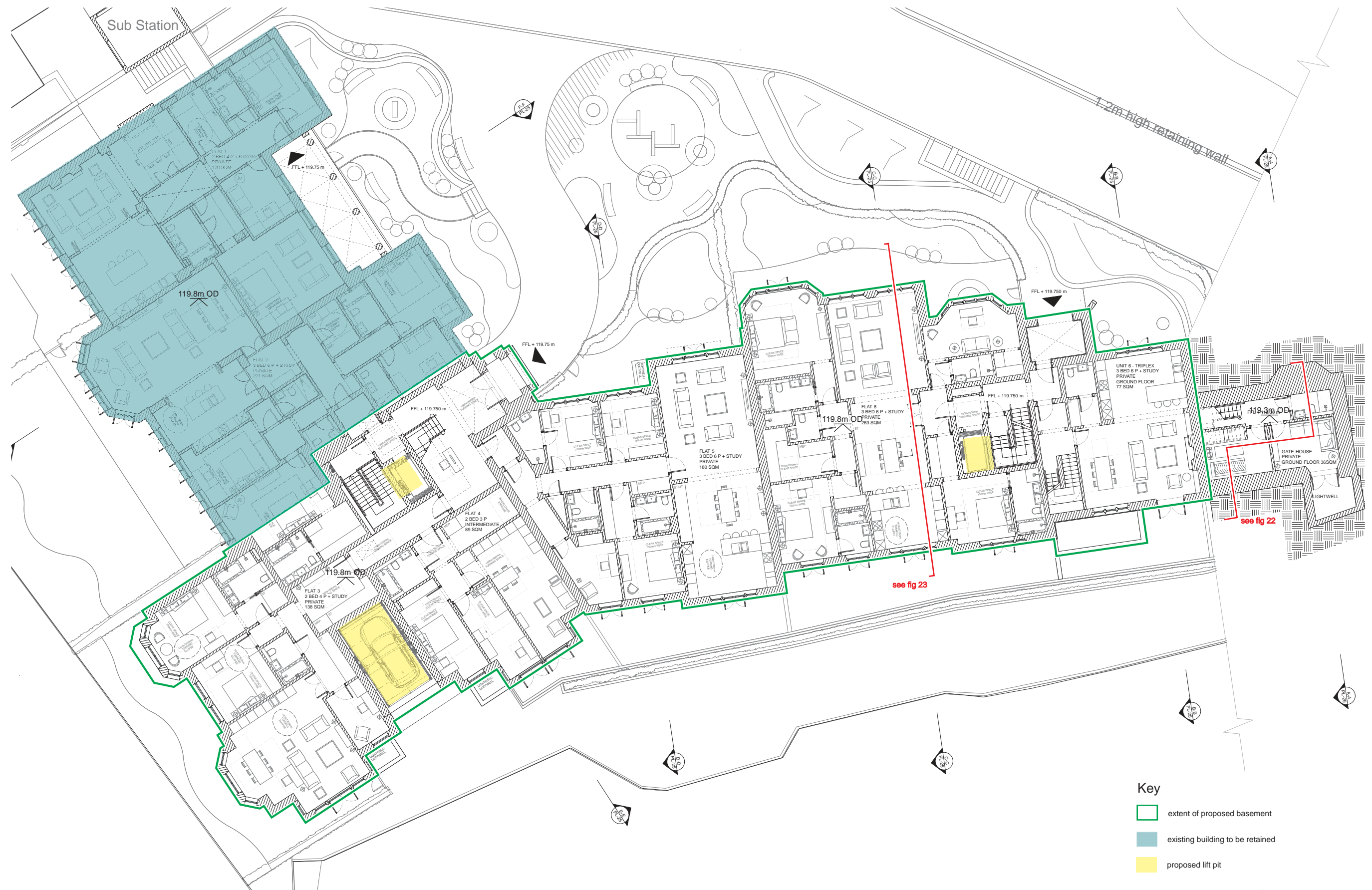


Fig 18 Existing basement plan (Merebrook Consulting, Job No. MER00520, Dwg. No. 002/003, April 2013)





Fig 19 Existing basement plan (Merebrook Consulting, Job No. MER00520, Dwg. No. 002/002, April 2013)



- Key**
- extent of proposed basement
  - existing building to be retained
  - proposed lift pit

Fig 20 Proposed ground floor plan with proposed floor level (Stanhope Gate Architecture, Proposed Ground Floor Plan, dwg. PL-18 I, 12-2019)







Fig 22 North-east facing section of eastern end of proposed extension (Stanhope Gate Architecture, Section A-A, dwg. PL-26, Dec-2019)



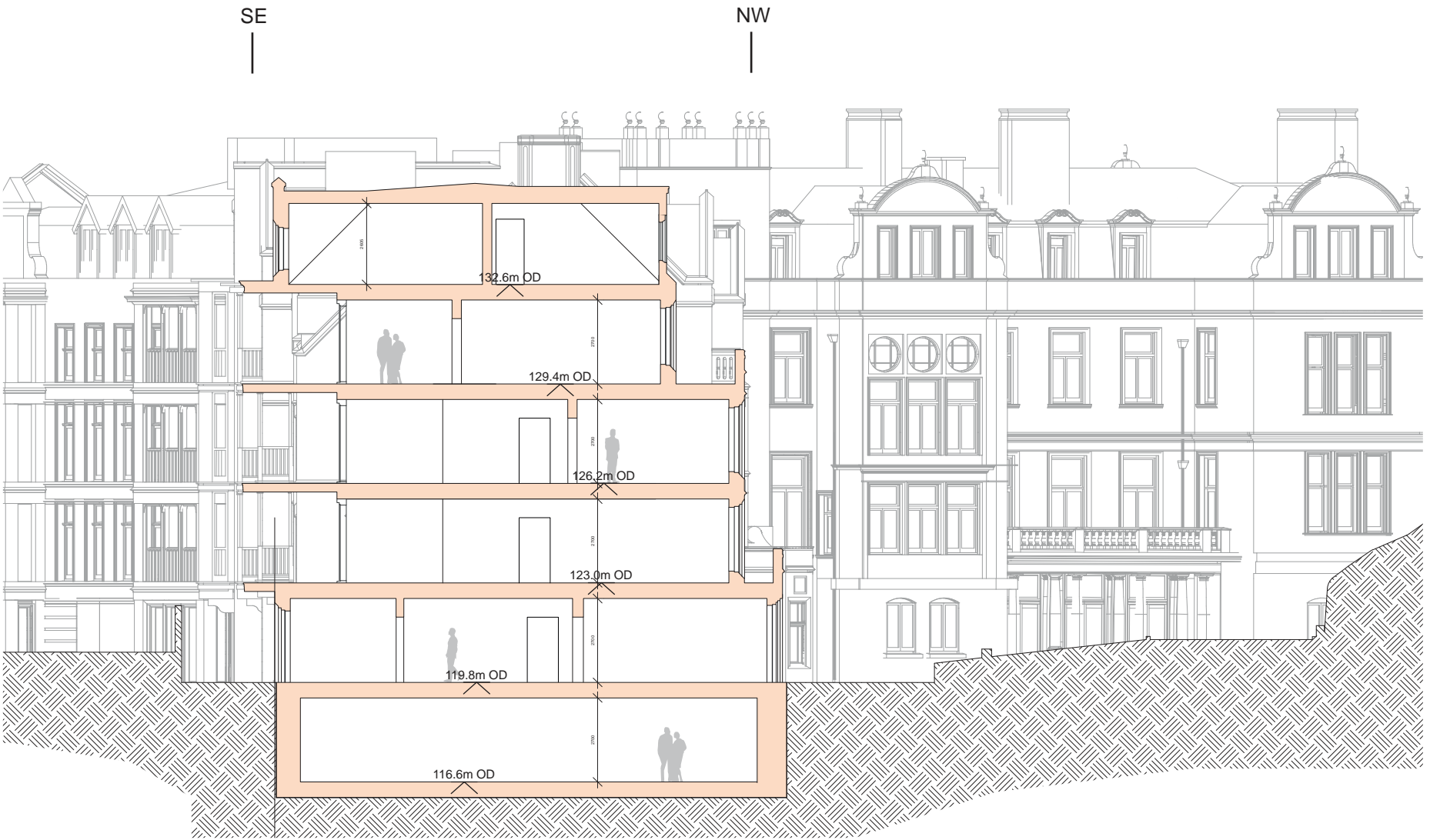


Fig 23 North-east facing section of centre of proposed extension (Stanhope Gate Architecture, Section C-C, dwg. PL-26, Dec-2019)