

**The Mill House,
Hadley Highstone,
Barnet, North London**

Archaeological Evaluation



for:
HCUK Group

on behalf of:
Mr P Patel and Octagon Developments Ltd

CA Project: MK0616
CA Report: MK0616_1
Site code: HAHB22

January 2022



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e. enquiries@cotswoldarchaeology.co.uk

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SUMMARY

Project name:	The Mill House, Hadley Highstone, Barnet, North London
Location:	The Mill House, 1 Mill Corner, Hadley Highstone, Barnet, North London EN5 4PX
NGR:	24731 97610
Type:	Evaluation
Date:	20–21 December 2020
Planning reference:	21/0844/FUL
Location of Archive:	N/A
Site Code:	HAHB22

In December 2021, Cotswold Archaeology carried out an archaeological evaluation at The Mill House, Hadley Highstone, Barnet, North London. A total of two trenches were excavated.

No features and deposits of archaeological interest were observed, and no artefactual material pre-dating the modern period was recovered.

1. INTRODUCTION

- 1.1. In December 2021, Cotswold Archaeology (CA) carried out an archaeological evaluation at The Mill House, 1 Mill Corner, Hadley Highstone, EN5 4PX, Barnet (the Site – centred at NGR: 24731 97610; Fig. 1). This evaluation was undertaken for HCUK Group, who were acting on behalf of Mr. P Patel and Octagon Developments Ltd.
- 1.2. Barnet Council has granted full planning permission for the demolition of the existing dwelling and garage and erection of a new two storey dwelling with basement, detached garage, and the relocation of the existing swimming pool (planning ref: 21/0844/FUL). Condition 7 of this planning permission requires the implementation of a programme of archaeological work in accordance with an approved WSI.
- 1.3. The scope of this programme of archaeological works was defined by Laura O’Gorman, Assistant Archaeology Advisor for the Greater London Archaeology Advisory Service (GLAAS), in their capacity as the archaeological advisor to Barnet Council, as comprising a trench-based evaluation. The evaluation was carried out in accordance with a Written Scheme of Investigation (WSI) prepared by HCUK Group (2021) and approved by GLASS.
- 1.4. The evaluation was also undertaken in line with, *Standard and guidance for archaeological field evaluation* (ClfA 2014a; updated October 2020), *Management of Research Projects in the Historic Environment (MoRPHE) PPN 3: Archaeological Excavation* (Historic England 2015a) and *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers’ Guide* (Historic England 2015b).

The site

- 1.5. The development site is approximately 0.268ha in extent. The Site comprises The Mill House, a residential dwelling, and associated gardens (Fig. 1 – 6). The existing house is a modern construction, dating to the late 20th century, and is a large, detached building surrounded by residential properties. The Site lies at approximately 133m AOD, on relatively level ground.
- 1.6. The underlying bedrock geology of the Site is mapped as London Clay Formation – Clay, Silt and Sand, a sedimentary bedrock formed in the Palaeogene Period and

indicative of a local environment previously dominated by deep seas. The solid geology is overlain by superficial deposits of Stanmore Gravel Formation – sand and gravel, formed in the Quaternary Period and indicative of a local environment previously dominated by rivers (BGS 2022).

2. ARCHAEOLOGICAL BACKGROUND

- 2.1. An archaeological desk-based assessment (DBA) was prepared for the Site by HCUK Group (HCUK 2021). This utilised a search radius of 500m from the Site as a study area. A summary of the findings of the desk-based assessment is provided below, including the results of a search of the Greater London Historic Environment Record (GLHER).
- 2.2. The Site sits within the boundaries of one designated heritage asset, Battle of Barnet 1471 (NHLE1000001), a registered battlefield. The battle was a part of the War of the Roses, caused by the struggle for power between the House of Lancaster and the House of York. Ultimately the Earl of Warwick's army fled, and the earl was killed which broke the power of the influential Neville family.
- 2.3. The Site also sits within the Chipping Barnet Archaeological Priority Area (APADLO33083) which has been identified as such in relation to largely medieval remains associated with the Battle of Barnet 1471 (NHLE1000001). An APA is a defined area where there is significant archaeological interest or particular potential for new archaeological discoveries, based on existing information.

Prehistoric and Roman

- 2.4. The GLHER records no non-designated heritage assets of prehistoric or Roman date within the 500m study area. It is thought that there is a Roman route connecting Brockley Hill to Colchester, located c.415m to the south-east of the Site, but no archaeological evidence has been identified to support this.

Medieval

- 2.5. The GLHER records no records of Early Medieval date but does record twelve assets of medieval date within the study area. Hadley Green (ML107035) is a traditional village common in the form of a piece of land. The north-western boundary of Hadley Green is c.50m west of the Site, and the common dates to at least the mid14th century and forms part of the Battle of Barnet Registered Battlefield. A windmill (083305/00/00) is also recorded to the north of the Site,

potentially giving the Site its name. The grade II* church of St Mary the Virgin (MLO16614) and its associated churchyard and graveyard (MLO107162) sits approximately 300m southeast of the Site. It is thought that an earlier church sits beneath the current building. A partially extant medieval moated site (081837/00/00) sits 150m southwest of the Site. Although the medieval settlement likely sat south of the Site it seems that the area was subject to growth during the medieval period.

- 2.6. The Site is located within the suggested boundaries of the Battle of Barnet and the potential for archaeological deposits, finds and features associated with this could not be discounted.

Post-medieval

- 2.7. During the post medieval period the village of Monken Hadley developed from a rural settlement into a residential area, which was further developed in the 19th century partly as a result of a new road and new residential streets. Six assets of post-medieval date are recorded on the GLHER within the 500m study area. The Site is first depicted on the 1865 Ordnance Survey plan which shows a building at the western extent of the Site forming part of a terrace of buildings, whilst the rest of the Site is undeveloped land. A small pond sits adjacent to the eastern boundary and the southern portion of the Site comprises an enclosed portion of land. There is little change on subsequent historic mapping until the 1965 Ordnance Surveys map where the current house is depicted within the Site. Cartographic analysis has identified that whilst the surrounding area continued to develop throughout the post-medieval and modern periods. It also identified that within the Site two dwellings sat towards the western extent of the Site, with the remainder of the Site remaining undeveloped land.
- 2.8. No previous archaeological investigations had been conducted within the Site itself.

3. AIMS AND OBJECTIVES

- 3.1. The general objective of the evaluation was to provide further information on the likely archaeological resource within the site, including its presence/absence, location, character, extent, date and state of preservation. This information will enable Barnet Council to identify and assess the particular significance of any archaeological heritage assets within the site, consider the impact of the proposed development upon that significance and, if appropriate, develop strategies to avoid

or minimise conflict between heritage asset conservation and the development proposals, in line with the *National Planning Policy Framework* (MHCLG 2021).

3.2. As the Site had the potential to contain evidence of medieval and post-medieval activity, the following regional research topics were identified in *A Research Framework for London Archaeology* (Nixon et al. 2002):

- Understanding what London and its region looked like to its medieval inhabitants and visitors (M2).
- Creating baseline surveys of the form and development of settlements to enable the analysis of the emerging metropolis (M5).
- Understanding how the proximity of the metropolis, the largest urban conurbation in Britain, affected the lives of people living and working in the immediate surrounding area

3.3. No archaeological features, deposits or artefacts were encountered, and the research topics above were not addressed.

4. METHODOLOGY

4.1. The evaluation fieldwork comprised the excavation of two trenches. Trench 1, sited across the footprint of the proposed building, measured 20m long x 1.8m wide; Trench 2, located across the footprint of the proposed swimming pool, measured 10m long x 1.8m wide. Both trenches were located on cement-paved areas (Fig. 2, 7 – 8):

4.2. Trenches were set out on OS National Grid co-ordinates using Leica GPS. Superficial cement/stone paving was removed by a mechanical excavator fitted with a toothed bucket. Overburden was then stripped from the trenches by means of a toothless grading bucket. All machining was conducted under archaeological supervision to the top of the natural substrate, which was the level at which archaeological features were first encountered.

4.3. Records were maintained in accordance with *CA Technical Manual 1: Fieldwork Recording Manual*.

4.4. Deposits were assessed for their palaeoenvironmental potential in accordance with *CA Technical Manual 2: The Taking and Processing of Environmental and Other*

Samples from Archaeological Sites. No deposits were identified that required sampling.

- 4.5. Given the absence of archaeological finds and features, the paper archive will be scanned and then discarded in accordance with Museum of London guidelines. The digital archive will be stored in CA's digital repository, where data migration and backup procedures are in place, and the integrity of the digital archive is maintained in accordance with *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (ClfA 2014b; updated October 2020). The digital archive will not be deposited with the Archaeology Data Service (ADS).
- 4.6. A summary of information from this project, as set out in Appendix B, will be entered onto the OASIS online database of archaeological projects in Britain.

5. RESULTS

- 5.1. This section provides an overview of the evaluation results (Figs. 2, 7 – 8). Detailed summaries of the recorded contexts are given in Appendix A.
- 5.2. The natural geological substrate, comprising whitish-orange sandy clay, was encountered at depths of 1.45m and 0.8m below the present ground level (bpgl) in Trenches 1 and 2 respectively. This was overlain by modern made ground and infill of varying depths, which contained frequent construction debris and miscellaneous modern material in both trenches. A 0.2m thick greyish-brown subsoil with modern material was only recorded in the southern half of Trench 2. Topsoil was 0.1m thick and was recorded as dark brown clayey silt in Trench 1 and light greyish-brown sandy silt in trench 2. This was sealed in turn by a mixture of paved patio and raised flowerbeds in Trench 1 and a concrete parking area in Trench 2.
- 5.3. No features or deposits of archaeological interest were observed and no artefactual material pre-dating the modern period was recovered.

6. DISCUSSION

- 6.1. Despite the archaeological potential of the application area (see *Archaeological background*, above), the evaluation identified no archaeological remains within the trenches. Evidence of significant modern disturbance has been recorded in both trenches, suggesting that any potential archaeological remains within the Site have

been truncated or entirely removed during previous development relating to the construction of Mill House and gardens.

7. CA PROJECT TEAM

- 7.1. Fieldwork was undertaken by Andrew Whelan, assisted by Nick Botschin. This report was written by Andrew Whelan. The report illustrations were prepared by Krissy Moore. The project archive has been compiled by Molly Agnew-Henshaw. The project was managed for CA by Daniele Pirisino.

8. REFERENCES

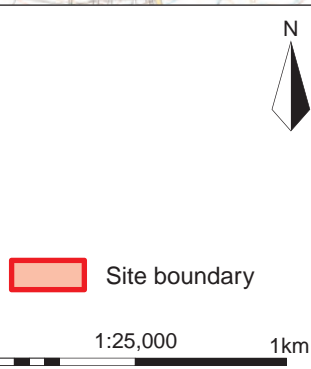
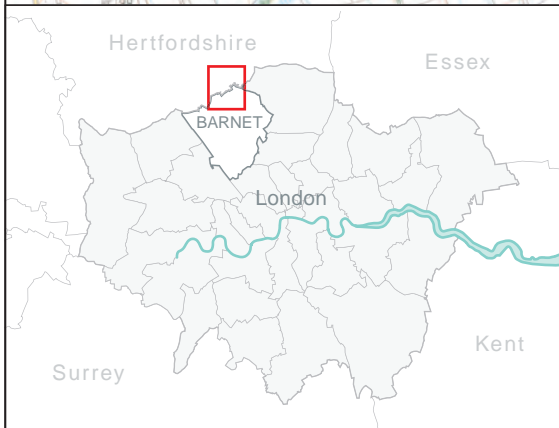
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- HE (Historic England) 2015b *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide*
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National Planning Policy Framework, Department for Communities, and Local Government
- Nixon et al. 2002. *A Research Framework for London Archaeology*. Museum of London.

APPENDIX A: CONTEXT DESCRIPTIONS

Trench	Context No.	Type	Fill of	Interpretation	Description	Length (m)	Width (m)	Depth/thickness (m)
1	100	layer		Cement Surface	Dark cement	20	1.8	0.1
1	101	layer		Modern buried Topsoil	Dark, grey-brown sandy silts.	20	1.8	0.1
1	102	layer		Made Ground	Mid, grey-brown sandy silt with CBM, wood electrical cables and fine sand deposits.	20	1.8	0.52
1	103	layer		Made Ground	Light, grey-brown sandy silt with CBM, plastic, and other modern waste material.	20	1.8	0.4
1	104	layer		Made Ground	Dark, black-brown sandy silt.	20	1.8	0.2
1	105	layer		Natural	Light, white-orange sandy clay.	20	1.8	
2	200	layer		Cement Surface	Light, orange-grey concrete, with gravel ballast.	10	1.8	0.1
2	201	layer		Levelling layer	Mid, orange-yellow sands.	10	1.8	0.1
2	202	layer		Modern Buried Topsoil	Light, grey-brown sandy silt	sporadic		0.3
2	203	layer		Subsoil	Dark, grey-brown sandy silt with stones.	sporadic		0.23
2	204	layer		Natural	Light, white-orange clay.			
2	205	cut		Modern	Modern disturbance cut, steep curved profile, not fully bottomed.	1.8 as exposed	2	0.8
2	206	fill	205	Deliberate backfill	Mid, grey-brown sandy silt with CBM, wood and modern waste material.	1.8 as exposed	2	0.8

APPENDIX B: OASIS REPORT FORM

PROJECT DETAILS		
Project name	The Mill House, Hadley Highstone, Barnet, North London	
Short description	In December 2021, Cotswold Archaeology carried out an archaeological evaluation of land at The Mill House, Hadley Highstone, Barnet, North London. A total of two trenches were excavated. No features or deposits of archaeological interest were observed and no artefactual material pre-dating the modern period was recovered.	
Project dates	20–21 December 2020	
Project type	field evaluation	
Previous work	HCUK Group. 2021. Desk-based assessment: The Mill House, Hadley Highstone. Unpublished Technical Report, HCUK Group Ref. 6109	
Future work	Unknown	
PROJECT LOCATION		
Site location	The Mill House, 1 Mill Corner, Hadley Highstone, Barnet, North London EN5 4PX	
Study area (m ² /ha)	0.268ha	
Site co-ordinates	24731 97610	
PROJECT CREATORS		
Name of organisation	Cotswold Archaeology	
Project brief originator	Greater London Archaeology Advisory Service (GLAAS)	
Project design (WSI) originator	HCUK Group	
Project Manager	Daniele Pirisino	
Project Supervisor	Andrew Whelan	
MONUMENT TYPE	None	
SIGNIFICANT FINDS	None	
PROJECT ARCHIVES	Intended final location of archive (museum/Accession no.)	Content (e.g. pottery, animal bone etc)
Physical	N/A	
Paper	Paper archive will be scanned and then discarded in accordance with Museum of London guidelines	Trench sheets, Photo Registers, ect.
Digital	The digital archive will be stored in CA's digital repository	Database, digital photos, geomatics data
BIBLIOGRAPHY		
Cotswold Archaeology 2022 <i>The Mill House, Hadley Highstone, Barnet, North London: Archaeological Evaluation</i> CA typescript report MK0616_1		



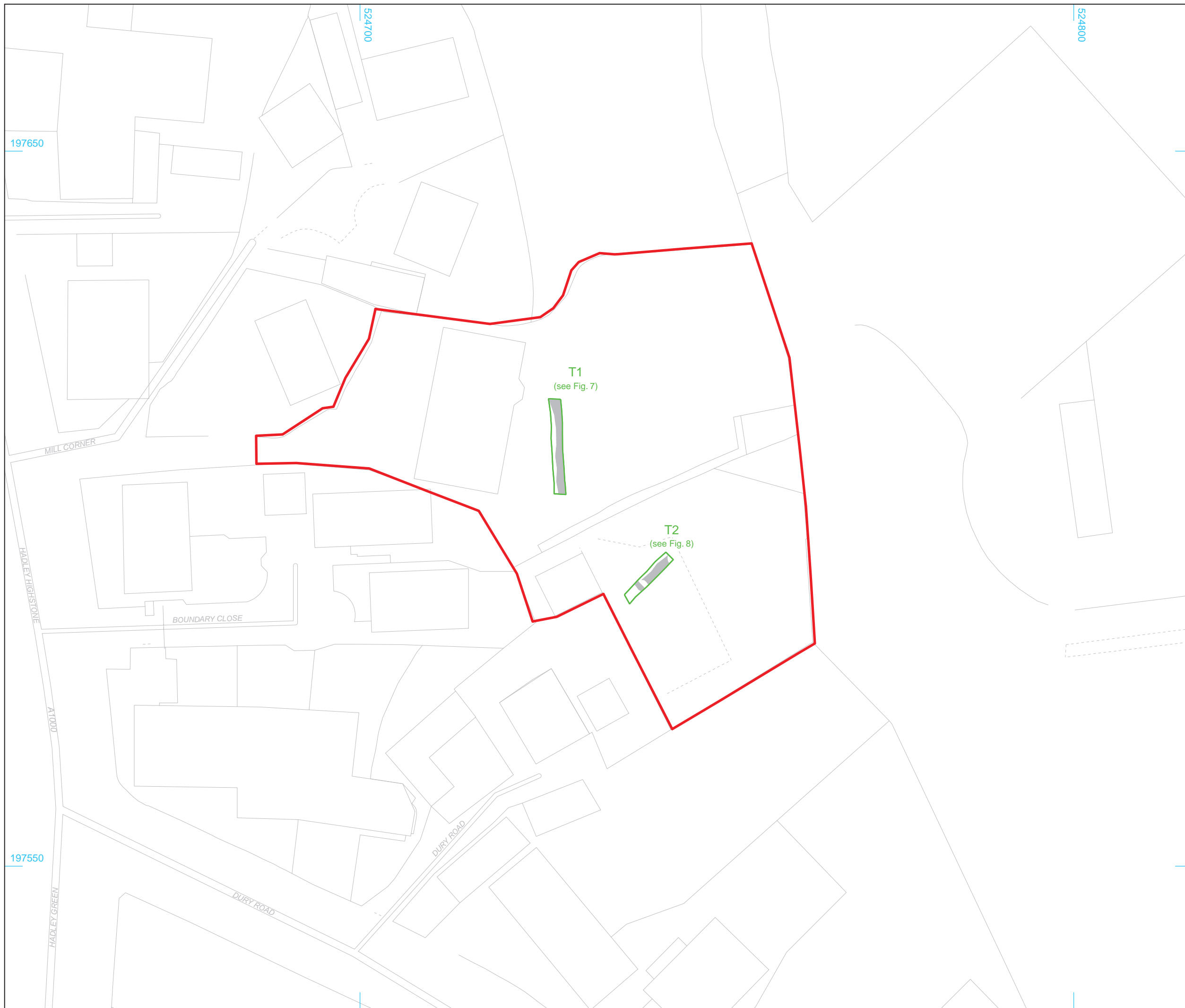
Andover 01264 347630
 Cirencester 01285 771022
 Milton Keynes 01908 564660
 Suffolk 01449 900120
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Hadley Highstone, Barnet, North London

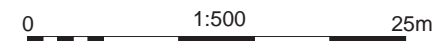
FIGURE TITLE
 Site location plan

DRAWN BY	KM	PROJECT NO.	MK0616	FIGURE NO.
CHECKED BY	AO	DATE	22/12/2021	1
APPROVED BY	DP	SCALE@A4	1:25,000	

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- Site boundary
- Evaluation trench
- Modern



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Cotswold Archaeology
 Andover 01264 347630
 Cirencester 01285 771022
 Milton Keynes 01908 564660
 Suffolk 01449 900120
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enquiries@cotswoldarchaeology.co.uk

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FIGURE TITLE
Trench location plan showing archaeological survey results

<small>DRAWN BY</small> KM	<small>PROJECT NO.</small> MK0616	<small>FIGURE NO.</small>
<small>CHECKED BY</small> AO	<small>DATE</small> 21/12/2021	2
<small>APPROVED BY</small> DP	<small>SCALE@A3</small> 1:500	



3

Pre-excavation view, looking north



4

Pre-excavation view, looking south



5

Pre-excavation view, looking south



6

Pre-excavation view, looking north

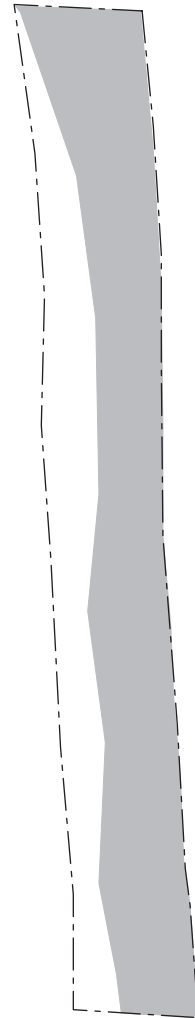

Cotswold Archaeology
 Andover 01264 347630
 Cirencester 01285 771022
 Milton Keynes 01908 564660
 Suffolk 01449 900120
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
Hadley Highstone, Barnet, North London

FIGURE TITLE
Pre-excavation photographs

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CHECKED BY	AO	DATE	21/12/2021	3 - 6
APPROVED BY	DP	SCALE @A3	NA	

Trench 1, plan



Trench 1, looking north-west (scales 1m)



Trench 1, representative section, sondage, looking south-west

--- Evaluation trench
■ Modern

0 1:100 5m

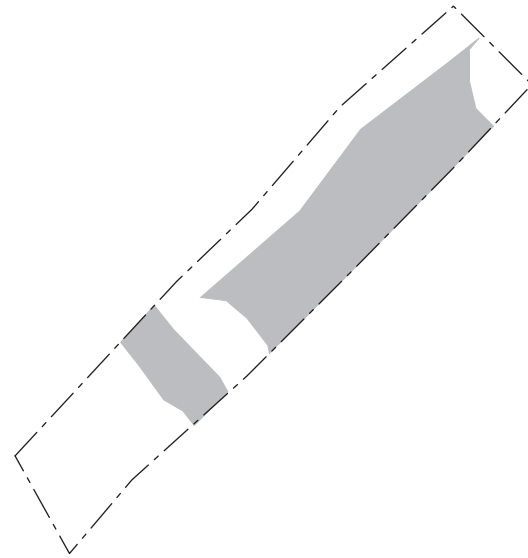
 Cotswold Archaeology
Andover 01264 347630
Cirencester 01285 771022
Milton Keynes 01908 564660
Suffolk 01449 900120
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
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FIGURE TITLE
Trench 1: plan and photographs

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CHECKED BY AO DATE 22/12/2021
APPROVED BY DP SCALE@A3 1:100 7

Trench 2, plan



--- Evaluation trench
■ Modern

0 1:100 5m



Trench 2, looking north-east (scales 1m)



Trench 2, representative section, sondage, looking north-west (scale 1m)

 Cotswold Archaeology
Andover 01264 347630
Cirencester 01285 771022
Milton Keynes 01908 564660
Suffolk 01449 900120
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
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FIGURE TITLE
Trench 2: plan and photographs

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Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Cotswold Business Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Milton Keynes Office

Unit 8 - The IO Centre
Fingle Drive, Stonebridge
Milton Keynes
Buckinghamshire
MK13 0AT

t: 01908 564660

Suffolk Office

Unit 5, Plot 11, Maitland Road
Lion Barn Industrial Estate
Needham Market
Suffolk
IP6 8NZ

t: 01449 900120

e: enquiries@cotswoldarchaeology.co.uk

