

## Desk-top Archaeological Assessment

**1-5 HALT PARADE,  
COLINDALE,  
LONDON, NW9 5AH**



National Grid Reference: TQ 20664 89815

July 2016

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**1-5 HALT PARADE,  
COLINDALE,  
LONDON, NW9 5AH**

London Borough of Barnet

on behalf of Silk Stream Properties Limited

National Grid Reference  
**TQ 20664 89815**

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## SUMMARY

A planning application is to be submitted for the redevelopment of the site to provide 19 residential units and 150m<sup>2</sup> of B1 office floorspace together with a basement car park and landscaping.

A review of the existing information has identified designated and undesignated heritage assets within the study area. Generally these comprise: parks and gardens; Grade II listed buildings; and archaeological monuments and features dating to the Roman, Medieval and Post-Medieval periods.

The significance of these heritage assets ranges from medium for the Grade II listed buildings to low for the parks and gardens; and archaeological monuments and finds.

The potential for finding buried heritage assets within the study area is thought to be low for occupation sites and low for stray, residual finds.

The application site has been developed since the early 20<sup>th</sup> Century prior to which it was cultivated land. The site received a direct bomb hit during the Second World War. Following site clearance the current land use of a single storey building was established. It is likely that the bomb damage would have truncated any archaeological deposits and therefore the potential of finding buried heritage assets is thought to be low.

The proposed development will involve the excavation of a basement to a depth of c.5m across the majority of the site. This has the potential to truncate any potentially surviving archaeological deposits, however, the probability for this is thought to be low based on the archaeological and historical evidence.

The significance of finding buried assets following the groundworks is low.

### *Recommendations*

Due to its nature this assessment cannot confirm the presence and significance of any buried heritage assets within the site. As the site is not located within an Archaeological Priority Area it is thought that archaeological fieldwork will not be required, however, the final decision rests with the London Borough of Barnet as the local planning authority, taking advice from their nominated archaeological advisors, Historic England.



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## **1.0 INTRODUCTION**

### **1.1 Project Background**

This archaeological desk-top assessment has been prepared to support the forthcoming planning application for the redevelopment of the site to provide 19 residential units and 150m<sup>2</sup> of B1 office floorspace together with a basement car park and landscaping.

The assessment was commissioned by Silk Stream Properties Limited the owners of the site.

### **1.2 Aims and Objectives**

This assessment aims to:

- Establish the presence or otherwise of any identified heritage assets;
- Assess the likely impact of previous development on any identified heritage assets;
- Assess the impact which the proposed development may have on any identified heritage assets; and
- Propose research questions to inform any future mitigation strategy for the protection of any identified heritage assets.

## **2.0 METHODOLOGY**

This assessment follows the guidelines established by English Heritage (1998) and the Institute of Field Archaeologists (2001).

A visit was made to the Local Studies Centre at Hendon Library, The Burroughs, London, NW4 4BQ. Historical and geological maps and plans were consulted along with aerial photographs, books, reports, property deeds and parish records. Historic maps were photographed rather than photocopied and therefore have not been reproduced to scale.

Reports of previous archaeological work in the study area (defined as a distance of 750m from the centre of the site) and which are within the London Boroughs of Barnet and Brent were consulted. These included: desk top assessments; and reports on watching briefs, evaluations; and excavations.

A print out was obtained from Historic England's Greater London Archaeological Advisory Service of all entries held on the Historic Environment Record (HER) within a distance of 750m from the centre of the site, taken to be TQ 20664 89815 so as to be able to determine the nature and extent of known archaeological remains in the study area.

The internet was consulted in order to supplement information obtained from other sources such as the Local Studies Centre at Hendon Library and the HER.

A site visit was made in May 2016 to establish current land use.

Sources used within this report are listed in the bibliography.

### 3.0 ARCHAEOLOGY AND PLANNING

#### 3.1 National Policy

The National Planning Policy Framework (NPPF) was published by the Government in March 2012. It replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Archaeology and Planning). Section 12 *Conserving and enhancing the historic environment* contains guidance to local authorities, developers, property owners and other stakeholders on the conservation and investigation of heritage assets. The key paragraphs are:

- 128: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation;*
- 135: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset;*
- 139: *Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets; and*
- 141: *Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

In the NPPF the following definitions are used:

- *Heritage assets:* A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- *Archaeological interest:* There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- *Designated heritage assets:* A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

- *Significance*: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- *Setting of a heritage asset*: 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 an asset, may affect the ability to appreciate that significance or may be neutral.

### 3.2 Regional Policy

The London Plan contains overarching policies for the Greater London area (GLA, March 2015). Policy 7.8 relates to heritage assets and archaeology:

#### Strategic

*A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

*B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

#### Planning decisions

*C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

*D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

*E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

#### LDF preparation

*F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.*

*G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.*

### 3.3 Local Policy

At a local level heritage and archaeology are considered in the London Borough of Barnet's Development Management Plan (DMP) which was adopted in September 2012. The

overarching policy which covers both above ground and below ground heritage assets is Policy DM06 *Barnet's heritage and conservation* which states:

- a. *All heritage assets will be protected in line with their significance. All development will have regard to the local historic context.*
- b. *Development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.*
- c. *Proposals involving or affecting Barnet's heritage assets set out in Table 7.2 should demonstrate the following:*
  - *The significance of the heritage asset*
  - *The impact the proposal on the significance of the heritage asset*
  - *The impact of the proposal on the setting of the heritage asset*
  - *How the significance and/or setting of a heritage asset can be better revealed*
  - *The opportunities to mitigate or adapt to climate change*
  - *How the benefits outweigh any harm caused to the heritage asset.*
- d. *There will be a presumption in favour of retaining all 1,600 Locally Listed Buildings in Barnet and any buildings which makes a positive contribution to the character or appearance of the 16 Conservation Areas.*
- e. *Archaeological remains will be protected in particular in the 19 identified Local Areas of Special Archaeological Significance and elsewhere in Barnet. 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.*

### 3.3 Assessing Significance

Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- *Evidential value* derives from the potential of the physical remains to yield evidence of past human activity;
- *Historical value* derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
- *Aesthetic value* derives from the ways in which people draw sensory and intellectual stimulation from a place.
- *Communal value* derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

The significance of heritage assets is summarised in the table below:

Significance	Factors determining significance
International/very high	World Heritage Site Assets of recognised international importance Assets that contribute to international research objectives
National/high	Scheduled Ancient Monuments Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Conservation Areas Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional/medium	Grade II Listed Buildings Grade II Registered Parks and Gardens Assets that contribute to national research agendas
Local/low	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

Table 1. Significance of heritage assets.

## 4.0 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

### 4.1 Site Location

The application site is located at 1-5 Halt Parade, Colindale, London, NW9 5AH and is irregular in shape, measuring approximately 38m by 26m at its widest point and covers an area of approximately 550m<sup>2</sup>. It is bounded by residential housing to the north, a car park to the east and south and the Edgware Road (Watling Street) to the west (figure 1).

The site is currently occupied by a single storey commercial building formerly trading as the Japanese Car Centre with a lean-to/open area to the north of the building (plates 1 to 4).

The centre of the site is at TQ 20664 89815.

### 4.2 Geology

Sheet 256 from the British Geological Survey shows the site lying on London Clay, comprising clay and silt, a sedimentary bedrock formed during the Palaeogene Period, approximately 34 to 56 million years ago (BGS, 1991). To the east of the site an area of alluvium (sand, silt and clay) follows the course of the Silk Stream.

### 4.3 Topography

The site is level, lying at c.45m OD.

## 5.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 5.1 Introduction

The potential for finding archaeological activity on a site and its surrounding area is determined by a number of factors. For the earliest period, the prehistoric, there is no

documentary evidence to help determine the previous use. Instead, the archaeological record, particularly other sites with similar geological, topographical and hydrological characteristics, can be used to determine the potential for any archaeological remains.

The appearance of maps and documents can help trace the historical development of a site and its surrounding area. Maps can trace the topography as well as the building, demolition and alteration of settlement indicating changes in ownership, fashion, affluence and politics.

Likewise documents can be used to trace the changing development and fortunes of a site and its surrounding environment. Past owners, the value of the land, its use (whether for agriculture, uncultivated or developed *etc.*) can be ascertained all of which can be used as supporting evidence for the historical maps.

It is therefore essential to examine the archaeological record as well as the historic maps and documents in order to build up as comprehensive a picture as possible.

The timescales used in this assessment are:

Palaeolithic	-	450,000 – 12,000 BC
Mesolithic	-	12,000 – 4,000 BC
Neolithic	-	4,000 – 2,000 BC
Bronze Age	-	2,000 – 600 BC
Iron Age	-	600 BC – AD 43
Roman	-	AD 43 – 410
Saxon	-	410 – 1066
Medieval	-	1066 – 1485
Post-Medieval	-	1485 – 1900
Modern	-	1900 – present

## 5.2 Greater London Historic Environment Record

An important source of designated and non-designated heritage assets is the Historic Environment Record (HER), a database of archaeological sites, scheduled ancient monuments, parks and gardens, listed buildings and aerial photographs in Greater London, held by Historic England. A print out of all entries held on the HER was obtained for the study area (c.0.56km<sup>2</sup>) with the application site at its centre, at Ordnance Survey grid reference TQ 20664 89815 (figure 3 and tables 3a and 3b).

The HER print out shows that there are 25 designated and undesignated Heritage Assets within the study area (table 3a): two parks and gardens; five listed buildings; 16 monuments; and two findspots.

The HER also shows that there have been 17 previous archaeological investigations within the study area (table 3b): one field survey; two watching briefs; one watching brief and evaluation; and six evaluations.

### *Parks and Gardens*

Roe Green Village, Roe Lane ([1] in table 3a and on figure 3) was built between 1919 and 1920 by the Government's Office of Public Works on the site of Roe Green House with assistance from prisoners of war. It was designed by Sir Frank Baines, OFW, chief architect, as a garden village to house aircraft and munitions workers in the factories in Kingsbury. It lies c.710m to the south west of the application site.

Silkstream Park [2] is within the Watling Estate, a London County Council housing estate built in the 1920s for inner city slum clearance. The park was one of a number of tracts of open spaces created throughout the estate, which largely followed the courses of the Silkstream. It lies c.700m to the north of the application site.

#### *Listed Buildings*

Nos. 1-30 Aeroville, Hendon [3] are Grade II listed and comprise of early 20<sup>th</sup> Century social housing built in a quadrangle with garden. They lie c.660m to the north of the application site.

Nos. 3 and 5 Buck Lane [4] are Grade II listed and comprise a pair of cottages built by Ernest Trobridge as part of the Summit Estate. They were built using Trobridge's singular system of wooden framed cottage construction, developed after the First World War as a way of building affordable housing for returning soldiers. They lie c. 670m to the south of the application site.

The former administration block of Colindale Hospital, Colindale Avenue [5] is Grade II listed and built in 1899 in the Classical Baroque style of red brick with artificial stone details and slab roofs. It lies c.510m to the north east of the application site.

A K6 telephone kiosk in Stag Lane [6] is Grade II listed and was designed by Sile Giles Gilbert Scott in 1935. It is made of cast iron and is a square kiosk with domed roof. It lies c.700m to the south west of the application site.

An early 19<sup>th</sup> Century milestone [7] made of triangular cast iron with semi-circular head is Grade II listed. It lies adjacent to the south west boundary of the application site.

#### *Monuments*

Several layers of compacted grey sand and pebble [8] were found during a watching brief which were believed to be the make-up of the Roman Watling Street. They were found c.340m to the south west of the application site.

Two Medieval tenements [9] and [10] were recorded c.680m to the south of the application site in Hay Lane.

Dating from the early 15<sup>th</sup> Century Grove Farm [11] was demolished shortly after the Second World War. At the time of its demolition it comprised of a Jacobean or Elizabethan core with 18<sup>th</sup> Century additions and a tower. It was located c.580m to the south west of the application site in Stag Lane.

A windmill [12] stood near the Edgware Road at Redhill c.1675 but had been blown down by 1754. It was located c.160m to the north of the application site.

A pit and structural features comprising of a wall and tiled floor [13] were identified during an evaluation at The Village School, Stage Lane/Grove Park. They were located c.580m to the south west of the application site.

Two possible Post-Medieval plough scars [14] were found during an excavation in Westfield Close c.40m to the south west of the application site.

The site of a large domestic building [15] constructed between 1898 and 1900 as part of Colindale Hospital. It was scheduled for demolition in 2008 and is located c.540m to the north west of the application site.



The site of the catering block [16] constructed between 1898 and 1900 as part of Colindale Hospital. It was scheduled for demolition in 2008 and is located c.490m to the north west of the application site.

The site of the mortuary [17] constructed between 1898 and 1900 as part of Colindale Hospital. It was scheduled for demolition in 2008 and is located c.560m to the north west of the application site.

The site of a building used as the hospital steward's house [18]. It was constructed between 1898 and 1900 as part of Colindale Hospital. It was scheduled for demolition in 2008 and is located c.570m to the north west of the application site.

The site of the superintendent's house [19]. It was constructed between 1898 and 1900 as part of Colindale Hospital. It was scheduled for demolition in 2008 and is located c.500m to the east of the application site.

The site of the nurses' blocks [20] which were constructed between 1898 and 1900 as part of the Colindale Hospital. They were scheduled for demolition in 2008 and are located c.380m to the north east of the application site.

The site of the receiving ward [21] which was constructed between 1898 and 1900 as part of the Colindale Hospital. It was scheduled for demolition in 2008 and is located c.450m to the north east of the application site.

The site of numerous ward buildings [22] constructed between 1898 and 1900 as part of the Colindale Hospital. They were scheduled for demolition in 2008 and are located c.480m to the north east of the application site.

The site of Colindale Hospital [23] constructed between 1898 and 1900 originally opened as the Central London Sick Asylum. It was initially designed for the treatment of London's poor as a general hospital with emphasis on the treatment of tuberculosis. The hospital closed in 1996 and was scheduled for demolition in 2008 before being redeveloped. It is located c.460m to the north east of the application site.

#### *Findspots*

A Roman gold coin [24] was found in the early 19<sup>th</sup> Century in The Hyde c.260m to the south east of the application site.

Cultivation soil [25] dating to the 19<sup>th</sup>/20<sup>th</sup> Centuries was found during trial trenching at the Phoenix Works c.120m to the south west of the application site.

#### *Previous Archaeological Work*

The HER records 10 archaeological investigations within the study area: nine desk-based assessments; two watching briefs; one trial trench excavation; three evaluations; one historic building survey; and one heritage statement.

The desk-based assessments [26], [27], [28], [29], [30], [31], [32], [33] and [34] have been prepared for sites which are located between c.90m and c.680m from the application site. In general they concluded that there was a low potential of finding remains dating from all archaeological periods except for the Roman period due to the proximity of Watling Street and later Post-Medieval period.

The watching briefs [35] and [36] were carried out at sites located between c.260m and c.680m from the application site and did not find any archaeological remains.

The trial trench [37] was carried out at a site c.530m from the application site and did not find any archaeological remains.

The evaluations [38], [39] and [40] were carried out at sites located between c.460m and c.520m from the application site and found two possible plough scars [14] and medieval features [13].

The historic building survey [41] recorded the Colindale Hospital c.540m to the north of the application site before its demolition in 2008 and redevelopment.

The heritage statement [42] was prepared to support the application for the development of the British Library site in Colindale Avenue c.650m to the east of the application site. It concluded that there would not be any impact on the historic character of the area and no designated sites would be affected.

A desk-based assessment for the site at Green Point, c.100m to the north of the application site did not reveal any features of archaeological significance concluding that clearance from bomb damage and subsequent redevelopment would have truncated any surviving archaeological deposits (Dicks, 2013, 3).

### 5.3 Documentary and Cartographic Sources

In addition to Watling Street (which is now the Edgware Road and forms the western boundary of the application site) evidence for Roman activity has been recorded at Church End, c.2.2km to the east, and comprises of over 140 sherds of pottery, a tessellated floor fragment, building material, a water jug and funerary urn (Barnet, 2012, 16).

Evidence for Saxon and Saxo-Norman occupation in the area comprises of over 180 sherds of chaff-tempered ware dating to 450–800 and over 1,500 sherds dating from 1050–1250 (Barnet, 2012, 16).

The application site lies in the historic parish of Hendon which was first mentioned in a charter dating from 972-8 by which time a settlement had built up at Church End (Barnet, 2012, 11).

By 1574 most of the cultivatable land had been inclosed when there were common fields called Shoelands, Shaveshill, Dingy and Forty near the Hale. The last to survive was Sheveshill near to the site on Burnt Oak Underground station ([www.british-history.ac.uk/vch/middx/vol5/pp1-2](http://www.british-history.ac.uk/vch/middx/vol5/pp1-2), first accessed 21<sup>st</sup> June 2016).

Two small hamlets lay among rich grassland west of the high ground at the centre of the parish: Colin Deep, by a ford over Silk stream comprised of four houses in 1594; and the Hyde on Edgware Road at its junction with Kingsbury Road. First recorded in 1281 the Hyde comprised of a dozen cottages and farm-houses in 1597 and had grown little by the mid 19<sup>th</sup> Century ([www.british-history.ac.uk/vch/middx/vol5/pp1-2](http://www.british-history.ac.uk/vch/middx/vol5/pp1-2), first accessed 21<sup>st</sup> June 2016).

Crow's Survey of Hendon (figure 4) shows the application site to be in field no. 85 'Further Shoelands which formed part of the demesne land, the rent being gilt spurs, bowstrings and other equipment (Hitchin-Kemp, 1928/9, 13).

John Roque's Map of Middlesex of 1756 (figure 5) shows the application site to be open fields with Redhill to the north, Silk Stream to the east and Hole Lane to the south.

Some large estates were formed out of the demesne of Hendon manor which was sold in 1756 including that owned by J R Wheeler who held 136 acres near the Hyde ([www.british-history.ac.uk/vch/middx/vol5/pp1-2](http://www.british-history.ac.uk/vch/middx/vol5/pp1-2), first accessed 21<sup>st</sup> June 2016).

John Cooke's Survey of Hendon in 1796 (figure 6) and Wishaw's Survey of Hendon in 1828 (figure 7) show the application site and surrounding area to be open fields.

The Hendon Tithe Map of 1843 (figure 8) shows that the application site lies within field 784 which is owned by Henry James Wheeler (a descendant of J R Wheeler) and occupied by Thomas Satchell.

The OS maps of 1873 (figure 9) and 1897 (figure 10) show the continuation of the large estates and farms in the area: Shoelands and Redhill to the north west; Collin Dale to the south east; and Grove Park to the south west.

At the turn of the 20<sup>th</sup> Century Colindale and the Hyde remained an agricultural area dominated by a few large estates. However, the early decades of the 20<sup>th</sup> Century saw the development of the area which was stimulated by a number of events.

Colindale Hospital was built between 1897 and 1912 on land given by Sir Audley Neeld. Opening in 1912 it had 50 beds in 1925. Additions included an operating theatre in 1923, a new wing with 20 beds in 1934 and a physiotherapy department in 1966 ([www.british-history.ac.uk/vch/middx/vol5/pp1-2](http://www.british-history.ac.uk/vch/middx/vol5/pp1-2), first accessed 21<sup>st</sup> June 2016). The hospital was scheduled for demolition in 2008.

Terraced housing was built in Colindale and Annesley Avenues at the same time as the hospital ([www.british-history.ac.uk/vch/middx/vol5/pp1-2](http://www.british-history.ac.uk/vch/middx/vol5/pp1-2), first accessed 21<sup>st</sup> June 2016).

In 1910 the application site was occupied by the Metropolitan Electric Tramway Depot and it was here that the first trials of a trolleybus took place. In 1936 it became a garage and was renamed Colindale when Central Road Services was formed in 1962. With the abandonment of trolleybuses, it was closed and then demolished in 1962. Land behind the depot was used from 1959 to 1962 by the George Cohen 600 Group for scrapping a large number of London's trolleybuses. Merit House now occupies the site and is first shown on the OS map of 1969 (figure 15) (<https://londonpostcodewalks.wordpress.com/tag/hendon-tram-depot/>, first accessed 21<sup>st</sup> June 2016 and [www.red-rf.com/local\\_history/colindale\\_area.aspx](http://www.red-rf.com/local_history/colindale_area.aspx), first accessed 21<sup>st</sup> June 2016).

Further stimulus was provided in 1910 when Claude Grahame-White acquired a field near Colindale from which Louis Paulhan had set off for the first flight from London to Manchester in one day. The field became part of Hendon Aerodrome which soon covered 207 acres. By 1914 Grahame-White had made Hendon one of the four most prominent airfields in the country and a major centre for the training of pilots ([www.british-history.ac.uk/vch/middx/vol5/pp1-2](http://www.british-history.ac.uk/vch/middx/vol5/pp1-2), first accessed 21<sup>st</sup> June 2016).

In 1917 Grahame-White planned housing for 300 employees in the vain belief that Hendon would become 'the Charing Cross of our international air routes'. Simple terraced cottages, designed by Henry Matthews, were built around a square called Aeroville and some were occupied by 1919. Surrounding building so restricted expansion that the airfield was closed in 1929, whereupon the site was rapidly covered with houses or converted to playing fields ([www.british-history.ac.uk/vch/middx/vol5/pp1-2](http://www.british-history.ac.uk/vch/middx/vol5/pp1-2), first accessed 21<sup>st</sup> June 2016).

Industry associated with the war effort and aircraft production developed along the Edgware Road whilst terraced and semi-detached housing was built between the aerodrome and the Edgware Road ([www.british-history.ac.uk/vch/middx/vol5/pp1-2](http://www.british-history.ac.uk/vch/middx/vol5/pp1-2), first accessed 21<sup>st</sup> June 2016).

The OS map of 1920 (figure 11) shows the Hendon Tramway Depot occupying the application site, Redhill farm to the north west, Colindale Hospital to the east, the British Museum Repository to the south east and Grove Park to the south west.

The Northern Line of the London Underground was extended to Edgware in 1923-4 with a station opening at Colindale which provided further stimulus for the growth of the area.

The British Museum Repository moved to larger, purpose built premises in Colindale Avenue in May 1932 from Bloomsbury. The new accommodation contained a public reading room with space for 56 readers, a bindery and an additional storage building on six floors. All of the British Museum's newspapers were transferred, except for pre-1801 London newspapers and newspapers in oriental languages ([www.bl.uk/reshelp/findhelprestype/news/historicalblnews/](http://www.bl.uk/reshelp/findhelprestype/news/historicalblnews/), first accessed 21<sup>st</sup> June 2016).

During the Second World War fighter aircraft were stationed at Hendon Aerodrome until 1940 after which the airport was used for transport and training purposes. It was closed to flying in 1957 when the R.A.F. metropolitan communications squadron was transferred to Northolt. In 1973 an R.A.F. museum opened on part of the site ([www.british-history.ac.uk/vch/middx/vol5/pp1-2](http://www.british-history.ac.uk/vch/middx/vol5/pp1-2), first accessed 21<sup>st</sup> June 2016).

Sixteen high explosive bombs were dropped in the Colindale area during the Second World War. The application site received a direct hit and another bomb fell just to the north (figure 12) (<http://bombsight.org/explore/greater-london/barnet/colindale/>, first accessed 21<sup>st</sup> June 2016).

Following the Second World War both Shoelands Farm and Redhill Farm, which were first shown on Crow's Survey of Hendon of 1754, have been demolished, replaced with a paper works and housing respectively as shown on the OS map of 1947 (figure 13).

The current land use was established by 1956 (figure 14) with buildings occupying the southern section and the northern part remaining open. The OS maps of 1969, 1993 and 2004 (figures 15, 16 and 17) and Google Earth map (figure 18) shows the same layout.

The application site was last used as a car showroom trading as The Japanese Car Centre which was established in 1996.

## **6.0 ARCHAEOLOGICAL POTENTIAL AND ASSESSMENT OF SIGNIFICANCE**

### **6.1 Introduction**

The archaeological potential of the study area is based upon the presence, or otherwise, of designated and undesignated heritage assets and the impact which previous and future land use has had, and will potentially have on them. Consideration should also be given to the as yet unidentified heritage assets such as archaeological remains. This is based on information collated from existing information (maps, documents, previous fieldwork within the study area); a site visit; and professional judgement.

This assessment has identified a number of heritage assets within the study area as shown in the table below:

Heritage Asset	Designated/ Undesignated	Significance	Present within the study area?
World Heritage Site	Designated	Very high	No
Scheduled Ancient Monuments	Designated	High	No
Conservation Areas	Designated	High	No
Buildings in conservation areas	Designated	High	No
Listed buildings – Grade I and II*	Designated	High	No
Archaeological Priority Areas	Designated	High/medium	No
Listed buildings – Grade II	Designated	Medium	<b>Yes</b>
Historic parks and gardens	Designated	Medium	No
War memorials	Desig & Undes	Medium/low	No
Any other building, monument, site place area or landscape positively identified as having a degree of significance warranting consideration in planning decisions	Undesignated	Medium/low	<b>Yes</b>
Locally listed buildings	Undesignated	Low	No
Locally registered parks and gardens	Undesignated	Low	<b>Yes</b>

Table 2. Heritage assets within the study area.

## 6.2 Heritage Assets within the Study Area

The following designated heritage assets have been identified on Historic England's HER which are within the study area:

### *Parks and Gardens*

- Roe Green Village, Roe Lane [1]; and
- Silkstream Park [2].

### *Listed Buildings*

- Nos. 1-30 Aeroville, Hendon [3];
- Nos. 3 and 5 Buck Lane [4];
- Former administration block of Colindale Hospital, Colindale Avenue [5];
- K6 telephone kiosk [6]; and
- Milestone [7].

The following undesignated heritage assets have been identified on Historic England's HER which are within the study area:

### *Monuments*

- Roman – several layers of compacted grey sand and pebbles identified to be Watling Street [8];
- Medieval – site of a tenement [9];
- Medieval – site of a tenement [10];
- Medieval – site of Grove Farm [11];
- Post-Medieval – site of a windmill [12];
- Post-Medieval – pit and structural features comprising of a wall and tiled floor [13];
- Post-Medieval – two possible plough scars [14];
- Post-Medieval – site of a large domestic building of Colindale Hospital [15];
- Post-Medieval – site of the catering block of Colindale Hospital [16];

- Post-Medieval – site of the mortuary of Colindale Hospital [17];
- Post-Medieval – site of a building used as the hospital steward's house for Colindale Hospital [18];
- Post-Medieval – site of the superintendent's house for Colindale Hospital [19];
- Post-Medieval – site of the nurses' blocks of Colindale Hospital [20];
- Post-Medieval – site of the receiving ward of Colindale Hospital [21];
- Post-Medieval – site of numerous ward buildings of Colindale Hospital [22]; and
- Post-Medieval – Colindale Hospital [23].

#### *Findspots*

- Roman – gold coin [24]; and
- Post-Medieval/Modern – cultivation soil [25].

### **6.3 Future land use including the current proposals**

A planning application is to be submitted for the redevelopment of the site to provide 19 residential units and 150m<sup>2</sup> of B1 office floorspace together with a basement car park and landscaping.

The basement areas will be excavated to a depth of c.5m across the majority of the site.

### **6.4 Assessment of Significance**

After considering the heritage assets together with the historic land use of the study area and the future land use of the site, an assessment can be made of the significance of any impact on any potential archaeological remains.

The significance of the parks and gardens is low.

The significance of the listed buildings is medium.

The significance of the monuments and findspots is low.

The cartographic evidence shows that development has occurred on the application site since the early 20<sup>th</sup> Century with the construction of a tramway depot. The application site received a direct bomb hit and following site clearance the present site layout has been established since the 1950s. The direct hit would have truncated any surviving archaeological deposits. Therefore the significance of finding buried heritage assets based on the cartographic evidence is low.

The basement areas will be excavated to a depth of c.5m across the majority of the site. This has the potential to truncate any potentially surviving archaeological deposits, however, the prospect of this is thought to be low based on the archaeological and historical evidence.

The significance of finding buried assets following the groundworks is low.

## **7.0 CONCLUSIONS AND RECOMMENDATIONS**

A planning application is to be submitted for the redevelopment of the site to provide 19 residential units and 150m<sup>2</sup> of B1 office floorspace together with a basement car park and landscaping.

A review of the existing information has identified designated and undesignated heritage assets within the study area. Generally these comprise: parks and gardens; Grade II listed buildings; and archaeological monuments and features dating to the Roman, Medieval and Post-Medieval periods.

The significance of these heritage assets ranges from medium for the Grade II listed buildings to low for the parks and gardens; and archaeological monuments and finds.

The potential for finding buried heritage assets within the study area is thought to be low for occupation sites and low for stray, residual finds.

The application site has been developed since the early 20<sup>th</sup> Century prior to which it was cultivated land. The site received a direct bomb hit during the Second World War. Following site clearance the current land use of a single storey building was established. It is likely that the bomb damage would have truncated any archaeological deposits and therefore the potential of finding buried heritage assets is thought to be low.

The proposed development will involve the excavation of a basement to a depth of c.5m across the majority of the site. This has the potential to truncate any potentially surviving archaeological deposits, however, the probability for this is thought to be low based on the archaeological and historical evidence.

The significance of finding buried assets following the groundworks is low.

#### *Recommendations*

Due to its nature this assessment cannot confirm the presence and significance of any buried heritage assets within the site. As the site is not located within an Archaeological Priority Area it is thought that archaeological fieldwork will not be required, however, the final decision rests with the London Borough of Barnet as the local planning authority, taking advice from their nominated archaeological advisors, Historic England.

## **8.0 REFERENCES**

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<http://bombsight.org/explore/greater-london/barnet/colindale> Bombs dropped in Colindale. First accessed 21<sup>st</sup> June 2016.

[www.british-history.ac.uk/vch/middx/vol5/pp1-2](http://www.british-history.ac.uk/vch/middx/vol5/pp1-2), Hendon: Introduction in A History of the County of Middlesex, Volume 5. First accessed 21<sup>st</sup> June 2016.

<https://londonpostcodewalks.wordpress.com/tag/hendon-tram-depot/> Walking London one postcode at a time. First accessed 21<sup>st</sup> June 2016.

[www.red-rf.com/local\\_history/colindale\\_area.aspx](http://www.red-rf.com/local_history/colindale_area.aspx) Colindale and Hendon Aerodrome. Some transport history of the area. First accessed 21<sup>st</sup> June 2016.



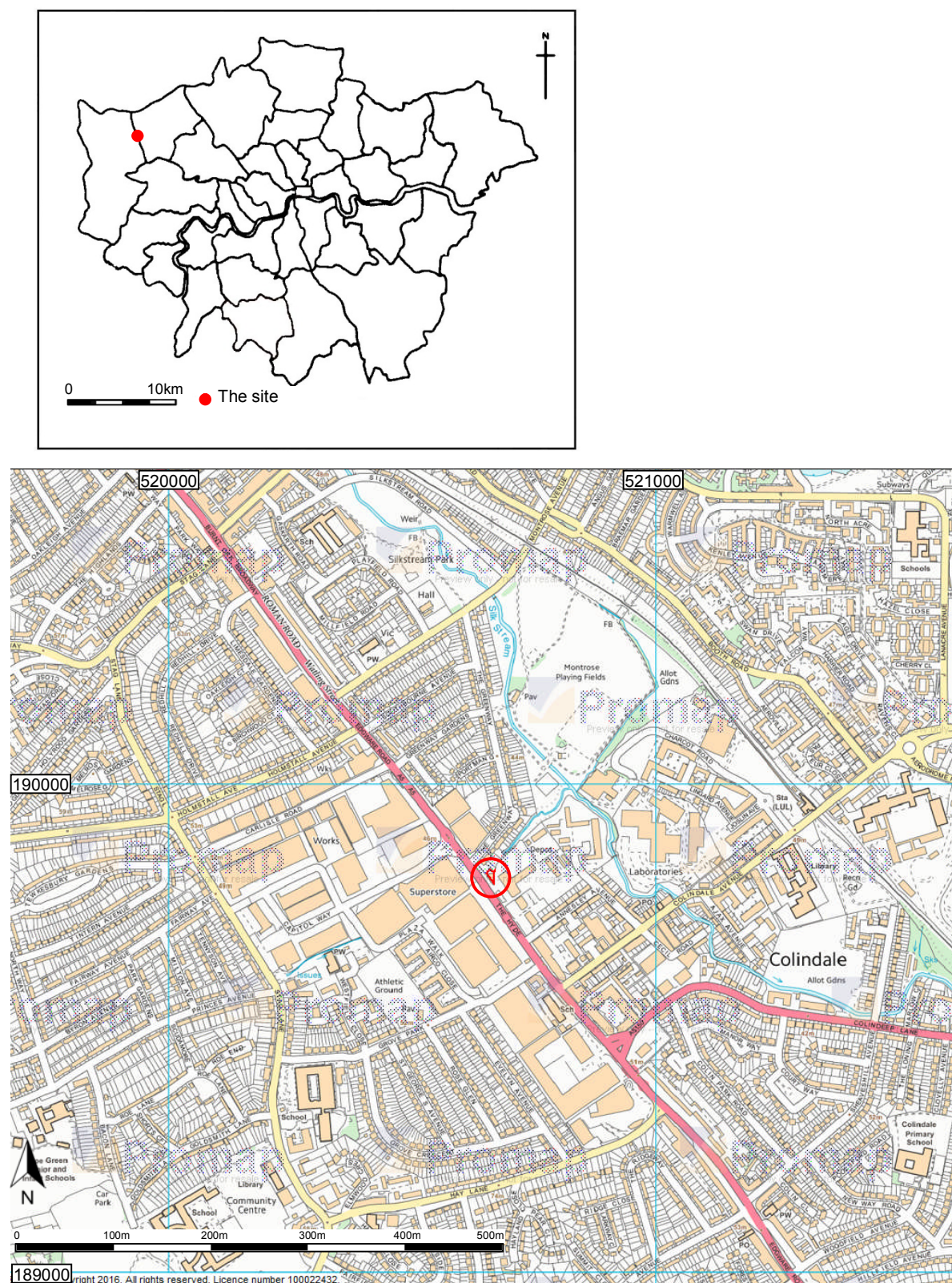


Figure 1. Location plan showing the site circled red.



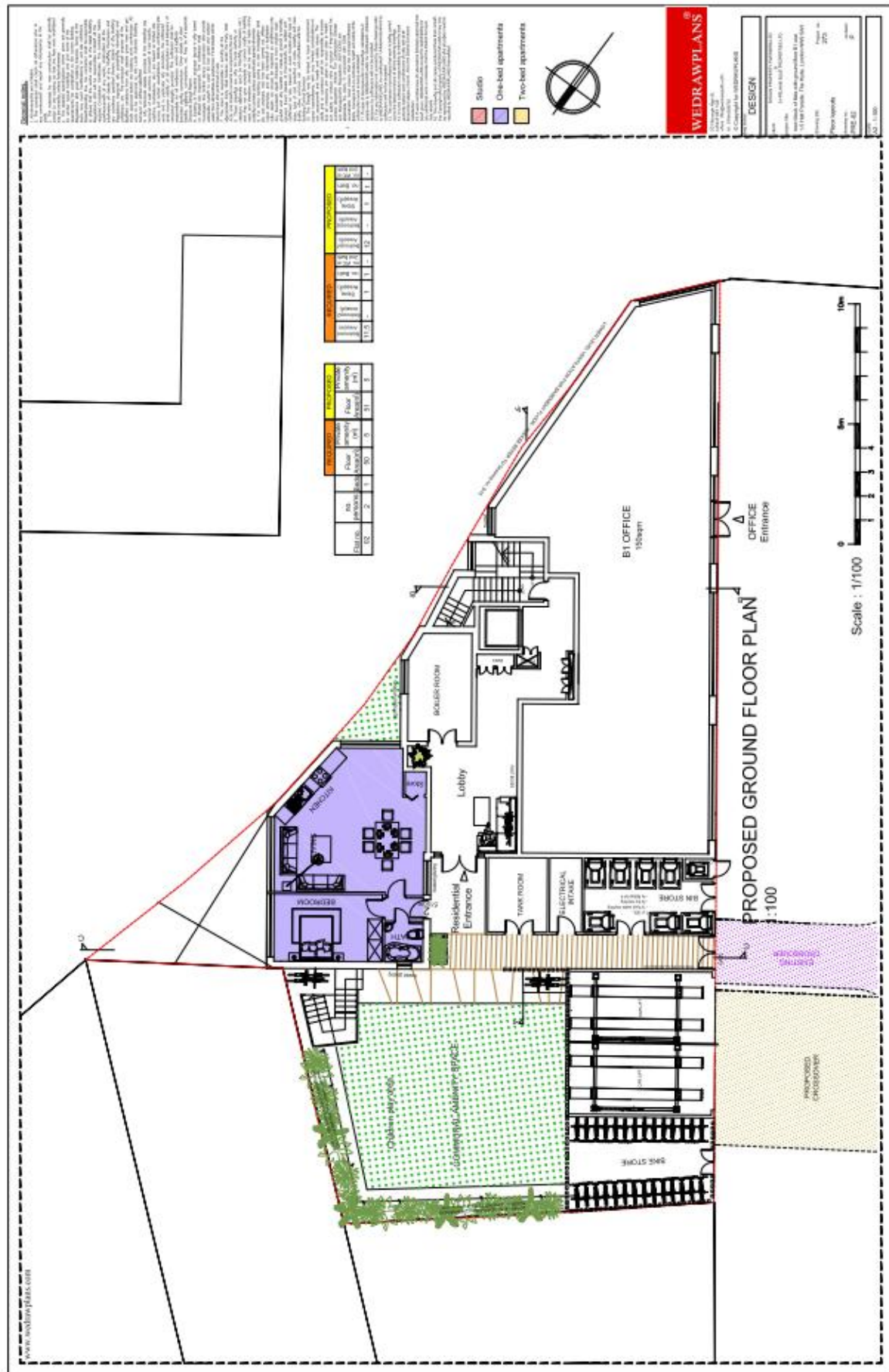
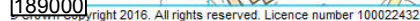








Figure 2. Proposed ground floor (not to scale)(copyright: wedrawplans).





- |   |                                 |
|---|---------------------------------|
|  | Site                            |
|  | Park and Garden, numbers 1-2    |
|  | Listed Buildings, numbers 3 - 7 |
|  | Monuments, numbers 8 - 23       |
|  | Findspots, numbers 24 - 25      |
|  | Fieldwork, numbers 26 - 42      |

No.	HER no.	Address	OS Grid Ref	Period	Heritage Asset	Description
1	MLO104556	Roe Lane (Roe Green Village)	TQ 20074 89382	Post-Medieval	Park & Garden	Roe Green Village built to house aircraft and munitions workers in the factories in Kingsbury.
2	MLO107194	Silkstream Rd/Montrose Ave	TQ 20502 90495	Post-Medieval	Park & Garden	Silkstream Park was laid out in the 1920s as part of the LCC Watling Estate.
3	MLO101420	Aeroville, (Nos. 1-30) Hendon	TQ 21254 90119	Post-Medieval	Listed Building	Grade II early 20 <sup>th</sup> Century social housing comprising of 30 houses built in a quadrangle with garden.
4	MLO79281	Buck Lane (Nos. 3 & 5)	TQ 20640 89070	Post-Medieval	Listed Building	Grade II early 20 <sup>th</sup> Century cottages forming part of the Summit Estate built using Trobridge's singular system of wooden framed cottage construction.
5	MLO78829	Colindale Hospital, Colindale Avenue	TQ 21080 90000	Post-Medieval	Listed Building	Grade II late 19 <sup>th</sup> Century former hospital administration block built in the Classical Baroque style,
6	MLO79325	K6 Telephone Kiosk	TQ 20213 89283	Post-Medieval	Listed Building	Grade II early 20 <sup>th</sup> Century cast iron telephone kiosk.
7	MLO78723	Milestone between The Greenway and Annesley Avenue	TQ 20667 89792	Post-Medieval	Listed Building	Grade II. Early 19 <sup>th</sup> Century triangular cast iron milestone with semi-circular head.
8	MLO630	Grove Park	TQ 20500 89500	Roman	Monument	Several layers of compacted grey sand and pebbles believed to be the make-up for Watling Street.
9	MLO217	Hay Lane	TQ 20500 89150	Medieval	Monument	Medieval tenement.
10	MLO683	Hay Lane	TQ 20500 89150	Medieval	Monument	Medieval tenement.
11	MLO688	Stag Lane	TQ 20250 89400	Medieval	Monument	Dating from the early 15 <sup>th</sup> Century Grove Farm was demolished shortly after the Second World War.
12	MLO74	Edgware Road	TQ 20500 89800	Post-Medieval	Monument	Site of a windmill dating from the late 17 <sup>th</sup> Century.
13	MLO103519	The Village School, Stag Lane/Grove Park	TQ 20301 89353	Post-Medieval	Monument	A pit and structural features comprising a wall and tiled floor were identified during an evaluation.
14	MLO75808	Westfield Close (land off), Kingsbury	TQ 20300 89520	Post-Medieval	Monument	Two possible plough scars were found during an evaluation.
15	MLO99403	Colindale Hospital, Colindale Avenue	TQ 21121 90083	Post-Medieval	Monument	Site of a large domestic building which was part of the original hospital dating from the late 19 <sup>th</sup> Century now demolished.
16	MLO99401	Colindale Hospital, Colindale Avenue	TQ 21092 90035	Post-Medieval	Monument	Site of the former catering block which was part of the original hospital dating from the late 19 <sup>th</sup> Century now demolished.
17	MLO99404	Colindale Hospital, Colindale Avenue	TQ 21131 90120	Post-Medieval	Monument	Site of the mortuary which was part of the original hospital dating from the late 19 <sup>th</sup> Century now demolished.
18	MLO99402	Colindale Hospital, Colindale Avenue	TQ 21176 90061	Post-Medieval	Monument	Site of a building which was part of the original hospital dating from the late 19 <sup>th</sup> Century now demolished.
19	MLO99397	Colindale Hospital, Colindale Avenue	TQ 21154 89908	Post-Medieval	Monument	Site of a house which was part of the original hospital dating from the late 19 <sup>th</sup> Century now demolished.
20	MLO99400	Colindale Hospital, Colindale Avenue	TQ 20960 90046	Post-Medieval	Monument	Site of the original nurses' block which was part of the original hospital dating from the late 19 <sup>th</sup> Century now demolished.
21	MLO99398	Colindale Hospital, Colindale Avenue	TQ 21058 90019	Post-Medieval	Monument	Site of the receiving ward which was part of the original hospital dating from the late 19 <sup>th</sup> Century now demolished.
22	MLO99399	Colindale Hospital, Colindale Avenue	TQ 21079 90045	Post-Medieval	Monument	Site of numerous ward buildings which were part of the original hospital dating from the late 19 <sup>th</sup> Century now demolished.
23	MLO99395	Colindale Avenue (north side)	TQ 21102 90015	Post-Medieval	Monument	Site of Colindale Hospital built in the late 19 <sup>th</sup> Century.
24	MLO163	The Hyde	TQ 20900 89700	Roman	Findspot	Gold coin found early in the 19 <sup>th</sup> Century.
25	MLO583	Phoenix Works	TQ 20600 89700	Post-Medieval	Findspot	Cultivation soil and 19 <sup>th</sup> /20 <sup>th</sup> Century pot sherds were identified during a trial excavation.

Table 4a. Heritage assets held on English Heritage's Historic Environment Record.

No.	HER no.	Address	OS Grid Ref	Fieldwork	Description
26	ELO11810	The Village School, Stag Lane/Grove Park	TQ 20306 89354	Desk Based Assessment	DBA on the site of the Hay Lane School. There was a moderate potential of finding Medieval and Post-Medieval remains.
27	ELO13069	Burnt Oak Broadway (No. 3), Edgware	TQ 20236 90259	Desk Based Assessment	DBA concluded that there was no activity prior to the 18 <sup>th</sup> Century, however, being near to Watling Street there was a potential for finding Roman remains.
28	ELO6667	Burnt Oak Broadway (Nos. 5-13), Edgware	TQ 20200 90310	Desk Based Assessment	DBA concluded that there was potential for finding remains dating to all periods on the site.
29	ELO704	Green Point, Colindale	TQ 20600 89910	Desk Based Assessment	DBA.
30	ELO7348	Colindale Avenue (Land at No. 1), Edgware	TQ 20807 89652	Desk Based Assessment	DBA concluded that there was a low potential of finding remains dating to all periods on the site.
31	ELO9023	Edgware Road (No. 319), Edgware	TQ 20911 89319	Desk Based Assessment	DBA concluded that the site had lost most of its potential for finding any remains, however, due to its proximity to Watling Street there was the potential of finding Roman remains.
32	ELO9084	Grove Park (Oriental City Site), Colindale	TQ 20539 89611	Desk Based Assessment	DBA concluded that there was a small chance of finding Iron Age remains; a moderate potential for finding Roman; and a higher potential for finding Saxon, Medieval and Post-Medieval remains.
33	ELO13530	Edgware Road (Green Point), Edgware	TQ 20620 89890	Desk Based Assessment	DBA concluded that there was a low potential of finding remains dating to all periods on the site.
34	ELO14183	Grove Park (Sarena House), Colindale	TQ 20710 89520	Desk Based Assessment	DBA concluded that there was a low potential of finding remains dating to all periods on the site.
35	ELO8082	Burnt Oak Broadway (Odd nos. 5-13), Edgware	TQ 20204 90316	Watching Brief	Fieldwork undertaken in 2008 did not identify any archaeological remains.
36	ELO3508	Grove Park	TQ 20640 89550	Watching Brief	Fieldwork undertaken in 1985.
37	ELO3222	Edgware Road (no. 319), Edgware	TQ 20940 89360	Trial Trench	Fieldwork undertaken in 1998.
38	ELO327	Westfield Close, Kingsbury	TQ 20300 89520	Evaluation	Fieldwork undertaken in 2002 identified 2 possible plough scars.
39	ELO11812	The Village School, Stag Lane/Grove Park	TQ 20307 89360	Evaluation	Fieldwork undertaken in 2011 identified Post-Medieval features.
40	ELO3527	The Greenway (Silk Stream Park), Barnet	TQ 20500 90300	Evaluation	Fieldwork undertaken in 1998.
41	ELO8690	Colindale Hospital, Colindale Avenue	TQ 21059 90013	Historic Building Survey	Recording of the former Colindale Hospital which dates to the late 19 <sup>th</sup> Century.
42	ELO13637	Colindale Avenue (British Library Site), Colindale	TQ 21300 89899	Heritage Statement	Development of the site was not considered to have any impact on the historic character of the area and no designated sites would be affected.

Table 4b. Fieldwork entries held on English Heritage's Historic Environment Record.





Figure 4. Crow's Survey of Hendon, 1754.



Figure 5. John Roque's Map of Middlesex, 1756.



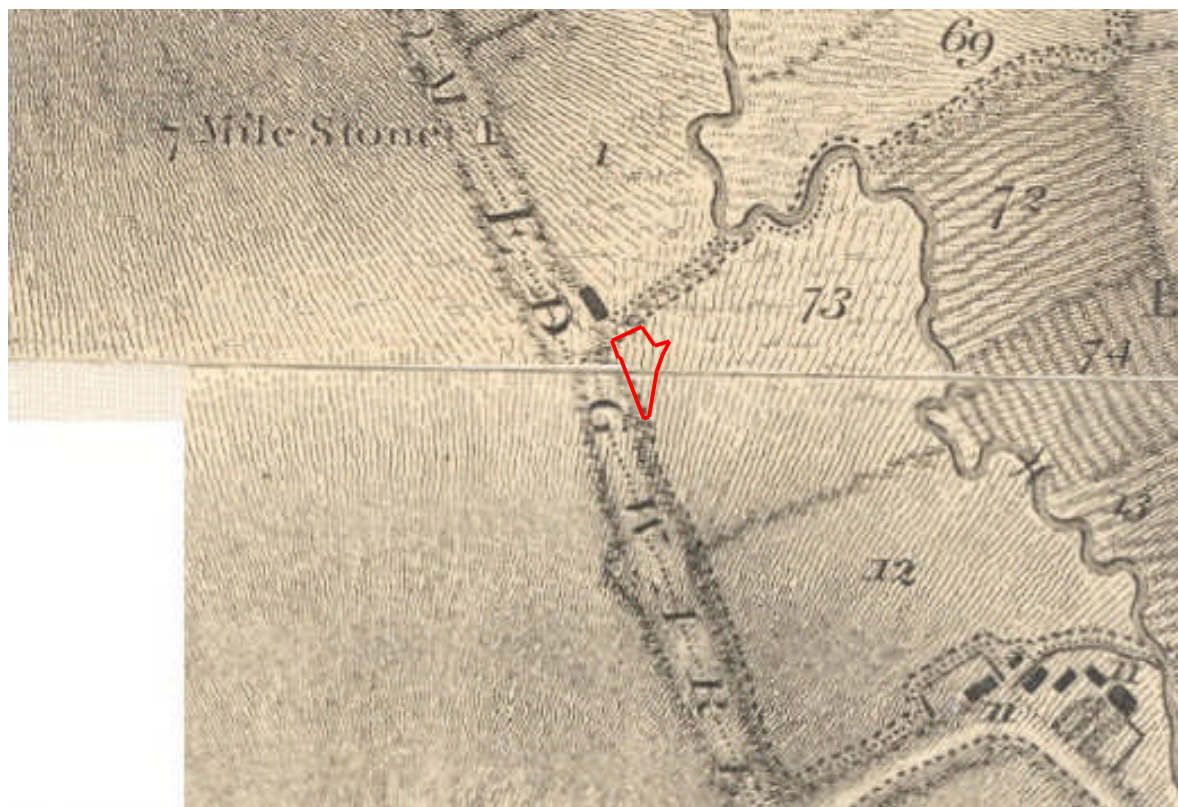


Figure 6. John Cooke's Survey of Hendon, 1796.



Figure 7. Wishaw's Survey of Hendon, 1828.





Figure 8. Hendon Tithe Map, 1843.



Figure 9. OS 6" to 1 mile, 1873.



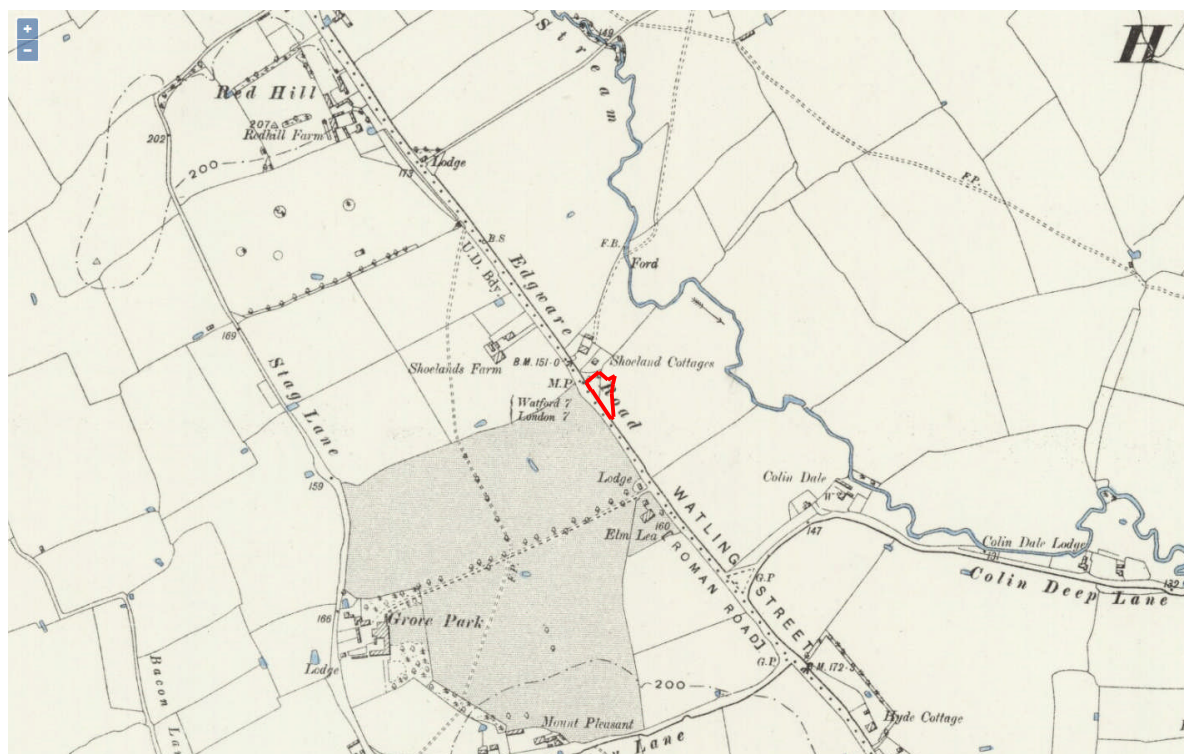


Figure 10. OS 6" to 1 mile, 1897.

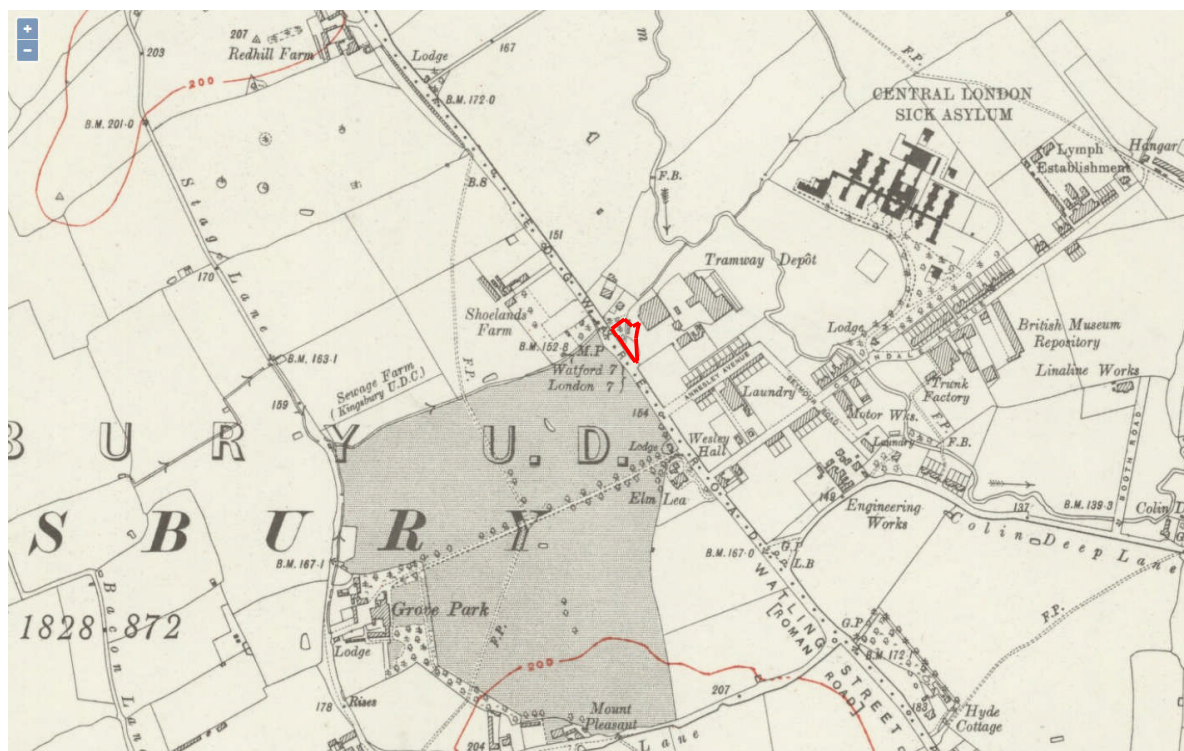


Figure 11. OS 6" to 1 mile, 1920.





Figure 12. Bomb Damage Map, 1939-45.

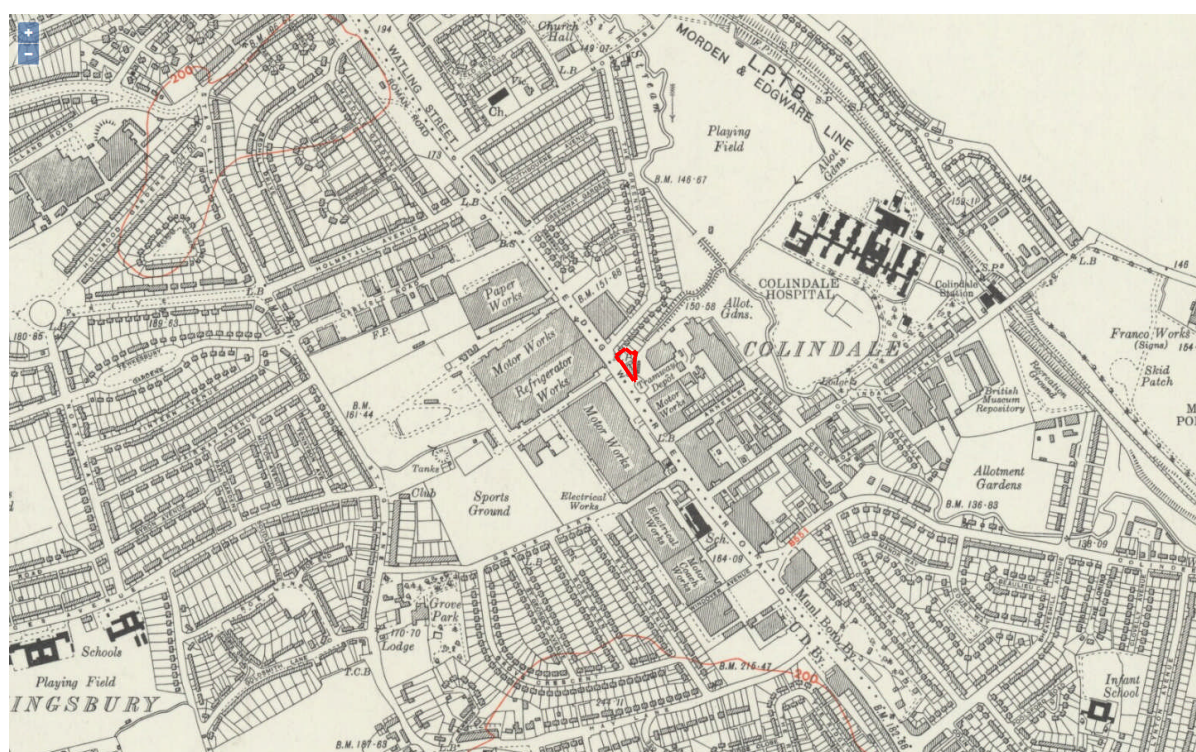


Figure 13. OS 6" to 1 mile, 1947.





Figure 14. OS 1:1250, 1956.

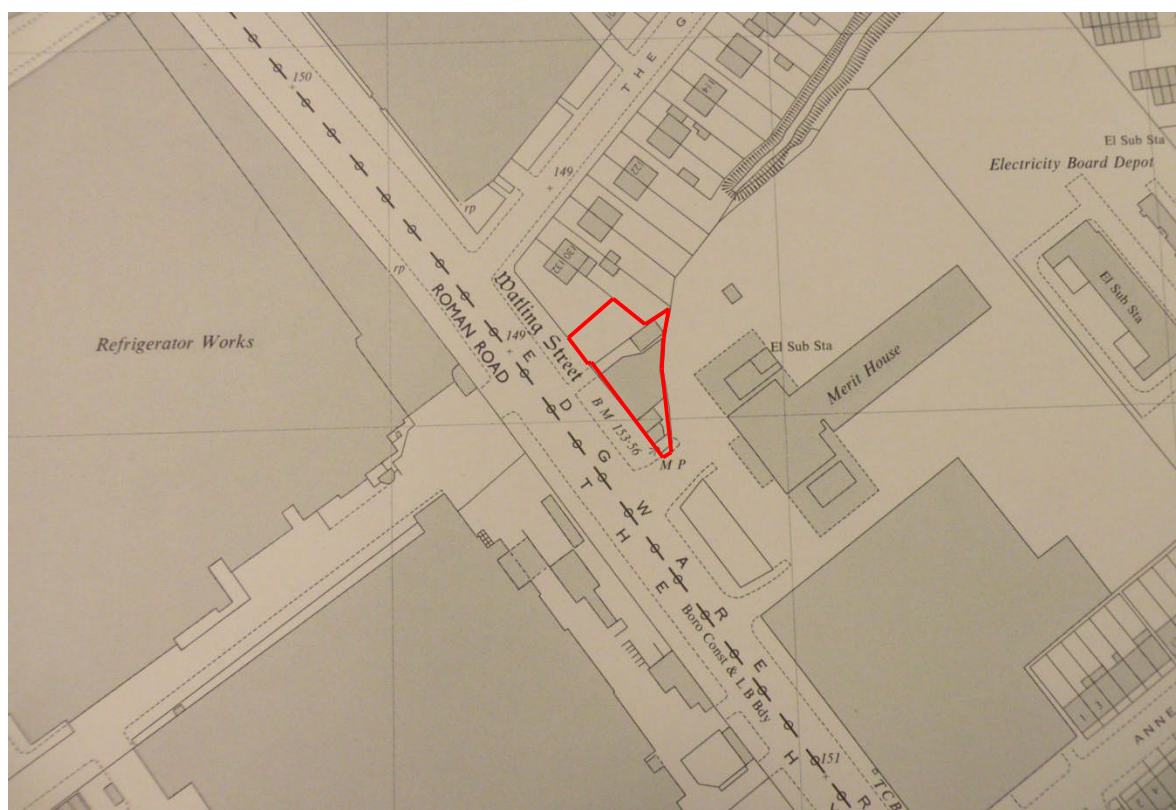


Figure 15. OS 1:1250, 1969.





Figure 16. OS 1:1250, 1993.



Figure 17. OS 1:1250, 2004.



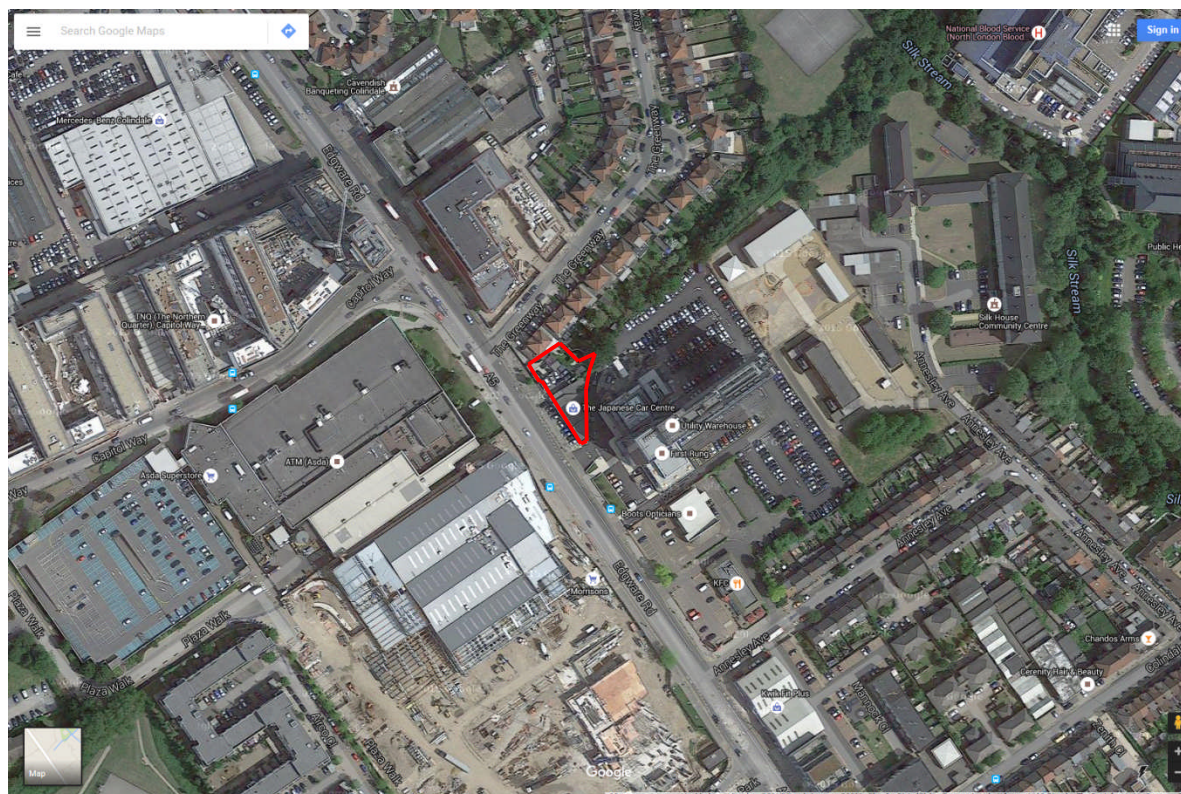


Figure 18. Google Earth, 2016.



Plate 1. View of the car park looking south towards the single storey building to be demolished.





Plate 2. View looking south west towards the site.



Plate 3. View looking north towards the site.