



## Archaeological Desk-Based Assessment

On behalf of  
**Devonshire Metro Ltd**

Concerning  
**151 – 153 High Street**  
**Barnet**  
**London**  
**EN5 5SU**

October 2018

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*Cover: South- west facing view of 151 – 153 High Street, Barnet (Border 2018)*

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## 1 Non-Technical Summary

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Border Archaeology (BA) has been commissioned to carry out an Archaeological Desk Based Assessment (ADBA) with regard to proposed full planning permission, demolition in a conservation area and listed building consent for the demolition and redevelopment of 153 High Street to incorporate retail (Class A1) on the ground floor and 7no. residential units (Class C3) (4no. x one bedroom apartments, 1 x two bedroom apartment, and 2 x two bed cottages) in a newly-constructed 2 & 3 storey building with extension, and the part-demolition, and change of use and extension of 151 High Street from Sui Generis (car dealership) to retail class (Class A1) and 1no. two bedroom residential unit (Class C3), and ancillary development.

This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed, though it should be noted that a stand-alone Heritage Statement for No. 151 has been commissioned separately.

The site contains no. 151 High Street, a Grade II listed building with origins in the 18<sup>th</sup> century. Archaeological survival across the site is considered to be **moderate**, as aside from this building, there has been little in the way of previous ground disturbance. Remains would be from post-medieval activity, likely to be in the form of 18<sup>th</sup> to 19<sup>th</sup> century garden soils, ditches/ drains or brick earth quarry pits, potentially associated with the market garden industry that was synonymous with the area at that time, and would be of **low significance**.

Archaeological potential for all other periods, including the Roman and medieval is considered to be **low**, with no archaeological finds or features dating to these periods or to the prehistoric, within the study area.

In light of the generally low potential of the site to contain significant archaeological remains, further investigation is unlikely to be required prior to the determination of planning consent. However, owing to the site falling within the Chipping Barnet Archaeological Priority Area, the local authority may request an archaeological watching brief during preliminary ground preparation and subsequent foundation construction, which would ensure that any archaeological assets (if present) are not removed without record.

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## 2 Introduction

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Border Archaeology (BA) has been commissioned by Devonshire Metro Ltd, to undertake an Archaeological Desk Based Assessment (ADBA) with regard to proposed demolition, alteration and construction works at the 151 – 153 High Street, Barnet, London (*fig. 1*).

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential or aesthetic and/or communal interest.

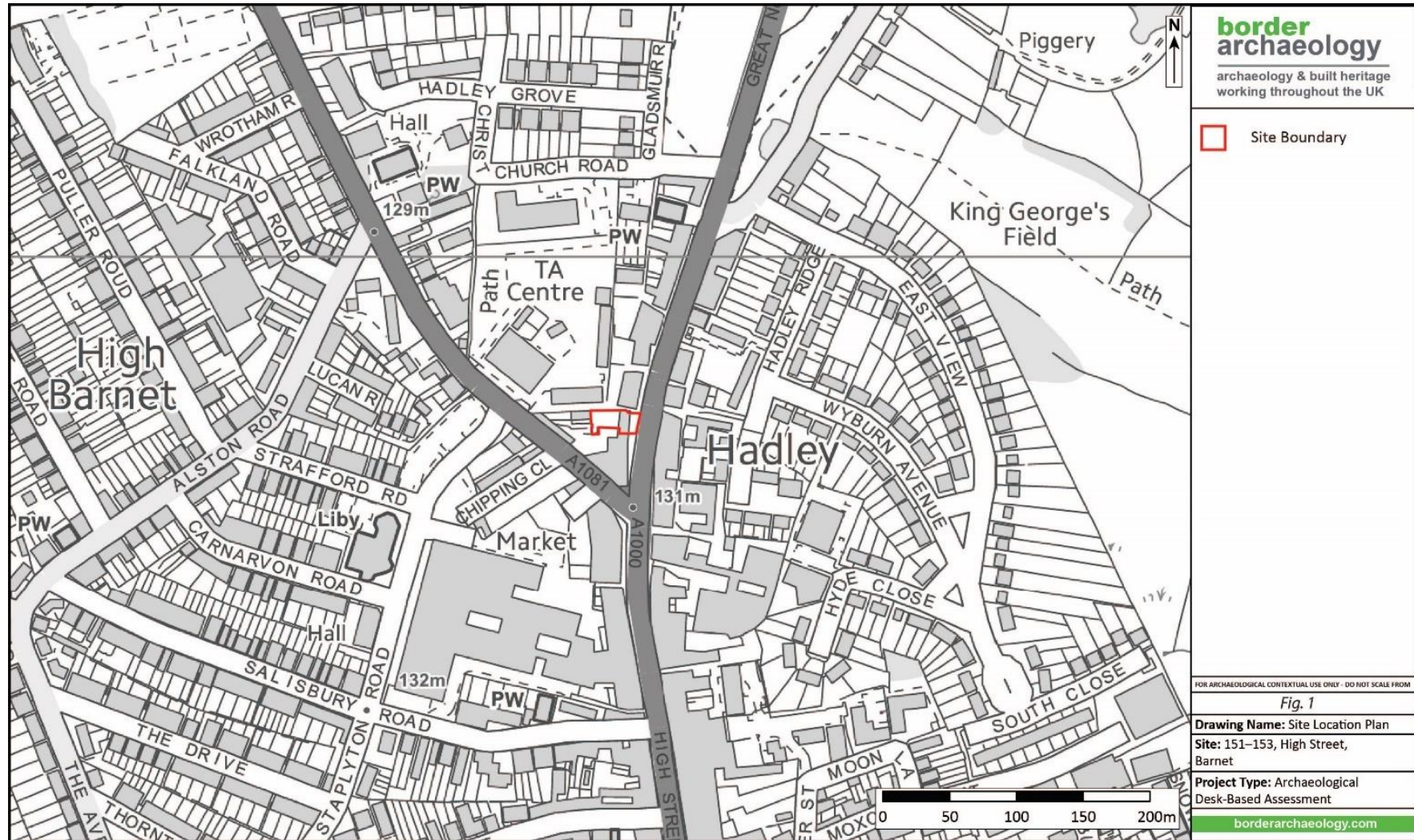


Fig 1: Site Location Plan (© Crown copyright and database rights 2018 Ordnance Survey Licence No. 100055758)

## 3 Methodology

### 3.1 Aims and Objectives

This ADBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

### 3.2 Criteria for Assessment of Potential and Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed scheme. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

**Low** – Very unlikely to be encountered.

**Moderate** – Possibility that features may be encountered in the vicinity of the site.

**High** – Remains highly likely to survive in the vicinity of the site.

- Significance/ Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed scheme (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in the *Design Manual for Roads and Bridges Vol. 11 Section 3 part 2* (Highways Agency 2009).

BA is also fully cognisant of general guidelines on the assessment of heritage assets contained in the *National Planning Policy Framework, Planning Guidance Section 12* ('Conserving and Enhancing the Historic Environment') and relevant local policy guidance contained in the *Leicester City Local Development Framework Core Strategy Document* (Adopted July 2014).

Particular attention should be drawn to Policy CS18 (Historic Environment) which states that 'an archaeological assessment will be required where a proposal would affect a site which is known to contain below ground and low level archaeological remains or thought likely to contain below ground and low level archaeological remains. Where that assessment indicates that there is a potential that significant remains exist on a site an archaeological field evaluation will also be required.'



**Table 1: Factors for assessing the importance of archaeological and built heritage assets**

<b>Very High</b>	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
<b>High</b>	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
<b>Medium</b>	Designated or undesignated assets that contribute to regional research objectives.
<b>Low</b>	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
<b>Negligible</b>	Assets with very little or no surviving archaeological interest.
<b>Unknown</b>	The importance of the resource has not been ascertained.

### 3.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the site, information was collected on the known cultural heritage features within a 300m study area around the site, the results of which are shown on a series of maps (*figs. 3-5*). These show the location of known cultural heritage features (including SAMs, archaeological events and monuments) within the study area, which have been assigned a unique cultural heritage reference number (**BA 1,2,3**, etc.). These are listed in the associated gazetteer.

The research carried out for this ADDBA consists of the following elements:

- Greater London Historic Environment Record (GLHER) - includes information from past investigations, find spots and documentary and cartographic sources.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- The National Record of the Historic Environment database (<http://pastscape.org.uk>)
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.

The ADDBA included a site visit carried out on the 25<sup>th</sup> September 2018, which determined the topography of the site and existing land-use and provided further information on possible past ground disturbance within the site.

## 4 Site Description

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### 4.1 Site Location

The site is located towards the northern extent of Barnet High Street, which also forms its eastern boundary. To the south of the site lies Hadley House at 149 High Street, and to the north by Nursery Row. The western extent of the site is bordered by the rear of property No. 4 Nursery Row. The site falls within the historic parish of Chipping Barnet and lay within the county of Hertfordshire prior to being absorbed into the administration of the Greater London Borough of Barnet.

The site lies 620m west of Shirebourne Brook and 940m south-west of Monken Mead Brook, the latter of which is a minor tributary of the River Lee, where it merges at Tottenham.

### 4.2 Designated Heritage Assets

The site does not contain any scheduled monuments, or registered parks and gardens. The site does contain a listed building, No. 151 High Street, which is an 18<sup>th</sup> century, Grade II listed building. The site also lies within the Monken Hadley Conservation Area and the Chipping Barnet Archaeological Priority Area, which takes in numerous Grade II listed buildings including the church of John the Baptist, the Tudor Hall as well as the Battle of Barnet 1471 registered battlefield, and an outdoor market dating back to 1199.

### 4.3 Topography & Geology

Ground level for the site centre is 130.7m Ordnance Datum (OD), with only a very small level of variation across the site, making it relatively flat. An OD point 50m south of the site measures 131m (OD), at the Y-shaped junction of St Alban's Road and High Street, and 300m to the north, ground level measures 129m OD.

The geology of the site comprises Stanmore Gravel; a Late Pliocene/Early Pleistocene fluviate deposit that was laid down by the early Thames. This gravel is sandy and clayey in parts, and forms a ridge of high land, but would have once reflected the channels, floodplains or levees of the river Thames. The underlying bedrock geology comprises London Clay.

British Geological Survey borehole data shows the location of a borehole 100m to the east of the site that records the level of untruncated natural geology (Stanmore Gravels) at 1.2m below ground level (mbgl), overlain by 0.7m of historic (undated) made ground (that is made ground containing sand, bricks and stones but no modern intrusions such as concrete). London Clay was recorded at 3mbgl.

Brickearth, a type of windblown loess associated with fluvial deposits, and which can be found in the Thames Valley in broad patches has been recorded in the area, and derives its name from being used to make early house-bricks. Brickearth deposits have been recorded in the nearby area at Christchurch Street (10), 200m north of the site, as well as evidence for large brickearth quarrying pits recorded at 10 – 12 Tapster Street (outside of the study area).

An archaeological watching brief carried out at Tapster Street (**13**), 295m south east of the site recorded natural gravels at 130.2m OD (0.8m below ground level).

## 5 Archaeological Assessment

### 5.1 Past Archaeological Interventions

There have been eight past archaeological investigations within the study area. Four of these were watching briefs (BA ref **9**, **11**, **13** & **16**). Barnet Market (**9**) located 30m east of the site recorded a N-S aligned ditch sealed by a 19<sup>th</sup> century dumped deposit. Natural sands and gravels were observed. Investigations at Tapster Street (**13**), 295m south-east of the site, revealed the remains of a 17<sup>th</sup> century timber framed well, a 19<sup>th</sup> century brick drain and garden soils. Investigations at the old Midland Bank site (**11**) and further along Tapster Street (**16**) recorded no archaeological features or finds. Three archaeological evaluations also took place within the study area, with only one (**10**) at Christchurch Lane, approximately 200m north of the site, yielding results of an archaeological nature. Here the local Brickearth was cut by 19<sup>th</sup> features (ditches) most likely associated with market gardening, with natural gravels recorded at 130.2m OD. Evaluations carried out at 128 – 140 High Street (**12**) and Summit House, Moon Lane (**14**) recorded natural sands and gravels underlying modern topsoil. One archaeological excavation (**15**) that took place at 3 – 5 Salisbury Road, 240m south of the site, found that the site had been truncated down to natural gravels, which could be a sign of brickearth quarrying.

### 5.2 Prehistoric period

The Lower Palaeolithic (800,000 – 250,000 BC) and Middle (250,000 – 40,000 BC) saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000 – 10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe- tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no finds dated to the Palaeolithic within the study area.

The Mesolithic (10,000 – 4,000 BC) hunter-gatherer communities of the postglacial period inhabited a largely wooded environment. The river valleys and coast would have been favoured in providing a reliable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no finds dated to the Mesolithic within the study area.

The Neolithic (4,000 – 2,000 BC), Bronze Age (2,000 – 600 BC) and Iron Age (600 BC – AD 43) are noted as being a time of technological change, settled communities and the construction of communal monuments. Farming was established and forests were cleared for cultivation. The domestication of crops and settled communities led to an expansion in population, creating the need for the utilisation of previously marginal land.

The lack of evidence of prehistoric activity could be because of a lack of past archaeological investigations within the area, although heavy Clay soils would not have been easy to work for agriculture. The traditional view is that areas of Clay geology would not have been a first choice for early settlers and were probably largely heavily wooded during much of the prehistoric. There have been no finds dated to the Neolithic within the study area.

### 5.3 Romano-British

The arrival of the Romans in AD 43 brought about a distinct change in settlement pattern in the London area. Within a decade, the Romans had established the town of *Londinium* on the north bank of the Thames where the city is now located. The site lies approximately 16km to the north-west of the Roman city.

A network of roads stretched out in several directions from *Londinium*. One of these roads, known in the Saxon period as Watling Street (Roman road 1d, Margary 1955), ran from London North to St Albans (*Verulamium*) passing approximately 7.5km to the south-west of the site. Ermine Street (Roman road 2a, Margary 1955), which was the main arterial road from London to the north, lay 8km due east of the site. A short section of Roman road is also known to the north of Hendon passing approximately 3.2km due west of the site (the projected line of which can be found on Map 4.4 of the Barnet Unitary Development Plan, Chpt 4, p.61). A possible Roman settlement at Hendon and the known Roman settlement at Enfield (8.3km to the east) are the closest areas of occupation so far identified (Perring and Brigham, 2000, 142 – 144).

Roman Barnet is characterised by a few scattered spot finds. It has been long suggested that a Roman station, Sullioniacis, and a 1<sup>st</sup> century mansion house may lie within the area, however a general lack of Roman features and finds suggests that the location for this may be more likely at Brockley Hill, approximately 7km south-west of the site. There are no finds or features dating to the Roman period within the study area, and it is likely that during this time the area was covered by woodland.

### 5.4 Medieval

Subsequent to the withdrawal of the Roman army from England in the early 5<sup>th</sup> century AD the country fell into a prolonged period of socio-economic decline. In the 9<sup>th</sup> and 10<sup>th</sup> centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church. In Saxon times the site was part of an extensive wood called Southaw, belonging to the Abbey of St Albans.

Barnet is not mentioned in the Domesday Survey of 1086. An earlier grant of land in Barnet to the Abbey of St Albans was confirmed by Henry II (reigned 1154 – 1189) together with the woods of Southaw and 'Huzeheog' (VCH *Hertford* ii, 329 – 337). No reference is made within Domesday to early settlements at Monken Hadley (1km north-east of the site), Chipping Barnet (500m south of the site) or Whetstone (approximately 2km south of the site), suggesting that the area was sparsely populated. At the time of the Domesday survey the closest known manorial estates were Edmonton, located 8km to the south-east of the site and the manor of Enfield, 6km to the east. These two manors contained arable land for 26 and 24 ploughs respectively, but both were largely wooded as they were assessed as each having woodland for 2000 pigs (Williams and Martin 1992, 364).

Documents of 1197 refer to a church and to agricultural areas and woodland in the manor (estate of Barnet), though no distinction is made between the settlements later known as Chipping, Little or Friern Barnet and the neighbouring settlements in Hertfordshire which also include Barnet in their names (VCH *Middlesex* vi, 15). The place-names 'Hadley', 'Chipping' and 'Barnet' all refer to woodland clearings or to the active clearance of woodland (*ibid* and VCH *Middlesex* v, 261), indicating that the area was previously forested and suggesting that it may have been cleared and settled shortly before these names were first recorded. The main settlement was around the church of St John the Baptist at Chipping Barnet, 410m south of the site, and along Wood Street.

The Battle of Barnet of 1471 (19), between the Houses of York and Lancaster, terminated in the defeat and death of the Earl of Warwick and established King Edward IV upon the throne (VCH *Environs of London* iv, 1 – 8). The battle is thought to have commenced at Hadley Green or west of Monken Hadley Common, perhaps moving eastwards towards Chipping Barnet, (VCH *Middlesex* v, 263). This would place the battle within close vicinity of the site (760m north-east).

## 5.5 Post-Medieval

The manor of Barnet remained in the possession of St Alban's abbey until the Dissolution between 1536 and 1541, when it came to the Crown, and was granted in 1553 to John Goodwin and John Maynard and the heirs of the latter (VCH *Hertford* ii, 329 – 337). During the post-medieval period, the area where the site lies was divided mainly within three smaller manorial estates, of Lyonsdown, Greenhill Park and East Barnet (Gear and Goodwin 1980, 5).

The manor of Lyonsdown, first mentioned in 1553 – 4, extended between Potters Lane to the north and Longmore Avenue to the south, approximately 2.3km to the south-east. Remains of a possible 17<sup>th</sup> century timber lined well were recorded during a watching brief at Tapster Street (13) 295m south east of the site. The area did not develop much until the coming of the railway in the mid-18<sup>th</sup> century

The industrial revolution of the late 18<sup>th</sup> and 19<sup>th</sup> centuries resulted in a huge increase in London's population. As a consequence, many of the open fields of the Barnet area were given over to producing hay to support the capital's huge horse population. This was a crop ideally suited to the local soil, and needing less regular labour than arable. The drive to improve agricultural efficiency involved the enclosure of 135 acres of the Barnet Common by the Duke of Chandos, lord of the manor of Barnet, in 1729 (Taylor and Corden 1994, 4).

Rocque's 1757 Map of the County of Middlesex (fig 2) shows the site to be within an area of market garden, on the edge of the High Street; a main thoroughfare with a number of small buildings clustered around a Y-shaped junction to the south of the site. The site itself looks as if it is at the northernmost extent of a row of buildings along the road at this time, and may have contained the early semblance of 151 High Street (1) which was built sometime around 1700. Hadley can be seen marked on the map to the east of the site, and Chipping Barnet towards the south of the site where the main settlement lay. The site also borders to the north, an area that looks like it has been quarried for brick earth, as there are a number of small pits and ponds marked on the map in this area – a common sign of pit quarrying. Evidence for brick earth quarrying has been found in the area previously, during an evaluation carried out at Christchurch Lane (10), 200m north of the site which also contained features associated with market gardening. Garden soils were also recorded at Tapster Street (13), 295m south east of the site, along

with a ditch or linear feature and a brick lined drain of 19<sup>th</sup> – 20<sup>th</sup> century date and which were most likely associated with the market garden industry. Excavation works carried out at 3 – 5 Salisbury Road (15) 240m south of the site, showed that the ground had been truncated down to natural gravels, suggesting extensive quarrying for brickearth occurred in this area. The larger context of the area at this time, shows it to be heavily wooded to the east of the site, with the surrounding area in all other directions divided up into small market gardening plots. To the south, it is possible to see Barnet Common, and Barnet Wells to the north, with its southern extent divided up into agricultural plots.

The 1841 Tithe Map of South Mimms (fig 3) shows the site in slightly larger scale, and it can just be made out the building of No. 151 within the site, running along the High Street, and to the western border of the site, a structure or structures which may have been the early cottages along Nursery Row. At this time there is small lane or alley running along the north of the site and further west, three small buildings can be seen clustered along the northern side of it. To the north of the site there is a large orchard, and, with open fields to the west, divided up into plots. To the south of the site, there is a public house, the Green Man, with buildings becoming more densely packed. The site lies at the intersection of two parishes, South Mimms, and Monken Hadley to the west, which was largely tithe free.

The Ordnance Survey 6" survey of Middlesex, 1868 (fig 4) shows the area transitioning from a small rural market gardening village, into a much more substantial small industry town. The High Street is now built up on both sides, and it is possible to see a gas works and Barnet Barracks (17) 230m south-west of the site, have been established. The local industry is still very much centred around market gardening, with much of the land still functioning as now established nurseries. The area immediately to the north of the site being an example, and from where Nursery Row takes its name. It is just possible to make out the site on this map, and it can be seen that the No. 151 fronts onto the High Street still, with the yard at the rear remaining open and undeveloped.

The First Edition Ordnance Survey map of 1898 (fig 5) shows a great deal of change has occurred to the surrounding area of the site, with the High Street and New Road being the focus for dense terraced housing, with the immediate area taking on a much more urban character. The wider landscape, beyond the main settlement at this time is still relatively open and it is clear to see that it is still being used for agricultural purposes, with a large cattle market and the two nurseries still evident. The site itself appears to be in a very similar arrangement to that which it is today, with the four small cottages along Nursery Row bordering the western extent of the site, with 151 High Street clearly seen occupying the eastern length of the site. The yard at the rear of No. 151 is still open and undeveloped. There appears to also be a water conduit or ditch running along Nursery Row, to the north of the site.

The Second Edition Ordnance Survey of 1914 (fig 6) does not show a great deal of change to the site, with the addition of a shed or other small ancillary building in the rear yard of no. 151, along its western boundary being the only notable change within the site. The immediate surroundings, with the extensive nursery grounds are still in use and a number of greenhouses can be seen dotted over the plots, with the cattle market still in use to the south of the site. Change is more evident in the wider landscape, with further development of dense housing, particularly to the west of the site. This urban settlement, built up around agriculture still lies in the open

countryside, but the number of factories, schools and public amenities buildings shows the extent to which this town has grown.

The Third Edition Ordnance Survey map of 1936 (not reproduced) shows no change within the site, with all buildings and sheds maintaining the same footprint as the previous Second Edition map. The wider context of the area shows the nursery to the north is still functioning, however the nursery to the east has now gone and the land has been left open. The surrounding area is densely populated with tightly packed terraced houses.

Today the site is used as a car sales garage, with the rear yard still undeveloped and no. 151 now listed Grade II, though it has been subject to later alteration. The cottages along Nursery Row are still extant to the west of the site, as is the Nursery Row itself, a small alleyway.



*Plate 1: Current west facing view of 151 – 153 High Street (Border 2018)*



Plate 2: Current east facing view from along Nursery Row towards No. 151 (Border 2018)

## 6 Archaeological potential and significance

The following section discusses past impacts on the site, mostly from 18<sup>th</sup> – 19<sup>th</sup> century development associated with the local market garden industry, which may have compromised archaeological survival, e.g., building foundations or quarrying, identified primarily from historic maps, the site walkover survey and information on the likely depth of deposits. It also considers factors which are likely to have compromised asset survival.

In accordance with the NPPF 2018, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past archaeological investigations and professional judgement.

Cartographic evidence suggests that the majority of the site (approximately 65%) has remained undeveloped, with the main ground disturbance caused by the construction of No. 151 along the eastern site boundary in the 1700s. There may also have been other ground disturbance in the form of brick earth quarrying or agricultural activity in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Superficial ground disturbance will also have occurred, caused by modern construction of the rear yard of 151 – 153 High Street, but these are unlikely to extend beyond 1mbgl.

Current ground level for within the site centre is 130.7m OD, with nearby archaeological interventions recording natural gravels at 130.2m OD, suggesting there could be in the region of up to 0.5m of undated made ground overlying the natural gravel within the site. This 0.5m of undated ground could include modern made ground and evidence of recent construction as well as 18<sup>th</sup> – 19<sup>th</sup> century evidence of most likely market garden activity.



The site has a **low** potential to contain prehistoric, Roman or medieval remains, as it appears to have been mostly open field, used during the post-medieval for market gardening, which was synonymous with this area. There have been no finds or features dated to the prehistoric, Roman or medieval periods within the study area although it should be noted that this lack of evidence could be due to the small number of archaeological interventions that have taken place within the area and not because of the lack of archaeology. Any archaeological finds or features dated to the prehistoric period would be of **moderate** significance depending upon their nature and extent. Owing to the considerations of the Chipping Barnet APA archaeological features or finds dated to the Roman or medieval period, if extant, would be considered to be of **high** significance depending on the nature and extent of the evidence. Any archaeological remains relating to the Battle of Barnet would also be of particular significance.

There is a **moderate** potential for post-medieval archaeology within the site, which would most likely be from the 18<sup>th</sup> – 19<sup>th</sup> centuries, and could take the form of ditches, brick earth quarry pits and possible brick lined drains, all of which would be associated with the local industry. Finds of this nature would be considered to be of **low** significance.

## 7 Proposals

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The scheme comprises full planning permission, demolition in a conservation area and listed building consent for the demolition and redevelopment of 153 High Street to incorporate retail (Class A1) on the ground floor and 7no. residential units (Class C3) (4no. x one bedroom apartments, 1 x two bedroom apartment, and 2 x two bed cottages) in a newly-constructed 2 & 3 storey building with extension, and the part-demolition, and change of use and extension of 151 High Street from Sui Generis (car dealership) to retail class (Class A1) and 1no. two bedroom residential unit (Class C3), and ancillary development. Foundations will be standard strip foundations.



Fig 7: Proposed ground floor plans (supplied by Greenway Architecture Ltd, dwg. No. 100 Rev. D1 16.10.2018)



Fig 8: Proposed front – east elevation (supplied by Greenway Architecture Ltd, dwg. No. 200 Rev. D1, 16.10.2018)

## 7.1 Impact of proposals

The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example, site set up works, landscaping and the construction of new basements or foundations. It is assumed that the operational (completed development) phase would not entail any ground disturbance and there would be no further archaeological impact, as such, this aspect is not considered further.

### Preliminary site works

Works carried out as part of the initial site set up, including preliminary site stripping and demolition, the installation of site fencing and welfare facilities, is assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 0.5mbgl.

This would extend to the top of the natural gravels, and would entirely remove any remains to this excavation depth. In all likelihood the undated made ground is of 18<sup>th</sup> – 19<sup>th</sup> century, post-medieval remains of **low** significance.

### Standard strip foundations

Standard strip foundations would entail the removal of any archaeological remains within the footprint of each

excavated strip to a typical depth of 1.0 – 1.5mbgl as assumed for the purposes of this report. It is possible that the bases of deep cut archaeological features such as pits, ditches, wells and building foundations would remain intact beneath these impact levels but their context would be lost. All archaeological remains within the footprint of the foundations would be removed or truncated.

Landscaping and service trenches would also have a similar effect, potentially removing or truncating any archaeology within their footprint up to the given depth. As before, the archaeology likely to be encountered within the site would be of 18<sup>th</sup> – 19<sup>th</sup> century date, post-medieval remains of **low** significance.

## 8 Conclusions & Recommendations

The site contains No. 151 High Street Barnet, a Grade II listed building which is to remain, and No. 153 which is to be demolished and redeveloped, and lies within the Chipping Barnet Archaeological Priority Area and the Monken Hadley Conservation Area.

Archaeological survival is considered to be **moderate**, as the site has not undergone any large intrusive ground works, and although there have been no ground investigations carried out within the site, an estimate of potential 0.5m of undated ground can be made.

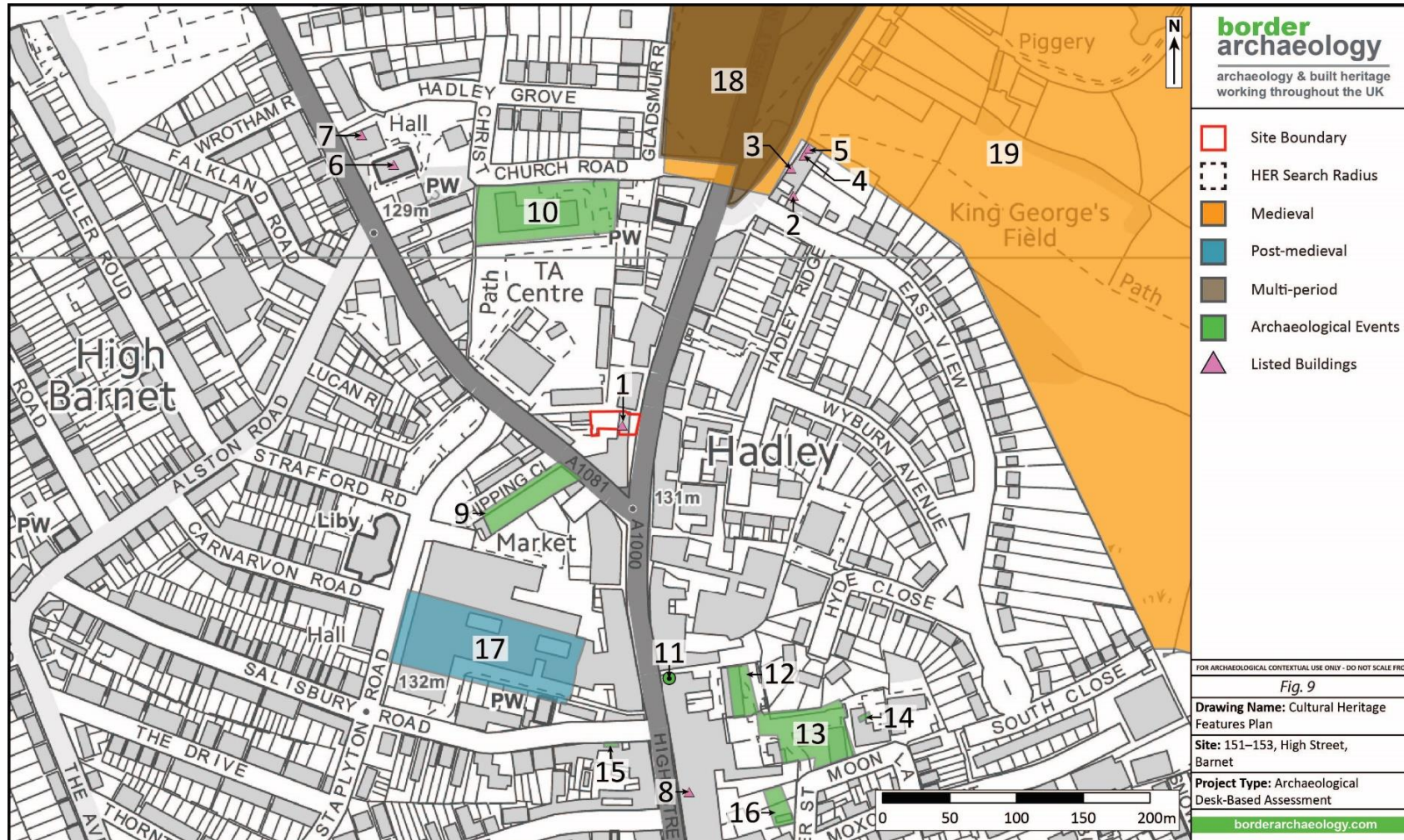
The main archaeological potential for the site is for 18<sup>th</sup> and 19<sup>th</sup> century market gardening activity, or brick earth quarrying, which is recorded in the area. This would be recognised in the form of garden soils containing 18<sup>th</sup> – 19<sup>th</sup> century material, ditches, pits and brick lined drains, of **low** significance.

The main impacts to the site would be from site preparation works and excavations for new foundations for the proposed development, which would remove any archaeological remains within their footprint.

In the light of the generally low potential of the site to contain significant archaeological remains, further investigation is unlikely to be required prior to the determination of planning consent. However, owing to the site falling within the Chipping Barnet Archaeological Priority Area, the local authority may request an archaeological watching brief during preliminary ground preparation and subsequent foundation construction, which would ensure that any archaeological assets (if present) are not removed without record.

Any such work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the granting of planning consent.

9 Cultural Heritage Features Gazetteer and Map



BA Ref.	Description	HER Number/ List No.
1	<b>151 High Street, Barnet, London</b> Grade II listed, circa 1700 with alterations. Brick, painted front, rendered on cross-gabled rear elevation. Clay tiled roof, rebuilt north end chimney and rendered chimney to south. First floor band Two storeys, two windows, gauged flat brick arches on ground floor; stones cils. Sash windows, glazing bars lost. Brick buttresses at left. At right, projecting modern shop not of special interest. Interior shows on ground floor a room with wainscoting of simple late 17 <sup>th</sup> century type with panels of even size, and similar paneling painted on first floor room above, also a corner fireplace with simple chimney piece of period. Balusters replaced to stair with closed string.	<b>1287058</b>
2	<b>The Grange, Barnet, London</b> Grade II listed, mid-18 <sup>th</sup> century red brick with stone string courses which became brick bands along the entrance front. Three storeys with roof not visible behind parapet. Entrance front has three windows, sashes with glazing bars in cambered heads. Central door with plain doorcase. Two large external stacks with offsets flank the central bay. Street front of one window width.	<b>1191159</b>
3	<b>Ossulston House, Hadleigh Green Road, Barnet</b> Grade II listed, mid-18 <sup>th</sup> century. Red brick with projecting stringcourses and slate roof. Three storeys and basement, three widely spaced windows. Central semi-circular headed doorway with stucco rustications. Six panel door with two glazed panels, fanlight. Steps up to door. Some iron railings. Wood modillion eaves cornice. Brick end stacks. Home of the Earls of Tankerville.	<b>1359044</b>
4	<b>The Old Cottage, Hadley Green Road, Barnet</b> Grade II listed, 18 <sup>th</sup> century on a probably 17 <sup>th</sup> century range which continues as part of Hadley Cote. Rendered. Two storeys, four windows, sashes with glazing bars. Panelled door with plain doorcase. Tiled roof with massive brick central stack.	<b>1191146</b>
5	<b>Hadley Cote, Hadley Green Road, Barnet</b> Grade II, listed late 18 <sup>th</sup> century cottage very altered 20 <sup>th</sup> century. Rendered. Two storeys, two windows, modern tripartite sashes. Central panelled door with plain surround, blank window over. Slate roof. Behind is an older parallel range of probably 17 <sup>th</sup> century date which is part of the same building as The Old Cottage. Hadley Cote is included for this range, and for the group value of the front section.	<b>1078825</b>
6	<b>Christ Church, St Albans Road, Barnet</b> Grade II listed, circa 1845 – 52 by G. G. Scott. Simple, flint faced Church with stone dressings to windows, quoins and buttresses. Nave, north aisle and chancel in early English style. Tile roofs with a square timber spirelet at the west end of the south apex. Timber south porch.	<b>1064856</b>
7	<b>Pennefather Hall, St Albans Road, Chipping Barnet</b> Grade II listed, circa 1907 by L. W. Ridger and Waymouth. Brick faced asymmetrical building in a Neo-Tudor style. Brick faced with stone dressings, mullions and banding. Some stone and knapped flint chequerwork on west and south sides. The main building, facing south is of two storeys with symmetrical bays under a tile roof. The two storey wing to the left is a free symmetrical design of two storeys under a tile roof.	<b>1064857</b>

BA Ref.	Description	HER Number/ List No.
8	<b>56 High Street, Barnet</b> Grade II listed timber framed building, probably early 17 <sup>th</sup> century. Stuccoed with modern shop front and carriage entrance on left. Two storeys, one window.	
9	<b>Barnet Market, St Albans Road, Barnet</b> archaeological watching brief carried out by MOLAS in 2008 revealed a small N-S ditch cutting into the natural gravel, the fill of which was sealed by an undated dumped deposit containing 19 <sup>th</sup> century material. In a second trench in the middle of the site, natural sand was overlain by a sandy layer similar to that in the first trench. This was cut by a large feature interpreted as a tree hole, and an undated NW – SE aligned ditch. The ditch was sealed by two undated levelling layers which were cut by a large 19 <sup>th</sup> /20 <sup>th</sup> century pit. In a third trench in the NE of the site, 19 <sup>th</sup> century dumped deposits overlay the natural sand. Gravel and rubble associated with the demolition rubble of the modern market sealed the sequences in all three trenches.	ELO8077
10	<b>Christchurch Lane (rear of TA Centre), Barnet</b> archaeological evaluation was carried out by MOLAS in 1992. Natural brickearth was cut by 19 <sup>th</sup> century features which may have been associated with the market garden formerly on this site. Natural recorded at 130.2m OD in trench 1.	ELO3015
11	<b>Midland Bank, High Street, Barnet</b> archaeological watching brief was carried out in 1961 during the extension of Midland Bank. No further information available.	ELO6860
12	<b>128 – 140 High Street (land to the rear of), Barnet</b> archaeological evaluation carried out by Hertfordshire Archaeological Trust in 2003 consisted of two trial trenches and recorded no archaeological features or finds.	ELO533
13	<b>Tapster Street, Barnet</b> archaeological watching brief was undertaken by PCA in 2001. A 17 <sup>th</sup> century timber framed well containing some Rhenish glass and stoneware was recorded at this site. Also, a probable linear cut was revealed in the natural gravels in the west of the site, sealed beneath 19 <sup>th</sup> century deposits. Other 19 <sup>th</sup> - 20 <sup>th</sup> century features, including a brick drain, garden soils and the remains of 20 <sup>th</sup> century buildings were recorded.	ELO39
14	<b>Summit House, Moon Lane, Barnet</b> archaeological evaluation was carried out by MOLA in 2002. A single trench at the west end of the site revealed topsoil of 20 <sup>th</sup> century origin overlying natural gravels.	ELO11295
15	<b>3 -5 Salisbury Road (land adjacent to), Barnet</b> archaeological excavation work was carried out by MOLAS in 2003, which revealed that the site had been truncated down to the natural gravels.	ELO1264
16	<b>Tapster Street (No 25) [The Print Works], Barnet</b> archaeological watching brief carried out by Archaeological Solutions in 2016. The investigations revealed no archaeological finds or features.	ELO16545
17	<b>Barnet Barracks (site of) - Stapylton Road [The Spires Shopping Centre], Barnet</b> this area was formerly the site of Barnet Barracks which was built in 1859 and was home to New Barnet and District Training Volunteer Company, who later became part of the Volunteer Regiment of Hertfordshire. The site was bombed during the Second World War, cleared and used as a car park and for prefab housing until the 1980s when construction of the current Spires shopping centre begun. It is possible that some of	MLO105245

BA Ref.	Description	HER Number/ List No.
	the original surrounding Barrack wall still survives, along the Salisbury Road side, however this is unconfirmed.	
18	<b>Ancient common land (site of), Great North Road [Hadley Green], Monken Hadley</b>	MLO107035
19	<b>Battlefield of Barnet (site of), Hadley Green Area</b>	MLO16612

## 10 Copyright

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VCH [Victoria County History], 1795 *The Environs of London: Vol 2, County of Middlesex*



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## 12 Cartographic sources

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A Map of the County of Middlesex Reduced from An Actual Survey in four sheets by John Rocque 1757 – British Library: <http://www.bl.uk/onlinegallery/onlineex/crace/a/zoomify88777.html> accessed Oct 2018

Tithe Map of South Mimms 1842 – National Archives

Ordnance Survey 6" survey of the County of Middlesex 1868

First Edition Ordnance Survey 25" map of Hertfordshire 1898

Second Edition Ordnance Survey 25" map of Hertfordshire 1914

Third Edition Ordnance Survey 25" map of Hertfordshire 1936

13 Appendix 1: Historic Maps

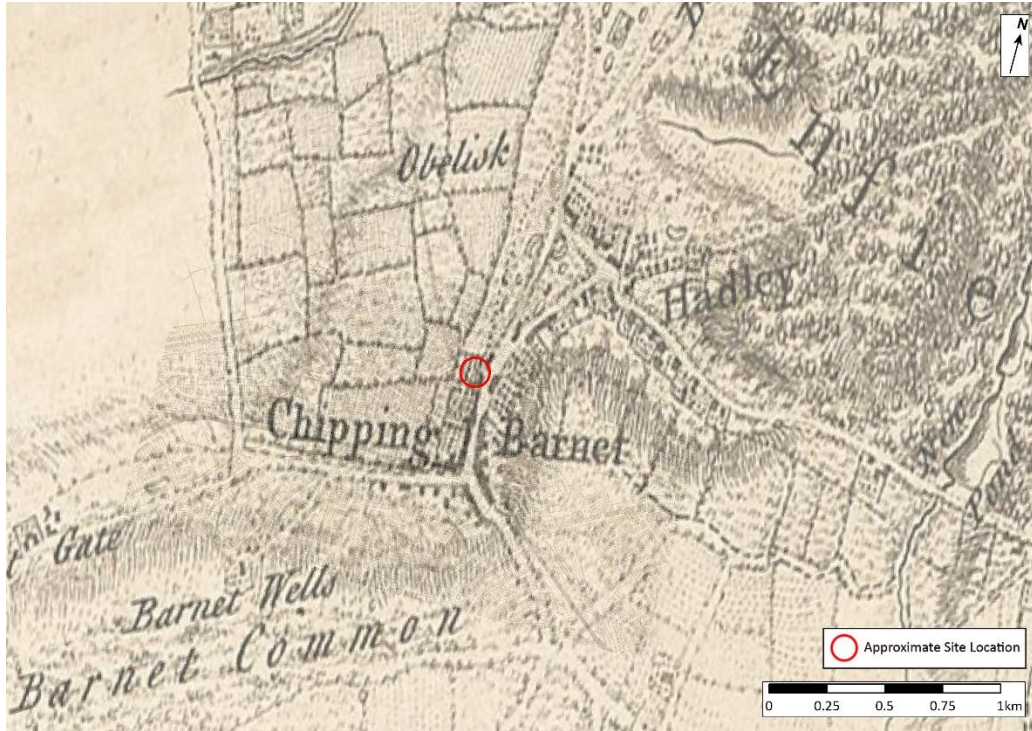


Fig 2: A Map of the County of Middlesex Reduced from An Actual Survey in four sheets by John Rocque 1757

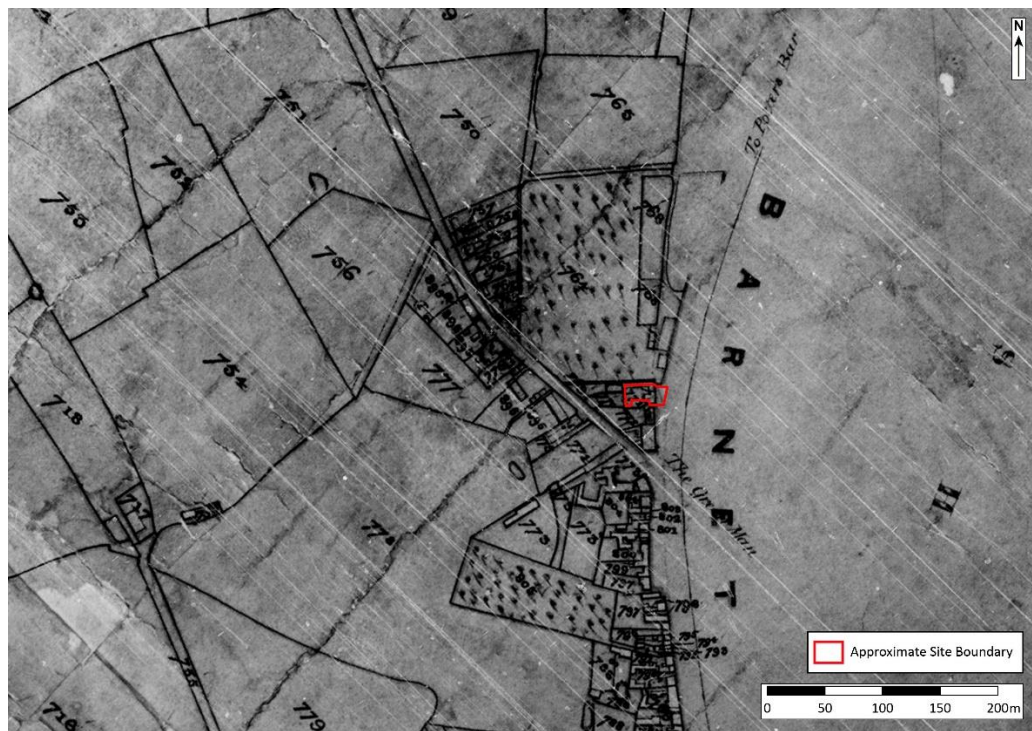


Fig 3: Tithe Map of South Mimms 1842



Fig 4: Ordnance Survey 6" survey of the County of Middlesex 1868



Fig 5: First Edition 25" Ordnance Survey Map of 1898

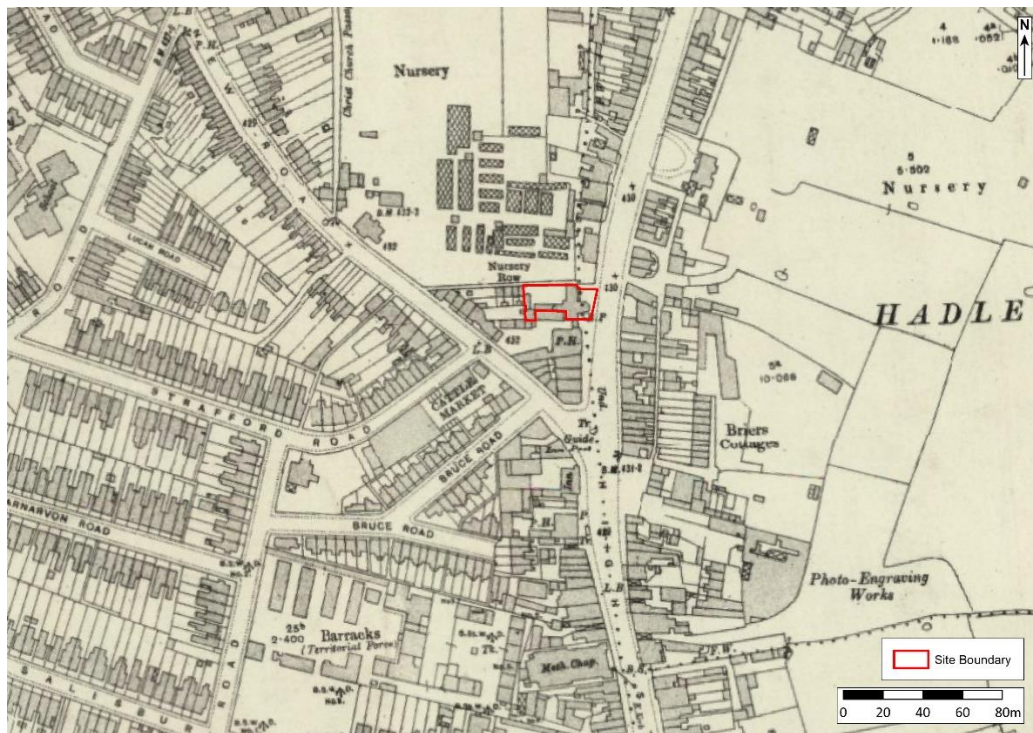


Fig 6: Second Edition 25" Ordnance Survey Map of 1914

Report Title		Report Reference	
Archaeological Desk-Based Assessment: 151 – 153 High Street, Barnet, EN5 5SU		BA1877HSB	
Report compiled by	Charlotte Mecklenburgh MA ACIfA & Owain Connors MA PhD		
Report edited by	Neil Shurety Dip. M G M Inst M		
Artwork by	Owain Connors MA PhD		
Artwork approved by	Holly Litherland BA (Hons)		
Issue No.	Status	Date	Approved for issue
2	Final - amended	October 2018	Neil Shurety Dip. M G M Inst M