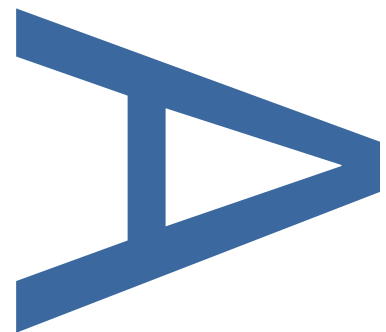
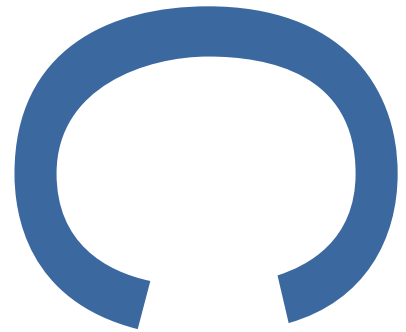


**FORMER FINCHLEY POLICE  
STATION, 193 BALLARDS LANE, N3  
1LZ  
AN ARCHAEOLOGICAL  
EVALUATION**

**SITE CODE: ARD 18**

**LOCAL PLANNING AUTHORITY:  
LONDON BOROUGH OF BARNET**

**JANUARY 2019**



**DOCUMENT VERIFICATION**

**Site Name**

**FORMER FINCHLEY POLICE STATION, 193 BALLARDS LANE, N3 1LZ**

**Type of project**

**AN ARCHAEOLOGICAL EVALUATION**

**Quality Control**

Pre-Construct Archaeology Limited Project Code		K5892	
	<b>Name</b>	<b>Signature</b>	<b>Date</b>
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Rev client comments	16.1.19	HH	CM

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**FORMER FINCHLEY POLICE STATION, 193 BALLARDS LANE, N3 1LZ  
AN ARCHAEOLOGICAL EVALUATION**

**Site Code:** ARD18

**Central NGR:** TQ25629 91270

**Local Planning Authority:** LONDON BOROUGH OF BARNET

**Planning Reference:**

**Other reference if any:**

**Commissioning Client:** CGMS HERITAGE (part of the RPS Group) ON BEHALF OF  
BALLARDS LANE LLP

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**January 2019**

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## **1 ABSTRACT**

- 1.1 This report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology at the former Finchley Police Station, 193 Ballards Lane, London, N3 1LZ. The central grid reference for the site was TQ 25629 91270. The fieldwork was undertaken on the 13<sup>th</sup> and 14<sup>th</sup> December 2018. The work was commissioned by CGMS Heritage (part of the RPS Group) on behalf of Ballards Lane LLP.
- 1.2 Two evaluation trenches were excavated. The earliest deposit encountered on site was natural clay. Levels taken on the natural deposits suggested the natural topography of the site sloped downwards slightly to the southwest.
- 1.3 A boundary ditch, probably dating to the late post-medieval period, was recorded in Trench 2. Garden walls, associated with late 19<sup>th</sup> century properties fronting Gruneisen Road, were recorded in both trenches.

## 2 INTRODUCTION

- 2.1 An archaeological evaluation was carried out at the former Finchley Police Station, Ballards Lane, Finchley, London Borough of Barnet N3 1LZ, by Pre-Construct Archaeology Ltd (PCA) in advance of redevelopment for housing.
- 2.2 The Archaeological Advisor to the London Borough of Barnet recommended that the site should be subject to an archaeological trial trench evaluation as the site lies within an Archaeological Priority Area.
- 2.3 The site, which was centred on TQ 25629 91270, was bounded by Gruneisen Road to the northeast; by a factory to the northwest; by residential properties to the west; and by Ballards lane to the southeast. The former Finchley Police Station was extant at the time of the evaluation and the archaeological work was carried out to the rear of the building in the car park.
- 2.4 The proposed methodology was detailed in a site-specific Written Scheme of Investigation (Hawkins 2018), approved by the Archaeological Adviser. Two evaluation trenches were excavated across the car park area (Figure 2); these were intended to assess the presence or absence of archaeological remains within the development area.
- 2.5 The evaluation works were undertaken between 13<sup>th</sup> and 14<sup>th</sup> December and were supervised by the author.
- 2.6 The works were instructed by CGMS Heritage (part of the RPS Group) on behalf of Ballards Lane LLP. The project was managed for PCA by Helen Hawkins and was monitored for the local planning authority by Laura O’Gorman of Historic England.
- 2.7 Evaluation Objectives
- 2.7.1 The evaluation was designed to address the following primary objectives:
- To determine the natural topography of the site and the height at which it survives.
  - To establish the potential for the site to contain Saxon or Medieval material relating to the Archaeological Priority Area.
  - To establish the presence or absence of post-medieval activity relating to any archaeological periods at the site.
  - To establish the extent of all post-depositional impacts on the archaeological resource.

### **3 GEOLOGICAL AND TOPOGRAPHICAL BACKGROUND**

- 3.1 The British Geological Survey (BGS 2017) shows the bedrock geology of the study site as London Clay Formation overlaid by superficial deposits of Lowestoft Formation (Diamicton).
- 3.2 The modern ground level of the site was on a gentle slope, from a maximum level of c.92m OD at the southern corner, to a low of c.89m OD at the northern corner.

### **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 4.1.1 The following information was provided in the Desk Based Assessment (CgMs Heritage (part of the RPS Group) 2017).
- 4.1.2 The HER records only limited evidence relating to the prehistoric periods within the study area. A Palaeolithic flake is recorded in Finchley at an inexact grid reference c.450m south east of the site (HER Ref: MLO16372, TQ 2600 9100), whilst a small number of flakes were found at Hutton Grove c.850m to the north (HER Ref: MLO13379, TQ 2600 9200).
- 4.1.3 The heavy London Clays underlying the study site would have provided an unattractive environment for settlement, suggesting early woodland clearance and settlement within the area was limited.
- 4.2 Roman
- 4.2.1 No evidence for the Roman period is recorded within the study area. The nearest Roman road is Watling Street c.5km to the west.
- 4.2.2 The site likely lay within forest during the Roman period.
- 4.2.3 Evidence for Early Medieval timber buildings was found at the former St Mary's School, in Church End c.850m south of the study site (HER Ref: MLO89336, TQ 25075 90605). The features comprised post holes and slots which combined to form the outlines of buildings, as well as associated hearths and a large amount of Saxon pottery. Further evidence for the Late Saxon and Medieval periods was recorded at the same school site, which was interpreted as several buildings and yards, probably a farm or residences in the village of Finchley (HER Ref: MLO59908, TQ 2510 9064).
- 4.2.4 The site lies within an Archaeological Priority Area associated with Saxon and Medieval period settlement and associated agricultural evidence (HER Ref: Desig. No. DLO33089, TQ 2544 9094). The settlement was not recorded in the Domesday Survey of 1086 (Domesday Online 2017), probably due to the lack of a taxable manor, and the nearest recorded estate is Hendon, 4km to the west.
- 4.2.5 The Medieval settlement pattern in Finchley does not appear to have been heavily nucleated and it is likely that after the initial settlement at Church End, roadside settlement spread along Ballards Lane and Nethers Street (HER Ref: DLO33089).

- 4.2.6 Documentary sources record houses at Church End from the 13th century (HER Ref: MLO71884, TQ 2500 9100), with East End (East Finchley) developing by 1365 and North End (North Finchley) at a later date (HER Ref: DLO33089).
- 4.2.7 It is likely that the site lay within woodland to the north of the settlement at Church End during the Saxon/Early Medieval period and then possibly within an area of agricultural activity adjacent to Ballards Lane during the later Medieval period.
- 4.3 Post-Medieval and Modern
- 4.3.1 The 1754 Rocque Map of Middlesex records the study site in agricultural land adjacent to Ballards Lane, and to the north of the settlement at Finchley and the roadside settlement along Ballards Lane.
- 4.3.2 By the 1816 Finchley Enclosure Map, the roadside settlement has expanded north and the site is now located within the front yard or garden area of a probable residential property and ancillary building, and the adjacent field to the north.
- 4.3.3 The 1841 Finchley Tithe Map and associated Award show the majority of the site within the landscaped garden associated with the residential property to the west and includes an ornamental pond across the central area of the study site.
- 4.3.4 No change is shown to the study site by the 1864 Ordnance Survey Map and the property to the west is named as 'Wentworth Lodge'. Further residential properties are evident to the south of Ballards Lane.
- 4.3.5 Wentworth Lodge was bought by the Metropolitan Police in 1886 and a Police Station was built in its gardens, opening in 1889. The 1896 Ordnance Survey Map shows development of the gardens with the Police Station in the southern area of the study site with a small possible ancillary building to the north, and a terrace of four residential properties has been constructed in the northern area fronting onto Gruneisen Road. Wentworth Lodge remains to the west and further residential streets have been laid out north east of the study site. The railway has been constructed to the west. No change is shown to the site by 1913.
- 4.3.6 The only change to the site on the 1936 Ordnance Survey Map is an extra row of buildings within the centre of the site and the removal of an internal boundary from this area. The surrounding area has been heavily developed for residential properties.
- 4.3.7 The earlier Police Station was replaced in 1965 and the 1969 Ordnance Survey Map shows the newly constructed Police Station in the southern area of the site. Various ancillary buildings previously to the north of the station have been removed, as well as two of the residential properties in the northern area, presumably to provide a car park and an access to the rear of the Police Station. The area of the site north of the Police Station has been cleared by 1989 and is most likely used as a car park by this point.



4.3.8 This remains the case in 1999 and the present day, although a small ancillary building has been constructed immediately north of the Police Station.

4.3.9 The site likely lay within agricultural or pastoral land until the construction of Wentworth Lodge in the early 19th century, when the study site was partially located within the formal gardens of the house. The study site was later developed as a Police Station and terraced properties in the late 19th century and a new Police Station and associated car park replaced the earlier buildings in the 20th century.

## **5 METHODOLOGY**

5.1 Two evaluation trenches were set out using a dGPS and the trenches were scanned with a CAT device to locate any buried services. A JCB excavator fitted with a pneumatic hammer broke through the reinforced concrete slab that formed the carpark of the former Police Station. The JCB was then fitted with a toothless bucket and, under the supervision of an attendant archaeologist, removed the modern overburden to reveal the archaeological deposits.

5.2 Both trenches were 1.8m wide by 9m long and c.1.2m deep when natural deposits were encountered.

## 6 SUMMARY OF ARCHAEOLOGICAL SEQUENCE

### 6.1 Phase 1: Natural

6.1.1 Natural deposits were recorded as the basal layers in both evaluation trenches and consisted of firm mid brownish orange clay [3]/[8]. Natural was recorded at a maximum level of 89.51m OD in Trench 1 and at 89.88m OD in Trench 2.

6.1.2 The levels taken at the top of the natural clay indicated that the natural topography of the site sloped gradually downwards to the southwest.

### 6.2 Phase 2: Undated

6.2.1 Sealing the natural clay in both evaluation trenches was a c. 0.25m thick layer of firm mid bluish orange clay [2]/[7] recorded at a maximum level of 89.70m OD in Trench 1 and at 89.91m OD in Trench 2. These deposits were probably formed by a combination of accumulation of windblown detritus, general bioturbation, manuring and ploughing and indicated that the site had been situated in open agricultural land.

6.2.2 In Trench 2 the reworked sub-soil horizon [7] was cut by a northwest - southeast aligned ditch [6] that spanned the entire width of the trench and was 1.74m wide and measured 0.52m deep. The ditch [6] was cut from a maximum level of 89.91m OD and was filled with firm greyish bluish brown silty clay [5], which had probably been deposited in the ditch by natural agency over a fairly lengthy period. It is likely that the ditch demarcated a property boundary - depicted on the 1841 Finchley Tithe Map - between formal gardens to the south and open fields to the north.

### 6.3 Phase 3: 19<sup>th</sup> century

6.3.1 In Trench 1 the reworked sub-soil [2] was sealed by a 0.46m thick layer of friable dark greyish brown silty clay [1] recorded at a highest level of 89.98m OD, which had been stained by hydrocarbon contamination.

6.3.2 Layer [2] was cut by a wall [11] constructed from orange red frogged bricks laid in English bond that was 0.20m thick and measured 0.47m in height. The wall [11], which dated to the later part of the 19<sup>th</sup> century, crossed Trench 1 on a southwest - northeast alignment and was recorded at a maximum level of 89.96m OD. The wall probably demarcated the boundary between two gardens belonging to late 19<sup>th</sup> century properties fronting Gruneisen Road.

6.3.3 In Trench 2 the backfill [5] of the boundary ditch [6] was cut, at a level of 90.14m OD, by a drainage trench [10] for a tubular ceramic drain with a diameter of 0.10m. The drainage cut [10] was on a similar northwest by southeast alignment as the earlier ditch [6]. A deposit of loose dark greyish brown clayey silt [9] containing frequent fragments of slate and occasional fragments of pinkish red brick filled the construction cut.

6.3.4 The drainage cut was sealed by a 0.40m thick layer of firm mid brown clayey silt [4] with frequent flecks of charcoal and ceramic building material which was recorded at a maximum level of 90.52m OD. This deposit may indicate land levelling in the southern part of the site in preparation for the construction of Finchley Police Station in the late 19<sup>th</sup> century.

6.3.5 Truncating the northern side of ditch [6] was a northwest-southeast aligned wall [12] constructed from orange red brick laid in English bond. A spur of the wall ran off at 90 degrees to the northeast forming a T-shape. The wall, which was recorded at a maximum level of 90.25m OD, was 0.20m thick and was 0.62m high and was built on a concrete footing. A wall of this configuration forming the rear boundary to the gardens of properties fronting Gruneisen Road, is depicted on the 1896 Ordnance Survey Map (CGMS Heritage 2017).

#### 6.4 Phase 4: Modern

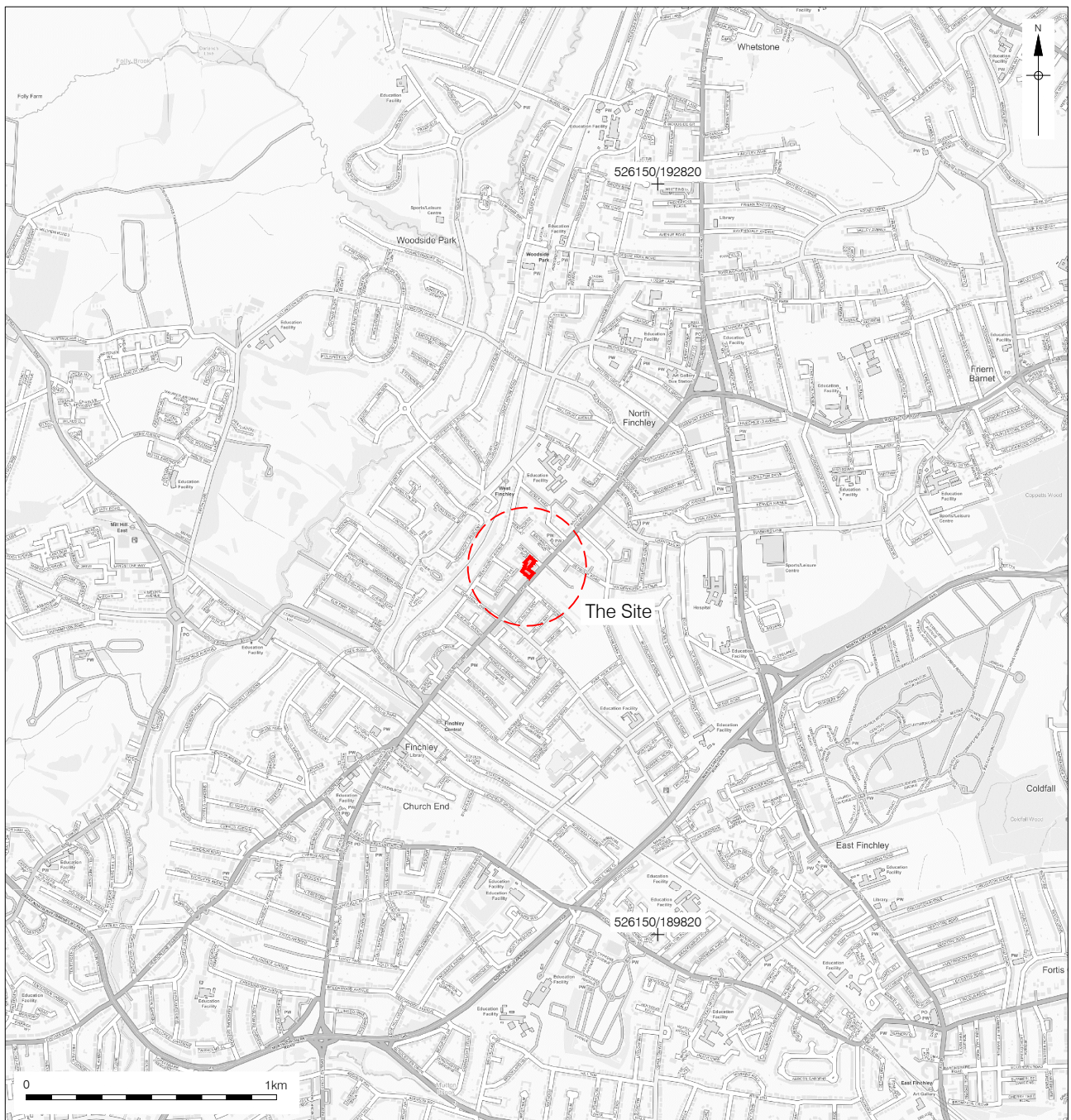
6.4.1 In both trenches the earlier deposits were sealed by 0.30m thick layers of demolition material [+] containing very frequent fragments of brick. These deposits constituted a bedding layer for a 0.10m thick concrete slab reinforced with steel bars, which formed the surface of a carpark at a level of 90.28m OD in at the south-eastern end of Trench 1 and at 90.63m OD at the south-western end of Trench 2.

## **7 CONCLUSIONS**

- 7.1.1 Levels taken on natural deposits suggest that the natural topography of the site sloped gradually downwards to the southwest.
- 7.1.2 No evidence of Saxon or Medieval occupation was recorded on the site.
- 7.1.3 Layers of reworked sub-soil were observed in both trenches. These layers, which developed over a prolonged period, indicate that the site was probably open agricultural land for a considerable length of time.
- 7.1.4 Post-medieval activity on the site was represented by a ditch [6] recorded in Trench 2 with a northwest - southeast alignment, which possibly formed a property boundary between formal gardens belonging to Wentworth Lodge – located to the southwest of the site - and open fields in the north, as depicted on the Finchley Tithe Map of 1841 (CGMS Heritage 2017). The ditch, which probably also functioned as a drainage channel, appeared to have silted up and so, in the late 19<sup>th</sup> century, a ceramic drain pipe was laid along the course of the ditch to facilitate drainage.
- 7.1.5 Brick walls recorded in Trenches 1 and 2 almost certainly represent the garden walls of properties fronting Gruneisen Road, which were built in the later part of the 19<sup>th</sup> century.
- 7.1.6 Development in the 20<sup>th</sup> century was represented by a layer of demolition rubble which formed the bedding layer for a concrete slab that constituted the current ground surface, which had been used as a carpark for the Finchley Police Station, which was rebuilt in 1965 (CGMS Heritage 2017).
- 7.1.7 The Archaeological Advisor to the London Borough of Barnet inspected the trenches during the work and agreed on site that no further archaeological works would be required.

## 8 BIBLIOGRAPHY

- BGS 2018. British Geological Survey Geology of Britain Viewer  
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html?> (accessed 21-12-2018)
- CGMS Heritage 2017 *Archaeology Desk Based Assessment: Former Finchley police Station, 193 Ballards Lane, N3 1LZ* unpublished client report
- Taylor, J with Brown, G 2009, *Fieldwork Induction Manual: Operations Manual 1*, Pre-Construct Archaeology Limited





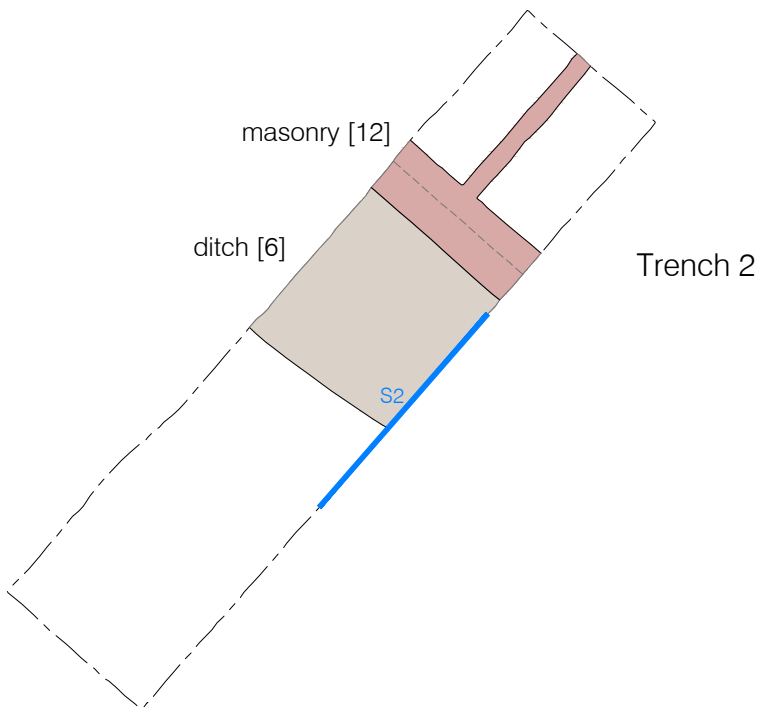
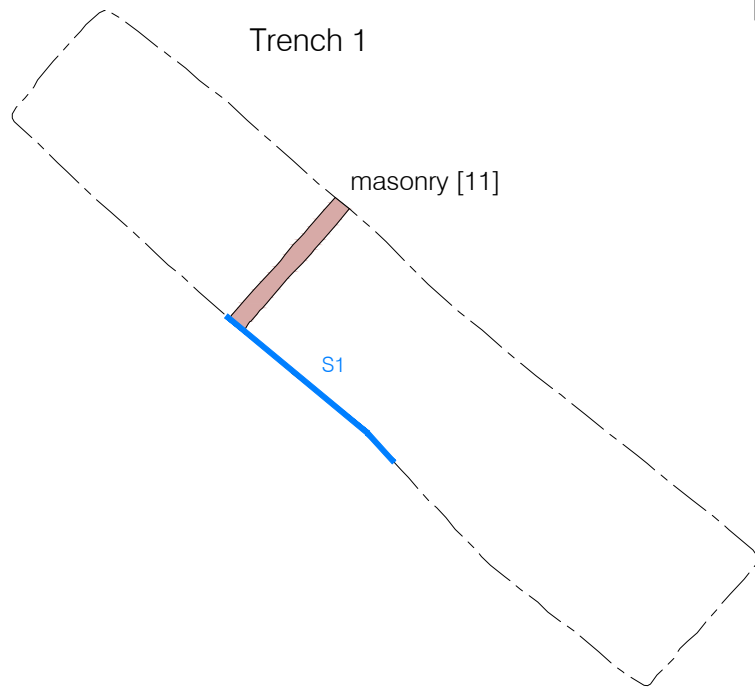
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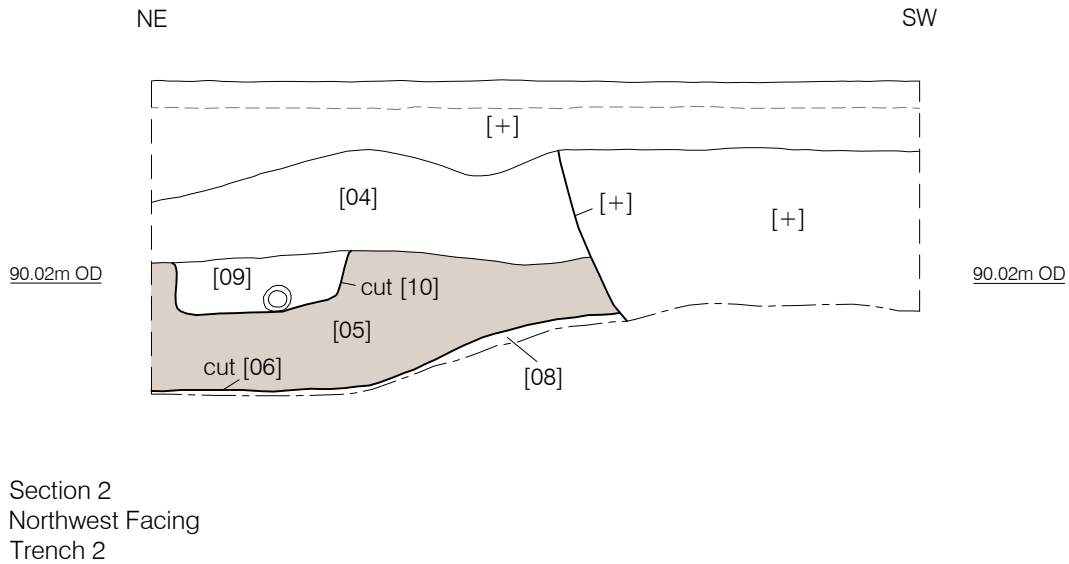
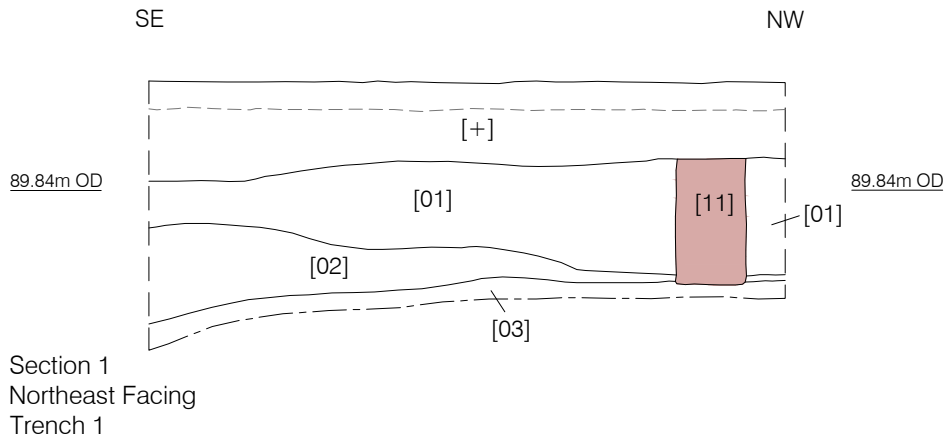
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15/01/19 MS

Figure 2  
Trench Locations  
1:400 at A4







- Ditch
- Masonry





**Plate 1: Trench 1 facing northwest**



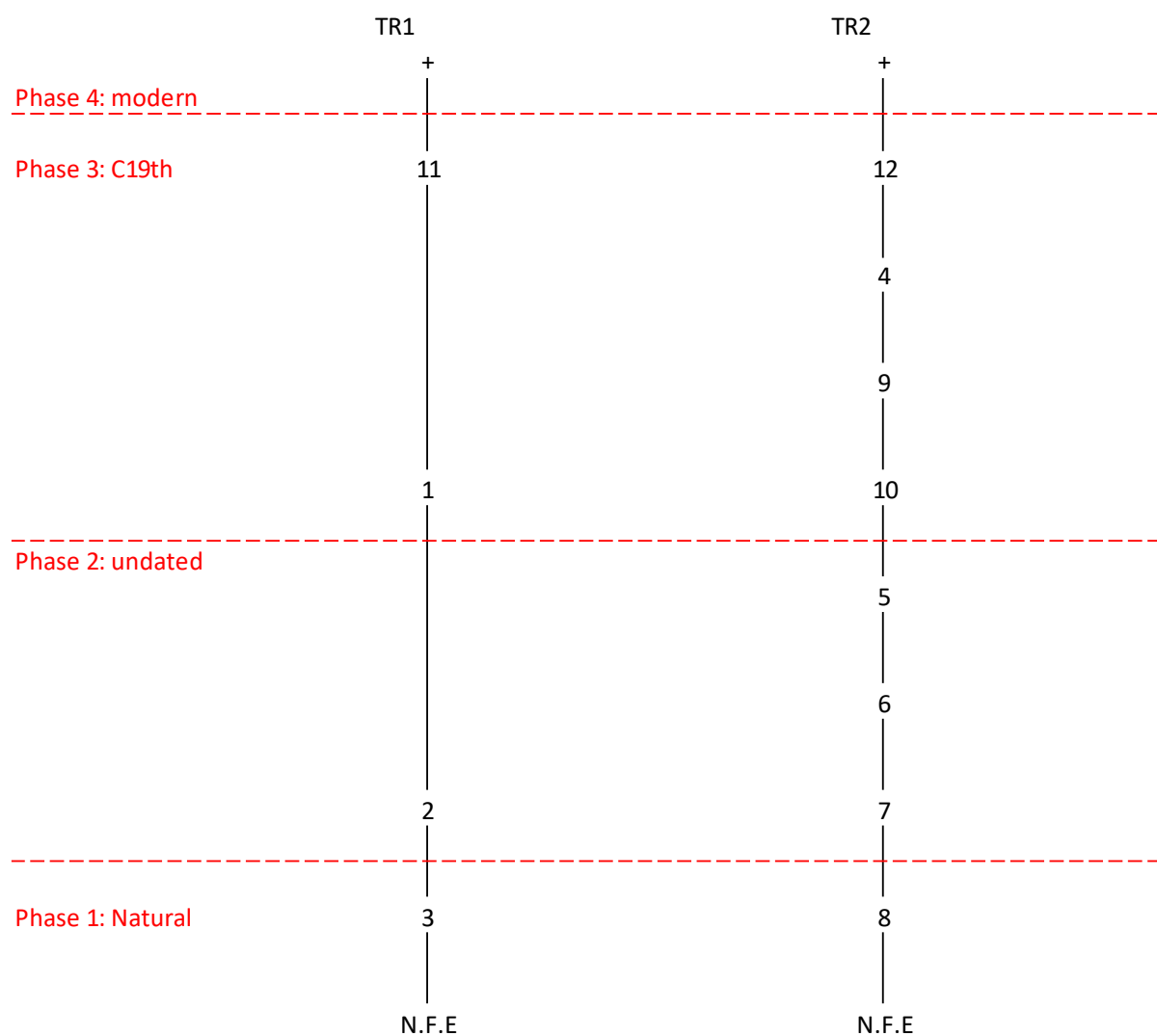


**Plate 2: Trench 2 facing southeast**

## APPENDIX 1: CONTEXT LIST

Context	CTX_Type	Trench	CTX_ Interpretation	CTX_Category	CTX_Length	CTX_Width	CTX_Depth	CTX_Levels_high	CTX_Levels_low
0									
1	Layer	1	Subsoil	Garden Soil	8.9	1.9	0.46	89.98	89.52
2	Layer	1	Reworked Natural	Agricultural	8.9	1.9	0.36	89.7	89.34
3	Natural	1	Natural alluvium	Alluvial	8.9	1.9		89.51	89.25
4	Layer	2	19th century made ground	Make-up	2	6	0.4	90.52	90.09
5	Fill	2	Naturally silted ditch	Backfill	2	1.6	0.42	90.14	89.91
6	Cut	2	Boundary ditch	Ditch	2	1.74	0.52	89.91	89.62
7	Layer	2	Reworked natural	Agricultural	2	6	0.2	89.91	89.61
8	Natural	2	Natural alluvium	Alluvial	2	6	0.1	89.88	
9	Fill	2	Backfill of field drain	Backfill	2	0.64	0.2	90.14	
10	Cut	2	Drain run	Drain	2	0.64	0.2	90.14	89.9
11	Masonry	1	Garden wall	Wall	0.2	1.9	0.47	89.96	89.49
12	Masonry	2	19th century garden wall	Wall	2.02	1.8	0.62	90.25	89.63

## APPENDIX 2: STRATIGRAPHIC MATRIX



## APPENDIX 3: OASIS FORM

OASIS ID: preconst1-337631

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### Project details

Project name	Former Finchley Police Station
Short description of the project	An archaeological evaluation was undertaken by Pre-Construct Archaeology at the former Finchley Police Station, 193 Ballards Lane, London, N3 1LZ. The central grid reference for the site was TQ 25629 91270. The fieldwork was undertaken on the 13th and 14th December 2018. Two evaluation trenches were excavated. The earliest deposit encountered on site was London Clay. Levels taken on the natural deposits suggested the natural topography of the site sloped downwards slightly to the southwest. A boundary ditch, probably dating to the late post-medieval period, was recorded in Trench 2. Garden walls, associated with late 19th century properties fronting Gruneisen Road, were recorded in both trenches.
Project dates	Start: 13-12-2018 End: 14-12-2018
Previous/future work	No / No
Any associated project reference codes	ARD18 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 2 - In use as a building
Monument type	WALL Post Medieval
Monument type	DITCH Post Medieval
Significant Finds	NONE None
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

---

### Project location

Country	England
Site location	GREATER LONDON BARNET FINCHLEY Former Finchley Police Station
Postcode	N3 1LZ
Study area	80 Square metres
Site coordinates	TQ 25629 91270 51.605749657963 -0.185670444828 51 36 20 N 000 11 08 W Point
Height OD / Depth	Min: 89.25m Max: 89.88m

---

### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	CgMs RPS Ltd
Project design originator	James Archer
Project director/manager	Helen Hawkins
Project supervisor	Joe Brooks
Type of sponsor/funding body	House Builder
Name of sponsor/funding body	Ballards LLP

---

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	MLAA
Digital Archive ID	ARD18
Digital Contents	"none"
Digital Media available	"Database","Images raster / digital photography","Survey","Text"
Paper Archive recipient	MLAA
Paper Archive ID	ARD18
Paper Contents	"none"
Paper Media available	"Context sheet","Plan","Section"

---

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	FORMER FINCHLEY POLICE STATION, 193 BALLARDS LANE, N3 1LZ AN ARCHAEOLOGICAL EVALUATION
Author(s)/Editor(s)	Brooks J
Date	2018
Issuer or publisher	PCA
Place of issue or publication	London
Entered by	archive (archive@pre-construct.com)

Entered on                    10 January 2019



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