



# HPS

Professional Archaeological Services



48 Chestnut Grove, Barnet, EN4 8PU

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**Client:** AKT Planning + Architecture

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**Project:** Desk-Based Assessment

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## Non-Technical Summary

In August 2017, Heritage Planning Services Ltd was commissioned by AKT Planning + Architecture (the Agent) on behalf of the Developer, to prepare an archaeological desk-based assessment (DBA) for land at 48 Chestnut Grove, Barnet, EN4 8PU (the Study Area). Planning permission is being sought for the demolition of the present house and construction of residential housing. Two applications running concurrently set out plans for a 10 unit scheme (Barnet London Borough Ref 17/4364/FUL) and a 7 unit scheme (Barnet London Borough Ref 17/3949/FUL). Plans will necessitate the demolition of the present house and ornamental garden pond.

This desk-based assessment has confirmed that the Study Area was part of the Little Grove estate since at least the 18th century, and possibly as early as the mid 16th century. A house has been associated with the estate since at least the 17th century; it was replaced in the 18th century and remodelled in the 19th century, but the exact location of the earlier house is not known.

There has been a pond at the present location since at least 1817 and possibly since at least 1694, though the suggestion that it was designed or remodelled by 'Capability' Brown in the late 1760s or early 1770s could not be firmly established. Brown is known to have undertaken work for the then owner, but the details of that work are unknown. The pond was reshaped in or shortly after 1828, during a phase of landscape remodelling. The present garden also incorporates part of the wall of the estate kitchen garden, which is shown on a plan of 1817 and almost certainly dates to the later 18th century.

An inspection of the garden revealed two further garden features likely to be later 18th century in date, together with an underground chamber that could be an air-raid shelter associated with military or civil defence use of the Study Area during World War II.

Little Grove estate was sold in the 1930s, the country house was demolished, and the grounds subsequently used for housing and a secondary school. The present house at no. 48 is a post-war construction. The Study Area incorporates the pond and part of the brick kitchen garden wall, two of only three confirmed surviving features of a former designed landscape that dates to at least 1817.

Whilst of local interest, the Post Medieval features identified represent almost the last visible vestiges of an otherwise lost 18th and 19th century designed landscape. As such, whilst the remains of the garden and pond are already known to the historical record they have not been deemed of such significance as to warrant protection via scheduling. If indeed designed by Lancelot 'Capability' Brown, the pond does not appear to be an exceptional or elaborate example



of his work, of which there are numerous examples preserved within protected landscaped gardens across the country. As such, bearing in mind that the pond and associated garden wall have lost their setting within the landscaped garden, which has been widely developed, it is considered that the location of the features should not prohibit development and that replacement by record should be deemed appropriate in this instance.

The nature of the potential bunker identified on site is as yet unconfirmed, however from the initial assessment there is no indication that the feature dates to the First World War, and is therefore Second World War or more recent in date, of which examples are fairly common (Historic England; 2011). In order to properly categorise the structure, it is considered that the fabric should be subject to a building recording, to act as a replacement by record.

Furthermore, due to the potential for groundwork to reveal evidence of an early landscape design it is considered that a programme of archaeological monitoring and recording, in the form of a watching brief, be carried out in conjunction with significant groundwork.

# 1. Introduction

## Background

- 1.1. In August 2017, Heritage Planning Services Ltd was commissioned by AKT Planning + Architecture (the Agent) on behalf of the Developer, to prepare an archaeological desk-based assessment (DBA) for land at 48 Chestnut Grove, Barnet, EN4 8PU (the Study Area). Planning permission is being sought for the demolition of the present house and construction of residential housing. Two applications running concurrently set out plans for a 10 unit scheme (Barnet London Borough Ref 17/4364/FUL) and a 7 unit scheme (Barnet London Borough Ref 17/3949/FUL). Plans will necessitate the demolition of the present house and ornamental garden pond.
- 1.2. The DBA has been undertaken following a request from Ms L O’Gorman, Archaeological Advisor, Greater London Archaeological Advisory Service for a Desk-Based Assessment, due to the possible historic environment implications of redeveloping the site.
- 1.3. This document has been compiled by David Etheridge BA, Mphil and managed by Sam Driscoll BA, MA, MCIIfA. The Project has been completed under HPS project reference HPS 237.



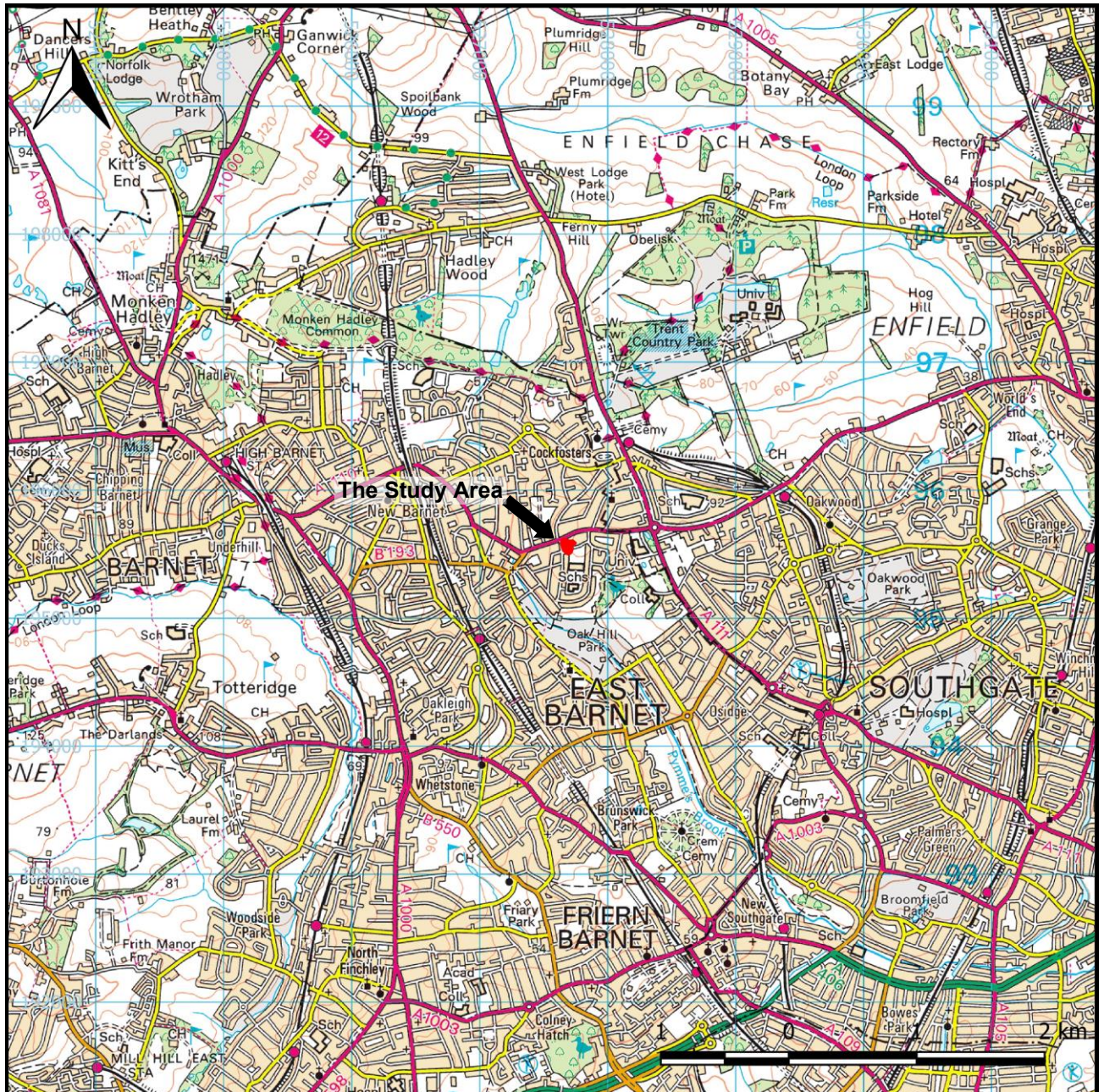


Figure 1. Location of the Study Area.

## The Project Site and Study Area

- 1.4. The Study Area lies towards the eastern edge of the London Borough of Barnet, close to the boundary with the London Borough of Enfield. It is located on the north side of Chestnut Grove, a crescent on the south side of Cat Hill, the A110, and connected to it by Ridgeway Avenue on the west and Daneland to the east.
- 1.5. The majority of the Study Area is located between 75 and 80m aOD, on the west facing slope of Cat Hill, part of a NNW-SSE ridge, the underlying geology of which is comprised of Palaeogene clays laminated with sand, the Claygate member of the London Clay Formation, with superficial





Quaternary deposits of the Dollis Hill Gravel member of the Sudbury Formation, sands and gravels laid down during the Cromarian, before the Anglian Ice Age (BGS 2017). The Study Area lies on the boundary where this gives way to undifferentiated deposits of the London Clay Formation, with no superficial deposits (ibid.).

- 1.6. NB, the presence of clays relatively close to the surface, and downslope from potentially free draining gravels, makes this a good location for a pond, natural or artificial.

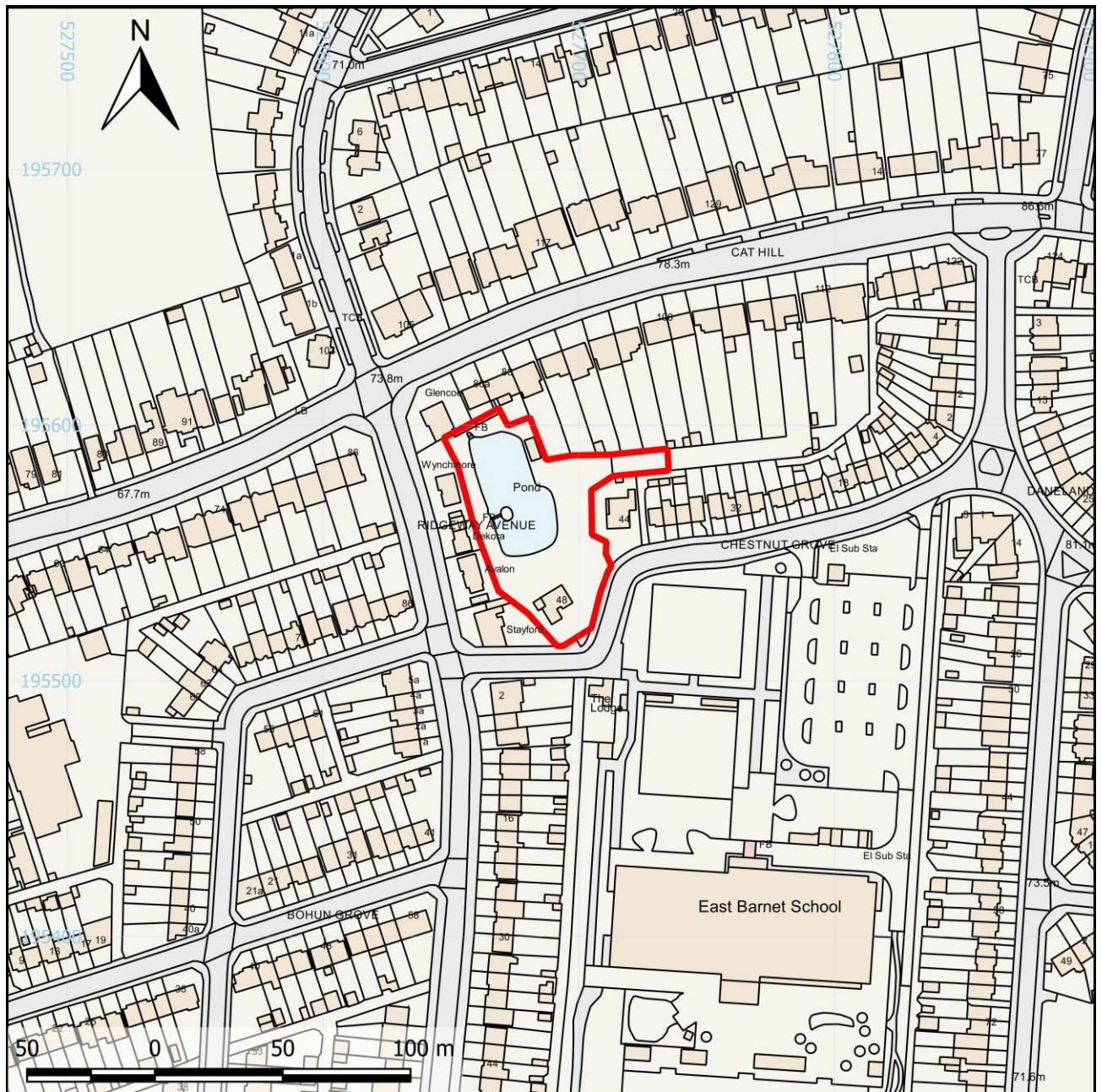


Figure 2: Project Site Detailed Location. Approximate boundary of the Study Area outlined in red.



## Site Visit

1.7. A site visit was carried out on 20<sup>th</sup> September 2017. At present the Study Area comprises a single, detached dwelling house with an adjacent garage, a relatively small front garden, a larger wooded back garden, and an allotment area. A significant portion of the rear garden is taken up by a disproportionately large ornamental pond.



*Photo 1. View of the Study Area frontage from the south side of Chestnut Grove, looking north.*

1.8. In plan the Study Area is an irregular polygon enclosing c. 3,775m<sup>2</sup>, with a c. 90m long axis aligned roughly NNW-SSE. The width varies from c. 13m at the relatively narrow street frontage to the south and c. 25m along the northern boundary, but increasing in width towards the centre of the Study Area, together with a rectangular extension to the east, approximately 21m long by 8m wide.



*Photo 2. The pond, looking northwest from the southeast corner.*

1.9. Entrance to the Study Area is via the driveway of concrete paving slabs off Chestnut Grove (see Photo 1). To the west of this driveway is an area of trees and shrubs, while to the east is an area of lawn and flower beds. The frontage is bounded with wooden feather edge fencing c. 1.8m high, with ornamental hedge behind.

1.10. On the remaining three sides the Study Area is bounded by residential properties and their associated rear gardens, with the exception of the eastward extension, which appears to adjoin further allotment land.



*Photo 3. The pond with island, looking NNE. Scale 2m.*

1.11. The house is described briefly since it appears to be an entirely later 20th century brick-built structure. The main building has two storeys and is laid out in a reverse L-shape, with long axis aligned ENE-WSW. It has a hipped roof of ceramic or concrete tiles, with a chimney at the west end. Bonded onto this section is a single-storey double garage.





1.12. The shorter axis is aligned NNW-SSE, projecting southwards, with a gable at the southern end and a chimney on the eastern side of the roof. Doors to the rear of the garage open onto the back garden patio area that surrounds the rear of the house, with a substantial veranda against the west wall. External windows and doors appear to be in white UPVC throughout.



*Photo 4. The northern and western edges of the pond, looking southeast. Scale 2m.*

1.13. Due to the entirely modern nature of the structure, it was not felt necessary to inspect the interior of the house, which at the time of the inspection was still in occupation.

1.14. The principal feature of interest is the ornamental garden pond (see Figure 2 and Photo 2), which takes up a significant portion (c. 1070m<sup>2</sup>) of the rear garden. The pond is very loosely sub-rectangular in plan, with well-rounded corners, but bulges to the east towards the southern end. At the time of inspection the water level was low, indicating the pond had never been very deep, though a certain amount of silt had built up. It was not possible to ascertain the lining material, but clay is almost certainly indicated, given the age (see below) and size of the pond.



*Photo 5. A view of the pond from the NE corner looking S towards the house. No scale.*

1.15. There is one island in the pond, located in the southern half towards the western side; this is almost certainly artificial (see Photo 3 and Photo 5) and is not shown on earlier maps. The footbridge shown on the OS map (see Figure 2) is no longer extant.



*Photo 6. A sample of paving and planting along the western edge of the pond, looking south. Scale 2m.*

1.16. Since the age of the pond has been of some debate, a detailed description and perambulation is entirely pertinent to this discussion. Although there are well-formed and brick-paved walkways around the garden, it is not possible to walk all the way around the edge of the pond; footpath and pond edge are only adjacent on the northern and eastern sides, where these are edged with regular paving slabs of stone or a very stone-like concrete (see Photo 4). Adjoining this area of



paving on the eastern side is a modern rectangular timber structure with monopitch roof, which appears to function as a garden summer house (see Photo 4).

1.17. At the northern end of the pond is what appears to be a low raised bridge of concrete and broken sandstone paving slabs, over a drainage culvert.

1.18. While most of the immediately surrounding land is just above the level of the pond, along much of the eastern side it rises rapidly, while at the southern end there is a noticeable scarp between the pond and the lawn between the pond and the house. This suggests the pond has been dug or terraced into the side of the hill on which the Study Area lies. West of the Study Area



*Photo 7. Garden sheds in the NW corner, looking north. Scale 2m.*

the land falls to westward.

1.19. With the exception of the northern and eastern edges, the paths are almost entirely of well-laid brick paving, often surrounded on one or both sides with a high and well-kept beech hedge (see Photo 6), giving a maze-like feel to the surrounds. This is enhanced by an almost continuous overhead canopy of trees on three sides (excepting the lawn on the southern side). The high hedges and trees also serve to screen much of the garden from views into and out of it.



*Photo 8. The low retaining wall opposite the garden sheds, looking south. Scale 2m.*

1.20. In the northwest corner of the pond are two structures and a short stretch of low walling. The two structures are traditional style glazed garden potting sheds of painted timber, now in need of some attention (Photo 7). On the opposite side of the path is a very low curvilinear retaining wall beneath the hedge that screens the path from the pond (Photo 8). On closer inspection this wall was found to be composed of flint nodules, severely burnt and glazed brick (? furnace lining), and amorphous fragments of copper smelting



*Photo 9. Detail of the low retaining wall, looking east.*





slag; all were bonded together in white lime mortar (Photo 9). Both the burnt brick and the copper slag are indicative of 18th century industrial activity, but no record could be found of any in the vicinity. It is likely this material was imported from further afield (possibly as ballast).

1.21. Copper slag was often associated with the 18th century brass industry, of which it was a significant by-product. Principal areas of copper production were in Bristol, Hayle (Cornwall) and Swansea. Both shaped blocks and unshaped fragments were used in construction. The first significant use in garden architecture took place at Warmley, nr. Bristol (c. 1750-69), where fragments of copper slag were used to entirely line an extensive grotto and construct a large statue of Neptune (Etheridge and Dungworth 2012).



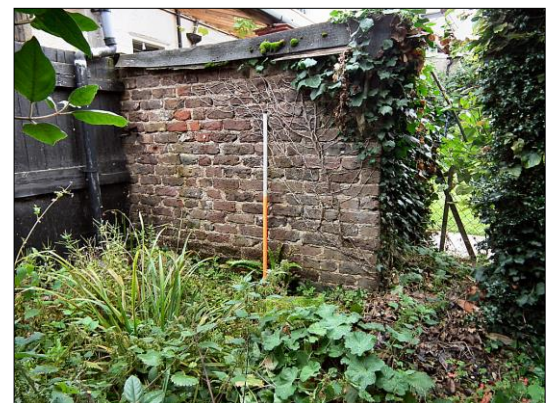
*Photo 11. Entrance to the walled garden, looking east. Scale 2m.*

1.22. The presence of industrial waste in a white lime mortared wall suggests this feature is or contains an element of an original 18th century garden feature, in a contemporary style that blended naturalism with industry. A date range of 1769-73 for the remodelling of the garden by Capability Brown (see below) fits very well with the availability and fashionability of this material.



*Photo 10. Interior of the walled garden, looking west. No scale.*

1.23. Upslope and to the east of the pond is a further garden feature likely to date from the 18th century (see below for the historical and cartographic evidence). This is the standing remnants of what was once a good sized walled kitchen garden, constructed entirely of hand-cut brick in a white lime mortar. As far as could be observed only parts of the southern and western wall survive. Access to the interior is through an original entrance in the western wall, near the southwest corner (Photo 11). The entrance is built entirely of brick in a perpendicular style brick-built arch, suggesting construction in the later 18th century when the 'gothick' style first became popular. Two large shaped sandstone steps lead up to the entrance from the outside.



*Photo 12. Brick structure in the northeast corner of the garden, looking east. Scale 1m.*





1.24. A date for construction of the walled garden in the period 1769-73 (when Capability Brown is known to have been working for the then owner) is therefore considered likely.

1.25. Adjacent to the entrance is a mature yew tree, which probably represents an 18th or 19th century scheme of planting. There are also two wooden garden sheds.

1.26. The interior of the garden is now partly overgrown, but has been used for fruit and other planting. On the north side of the garden is a cast iron hand-pump for water (Photo 10). The western wall terminates at the edge of the Study Area, but the southern wall continues on through neighbouring properties.



*Photo 13. Short pathway leading to the entrance of the subterranean chamber. Looking north, scale 2m.*

1.27. In the far northeastern corner of the Study Area, hidden behind a hedge, is a small rectangular brick-built structure that looks to be contemporary with the construction of the walled garden (Photo 12). This feature is not shown on the OS plan of the Study Area.



*Photo 14. Interior of the subterranean chamber, looking down and east from the entrance hatch.*

1.28. There is one modern feature of particular interest. This is located east of the southern edge of the pond. A short area of paving leads up to a rendered rectangular brick surround that resembles a low blast wall. Beneath a temporary covering was revealed a rectangular hatch to a rendered rectangular subterranean chamber, now partly filled with water. The chamber appeared to be aligned E-W, with the remains of benches on the north and south (long) walls. No obvious means of getting down into the chamber were evident, without the use of an external ladder. The chamber appeared high enough to allow an adult to stand upright. It could probably accommodate between 10-20 adults seated.

1.29. The presence of blast walls around the hatch, and benches on the long walls, argues this feature is either a WWII air-raid shelter or a post-war nuclear bunker. There is also the possibility it was associated with covert WWII military activity.



## 2. Planning Policy

### NPPF

- 2.1. "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary." Paragraph 128.

## Aims

- 2.2. The aim of this study is to:

- Identify the presence of designated and non-designated cultural heritage assets within the Study Area;
- Identify the potential of the Study Area to include archaeological deposits and to determine, where possible, their condition and likely level of survival;
- Provide an assessment of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- Define the potential development impact to the archaeological resource.

## 3. Methodology

- 3.1. This document has been prepared in accordance with the CIfA Standard and Guidance for historic environment desk-based assessment (revised Dec 2014), which states that a DBA *'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area'* and that in *'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact'* (CIfA 2014: 4).

- 3.2. All work was carried out in line with the following standards and guidance-



- *Standard and guidance for historic environment desk-based assessment*. The Chartered Institute for Archaeologists Guidance Document, University of Reading, Reading;
- *The Management of Archaeological Projects-2*. English Heritage, 1991;
- *National Planning Policy Framework (NPPF) Paragraph 128*. Communities and Local Government 2012.

3.3. The aim was to produce a document that not only considered the potential for archaeological remains on the Project Site, but to also put these into their historical and archaeological context.

3.4. The primary repositories for information consulted comprised:

- The National Archive;
- National Heritage List for England (NHLE);
- AMIE database/Pastscape
- Geological Maps;
- Ordnance Survey maps of the site and its environs;
- Historical maps and documents held in the Archives;
- Appropriate archaeological and historical journals and books;
- Unpublished research reports and archives, including those held by relevant museums and local societies.

## 4. Archaeological and Historical Baseline Survey

### Introduction

4.1. The information presented here is derived from sources including the Greater London Historic Environment Record, the Historic England National Monuments Record database (PastScape), the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other published or documentary sources.

4.2. Trawls of the National Heritage List for England, Magic.gov.uk, PastScape, the Historic England Archive and the Greater London HER have revealed the following:

### Statutory Constraints

4.3. No statutory constraints within or immediately adjacent to the Study Area have been identified.



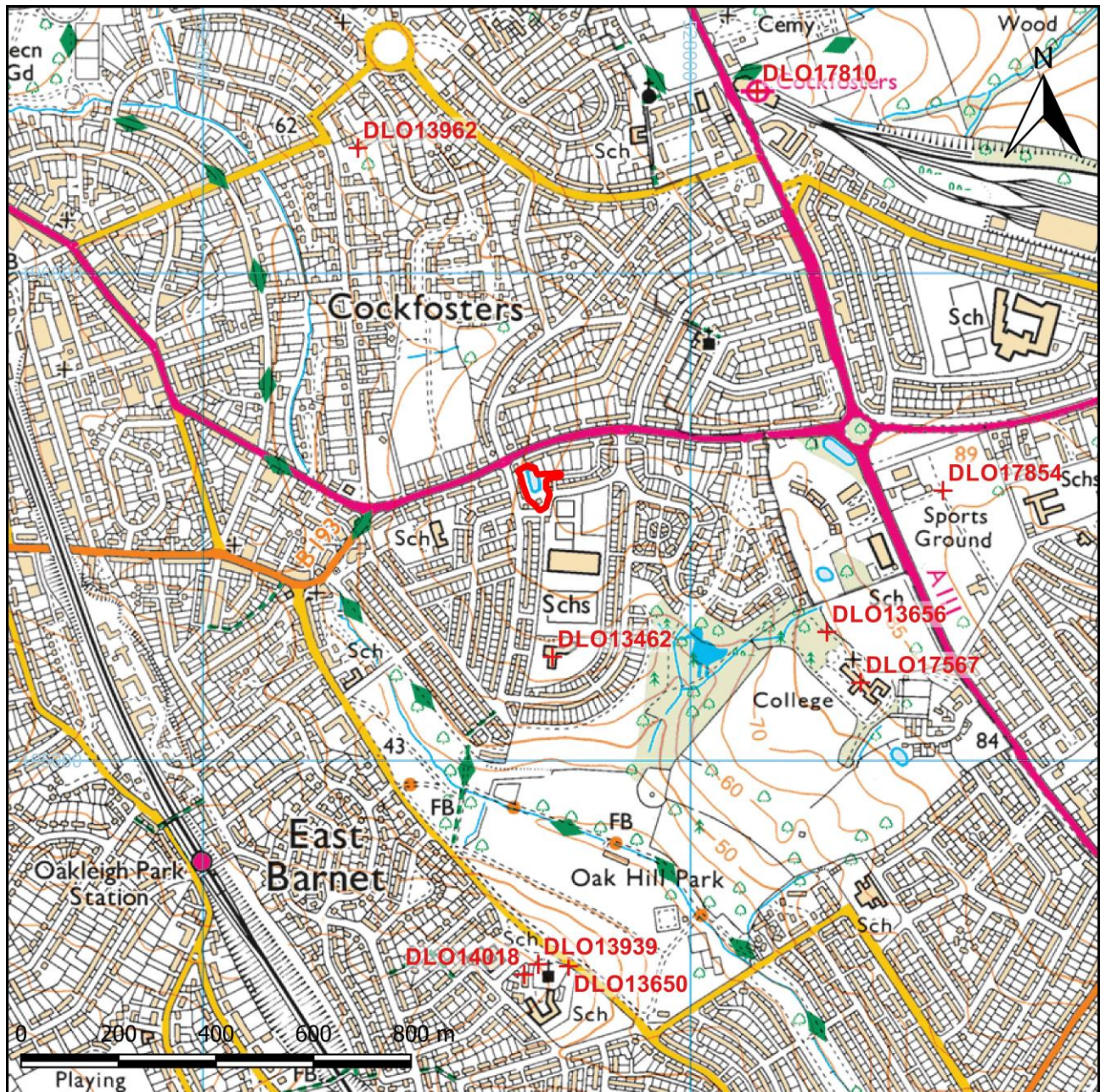


Figure 3. Listed Buildings, citing GLHER DUID number.

### Listed Buildings and Conservation Areas

- 4.4. There are no listed buildings within the Study Area, which does not lie within a conservation area. The nearest listed building is the Grade II listed Danegrove School building, located some 300m south of the Study Area.
- 4.5. The next closest listed building is over 600m away; none of the listed buildings retrieved in the trawl are likely to be directly affected by the proposed development of the Study Area.



## **Scheduled Ancient Monuments and other Heritage Statutory Constraints**

- 4.6. The nearest Scheduled Ancient Monument to the Study Area is c. 2.87km to the north east.
- 4.7. No other statutory constraints were located within a meaningful distance of the Study Area.

### **Non-Statutory National Constraints**

- 4.8. The nearest registered park and garden is the Grade II listed Trent Park, located c. 1km northeast of the Study Area, on the northeast side of Cockfosters.
- 4.9. The nearest registered battlefield is the site of the Battle of Barnet, 1471, located c. 2.8km to the northwest.
- 4.10. These features are unlikely to have an impact on the Study Area.

### **Events**

- 4.11. No events are recorded within the Study Area. The nearest recorded event is a watching brief that took place in 1992 on the site of the present East Barnet School (ELO12899). During this watching brief no *in situ* archaeological features were observed (ibid.).
- 4.12. Event ELO5440 nearby, represents a findspot, but the artefact/s discovered are not documented in the record.
- 4.13. To the north and east, at Cockfosters, a geophysical survey took place in the grounds of Christ Church; this identified features possibly associated with Post-Medieval burials (ELO10886). Event 15580 records a desk-based assessment of Trent Park cemetery in 2015, that established no heritage reason that would prevent an expansion of the cemetery.
- 4.14. To the west, Event 6793 documents the 2003 building recording at the Prince of Wales public house; event 6794 documents a 2005 watching brief nearby, while event 6832 records the 2002-3 watching brief and excavation on the site of the former Grange mansion.
- 4.15. None of these events give any positive indications of the potential for buried archaeological remains within the Study Area.



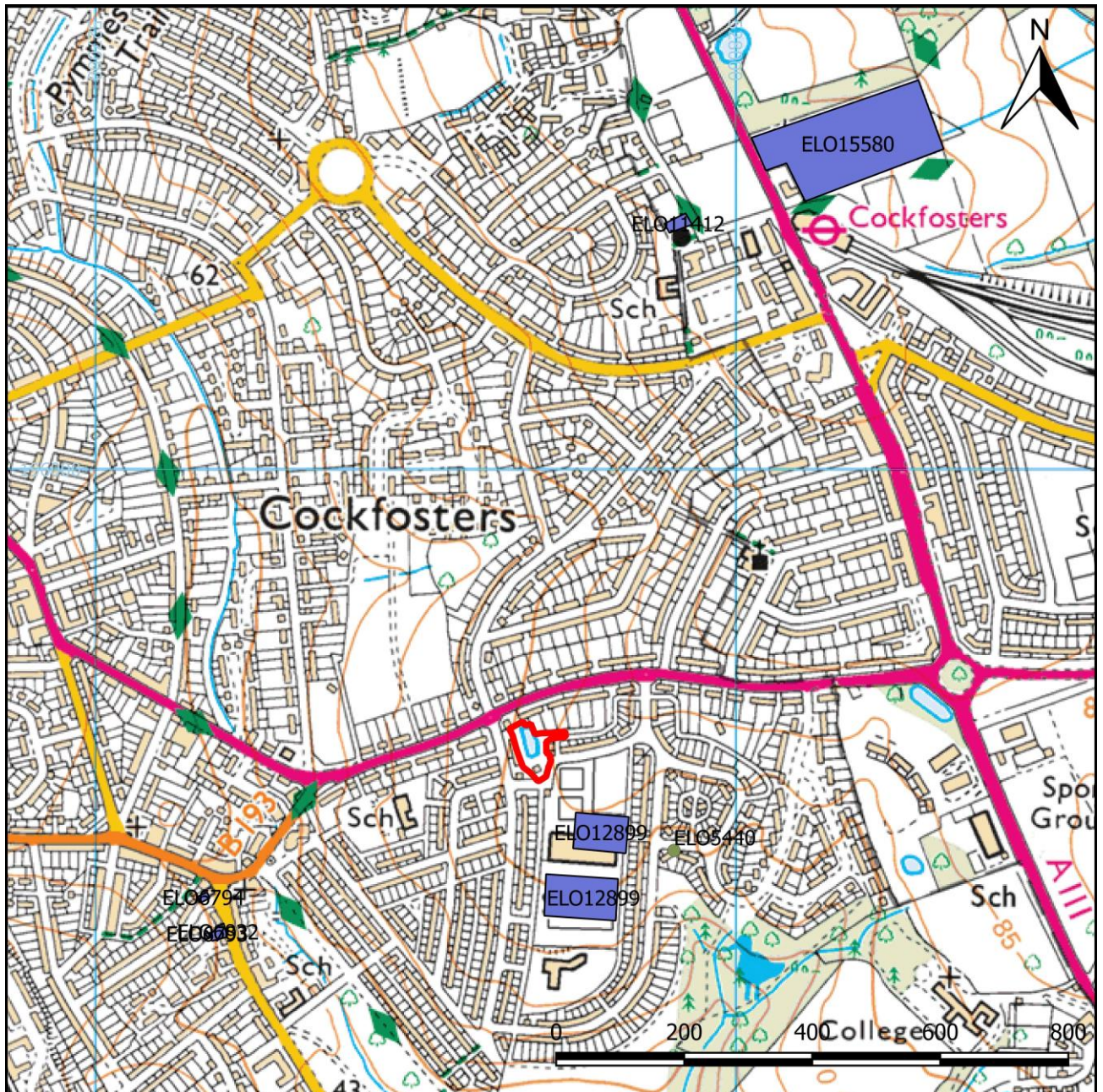


Figure 4. GLHER Event location map, citing EvUID number.



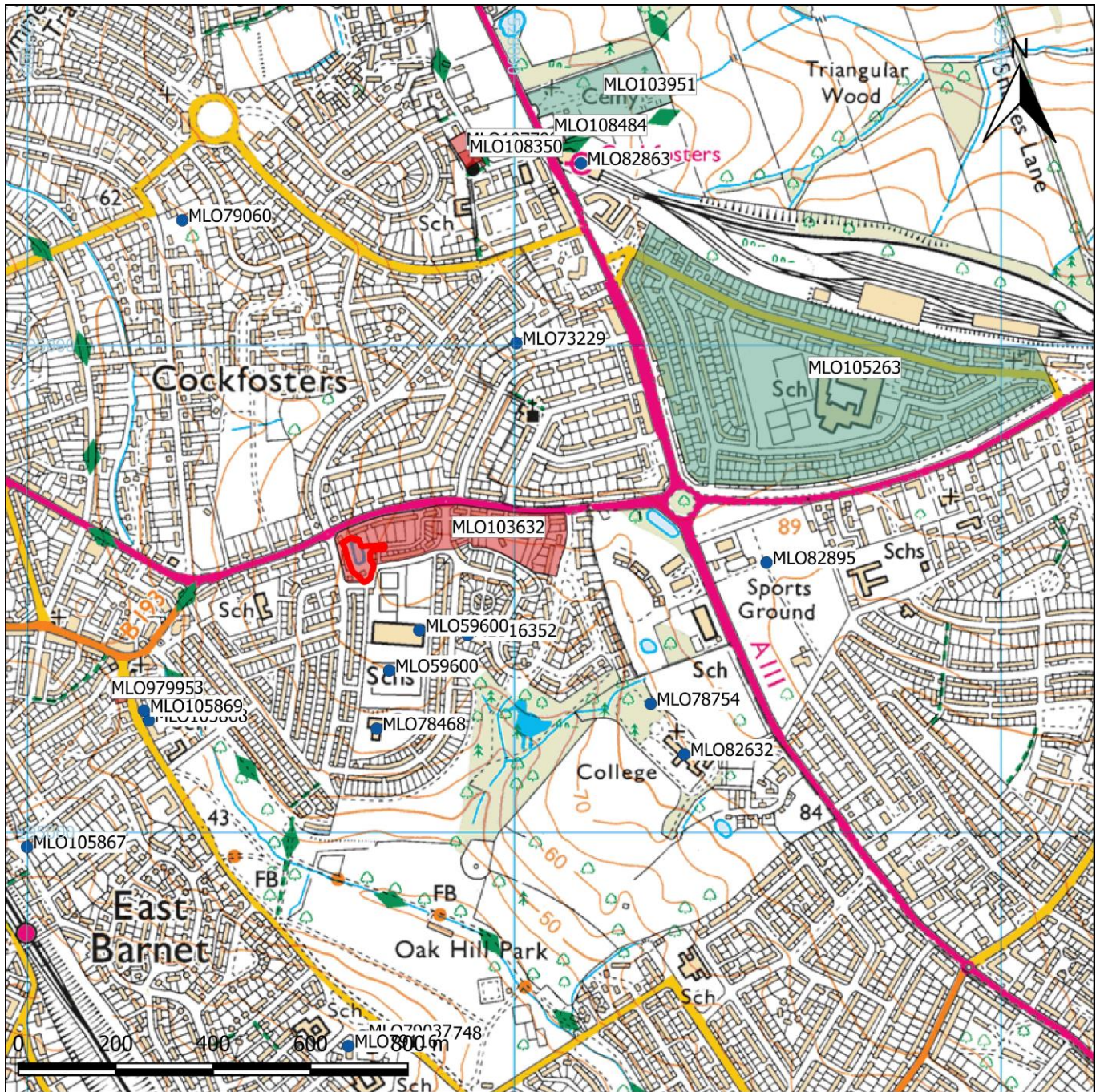


Figure 5: Monument Location Plan (HER MonUID)

## Monuments

4.16. There is one HER monument record that falls within the Study Area; MLO103632 notes the former location of the Post-Medieval Little Grove gardens.

## Prehistoric

4.17. No prehistoric sites or finds are recorded from the trawl area, indicating that the likelihood of encountering prehistoric remains within the Study Area is very low.





### **Romano-British (AD 44 AD 410)**

4.18. No evidence for Roman sites or finds is reported from within a 1km radius of the Study Area. The presence of Romano-British archaeology within the Study Area is therefore extremely unlikely.

### **Early Medieval (AD 410 – AD 1066)**

4.19. Nothing of Early Medieval date is reported from the trawl; the potential for Early Medieval archaeology to survive on site should be considered low.

### **Medieval (AD 1066 – AD 1539)**

4.20. The Middle Ages are not well represented in this area. The nearest record relates to a 13th century Tithe Barn moved to its present location from Birchington in Kent and now used as a church (MLOI79060). A medieval origin is presumed for the settlement of Cockfosters (MLO73229).

### **Post-Medieval (AD 1540 – AD 1900)**

4.21. The 19th century churchyard of Christ Church, Cockfosters, is represented by record 107798.

4.22. Record 108484 records the presence of the former National School for Boys in Cockfosters (later 19th C.); the building is reported to be still extant. Record 108350 notes the adjacent Chalk Lane graveyard.

4.23. MLO103632 refers to the former location of the Post-Medieval Little Grove gardens which is expanded upon in Section 5, Historical Development of the Site.

### **Modern (post 1900)**

4.24. Record MLO103961 represents the 1960 Trent Park Cemetery.

4.25. MLO105263 represents the site of a temporary WWI landing strip adjacent to Cockfosters, which was relinquished by the RAF in 1919 and subsequently developed for housing in the 1920s.

4.26. Records 105867-9 represent three anti-tank blocks placed during WWII.

### **Aerial Photographs**

4.27. Since the Study Area was relatively small and very overshadowed by trees, the use of historic aerial photographs was restricted to documenting the development history of the Study Area (see below).



4.28. In summary, archaeological finds and features in the East Barnet and Cockfosters areas are relatively few and fairly localised. The results of the trawl indicate a very low potential within the Study Area for anything earlier than the Post-Medieval period.

## 5. Historic Development of the Project Site

- 5.1. Barnet is not mentioned in Domesday, though the manor was known to exist in the time of Henry II and King John; the manors of East Barnet and Chipping Barnet were coterminous (Page 1908). They were part of the lands of the abbey of St Alban; at the Dissolution they were granted to John Goodwin and John Maynard (ibid.). East and Chipping Barnet were a part of Hertfordshire that extended some distance into Middlesex (ibid.).
- 5.2. In 1556 William Copland sold Danegrove, Daneland, and other named lands later associated with the Little Grove estate to David Woodroffe (Cass 1892, 89).
- 5.3. David Woodroffe left his *house and Landes... at Est Barnet* in 1560 to his widow Elizabeth for her life, and afterwards to his son Robert (Cass 1892, 91). Elizabeth surrendered the property to Robert in June 1572, which included 9 acres at Danegrove and 12 at Daneland (Cass 1892, 91–92). The derivation of these field names is not known, but no tradition or history of an encounter with the Vikings has been revealed during this study. It was not uncommon to associate archaeological monuments with the Danes, so the possibility exists that Prehistoric or Early Historic features were once visible at an unknown location within the estate.
- 5.4. In 1625 Nicholas Woodroff inherited the estate at East Barnet from his father Robert; this included *Danesgrove*, and other field names associated with the Little Grove estate (Cass 1892, 95). Nicholas died in 1627, leaving part of the estate to his wife Martha for life, then to his son Robert, who was still a minor, while the remainder was to be held in trust for Robert. The estate for Martha included a house formerly occupied by Alice Brutie, mentioned in the will of Robert senior. It is possible this house was the forerunner of Little Grove house, since the Woodroffs were not in occupation at East Barnet.
- 5.5. In 1635 Anthony Bouchier began a 12 year lease of the estate at East Barnet from Robert Woodroff (Cass 1892, 96). By 1638 Robert was dead and his brother Stephen inherited. The lease to Anthony was renewed, but in 1640 it appears Stephen and his wife sold the estate to James Hodgson and John Combes, trustees of Anthony (Cass 1892, 96–97).



- 5.6. By Mr Anthony Bouchier's will of 1652 he left "all that coppie-hold messuage and all those coppiehold houses landes &c. at East Barnett &c", to John Combes as executor, who then sold the property to Henry Parker of London (Cass 1892, 98).
- 5.7. In 1669, Henry Parker, citizen of London, willed his 'house and lands' in Barnet to his wife Margaret, to be sold towards the discharge of debts from losses incurred through the Great Fire of London (Cass 1892, 98–99).
- 5.8. In July 1674 Henry Parker the younger sold his estate in East Barnet to Anne, Lady Fanshawe, widow of the Royalist Dick Fanshawe, for £1,740 (Cass 1892, 101). The estate is mentioned in the will of Lady Fanshawe (d. 1679), where she requests that *all her lands whatsoever, with gardens walks orchard grove and yards situate being and being in the parish of East Barnet* be sold to the best advantage and the proceeds divided amongst her beneficiaries (Cass 1892, 104).
- 5.9. There is no mention of a house or fish pond in this will, and Cass reports no evidence from Lady Fanshawe's diary that she was ever in residence there (ibid.).
- 5.10. In May 1680 Little Grove was sold to John Richardson Esq. for £1,800. In a will proved 1694 John Richardson went into some detail about his estate at Little Grove, bequeathing to his wife *all that my House Gardens Orchards Outhouses and Lands called Little Grove in the parish of East Barnet*, with a covenant *not to cutt downe or fell the Elme Trees or any of them that are now standing and growing in a Row on the North side of the Garden of the said House called Little Grove* or any other trees (Cass 1892, 105). Also *in case my sonne John shall not commit any manner of wast nor take away any of the Fruit Trees or other Trees now growing in that parte of my Garden and Orchard or fish pond at Little Grove which are under his care and management I doe then, and not otherwise, release to him 100l. by me lent to him on Mortgage of an house in Bloomsbury Square* (ibid.).
- 5.11. The above will makes plain there was a house, gardens and a fish pond extant at Little Grove in 1694 at the latest. However, since the earliest detailed map of the Study Area show two ponds (a third was added in 1828), it is not possible to ascertain which pond the will refers to, but the suggestion above the pond was associated with trees does hint at the present location, where tree planting around the pond was indicated on maps of 1828 and the 1860s-70s.
- 5.12. In May 1712 Richard Richardson leased the Little Grove estate to one John Cotton, who is reported to have commenced building a new house c. 1719 (Cass 1892, 107–108). Cass speculated that it was not clear whether the site of the new house was that of the older house, but no evidence is presented to suggest otherwise (ibid.). Financial circumstances forced John





Cotton to sell the estate in 1728. It then went through a number of owners until it was purchased by Edward Willes in 1767 (Cass 1892, 113). In 1794 his executors sold the property (Cass 1892, 115). The estate was sold for auction in 1817, about which time the first surviving plan of the estate is known (see below); it was acquired by Thomas Wilson, who sold it in 1827 to Frederick Cass.

5.13. The association of Little Grove with Lancelot 'Capability' Brown appears to derive from a reference in his account book (p.72) to work undertaken by him at 'Digs Well' (? Danes Well?) in Herts, with entries for monies received of 'Willes Esq.' in 1771, 1772 and 1773. The place-name cannot be reconciled with Little Grove, but the reference to Willes is clear, and must imply Little Grove. Cass is silent on the matter of landscaping undertaken during Edward Willes occupancy. Dury and Andrew's 1766 Map of Hertfordshire shows an unnamed house and grounds at the approximate location of Little Grove, but the scale is too small for an overly accurate depiction. The ponds and walled garden are not shown, though other structures and boundaries are visible. However, these cannot easily be reconciled with the estate depicted in the map of 1817, so the possibility exists the depiction was symbolic rather than accurate. The alternative is that the house and grounds were subjected to significant remodelling, as indicated by the sums expended by Edward Willes on the services of Capability Brown.

5.14. Since one of the ponds was already in existence, the other could date from this time. Brown is known to have preferred a naturalistic rather than a formal look, and this is certainly reflected in the shape of the Study Area pond in 1817 (see below).

5.15. In 1827 the Little Grove house and estate, including the Study Area, was purchased by Frederick Cass for his youngest son, Francis; the original house is thought to be late 18th century in origin (Worsley 1991, 92).

5.16. The earliest detailed map of the Study Area that could be located is an 1828 copy of an 1817 plan of the Little Grove estate (Worsley 1991, fig. 62). This is held in the archives of the RIBA, but is published in sufficient detail to make consultation of the original unnecessary. Copyright restrictions prevent republication of this plan, however the reader is referred to the original published work (ibid.).

5.17. Two features of the plan (which is in pen and watercolour) stand out. The first is the pond. Which although is in the same location and is roughly of the same size as the present pond, the edges are shown as far more irregular than they are at present. The second feature is the walled kitchen garden, which appears to be extant and in use by 1817 at the latest. The overall



implications of this plan are that Little Grove was an estate and designed landscape, with both formal gardens and attached parkland, well before 1817.

- 5.18. A boundary between the parkland and the more formal part of the garden ran close to the southern edge of the pond. This boundary is likely to have been a 'Ha Ha', usually a walled ditch, affording views out across the parkland, while preventing grazing animals from straying into the gardens. Nothing was seen at this location during the site visit, but it is possible the remains of this boundary are preserved within the Study Area.
- 5.19. The presence of the pond within the more formal part of the garden, and the absence of immediately adjacent structures, suggest it was ornamental rather than functional in nature. Cold outdoor bathing for both humans and horses was a popular 'remedy' of the later 18th century, but the shallow depth of the present pond and the lack of associated structures on the early plan, together with the location in part of the formal garden, suggest otherwise. An ornamental fish pond therefore seems the most likely interpretation.
- 5.20. The pond as shown on the 1828 landscape design for Little Grove, also in the collection of the RIBA and published in Worsley (1991, fig. 63), appears far more formal in design, with an almost rectangular shape, with well rounded corners, tapering slightly to the south. The aforementioned boundary had been modified to the south, opening onto a drive southward through the parkland. It should be noted that this plan was a design (Worsley 1991, 92), rather than an actual representation of features on the ground in 1828. Other features indicated within the present Study Area are a belt of trees or high hedge between the pond and a new farm immediately to the west, plus trees planted between the pond and the western end of the walled garden. Some of the pathways/driveways between the pond and the walled garden are also indicated within the boundary of the Study Area. The evidence from the 1st edition OS map (see Figure 7) is that the majority of these planned works were indeed carried out.
- 5.21. This proposed redesign of the landscape was reportedly carried out by John Buonarotti Papworth (1775-1847), a London based architect who was active during the Regency period and has been described as 'prolific' (Worsley 1991, 92).
- 5.22. Only one copy of the 1840 Tithe Map of East Barnet and Chipping Barnet could be traced. This is held in The National Archives, Kew, under the reference IR 77/22. The map is in poor condition and was not coloured. The accompanying apportionment has been transcribed and is available online. An apportionment also survives in the Metropolitan Archives (DL/A/E/208/MS 12804), but the accompanying map referred to in their catalogue cannot be located and is presumed missing (both were formerly in the Guildhall archives).



- 5.23. As outlined on the Tithe Map (which is poorly surveyed and drawn, by comparison with other tithe maps and the later OS maps), the Study Area encompasses the pond (plot 791), part of the walled garden (plot 790) and part of the formal gardens (plot 789). The southern part of the Study Area also encompasses small parts of plots 793 and 787.
- 5.24. All the plots were owned and occupied by Frederick Cass Esq. Plot 789 is listed as a 'Mansion, Pleasure Grounds & Co.', plot 790 'Garden', plot 791 'Pond', and plot 793, 'Meadow'. Plot 792, immediately adjacent to the Study Area on the west, is listed as 'Cottage, Farm Buildings & Co.'.
- 5.25. The Tithe Map suggests that not all of the 1828 design had been followed to the letter, particularly where adjustments to the boundaries were concerned. The northern and southern ends of the pond are also more noticeably rounded than indicated on the 1828 plan, where a more rectangular design was proposed. Some detail is not shown on the Tithe Map, since it would have been irrelevant to the purpose (the valuation of the land for tithes), namely the layout of garden paths and planting.
- 5.26. In 1862 the executors of Frederick Cass sold the estate to Alexander Campbell, who sold it to Sigismund Stern in 1871 (Cass 1892, 123). He died at Little Grove in 1885 (Cass 1892, 124).
- 5.27. The subsequent history of the estate and Study Area is reconstructed from the surviving maps, plans and aerial photographs. After the 1817 plan, the OS maps of the 1860s-70s give the greatest detail. From this map it is clear that trees formed a significant part of the planting around the pond (Figure 7). However, by the map of 1896-8 little of this level of detail is shown, and it is not clear whether the trees had all been removed, or that level of detail was felt unnecessary. Garden paths and tracks were also omitted from this map.



Figure 6. Extract from the 1840 Tithe Map of East Barnet and Chipping Barnet (TNA IR 77/22) reproduced by kind permission of The National Archives, Kew.



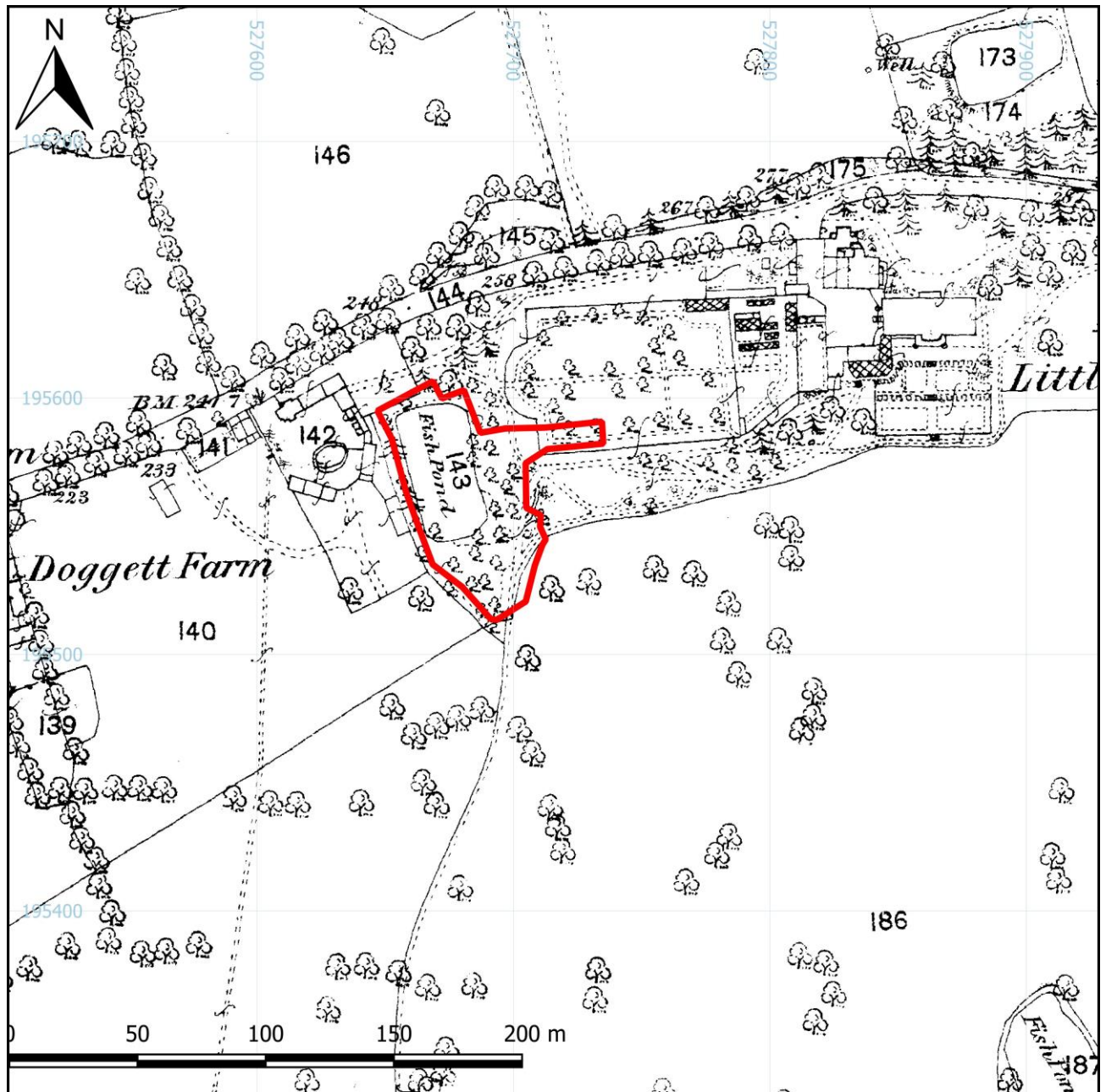


Figure 7 Extract from the OS 1867-79 1:2,500 scale map (approximate boundary of the Study Area outlined in red).

5.28. The OS maps of 1913-14 (Figure 8) suggest that the earlier woods had indeed been removed, since the planting around the pond and within the walled garden indicated a more orderly orchard.

5.29. The revised 1929 6" plan produced for East Barnet Urban Valley District (Met Arch SC/PM/BA/01/01, not illustrated) shows housing construction on part of the estate adjacent to the Study Area was already underway. Little Grove house was still extant, but the outline of Chestnut Grove and other suburban roads had been drawn in ink, suggesting this particular plan had been used to devise or record the housing scheme in the early 1930s.





5.30. It appears that Little Grove was acquired for housing development in 1931 and the house was demolished in 1932. The earlier two out of the three ponds were retained, as was part of the walled garden. The layout of Chestnut Grove broadly follows the old division between the more formal gardens and the parkland.

5.31. On the OS map of the 1930s a large sub-rectangular feature is indicated south of the pond (Figure 9); the purpose of this feature is not known, but it may have been related to the construction of the housing estate.

5.32. The pond appears to have undergone remodelling, with a deliberate narrowing of the northern half on the eastern side, to make more room around the pond, after the loss of land to neighbouring properties. Thus the paved walkway around this part of the pond is unlikely to be an earlier feature (see above).

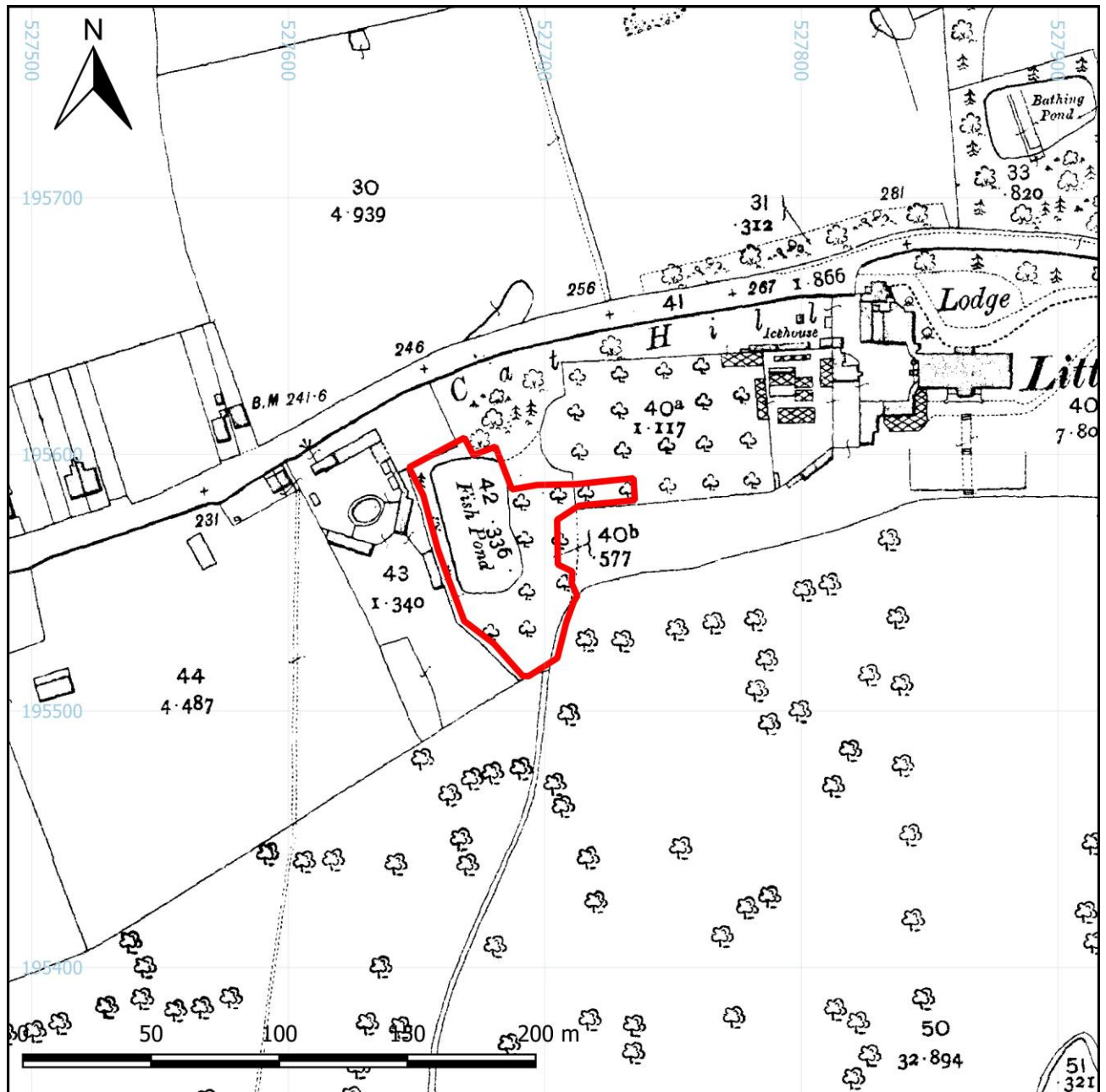


Figure 8 Extract from the OS 1913-14 1:2,500 scale map (approximate boundary of the Study Area outlined in red).

5.33. Aerial photographs from March 1945 onwards record some of the development history of the Study Area. The sub-rectangular area indicated south of the pond is shown on several photographs from 1946-7, where it appears as an area of parched earth or concrete hard standing, but on the earliest (March 1945) photograph there appears to be a horizontal cylindrical structure at this location, closely resembling a wartime Nissan hut. Several possibilities present themselves, but it seems likely that part of the Study Area was used during WWII, either for civilian defence (i.e. public air raid shelter) or as part of a local training and defence arrangement (e.g. the Home Guard). The nearby location in the garden of an underground chamber (see above) adds extra interest, since if the two structures were contemporary, then it seems unlikely



the above ground structure could have been an air raid shelter. The removal of this above ground structure by February 1946 is also indicative of a wartime purpose.

5.34. Aerial photographs and later OS mapping indicates the present house at no. 48 was built between 1961 and 1965.

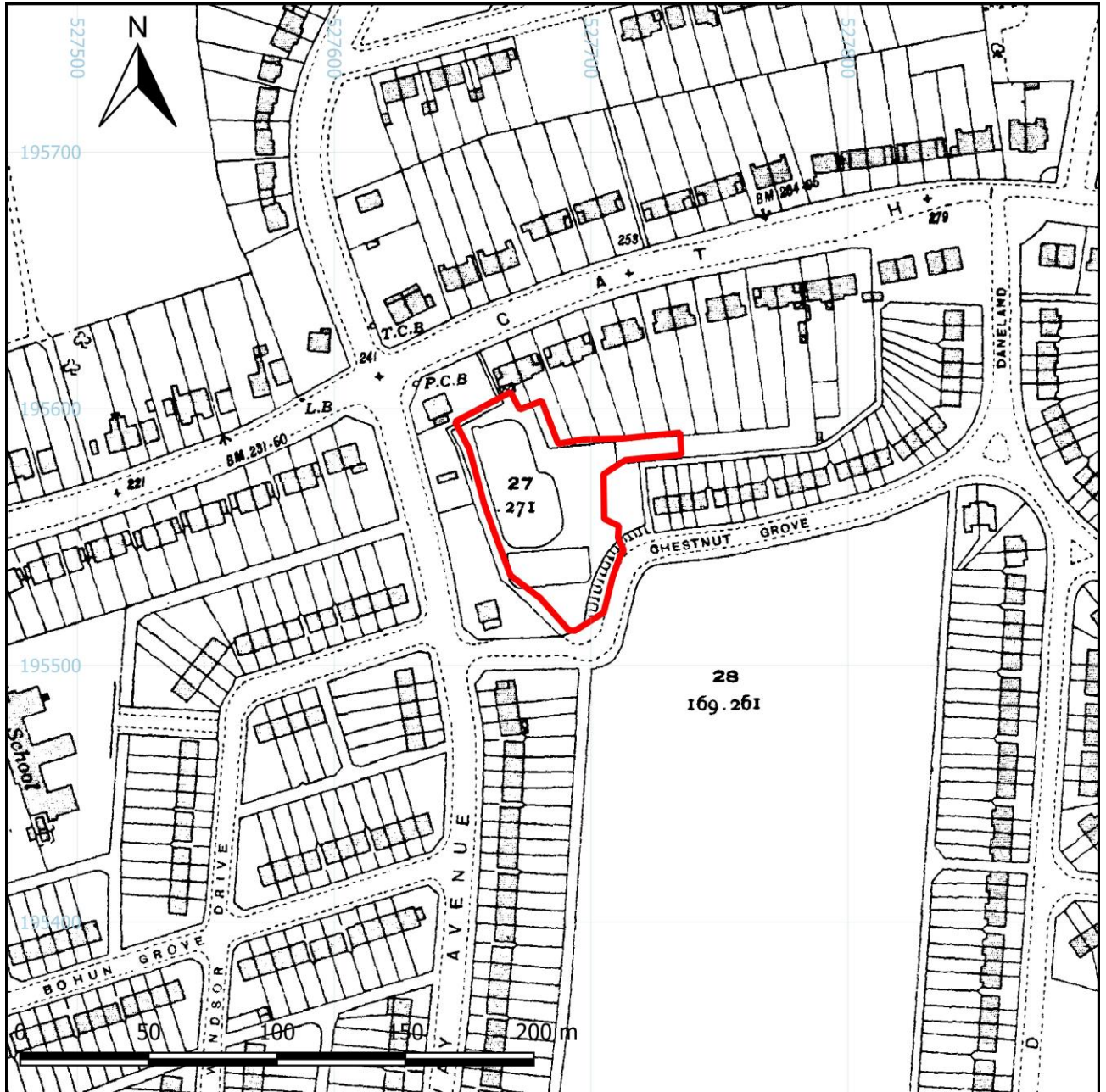


Figure 9 Extract from the OS 1935-36 1:2,500 scale map (approximate boundary of the Study Area outlined in red).





## 6. Summary

- 6.1. The desk-based assessment has confirmed that there are no statutory heritage constraints within or immediately adjacent to the Study Area. There have been no previous reports of buried archaeology within the Study Area. However, it is known that features of a 17th - 19th century designed landscape are preserved within the Study Area, namely the present pond and the preserved remains of a walled garden. This survey has also identified a small rectangular structure likely to be 18th century in date and a low retaining wall that appears to be an 18th century garden feature. A 20th century subterranean chamber is likely to be a WWII air-raid shelter associated with wartime activity within the Study Area.
- 6.2. Cartographic and documentary sources suggest the remains of 18th century or earlier garden features may be preserved within the Study Area.

## 7. Discussion and Suggested Mitigation

- 7.1. The Study Area has demonstrated good potential for the survival of buried remains from the 18th and 19th century designed landscape of Little Grove. Standing structures and features of the 18th century have been identified within the Study Area. There is a possibility that buried remains of a 17th century designed landscape, known to have existed, are also preserved. The location of a house mentioned in 16th and 17th century documents has not been confirmed, though it is likely to have been on the site of the 18<sup>th</sup> - 19th century mansion house.
- 7.2. The surviving 18th century features are of some importance, since they could well be associated with works carried out by Lancelot 'Capability' Brown, who is known to have undertaken work for the owner of Little Grove in c. 1769-73.
- 7.3. Whilst of local interest, the Post Medieval features identified represent almost the last visible vestiges of an otherwise lost 18th and 19th century designed landscape. As such, whilst the remains of the garden and pond are already known to the historical record they have not been deemed of such significance as to warrant protection via scheduling. If indeed designed by Lancelot 'Capability' Brown, the pond does not appear to be an exceptional or elaborate example of his work, of which there are numerous examples preserved within protected landscaped gardens across the country. As such, bearing in mind that the pond and associated garden wall have lost their setting within the landscaped garden, which has been widely developed, it is considered that the location of the features should not prohibit development and that replacement by record should be deemed appropriate in this instance.



- 7.4. The nature of the potential bunker identified on site is as yet unconfirmed, however from the initial assessment there is no indication that the feature dates to the First World War, and is therefore Second World War or more recent in date, of which examples are fairly common (Historic England; 2011). In order to properly categorise the structure, it is considered that the fabric should be subject to a building recording, to act as a replacement by record.
- 7.5. The site preserves Post Medieval and Modern features of merit; however none are considered to be of such significance as to preclude the development of the Project Site. However, it is suggested that the historic features be subject to appropriate recording in order to ensure that a permanent record is created. Due to the potential for groundwork to reveal evidence of an early landscape design it is further considered that a programme of archaeological monitoring and recording, in the form of a watching brief, be carried out in conjunction with significant groundwork.



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## Methodology

This DBA has been undertaken in accordance with the *Standard and Guidance for historic environment desk-based assessment* (CIfA 2014), which states that a DBA 'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area' and that in 'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact (CIfA 2014: 4).

## Study Area

A 1km Study Area was established for the Study Area to contextualise the known and potential archaeological resource.

## Data Collation

The DBA involved consultation of available archaeological and historical information from documentary, cartographic, photographic and historic environment record sources. The aim was to produce a document that not only considered the potential for archaeological remains on the Study Area, but to also put these into their historical and archaeological context.



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