

ARCHAEOLOGICAL DESK BASED ASSESSMENT

35 Templewood Avenue, London NW3 7UY

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35 Templewood Avenue,
London NW3 7UY
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Quality Management

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EXECUTIVE SUMMARY

- The site at 35 Templewood Avenue, London, NW3 7UY has been reviewed for its below ground archaeological potential.
- No designated archaeological assets lie on or close to the site. The site is not located within an Archaeological Priority Area as defined by the archaeological advisors to the London Borough of Camden.
- The site is considered to have a low archaeological potential for all past periods of human activity.
- The proposed development involves the demolition of the existing property and the retention of an existing swimming pool to incorporate it into a new conservatory within a proposed new dwelling.
- The archaeological potential of the site is limited, and proposed development impacts are generally restricted to those areas of the site which are within the footprint of existing or previous development.
- Therefore, it is considered unlikely that the proposed redevelopment of the site would have either a significant or widespread below ground archaeological impact. No further archaeological works are suggested in this particular instance.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This updated below ground archaeological desk-based assessment has been researched and prepared by James Archer of RPS Heritage on behalf of Bryan Coyne.
- 1.2 The subject of this assessment, also known as the study site, comprises land at 35 Templewood Avenue, London NW3 7UY. The site is approximately 1022m² in extent and is centred at TQ 25823 86370 (Fig. 1) within the London Borough of Camden.
- 1.3 Bryan Coyne has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists January 2017), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER), and other sources including the Camden Local Studies and Archives Centre, and includes the results of a comprehensive map regression exercise.
- 1.6 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in June 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.2 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.3 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes a contribution towards our knowledge and understanding of the past.
- 2.4 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.5 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.6 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.7 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 2.8 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.9 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.10 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.11 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

London Plan

- 2.12 The relevant Strategic Development Plan framework is provided by the London Plan - the Spatial Development Strategy for London, Consolidated with Alterations Since 2011 (March 2016). There were no changes to Policy 7.8 Heritage Assets and Archaeology; slight amendments were made to the wording of Policy 7.10 World Heritage Study sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Study sites prepared in 2012. Minor Alterations to the London Plan (MALP), published 14 March 2016, which was consolidated with the Further Alterations to the London Plan (FALP adopted March 2015), concern housing standards and parking, with no alteration to heritage policies. The MALP is hereafter referred to as the 'London Plan'.
- 2.13 Policy in the London Plan relevant to archaeology at the study site includes the following:

Policy 7.8 Heritage Assets and Archaeology

Strategic

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

Planning Decisions

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

LDF Preparation

- 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, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

Policy 7.9 Heritage-led Regeneration

Strategic

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

Planning Decisions

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

2.14 The emerging draft new London Plan is at an advanced stage with the Examination in Public complete, the Inspector's report issued on behalf of the Secretary of State and the Mayor's response to that with the publication of the Intend to Publish London Plan (December 2019) version issued to the Secretary of State. Chapter 7 'Heritage and Culture' contains relevant draft policies HC1 to HC7. Of particular relevance to archaeological sites within Greater London are draft policies HC1 and HC2 as follows:

Policy HC1 Heritage conservation and growth

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant 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.**

Policy HC2 World Heritage Sites

- A. Boroughs with World Heritage Sites, and those that are neighbours to authorities with World Heritage Sites, should include policies in their Development Plans that conserve, promote, actively protect and interpret the Outstanding Universal Value of World Heritage Sites, which includes the authenticity and integrity of their attributes and their management.**
- B. Development proposals in World Heritage Sites and their settings, including any buffer zones, should conserve, promote and enhance their Outstanding Universal Value, including the authenticity, integrity and significance of their attributes, and support their management and protection. In particular, they should not compromise the ability to appreciate their Outstanding Universal Value, or the authenticity and integrity of their attributes.**
- C. Development Proposals with the potential to affect World Heritage Sites or their settings should be supported by Heritage Impact Assessments. Where development proposals may contribute to a cumulative impact on a World Heritage Site or its setting, this should be clearly illustrated and assessed in the Heritage Impact Assessment.**
- D. Up-to-date World Heritage Site Management Plans should be used to inform the plan-making process, and when considering planning applications, appropriate weight should be given to implementing the provisions of the World Heritage Site Management Plan.**

London Borough of Camden

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

Policy D2 Heritage

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

Designated heritage assets

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.

Archaeology

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

Other heritage assets and non-designated heritage assets

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

- 2.16 In terms of designated heritage assets, as defined above and as shown on Figure 2, there are no Scheduled Monuments, Historic Battlefield or Historic Wreck designations either on the study site or within its immediate vicinity. A Listed Building (Shreiber House) lies adjacent to the west of the study site and its associated Listed swimming pool lies on the site (Desig No. 1379179). Built heritage assets will not be considered further in this assessment.
- 2.17 The site was previously located within the 'Hampstead Heath' Archaeological Priority Area (APA) as defined by the London Borough of Camden, however a review of the Camden Archaeological Priority Areas in 2018 removed the site from this APA (HE 2018).
- 2.18 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the study site is shown by the British Geological Survey (BGS Online 2020) as Bagshot Formation (Sand). No superficial deposits are recorded.
- 3.2 No site specific or British Geological Survey geotechnical data is currently available.

Topography

- 3.3 The study site slopes gently down from a height of c.114m Above Ordnance Datum (AOD) at the southern boundary to a height of a c.113m at the northern boundary.
- 3.4 A natural spring is located c.200m north of the study site within West Heath.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age (including Chalcolithic)	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

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

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Fig. 2), also referred to as the study area, held on the Greater London Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 The map regression exercise has demonstrated that the study site comprised agricultural land or heathland throughout the Post Medieval and Modern periods until 20th century residential development.
- 4.4 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Early Prehistoric – Palaeolithic & Mesolithic

- 4.5 The sole find of confirmed Palaeolithic date within the study area comprises an isolated pointed handaxe found at Holly Bush Vale c.700m south east of the study site (HER Ref: MLO17761, TQ 2630 8570).
- 4.6 The area of West Heath to the north of the study site has revealed many surface finds of Mesolithic date, with subsequent excavation identifying a possible occupation/activity site c.400m north of the study site (HER Ref: MLO18038, TQ 2566 8676; London Archaeologist 1976). In addition,

'numerous' blades, cores and flakes have been identified across Golders Hill Park, c.600m to the north of the study site (HER Ref: MLO16054, TQ 2560 8690).

- 4.7 A Mesolithic Thames pick was identified at Redington Road c.550m to the south of the study site (HER Ref: MLO17770, TQ 2580 8580) and further probable Mesolithic small flint flakes have been found at 61 West Heath Drive c.900m north west of the study site (HER Ref: MLO26649, TQ 2530 8710).
- 4.8 A number of prehistoric flint flakes were identified at West Heath c.300m north of the study site (HER Ref: MLO17762, TQ 2590 8660), whilst undiagnostic flintwork has been identified at West Heath c.800m to the north east (HER Ref: MLO17763, TQ 2590 8660).
- 4.9 Palaeolithic finds within the study area are limited and the archaeological potential for this period is considered to be low. Whilst a large amount of residual Mesolithic worked flint has been discovered within the study area, particularly to the north on West Heath which has been captured in the London Borough of Camden's APAs (2018), the study site itself was recently removed from this and consequently suggests that the potential for Mesolithic residual worked flint can now be considered to be low.

Later Prehistoric – Neolithic, Bronze Age & Iron Age

- 4.10 Three flint blades of possible Mesolithic/Neolithic date were discovered at 86 West Heath Road c.550m north west of the study site (HER Ref: MLO62574, TQ 2540 8673). A fragment of a polished stone axe was found in 1918 on the Hampstead Heath allotments c.800m north east of the study site (HER Ref: MLO23433, TQ 2650 8660).
- 4.11 During twentieth century development at the site of Jack Straw's Castle in Hampstead c.400m east of the study site, possible prehistoric earthworks were observed (HER Ref: MLO17853, TQ 2620 8640). A further 250m to the east of Jack Straw's Castle at the Vale of Health, prehistoric potsherds and flintwork has been identified (HER Refs: MLO18039 & MLO17766, TQ 2650 8639).
- 4.12 No certain finds dating to the Bronze Age or Iron Age are recorded within the study area.
- 4.13 Generally, Later Prehistoric archaeological remains within the study area are limited to isolated findspots, and it is likely that the area remained woodland throughout much of these periods. Overall the archaeological potential of the study site for the Later Prehistoric periods can be identified as low.

Roman

- 4.14 The line of the A5 along Kilburn High Road, c.2km south west of the study site, is thought to follow the line of Watling Street, the road from Londinium to the North (Margary 1955; Weinreb, Hibbert & Keay 2008). A further possible road is recorded c.650m north of the study site (HER Ref: MLO18051, TQ 2349 9000), although the GLHER record refers to the route being 4-6km north of the study site between Hendon and Holcombe Hill. Typical archaeological features associated with Roman roads can include evidence for settlement and occupation, ditches and land/agricultural divisions, together with quarry pits and burials.
- 4.15 A large probable cremation urn was found at Well Walk in 1774, c.1km east of the study site (HER Ref: MLO17798, TQ 2675 8610). A number of 2nd century coins were found in the same area in 1882 (HER Ref: MLO18045, TQ 2675 8610), and a 3rd century coin was found in 1978 (HER Ref: MLO17797, TQ 2650 8360).
- 4.16 Further finds of Roman date within the study area recorded on the GLHER comprise isolated findspots, including 2 blue glass beads from Hampstead and pottery sherds at Frogna Lane, both c.800m south east of the study site (HER Refs: MLO17786, TQ 2630 8570; MLO18044, TQ 2618

8592), two residual potsherds at Mount Vernon c.550m to the south east (HER Ref: MLO66259, TQ 2622 8592), and a residual mortarium rim found at 378 Finchley Road c.750m to the west (HER Ref: MLO17781, TQ 2510 8615).

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

Anglo-Saxon/Early Medieval & Medieval

- 4.18 Pottery interpreted as Saxon/Early Medieval, together with a hearth utilised for charcoal burning, was identified at West Heath c.400m to the north of the study site (HER Ref: MLO17802, TQ 2566 8676).
- 4.19 Hampstead is mentioned in charters of 968AD and 986AD, together with the Domesday Survey of 1086, and it did not achieve parish status until after the Reformation (HER Ref: MLO17901, TQ 2635 8578). The Domesday Survey records Hampstead as a relatively small estate of 7 households, although total tax assessed is relatively large at 5 geld units suggesting that the estate was relatively affluent (Domesday Online 2020). The churchyard at St John's Church has its origins in the 10th century, and continued in use throughout the Medieval period (HER Ref: MLO17821, TQ 2630 8560), although the current church dates to the 18th century (HER Ref: MLO71172, TQ 2621 8558). Evidence for 13th and 14th century settlement has been recorded during archaeological works in the historic core of Hampstead, c.800m south east of the study site (HER Refs: MLO98223, TQ 26067 85544).
- 4.20 A Saxon charter and the Domesday Survey refer to Hampstead Heath to the north of the study site as the 'great ditch' and a Royal Charter of 1227, refers to woods and heath enclosed on all sides by boundary ditches (HER Ref: MLO103790, TQ 26496 86595).
- 4.21 The site lay within the parish of West End in the Hundred of Ossulstone. The area of the site was referred to as le Rudying in the mid-13th century, which indicates it was a woodland clearing. By 1534 the area was known as West End because of its position in relation to central demesne lands (Victoria County History 1989).
- 4.22 A number of roads with Medieval antecedents within the study area are recorded by the GLHER and these are not discussed in detail here as all are to the east within the historic core of Hampstead (HER Refs: MLO17834, MLO17829, MLO23436, MLO17827, MLO17883).
- 4.23 Further Medieval finds within the study area are recorded within the historic core of Hampstead c.600-800m south east of the study site, and include a costrel drinking vessel (HER Ref: MLO17824, TQ 2632 8585), lead seals (HER Refs: MLO17806, TQ 2640 8570; MLO26639, TQ 2630 8570), and residual pottery identified at Mount Vernon (HER Ref: MLO66260, TQ 2622 8592).
- 4.24 During the Anglo Saxon and Medieval periods, the study site lay away from known areas of activity and settlement, in heath land or woodland. As such a low archaeological potential can be identified for these periods at the study site.

Post Medieval & Modern (including map regression exercise)

- 4.25 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.26 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.

- 4.27 Early 18th century maps show the study site in open pastoral land (Figs. 3-5).
- 4.28 The 1839 St John Hampstead Tithe Map (Fig. 6) and associated Tithe Award records the study site in more detail:
 - Northern Parcel – Not recorded, Part of Hampstead Heath
 - Southern Parcel – 33 – 8 Acre Mead (Meadow)
- 4.29 By the 1860s a treelined road and a trackway traversed the site (Fig. 7). By the late 19th century these routeways had been removed and the site bounded to the north by Heath Road (Fig. 8).
- 4.30 Templewood Avenue was laid out by 1915 bounding the site to the east and the eastern wing of a house occupied the study site with associated gardens and driveway (Fig. 9). There was no change to the study site until the 1960s (Figs 10 and 11).
- 4.31 The Schreiber House was constructed adjacent to the west of the study site in 1962-4 (National Heritage List Entry: 1379179) and the study site formed part of the grounds of this property. The associated swimming pool was constructed on the study site in 1968 comprising a 30 foot diameter sunken and domed pool set in a turf mound with associated changing rooms (National Heritage List Entry: 1379179). By the 1970s a property partially extended into the southern boundary of the site (Fig. 12).
- 4.32 During the 1990s a house was constructed in the south of the study site and to the south of the swimming pool (Fig. 13). There has been no subsequent change to the study site (Fig. 14).
- 4.33 The study site comprised agricultural land or heathland throughout the Post Medieval and Modern periods until 20th century residential development. Therefore, the archaeological potential for significant remains dating the Post Medieval period is considered to be low. The modern heritage interest on the site lies solely with the extant swimming pool.

Assessment of Significance

- 4.34 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 4.35 No designated archaeological assets as defined in the NPPF are recorded on or in close proximity to the study site.
- 4.36 The study site is was previously situated within the ‘Hampstead Heath’ Archaeological Priority Area, which covered an area in which finds of the Mesolithic period have been discovered. However, this APA was reduced during a recent review by Historic England (2018) and consequently the site is no longer within the APA.
- 4.37 Based on current evidence, the study site is considered to have a low archaeological potential for all past periods of human activity.
- 4.38 Any remains, should they occur on the study site, would in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.
- 4.39 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Prehistoric	Low potential, Low (Local) Significance;

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Roman	Low potential, Low (Local) Significance;
Anglo-Saxon	Low potential, Low (Local) Significance;
Medieval	Low potential, Low (Local) Significance;
Post Medieval & Modern	Generally low potential (the Modern heritage interest lies solely with the extant swimming pool), Low (Local) Significance;

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site is currently occupied by a residential property, swimming pool and landscaping (Fig. 14).
- 5.2 Modern development can be considered likely to have had a severe, negative archaeological impact, through the cutting of foundations and services and landscaping. The excavation ahead of the construction of the swimming pool will have removed any archaeological potential from within its footprint.
- 5.3 Past agricultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

Proposed Development

- 5.4 The proposed redevelopment involves the demolition of the existing property and the retention of an existing swimming pool to incorporate it into a new conservatory within a proposed new dwelling (Figs. 15-17). A lower ground floor is proposed (Fig. 16), as well as a small area of basement for a pool plant room (Fig. 15).
- 5.5 Development proposals for the new property are sited within the footprint of the existing property.

Review of Potential Development Impacts on Archaeological Assets

- 5.6 No designated archaeological assets will be impacted by the proposed development.
- 5.7 The archaeological potential of the site is limited, and proposed development impacts are generally restricted to those areas of the site which are within the footprint of existing or previous development.
- 5.8 Therefore, it is considered unlikely that the proposed redevelopment of the site would have either a significant or widespread below ground archaeological impact.

SUMMARY AND CONCLUSIONS

- 5.9 The site at 35 Templewood Avenue, London, NW3 7UY has been reviewed for its below ground archaeological potential.
- 5.10 No designated archaeological assets as defined in the NPPF are recorded on or in close proximity to the study site. The site does not lie within an Archaeological Priority Area as defined by the Local Planning Authority.
- 5.11 This assessment has identified a low archaeological potential at the study site for all past periods of human activity.
- 5.12 The proposed development involves the demolition of the existing property and the retention of an existing swimming pool to incorporate it into a new conservatory within a proposed new dwelling.
- 5.13 The archaeological potential of the site is limited, and proposed development impacts are generally restricted to those areas of the site which are within the footprint of existing or previous development.
- 5.14 Therefore, it is considered unlikely that the proposed redevelopment of the site would have either a significant or widespread below ground archaeological impact. No further archaeological works are suggested in this particular instance.

Sources Consulted

General

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

Internet

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Cartographic

1754 John Rocque's Map of Middlesex

1766 John Rocque's Map of London & Environs

1807 Ordnance Survey Drawing

1839 St John Hampstead Tithe Map

1842 Hendon Tithe Map

1866 Ordnance Survey (1:1250)

1866 Ordnance Survey (1:2500)

1888 G.W. Bacon Map of London

1893-4 Ordnance Survey (1:1250)

1915 Ordnance Survey (1:2500)

1934 Ordnance Survey (1:2500)

1937 Ordnance Survey (1:1250)

1945 Google Earth Image

1955 Ordnance Survey (1:2500)

1976 Ordnance Survey (1:10000)

1999 Google Earth Image

2003 Google Earth Image

2008 Google Earth Image

2010 Google Earth Image

2013 Google Earth Image

2017 Google Earth Image



 Site Boundary

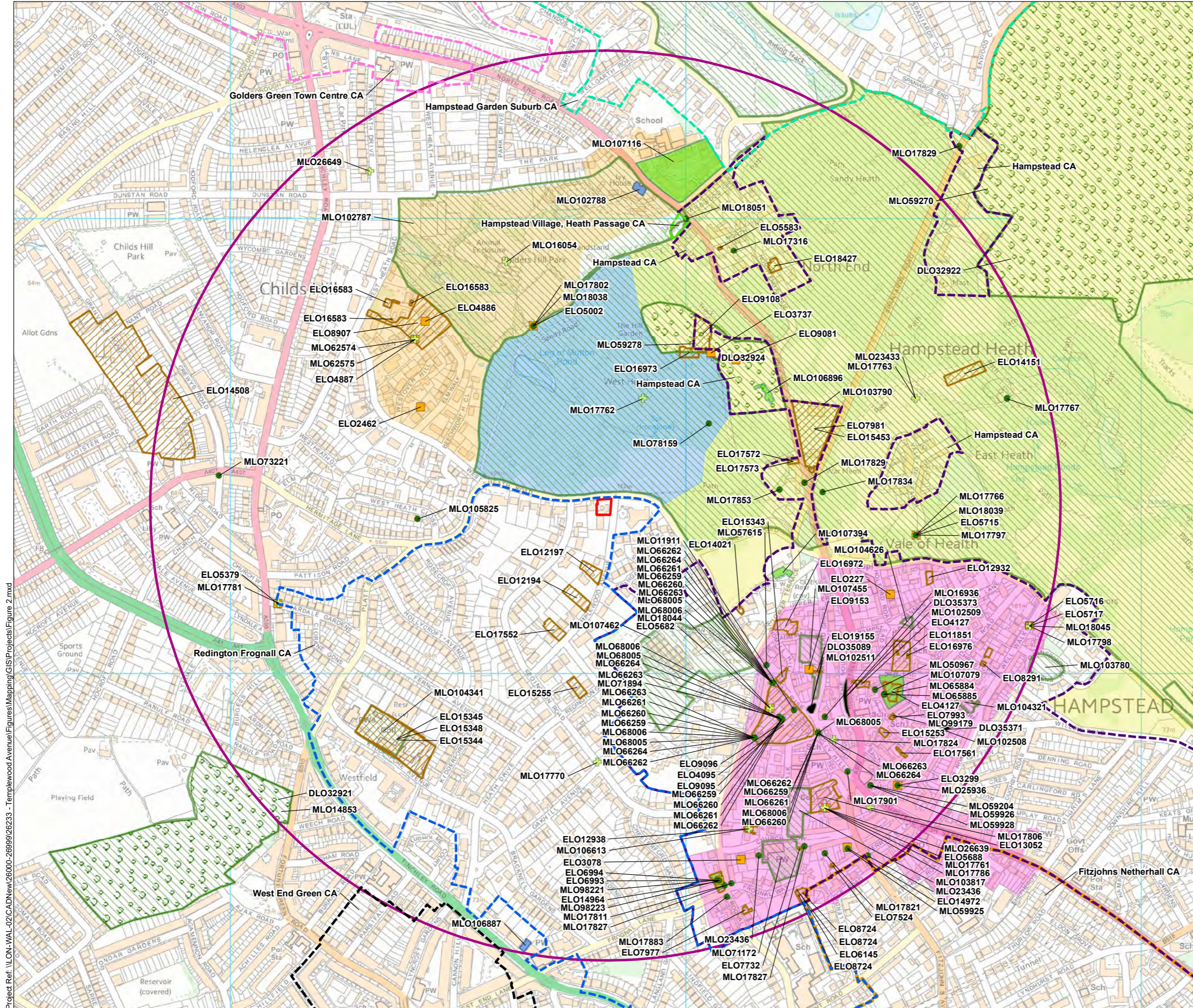


0 25 50 75m
Scale at A4: 1:4,000



Figure 1

Site Location



Legend

- Site Boundary
- Search Radius 1km
- Designated Heritage Assets:**
- London Squares
- Registered Parks and Gardens
- Conservation Areas**
- Fitzjohns Netherhall
- Golders Green Town Centre
- Hampstead
- Hampstead Garden Suburb
- Hampstead Village, Heath Passage
- Redington Frognall
- West End Green
- Non-designated Heritage Assets:**
- HER Record (point)**
- + Findspot
- Monument
- HER Record (polygon)**
- HER Building
- Monument
- Historic Parks and Gardens
- Archaeological Priority Areas**
- DLO33082 Child's Hill: Golders Green, Clitterhouse Farm and West Heath
- DLO35593 Hampstead
- DLO35588 Hampstead Heath and Parliament Hill Fields
- DLO38608 West Heath Mesolithic Site
- Previous Archaeological Work:**
- Event Record (point)
- Event Record (polygon)

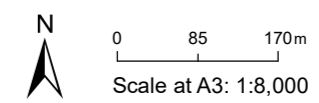



Figure 2
HER Data Plot (data from GLHER)

Project Ref: ILON-WAL-02CADNew\26000-26999\26233 - Templewood Avenue\Figures\Mapping\GIS\Projects\Figure 2.mxd



 Site Boundary (approximate)



Not to Scale:
Illustrative Only



Figure 3

1754 John Rocque's Map
of Middlesex



 Site Boundary (approximate)




Not to Scale:
Illustrative Only



Figure 4

1766 John Rocque's Map
of London and Environs



 Site Boundary (approximate)



Not to Scale:
Illustrative Only



Figure 5

1877 Ordnance Survey Drawing



 Site Boundary (approximate)

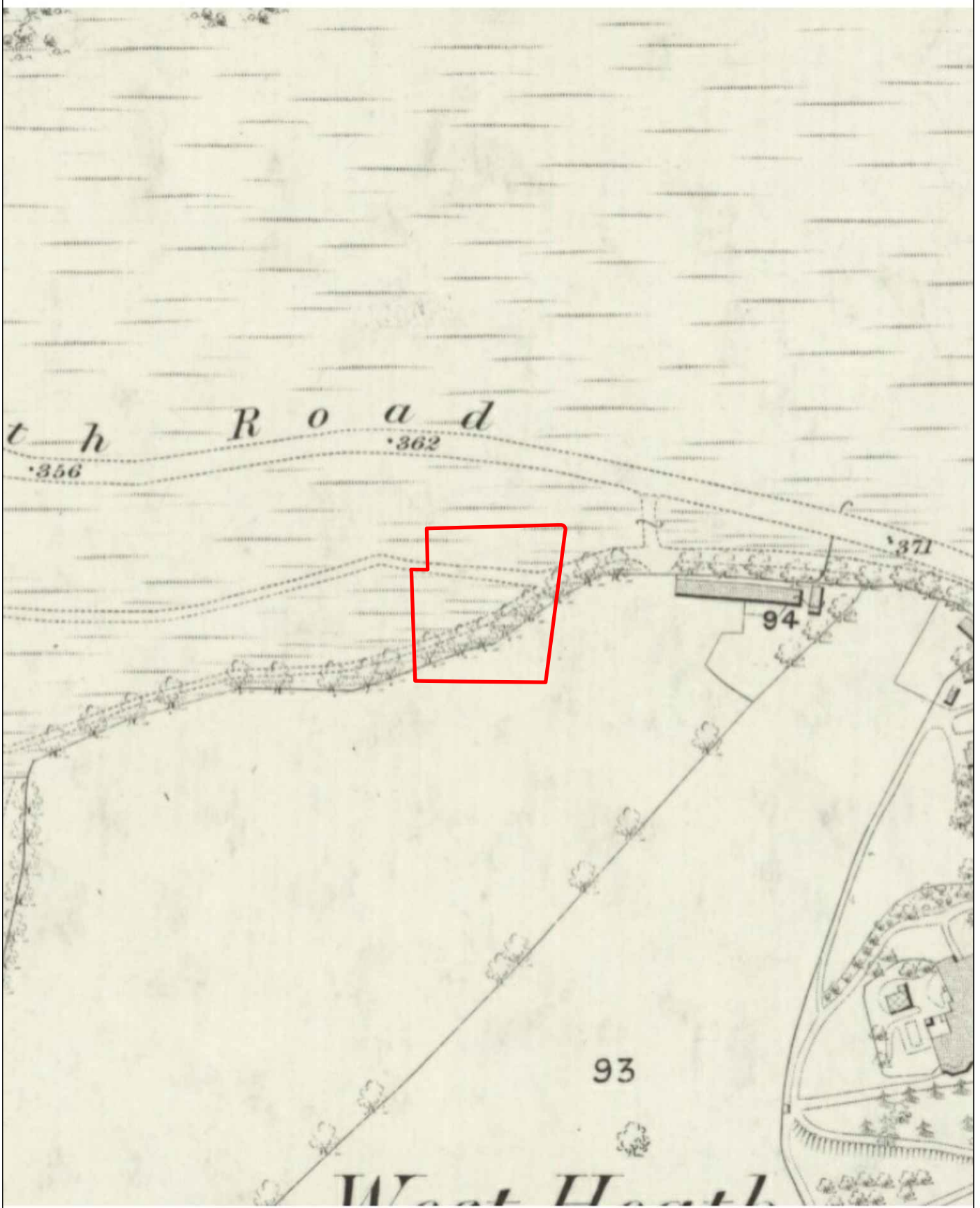


Not to Scale:
Illustrative Only



Figure 6

1839 St John Hampstead
Tithe Map



 Site Boundary

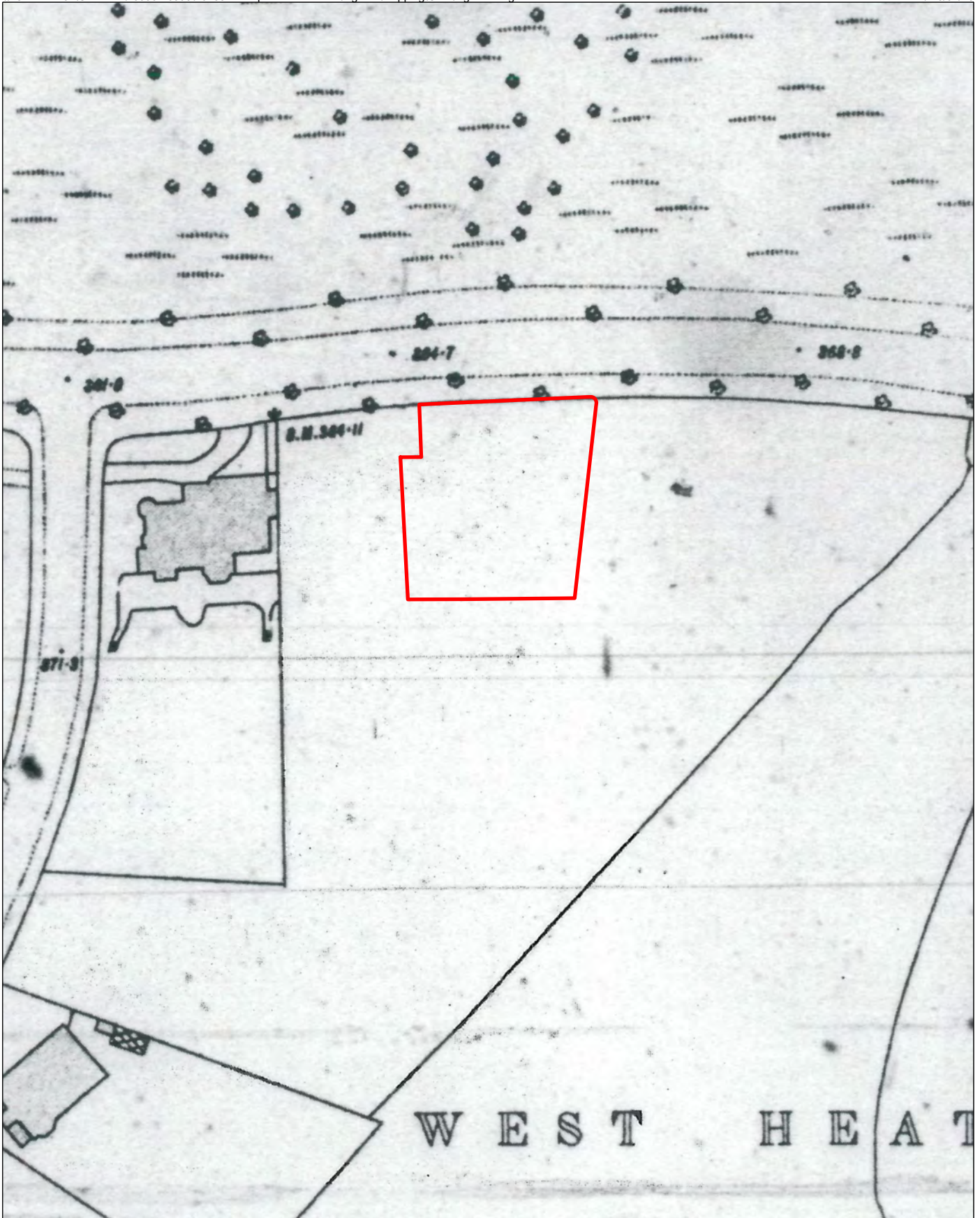


Not to Scale:
Illustrative Only



Figure 7

1866 Ordnance Survey
(1:1250)



 Site Boundary

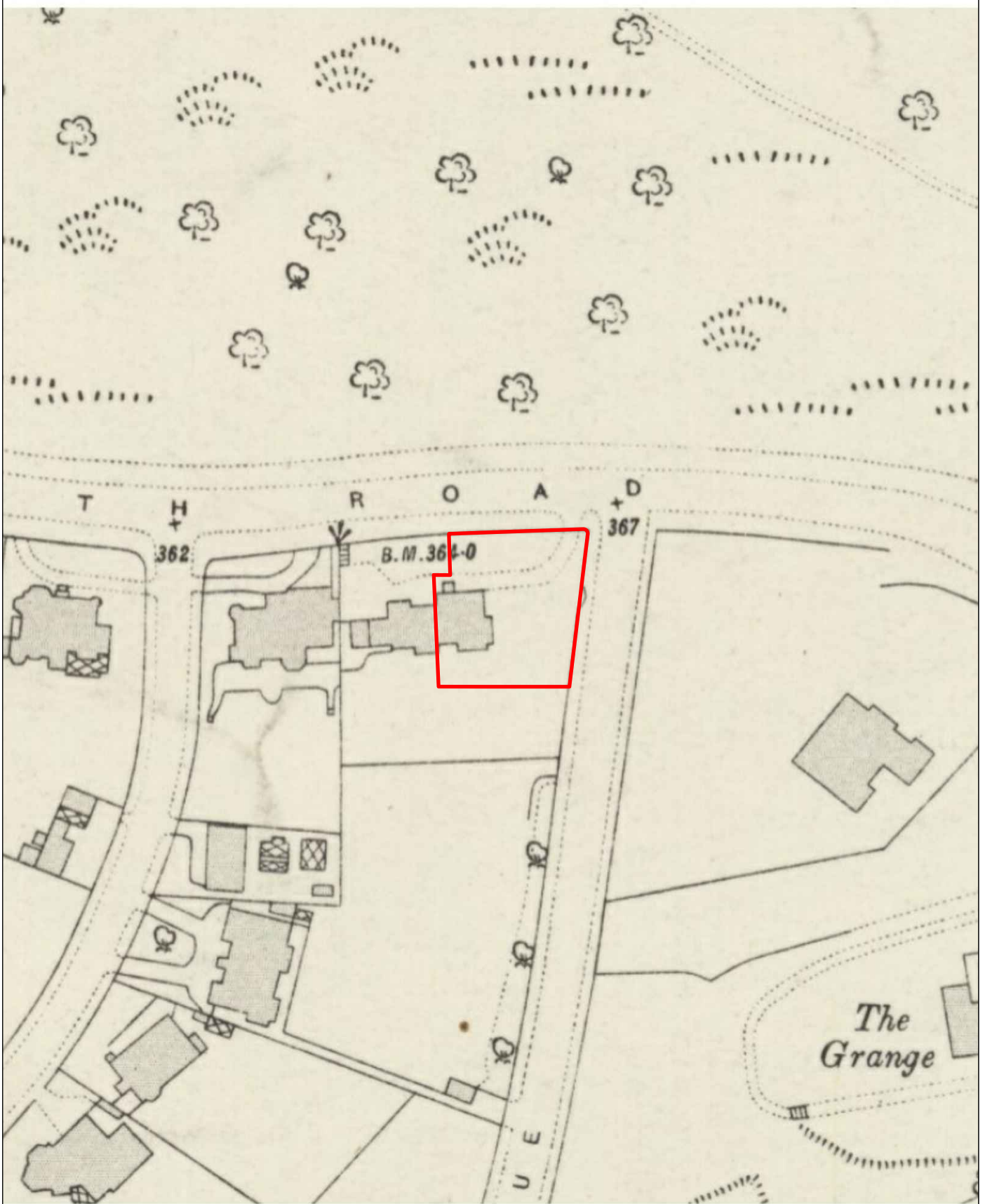


Not to Scale:
Illustrative Only



Figure 8

1893-4 Ordnance Survey
(1:1250)



 Site Boundary

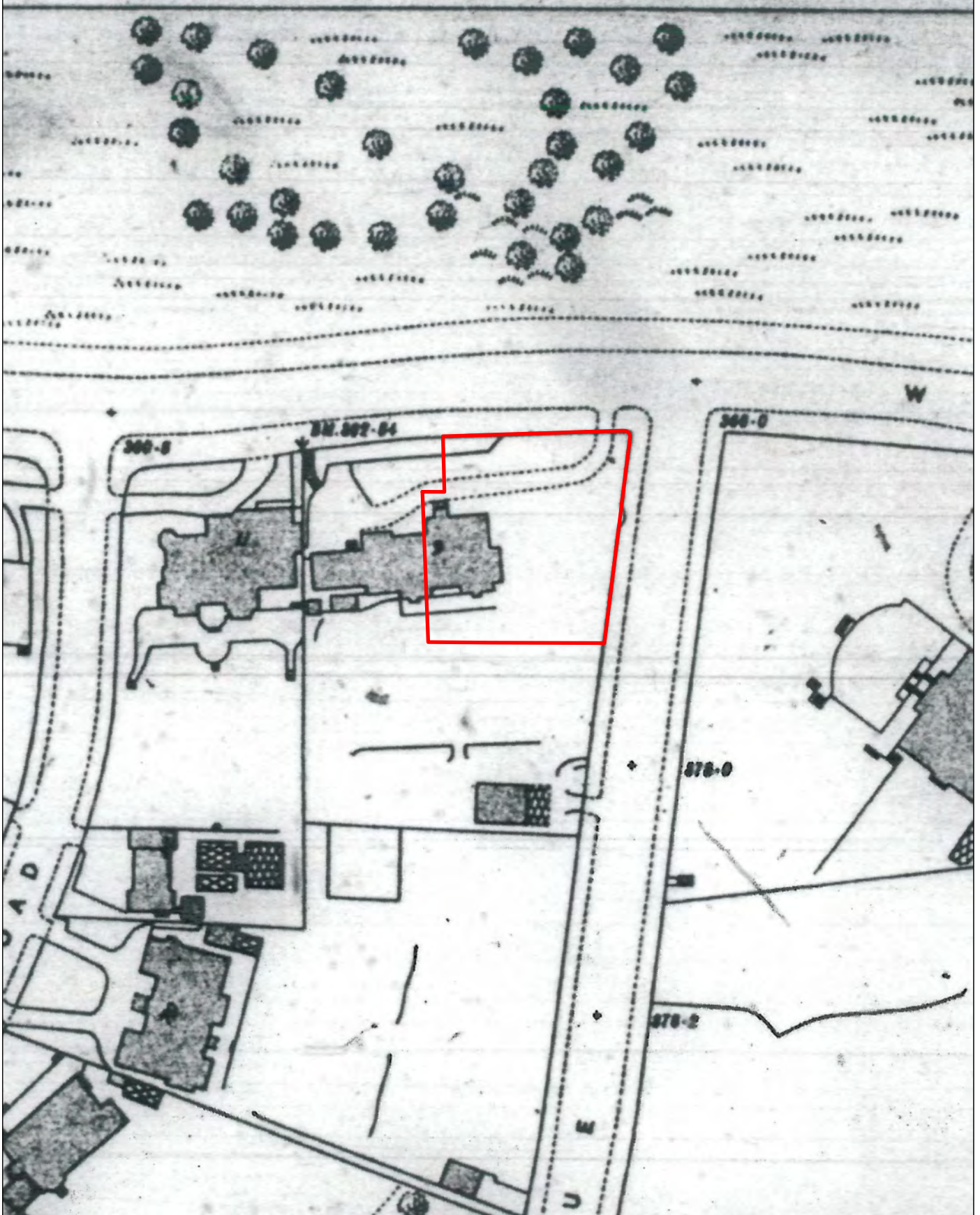


Not to Scale:
Illustrative Only



Figure 9

1915 Ordnance Survey
(1:2500)



 Site Boundary

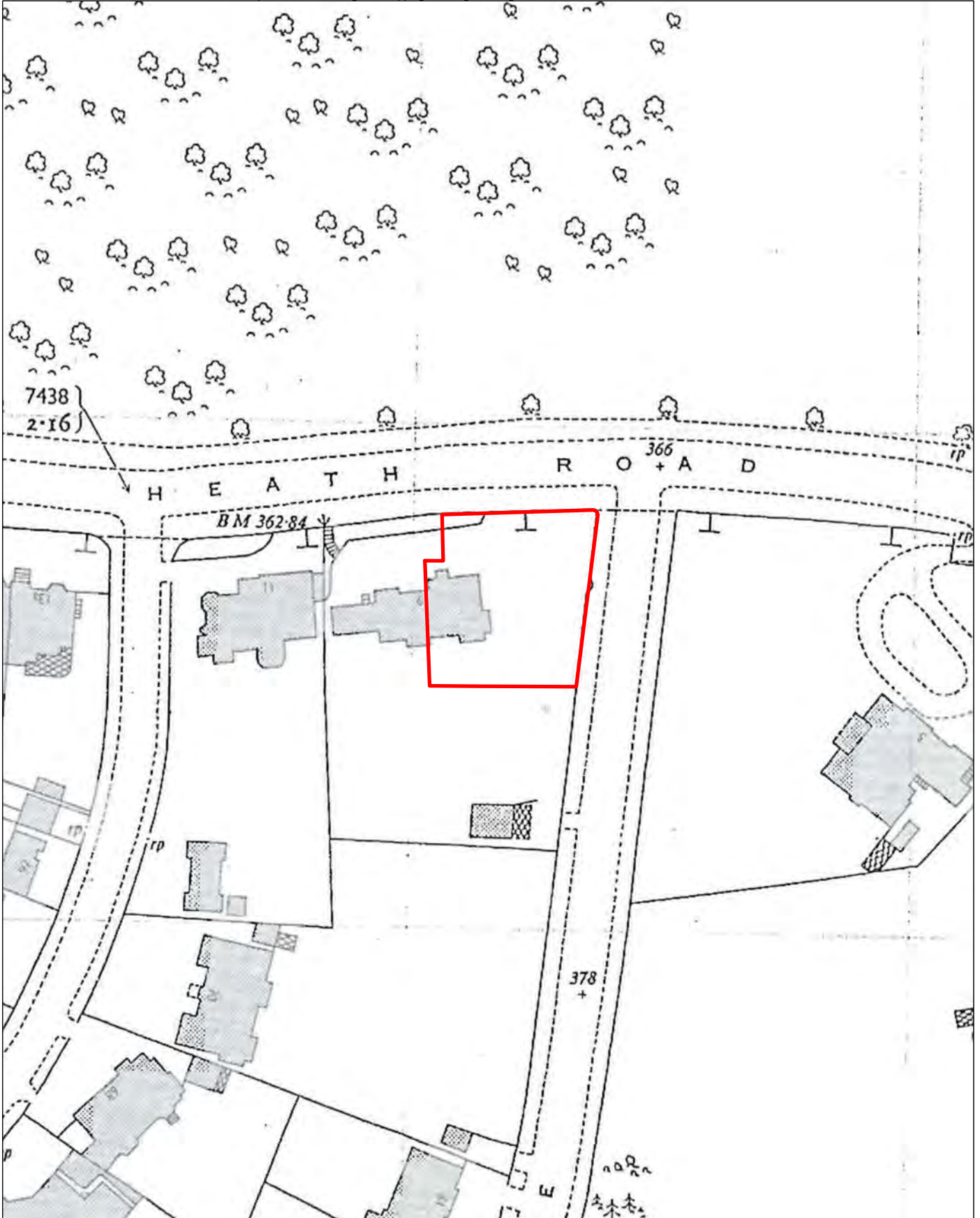


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Illustrative Only



Figure 10

1937 Ordnance Survey
(1:1250)



 Site Boundary

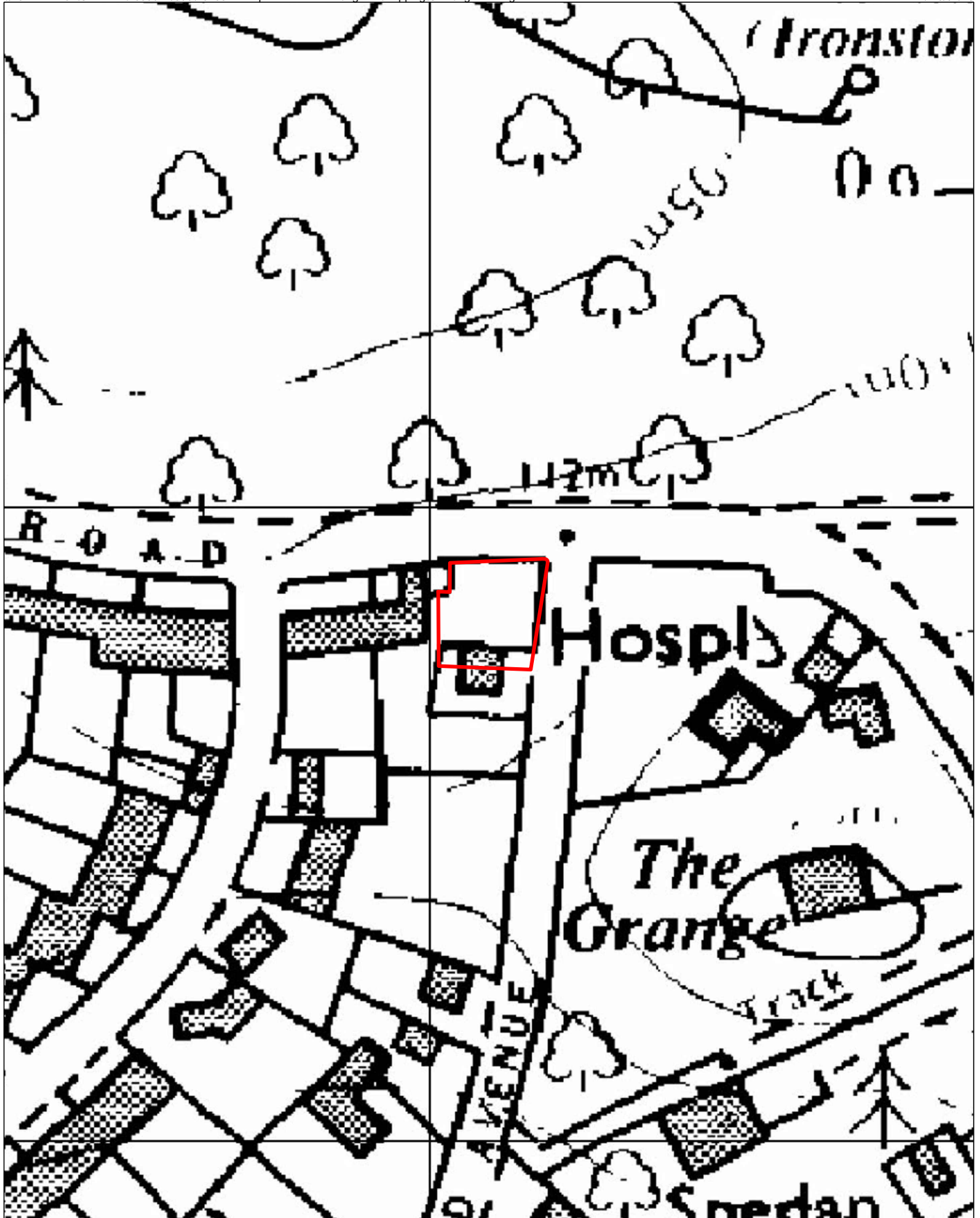


Not to Scale:
Illustrative Only



Figure 11

1955 Ordnance Survey
(1:2500)



 Site Boundary



Not to Scale:
Illustrative Only



Figure 12
1976 Ordnance Survey
(1:10,000)



 Site Boundary

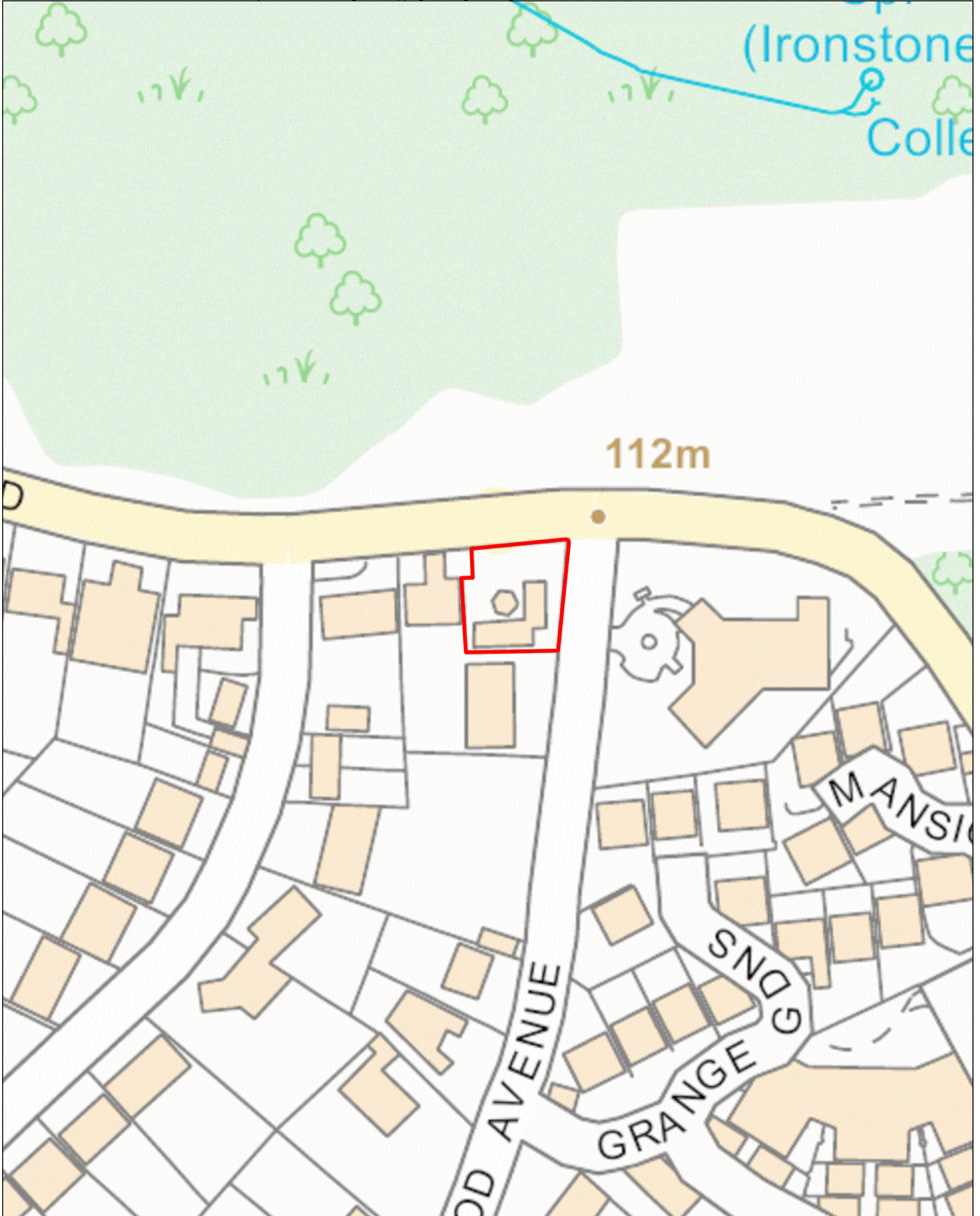


Not to Scale:
Illustrative Only



Figure 13

1999 Google Earth Image



 Site Boundary

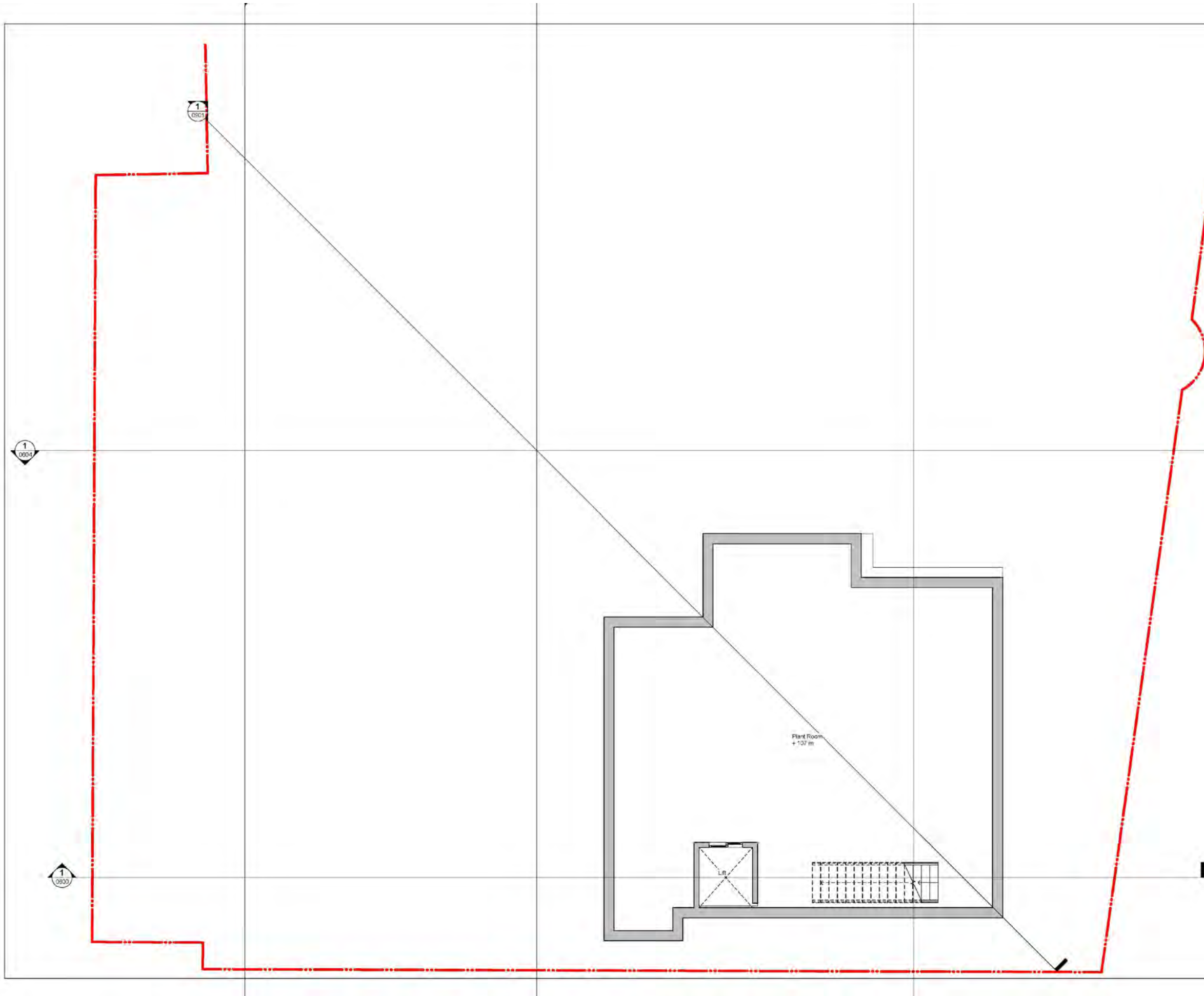


Not to Scale:
Illustrative Only



Figure 14

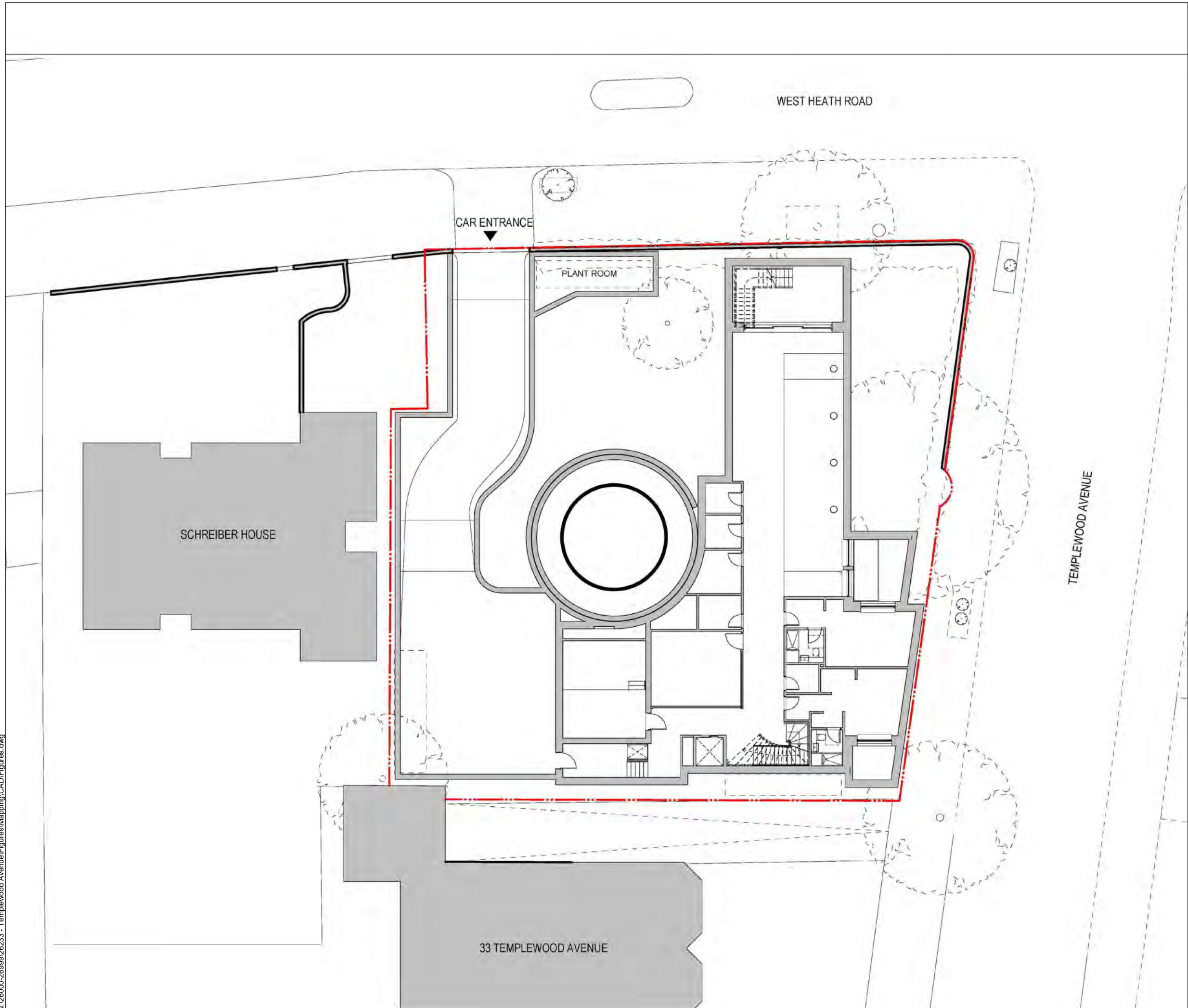
Site as Existing



N
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Figure 15
 Proposed Development:
 Basement

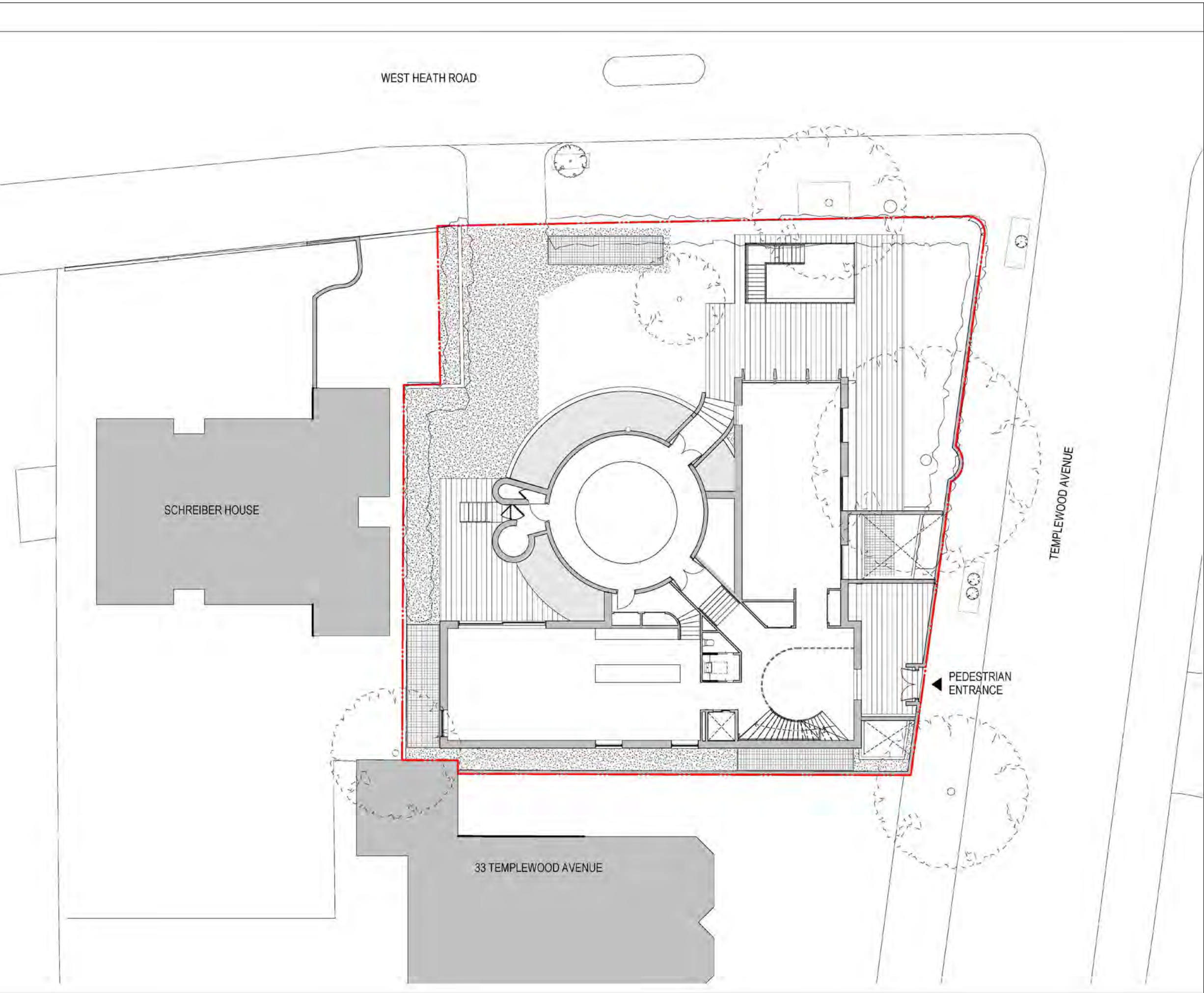


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Figure 16

Proposed Development:
Lower Ground Floor



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 Illustrative Only



Figure 17

Proposed Development:
 Ground Floor

