



**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**104 Finchley Road
Camden
London
NW3 5EY**

February 2018

**Local Planning Authority:
London Borough of Camden**

**Site centred at:
TQ2647384540**

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CONTENTS

Executive Summary

- 1.0 Introduction and Scope of Study
- 2.0 Development Plan Framework
- 3.0 Geology and Topography
- 4.0 Archaeological and Historical Background, with Assessment of Significance
(Including map regression exercise)
- 5.0 Site Conditions and the Proposed Development
(Review of Potential Impact on Heritage Assets)
- 6.0 Summary and Conclusions

Sources Consulted

Appendix 1 Geotechnical data, October 2013

LIST OF ILLUSTRATIONS

- Fig. 1 Site location
- Fig. 2 Summary of cultural heritage designations (data from GLHER)
- Fig. 3 1745 John Rocque
- Fig. 4 1799 Plan of Several Freehold Estates in St Marylebone, Hampstead & St Pancras
- Fig. 5 1830 Greenwood map
- Fig. 6 1839 St John Hampstead Tithe Map
- Fig. 7 1871 Ordnance Survey
- Fig. 8 1895 Ordnance Survey
- Fig. 9 1912-1916 Ordnance Survey
- Fig. 10 1912 drainage plan of 104a Finchley Road
- Fig. 11 1929 block plan of 104a Finchley Road
- Fig. 12 1939 Ordnance Survey
- Fig. 13 1955 Ordnance Survey
- Fig. 14 1958 proposed plans of petrol station
- Fig. 15 1974-5 Ordnance Survey
- Fig. 16 2017 aerial photograph
- Fig. 17 current site survey
- Fig. 18 Redevelopment proposals: lower ground floor
- Fig. 19 Redevelopment proposals: ground floor

LIST OF PLATES

- Plate 1 The site from Finchley Road
Plate 2 The site from College Crescent

EXECUTIVE SUMMARY

The site of 104a Finchley Road, Camden, London NW3 5EY has been reviewed for its below ground archaeological potential.

In terms of relevant nationally designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wreck or Historic Battlefield sites are present within the site or its immediate vicinity.

In terms of relevant local designations, the site does not lie within an area of identified archaeological potential.

The site can be considered likely to have a generally low archaeological potential for all past periods of human activity.

Past post depositional impacts are considered likely to have been severe as a result of several phases of redevelopment, in particular the current petrol station facility.

Redevelopment proposals include the mixed use, residentially red redevelopment of the site.

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

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been prepared by CgMs Heritage (part of RPS) on behalf of Sectorsure No.10 Limited.
- 1.2 The subject of this Assessment comprises the site, also referred to as the study site, of 104a Finchley Road, Camden, London NW3 5EY. The site is centred at TQ2647384540 within the London Borough of Camden (see Figs. 1-2 and Plates 1-2).
- 1.3 Figure 2 summarises relevant cultural heritage designations and archaeological findspot references relevant to the study site.
- 1.4 In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the study site or its immediate vicinity.
- 1.5 In terms of relevant local designations the study site is not located within an Archaeological Priority Zone as defined by the London Borough of Camden.
- 1.6 Sectorsure No.10 Limited have commissioned CgMs Heritage (part of RPS) to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.7 In accordance with relevant government 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.
- 1.8 The assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including Camden Local Studies and Archives Centre. The report also includes the results of a comprehensive map regression exercise.
- 1.9 The Assessment thus enables relevant parties to understand the archaeological potential of various parts of the site, and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 **DEVELOPMENT PLAN FRAMEWORK**

- 2.1 Legislation regarding archaeology, including Scheduled Monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Acts of 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF). The accompanying National Planning Practice Guidance (NPPG) was published online 6th March 2014, and was last updated 28 July 2017 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 In addition there are 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 in 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.
- 2.4 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking 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 of the contribution that heritage assets make to our understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting

consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 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 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the

scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.12 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.13 The relevant Strategic Development Plan framework is provided by the 2016 London Plan Consolidated with Alterations Since 2011. Policy relevant to archaeology in this document is as follows:

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. BOROUGHES 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. BOROUGHES, 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.**

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

HC1 Heritage and Conservation Growth

- A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.**
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:**
- 1. setting out a clear vision that recognises and embeds the role of heritage in place-making**
 - 2. utilising the heritage significance of a site or area in the planning and design process**

- 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place**
 - 4. delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.**
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.**
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.**

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

- 2.15 The Camden Unitary Development Plan (UDP) 2006 has been replaced by the Core Strategy and Development Policies LDF documents as of 8 November 2010. The following Development Policy relates to Archaeology:

DP25 CONSERVING CAMDEN'S HERITAGE

ARCHAEOLOGY

THE COUNCIL WILL PROTECT REMAINS OF ARCHAEOLOGICAL IMPORTANCE BY ENSURING ACCEPTABLE MEASURES ARE TAKEN TO PRESERVE THEM AND THEIR SETTING, INCLUDING PHYSICAL PRESERVATION, WHERE APPROPRIATE.

- 2.16 In terms of relevant nationally significant designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified on the study site or within its immediate vicinity.
- 2.17 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area as defined by the London Borough of Camden.

2.18 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the archaeological potential of the study site, and the need or otherwise for further mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).

3.1.2 Further detail is provided by British Geological Survey Sheet 256 (North London: 1994) which shows the study site to lie within a large area of London Clay.

3.1.3 Geotechnical information derived from the study site in October 2013 indicates 0.7m of made ground over London Clay (Borehole 1, positioned towards the northeastern corner); Boreholes 2-4 situated to the south and west respectively terminated within the made ground at a maximum of 1.4m below ground level. Appendix 1 reproduces the intervention logs and their location plan.

3.2 Topography

3.2.1 The ground level of the study site is level at c.55.4-55.5m AOD. However, the study site has been terraced into the natural topography; the line of College Crescent, along the northern boundary, rises from c.55m AOD at the junction with Finchley Road, to c.60m immediately beyond the study site's northeastern corner.

3.2.2 No watercourses or naturally occurring bodies of water are known within the immediate vicinity of the study site.

4.0 **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE**

(Including Historic Map Regression exercise)

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	450,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Anglo Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1749
Modern	AD 1750 -	Present

4.2 **Introduction**

4.2.1 What follows comprises a review of archaeological findspots within a one kilometre radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.

4.2.2 In terms of relevant nationally significant designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites lie within the one kilometre study area search radius.

4.2.3 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area as designated by the London Borough of Camden.

4.2.4 In general there are very few GLHER findspots within the study area, which became developed with housing during the later nineteenth century before being redeveloped with the existing petrol station during the mid twentieth century.

4.2.5 Chapter 5 subsequently considers the site conditions as understood through this review of potential archaeological assets, and whether the theoretical potential identified is likely to survive the impact of previous and existing development.

4.3 **Prehistoric - Palaeolithic, Mesolithic, Neolithic, Bronze Age and Iron Age**

4.3.1 No finds or features relating to the Palaeolithic or Mesolithic periods have been identified on the GLHER within the one kilometre study area search radius.

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

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

4.3.4 No finds or features relating to the Neolithic, Bronze Age or Iron Age periods have been identified on the GLHER within the one kilometre study area search radius.

4.3.5 Consequently the study site's potential for the prehistoric periods can be identified as low.

4.4 **Roman**

4.4.1 The line of Watling Street, the Roman road which ran from Dover to London and north to St Albans and beyond, runs along the present Edgware Road/Maida Vale/Kilburn High Road, southwest of the study site, beyond the one kilometre study area search radius (MLO2868, TQ2795 8145; MLO17772, TQ2477 8447; Margary 1955: 153).

4.4.2 Within the study area, heavily abraded Roman pottery was observed in a humic layer of soil above the natural clay within the northwestern area of a site at 321-9 Finchley Road, northwest of the study site (ELO1262, MLO76697, TQ26000 85049). The GLHER records the find of a Roman feeding bottle in the area of Hampstead and St Johns Wood, within the general study area search radius (MLO24966, TQ2700 8400).

4.4.3 Taken together the above finds and features are not thought to be indicative of extensive Roman activity within the immediate vicinity of the study site and as such a generally low potential can be identified for this period at the site itself.

4.5 **Anglo Saxon & Medieval**

4.5.1 There are no Saxon finds or features identified on the GLHER within a 1km radius of the study site. Given the paucity of evidence locally, a low-nil potential is identified for this period within the study site.

4.5.2 The site of a manor house has been identified through documentary evidence at Belsize Avenue to the northeast of the study site (MLO18470, TQ2710 8510). The site of a moat and a possible fishpond has been identified to the north of the study site (MLO53722, MLO46421, TQ259 840). Roads with Medieval antecedents within the study area search radius include Belsize Avenue to the northeast (MLO17826, TQ2697 8506).

4.5.3 The sole archaeological discovery of Medieval date within the one kilometre study area search radius comprises fragment of Medieval wall recorded at 16 Belsize Avenue to the northeast (MLO4614, TQ2710 8510).

4.5.4 During the Medieval period, the area of the study site is understood to have lain away from known areas of activity and settlement, in open land or woodland. As such a generally low archaeological potential can be identified for these periods at the study site. Evidence of agricultural activity and land division are most likely to be represented within the archaeological record.

4.6 **Post Medieval and Modern (including map regression exercise)**

- 4.6.1 Early maps show the study site to lie in open land (Fig 3: John Rocque's Survey of London; Fig 4: 1799 Plan of Several Freehold Estates in St Marylebone, Hampstead and St Pancras).
- 4.6.2 Finchley Road was originally known as Finchley New Road, and was built as one of the last Turnpike Roads in the 1820s and 1830s (Weinreb, Hibbert & Keay 2008; Chery & Pevsner 1999).
- 4.6.3 The 1830 Greenwood map (Fig 5) therefore shows the line of Finchley Road forming the southern boundary of the study site, which remains undeveloped.
- 4.6.4 The 1839 St John Hampstead Tithe Map (Fig 6) shows the study site to remain in open land.
- 4.6.5 The First Edition Ordnance Survey (Fig 7: 1871) shows the creation of College Crescent forming the northern and western study site boundaries. The study site is shown occupied by semi-detached houses, with gardens to the south fronting Finchley Road.
- 4.6.6 No change is shown on the Second Edition Ordnance Survey (Fig 8: 1895) or the Third Edition Ordnance Survey (Fig 9: 1912-1916).
- 4.6.7 Figures 10-11 reproduce drainage drawings held at Camden Local Studies & Archives relating to the house at 104a Finchley Road, dated 1912 and 1929 respectively, which show the extent of the basement.
- 4.6.8 There is no change within the study site on the Revised Ordnance Survey (Fig 12: 1939) however the 1955 Ordnance Survey (Fig 13) shows the demolition of the buildings on the western side and the levelling of the study site fronting Finchley Road.
- 4.6.9 Drainage drawings dated 1958 held at Camden Local Studies & Archives, reproduced at Figure 14, show the proposed redevelopment of the study site with a petrol station.
- 4.6.10 The small scale 1974-5 Ordnance Survey (Fig 15) shows the presence of the petrol station within the study site.

4.6.11 The 2017 aerial photograph and the current site survey (Figs 17-18) shows the layout of the present petrol station facility, with the latter plan showing known service connections.

4.6.12 The potential of the study site for the Post Medieval and Modern periods can be identified as generally low.

4.7 **Negative/Neutral Evidence**

4.7.1 Archaeological monitoring for Thames Water mains renewal works across the study area search radius revealed no archaeological remains pre-dating the Post Medieval/Modern periods, together with truncated natural (ELO10285, TQ2548 8380).

4.7.2 To the northeast, evaluation at 11 Rosslyn Hill revealed Post Medieval made ground and masonry (ELO15456, TQ2700 8535), while evaluation at 21 Pond Street revealed similar remains (MLO75135, TQ2725 8505). To the north, evaluation at 62 Froggnall revealed nothing of archaeological interest (ELO7977, TQ26134 85482). Monitoring at 18 Froggnall Way also revealed nothing dated earlier than the twentieth century (ELO8724, TQ26250 85519).

4.8 **Assessment of Significance**

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

4.8.2 No relevant nationally significant designated heritage assets, as defined in the NPPF, are recorded at the study site, or within the one kilometre study area search radius. In terms of local designations, the study site does not lie within an Archaeological Priority Area as defined by the London Borough of Camden.

4.8.3 Overall it would appear that there is a generally low potential for archaeological remains to be present within the study site boundary, and the balance of probability is that should any remains survive, these will be of local significance only.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Review of potential impact upon Heritage Assets)

5.1 Site Conditions

5.1.1 The site is currently occupied by a petrol station facility dating to the later twentieth century (see Figures 16-17 and Plates 1-2).

5.1.2 The construction of the existing buildings can be considered likely to have a significant negative archaeological impact, particularly landforming and through the cutting of foundations and services, especially the creation of underground fuel storage and connecting services, as shown on Figure 17, and as demonstrated by the quantities of made ground revealed by the ground investigation works (see Section 3 above, and Appendix 1).

5.1.3 The construction and subsequent demolition of the buildings previously occupying the study site can be considered likely to have had a cumulative negative archaeological impact, through the cutting of basements/cellars, foundations and services, together with their subsequent grubbing out.

5.1.4 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

5.2 The Proposed Development

5.2.1 Proposals currently comprise the mixed use, residentially led redevelopment of the study site (Figs 18-19).

5.3 Review of potential development impacts upon Heritage Assets

5.3.1 In view of the study site's archaeological potential, combined with the potential for past depositional impacts, the redevelopment proposals are considered unlikely to have a significant or widespread negative archaeological impact.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site of 104a Finchley Road, Camden, London NW3 5EY has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant nationally designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck site.
- 6.4 In terms of relevant local designations the study site does not lie within an area of identified archaeological potential.
- 6.5 The study site can be considered likely to have a generally low archaeological potential for all past periods of human activity.
- 6.6 Past-post depositional impacts within the study site are considered likely to have had a severe negative archaeological impact.
- 6.7 Proposals include the mixed use, residentially led redevelopment of the study site.
- 6.8 On the basis of the available information, no further archaeological mitigation measures are recommended in this particular instance.

SOURCES CONSULTED

1. **General**

British Library
Camden Local Studies and Archives Centre
Greater London Historic Environment Record
London & Metropolitan Archives

2. **Internet**

<http://archaeologydataservice.ac.uk>
<http://www.britainfromabove.org.uk/>
<http://www.british-history.ac.uk/>
<https://finds.org.uk/database/>
<https://www.historicengland.org.uk/listing/the-list>
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4. **Cartographic**

1745 John Rocque

1799 Plan of the Several Freehold Estates in St Marylebone, Hampstead & St Pancras

1800 Thomas Milne map

1807 Ordnance Survey Drawing

1830 Greenwood map

1839 St John Hampstead Tithe Map

1862 Stanford map

1871 Ordnance Survey

1877 Stanford map

1895 Ordnance Survey

1912 Ordnance Survey

1916 Ordnance Survey

1939 Ordnance Survey

1955 Ordnance Survey

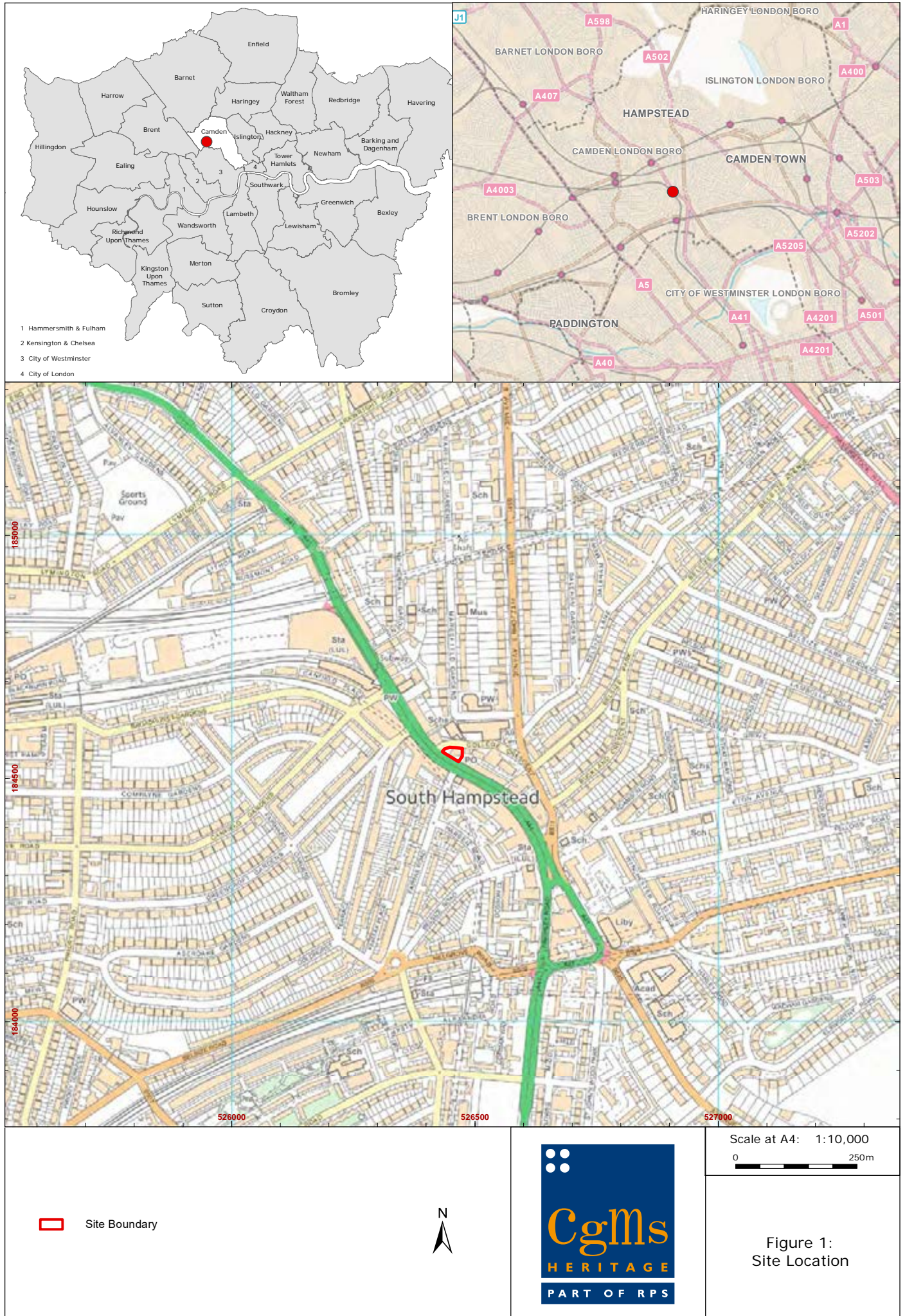
1974-1976 Ordnance Survey

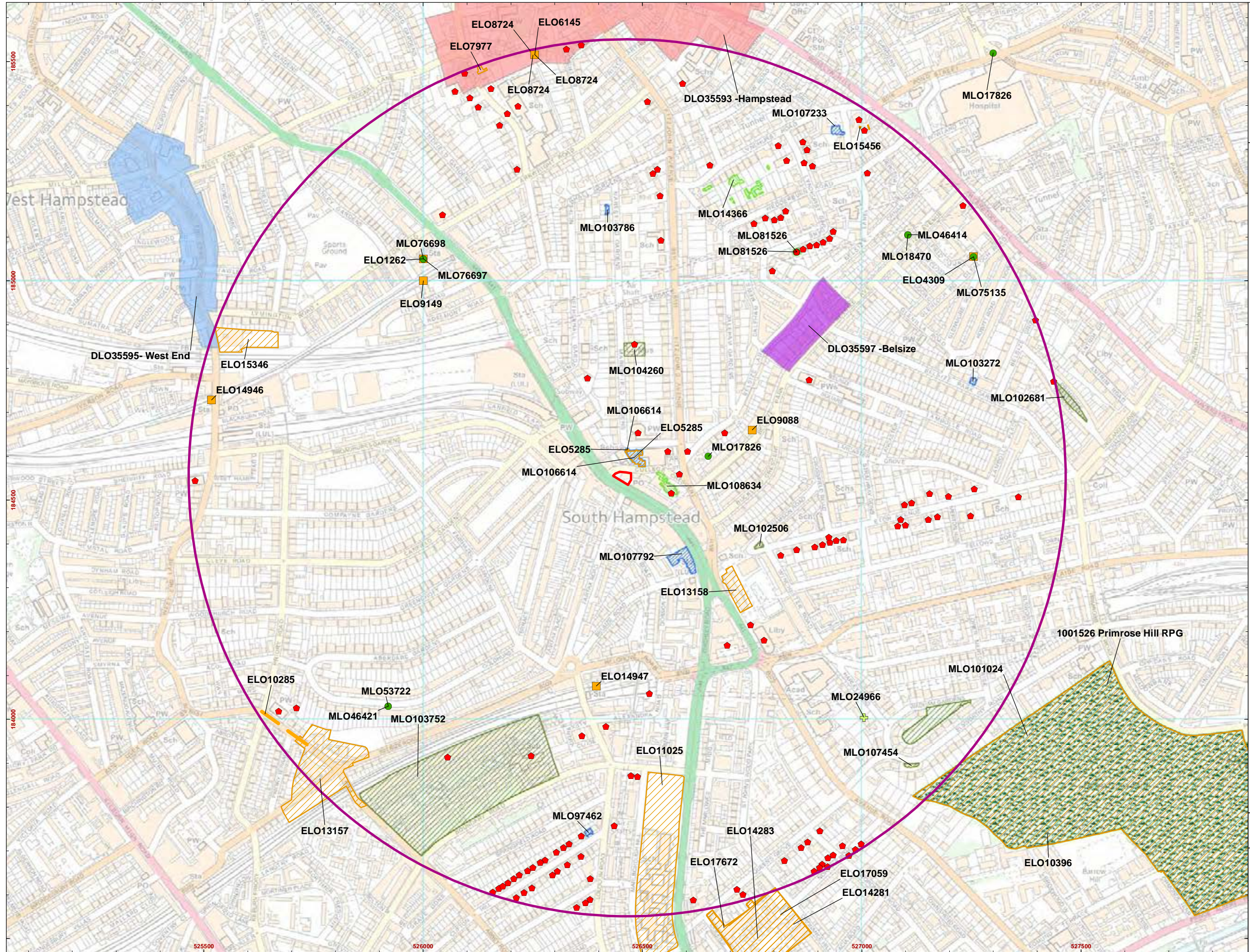
1994 British Geological Survey Sheet 256 (North London)

Appendix 1

Geotechnical data

October 2013





- Site Boundary
- Search Radius 1km

Designated Heritage Assets:

- Listed Buildings
- Archaeological Priority Area
 - Belsize -DLO35597
 - Hampstead - DLO35593
 - West End - DLO35595
 - Registered Park and Garden

Non-Designated Heritage Assets:

- HER Record (points)
 - Find Spot
 - Monument
- HER Record (polygon)
 - Historic Building
 - Monument
 - Park

Previous Archaeological Work:

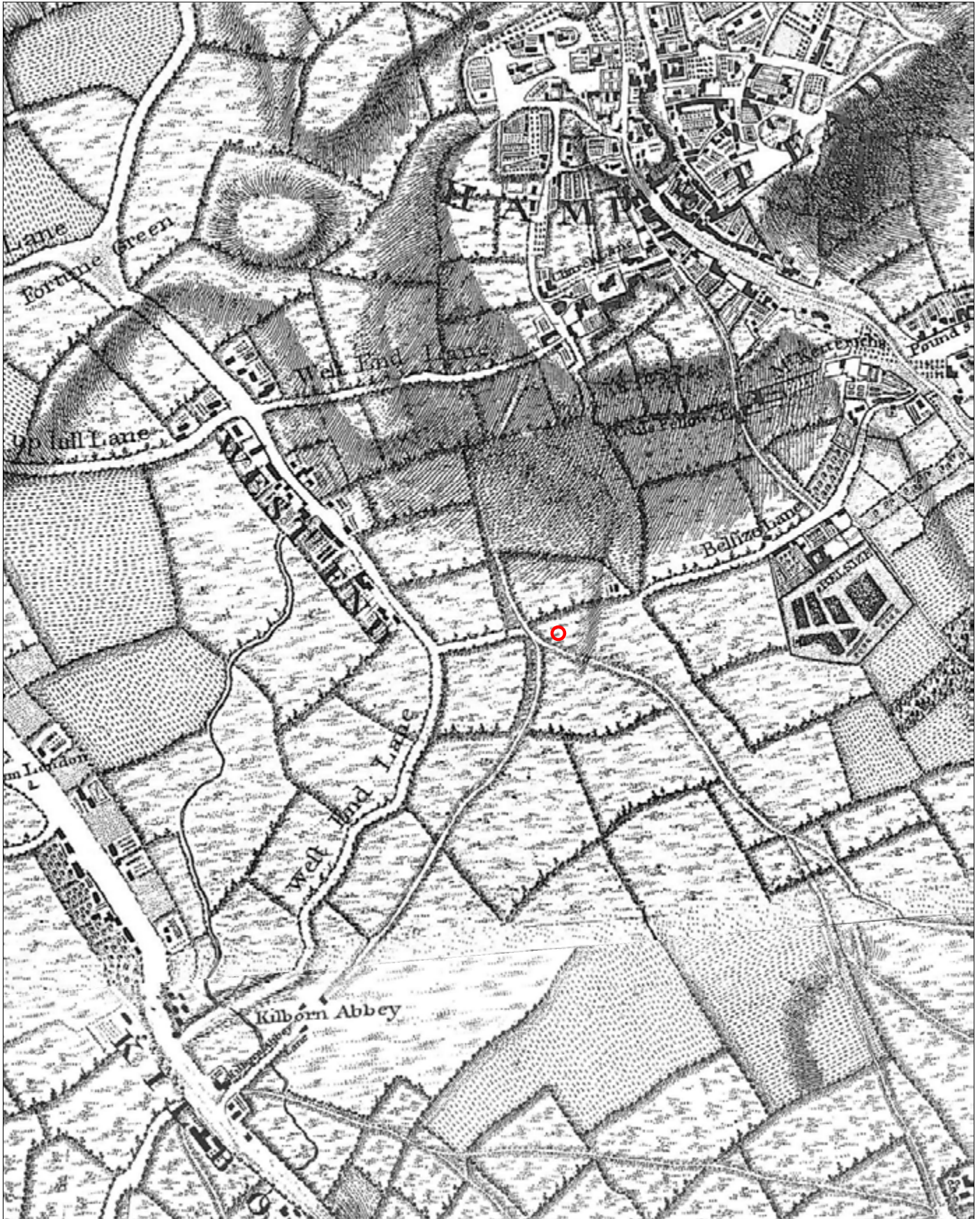
- Event Record (point)
- Event Record (polyline)
- Event Record (polygon)



Scale at A3: 1:8,000



Figure 2: HER Plot



 Site Boundary



Not to Scale:
Illustrative Only

Figure 3:
1745 John Rocque

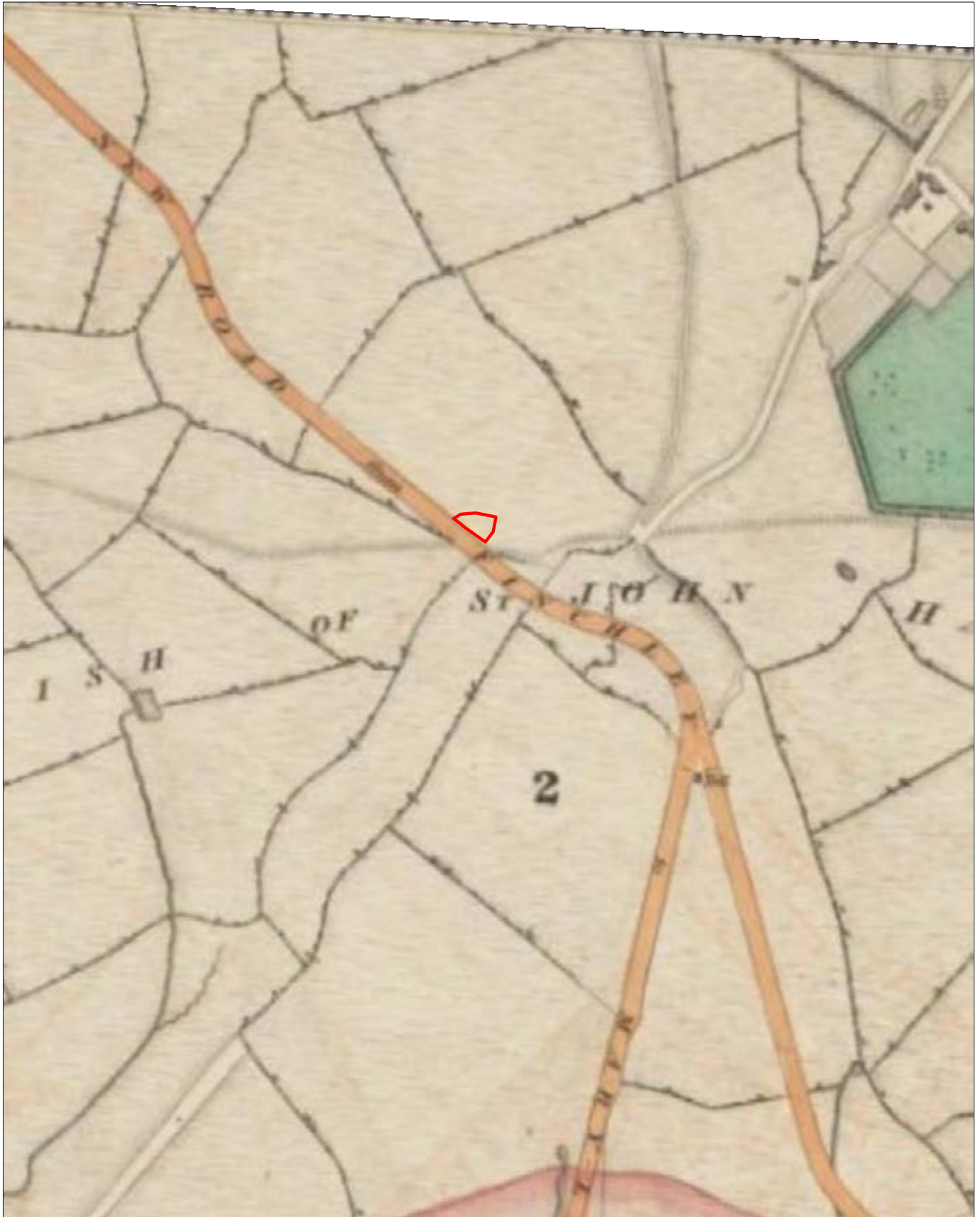


 Site Boundary



Not to Scale:
Illustrative Only

Figure 4:
1799 Plan of Several
Freehold Estates in St
Marylebone, Hampstead and
St Pancras

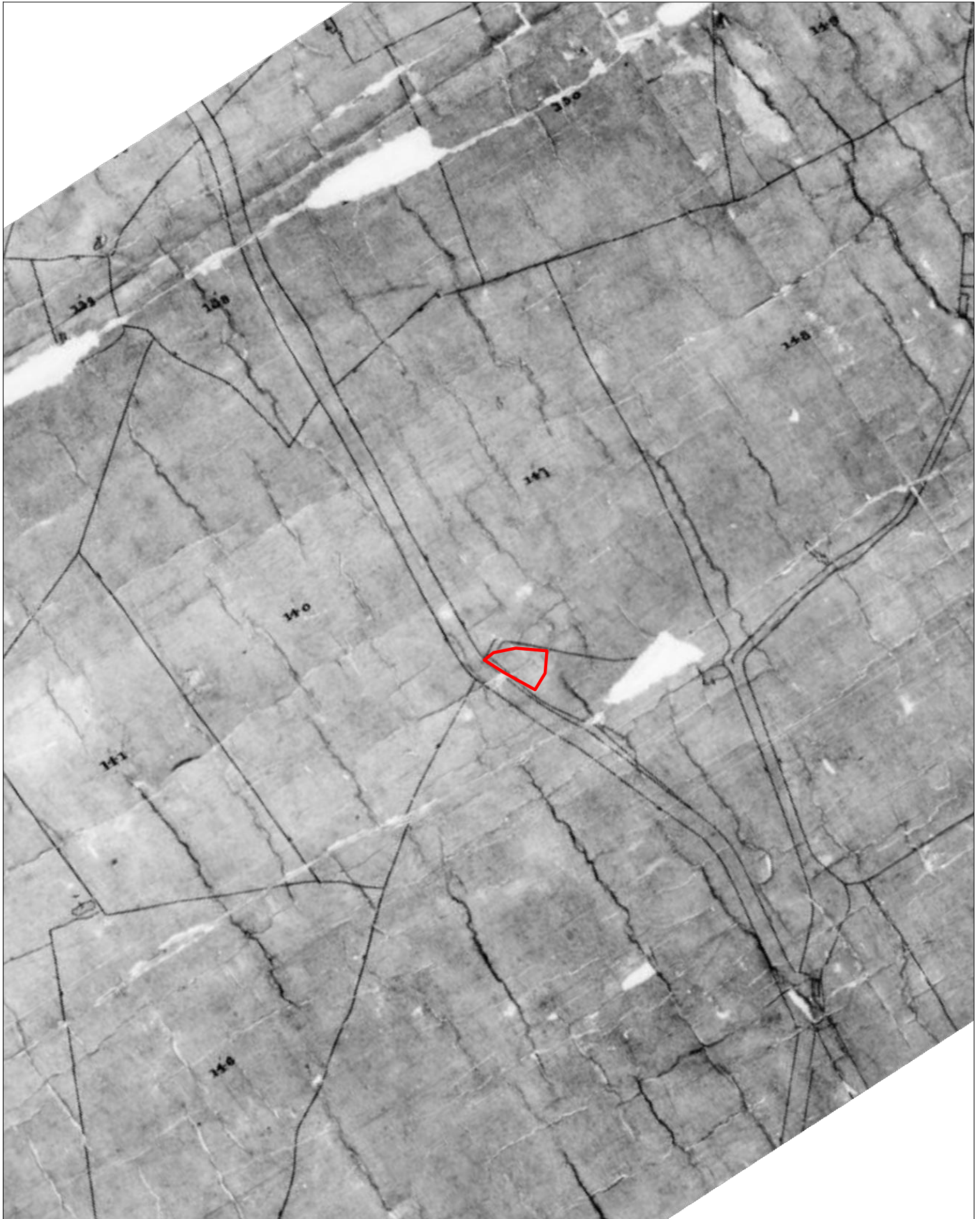


 Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1830 Greenwood Map



 Site Boundary



Not to Scale:
Illustrative Only

Figure 6:
1839 St John Hampstead
Tithe Map

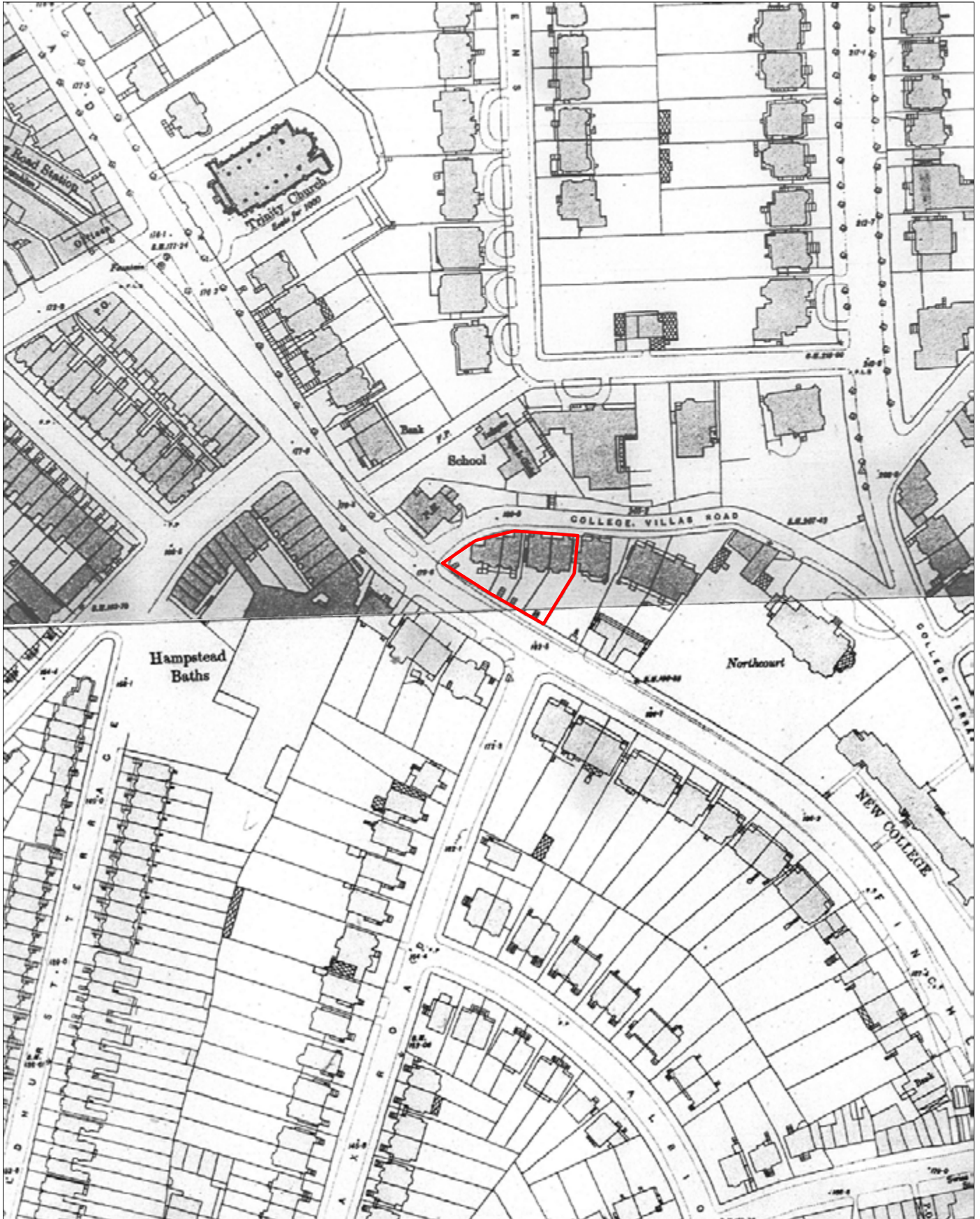


 Site Boundary



Not to Scale:
Illustrative Only

Figure 7:
1871 Ordnance Survey

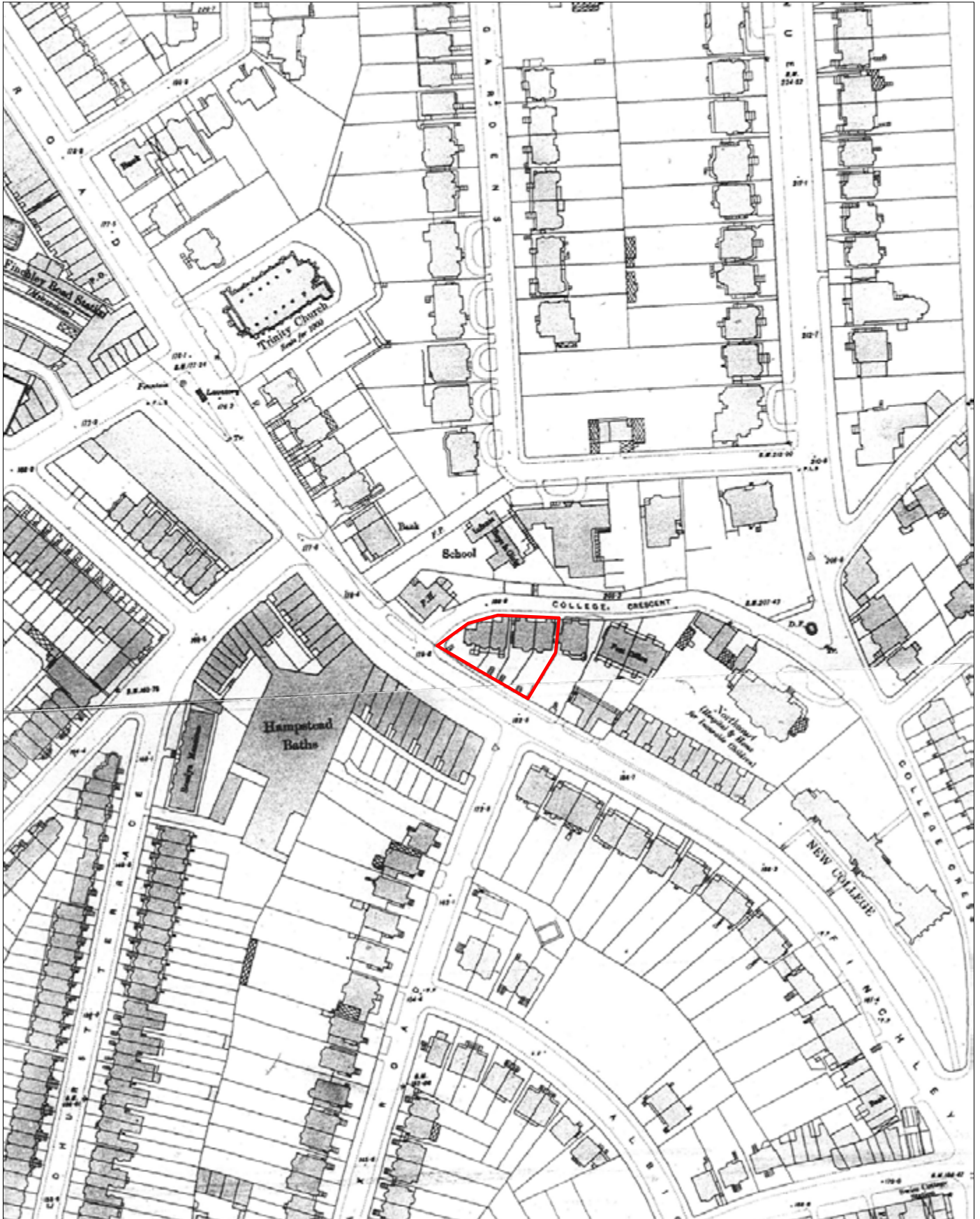


 Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1895 Ordnance Survey



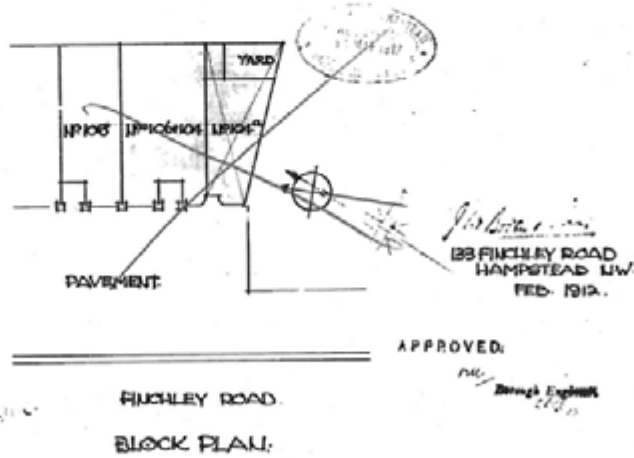
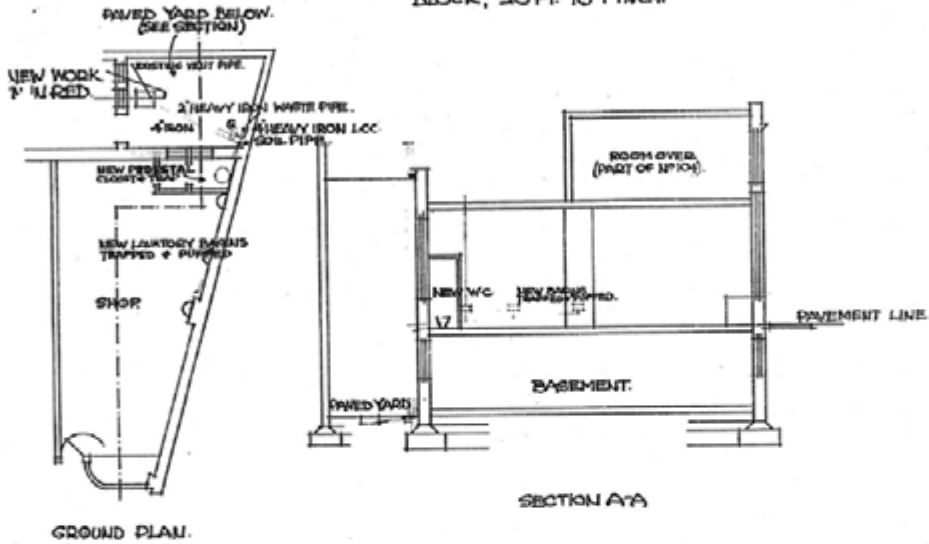
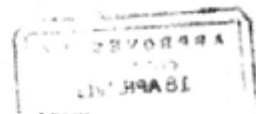
 Site Boundary



Not to Scale:
Illustrative Only

Figure 9:
1912-1916 Ordnance Survey

NO 104A FINCHLEY ROAD.
HAMPSTEAD, N.W.
PLAN SHOWING NEW WC AND
SOIL PIPE: LAVATORY
BASINS AND WASTE PIPE AND
CONNECTIONS TO EXISTING
DRAIN. SCALES: PLAN & SECTION, 8 FEET TO 1 INCH.
BLOCK, 30 FT. TO 1 INCH.



Vertical scale and table with columns for 'BLOCK', 'SECTION', and 'PLAN'.

104A
104B
104C
104D
104E
104F
104G
104H
104I
104J
104K
104L
104M
104N
104O
104P
104Q
104R
104S
104T
104U
104V
104W
104X
104Y
104Z

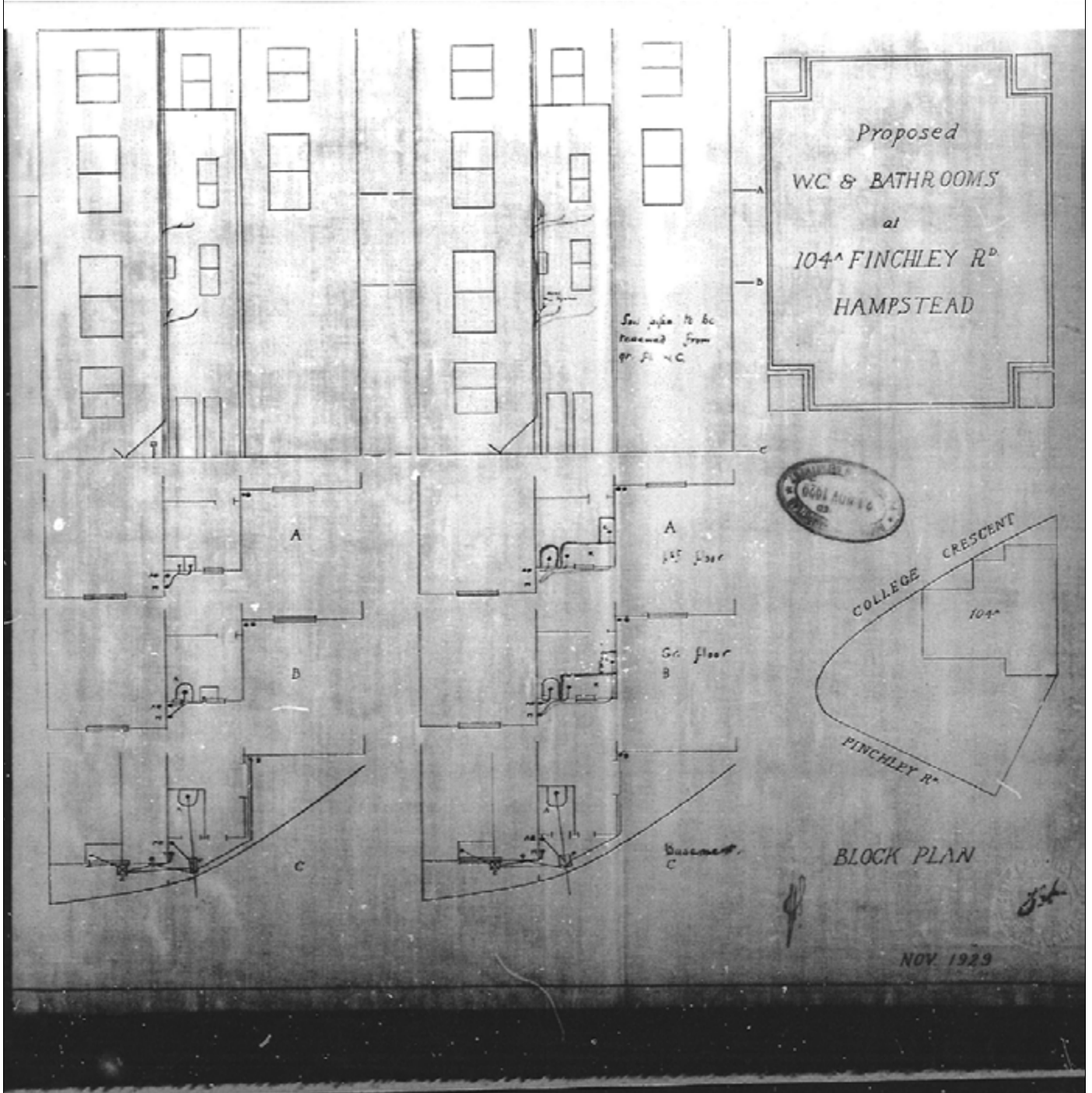
APPROVED:
104A
104B
104C
104D
104E
104F
104G
104H
104I
104J
104K
104L
104M
104N
104O
104P
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104S
104T
104U
104V
104W
104X
104Y
104Z

60261



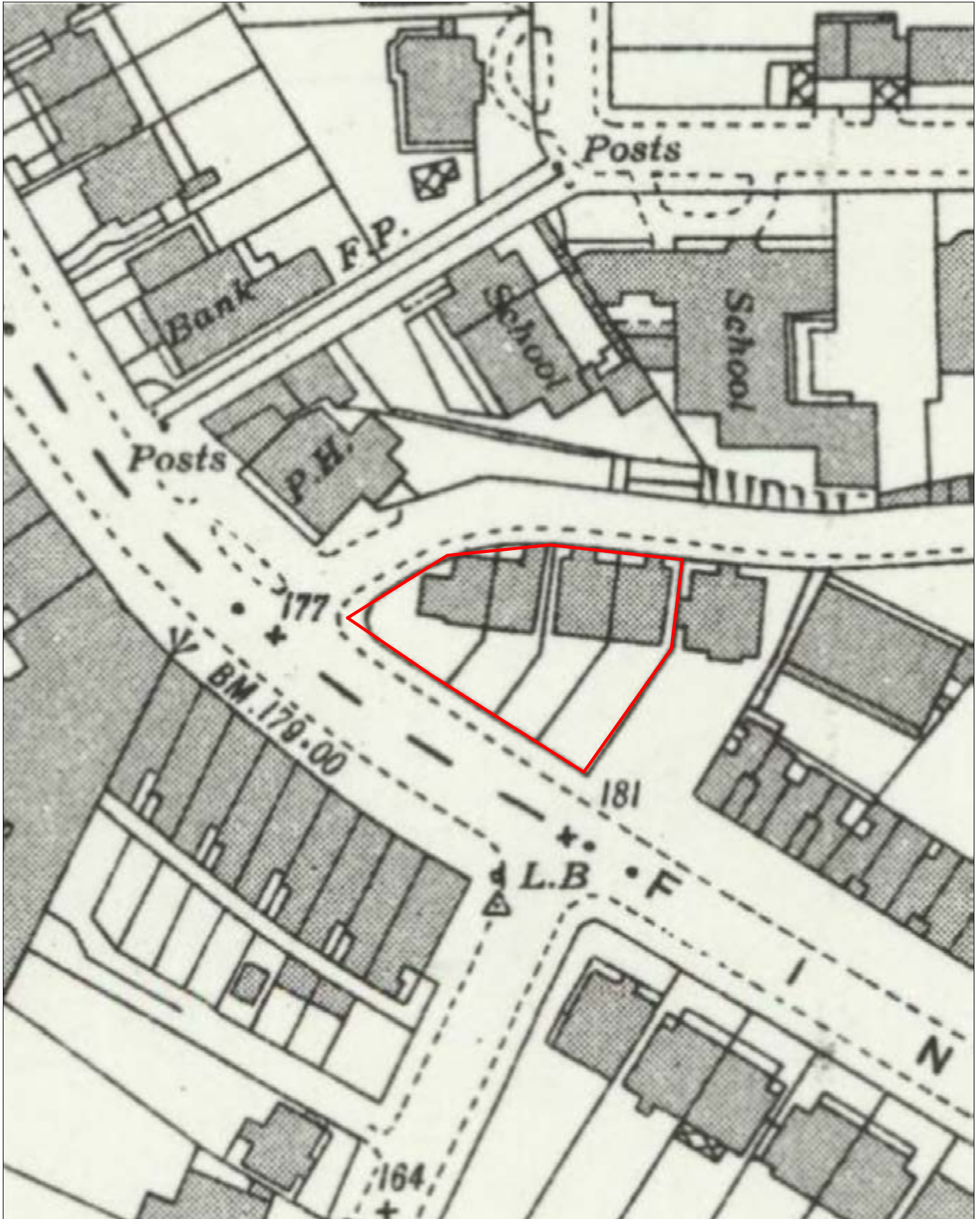
Not to Scale:
Illustrative Only

Figure 10:
1912 drainage plan of 104a
Finchley Road



Not to Scale:
Illustrative Only

Figure 11:
1929 block plan of 104a
Finchley Road

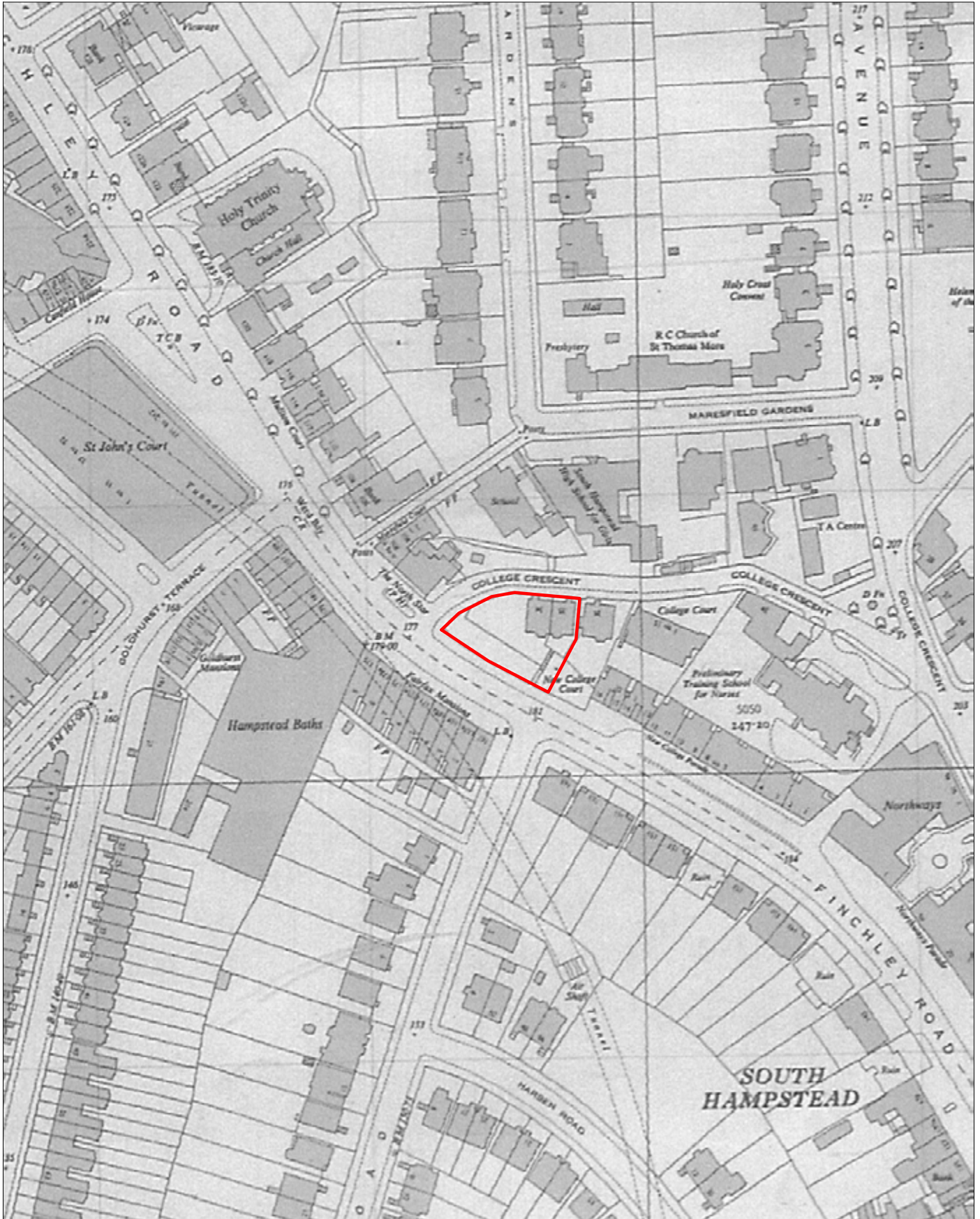


 Site Boundary



Not to Scale:
Illustrative Only

Figure 12:
1939 Ordnance Survey

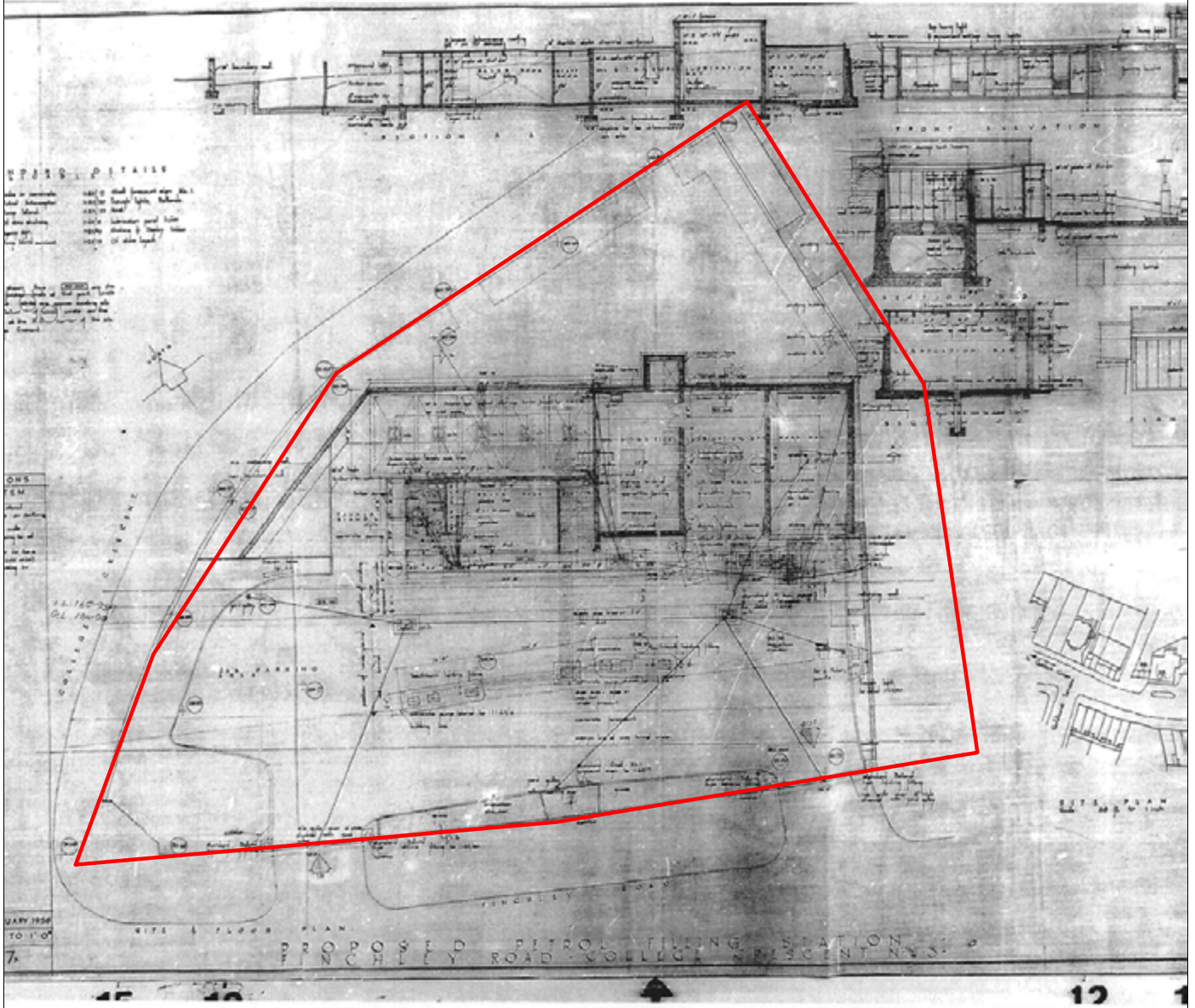


 Site Boundary



Not to Scale:
Illustrative Only

Figure 13:
1955 Ordnance Survey



Site Boundary



Not to Scale:
Illustrative Only

Figure 14:
1958 proposed plans of
petrol station



 Site Boundary



Not to Scale:
Illustrative Only

Figure 15:
1974-75 Ordnance Survey

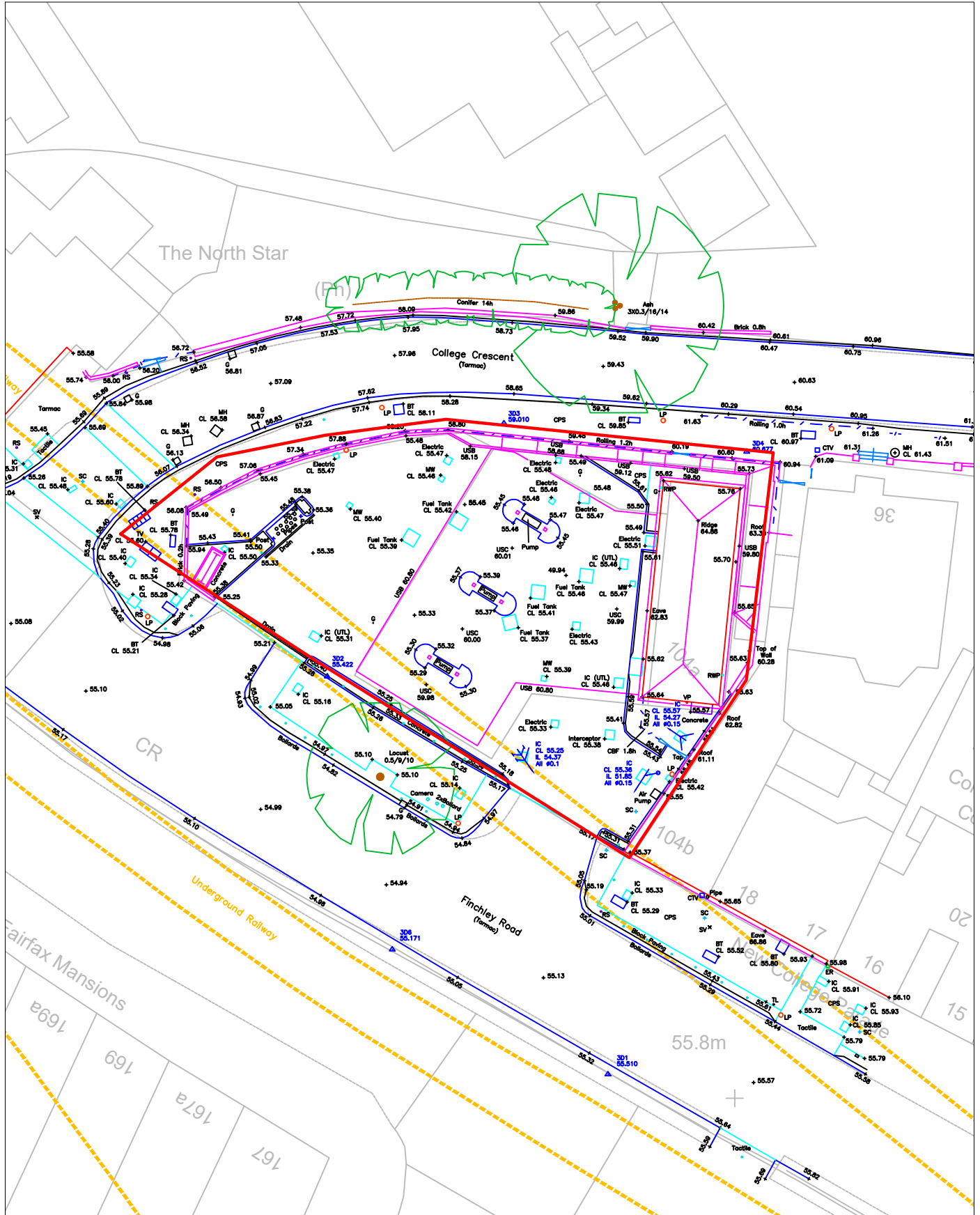


 Site Boundary



Not to Scale:
Illustrative Only

Figure 16:
2017 Aerial Photograph

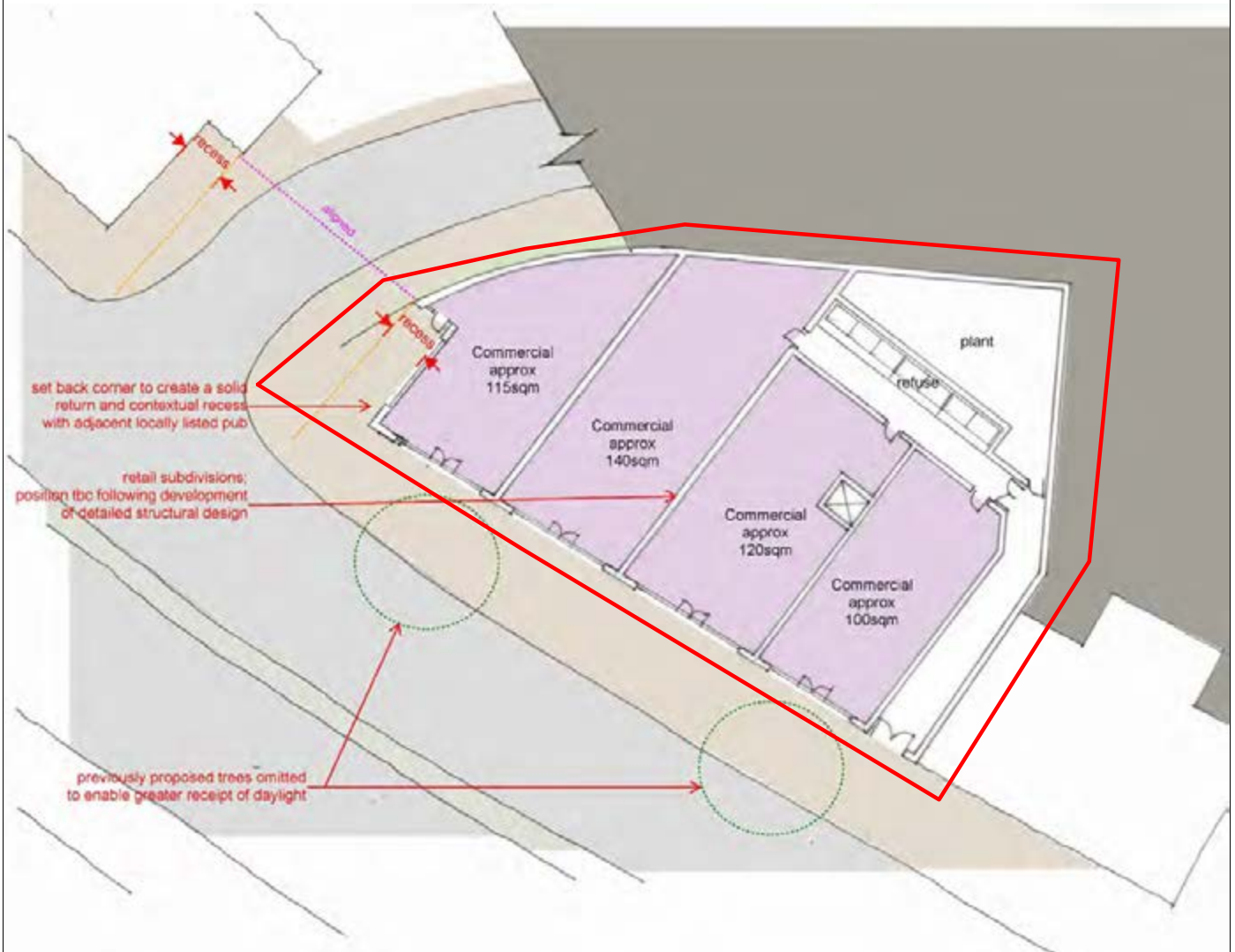


Site Boundary



Not to Scale:
Illustrative Only

Figure 17:
Current Site Survey

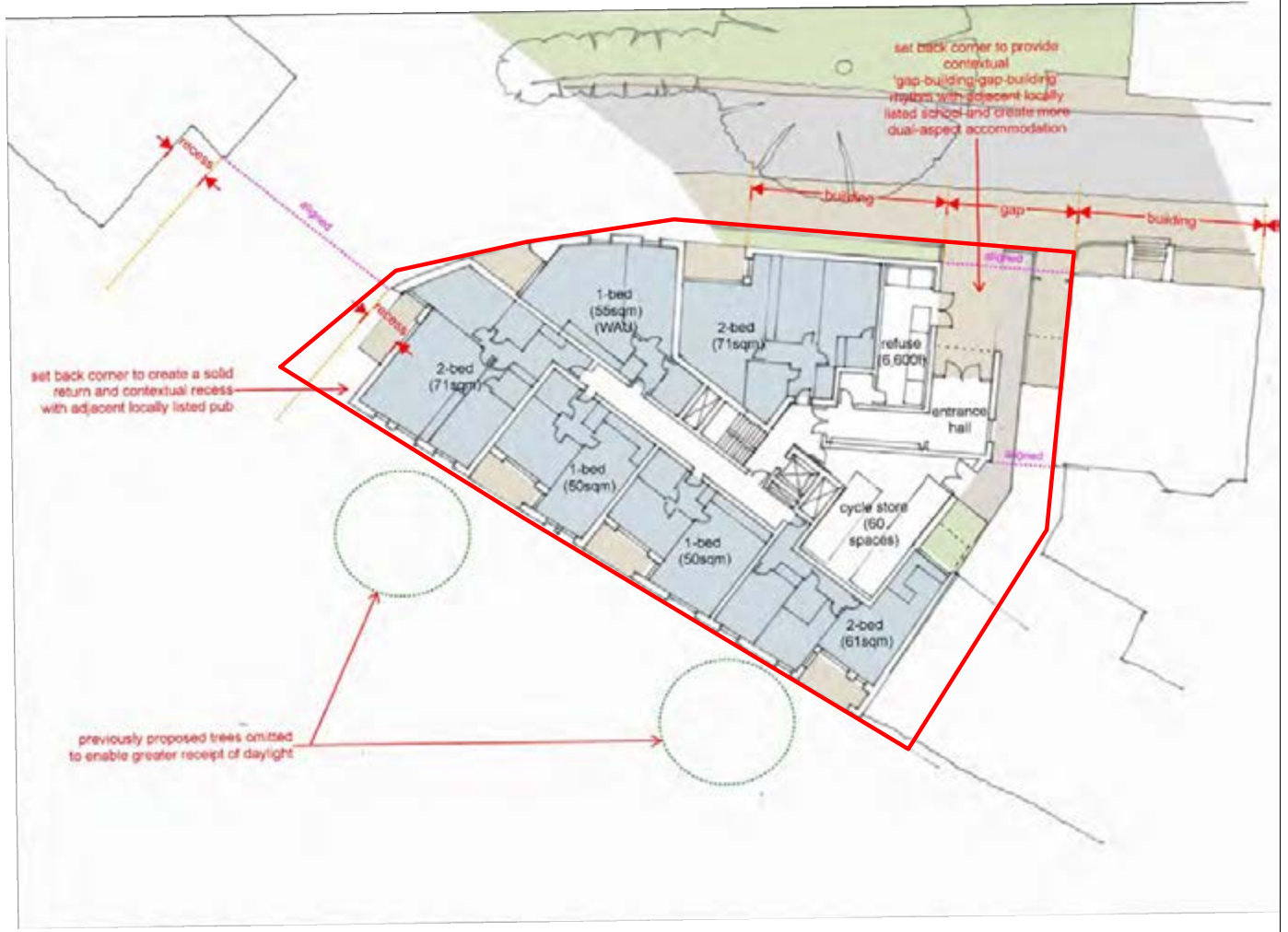


 Site Boundary



Not to Scale:
Illustrative Only

Figure 18:
Redevelopment Proposals-
Lower Ground Floor



 Site Boundary



Not to Scale:
Illustrative Only

Figure 19:
Redevelopment Proposals-
Ground Floor



Plate 1: The site from Finchley Road

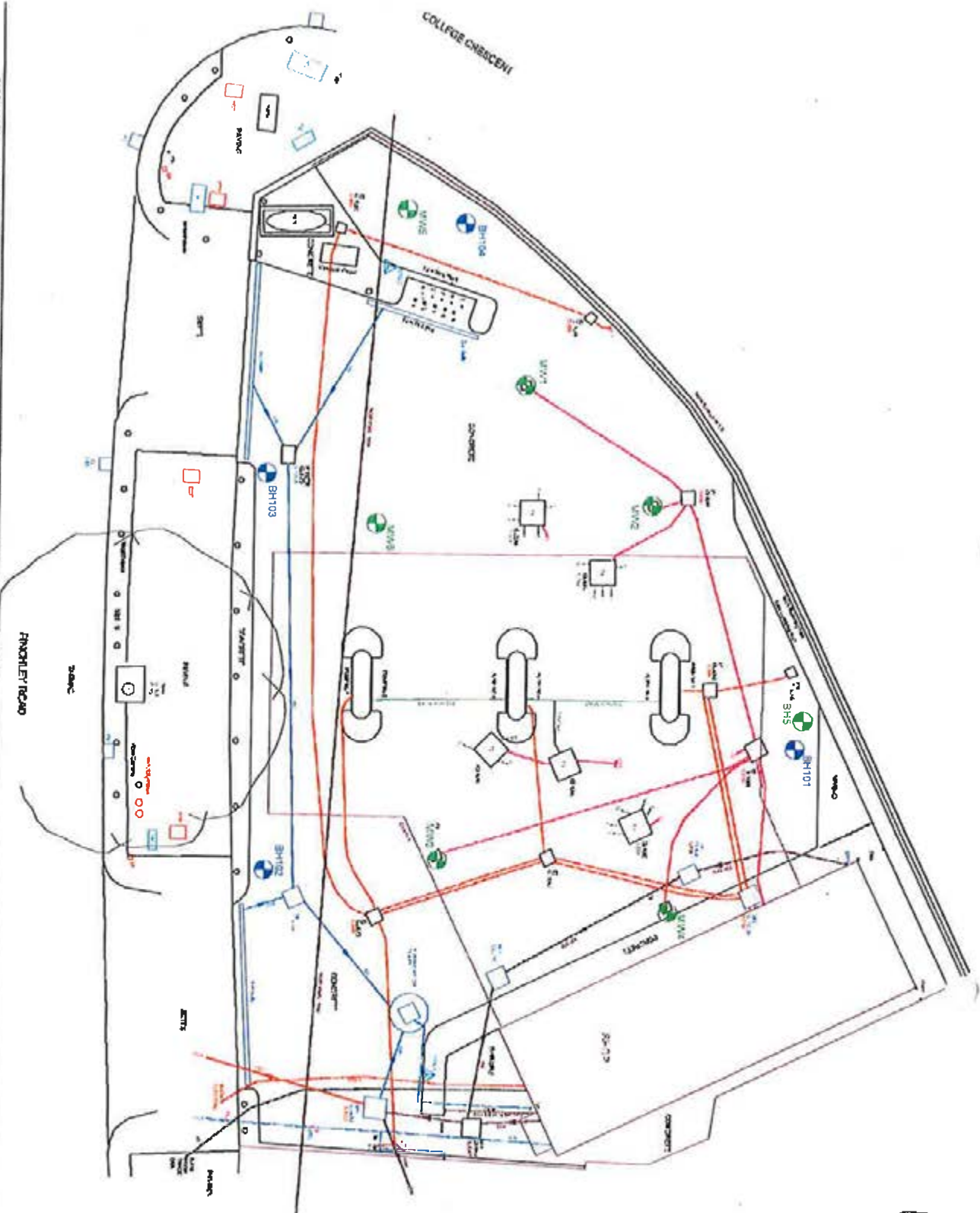


Plate 2: The site from College Crescent

Appendix 1

Geotechnical data

October 2013



SUBADRA

1200 South Street, Suite 100, San Diego, CA 92108

TEL: 619-444-3333 FAX: 619-444-3334

WWW.SUBADRA.COM

Project: **100 FRACKLEY ROAD**

Client: **SM&S COMMERCIAL**

Design: **JS**

03-03-13

Scale: **1" = 50'**

Level	Area	Area	Notes
1st	Office	3,500	Office area
2nd	Office	3,500	Office area
3rd	Office	3,500	Office area
4th	Office	3,500	Office area
5th	Office	3,500	Office area
6th	Office	3,500	Office area
7th	Office	3,500	Office area
8th	Office	3,500	Office area
9th	Office	3,500	Office area
10th	Office	3,500	Office area
11th	Office	3,500	Office area
12th	Office	3,500	Office area

Safety Working Zones	
Zone 1	Office area
Zone 2	Office area
Zone 3	Office area
Zone 4	Office area
Zone 5	Office area
Zone 6	Office area
Zone 7	Office area
Zone 8	Office area
Zone 9	Office area
Zone 10	Office area
Zone 11	Office area
Zone 12	Office area

100 FRACKLEY ROAD
 SM&S COMMERCIAL
 SAN DIEGO, CA 92108

DATE: 03-03-13

SCALE: 1" = 50'

DESIGNER: JS

CHECKER: JS

DATE: 03-03-13

SCALE: 1" = 50'

DISCLAIMER: The location of underground services shown on this drawing has been determined using public records and site observations. The limitations of this drawing are as follows: this drawing is not a warranty or a guarantee of the location of underground services. It is the responsibility of the client to verify the location of underground services. The client shall be responsible for any damage or liability resulting from the use of this drawing. The client shall be responsible for any damage or liability resulting from the use of this drawing. The client shall be responsible for any damage or liability resulting from the use of this drawing.

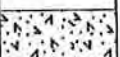


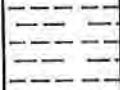




Borehole No. 101

SUBADRA

Consultants in the Earth Sciences

Unit 13, Triangle Business Park, Stoke Mandeville
Tel. 01296 739400 Fax. 01296 739401.

Project Name	Hampstead Connect, Swiss Collage	Date	2nd October 2013
Project Code	BP02641	Ground Level	Approximately 61m AOD
Coordinates	526460 184550 (Site Centre)	Equipment	Vac-Ex 0-1.2m/Geoprobe (Direct Push)

Depth (m)	Monitoring Well	Water Level	Log	Sample	Chemical Analysis Scheduled	SPT ('N') or Su (kPa)	Description
0		DRY					0.0 to 0.3m CONCRETE
				S1@0.5m	PAH/Metals		0.3 to 0.7m MADE GROUND MEDIUM DENSE brown grey clayey GRAVEL. Gravel includes coarse concrete fragments and plastic.
1				S2@1.2m	BTEX/TPH		0.7 to 4.5m LONDON CLAY FIRM becoming VERY STIFF brown CLAY. Reworked 0.7 to 0.9m - gravelly.
2				S3@2.0m	TPH		Borehole terminated at 4.5m on HARD CLAY.
3				S4@3.0m	TOC		
4				S5@4.0m			
				S6@4.5m			
5							

Note: Vacuum Excavation (an excavation technique which removes soil using a high pressure suction hose, employed as a safe digging alternative to hand digging) use to 1.2m below surface. Samples and soil descriptions may have been affected by this process and actual site conditions may vary from those

Borehole terminated at: 4.5m on HARD CLAY

Hydrocarbon odour/staining: None noted

Groundwater monitoring well installed to: None installed

Groundwater encountered at: None encountered

Dwn: KM

Ckd: JS

Borehole No. 102

SUBADRA

Consultants in the Earth Sciences

Unit 13, Triangle Business Park, Stoke Mandeville
Tel. 01296 739400 Fax. 01296 739401.

Project Name	Hampstead Connect, Swiss Cottage	Date	2nd October 2013
Project Code	BP02641	Ground Level	Approximately 61m AOD
Coordinates	526460 184550 (Site Centre)	Equipment	Vac-Ex 0-1.1m

Depth (m)	Monitoring Well	Water Level	Log	Sample	Chemical Analysis Scheduled	SPT ('N') or Su (kPa)	Description
0		DRY					0.0 to 0.2m CONCRETE
0.5			S1@0.5m	PAH/Metals		0.2 to 1.1m MADE GROUND MEDIUM DENSE brown grey red clayey gravelly bouldery COBBLES. Cobbles and boulders include mass concrete, red bricks and kerb slabs.	
1							Borehole terminated at 1.1m on concrete surface.
2							
3							
4							
5							

Note: Vacuum Excavation (an excavation technique which removes soil using a high pressure suction hose, employed as a safe digging alternative to hand digging) use to 1.2m below surface. Samples and soil descriptions may have been affected by this process and actual site conditions may vary from those

Borehole terminated at: 1.1m on concrete

Hydrocarbon odour/staining: None noted

Groundwater monitoring well installed to: None installed

Groundwater encountered at: None encountered

Dwn: KM

Ckd: JS

Borehole No. 103

SUBADRA

Consultants in the Earth Sciences

Unit 13, Tritelge Business Park, Stoke Mandeville
Tel. 01296 739400 Fax. 01296 739401.

Project Name	Hampstead Connect, Swiss Cottage	Date	2nd October 2013
Project Code	BP02641	Ground Level	Approximately 61m AOD
Coordinates	526460-184550 (Site Centre)	Equipment	Vac-Ex 0-1.2m/Geoprobe (Direct Push)

Depth (m)	Monitoring Well	Water Level	Log	Sample	Chemical Analysis Scheduled	SPT ('N') or Su (kPa)	Description
0		DRY					0.0 to 0.2m CONCRETE
				S1@0.6m	PAH/Metals		0.2 to 1.4m MADE GROUND MEDIUM DENSE brown grey red clayey cobbly GRAVEL. Cobbles include concrete and red brick fragments.
1				S2@1.2m		Borehole terminated at 1.4m on obstruction.	
2							
3							
4							
5							

Note: Vacuum Excavation (an excavation technique which removes soil using a high pressure suction hose, employed as a safe digging alternative to hand digging) use to 1.2m below surface. Samples and soil descriptions may have been affected by this process and actual site conditions may vary from those

Borehole terminated at: 1.4m on concrete
 Hydrocarbon odour/staining: None noted
 Groundwater monitoring well installed to: None installed
 Groundwater encountered at: None encountered

Dwn: KM
 Ckd: JS

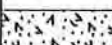

Borehole No. 104

SUBADRA

Consultants in the Earth Sciences

Unit 13, Triangle Business Park, Stoke Mandeville
Tel. 01296 739400 Fax. 01296 739401.

Project Name	Hampstead Connect, Swiss Cottage	Date	2nd October 2013
Project Code	BP02641	Ground Level	Approximately 61m AOD
Coordinates	526460 184550 (Site Centre)	Equipment	Vac-Ex 0-1.2m

Depth (m)	Monitoring Well	Water Level	Log	Sample	Chemical Analysis Scheduled	SPT ('N') or Su (kPa)	Description
0		DRY					0.0 to 0.2m CONCRETE
0.2							0.2 to 0.4m MADE GROUND MEDIUM DENSE brown grey slightly clayey GRAVEL. Gravel includes concrete and red brick fragments. Borehole terminated at 0.4m on concrete.
1							
2							
3							
4							Note: Vacuum Excavation (an excavation technique which removes soil using a high pressure suction hose, employed as a safe digging alternative to hand digging) use to 1.2m below surface. Samples and soil descriptions may have been affected by this process and actual site conditions may vary from those
5							

Borehole terminated at: 0.4m on concrete

Hydrocarbon odour/staining: None noted

Groundwater monitoring well installed to: None installed

Groundwater encountered at: None encountered

Dwn: KM

Ckd: JS

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