

**The Winter House  
81 Swain's Lane  
London**

London Borough of Camden

**WRITTEN SCHEME OF INVESTIGATION FOR  
AN ARCHAEOLOGICAL WATCHING BRIEF**

31/01/2022

Project manager: Patrizia Pierrazzo



**The Winter House  
81 Swain's Lane  
London  
N6 6PJ**

Written scheme of investigation for an archaeological watching brief

Planning reference 2018/5730/P  
Condition number 9

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# 1 Introduction

## 1.1 Project background

- 1.1.1 This Written Scheme of Investigation (or *WSI*) for an archaeological watching brief on the site of The Winter House, 81 Swain's Lane, London N6 6PJ has been commissioned from MOLA by Plum Projects Ltd. on behalf of the client.
- 1.1.2 The site is currently occupied by an existing dwelling house (The Winter House), with ground floor extension and garden area to the rear of the house. Winter House is a Grade II\* Listed residence (list no: 1393411), designed by the noted Modernist architect, John Winter (1930-2012), as his own home. Winter House was built 1967-1969 and was the first domestic building in the country to employ Cor-Ten, a sheet metal construction material with high tensile properties designed to form a protective rust coating on weathering (Architects' Journal).
- 1.1.3 The redevelopment of the site will involve the demolition of the current unbasemented rear extension, and its replacement with a new extension-also unbasemented. The existing cutting will be emptied of its infill and transformed into a double storey, below ground space. A new tunnel, dug as a cut and cover, will be created to join the cutting to the new extension. At the south end of this tunnel, a new stairwell will provide articulation between the tunnel, new extension and existing residence. The garden area to the rear of the house will undergo some landscaping.
- 1.1.4 The site, while its own property, is located within Highgate Cemetery, which is a Grade 1 listed Registered Park and Garden (list no: 1000810). Winter House lies on the west side of Swain's Lane, which runs roughly north-south, bisecting Highgate Cemetery. Winter House sits at the south-east corner of the West Cemetery. The centre of the site lies at National Grid reference 528545 186925 (see Fig 1).
- 1.1.5 Swain's Lane slopes down towards the south, dropping from 86m OD just to the north-east of the site down to 84m OD on the road to the site's south-east. Within the site, ground level drops down towards the south-east. In the garden to the rear of the property, ground level drops from 88.82m OD at the south-west corner of the site, down to 86.15m OD at the south-east corner of the existing extension.
- 1.1.6 An infilled cutting crosses the site from west to east in the northern part of the garden. This cutting formerly provided a link between Highgate Cemetery's mortuary chapel, located just to the north of Winter House, with the Eastern Cemetery, passing into a tunnel under Swain's Lane. Within the site, the cutting was partially infilled with construction waste and spoil during the building of Winter House (Hgh 2018, 5). Ground level on this infill is currently between c 86.3m OD and c 86.5 m OD. Just beyond the site boundary, adjacent to the mortuary chapel, a short length of the cutting remains unfilled. Ground level within this unfilled portion is c 82.35m OD directly to the north of the inserted wall retaining the cutting infill.
- 1.1.7 The Friends of Highgate Cemetery have previously confirmed that the site of 81 Swains Lane never contained any graves related to the cemetery (AB Heritage, 2018, 4).
- 1.1.8 The Archaeological Priority Areas (APAs) for Greater London are currently

being revised in consultation with the Greater London Archaeology Advisory Service as part of an on-going project but have not yet been formally adopted by the London Borough of Camden.

- 1.1.9 The site is located within the southern part of a Tier 2 Archaeological Priority Area (APA); *2.5 Highgate Cemetery*.
- 1.1.10 The site also sits within the London Borough of Camden's *Highgate Conservation Area*, which is bordered directly to the north by the London Borough of Haringey's *Highgate Conservation Area*.
- 1.1.11 The development received planning permission from the London Borough of Camden (ref: 2018/5730/P) on 28 May 2020 and included two conditions relating to heritage:
  - a) Condition 9 (Archaeology) which requires the production of a written scheme of investigation (WSI) with programme of archaeological works.
  - b) Condition 10 (Historic Standing Building) which requires the production of a written scheme of investigation (WSI) with programme of historic building investigation.

This WSI addresses Condition 9, which states:

*No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and*

*(a) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*

*(b) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.*

*Reason: Important archaeological remains may exist on this site. Accordingly the local planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.*

- 1.1.12 Details of the consented development are available at:  
<https://planningrecords.camden.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx>
- 1.1.13 The principal works requiring a watching brief are groundworks associated with the replacing of the extension to the rear of Winter House, and the excavation of the new stairwell and passageway leading from the new extension to the existing cutting on site. A watching brief will also be undertaken on any other ground works with a potential to impact on significant archaeological remains.
- 1.1.14 An archaeological watching brief as defined by the Chartered Institute for Archaeologists is *a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons (see below Section 2.1)*
- 1.1.15 If during the course of the watching brief an area or group of features is

identified which warrants 'controlled excavation', as determined on site by the local authority and/or their advisor, this will be dealt with under methodologies applicable to 'controlled excavation' as outlined in 2.2.4 below.

- 1.1.16 The results of the watching brief will be set out in a report to be issued within 6 weeks of completing the fieldwork. The site archive will be deposited with the Museum of London Archaeological Archive within 12 months of issuing the final report.
- 1.1.17 This document sets out the methodologies (including Health & Safety) which will be followed during the watching brief and reporting stages. These will follow the Standards and Code of Practice laid down by the Chartered Institute for Archaeologists (CIFA 2014), London region archaeological guidance from Historic England (GLAAS 2015), and Historic England Centre for Archaeology Guidelines where appropriate.
- 1.1.18 Other relevant documents include:
  - AB Heritage, 2018, *Winter House, 81 Swains Lane, Camden, London: Archaeological Desk Based Assessment*
  - Alan Baxter & Associates and Ground Engineering Ltd. 2019, *Winter House, Highgate: Basement Impact Assessment, Rev A (March 2019)*
  - Heritage Information, 2018, *81 Swain's Lane, Highgate: The Winter House and "Cutting": Heritage Statements*
  - Hgh Consulting, 2018, *Planning Statement: The Winter House*

## 1.2 Planning and legislative framework

The Planning and legislative background to the site is described in this section.

### ***National Planning Policy Framework***

- 1.2.1 The revised National Planning Policy Framework (NPPF) was published on 20th July 2021 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous NPPF which was published in March 2012 with revisions in 2018 and 2019.

### ***Conserving and enhancing the historic environment***

- 1.2.2 The NPPF section 16, "Conserving and enhancing the historic environment" is reproduced in full below:

**Para 189.** 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 190.** 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 191.** 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 192.** 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 193.** Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.

### ***Proposals affecting heritage assets***

**Para 194.** 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 195.** 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 196.** 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 197.** 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.

**Para 198.** In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

### Considering potential impacts

**Para 199.** 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 200.** 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 201.** 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 202.** 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 203.** 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 204.** 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 205.** 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 206.** 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 207.** 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 200 or less than substantial harm under paragraph 201, 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 208.** 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.

## **Regional Policy**

### ***The London Plan***

- 1.2.3 The overarching strategies and policies for the whole of the Greater London area are contained within *The London Plan: The Spatial Development Strategy for Greater London* (GLA 2021), adopted in March 2021.
- 1.2.4 Policy HC1 “Heritage conservation and growth” of the *Publication London Plan* relates to London’s historic environment.
- 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.
- 1.2.5 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’.
- 1.2.1 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.

## ***Archaeology and Planning in the London Borough of Camden***

The London Borough of Camden adopted its *Local Plan* in July 2017.

### **1.2.2 Policy D2 of the document: *Heritage* (p235-236) sets out the following:**

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

#### ***Designated heritage assets***

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

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

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

#### ***Conservation areas***

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

The Council will:

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

#### ***Listed Buildings***

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

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

#### *Archaeology*

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

#### *Other heritage assets and non-designated heritage assets*

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

- 1.2.3 The site is located within a Tier 2 Archaeological Priority Area (APA): 2.5 *Highgate Cemetery*.

### **1.3 Archaeological background**

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- 1.3.1 The previous desk-based assessments produced for the site (see section 1.1.18) provided detailed information for the site. A brief summary is provided here:

#### *Geology and Topography*

- 1.3.2 The site, which is at c 87m OD, occupies a position on the southern slope of an area of high ground on which the village of Highgate developed, with the highest point of c 129m OD located near the junction of North Hill and Hampstead Lane c 700m to the north-west of the site.
- 1.3.3 The high ground to the north of the site is underlain by sands of the Bagshot Formation. The southern limit of the Bagshot Formation is approximately 260m to the north of the site, with the bedrock being replaced by Claygate Member lower down the slope. This gives way to London Clay, on which the site is located, approximately 60 metres to the north-west of the site. No superficial geology is recorded above the London Clay, Claygate Member or Bagshot Formation in the vicinity (British Geological Survey (BGS) (<https://mapapps.bgs.ac.uk/geologyofbritain3d/>)).
- 1.3.4 Site investigation works were previously undertaken on the site by Ground Engineering Ltd., the results of which informed the *Basement Impact Assessment (BIA)* for the site (Alan Baxter & Associates and Ground Engineering Ltd. 2019). The Ground Engineering Ltd. report is included as Appendix J of the *BIA*. Two boreholes were cored and 10 trial pits were dug (BIA Appendix D, which includes the borehole and trial pit locations and sections of the trial pits is appended to this *WSI* in section 8 below).

- 1.3.5 The site investigation works suggest that London Clay is generally c 0.4m below ground level below made ground deposits (Alan Baxter & Associates and Ground Engineering Ltd. 2019, 13), although may be up to 0.9m below current ground level in places.
- 1.3.6 The British Geological Survey (BGS) digital data shows no superficial deposit above the London Clay at the site's location, however, Appendix J of the *BIA* notes on page 4 that the BGS 2006 geological map sheet 256 at 1:50,000 scale indicates superficial Head Deposits ('hillwash') overlying the solid geology of the London Clay.
- 1.3.7 It is possible that the lowest portion of the 'made ground' deposit, or upper portion of the natural clay noted, consists of this hillwash- either in situ or reworked.
- 1.3.8 The site investigation works noted contamination of the near surface deposits in the garden on site with elevated concentrations of benzo[a]pyrene and lead exceeding the soil screening values for a residential home (they were below those for commercial or industrial use) (Appendix J of the *BIA*, 34). The highest concentration of lead (almost 10 times that of anywhere else) was seen in TP4 of the site investigations, adjacent to a mason's hut present on the property, on the north side of the cutting. This may be due to the use of lead for filling tombstone inscriptions, although could have come from other sources.
- 1.3.9 No asbestos containing materials were noted during the site investigation works. Appendix J also notes, on page 38, that no special precautions should be necessary beyond standard precautions and PPE.

#### *Prehistoric period (800,000 BC–AD 43)*

- 1.3.10 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.
- 1.3.11 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. Mesolithic presence in the Hampstead Heath area has been indicated by the presence of flint artefacts at a number of locations. A significant Mesolithic settlement site was excavated by the Hendon and District Archaeological Society between 1976 and 1981 in West Heath, close to the Leg of Mutton pond (site code WHS76). Over 61,000 pieces of worked flint were found, including tools, cores and flakes, which indicate that tools were being produced on the site, although it is located at some distance from Winter House, c 2.9km from to its west.
- 1.3.12 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.

- 1.3.13 There is no known evidence for prehistoric activity within the study area (250m radius of site) undertaken for the *Archaeological Assessment* (AB Heritage 2018). The site likely remained within a largely wooded environment throughout the post-glacial prehistoric period.

#### *Roman (AD 43–410)*

In AD 43 the Romans invaded Britain and subsequently founded a settlement c 5.6km south-east of the site, which they called Londinium. Londinium developed as a centre of trade and became the capital city of the Roman province. A series of roads led out from Londinium to Roman settlements across the country. The site is located 4.5km north-east of Watling Street, the Roman Road from London (Marble Arch) to St Albans (Verulamium) (Margary 1967, 171, 189). Minor Roman roads likely passed closer to the site, although these routes have yet to be confirmed.

- 1.3.14 No Roman activity is known from the site's immediate locality, and it likely remained within a wooded environment at the time. Roman paving was apparently found c 300m to the north-west of the site, in the back garden of a house in Holly Lodge Gardens, Highgate, c 1947-9. An important pottery production centre consisting of at least ten kilns, in operation between AD 50 and AD 120, is known from Highgate Woods, c 2km north of Swain's Lane.

#### *Medieval period (AD 410–1485)*

- 1.3.15 Following the withdrawal of the Roman army from England in the early 5th century AD, the Roman city of Londinium was apparently abandoned. The Saxon trading port of Lundenwic developed in the area now occupied by Aldwych, the Strand and Covent Garden. During the 9th century Lundenwic declined, probably both in economic activity and population. The former Roman city of London was re-occupied and strengthened, and by AD 1000 was once again a large and important town. The site is located some distance from the medieval city of London. The nearby settlement at Highgate developed in the later medieval period.

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

- 1.3.16 While parts of the ancient woodland survived locally well into the post-medieval period (Highgate Wood is one of the last remaining tracts), the slopes to the south of Highgate were largely given over to agriculture going into the post-medieval period and the site was likely located within fields throughout much of the post-medieval period. Swain's Lane dates from at least as early as 1492, at which time it was known as Swine's Lane. Small scale residential ribbon development extended south from Highgate towards the site.
- 1.3.17 The site was acquired to form part of the grounds for the new Highgate Cemetery in 1838 (initially only on the West side of Swain's Lane) which was consecrated in 1839, although the area of the site itself at the time formed part of the Superintendents yard and was not used for burials. The popular cemetery acquired further land on the east side of Swains Lane in 1854- now known as the East Cemetery, which was opened in 1856. The cutting crossing the site was created to connect the two halves of the cemetery.

## 1.4 MOLA team and other responsibilities

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In the document below the following terms should be understood:

- 1.4.1 *MOLA (Museum of London Archaeology)* is a company limited by guarantee registered in England and Wales with company registration number 07751831 and charity registration number 1143574. Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED.
- 1.4.2 *Project Manager* - MOLA office based manager who is the client's principal point of contact and who has overall responsibility for the project budget and delivery.
- 1.4.3 *Site Supervisor* - MOLA site based manager who is responsible for the direction of the field team. Site supervisors on larger sites will tend to be Project Officers in grade, whilst on other sites they will be Senior Archaeologists. On some sites there may be both a Project Officer and/or one or more Senior Archaeologists.
- 1.4.4 *Archaeologists* - MOLA excavation staff responsible on site for archaeological excavation.
- 1.4.5 *Field Services Operations Manager* - MOLA office based manager responsible for allocation of staff and supply of equipment and resources.
- 1.4.6 *Health and Safety Compliance Manager* – The MOLA manager with sole responsibility for site inspections, reporting and issuing of recommendations for the Site Supervisor and Project Manager to implement. Reports directly to MOLA CEO
- 1.4.7 *Principal Contractor* - appointed directly by the Client with overall responsibility for site H&S under CDM regulations.
- 1.4.8 *Attendance Contractor* - the contractor responsible for providing such attendances to MOLA as are deemed necessary to carry out their archaeological work. These might for instance include but not be restricted to shoring, lighting, facilities, fencing, additional labour, spoil removal, etc The Attendance Contractor may be the same as the Principal Contractor, or it may be subcontracted to the Principal Contractor or it may sub-contracted to MOLA.

## 2 Objectives of the watching brief

### 2.1 General considerations

- 2.1.1 The purpose of an archaeological watching brief as defined by the Chartered Institute for Archaeologists (CIFA, 2014) as ‘...a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons....where there is the possibility that archaeological deposits may be disturbed or destroyed.’
- 2.1.2 A watching brief is not intended to reduce the requirement for excavation or preservation of known or inferred deposits, and it is intended to guide, not replace, any requirement for contingent excavation or preservation of possible deposits.
- 2.1.3 Further to para 2.1.2, if during the course of the watching brief it is determined by the local authority that ‘controlled excavation’ is the appropriate mitigation strategy for a given area the appropriate additional objectives and methodologies will be followed, see 2.2.4
- 2.1.4 The Standard also notes that a watching brief may be the appropriate archaeological response outside the planning process (eg ecclesiastical development, coastal erosion, agriculture, forestry, and countryside management, works by public utilities and statutory undertakers).

### 2.2 Site specific objectives

- 2.2.1 The archaeological brief is essentially limited to establishing where, if at all, archaeological deposits survive (presence/absence), recording where necessary, and to ensuring that the proposed groundworks do not involve the destruction of any archaeological deposits of national significance.
- 2.2.2 The watching brief will involve a MOLA Site Supervisor in attendance on the Principal Contractor’s (or any other contractor employed by them or the client) activities and able to make such records as may be possible *without interrupting the progress of the contractors’ activities*. This may typically include taking photographs, making quick sketches or written records, retrieval of finds and taking levels on observations. The primary purpose of watching briefs will normally be the identification of the limits of features – size, depth, alignment.
- 2.2.3 Bulk finds will not normally be recovered in the watching brief areas, though finds of specific and unique intrinsic interest may be retained. A sample of the finds material may also be retained to assist in dating deposits and features.
- 2.2.4 Where an agreed area is set aside for ‘controlled excavation’ the terms of limitations of paras 2.2.1, 2.2.2 and 2.2.3 do not apply. Agreement must be reached on a) the research aims for ‘controlled excavation’; b) the size and safe demarcation of any such agreed area; and c) appropriate time allocated by the client for the ‘controlled excavation’ to take place. Controlled excavation will then be carried out, finds will be recovered and samples taken in accordance and complying with the CIFA Standard and Guidance for Excavation (2014). The curator may decide that an additional *WSI*, or at least a supplement to the present document, is also required.



2.2.5 The limited nature of the proposed works and the watching brief upon them makes it unreasonable to establish many specific archaeological research objectives. Nevertheless a few research questions can be outlined:

- What is the nature and level of natural topography?
- What are the earliest deposits identified?
- Are archaeological remains present on the site, and, if so, what is their age, nature and extent?
- What are the latest deposits identified?
- What is the extent of modern disturbance?

## 3 Watching brief methodology

### 3.1 Archaeological considerations

- 3.1.1 A watching brief will cause minimal disruption to site works and will take place within agreed constraints. Watching briefs are not recommended in circumstances where important or complex archaeological remains are liable to be discovered, resulting in a risk of conflict between the need to record archaeological finds and the need to allow building works to proceed.
- 3.1.2 The watching brief on site will be focused on groundworks associated with the replacement of the current extension, and the excavation of the new subterranean passageway and stairway providing the link between the new extension, the renovated cutting and Winter House. Any areas of the current garden subject to bulk ground reduction will also be monitored.
- 3.1.3 Initial breaking out and/or ground clearance by the Principal Contractor will be monitored by MOLA staff as required.
- 3.1.4 While the replacement of the ground floor level extension will involve limited excavations, the creation of the new passageway and stairway will entirely remove all archaeology within their footprint down into the underlying London Clay.
- 3.1.5 A number of piles will be drilled on the site for the new structures. The extension requires grouped piles at certain points for foundations. The passageway will be excavated between two piled walls. Any intrusive groundworks required as part of the enabling works for the piling will be monitored as part of the watching brief, as may subsequent work to expose the tops of the piles, although the actual piling itself will not require monitoring. The watching brief will be mostly focused on areas of ground reduction.
- 3.1.6 A MOLA Site Supervisor will monitor the work and record any archaeological remains revealed in the appropriate manner (plans, sections, field notes and/or pro-forma 'context sheets'). Any necessary photographic records will be made using digital or conventional media as deemed appropriate. All recording will be carried out in accordance with national standards (CIFA 2014).
- 3.1.7 Subject to 2.2 and 3.1.1 above, where archaeological deposits survive in any area of the proposed groundworks, the contractors will allow the MOLA archaeologist(s) reasonable time and access to record deposits as required.
- 3.1.8 In areas of archaeological interest, the excavation and removal of deposits by the Contractor will, as far as possible and subject to 2.2 above, proceed according to the reasonable advice and guidance given by the attending archaeologist.
- 3.1.9 Subject to 2.2 above some areas might need to be re-scheduled in order to provide a safe environment for archaeological recording.
- 3.1.10 Provision will be made, at the earliest stage of development programming, for specified blocks of time to be made available for unrestricted archaeological access to areas of groundworks to carry out the watching brief and any 'controlled excavation' deemed necessary under para 2.2.4.
- 3.1.11 Any finds of human remains will be left *in situ*, covered and protected. If removal is essential it can only take place under appropriate Faculty

jurisdiction, Ministry of Justice (Coroner's Division) licence, environmental health regulations, coroner's permission, and if appropriate, in compliance with the Disused Burial Grounds (Amendment) Act 1981 or other local Act. Prior written notice will also be given to the local planning authority. It will be necessary to ensure that adequate security is provided.

- 3.1.12 Because MOLA is providing a monitoring service to an on-going construction programme, the timing of which can vary considerably, it remains the client's responsibility to ensure that their Principal Contractor informs MOLA no later than one week in advance of the start of any proposed groundworks where a watching brief is required.

## 3.2 Recording systems

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- 3.2.1 A unique-number site code will be agreed with the Museum of London Archaeological Archive (LAA) prior to commencement of the fieldwork.
- 3.2.2 The recording systems adopted during the investigations will be fully compatible with those most widely used elsewhere in London, and those required by the Archive Receiving Body, the Museum of London.

## 3.3 Treatment of finds and samples

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- 3.3.1 Where necessary, a strategy for sampling archaeological and environmental deposits and structures (which can include soils, timbers, animal bone and human burials) will be developed in consultation between MOLA, the client and the local Planning Authority. Subsequent on-site work and analysis of the processed samples and remains will be undertaken by MOLA specialists.
- 3.3.2 All retained finds and samples will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in a proper manner and to standards agreed in advance with the Museum of London.
- 3.3.3 All finds of gold and silver, or other objects definable as 'treasure', will be removed to a safe place and reported to the local Coroner according to the procedures of the Treasure Act 1996 and the Treasure (Designation) Order 2002. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.
- 3.3.4 Advice will be sought from the LPA Archaeological Advisor and the Historic England Regional Archaeological Science Advisor throughout the project, as appropriate.

## 3.4 Ownership of finds

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- 3.4.1 Whereas ownership of any finds on the site lies with the landowner, it is necessary that the landowner gives the necessary approvals, licences and permissions to donate the finds to the Museum of London, to enable that body to carry out its obligations to curate the finds, in perpetuity, as part of the archaeological Archive from this site.
- 3.4.2 These approvals, licences and permissions shall be *either* confirmed in the Agreement and Contract regulating the archaeological works *and/or* confirmed by the completion of the relevant Deed of Transfer form (draft appended).

- 3.4.3 The client (or their agent) will make arrangements for the signing of the Deed of Transfer Form by the client or, if the landowner is different to the client, by the landowner.
- 3.4.4 Notwithstanding the above, subsequent arrangements may be made if required between the landowner and/or the client and the Museum for the conservation, display, provision of access to or loan of selected finds in or near their original location.

### 3.5 Reports and archives

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- 3.5.1 A *Watching Brief report* will be made available to the client and the Local Planning Authority within 6 weeks of the completion of fieldwork.
- 3.5.2 If further to paras 2.1.3 and 2.2.4 the need for further 'controlled excavation' is identified during the course of the watching brief, any additional such controlled excavation carried out by MOLA will normally lead to a post-excavation assessment report as per MAP2 (English Heritage 1991). The need for a post-excavation assessment report may also be determined by the local authority if significant finds or environmental samples have been recovered during the watching brief, even if an area of 'controlled excavation' has not been defined during the fieldwork. Any post-excavation assessment report will normally subsume the overall watching brief report.
- 3.5.3 A short summary of the results of the watching brief will be submitted to the Greater London HER and NAR (using the appropriate OASIS archaeological report form) and for publication in an appropriate academic journal.
- 3.5.4 Details of the project will be submitted to the online database maintained by the Online Access to the Index of Archaeological Investigations (OASIS) Project
- 3.5.5 GIS data will also be made available to the GLHER.
- 3.5.6 Finds and records will be curated by the Museum of London and be available for public consultation in a site archive compatible with other archaeological archives in the Museum of London and adhering to standards set out in the following:
- Archaeological Archive Forum, *Archaeological Archives: a guide to best practice in creation, compilation transfer and curation* (2011)
  - Museum of London, *General Standards for the preparation of archaeological archives deposited with the Museum of London*, (2009),
  - Museums and Galleries Commission's *Standards in the Museum Care of Archaeological Collections* (1992),
  - Society of Museum Archaeologists' draft *Selection, Retention and Dispersal of Archaeological Collections* (1992).
  - Society of Museum Archaeologists (1995) *Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*.
  - United Kingdom Institute for Conservation *Guidelines for the preparation of excavation archives for long term storage* (1990)
- 3.5.7 Copyright of the written archive will be vested in the Museum.
- 3.5.8 Pursuant to these agreements the archive will be presented to the archive officer or relevant curator of the Museum within 12 months of the completion

of the project (unless alternative arrangements have been agreed in writing with the local planning authority).

## 4 Programme, staffing and attendances

### 4.1 Timetable and staffing

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- 4.1.1 The timing and overall duration of the archaeological watching brief on the groundworks will be determined by the contractor's programme and the nature and extent of any surviving remains. It is envisaged that a Senior Archaeologist will monitor the groundworks, with an Archaeologist to assist with any recording work if required. Other archaeological specialists may be called in if necessary.

### 4.2 Attendances

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- 4.2.1 For watching briefs, the attendances required by MOLA tends to be minimal as archaeologists are in fact attending the on-site works. However, some provision for welfare and safe working conditions will need to be anticipated and will be provided by the client or the client's contractor.
- 4.2.2 If additional 'controlled excavation' is required as per para 2.2.4 there may be a need for additional or more extensive attendances. These will have to be discussed and agreed between the client and MOLA but will be as appropriate to and necessary for safe working conditions and adequate site facilities for any additional staff required.

## 5 Funding

- 5.1.1 The developer has already agreed to fund the appropriate archaeological watching brief coverage, and the costs have been agreed in a separate document.

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## 7 Figures

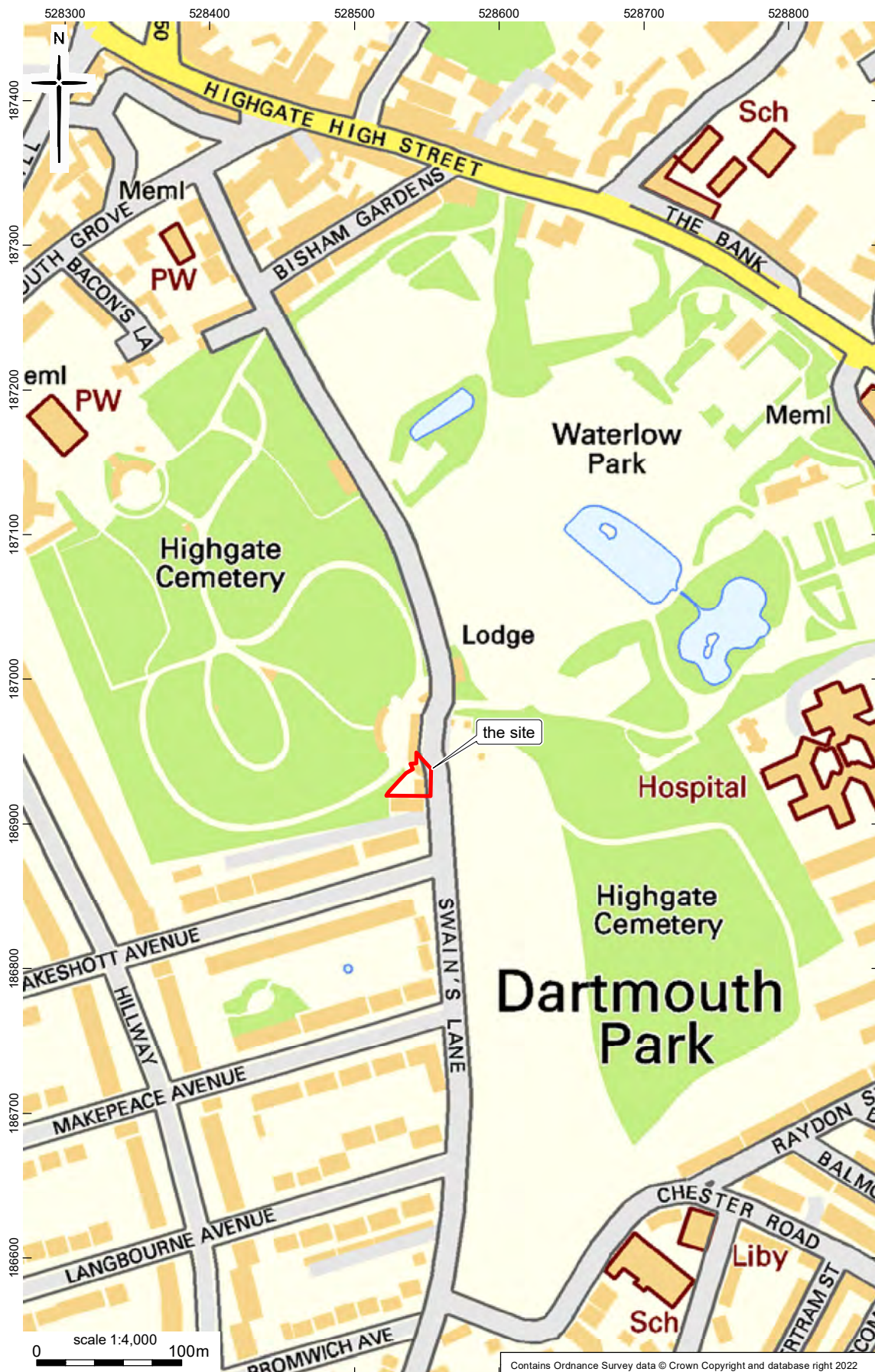
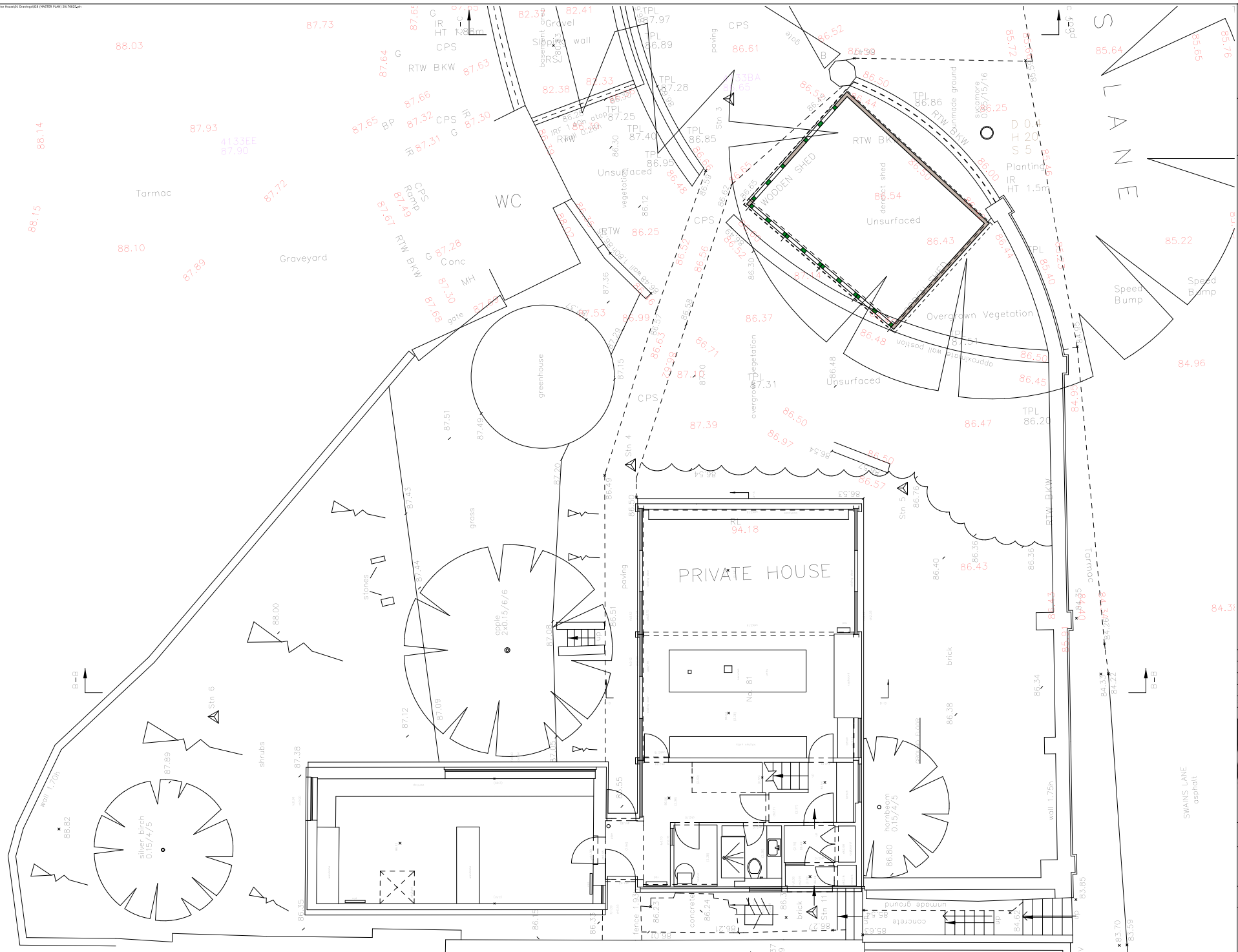


Fig 1 Site location



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**Winter House**  
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N6 6PJ

Plum Projects Ltd

## Existing Site Plan

(Project number)DWG number_Revision: <b>(828)001_P01</b>	Checked:
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PO1	03/26/17	Issued for Information	SHH
PO1	27/26/16	Issued for Information	SHH
PO2	30/26/16	Issued for Information	SHH
SH01	22/26/16	Issued for Information	SHH
Rev	Date	Descriptor	SHH



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Project:

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Client:

**Flum Projects Ltd**

Drawing Title:

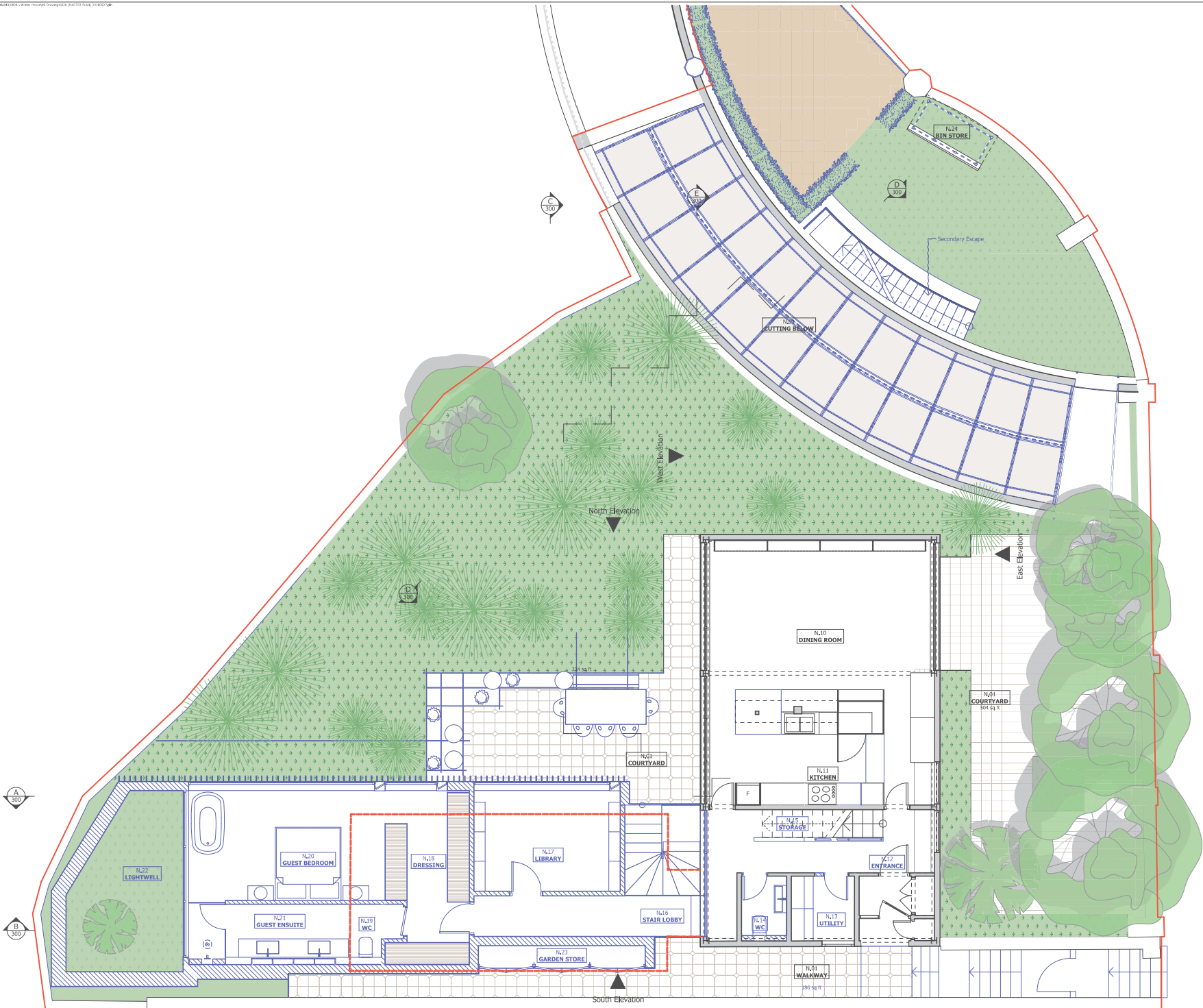
**001 Site Plans**

**Proposed Site Plan**

(Project number) (DWG number) (Revision):

**(828)002\_PL01**

Checked:







AN ALLOWANCE IS TO BE MADE FOR BUILDERSWORK IN CONNECTION WITH THE SERVICES SHOWN ON THE M+E ENGINEER'S DRAWINGS AND THE MANHOLES, PUMPS, ACCESS CHAMBERS AND RAINWATER HARVESTING TANK SHOWN ON THE M+E ENGINEER'S DRAWINGS.

DRAINAGE DIVERTED TO FACILITATE TUNNEL CONSTRUCTION. REFER TO THE M+E ENGINEER'S DETAILS FOR DRAINAGE DIVERSIONS.

IN ABSENCE-  
ARCHITECT TO  
CONFIRM FLOOR  
LEVELS.

APPROXIMATE EXTENT  
OF EXISTING FOOTINGS  
BASED ON SITE INVESTIGATIONS

EXTENT OF  
WINTER HOUSE  
ABOVE

APPROXIMATE EXTENT OF THE  
SITE BOUNDARY

LARGER DIAMETER (APPROX 350MM) CONTIGUOUS  
PILES TRIM OUT LIQUIDWELL AREA.



NOTES  
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND THE SPECIFICATION.

- KEY:
- LOAD BEARING MASONRY.
  - REINFORCED CONCRETE.
  - INDICATES SPAN OF PROPOSED REINFORCED CONCRETE.
  - INDICATES SPAN OF PROPOSED METAL DECKING.

WORK IN  
PROGRESS &  
NOT FOR CONSTRUCTION.

A	30.1.19	ISSUED FOR COMMENT. PILES UPDATED.	RD
-	23.3.18	FOR COMMENT	MM

WINTER HOUSE,  
81 SWAIN'S LANE.

PROPOSED SITE PLAN-LOWER  
GROUND FLOOR LEVEL.

drawn Rg	checked LM
date MARCH '18	scale (original - A1) ~1:50

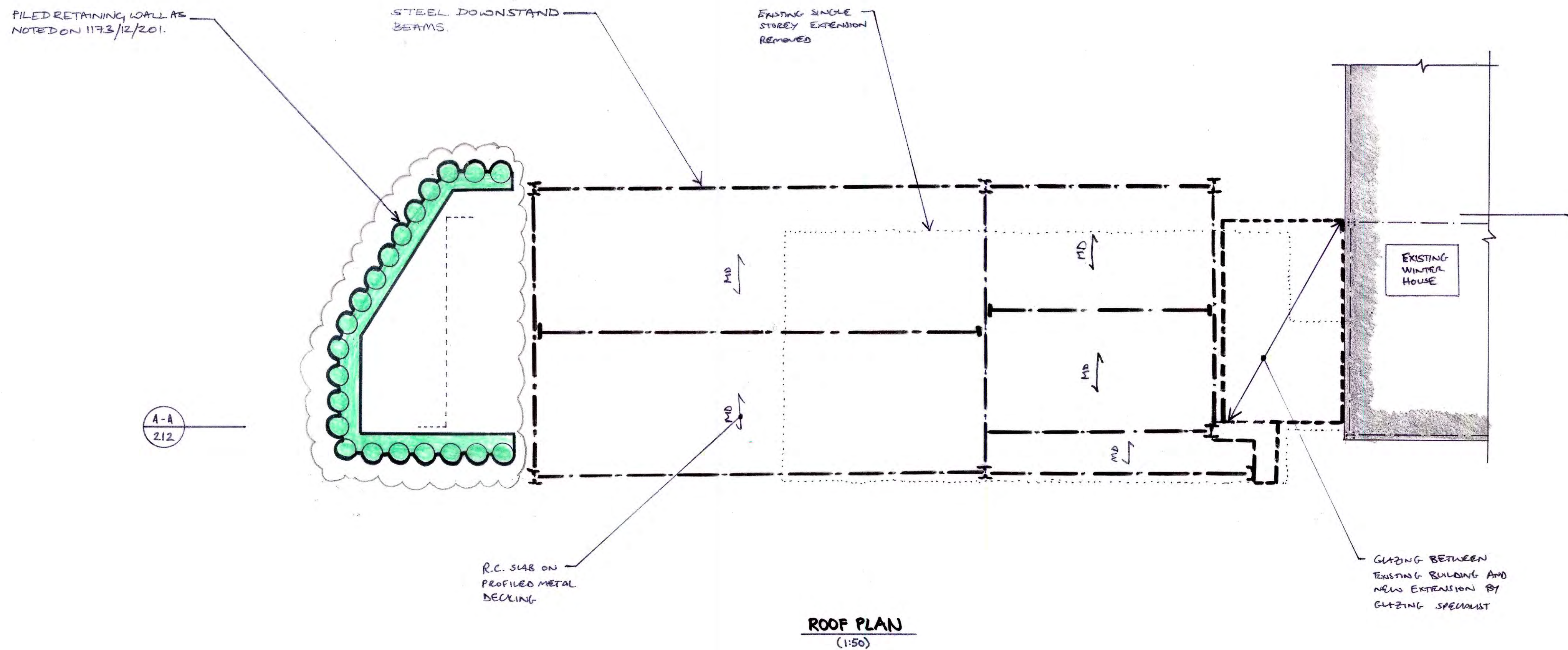
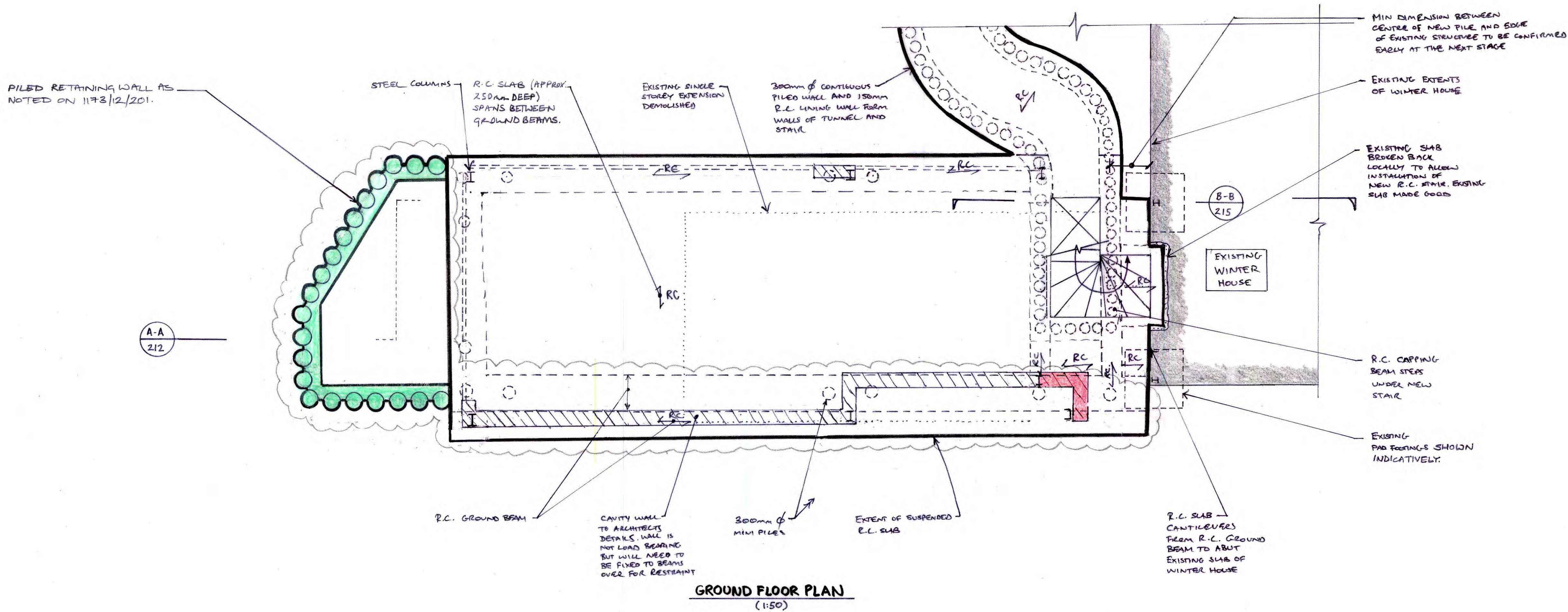
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job

**WINTER HOUSE, 81 SWAIN'S LANE**

title

PROPOSED STRUCTURE PART PLANS - EXTENSION AREA.

drawn	checked
RC	MM
date	scale (original - A1)
MARCH '18	AS NOTED.

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WORK IN PROGRESS

ASSUMED EXISTING CAST IRON PROPS SHOWN INDICATIVELY & RETAINED. ARCHITECT TO INVESTIGATE EARLY TO CONFIRM PROP LOCATIONS & TO ENABLE ABA TO REVIEW THEIR CONDITION.

NEW GLAZED ROOF SUPPORTED ON NEW TRUSSES BY GLAZING SPECIALIST.

NEW TUNNEL BELOW REFER TO 1173/12/211 FOR DETAILS.

FOR DETAILS OF THE PROPOSED EXTENSION STRUCTURE REFER TO 1173/12/211.

SCOPE TO DEMOLISH & REBUILD BOUNDARY WALL IN THIS REGION SUBJECT TO AGREEMENT WITH BOUNDARY WALL OWNERS.

EXISTING WINTER HOUSE

EXISTING GARDEN WALL RETAINED

AT THIS STAGE, ALLOW FOR AN OFFSET OF 1.2m FROM FACE OF EXISTING GARDEN WALL TO CENTRE OF NEW PILES. TO BE AGREED WITH PILING CONTRACTORS AT NEXT STAGE.

A	30.1.19	ISSUED FOR COMMENT. PILES UPDATED.	RD
-	29.3.18	FOR COMMENT.	HM

WINTER HOUSE,  
81 SWAIN'S LANE

PROPOSED SITE PLAN  
GROUND FLOOR LEVEL

drawn RG	checked MM
date MAR'18	scale (original - A1) 1:50

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