

**Hasmonean School,
Barnet**

**Historic Environment
Desk Based
Assessment**

Client: PETER BRETT ASSOCIATES LLP

AB Heritage Project No:10778

Date: 08/04/2016

Hasmonean School, Barnet Historic Environment Desk Based Assessment

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Project Number 10778
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CONTENTS

1.	Introduction.....	2
1.1	Project Background	2
1.2	Site Location & Description.....	2
1.3	Geology & Topography.....	2
1.4	Proposed Development	2
2.	Aims & Methodology	3
2.1	Aims of Works	3
2.2	Methodology of Works	3
2.3	Assessment of the Cultural Heritage Resource	4
2.4	Impact Assessment Criteria.....	5
2.5	Limitations	7
3.	Planning & Legislative Framework	8
3.1	Introduction.....	8
3.2	Statutory Protection for Heritage Assets.....	8
3.3	National Planning Policy.....	8
3.4	Barnet's Local Plan (Development Management Policies) Development Plan Document September 2012	9
3.5	The Hedgerows Regulations 1997, Schedule 1.....	9
4.	Archaeological Resource Baseline.....	11
4.1	Statutory Designated Features	11
4.2	Non Statutory Designated Features	11
4.3	Historic Landscape Character Areas	11
4.4	Other Data.....	12
4.5	Previous Archaeological Works in the Study Area.....	12
4.6	Archaeology & History Background	12
4.7	Historic Maps.....	14
4.8	Site Visit.....	16
4.9	Initial Historic Hedgerow Assessment.....	20
4.10	Initial Heritage Settings Assessment	20
5.	Archaeological Potential & Mitigation	22
5.1	Known Heritage Resource.....	22
5.2	Past Impacts within the Site Boundary	22
5.3	Potential Archaeological Resource.....	22

5.4	Predicted Impact of Proposed Development	23
5.5	Outline Recommendations	23
6.	References	25

FIGURES

- Figure 1: Site Location
- Figure 2: Existing Development Plan
- Figure 3: Proposed Development Plans
- Figure 4: Map of Cultural Heritage Features

PLATES

- Plate 1: John Crow Map of London, 1754
- Plate 2: 1914 OS Map of Middlesex, Sheet XI.2, showing the site boundary in red
- Plate 3: 1935 OS Map of Middlesex, Sheet XI.2, showing the site boundary in red

PHOTOS

- Photo 1: The view of the south-western field of the proposed development site, looking east from the footpath entrance to the field in the west
- Photo 2: Parallel linear ditches in the centre of the south-western field at the proposed development site, looking south
- Photo 3: The hedgerow, tree, and ditch boundary between the south-western and south-eastern fields at the proposed development site, looking north
- Photo 4: The south-eastern field of the proposed development site, taken from the mid-west of the field towards the east. The public footpath is visible in the left of the photo
- Photo 5: Two parallel earthen banks in the east of the south-eastern field at the proposed development site, taken from the centre-east of the field
- Photo 6: The north-eastern field of the proposed development site, taken from the northern boundary, looking south

APPENDICES

Appendix 1	Gazetteer of Cultural Heritage Features	27
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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Peter Brett Associates LLP to produce a Historic Environment Desk Based Assessment to cover the proposed new Hasmonian High School for boys in Barnet, London.

This assessment has reviewed all of the known cultural heritage features within a 750m study area around the proposed development site in order to gain an understanding of the potential for the survival of archaeological features within the site boundary. The known and potential archaeological resource within the site boundary can be summarised as a number of earthwork features identified during the site visit [**AB 14 – 17**], potentially historically important hedgerow boundaries [**AB 18**] and the possible route of a Roman road [**AB 1**] associated with an Archaeological Priority Area [**AB 13**].

Based on the known archaeological resource and the past impacts within the site boundary, it has been concluded that there is a high potential for the presence of previously unrecorded archaeology within the boundary of the proposed development site. It has therefore been recommended that a geophysical survey is undertaken across the three fields at the proposed development site, which may highlight areas for additional works which are likely to include a programme of archaeological evaluation.

It is further recommended that a more in-depth assessment of the historic field boundaries [**AB 18**] identified during the site visit is undertaken to confirm the age of the hedgerows [**AB 18**]. A hedgerow removal notice may need to be submitted to the local authority before these can be removed if they are confirmed to be of importance in line with The Hedgerows Regulations 1997.

All recommendations are subject to the approval of the local authority archaeologist.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Peter Brett Associates LLP to produce an Historic Environment Desk-Based Assessment to cover the proposed new Hasmonian High School for boys in Barnet, London.
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site is centred at approximately TQ 22475 90818, and consists of the existing Hasmonian High School for girls, and three adjacent grassed fields covering a total of c.7.8 hectares (ha) (see Figure 1), in Hendon, Barnet, London.
- 1.2.2 The existing school covers an area of c. 2.3ha within the site boundary. This area includes multi-storey blocks, surrounded sports courts, and car parks. The boundaries between the fields at the proposed development site are marked by tree and hedgerow boundaries, and ditches.
- 1.2.3 The west of the proposed development site is bound by Pages Street, and Champions Way forms the boundary along the north of the site. Immediately to the south of the site boundary are a row of terraces along the A1/Great North Way (Barnet By-Pass). To the east of the proposed development site are the fields associated with the Cophall Sports Centre.

1.3 Geology & Topography

- 1.3.1 The bedrock geology on which the proposed development site is situated consists of the clay, silt, and sand of the London Clay Formation. This was formed in the Palaeogene Period in a local environment previously dominated by deep seas. No superficial deposits have been recorded in this area (BGS 2016).
- 1.3.2 The topography of the proposed development site slopes from the north and east at c. 70m above OD, to c. 60m above OD in the south-western corner of the site.

1.4 Proposed Development

- 1.4.1 The proposed development consists of the construction of a new High School for boys and girls (including a nursery) comprising new buildings, along with car parking, play and pitch facilities, and landscaping. New access roads will be incorporated in the plans, which will include the demolition of the existing school at the site.
- 1.4.2 The details of the draft scoping report for the site (CSJ Planning 2016) suggest that the existing mature planting at the proposed development site will restrict the area of development to c. 1ha of new buildings.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation of the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the proposed development site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (1994, latest revision 2014).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Greater London Historic Environment Record (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The Historic England website professional pages, particularly the National Heritage List For England
 - A site-walk over on 6th April 2016
 - Additional relevant documentary resources at the Barnet Local Studies and Archives Centre, and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
 - Information on heritage assets recorded on the GLHER

- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the proposed development site boundary
- The impact of the proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 The Historic Environment Desk-Based Assessment has examined heritage records within 750m of the centre point of the proposed development site. This was agreed during consultation between Hannah Rose (Heritage Consultant; AB Heritage) and Laura O'Gorman (Archaeology Adviser; Historic England) on 10th February 2016.

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

- Low - Very unlikely to be encountered on site
- Medium - Possibility that features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Peter Brett Associates LLP, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (April 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.5.4 The visibility of the Listed Buildings from the proposed development site as highlighted in Section 4.10 was made from ground level.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "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.”

- 3.3.3 A key policy within the NPPF is that “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. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Barnet’s Local Plan (Development Management Policies) Development Plan Document September 2012

Policy DM06: Barnet’s heritage and conservation

- 3.4.1 Only the relevant policy information relating to this proposed development has been provided below.
- a. All heritage assets will be protected in line with their significance. All development will have regard to the local historic context.
- e. Any development that may affect archaeological remains will need to demonstrate the likely impact upon the remains and the proposed mitigation to reduce that impact.

3.5 The Hedgerows Regulations 1997, Schedule 1

- 3.5.1 This policy states that the removal of a hedgerow of importance is prohibited without a hedgerow removal notice. The criteria for determining whether a hedgerow holds archaeological or historic importance are as follows.

Part II: Criteria - Archaeology and History

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is—
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979(7); or
 - (b) recorded at the relevant date in a Sites and Monuments Record.
3. The hedgerow—
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.
4. The hedgerow—
 - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or

(b) is visibly related to any building or other feature of such an estate or manor.

5. The hedgerow—

(a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts(8); or

(b) is part of, or visibly related to, any building or other feature associated with such a system, and that system—

(i) is substantially complete; or

(ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(9), for the purposes of development control within the authority's area, as a key landscape characteristic.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 There are no statutory designated features within the boundary of the proposed development site.

Within the Study Area

- 4.1.2 There are three statutory designated features within the study area that surrounds the proposed development site. These are all Grade II Listed Buildings, as follows:
- An early 19th century house named Chase Lodge [AB 3], c. 300m north of the proposed development site
 - The former entrance gates to the Grahame White Aviation Company Limited [AB 4], c. 500m south-west of the proposed development site
 - The Royal Air Force Museum [AB 8], at c. 500m south-west of the proposed development site

4.2 Non Statutory Designated Features

Within the Proposed Development Site

- 4.2.1 There are two known non-statutory designated cultural heritage areas within the boundary of the proposed development site recorded by the GLHER.
- 4.2.2 One of these comprises part of the Copthall Archaeological Priority Area (APA) [AB 13]. The APAs of London are assigned to areas in which there is considered to be a potential for archaeology to be present, based on the known heritage resource in the area. In this case, this refers to the location of a Roman road [AB 1] and historic farmsteads (detailed below).
- 4.2.3 The projected route of Roman road 167 between Well End to Hampstead [AB 1] also falls within the boundary of the proposed development site, extending through the study area either side of the site boundary.

4.3 Historic Landscape Character Areas

- 4.3.1 The final two features recorded by the GLHER within the site limits consist of Historic Landscape Character Areas (HLCs), comprising:
- The Historic Landscape Character Area of Edgware, Hendon and Finchley [AB 9], characterised by inter-war suburbs
 - The Historic Landscape Character Area of Hendon Golf Course [AB 10], characterised by public open spaces and parks

4.4 Other Data

4.4.1 Five additional features were noted within the boundary of proposed development during the site visit. These comprise:

- A series of narrow parallel ditches [AB 14] within the south-western field at the proposed development site
- Two parallel banks [AB 15] in the south-eastern field of the proposed development site
- A slight bank [AB 16] on the eastern boundary of the proposed development site
- An additional slight bank [AB 17], parallel to a public footpath through the south-eastern field at the proposed development site
- The existing field boundaries [AB 18] at the proposed development site, most of which have been identified to have been present since at least the mid-18th century. These are marked by hedgerow, tree-lies, and ditches.

4.4.2 These features remain undated, and the site visit alone was not sufficient to confirm with any certainty whether these features were of archaeological origin.

Within the Study Area

4.4.3 There are an additional nine known cultural heritage features within the surrounding study area. The majority of these features consist of modern features, including two Historic Landscape Character Areas [AB 9 & 10], the three aforementioned Listed Buildings [AB 3, 4 & 8].

4.5 Previous Archaeological Works in the Study Area

4.5.1 While no previous archaeological works have been recorded by the GLHER within the site boundary itself, there is a record for an archaeological excavation in the Copthall Sports Centre playfields c. 100m east of the proposed development site (GLHER event number ELO2751). The excavation aimed to trace the route of a Roman road [AB 1] running through the wider area; however, no evidence of the road was identified within the location of the Sports Centre playfields tested.

4.6 Archaeology & History Background

Prehistoric (c. 500, 000 BC – AD 43)

4.6.1 The prehistoric period in Barnet is poorly represented by finds and features. However, prehistoric settlement is known to have been present in the wider landscape of London, being largely centred on the River Thames and its former estuaries.

Roman (AD 43 – AD 410)

4.6.2 The Roman presence in Barnet is known to have included a settlement in Hendon, where the once extensive woodland was used to supply London's bakers, brewers, and potters with wood for fuel through to the 16th century (Barnet London Borough ND).

- 4.6.3 There is no evidence of permanent settlement of Roman date within the study area, however, the projected route of the Roman road between Well End and Hampstead [AB 1] is considered to have passed through the proposed development site and study area on a north-west – south-east orientation.

Medieval (AD 410 – AD 1536) and Post Medieval (AD 1537 – AD 1800)

- 4.6.4 Much of this area of London existed as dispersed villages and hamlets for much of the medieval period, although a number of these were deserted as a result of the Black Death in the 14th century.
- 4.6.5 Examples of post medieval settlement in Hendon include the second homes of rich city dwellers, including Hendon Hall c. 1.5km south-east of the proposed development site (Barnet London Borough ND).
- 4.6.6 However, no evidence of medieval or post medieval settlement has been recorded within the study area, although sherds of medieval and post medieval pottery [AB 2] were found c. 150m west-north-west of the proposed development site on Longfield Avenue.

Modern (AD 1801 – Present)

- 4.6.7 By 1860s, Hendon was growing into a town centred at c. 1.5km south-east of the proposed development site, supported by the exporting of coal to central London. Trade improved further as the Midland Railway Company constructed a railway through the Hendon, and the town continued to grow rapidly as a result of this (Barnet London Borough ND).
- 4.6.8 In 1910, the Hendon Aerodrome [AB 11] was established, c. 350m east of the proposed development site at its closest point. The RAF staged many pageants during the lifetime of the aerodrome, which was finally closed in 1973 (Barnet London Borough ND). This area is now occupied by a number of buildings, including the Grade II Listed RAF Museum [AB 8].
- 4.6.9 Of note, to the north-west of the proposed development site and a large area between the Hendon Aerodrome [AB 11] and the site boundary, is an area of land that has been characterised as reflecting the inter-war suburbs of Edgware, Hendon and Finchley [AB 9], with the HLC typically comprising semi-detached, and terraced houses. This contrasts with the east and south of the proposed development site which, along with most of the north-east of the study area, has been characterised as an area of public open space and parks as part of the Hendon Golf Course HLC [AB 10].
- 4.6.10 The existing Hasmonean School is known to have been under construction from April 1975, based on a clipping from the Jewish Chronicle (Barnet Local Studies and Archives Centre document number 3639) outlining the plans for the new school site.

Multi-Period

- 4.6.11 There is one multi-period feature that has been recorded by the GLHER within the study area. This consists of the Copthall APA [AB 13], which occupies the north-western area of the proposed development site and continues north towards Copthall School (see Figure 4).
- 4.6.12 The GLHER highlights two areas of significance relating to this APA:

- Chase Lodge – this area was part of Good Hewe Farm, within Hendon Manor. The land was later sub-divided and Tithe Farm was established in 1753 AD (see maps in Section 4.7).
- Holders Hill - this area has been highlighted for the location of the Roman road [AB 1] and includes sites of finds and possible road surface

Undated

4.6.13 Undated features [AB 14 – 18] were identified during the site visit, and have been discussed as such in Section 4.8.

4.7 Historic Maps

4.7.1 The earliest available historic map covering the proposed development site was the 1754 John Crow map, which shows the proposed development site as four fields; the boundaries of which closely reflect those which remain within the proposed development site in the present plans [AB 18] (Figure 2 & 4). This map pre-dates the Inclosure Acts of 1773 which implies that these field boundaries [AB 18] may be of archaeological or historic importance in line with The Hedgerows Regulations 1997 (see Section 3.5).

4.7.2 The John Crow map shows the road to the west of the site labelled 'The Long Slipe'. However, this has changed to Page Street by the time of the Withshaw map in 1828.

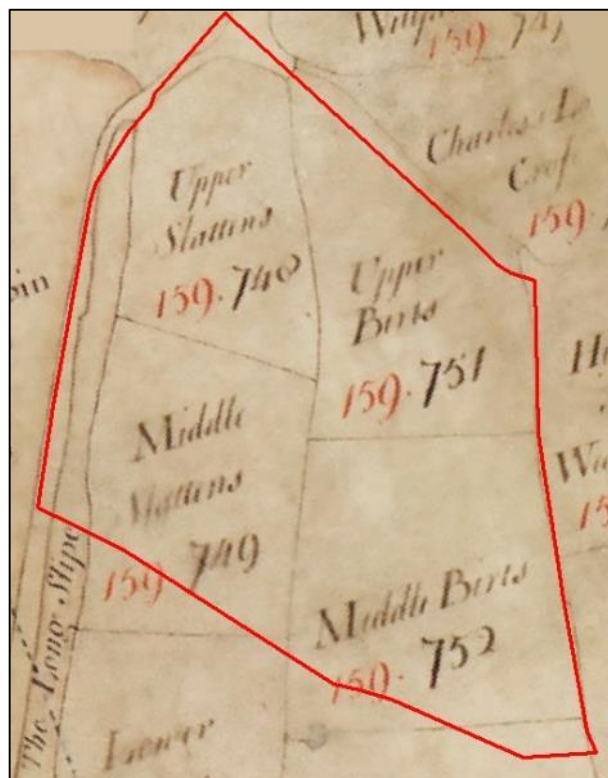


Plate 1: John Crow Map of London, 1754

4.7.3 No change to the field boundaries was noted on any further maps examined, until the survey of the 1935 OS map. Sometime between the 1914 OS map 1935, a row of terraces was constructed to the south of the proposed development site, which occupies the south of the

once larger fields. This has formed the shape of the field boundaries as they are present today.

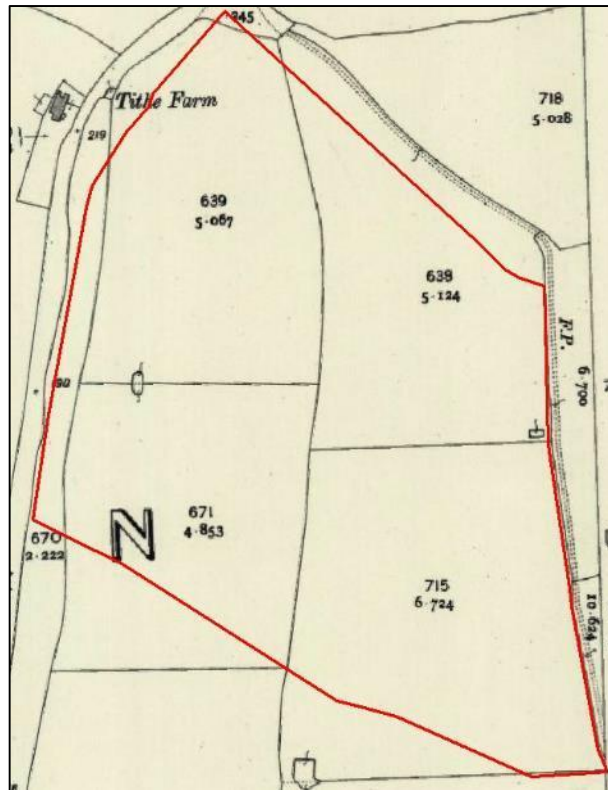


Plate 2: 1914 OS Map of Middlesex, Sheet XI.2, showing the site boundary in red (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)

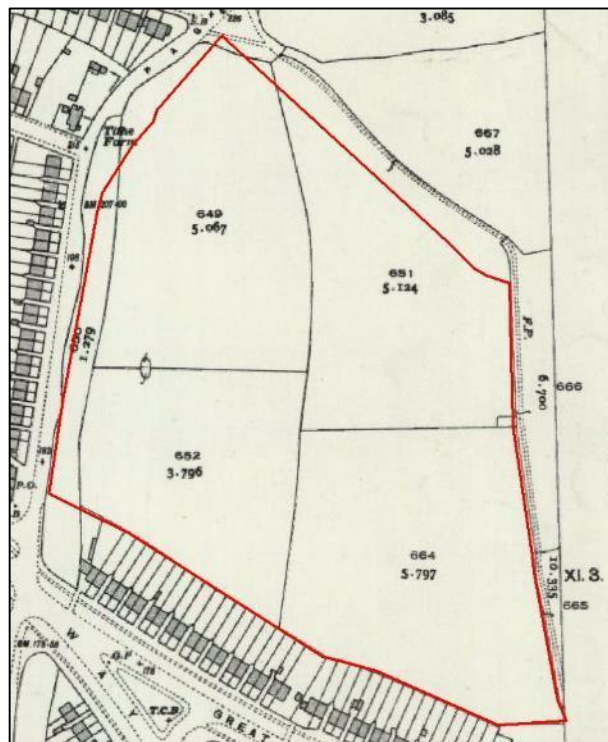


Plate 3: 1935 OS Map of Middlesex, Sheet XI.2, showing the site boundary in red (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)

- 4.7.4 The ponds which are recorded within the site boundary on the OS maps also appear on the majority of the earlier maps examined, and appear to have been present at these locations at the site since at least the time of the 1796 John Cooke survey.

4.8 Site Visit

- 4.8.1 A site visit was undertaken by Zoe Edwards; Assistant Heritage Consultant at AB Heritage, on 6th April 2016. The aim of this visit was to identify any potential previous impacts within the boundary of the proposed development site, and note any possible archaeological features visible on the surface within the site boundary.
- 4.8.2 A brief walkover in the area of the existing school confirmed that this area is indeed occupied by a number of multi-story blocks, surrounded by concreted and paved areas for walkways, car parking, and sports.
- 4.8.3 The areas of proposed development in the fields adjacent to the existing school were accessible from a public footpath on Pages Street in the south-western field. This is the smallest of the three fields, and contains a few clumps of trees.



Photo 1: The view of the south-western field of the proposed development site, looking east from the footpath entrance to the field in the west

- 4.8.4 A possible features comprising a series of parallel narrow linear ditches [AB 14] were noted in the centre of this field (Photo 2).



Photo 2: Parallel linear ditches in the centre of the south-western field at the proposed development site, looking south

- 4.8.5 The southern fields were divided by two hedgerow boundaries, with a ditch and a row of trees [AB 18], as seen in Photo 3. Historic maps have identified that these boundaries date to at least the mid-18th century (see Section 4.7).



Photo 3: The hedgerow, tree, and ditch boundary between the south-western and south-eastern fields at the proposed development site, looking north

- 4.8.6 The public footpath is visible across the south-eastern field as a linear of dense compacted grass. This leads from the centre of the western boundary to the centre-west of the eastern field boundary where the footpath continues beyond the boundary of the proposed development site. The field boundaries are cut at these points to allow access.



Photo 4: The south-eastern field of the proposed development site, taken from the mid-west of the field towards the east. The public footpath is visible in the left of the photo

- 4.8.7 A slight bank [AB 16] was noted along part of the eastern boundary, adjacent to the ditch and tree and hedge-lined field boundary. This cannot be clearly seen in photographs taken during the site visit.
- 4.8.8 Two parallel earthwork banks [AB 15] were noted in this field. These traversed the field for the majority of its length, on a north-east – south-west orientation. No certain interpretation of these features could be determined based on the information available; however, there is a level of possibility that they may relate to the potential route of the Roman road [AB 1], which is thought to pass through the proposed development site. However, it should be noted that the orientation of these features does not reflect that suggested by the GLHER (see Figure 4), which may imply another origin for these features.



Photo 5: Two parallel earthen banks in the east of the south-eastern field at the proposed development site, taken from the centre-east of the field

- 4.8.9 A further, more slight earthen bank [AB 17] was noted in the north of the south-eastern field, parallel to the public footpath. This was not clear in photography taken during the site visit, and the origin of this feature could not be determined.
- 4.8.10 The boundary between the south-eastern and north-eastern fields is defined by trees, hedges, and a ditch [AB 18], as was seen between the two southern fields.
- 4.8.11 The north-eastern field of the proposed development site slopes from east to west. An area of trees covers much of the east and north-east of this field. No features of possible archaeological origin were noted in this field.



Photo 6: The north-eastern field of the proposed development site, taken from the northern boundary, looking south

4.9 Initial Historic Hedgerow Assessment

- 4.9.1 A number of field boundaries [AB 18] have been identified during the site visit and historic map regression which may be of historic importance.
- 4.9.2 With reference to The Hedgerows Regulations 1997 (see Section 3.4), these hedgerows fit the criteria for determining the importance of hedgerows in relation to archaeology and heritage because they are *'recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts [dating from 1773 onwards]'*.
- 4.9.3 In this case, the document referred to is the John Crow map of 1754 (Plate 1).
- 4.9.4 Further work may be required to confirm whether these field boundaries [AB 18] do in fact pre-date the Inclosure Acts.

4.10 Initial Heritage Settings Assessment

Aims and Methodology

- 4.10.1 The purpose of an initial settings assessment is to determine the possible level of impact (as outlined in Table 2) that the proposed development may cause on the historic setting of the cultural heritage features within the study area.
- 4.10.2 The visible landscape surrounding cultural heritage features contributes to their character and setting environment. Therefore, visual impacts are assessed in line with in the Historic England Historic Environment Good Practice Advice in Planning on the Settings of Heritage Assets (Historic England 2015).
- 4.10.3 To summarise, the setting of a heritage asset is defined in the NPPF (p56, Annex 2) as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral'.

- 4.10.4 While the primary aim of this initial heritage settings assessment was to better understand the potential for impact upon heritage assets in the area through examining visual links, factors such as construction traffic / noise, and changes to the landscape character as a whole are considered during more detailed forms of assessment, as per the Historic England Historic Environment Good Practice Advice in Planning on the Settings of Heritage Assets (Historic England 2015).

Assessed Assets

- 4.10.5 An initial review of the cultural heritage features within the study area was made in order to determine whether any features may require more detailed heritage visual impact assessment in the future.
- 4.10.6 It was concluded that the non-designated heritage assets in the study area gained little or no contribution to their heritage significance in relation to viewsheds or visual setting. Therefore, this study was narrowed down to only designated cultural heritage features. In this case, the three Listed Buildings within the study area [**AB 3, 4 & 8**].
- 4.10.7 Following a review of these sites and their designations it was concluded that the proposed development and any changes associated within it would not constitute any harm to the setting of these assets. One of the contributing factors was a lack of visual association with the area of proposed development, with none of the assets being visible from the site. However, it should be noted that the character and land use of the areas immediately surrounding the assets is also indistinguishable from their original setting, with the locations being similar in character to the area of the proposed development than the land in which they were once constructed.
- 4.10.8 Overall this initial assessment concludes that the proposed development would not constitute any likely harm on the setting of heritage assets in the surrounding area, and no further works are recommended in relation to assessment of impact on heritage settings.

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

Within the Proposed Development Site

- 5.1.1 The five known cultural heritage features within the boundary of the proposed development site identified as part of this assessment comprise:
- The Copthall Archaeological Priority Area (APA) [AB 13], which is likely to be of regional importance (Table 1);
 - The projected route of Roman road 167 between Well End to Hampstead [AB 1], which is likely to be of regional importance (Table 1);
 - The Historic Landscape character area of Edgware, Hendon and Finchley [AB 9] which is likely to be of local importance (Table 1);
 - The Historic Landscape character area of Hendon Golf Course [AB 10], characterised by public open spaces and parks, which is likely to be of local importance (Table 1);
 - The existing field boundaries [AB 18] at the proposed development site, which reflect those seen on the John Crow 1754 map (Plate 1) and are therefore likely to be of historic importance under The Hedgerows Regulations 1997 (see Section 3.5).

Within the Study Area

- 5.1.2 The known heritage resource within the study area primarily consists of modern features, including parks and assets relating to the use of the land to the south-west of the site by the RAF.
- 5.1.3 The HLCs of this area define the study area as inter-war suburbs [AB 9] and public parks [AB 10], which is confirmed and reflected by the limited number of known heritage features across the area.

5.2 Past Impacts within the Site Boundary

- 5.2.1 The most notable past impacts within the site of proposed development includes the construction of the existing school. The exact location of possible archaeological features within the proposed development site is currently unknown, although it is possible that the former construction of foundations, services, and other intrusive features may have partially or entirely removed some of the potential archaeological resource.
- 5.2.2 The site visit identified no obvious signs of significant past impact within the fields at the proposed development site, which are situated to the south, south-east, and east of the existing school.

5.3 Potential Archaeological Resource

- 5.3.1 While there has been some past disturbance within the footprint of the existing school building, there remains a potential for the recovery of archaeology within the limits of proposed development. This is clearly defined by the designation of the north-west part of the

site as the Copthall Archaeological Priority Area (APA) [AB 13], which relates to the potential line of a Roman Road [AB 1] crossing the site in this location, and historic farms.

- 5.3.2 The remainder of the site also has a high potential for the recovery of significant archaeology at this time, with the proximity of known remains, the lack of significant past impact within fields to the south, south-east and east of the existing school, and the identification of a number of potential earthwork features [AB 14 – 18] during the site walkover.
- 5.3.3 Therefore, the location of the APA [AB 13], and the high potential for the recovery of potentially significant archaeology within the site suggests that any complex remains within the site boundary could be of regional importance, in line with Table 1.

5.4 Predicted Impact of Proposed Development

- 5.4.1 The proposed development consists of plans to for the construction of a new High School for boys and girls (including a nursery) comprising new buildings, along with car parking, play and pitch facilities, and landscaping. New access roads will be incorporated in the plans, which will include the demolition of the existing school at the site. It is assumed that some levelling will be undertaken in the fields surrounding the existing school.
- 5.4.2 While impacts upon any surviving archaeological remains may already have occurred during the construction of the existing school buildings on the site, it is possible that features do still survive within the footprint of such buildings. This would mean that the demolition / construction process associated with the development of the new site would result in impact on below ground archaeology. Where remains survive outside of the footprint of existing buildings any below ground archaeology that does survive is unlikely to have suffered past significant levels of damage or impact.
- 5.4.3 Overall, while the archaeological resource does remain to be qualified, based on the potential for remains to survive it is possible that the proposed development may partially or entirely remove any surviving archaeological features within the site boundary, and therefore the impacts are perceived to be high (see Table 2). Overall, when compared and contrasted against the potential resource considered to be present on this site, the development would result in a major significance of effect on any complex below ground archaeology, were it does survive, in line with Table 3.
- 5.4.4 The proposed development plans (Figure 3) show that the existing hedgerows [AB 18] will be removed. These hedgerows have been identified as potentially holding historic importance under The Hedgerows Regulations 1997, and may require further work by an arboriculturist to confirm the age of these.

5.5 Outline Recommendations

- 5.5.1 Based on the known and potential heritage resource it is recommended that geophysical survey be undertaken across the proposed development site in order to determine whether archaeological remains may survive. This includes clarifying the potential location of a Roman Road [AB 1] that is believed to pass through the area, which would better assist developing a suitable mitigation strategy, where applicable, and reducing the overall future risk on both the archaeological resource and proposed development alike.

- 5.5.2 Further work(s) may be required based on the results of the geophysical survey, which are likely to include a programme of archaeological evaluation.
- 5.5.3 It is further recommended that a more in-depth assessment of the historic field boundaries [AB 18] identified during the site visit is undertaken. This may be undertaken by an arboriculturist to confirm the age of the hedgerows [AB 18]. A hedgerow removal notice may need to be submitted to the local authority before these can be removed if they are confirmed to be of importance in line with The Hedgerows Regulations 1997.
- 5.5.4 All recommendations are subject to the approval of the local authority archaeologist.

6. REFERENCES

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Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the GLHER, and other sources within the 750m study area.

Abbreviations

NGR - National Grid Reference

APA – Archaeological Priority Area

LB – Listed Building

HLC - Historic Landscape Character Area

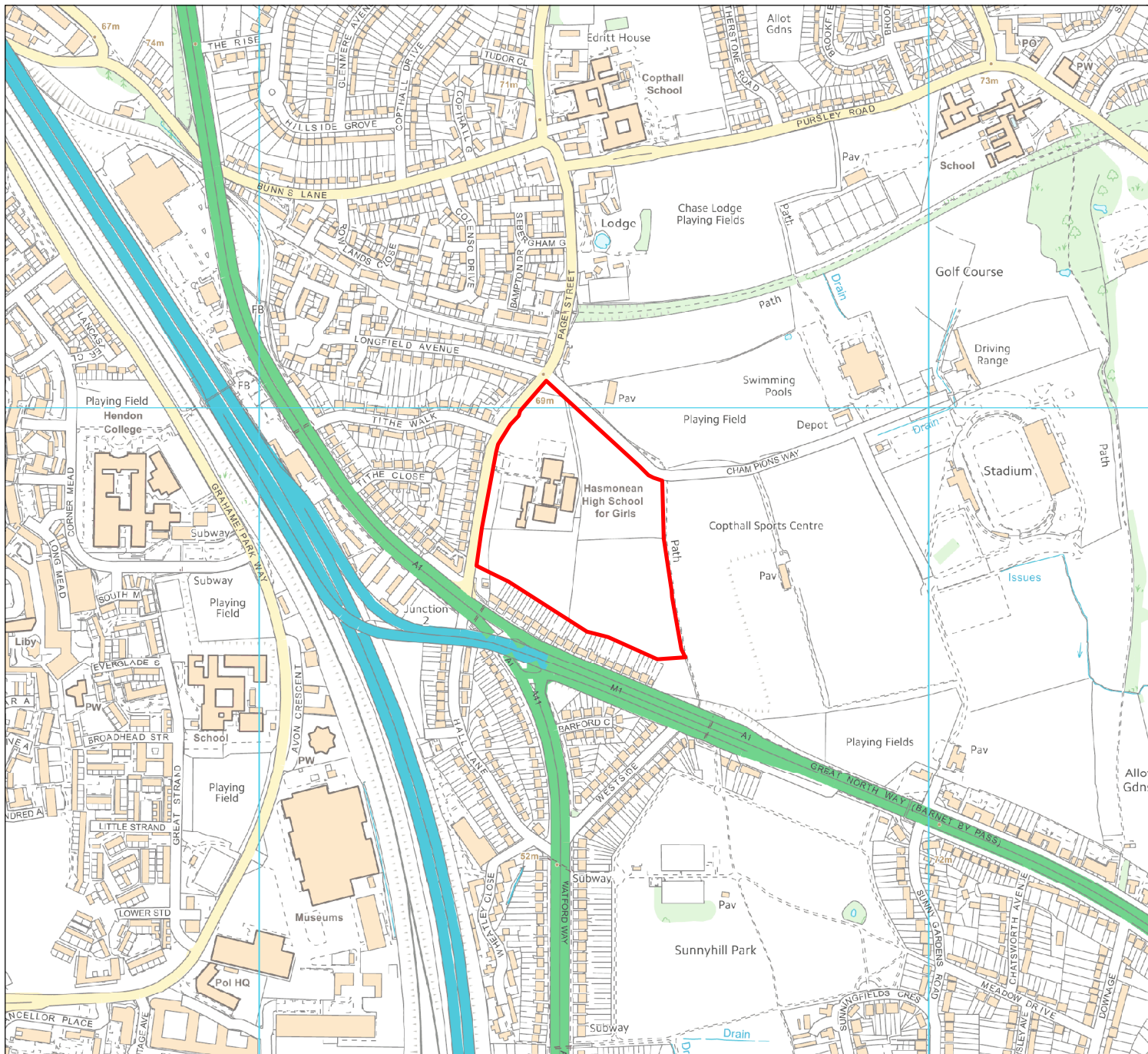
MLO – GLHER monument prefix

DLO – GLHER designation prefix

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
1	Roman	Monument	The projected route of Roman Road 167 - Well End to Hampstead, Barnet		MLO98031	TQ 22644 90769
2	Medieval - Post Medieval	Findspot	Sherds of abraded medieval and post medieval pottery recovered during evaluation		MLO66843, MLO66846	TQ 2230 9110
3	Modern	Building	Early 19th century yellow brick house named Chase Lodge, on Page Street	Grade II LB	MLO78661, DLO13563, 1064883	TQ 22491 91275
4	Modern	Building	Former entrance gates to the Grahame White Aviation Company Limited, on Aerodrome Road	Grade II LB	MLO79027, DLO13929, 1359021	TQ 21999 90424
5	Modern	Monument	19th-20th century landfill site		MLO72409	TQ 2190 9040
6	Modern	Monument	19th-20th century landfill site		MLO72411	TQ 2180 9070
7	Modern	Monument	Adjacent to railway line near RAF Museum, Hendon. Pillbox		MLO105654	TQ 2220 9020
8	Modern	Watercraft	The Royal Air Force Museum (Grade II Listed), including two watercraft are located in the museum - a HMAFV 2757 Rescue Launch vessel and a Pinnacle 1374 Fighting Vessel	Grade II LB	MLO107017, MLO107020	TQ 22123 90370

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
9	Modern	HLC	Historic Landscape Character Area of Edgware, Hendon & Finchley, which is characterised by inter-war suburbs, and housing		AREA	2100
10	Modern	HLC	Historic Landscape Character Area of Hendon Golf Course, which is characterised by open public spaces and parks		AREA	2126
11	Modern	Monument	Hendon Aerodrome. Claude Grahame-White bought a field in 1910 which expanded into Hendon Aerodrome. In 1920 the site was taken over by the Royal Air Force who operated it until it closed in 1973.		MLO9330	TQ 21612 90516
12	Modern	Park	Sunny Hill Park - created in 1921 in 16 acres of Sunnyhill Fields for a public park and opened in 1922. It was enlarged in 1929. The park retains the rural character of the older landscape, with hedgerows denoting former field boundaries and mature trees.		MLO107205	TQ 22739 90130
13	Multi-Period	APA	The Copthall Archaeological Priority Area, covering two areas - Chase Lodge and Holders Hill	APA	DLO33084	AREA
14	Undated	Monument	A series of parallel ditches noted within the proposed development site during the site visit, which may be modern field drains			Uncertain
15	Undated	Monument	Two parallel banks in the east of the proposed development site, noted during the site visit			Uncertain
16	Undated	Monument	A slight bank on the eastern boundary of the proposed development site, possibly related to the field boundary			Uncertain
17	Undated	Monument	A slight bank in the centre-south of the proposed development site, noted during the site visit. The date and function of this is uncertain			Uncertain

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
18	Undated	Monument	A number of field boundaries within the proposed development site which historic maps show are at least as early as the mid-18th century. Many of these boundaries consist of hedgerows, trees, and a ditch			Uncertain



Legend

 Site Boundary

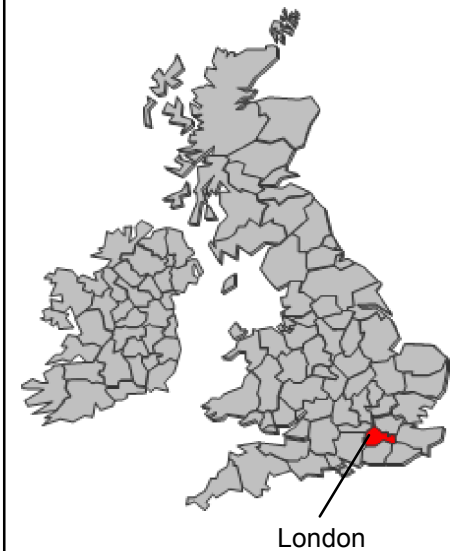


Figure 1: Site Location

Project: Hasmonean School

Date: 08/04/16 Job Number: 10778

Drawn by: ZE Approved by: AB

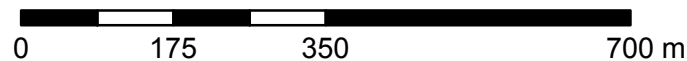




Figure 2: Existing Development Plans

Project: Hasmorean School

Job Number: 10778

Reproduced from client's plans

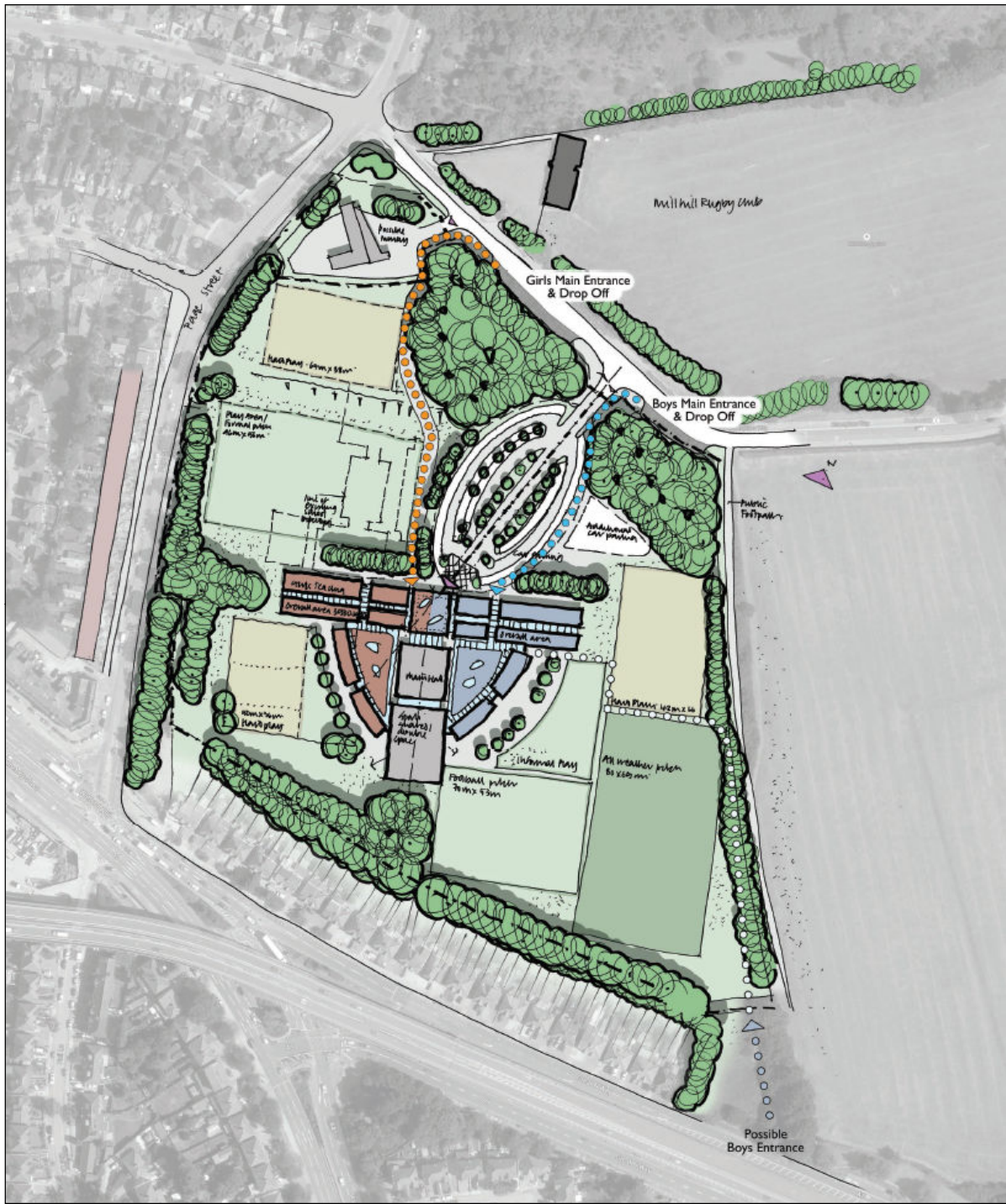


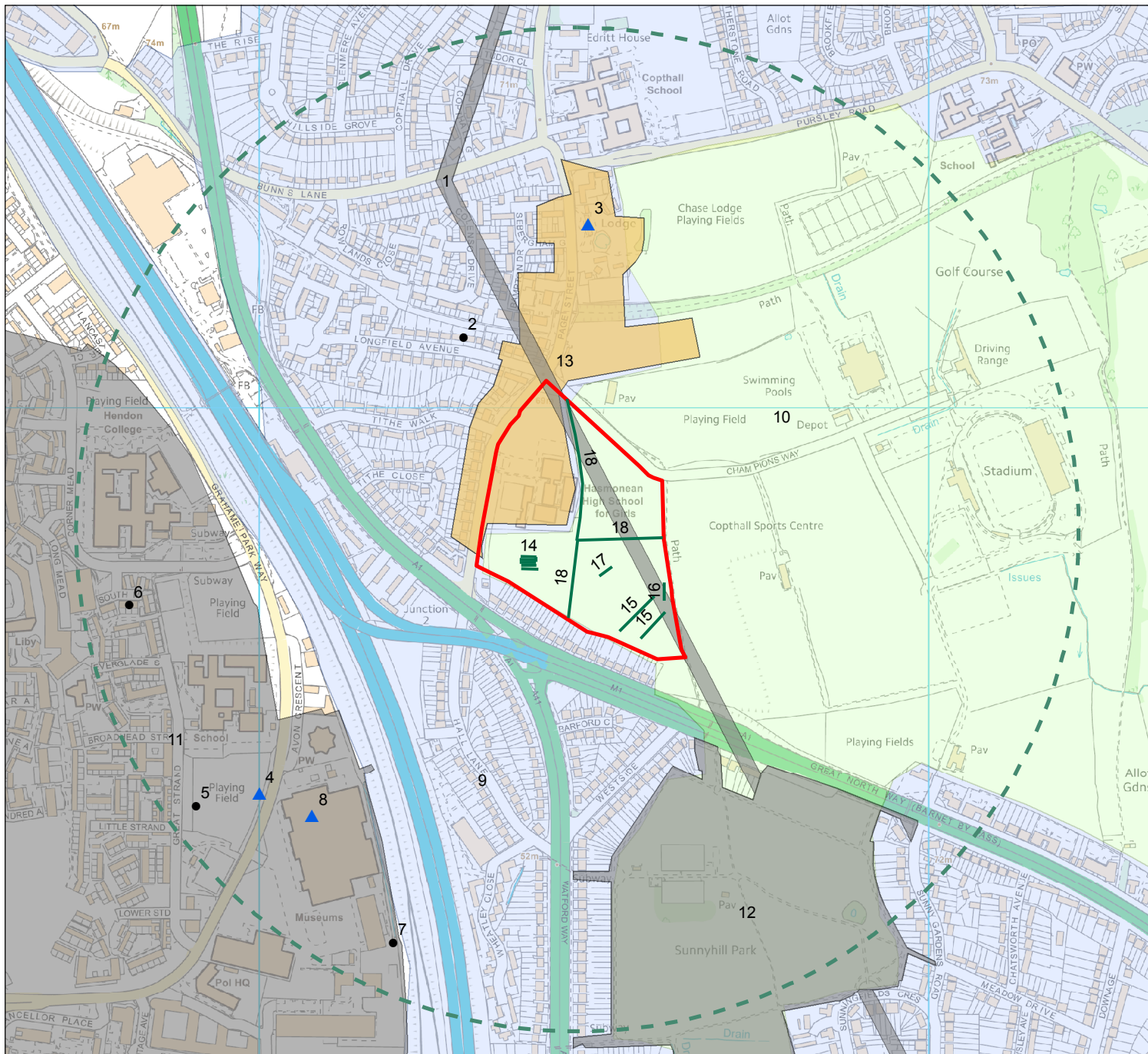
Figure 3: Proposed Development Plan

Project: Hasmonean School

Date: 04/2015 | Job Number: 10778

Reproduced from client's plans





Legend

- Monument Points
 - Monument Areas
 - ▲ Listed Buildings
 - Archaeological Priority Areas
 - - - 750m Study Area
 - Site Boundary
- Historic Landscape Character Areas*
- Edgware, Hendon & Finchley
 - Hendon Golf Course

Figure 4: Map of Cultural Heritage Features

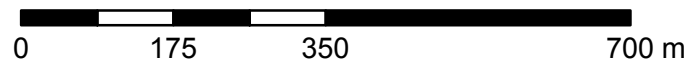
Project: Hasmonean School

Date: 08/04/16

Job Number: 10778

Drawn by: ZE

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