

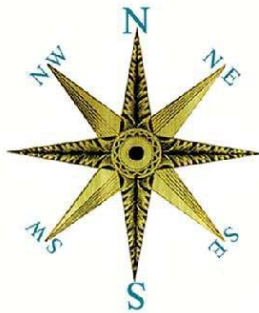
HIGHGATE SCHOOL - FAR FIELD SPORTS PITCHES LONDON BOROUGH OF HARINGEY

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT



Revised July 2021

COMPASS



ARCHAEOLOGY

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FAR FIELD SPORTS PITCHES
LONDON BOROUGH OF HARINGEY

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

NGR: TQ 26935 87645

COMPASS ARCHAEOLOGY LIMITED
250 York Road, Battersea
SW11 3SJ

Telephone: 020 7801 9444

e-mail: mail@compassarchaeology.co.uk
Website: www.compassarchaeology.co.uk

Author: James Aaronson

Revised July 2021

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Abstract

In July 2021 Compass Archaeology were commissioned by Highgate School to revise an archaeological desk-based assessment, (DBA), on the site of Far Fields, ('the site') ahead of proposed redevelopment of existing site. A previous DBA was compiled in 2019, but in light of changes in local policy and the adoption of several new planning documents a revision was deemed appropriate before final submission.

During the course of the DBA it has become clear that the study site has been subject to limited historic alteration and truncation prior to the 20th century.

Little evidence for prehistoric or Roman activity has been uncovered in the immediate vicinity of the study-area, although it is possible that this is because of a lack of previous excavations rather than an absence of actual activity. Documentary evidence suggests local Saxon and medieval activity; in the form of the Bishop of London's deer park, which encompassed the present-day site. However, this land use would have left relatively minimal impact upon the archaeological record, and what remains would have been left are likely to have been ephemeral in nature.

The study-site remained open fields bordering the northern side of Hampstead Lane throughout the medieval and early post-medieval period. It was not until the 20th century, when Highgate School acquired the study-area to be used as sports fields, that development of any kind occurred. This entailed a significant amount of landscaping and terracing to create level spaces for athletics tracks, football pitches, and cricket pitches, which will have led to significant disturbance of any earlier soil horizons and buried stratigraphy. Additional drainage works will have led to additional discreet corridors of deeper truncation, as will activities associated with the wartime use of the site by 906 Barrage Balloon Squadron during the Second World War.

Given the lack of historic development across the site prior to the 20th century and the subsequent significant level of landscaping and ground disturbance to create the extant landscape it is recommended that no further archaeological mitigation be undertaken in relation to the proposed development.

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Figs.27 and 28 provided by Highgate School

1 Introduction

- 1.1 The following document details the results of an archaeological desk-based assessment (DBA), focussing on Far Field ('the site') situated on the northern side of Hampstead Lane, Highgate.
- 1.2 The DBA has been commissioned to accompany an application to install a new all-weather multi-purpose sports pitch on the site.

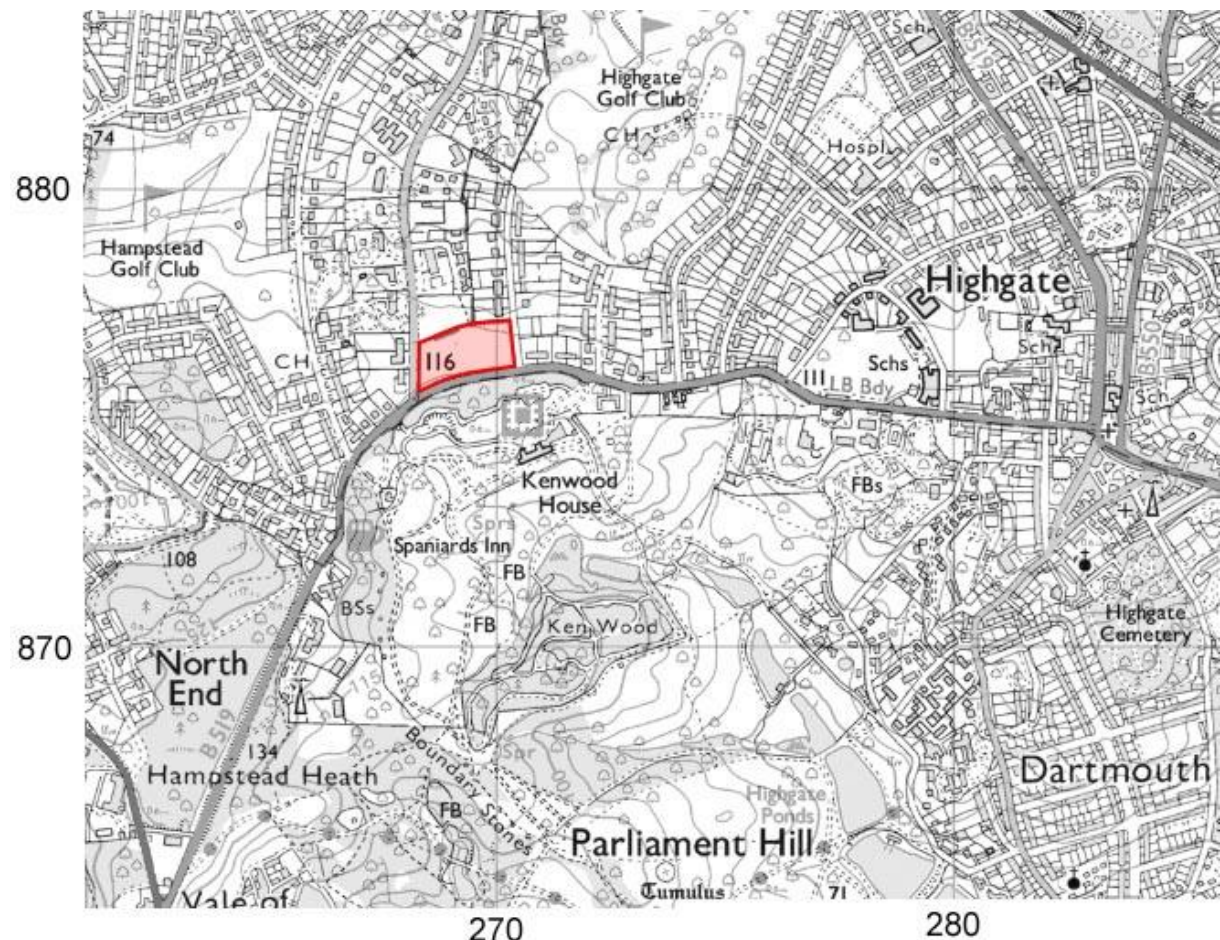


Fig.1: OS Map showing the study-area outlined in red

2 Acknowledgements

- 2.1 Compass Archaeology would like to thank Simon Martini, of Highgate School for commissioning the DBA and providing details of the proposals.
- 2.2 Further thanks to Julia Hudson, (Archivist and Records Manager at Highgate School) and Henley Henley-Smith (Curator) for their assistance with sourcing original documents regarding the study site.

3 OBJECTIVES

3.1 The objective of the assessment is to establish the archaeological potential of the study site within the context of the proposed redevelopment. This takes into account three principal elements:

- Reference to the archaeological and documentary background.
- Consideration of the previous impact of land use and development on potential archaeology.
- Potential impact of the proposed development.

4 METHODOLOGY

4.1 The assessment has been carried out in accordance with Historic England guidelines, (Historic England, 2015), and the recommendations of the Chartered Institute for Archaeologists, (CIfA, 2016).

4.2 A visit was made to the site on the 26th March 2019, alongside a visit to the Highgate School Archives. In addition, entries held by the Greater London Historic Environment Record (GLHER) were examined. Material held by Compass Archaeology was also utilised. References to the various sources were noted, and relevant material photocopied/scanned or photographed as appropriate.

A search of the GLHER was made in a 500m radius of the study area, (dataset 16405), based around national grid reference TQ 26935 87645. The results of the search are presented in Section 7.

4.3 The findings of these investigations have thus been collated to produce this document, which forms a summary of the known archaeological potential for the site, the possible impact of any prior land-use upon that potential, and the perceived impact that the current proposal may have on any surviving potential.

5 ARCHAEOLOGY, THE HISTORIC ENVIRONMENT AND PLANNING

5.1 National policy

5.1.1 This desktop assessment represents one element in the archaeological planning process, whereby early consideration of potential archaeological remains can be achieved, and if necessary appropriate further mitigation measures put in place. The report conforms to the requirements of the National Planning Policy Framework, (NPPF), adopted in 2012 and most recently updated in July 2021, which replaced PPS 5 ‘*Planning for the Historic Environment*’ and policies HE6 and HE7.

5.1.2 The NPPF (July 2021) contains 16 core principles that dictate plan-making and decision-taking; one of which concerns the preservation and enhancement of heritage assets (Section 16 paragraphs 189-208).

5.1.3 The NPPF recognises that heritage assets, defined in Annex 2 as *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).

5.1.4 Paragraph 194 of the NPPF states that

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.

5.1.5 The NPPF also directs the Local Planning Authority (LPA), to require development sites with known heritage assets, or potential heritage assets with archaeological interest to submit an appropriate desk-based assessment and, where necessary, field evaluation.

5.1.6 Archaeological interest is defined as *a heritage asset which holds or potentially could 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.

5.1.7 In considering any planning application for development, the local planning authority will be mindful of the framework set by government policy, in this instance the NPPF, current Development Plan Policy and other material considerations.

5.2 London Plan

- 5.2.1** Due to the site being located close to areas of archaeological sensitivity the following policy, taken from the *London Plan* (March 2021), is particularly relevant:

HC1 Heritage conservation and growth

A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making*
- 2) utilising the heritage significance of a site or area in the planning and design process*
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

5.3 Local Policy

- 5.3.1** The site lies within the London Borough of Haringey whose Local Plan includes its own policies regarding archaeological remains and development found in the Borough Council's Development Management Development Plan Document (adopted July 2017) and the Highgate Neighbourhood Plan (Adopted version) 2017. The former includes Policy DM9: Management of the Historic Environment, which states

.....the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

E Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.....

.....Heritage statements will be required to set out how development proposals will conserve, enhance or restore a heritage asset and its setting. The level of detail provided in the statement should be proportionate to the importance of the asset, having regard to its significance and potential impact on this. The Council strongly advises applicants to seek the advice of specialist historic consultants, particularly where a proposal is likely to result in significant harm to an asset.....

H Proposals affecting a designated Archaeological Priority Area will be considered having regard to:

- a The significance of an archaeological asset and its setting;*
- b The impact of the proposal on archaeological assets; and*
- c The priority given to preserving and managing the archaeological asset and its setting in situ.*

I All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations

- 5.3.2** The site being part of the wider Highgate School campus comes within the remit of the Highgate School Supplementary Planning Document (adopted March 2021), which states:

5.6.3 *.....an Archaeological Assessment, desk-based and non-desk-based, is required to be carried out in relation to a specific site and development proposal in consultation with Greater London Archaeology Advisory Service. This is to be submitted for assessment by the Council at the detailed planning application stages. In accordance with the requirement of national policy, in cases where desk-based assessment has led to indications of highly, possibly nationally, important archaeological remains then a stage of field evaluation by an archaeological contractor may be appropriate to understand the significance of a site and the harm from a proposed scheme before an application can be determined.*

5.64 *Within the Highgate Conservation Area Appraisal and Management Plan, it is recognised that the School is facing considerable pressure for new school buildings and*

facilities as well as the refurbishment of their historic school buildings. The Council will continue to ensure the conservation of Haringey's heritage assets, their setting and the wider historic environment in the assessment of development proposals for the School at the detailed planning application stage.

5.65 *In considering proposals, the Council does not seek to be prescriptive in terms of the preferred or acceptable architectural style that they would expect to come forward at any site. Designs that are contemporary, and those that replicate the historic features might both be considered appropriate. The Council will however require the School to demonstrate a robust, heritage-led approach to design based on a thorough understanding of the significance of any affected heritage assets. The school should demonstrate how proposals will conserve the significance of the heritage asset concerned.*

5.66 *A Heritage Statement is required to be submitted at the detailed planning application stage in relation to each emerging proposal. The Council will establish with the School, through the pre-application process, the nature and level of detail required for the Heritage Statement for each proposal. The Council will also advise, at this time, if there is a requirement for any other heritage or archaeological study to be undertaken.*

5.4 Archaeological Priority Areas

5.4.1 Haringey Council have recently reviewed the boundaries, setting and significance of their Archaeological Priority Area (APA), (Oxford Archaeology, 2021). The study site now forms the southwestern corner of the recently reviewed Tier 3 Archaeological Priority Area of Hornsey Park based around the former medieval hunting park of the Bishop of London.

5.4.2 The review defines a Tier 3 APA as:

a landscape-scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest. The definition of Tier 3 APA involves using the GLHER to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Tier 3 APAs will typically be defined by geological, topographical or land use considerations in relation to known patterns of heritage asset distributions.

5.4.3 The APA is described thus:

8.2.8 *The APA represents a large area of undeveloped land. Part of the significance of the APA lies in its undeveloped state and thus its potential to contain rare medieval and pre-medieval remains. During the prehistoric period the APA would have had a similar character to the heathland landscape recorded in Camden APA 3.2, where this landscape has yielded significant evidence of prehistoric activity including rare Mesolithic remains. The significance of such remains arises from their rarity within Haringey and the information that they can provide about prehistoric activity and landscape use within the borough.*

8.2.9 *The APA also has the potential to contain archaeological remains and earthworks associated with the medieval deer park and the management of parts of the area as woodland in the medieval and post-medieval periods. Such remains if present would provide insight in to medieval and post-medieval woodland management techniques. While remains of the park boundary could help to confirm the extent of the park and the date of its enclosure.*

5.5 Conservation Areas

5.5.1 The site lies within the locally designated Highgate Conservation Area (fig.4).

5.6 Scheduled Monuments

5.6.1 The site does not contain, nor is it close to, any scheduled monuments, where there would be a presumption in favour of preservation in situ and against development proceeding.

5.7 Listed Buildings

5.7.1 The site does not contain any listed buildings, but it does lie close to several locally listed buildings fronting Hampstead Lane to the south. The closest listed building is Kenwood House; a Grade II listed property to the south of Hampstead Lane.

6 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

6.1 Location

6.1.1 The study-area is located on the western slope of Highgate Hill. The top of the hill is located c1.4km to the east of the study-area, (around the centre of Highgate Village), with the hill sloping downhill to the southwest and north. The site lies on the northern side of Hampstead Lane, which is aligned east and west forming the southern boundary of the site. The site is bounded by The Bishops Avenue to the west, by Courtenay Avenue to the east and the rear gardens to properties fronting both these roads to the north.

6.1.2 The site (fig.3) is essentially rectangular and measures approximately 213m long, (W-E), by 110m wide, (N-S). The site is currently used as a sports ground by the school and is grassed, with a bank of material along the southern boundary. A small changing-room block occupies a spot in the centre of the northern boundary.

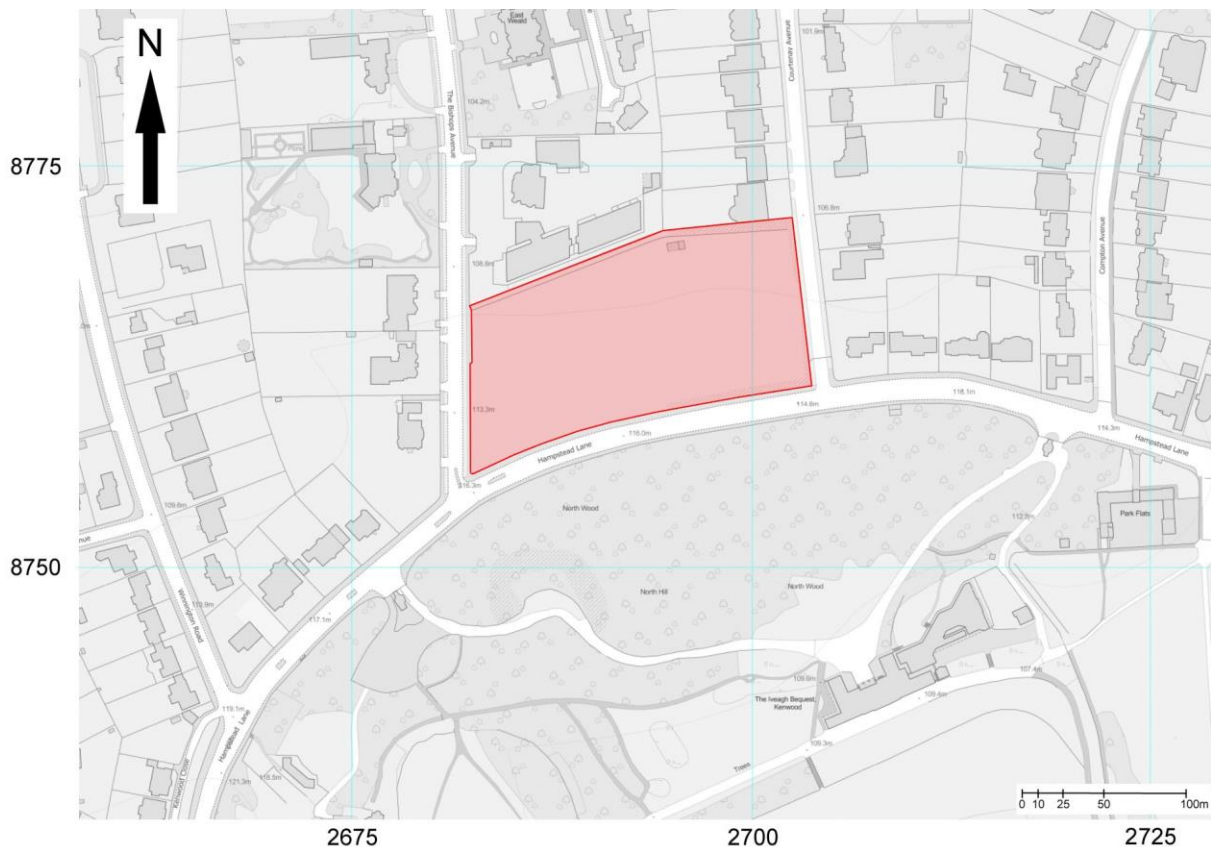


Fig.2: Site location plan

6.2 Geology

6.2.1 The British Geological Survey, (Sheet No.256: North London, 1998), indicates that the study-area lies on an outcrop of Bagshot Sands overlying the sandy-silt Claygate Member, which becomes London Clay at a greater depth, (fig.3). The site is positioned at the crest of a ridge which is mirrored in the line of Hampstead Lane. The areas towards the south and north of this crest have a head propensity reflecting hillwash material from higher up the slopes.

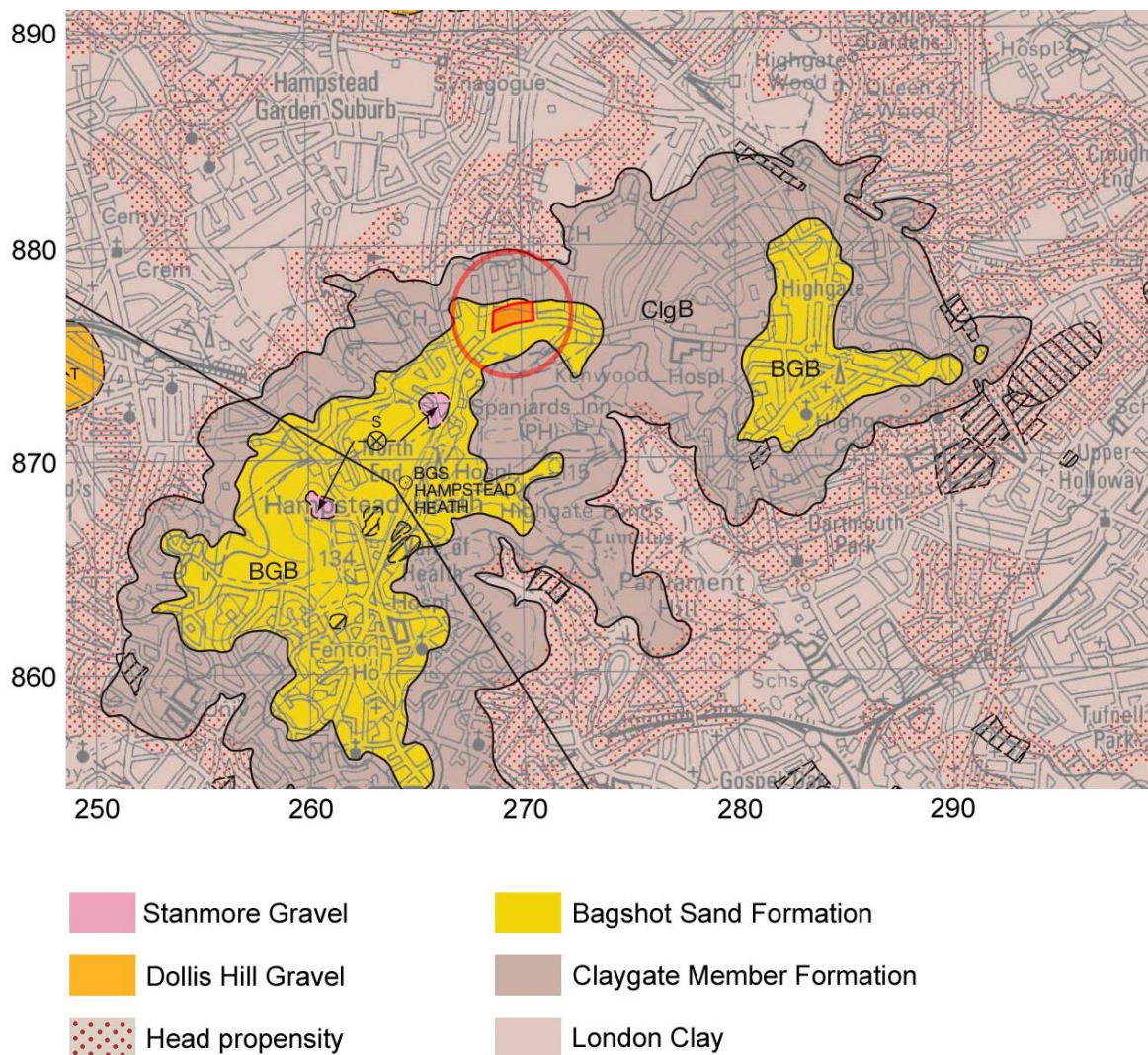


Fig.3: The study-area in relation to the British Geological Survey 1998

6.3 Topography

6.3.1 The natural topography is dominated by the presence of Highgate Hill and Hampstead Heath, two of the highest points in London. The land drops dramatically down to the south and north, with Hampstead Lane following an east-west ridge linking the two high spots. The site itself presently has a southeast-northwest downward slope differing by 2.5m north to south and up to 4m east to west, but given the distances involved the slope is a very gradual one. The ground drops again by several metres into the back gardens of properties to the north.

7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

7.1 The following section is largely drawn from a survey of the Greater London Historic Environment Record, (GLHER), and should be read in conjunction with Fig.4 below.

A search of the GLHER based upon a 500m radius was undertaken, (dataset 16405), returned 35 entries. After consolidation of data, including grouping of some of the entries by site or period and removal of some less pertinent items these have been reduced to 13. The entries cover a range of material – including archaeological excavations, documentary and antiquarian records, and isolated find-spots. These are discussed in chronological order by period below. Entries from within the search area are referred to by the number given them in the following tables, sites beyond the confines of the search area are simply referred to in the text by the relevant MLO number.

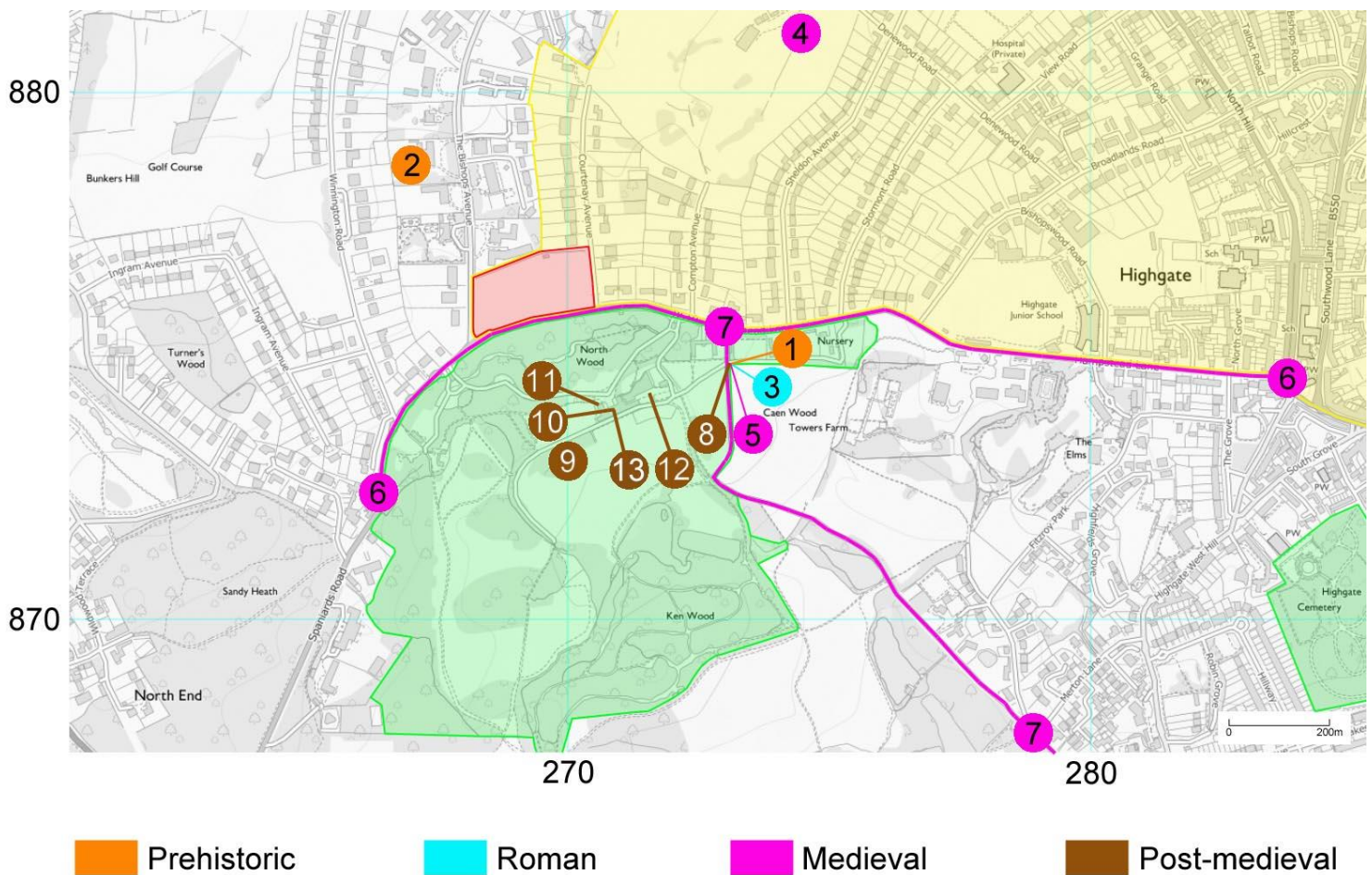


Fig.4: Site location in relation to relevant GLHER entries, (numbered dots), the Highgate Conservation Area (yellow), and Grade II* Listed Park and Garden attached to Kenwood House (green)

7.2 Prehistoric

No.	GLHER ref.	TQ ref.	Description	Sources
1	ELO5689 MLO59915	2730 8750	Watching brief by Museum of London Archaeology Service between May and August 1992 (site code BGP92). Field walking and metal detecting along a N-S pipeline across Hampstead Heath revealed Mesolithic flints	Article in monograph: Museum of London Archaeology Service. <i>Excavation round-up 1992 Part 1: Hampstead Heath LA Vol.7, No.2, p.48</i> Excavation archive: Museum of London Archaeology Service. <i>Hampstead Heath British Gas Pipeline.</i>
2	MLO16393	2670 8787	A Neolithic worked flint blade was found during works in the garden of Kenmore, The Bishops Avenue	Article in monograph: Lorimer, D. <i>Gazetteer of stone artefacts in Barnet.</i> Ref 101:10

- 7.2.1** The GLHER records do not indicate substantial prehistoric activity in the immediate vicinity of the study-site. The only entries returned refer to a collection of residual Mesolithic finds uncovered during a fieldwalking exercise on Hampstead Heath (Entry 1), and a Neolithic flint blade from a garden on The Bishops Avenue (Entry 2).
- 7.2.2** In Queens Wood, c2.1km northeast of the site, a collection of flint implements were excavated, but no evidence of an associated settlement was recorded. Between 1978 and 1981 a Mesolithic settlement located close to the Leg of Mutton Pond in Hampstead Heath was excavated, producing over 61,000 flint implements.
- 7.2.3** More recently on Parliament Hill, 1.6km to the southwest, a linear feature containing a substantial amount of burnt material and over 70 sherds of Late-Bronze Age / Early-Iron Age pottery was recorded, along with two worked flints. This feature has tentatively been interpreted as some form of ritual monument atop the highest point in the landscape.
- 7.2.4** Although only two prehistoric entry was returned from the GLHER search the site does appear to sit within a wider prehistoric landscape. It is probable that due to the site's location; atop the high, well-drained ground, that Highgate was at least seasonally exploited by early communities, but so far the limited amount of archaeological intervention in the area has led to an internal bias in the archaeological record.

7.3 Roman

No.	GLHER ref.	TQ ref.	Description	Sources
3	ELO5689	2730 8750	Watching brief by Museum of London Archaeology Service between May and August 1992 (site code BGP92). Field walking and metal detecting along a N-S pipeline across Hampstead Heath revealed	Article in monograph: Museum of London Archaeology Service. <i>Excavation round-up 1992 Part 1: Hampstead Heath</i> , LA Vol.7 N.2, p.48
	MLO59916		Roman coins	Excavation archive: Museum of London Archaeology Service. <i>Hampstead Heath British Gas Pipeline</i>

7.3.1 The above GLHER record shows very minimal evidence for Roman activity within the immediate vicinity of the site; an individual find-spot, (Entry 2). Further evidence of a 4th century coin hoard off of the eastern end of Hampstead Lane (MLO17774), are unsubstantiated. The most interesting evidence for Roman activity in these records is the possible burial and pottery kilns in Southwood Lawn Road (MLO1651), 1.6km east of the site. This hints at the potential of actual Roman settlement in the Highgate area. Further evidence c1.7km north in Highgate Woods, records a series of 1st to 2nd century pottery kilns excavated in the 1960s and 1970s, suggesting it was a site used by itinerant potters who returned to the site between AD50 and 160, using an unidentified route to London to transport their wares.

7.3.2 As with prehistoric evidence it may be a lack of focused excavation that has led to this gap in Highgate village's history.

7.4 Saxon

7.4.1 The GLHER search returned no records of Saxon settlement or activity in the area. The study site is believed to have been located on the edge of the manor of Haringey and Finchley / Hornsey, 'held by the Bishop of London from time immemorial'¹. As this manor is mentioned in Domesday Survey it obviously pre-dated the Norman Conquest. The study site was situated in the Saxon administrative Hundred of Ossulton.

¹ Mills Whipp Partnership, 1998. p.6

7.5 Medieval

No.	GLHER ref.	TQ ref.	Description	Sources
4	MLO27335	2744 8827	Highgate wood and deer park.	
5	ELO5689 MLO59919	2730 8750	Watching brief by Museum of London Archaeology Service between May and August 1992 (site code BGP92). Field walking and metal detecting along a N-S pipeline across Hampstead Heath revealed medieval artefacts	Article in monograph: Museum of London Archaeology Service. <i>Excavation round-up 1992 Part 1: Hampstead Heath</i> , LA Vol.7, No.2, p.48 Excavation archive: Museum of London Archaeology Service. <i>Hampstead Heath British Gas Pipeline</i>
6	MLO24770	2757 8755	Hampstead Lane. The lane was part of the turnpike managed by the Turnpike Trust in 1710. It is likely that the road is of medieval origin	Victoria County History – <i>Middlesex</i>
7	MLO17809	2795 8643	Highgate Road is an ancient highway running from Highgate along Highgate Road, Millfield Lane and Hampstead Lane down to Kentish Town	Published map / plan: Denyer, CH. <i>Survey of London: St Pancras through the ages</i>

7.5.1 A Royal Charter of Henry II dated 1227 confirms the rights of the Bishop of London and the Holy Trinity Priory, Aldgate, to the wood which formed a private hunting park, (Entry 4). The exact extent of the park is unknown, however 19th century OS maps of the area show stretches of unbroken hedges to the north and west of Highgate village, (fig.5), hedges which are dated to the mid-13th century and which suggest that the site fell within the southwestern corner of the park. The name Highgate derives from ‘the Gate in the High Hedge’ surrounding the park, (MLO209).

7.5.2 Many of the records refer to paths and roads, which were laid out during the medieval period, (Entries 6, 7, MLO17862, and MLO17897, MLO17871, MLO46415 and MLO23319) ensuring a regular passage of trade and travellers. The most relevant of these is Hampstead Lane (Entry 7) forming the southern boundary of the study site. Hampstead Lane is believed to have been constructed at the same time as North Road, in the late-13th century, as one of the main roads crossing the deer park (see 7.5.1 above). The constant flow of traffic probably led to the establishment of the Toll Gate in the 14th century, which ensured the longevity of the road (MLO217 and MLO17823). Tolls were abolished in 1856 although the gate survived until 1892. It may be that the opening of the Toll Gate led to a wider opening up of the landscape; certainly by the 15th century there is some evidence of the backfilling of the Deer Park boundary², (MLO4510).

7.5.3 The main settlement which became Highgate derived from a small collection of properties around a hermitage, and a later church, atop the hill, and a ‘Green’ with ponds sometime in the 14th century, (MLO20012 and MLO10683).

² Compass Archaeology, 2011

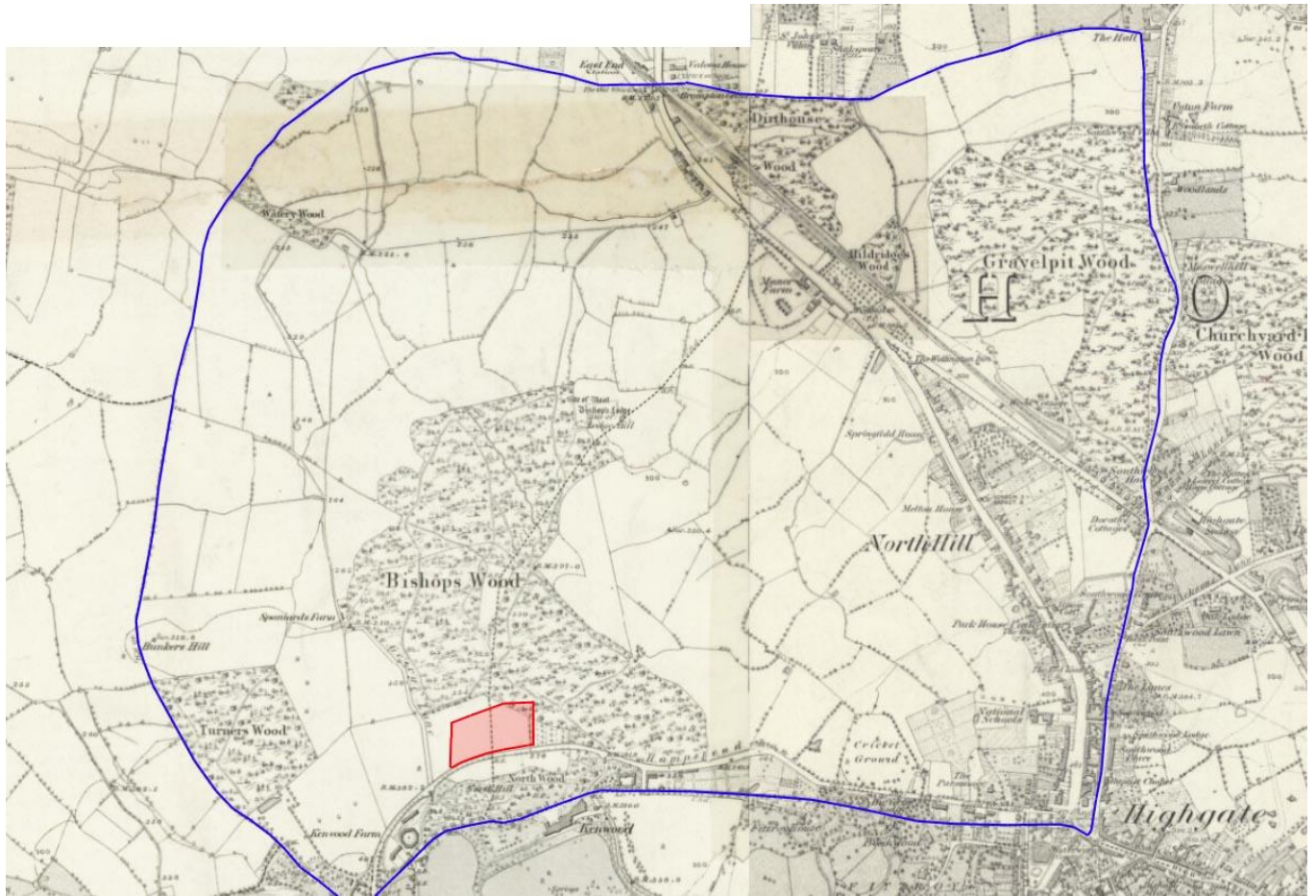


Fig.5: 1873 Map with medieval hunting park boundary traced on, (blue). The approximate study-area outline is marked in red

7.6 Post-Medieval

No	GLHER ref.	TQ ref.	Description	Sources
8	ELO5689 MLO59920 MLO59921 MLO59923 MLO59924	2730 8750	Watching brief by Museum of London Archaeology Service between May and August 1992 (site code BGP92). Field walking and metal detecting along a N-S pipeline across Hampstead Heath revealed much post-medieval material Features recorded included ditches, land drains and dykes in section	Article in monograph: Museum of London Archaeology Service. <i>Excavation round-up 1992 Part 1: Hampstead Heath</i> , LA Vol.7, No.2, p.48 Excavation archive: Museum of London Archaeology Service. <i>Hampstead Heath British Gas Pipeline</i>
9	ELO8714 MLO99516 MLO66835 MLO66837	2669 8733	Two 'spoil heaps' were excavated at Kenwood Farmhouse in 1994: The spoil heaps contained large amounts of 19 th and 20 th century material including ceramics, glass linked to the Express Dairy who leased the farm from 1860-1934. At the base of Spoil Heap 2 was a compacted brick and mortar surface, overlain by a gravel surface interpreted as the floor of an agricultural structure. At the base of Spoil Heap 1 was the base of a former quarry pit; dug before the construction of the farm in 1794 Natural sand was found at 120.40mOD.	Unpublished document: Pre-Construct Archaeology, 1994. <i>An Archaeological Field Evaluation at Spoil Heaps southwest of Farm House, Kenwood, London Borough of Barnet</i>
10	MLO81405 MLO59270		The site of Kenwood House originally built in 1616 and renovated in 1749 forming the core of the present house. Remodelled in 1767-68 and then in 1795. and Kenwood Gardens; a mid-18 th century landscape park, lake and woodland, further developed in the 18 th century. Now a public park	Website: Historic England. 2015. <i>The National Heritage List for England</i> , Entry 1000142
11	ELO8712 MLO99515	2705 8741	A watching brief in 2009 at Kenwood House recorded: Deposits of late 18th/early 19th century made ground composed of demolition material originating from the demolition of the walled courtyards and service wing between 1793-6. In addition, a wall from the service wing, probably built between 1764 and 1779 was also recorded, as was a gravel surface that may have been the original driveway.	Unpublished document: Oxford Archaeology. 2009. <i>Drainage Trenching, Kenwood House, Hampstead Lane, London: Archaeological Watching Brief report</i>

No	GLHER ref.	TQ ref.	Description	Sources
12	ELO8713 MLO99517	2713 8742	An evaluation conducted in 1993 at Kenwood House during resurfacing of the Terrace and Inner Circuit Path recorded: The remains of an 18th century garden wall and terrace revetment was recorded visible on an estate map of 1793, and is of red brick, faced on one side with purple stock bricks.	Unpublished document: Gadd, Derek. 1993. <i>Kenwood House: Archaeological Investigation of the Surfacing of the Terrace and Inner Circuit Path</i>
13	ELO320 MLO75801 MLO76554	2710 8740	Evaluations ahead of service trench excavations on the Kenwood House Estate revealed: High survival of the 17 th and 19 th century retaining walls, landscaping and drainage features associated with development of the gardens.	Unpublished document: English Heritage, London Region. 2003. <i>Fieldwork Report: Evaluation of Service Trench Excavations Within The Kenwood House Estate</i>

- 7.6.1** The post-medieval development of Highgate is closely linked with the establishment of the Grammar School in the 1560s. After the establishment of the school Highgate became an increasingly fashionable place for London's wealthy elite to build their country retreats. By 1660 Highgate was the largest centre of population in Hornsey and St Pancras.
- 7.6.2** During the 18th and early 19th century Highgate village prospered, well-supported by the property-owning elite providing work for the relatively small proportion of labourers – the hamlet was generally populated by a more transient community and used by people travelling to and from the city centre.
- 7.6.3** Highgate School was founded in 1565, being established as one of approximately 800 grammar schools introduced throughout Henry VIII's reign following the dissolution of the monasteries (MLO108605, MLO12275 and MLO35956). The site was formed in April 1565 when Edmund Grindal, Bishop of London donated Highgate chapel and two acres of land so Sir Roger Cholmeley, a local knight and founder of the free school. The official document for patent read that the school was to be 'for the education, institution and instruction of Boys and Youths in Grammar...[and should also make provision] in some convenient manner for the Relief and Support of certain poor persons dwelling within the said Town or Hamlet of Highgate'.
- 7.6.4** In its first few decades the school did not prosper, mainly due to its isolated location from the chapel and village communities. Lesser reasons for the school's reputation were its lack of funds and rivalry with Harrow, situated only a few miles away. However, the school continued to slowly expand, and in 1722 permission was granted for the building of a row of Almshouses, with provision for a schoolroom for girls' and space above for the mistress. The girls' school survived until 1843 when it was absorbed into St Michael's School.

- 7.6.5** The fortunes of the school began to change following the introduction of new statutes in 1832. It was agreed that boys should already have a basic education before arriving at the school where they would then receive a proper grammar education, for the sum of £8 a year. Arguably most prominent factor in the school's successes was the appointment of the new Head Master, The Revd John Bradley Dyne, who presided over the school between 1838 and 1874. Expansion and success of the school continued throughout the 19th century, and in the 1860s the Big Hall was extended, and land acquired in Bishopswood Road for sports fields, boarding houses and private residences for staff. In the 1880s a Junior School was added, using the old Head Master's house in Southwood Lane – renamed Cholmeley House. Many of the present school buildings were constructed during this period, with the main campus still confined to the Island.
- 7.6.6** Archaeological excavations mentioned in the archaeological record have revealed evidence for
- 7.6.7** The post-medieval development of the study-area will be further discussed, using cartographic evidence, in section 8 but can be summarised thus; the site lay within the much reduced Bishop's Wood / Hornsey Park which included 273 acres of farmland and 400 acres of woodland. The site was enclosed by the 17th century and remained uncultivated until the early 19th century. The site was left untouched until Highgate School took out a 99 year lease in 1922, and subsequently purchased the land in 1969.

8 CARTOGRAPHIC & DOCUMENTARY EVIDENCE FOR POST-MEDIEVAL DEVELOPMENT

8.1 The post-medieval development of the study site can best be illustrated with a historic map regression, referencing the cartographic and documentary sources. The following section discusses several of these in chronological order.

8.2 John Rocque's, *'Map of the County of Middlesex'*, 1761



Fig.6: Rocque's Map, 1761

8.2.1 This map extract locates the study-area in an area of open fields, with Hampstead Lane, running along the southern edge, depicted much in the same way as it is today. Hampstead Lane is believed to have been one of the major routes through the medieval deer park. Hampstead Lane and North Road probably existed by the late-13th century, when the toll-gate at the junction of North Road and Hampstead Lane was constructed, alongside another Park Gate at the western end of Hampstead Lane. It should be noted that the responsibility for the upkeep of the high roads was

originally that of the major tenants, until 1555 when the vestries arranged for residents to provide labour on the roads for their upkeep.³

- 8.2.2** The study-area lay within the manor of Hornsey, owned by the Bishop of London as a remnant of the Bishop of London's deer park. Interestingly, the manor court rolls from 1603 provide no indication of any specific agricultural system taking place within this area. This suggests that the open fields depicted in the maps were not part of any formalised system of farming, but may have been left fallow.⁴
- 8.2.3** Development is focused to the east of the study-area, within Highgate Village – around North Road, Southwood Lane, and Pond Square, and to the southwest in Hampstead on the other side of the heath. In contrast, the site itself occupies the southern half of a large open field, and woodland / scrubland in the south. The boundaries of the present study-area not appearing to correspond to any of the field boundaries depicted here.
- 8.2.4** On the southern side of Hampstead Lane lies Kenwood House. The first house to be built on the site was around 1616 by John Bill, King James I's printer, the family owned it until 1690 when the house was sold to Brook Bridges. His son significantly modified the property around 1700, by Brook's son William. The property passed through several noble families in the early 18th century. It was first depicted in the 1740s on John Rocque's plan of the Cities of London, Westminster and Southwark, (1746). In 1754 William Murray acquired Kenwood for £4000. In 1776 Murray was created 1st Earl of Mansfield. During his tenure the house was remodelled by Robert Adam and his brother James between 1764 and 1779. Mansfield's nephew, David Murray, succeeded to the earldom in 1793, with him commissioning the little-known architect George Saunders, to add the north-east and north-west wings to the central block. Saunders also built new gate lodges, a new farm but also the new stables, (where the watching brief was conducted). The grounds were extensively remodelled by Humphrey Repton, with the grounds largely retaining their Repton character to this day. The house eventually passed from the Murray family in 1925 to Edward Cecil Guinness, 1st Earl of Iveagh, who used it to display highlights from his collection of paintings. When he died in 1929 he required that the house be opened freely to the public as a final bequest. The site is now run by English Heritage.

³ Richardson, 1983 p.15.

⁴ *Ibid.*, p.17.

8.3 Thomas Milne's 'Land Use map of London', 1800

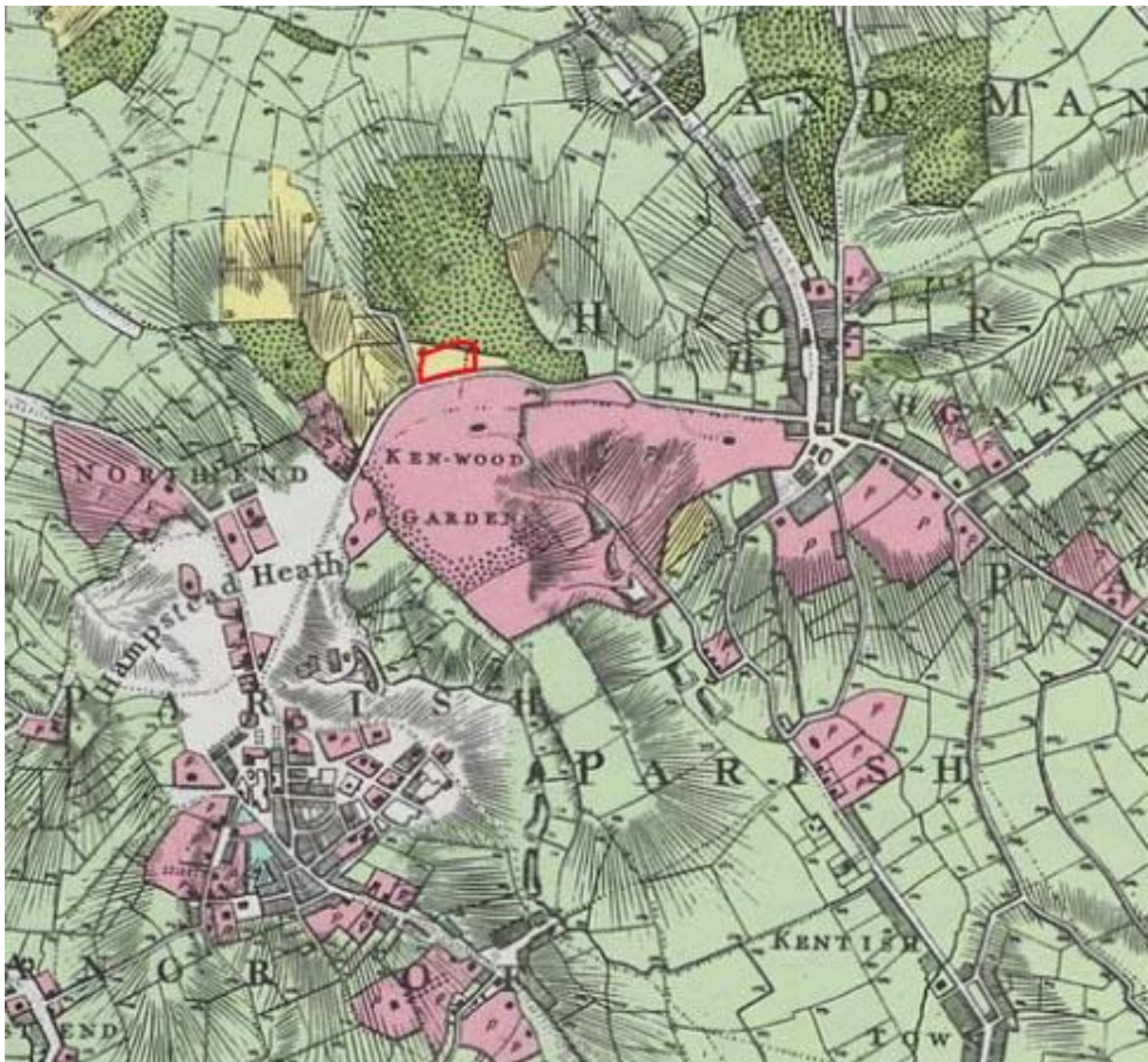


Fig.7: Plate IIII from *Thomas Milne's Land-Use Map of 1800*

- 8.3.1** The map extract above indicates that the site was used as arable land in 1800. In this way the site forms a narrow corridor of arable land to the north of Hampstead Lane, surrounded by meadow. The exceptions to this are areas of forest to the immediate north 'Bishops Wood' and to the northwest 'Turners Wood' and the parkland attached to Kenwood House on the southern side of Hampstead Lane.

8.4 Ordnance Survey *First Edition Surveyor's Drawings* (2inch to 1mile), 1807-08



Fig.8: Extract from the 1807-08 Surveyors drawing for the original OS map

- 8.4.1** This is a small-scale map, and depicts the study-area in the same way as on Rocque's 1756 Map. Hampstead Lane forms the southern boundary of the site, which is a single open field adjacent to Bishops Wood and further open land, which is accessed via a winding road branching north off of Hampstead Lane.

8.5 Ordnance Survey, *First Edition London Sheet II*, 1870

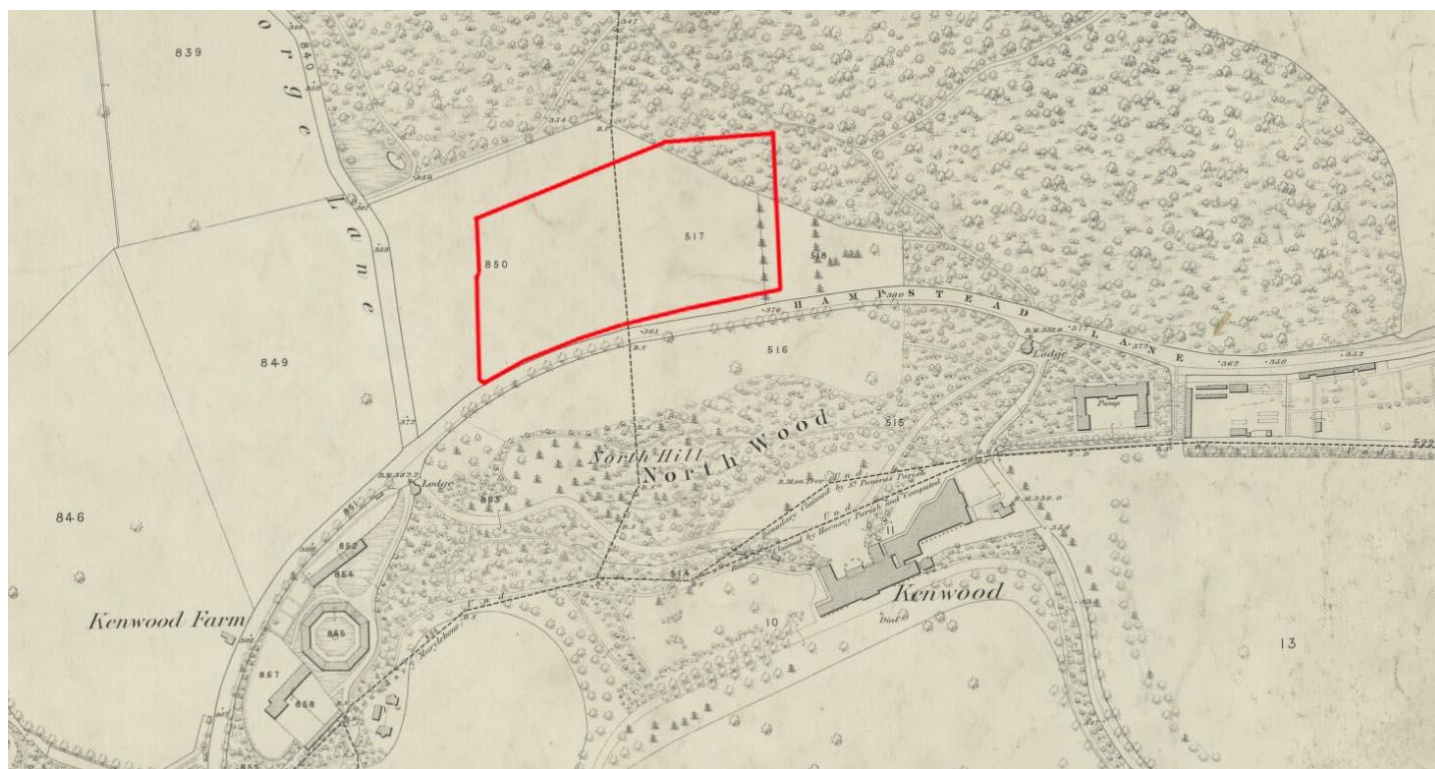


Fig.9: OS *First Edition Map*, surveyed 1863-69

8.5.1 Some differences are noticeable on this map, though crucially the site is still essentially open space – mainly arable land on a pronounced north-facing slope that is still traceable in the adjacent roads (cf. 8.6.4).

8.6 Ordnance Survey, London Sheet XVIII, 1896

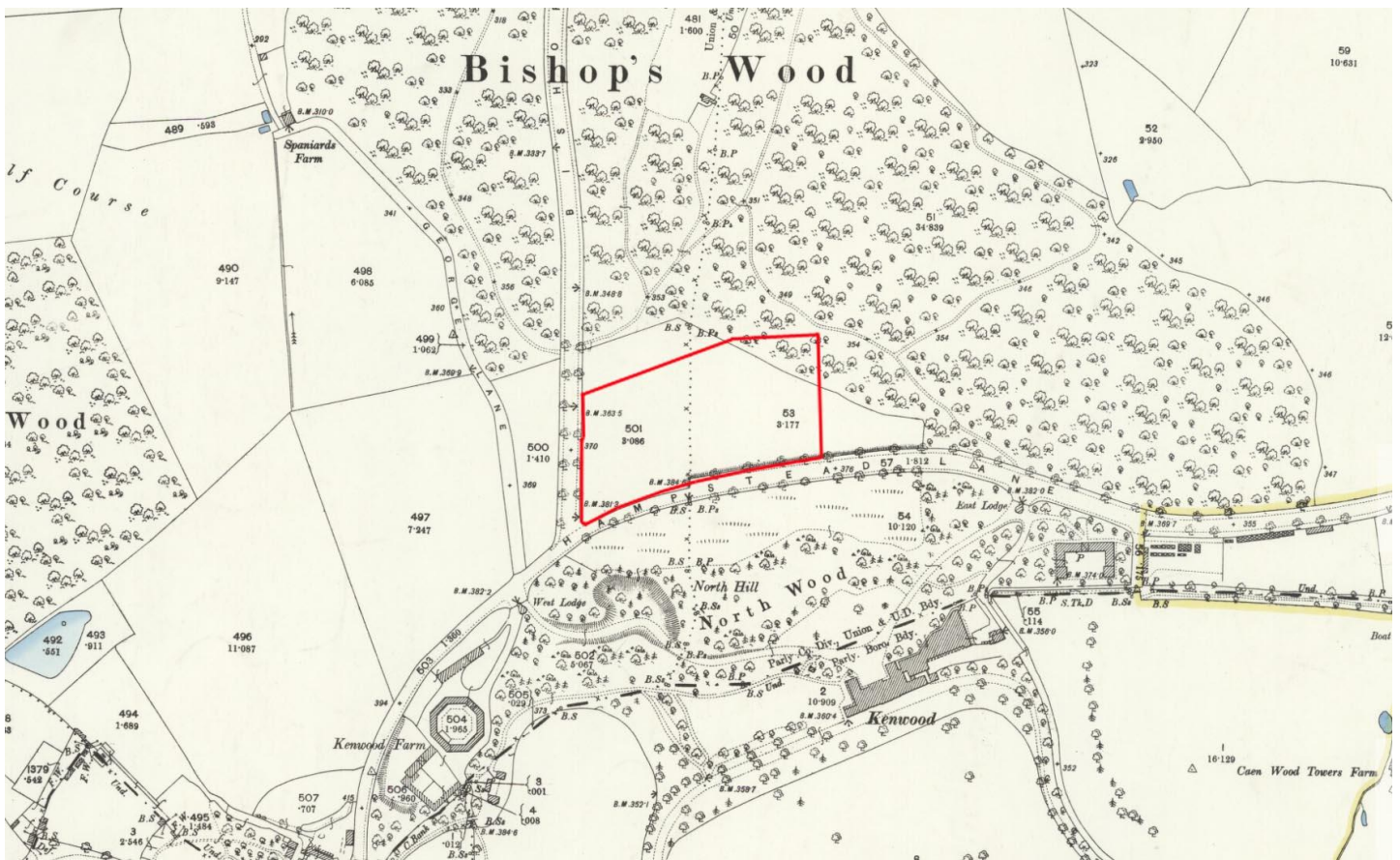


Fig.10: 1896 OS Map (25inch reduced)

- 8.6.1 The above extract from the 1896 OS Map shows that a singular change has taken place between 1870 and 1896 on the study site and close by.
- 8.6.2 The study-area is still, broadly speaking, depicted as open land, however, Hampstead Lane has been widened. This is inferred by the difference in the width of the road on the east side of the parish line (dotted line), compared to that on the western side. On the western side of the parish line a new road, 'Bishops Lane' has been constructed crossing through the field in which the site is situated. This road established the western boundary of the present site, and would open up the area of Bishop's Wood for development in the coming decades.
- 8.6.3 A close inspection of the map also reveals a hachured embankment on much of the southern side of the site, where it adjoins Hampstead Lane (& also continuing some way to the east). This suggests that even at this date part of site may have been terraced, perhaps as part of road improvement/widening works.
- 8.6.4 Also worth noting from detailed inspection are the two benchmarks on The Bishops Avenue, adjacent to the western site boundary and revealing a contemporary drop in level here (S-N) of about 5.5m.

8.7 Ordnance Survey, *London Sheet I.12, 1915*

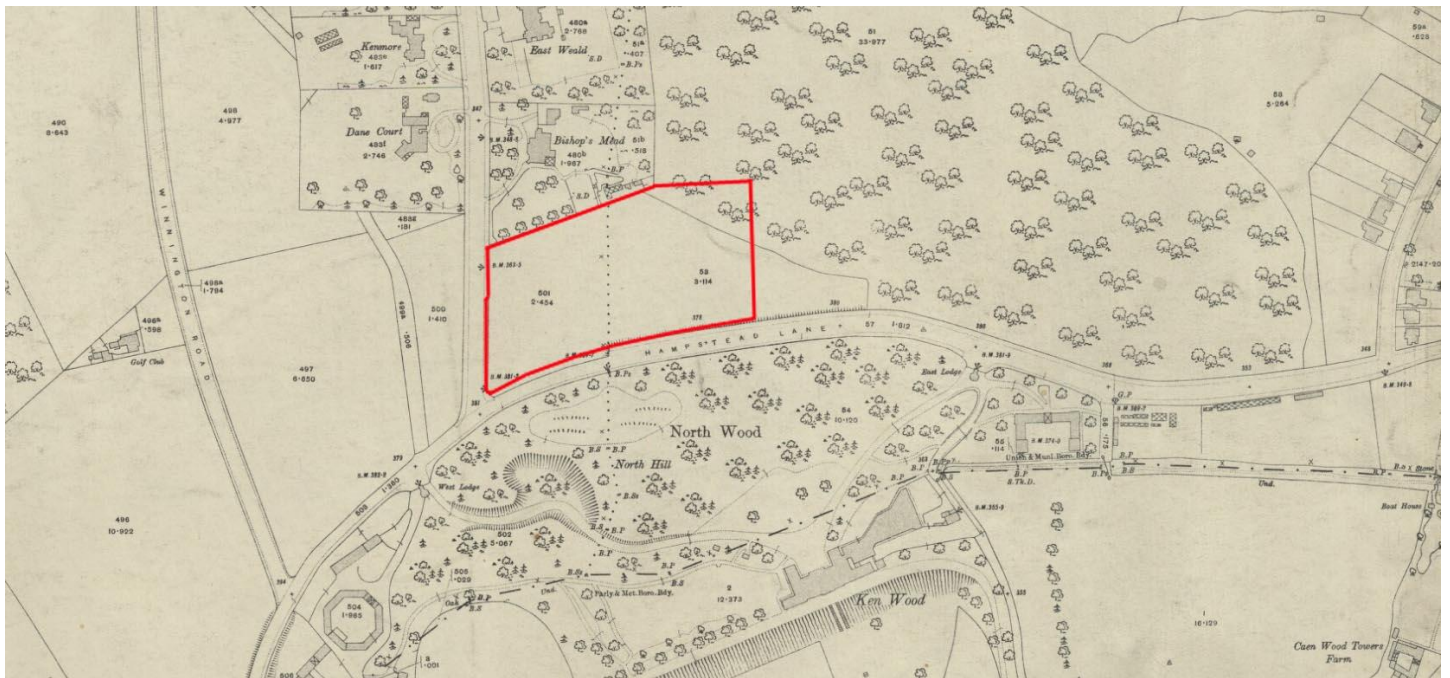


Fig.11: 1913 OS Map (25inch reduced)

- 8.7.1** This 1915 OS Map paints a similar picture to that of the 1896 OS Map (fig.10) with a few minor alterations. The most notable of these are the construction of several detached villa properties to the north of the site in former woodland either side of Bishop's Lane. The southern boundary of one of these villas; named 'Bishops Mead', established the northern boundary to the present site.

8.8 Aerial photograph, c1920



Fig.12: Aerial photograph of the study site c1920

8.8.1 This aerial photograph shows the boundaries of the site as they existed immediately prior to Highgate School taking up a lease on the site in 1922. The site appears to be laid as grass with some form of subdivisions or demarcations marked out on the ground. The school would eventually square-off the northeast corner of the site, encroaching into the remnants of Bishop's Wood. The original lease taken out in 1922, of 99 years, was deemed insufficient and the school governors pursued an extension. In 1932 they secured a new 982 ½ year lease.

8.9 Ordnance Survey, *London Sheet I.12*, 1938

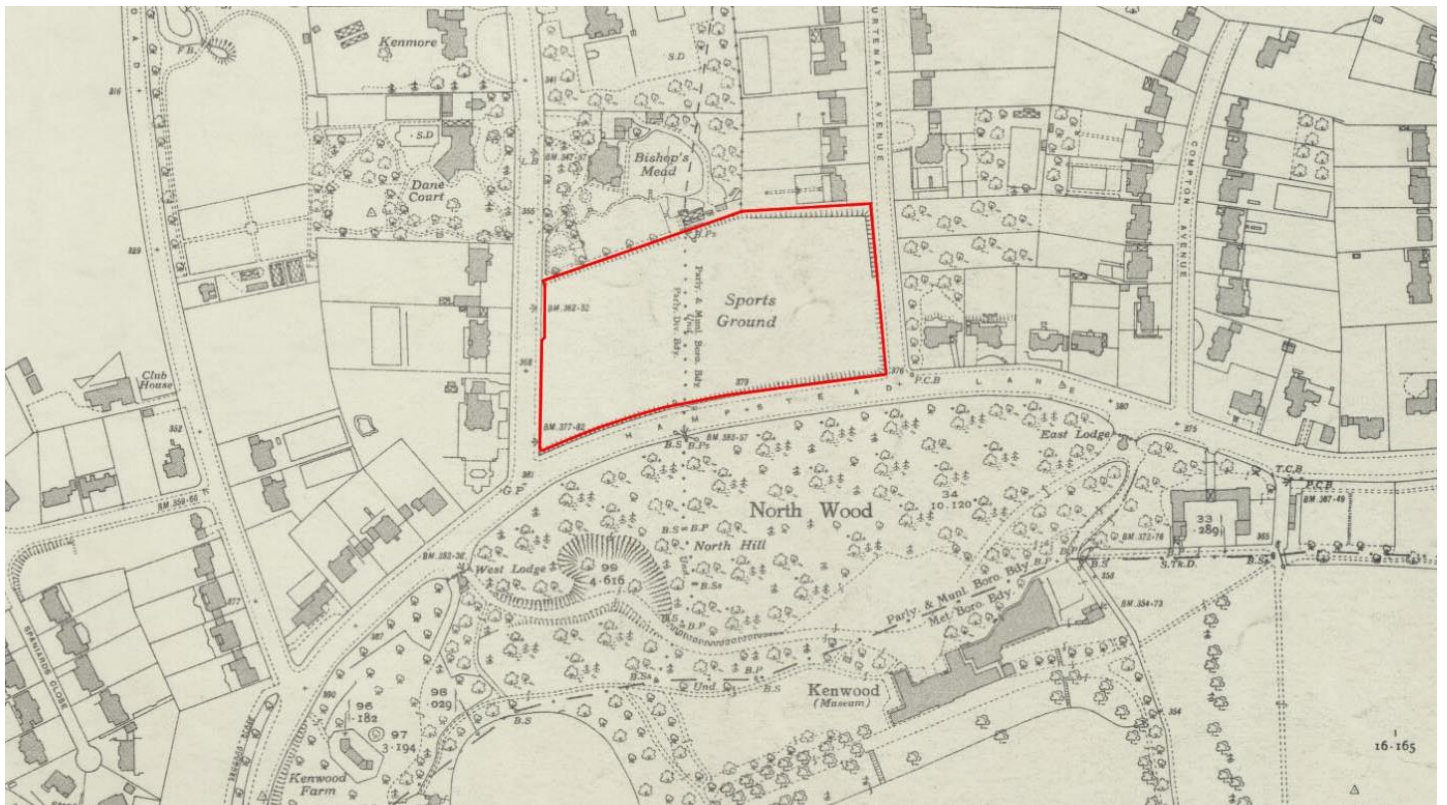


Fig.13: 1938 OS Map (25inch reduced)

8.9.1 The 1938 OS Map depicts the site with its' present boundaries. This includes the high bank along the southern boundary and another in the northeast corner of the site. The banks were created between 1934 and 1935 when the site was re-levelled by terracing the site. The process and progress of the operation is detailed in correspondence held at the Highgate School Archives. This involved moving up to 6ft of earth from the south side to the north along with frequent dumping of additional material brought in from off-site. The works were undertaken by a Mr Bignall. The imported material would seem to be a mixture of hardcore, broken up cement, stiff-clay and excavated soil. The site surface was effectively and substantially raised up to the north, whilst retaining a very gentle slope across the site from southeast to northwest.

8.9.2 The process was hampered by frequent issues with groundwater. It is believed that the excavations on the southern side of the site unknowingly tapped natural springs which raised the water table and led to flooding of the adjacent properties to the northeast of the site, notably Highburch. The School re-employed Mr Bignall to lay 3,000ft of 3-inch first quality agricultural pipe in three trenches draining south to north, with lateral runs on the western sides, all draining into the ditch along the northern boundary. This then linked up with a storm water catch pit in the northeast corner of the site.

8.10 World War II



Fig.14: Extract from 1945 aerial photograph of Highgate and Hampstead

- 8.10.1** During the war period the pupils of Highgate School were largely evacuated to Westward Ho! in north Devon, though approximately 100 remained behind. In March 1941 the RAF requisitioned several areas of the school grounds in order to install barrage balloons belonging to the 906 squadron. This included Far Field. A single balloon base was installed measuring approximately 80ft in diameter, apparently within the southeast quadrant of the site (fig.15), along with 32 concrete anchor points. An air raid shelter and machine gun post were dug into the southern bank and a small corrugated iron hut and two tents set up to house the 10-strong crews.
- 8.10.2** The site was formally de-requisitioned in July 1942, but not handed back until May of 1946. This was in part due to the compensation claims made by the school for damage caused to the sports pitches by the necessary modifications made to the site. Due to lorries frequenting the site during the war period large quantities of hardcore were laid down to provide access roads onto the site. There was therefore ‘a great deal of brickwork, concrete (*from anchor points*) and ashes (*from cooking stoves*), that will need to be removed and it is no light task’⁵.
- 8.10.3** Once again the site required clearing of weeds, scouring, sifting, re-turfing and re-seeding, with 6 inches of fresh topsoil being imported to return the site to its pre-war condition. Nevertheless not everything was fully cleared as in 1954 concrete anchor blocks were still being found on site and had to be removed again.

⁵ Letter dated 6th November 1945 held in Highgate Archives ‘World War II’ section



Fig.15: Possible former position of barrage balloon base at Far Field, (top), and barrage balloon anchor points at Highgate Woods, (bottom), showing effect upon grass

8.10.4 The above photographs indicate what may be two different approaches to the tethering of balloons. The basic methodology would have been the same: a central anchorage point comprising a cast-iron ring set in concrete, more or less flush with

the ground surface, with a surrounding circle of secondary mooring points to which guy ropes would be fixed when the balloon was bedded down.

On the Highgate Wood site these elements appear to have been set individually in the ground, possibly using pre-cast concrete blocks. However, it is noted elsewhere that:

‘The balloons normally operated from fixed bases, typically a circular concrete pad of about 11m in diameter’ (<http://www.yeovilhistory.info/barrage.htm>).

It may therefore be the remains of just such a single large foundation pad that is visible in the Far Field photo’. It is possible that this has been partly robbed out, but it may simply be buried below a layer of topsoil.

8.11 Ordnance Survey, TQ Plans 2687-NE and 2787-NW, 1952



Fig.16: 1952 OS Map (25inch reduced)

8.11.1 The map extract above shows the site as it exists to this day. The small square, wooden, changing block shown on the northern boundary was replaced by a slightly larger brick-built block in 1960. In 1969 Highgate School purchased the freehold of the site for £1000, thus ensuring its use by the School for future generations.

9 THE PRESENT SITE

9.1 A visit was made to the site on March 26th 2019, and a photographic record made of the site as it is. What follows is a short, written description of the site accompanied by illustrative photographs. The following section should be read in conjunction with fig.17 for location of figures, and figs.18-26 for views of the current site.

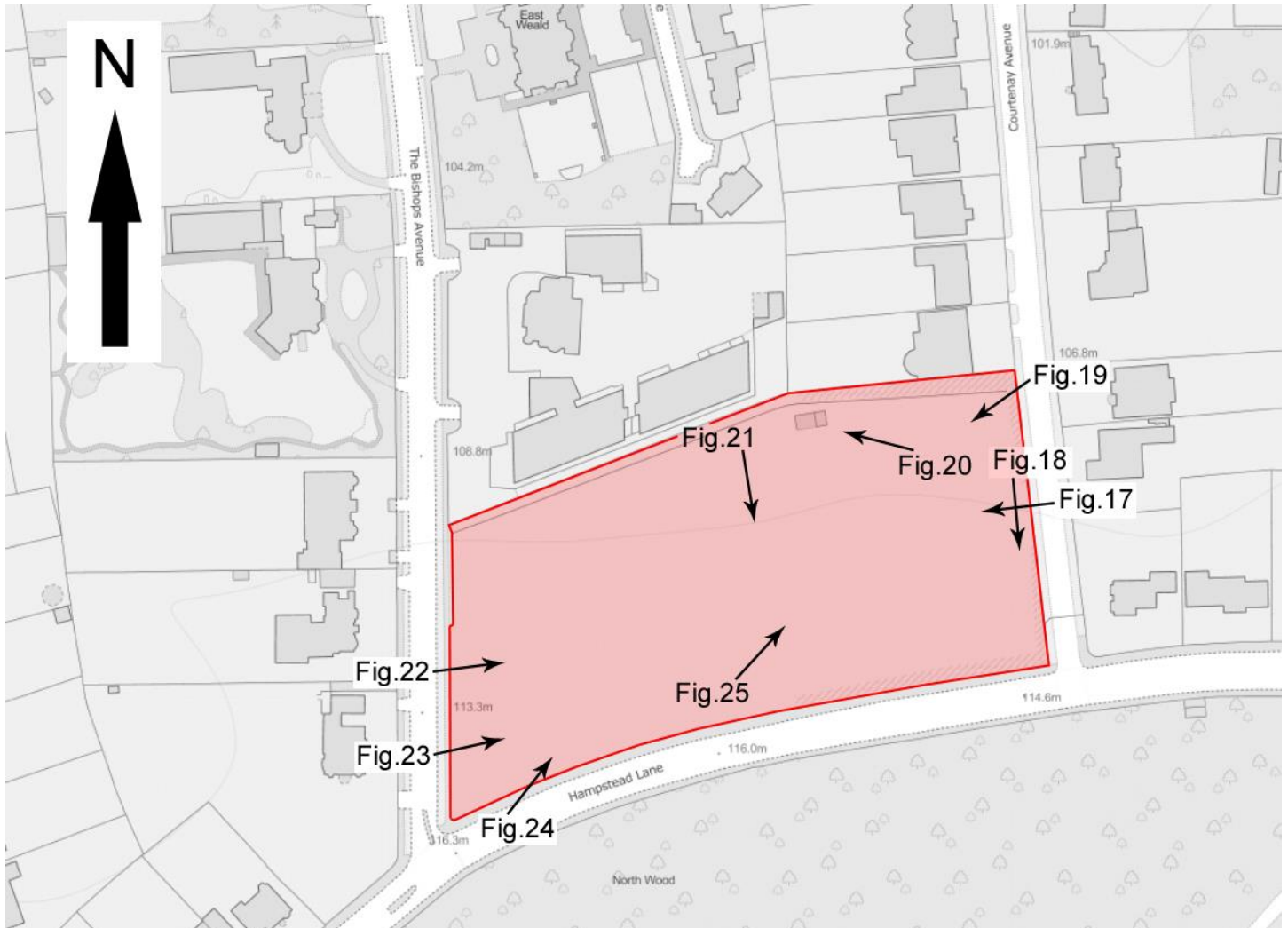


Fig.17: Plan showing direction of view of site photos (figs.18-26)

9.2 The site is accessed via a set of double gates in the centre of the eastern fence-line off of Courtenay Avenue. The site itself is laid as grass with several sports pitches marked out, and movable goal-posts housed on site. The 1960s, single-storey, changing block is positioned mid-way along the northern boundary.



Fig.18: Site facing W from the double-gated entrance off of Courtenay Avenue



Fig.19: Southeast corner of the site facing S along the eastern edge of the playing fields



Fig.20: Site facing SW from the northeastern corner of the site



Fig.21: Changing block on the northern edge of the site, facing NW



Fig.22: Site facing S towards Hampstead Lane, note the difference in height between the site and road



Fig.23: Site facing E from the western side



Fig.24: *Southern boundary of the site facing E*



Fig.25: The site as seen from the southwest corner. Facing NE from bank alongside Hampstead Lane



Fig.26: Northeast corner of the site facing NE from the southern boundary

10 THE PROPOSED DEVELOPMENT

- 10.1** The proposal is to install two new all-weather multi-purpose sports pitches totalling 1.5ha across the existing site. The creation of these pitches will require additional landscaping including a cut-and-fill excavation in the south and west of the site to a depth of up to c1.5m and infilling of up to 0.50m in the north and east to ensure level playing surfaces.
- 10.2** The proposed changes, although occurring on a relatively large scale, occupy areas that have been subject to previous ground disturbance during creation of the existing topography. The development footprint has already been significantly terraced both by raising up to the north, and excavation to the south, to create level spaces for the present site, so much of the earlier soil make up and natural ground will have been subject to significant truncation. The change does not include a change of use.

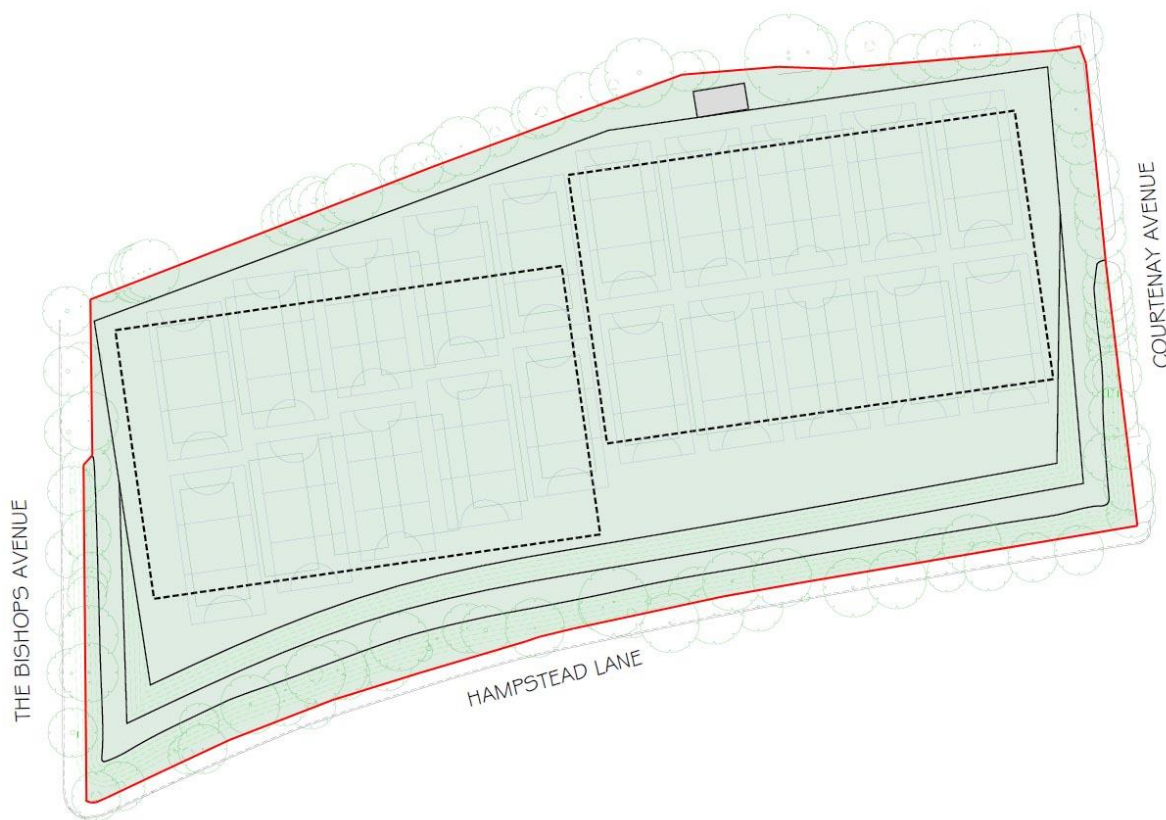


Fig.27: Proposed site layout

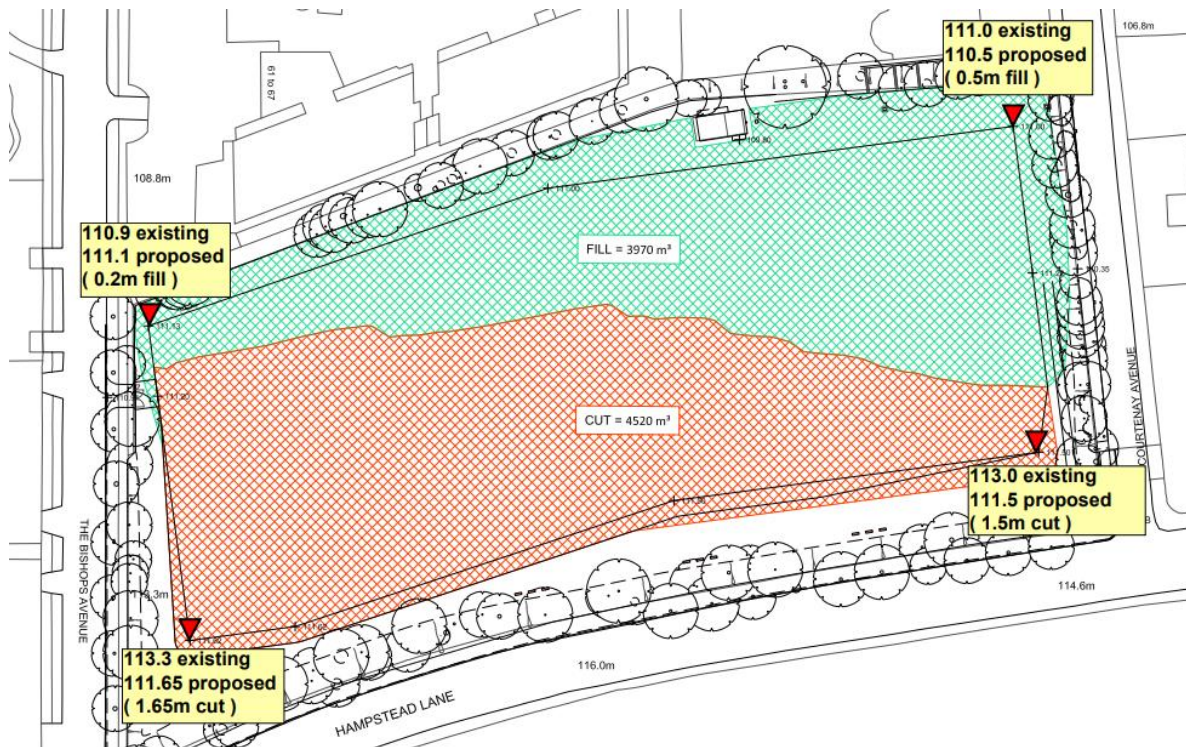


Fig.28: Plan showing the cut-and-fill proposals to create the new surface levels

11 THE ARCHAEOLOGICAL POTENTIAL OF THE STUDY SITE

11.1 Prehistoric

11.1.1 The site is located within a larger prehistoric landscape, on one of the highest points in London on well-drained soils which would make it appealing to early settlers. Evidence of periodic use of the landscape for the production of flint tools has been identified in Highgate woods to the north, but no sedentary community. The recent finds on Parliament Hill are intriguing, but are as yet to be fully understood. Residual Mesolithic flints have been identified closer to the site, so it is possible that similar residual material may survive in the topsoils of the study site too.

11.1.3 *The potential for the site to contain prehistoric remains is therefore deemed to be low.*

11.2 Roman

11.2.1 The site lies within an area of relatively sparse Roman activity. Several pottery production sites have been identified to the north and east of the site, but at a considerable distance away. No evidence of a wider settlement has been identified as of yet.

11.2.2 *It is therefore believed that the potential for encountering Roman archaeology is low.*

11.3 Saxon

11.3.1 There is no evidence for Saxon occupation within the immediate area of the site, and although Highgate probably has early medieval origins this has yet to be conclusively proved.

11.3.2 *The potential for Saxon deposits being encountered is considered negligible.*

11.4 Medieval

11.4.1 The site lay within the southwestern corner of the Bishop of London's Deer Park which was a managed landscape, but one that would have left largely ephemeral evidence in the archaeological record other than in the immediate footprints of known lodges and fences / ditches. After the opening up of the parkland from the 15th century the site is believed to have occupied a new agricultural landscape on the periphery of any settlement throughout the majority of the later medieval period. It is always possible that some residual medieval material may have found its way into the soil matrices from tilling and midden spreading.

11.4.2 *The chance of encountering medieval deposits is therefore deemed to be low to medium.*

11.5 *Post-medieval*

- 11.5.1** The site remained undeveloped agricultural land on the north side of Hampstead Lane throughout most of the post-medieval period. Upon the purchase of an extended lease by Highgate School in 1932 the site was converted for use as sports grounds. The site has subsequently undergone considerable landscaping since the early-20th century including the creation of large areas of terracing to construct the present sports pitches which will have had a significant effect on below ground deposits.
- 11.5.2** *The chance of encountering post-medieval archaeology is medium, but will probably be limited to reworked soils or later truncations associated with the creation of the present landscape in the mid-20th century which are of limited significance.*

12 CONCLUSIONS

- 12.1** During the course of the DBA it has become clear that the study site has been subject to limited historic alteration and truncation prior to the 20th century.
- 12.2** Little evidence for prehistoric or Roman activity has been uncovered in the immediate vicinity of the study-area, although it is possible that this is because of a lack of previous excavations rather than an absence of actual activity. Documentary evidence suggests local Saxon and medieval activity; in the form of the Bishop of London's deer park, which encompassed the present-day site. However, this land use would have left relatively minimal impact upon the archaeological record, and what remains would have been left are likely to have been ephemeral in nature.
- 12.3** The study-site remained open fields bordering the northern side of Hampstead Lane throughout the medieval and early post-medieval period. It was not until the 20th century, when Highgate School acquired the study-area to be used as additional sports fields that development of any kind occurred. This entailed a significant amount of landscaping and terracing to create level spaces for athletics tracks, football pitches, and cricket pitches, which will have led to significant disturbance of any earlier soil horizons and buried stratigraphy. Additional drainage works will have led to additional discreet corridors of deeper truncation, as will activities associated with the wartime use of the site by 906 Barrage Balloon Squadron during the Second World War.
- 12.4** It is recommended that no further archaeological mitigation need be undertaken in relation to the proposed development. This reflects two considerations – the lack of any historic development across the site prior to the 20th century, and secondly the subsequent and very extensive earthworks ('cut & fill') that were employed to recontour and level the ground as a playing field.

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