



**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**Barnet House
1255 High Road
Whetstone
London
N20 0EJ**

August 2017

**Local Planning Authority:
London Borough of Barnet**

**Site centred at:
TQ26378 93875**

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EXECUTIVE SUMMARY

The site of Barnet House, 1255 High Street, Whetstone, London N20 0EJ, has been reviewed for its below ground archaeological potential.

In terms of relevant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity.

In terms of relevant local designations, the site lies within an Archaeological Priority Area as designated by the London Borough of Barnet.

The site can be considered likely to have a modest archaeological potential for the Medieval, Post Medieval and Modern periods.

Past post depositional impacts are considered likely to have been severe as a result of previous and existing phases of redevelopment.

Proposals comprise the commercial and residential redevelopment of the study site.

Mitigation measures are therefore proposed in association with redevelopment, to be secured by condition to the granting of planning consent.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by Sophie Hudson, Edward Hawkins and Jazmin Sexton, and prepared by Richard Meager of CgMs Consulting on behalf of Healey Development Solutions (Barnet House) Ltd.
- 1.2 The subject of this Assessment comprises the site, also referred to as the study site, of Barnet House, 1255 High Street, Whetstone, Barnet, London N20 0EJ. The site is centred at TQ26378 93875 within the London Borough of Barnet (see Figs. 1-2).
- 1.3 In accordance with central and local government policy and guidance on archaeology **and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2014)**, Healey Development Solutions (Barnet House) Ltd have commissioned CgMs Consulting to undertake this below ground archaeological desk based assessment.
- 1.4 In terms of relevant designated heritage assets as defined in Section 2 below and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.
- 1.5 In terms of relevant local designations, the site lies within an Archaeological Priority Area as defined by the London Borough of Barnet.
- 1.6 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources. At the time of writing (April 2017), Barnet Local Studies Library was closed for refurbishment and building work. The report also includes the results of a comprehensive map regression exercise and an exterior site visit.
- 1.7 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 DEVELOPMENT PLAN FRAMEWORK

- 2.1 Legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The National Planning Practice Guidance (NPPG) was published online 6th March 2014 and updated 10th April 2014 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The Planning Practice Guide previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled 25 March 2015, to be replaced by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.
- 2.4 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

- 2.6 **Heritage Assets** are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines **Archaeological Interest** 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.
- 2.8 A **Designated Heritage Asset** comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 **Significance** is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. **Significance derives not only from a heritage asset's physical presence, but also from its setting.**
- 2.10 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
 - Protects the settings of such designations
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.11 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of

the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. It states, an important consideration should **be whether the proposed works adversely affect a key element of the heritage asset's** special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. **The level of 'substantial harm' is stated** to be a high bar which may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 2.12 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.14 The relevant Strategic Development Plan framework is provided by the London Plan Consolidated with Alterations Since 2011. The Further Alterations to the London Plan (FALP) were adopted 10 March 2015. This document includes the revised early minor alterations to the London Plan were published in October 2013. There are no changes to Policy 7.8; slight amendments have been made to the wording of Policy 7.10 World Heritage Sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Sites prepared in 2012. Recent Minor Alterations to the London Plan (MALP) published 14 March 2016, concern housing standards and parking, with no alteration to heritage policies.
- 2.15 Policy in the Consolidated London Plan relevant to archaeology at the study site includes the following:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC

- A. LONDON'S HERITAGE ASSETS AND HISTORIC ENVIRONMENT, INCLUDING LISTED BUILDINGS, REGISTERED HISTORIC PARKS AND GARDENS AND OTHER NATURAL AND HISTORIC LANDSCAPES, CONSERVATION AREAS, WORLD HERITAGE SITES, REGISTERED BATTLEFIELDS, SCHEDULED MONUMENTS, ARCHAEOLOGICAL REMAINS AND MEMORIALS SHOULD BE IDENTIFIED, SO THAT THE DESIRABILITY OF SUSTAINING AND ENHANCING THEIR SIGNIFICANCE AND OF UTILISING THEIR POSITIVE ROLE IN PLACE SHAPING CAN BE TAKEN INTO ACCOUNT.**
- B. DEVELOPMENT SHOULD INCORPORATE MEASURES THAT IDENTIFY, RECORD, INTERPRET, PROTECT AND, WHERE APPROPRIATE, PRESENT THE SITE'S ARCHAEOLOGY.**

PLANNING DECISIONS

- C. DEVELOPMENT SHOULD IDENTIFY, VALUE, CONSERVE, RESTORE, RE-USE AND INCORPORATE HERITAGE ASSETS, WHERE APPROPRIATE.**
- D. DEVELOPMENT AFFECTING HERITAGE ASSETS AND THEIR SETTINGS SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THEIR FORM, SCALE, MATERIALS AND ARCHITECTURAL DETAIL.**
- E. NEW DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF ARCHAEOLOGICAL RESOURCES, LANDSCAPES AND SIGNIFICANT MEMORIALS. THE PHYSICAL ASSETS SHOULD, WHERE POSSIBLE, BE MADE AVAILABLE TO THE PUBLIC ON-SITE. WHERE THE ARCHAEOLOGICAL ASSET OR MEMORIAL CANNOT BE PRESERVED OR MANAGED ON-SITE, PROVISION MUST BE MADE FOR THE INVESTIGATION, UNDERSTANDING, RECORDING, DISSEMINATION AND ARCHIVING OF THAT ASSET.**

LDF PREPARATION

- F. BOROUGHSHOULD, IN LDF POLICIES, SEEK TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.**
- G. BOROUGHSHOULD, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.**

2.16 The relevant Development Plan framework is provided by the Barnet Local Plan (Core Strategy) and Development Management Policies which were formally adopted by the Council in September 2012, replacing the Unitary Development Plan (2006). They contain the following policies relevant to archaeology:

**POLICY CS 5 PROTECTING AND ENHANCING BARNET'S CHARACTER TO
CREATE HIGH QUALITY PLACES**

HERITAGE AND CHARACTER

WE WILL WORK WITH PARTNERS TO PROACTIVELY PROTECT AND ENHANCE BARNET'S HERITAGE INCLUDING CONSERVATION AREAS, LISTED BUILDINGS, LOCALLY LISTED BUILDINGS, REGISTERED PARKS AND GARDENS; SCHEDULED MONUMENTS, AREAS OF ARCHAEOLOGICAL SIGNIFICANCE AND LONDON'S ONLY BATTLEFIELD SITE.

WE WILL REQUIRE PROPOSALS WITHIN OR AFFECTING THE SETTING OF HERITAGE ASSETS TO PROVIDE A SITE ASSESSMENT WHICH DEMONSTRATES HOW THE PROPOSAL WILL RESPECT AND ENHANCE THE ASSET. POLICY CS 13 ADDRESSES THE ADAPTATION OF HERITAGE ASSETS TO REDUCE CARBON EMISSIONS AND ENSURE EFFICIENT USE OF NATURAL RESOURCES.

WE WILL ENSURE THROUGH OUR PROGRAMME OF CONSERVATION AREA CHARACTER APPRAISALS THAT THESE AREAS ARE PROTECTED AND ENHANCED.

WE WILL ENSURE THROUGH OUR GREEN INFRASTRUCTURE SPD THAT THE KEY CHARACTERISTICS OF BARNET'S LANDSCAPE (BARNET PLATEAU AND FINCHLEY RIDGE) ARE PROTECTED AND ENHANCED

WE WILL ENCOURAGE COMMUNITY INVOLVEMENT IN THE REVIEW OF THE LOCAL LIST OF IMPORTANT LOCAL BUILDINGS

THE BARNET CHARACTERISATION STUDY FORMS THE BASELINE FOR THE IDENTIFICATION OF PLACES WITH A CONSISTENT AND COHERENT ARCHITECTURAL CHARACTER. WITHIN THE TYPOLOGIES IDENTIFIED IN THE CHARACTERISATION STUDY WE WILL THROUGH OUR DEVELOPMENT MANAGEMENT POLICIES DPD AND RESIDENTIAL DESIGN GUIDANCE SPD DEVELOP A FRAMEWORK TO PROTECT AND ENHANCE THOSE HIGH QUALITY SUBURBS IN BARNET NOT PROTECTED BY CONSERVATION AREA DESIGNATIONS.

POLICY DM06: BARNET'S HERITAGE AND CONSERVATION

A. ALL HERITAGE ASSETS WILL BE PROTECTED IN LINE WITH THEIR SIGNIFICANCE. ALL DEVELOPMENT WILL HAVE REGARD TO THE LOCAL HISTORIC CONTEXT.

B. DEVELOPMENT PROPOSALS MUST PRESERVE OR ENHANCE THE CHARACTER AND APPEARANCE OF 16 CONSERVATION AREAS IN BARNET.

C. PROPOSALS INVOLVING OR AFFECTING BARNET'S HERITAGE ASSETS SET OUT IN TABLE 7.2 SHOULD DEMONSTRATE THE FOLLOWING:

- THE SIGNIFICANCE OF THE HERITAGE ASSET**
- THE IMPACT OF THE PROPOSAL ON THE SIGNIFICANCE OF THE HERITAGE ASSET**

- **THE IMPACT OF THE PROPOSAL ON THE SETTING OF THE HERITAGE ASSET**
- **HOW THE SIGNIFICANCE AND/OR SETTING OF A HERITAGE ASSET CAN BE BETTER REVEALED**
- **THE OPPORTUNITIES TO MITIGATE OR ADAPT TO CLIMATE CHANGE**
- **HOW THE BENEFITS OUTWEIGH ANY HARM CAUSED TO THE HERITAGE ASSET**

D. THERE WILL BE A PRESUMPTION IN FAVOUR OF RETAINING ALL 1,600 LOCALLY LISTED BUILDINGS IN BARNET AND ANY BUILDINGS WHICH MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE 16 CONSERVATION AREAS.

E. ARCHAEOLOGICAL REMAINS WILL BE PROTECTED IN PARTICULAR IN THE 19 IDENTIFIED LOCAL AREAS OF SPECIAL ARCHAEOLOGICAL SIGNIFICANCE AND ELSEWHERE IN BARNET. ANY DEVELOPMENT THAT MAY AFFECT ARCHAEOLOGICAL REMAINS WILL NEED TO DEMONSTRATE THE LIKELY IMPACT UPON THE REMAINS AND THE PROPOSED MITIGATION TO REDUCE THAT IMPACT.

- 2.17 In terms of relevant designated heritage assets as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.
- 2.18 In terms of relevant local designations, the study site lies within an Archaeological Priority Area as designated by the London Borough of Barnet.
- 2.19 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

- 3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).
- 3.1.2 Further detail is provided by British Geological Survey Sheet 256 (North London: 1994) which shows the geology underlying the study site to comprise deposits of Till, **defined as 'mainly chalky, sandy clay'**.
- 3.1.3 Site-specific geotechnical data derived from the study site in 2016 revealed 0.6-1.7m of made ground, overlying silty sand and gravel (Appendix 1).

3.2 Topography

- 3.2.1 The study site is level at c.93-94m AOD.
- 3.2.2 No watercourses or naturally occurring bodies of water are known within the immediate vicinity of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

(Including Historic Map Regression exercise)

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410	
Anglo Saxon/Early Medieval	AD 410	-	1066	
Medieval	AD 1066	-	1485	
Post Medieval	AD 1486	-	1749	
Modern	AD 1750	-	Present	

4.2 **Introduction**

4.2.1 This chapter reviews existing archaeological evidence for the site and the archaeological/historical background of the general area and, in accordance with NPPF, considers the significance of any archaeological assets which may occur at the site.

4.2.2 What follows comprises a review of archaeological findspots within a one kilometre radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.

4.2.3 In terms of relevant designated heritage assets, as defined above in paragraph 2.8 above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.

- 4.2.4 In terms of relevant local designations, the study site lies within the Totteridge and Whetstone Archaeological Priority Area as defined by the local planning authority (DLO33906, TQ2558 9386; see also Section 4.6 below).
- 4.2.5 In general there are GLHER findspots within the one kilometre study area search radius, including prehistoric and Medieval finds together with documentary references.
- 4.2.6 The map regression demonstrates that the site remained open land until the development of Woodside House in the nineteenth century, prior to the construction of the existing buildings during the mid twentieth century.
- 4.2.7 Chapter 5 subsequently considers the site conditions and whether the theoretical potential identified in this chapter is likely to survive.

4.3 **Prehistoric - Palaeolithic and Mesolithic**

- 4.3.1 No finds of Palaeolithic or Mesolithic date have been identified within a 1km radius of the study site.
- 4.3.2 In view of this, a generally low potential can be identified for the earlier prehistoric periods within the study site itself.

4.4 **Neolithic, Bronze Age and Iron Age**

- 4.4.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 4.4.2 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

- 4.4.3 The site of a burnt flint mound has been identified by fieldwalking and the discovery of flint potboilers, on the east bank of the Dollis Brook, northwest of the study site (MLO18741, TQ2600 9420).
- 4.4.4 Artefactual discoveries within the one kilometre study area search radius include a Bronze Age flint implement found at 69 Buckingham Avenue to the northeast of the study site (MLO14129, TQ2673 9480).
- 4.4.5 The Iron Age is characterised in this region by settlement stability and the large-scale organisation of the landscape, developments that began in the Late Bronze Age. Settlement evidence is plentiful and diverse, ranging from individual farmsteads occupied by a single household, to enclosed settlements holding much larger communities.
- 4.4.6 It is thought that during the later prehistoric periods the study site lay within open land or woodland. Consequently a low potential has been identified for the Neolithic, Bronze Age and Iron Age at the study site itself.

4.5 **Roman**

- 4.5.1 No evidence of Roman activity has been recorded within a one kilometre radius of the study site.
- 4.5.2 It would appear that during the Roman period the study site probably lay in an area of agricultural land or woodland. Overall the archaeological potential of the study site for this period can therefore be defined as low.

4.6 **Anglo Saxon & Medieval**

- 4.6.1 Settlement in the Totteridge area probably originated in the Saxon period, as the **name can be translated as Tata's Ridge, meaning drier land ridge**. St Andrews Church has been dated to the Medieval period (DLO33906, TQ2558 9386).
- 4.6.2 No archaeological finds or features of Anglo-Saxon date have been identified within the one kilometre study area search radius. As such, the study **site's potential for this** period can be identified as generally low.

- 4.6.3 The Whetstone area originated in the late fourteenth century, the name translating as West Town. There is evidence for settlement developing during the Medieval period: the site of a Manor House has been identified at Whetstone, and the Green Man pub is believed to have originated in the 1400s (DLO33906, TQ2558 9386; MLO73231, TQ2650 9400). The site of a Manor House has been identified near Friern Barnet Lane to the southeast of the study site (MLO16371, TQ2700 9310).
- 4.6.4 Evaluation at 1263-75 High Road, Whetstone, to the north of the study site, revealed floor surfaces interpreted as representing fourteenth and fifteenth century occupation, together with residual late Medieval pottery (ELO6864, MLO98056-7, TQ26343 93968).
- 4.6.5 Evidence of small scale Medieval ironworking has been identified at the rear of 1264 High Road Whetstone, northeast of the study site (MLO25989, MLO29348, ELO6885, TQ26440 93960).
- 4.6.6 A low to moderate archaeological potential can therefore be categorised for the Medieval period within the study site.
- 4.7 **Post Medieval and Modern (including map regression exercise)**
- 4.7.1 **John Rocque's Survey of Middlesex** (Fig 3: 1754) shows the study site lying in open land to the rear of properties at the western end of the settlement at Whetstone, fronting what becomes Totteridge Lane. No substantial changes are shown within the study site on the 1805 Ordnance Survey Drawing (Fig 4).
- 4.7.2 The 1839 Finchley Tithe Map (Fig 5) and the associated Award shows the study site occupied with a large building on a north-south axis within the centre of the site, with a further range of buildings along the northern boundary.
- 4.7.3 The GLHER records Woodside House as being constructed in 1841, and was described **in 1851 as comprising 'a beautiful villa with a pretty conservatory, in a setting of lawns, groves and a lake'** (MLO103649, TQ26315 93804).
- 4.7.4 The First Edition Ordnance Survey (Fig 6: 1863) shows the footprint of Woodside House within the centre of the study site, expanded from the Tithe Map, with buildings

to the north. The remainder of the study site comprises garden, with access from the northeast and southeast.

- 4.7.5 The Second Edition Ordnance Survey (Fig 7: 1896) shows alteration to the ground plan of Woodside House and the removal of buildings on the northern boundary. No significant changes are shown within the study site on the Third or Revised Edition Ordnance Surveys (Fig 8: 1913; Fig 9: 1935).
- 4.7.6 During the Second World War, the Special Constabulary used the front room of Woodside House as its station; the house subsequently became the Woodside Home for Elderly Ladies (MLO103649, TQ26315 93804).
- 4.7.7 The 1956 Ordnance Survey (Fig 10) shows minor alteration to the Woodside House footprint.
- 4.7.8 The buildings currently occupying the study site, Barnet House, were constructed in 1966 to designs by Richard Seifert & Partners. The T-shaped building is of twelve and three storeys (Cherry & Pevsner 1999: 192).
- 4.7.9 The Baxendale Woodside Retirement Home remains to the southwest of the study site, around the lake for the former Woodside House (MLO103649, TQ26315 93804).
- 4.7.10 The 1967 Ordnance Survey (Fig 11) therefore shows the clearance of the buildings previously occupying the study site and the presence of Ever Ready House towards the southern and eastern site boundaries. No significant change is shown within the study site on the 1973 Ordnance Survey (Fig 12).
- 4.7.11 Figures 13-15 reproduced drawings of the existing buildings, at basement and ground floor levels, together with a section through the site on an east-west alignment.
- 4.7.12 The potential of the study site for the Post Medieval and Modern periods can be identified as invested in any remains of the former Woodside House, which may have survived the construction of the existing buildings.

4.8 **Negative/Neutral Evidence**

- 4.8.1 To the east, monitoring at 1230 High Road, opposite the study site, revealed modern services only (ELO12788, TQ26473 93832).
- 4.8.2 To the west, monitoring at the site of a former Congregational Chapel and burial ground on Totteridge Lane revealed no archaeological finds or features (ELO323, MLO75804, MLO76502, TQ2575 9395). To the southwest, monitoring at 1208-1216 High Road revealed Post Medieval and Modern remains (MLO66054, TQ2646 9377).

4.9 **Assessment of Significance**

- 4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) **enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.**
- 4.9.2 No archaeological designated heritage assets as defined in the NPPF are recorded on or in close proximity to the study site.
- 4.9.3 Overall it would appear that while it is possible that while archaeological remains may be present within the study site boundary, the balance of probability is that these will be of local significance.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Review of potential impact upon Heritage Assets)

5.1 Site Conditions

- 5.1.1 The site is currently occupied by the buildings of Barnet House, of 3-12 storeys, with basement, and areas of carpark hardstanding at ground floor level (see Figs 13-15).
- 5.1.2 The construction of the existing buildings can be considered likely to have a significant negative archaeological impact, primarily through the creation of the large basement, and also through the cutting of foundations and services.
- 5.1.3 The construction and subsequent demolition of the buildings previously occupying the study site can be considered likely to have had a cumulative negative archaeological impact, through the cutting of basements/cellars, foundations and services, together with their subsequent grubbing out.
- 5.1.4 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

5.2 The Proposed Development

- 5.2.1 Proposals currently comprise the mixed use residential-led redevelopment, including an extension of the existing basement area, as shown on Figures 16-18.

5.3 Review of potential development impacts upon Heritage Assets

- 5.3.1 **In view of the study site's** perceived modest archaeological potential, combined with the potential for past depositional impacts, the redevelopment proposals are considered unlikely to have a severe or widespread negative archaeological impact.
- 5.3.2 However, the presence of the site within an Archaeological Priority Zone indicates that the Greater London Archaeological Advisory Officer for the London Borough of Barnet will require additional mitigation measures associated with the proposed redevelopment.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site of Barnet House, 1255 High Street, Whetstone, London N20 0EJ, has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with central, regional and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.
- 6.4 The site lies within an Archaeological Priority Zone as defined by the London Borough of Barnet.
- 6.5 The study site can be considered likely to have a modest archaeological potential for the Medieval, Post Medieval and Modern periods.
- 6.6 Past-post depositional impacts within the study site are considered likely to have had a severe negative archaeological impact.
- 6.7 Proposals include the residential led redevelopment of the site.
- 6.8 On the basis of the available information we recommend the implementation of an archaeological monitoring exercise, targeted at the area of new basement, as appropriate mitigation in this instance.
- 6.9 As remains of national significance are not anticipated at this site, such work would necessarily be secured by condition to the granting of planning consent.

SOURCES CONSULTED

1. **General**

Barnet Local Studies Library
British Library
Greater London Historic Environment Record
Royal Institute of British Architects Library

2. **Internet**

<http://archaeologydataservice.ac.uk>
<http://www.bombsight.org/bombs/>
<http://www.britainfromabove.org.uk/>
<http://www.british-history.ac.uk/>
<https://finds.org.uk/database/>
<https://www.historicengland.org.uk/listing/the-list>
<http://www.londongardensonline.org.uk/gardens-online-record.php?ID=BAR101>
<https://opendomesday.org.uk>
<http://www.pastscape.org.uk>
<http://planningguidance.planningportal.gov.uk>

3. **Bibliographic**

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Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* July 2015 unpublished document

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3. **Cartographic**

1754 John Rocque's **Map of Middlesex**

1805 Ordnance Survey Drawing

1839 Finchley Parish Tithe Map

1863 Ordnance Survey

1896 Ordnance Survey

1913 Ordnance Survey

1935 Ordnance Survey

1956 Ordnance Survey

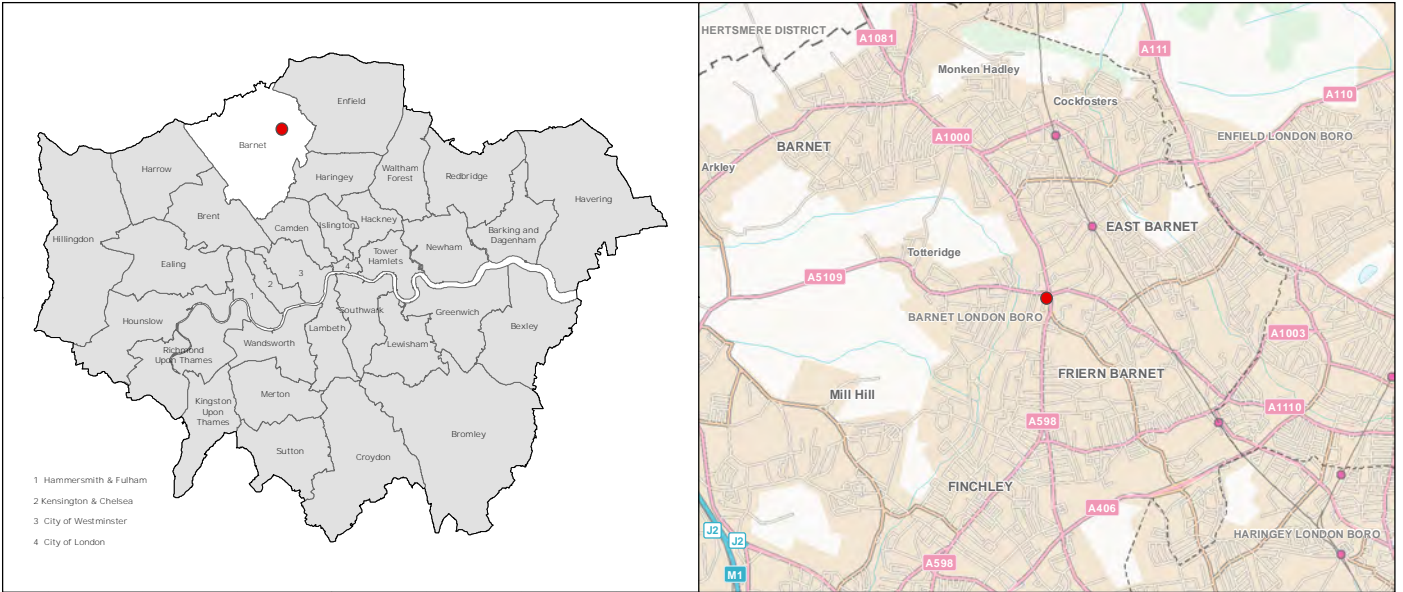
1957 Ordnance Survey

1961 Ordnance Survey base plan

1967 Ordnance Survey

1973 Ordnance Survey

1994 British Geological Survey Sheet 256 (North London)



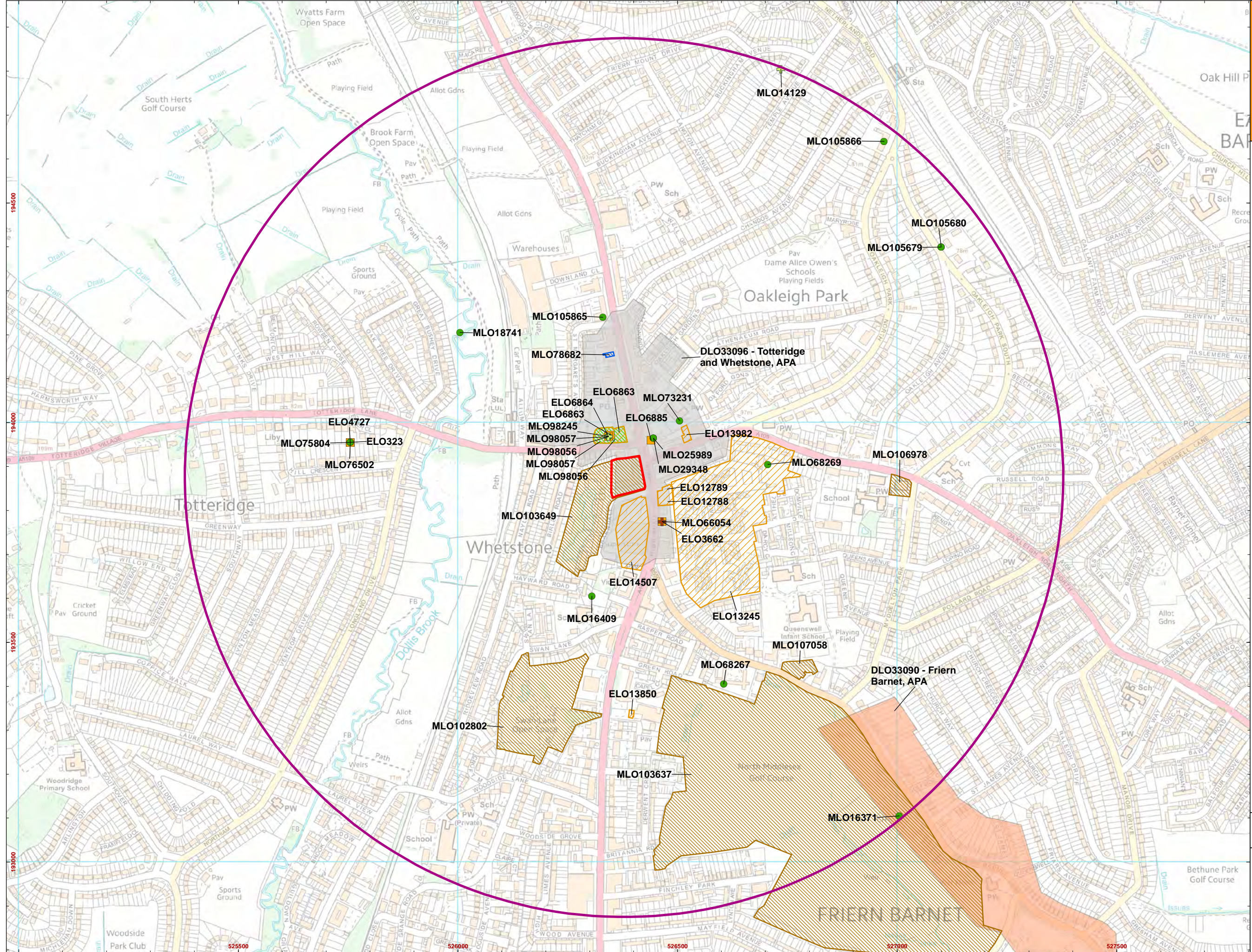
Site Boundary

N

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Scale at A4: 1:8,000

Figure 1:
Site Location



- Site Boundary
- Search Radius 1km

- Designated Heritage Assets:**
- Archaeological Priority Area**
- DLO33090 - Friern Barnet
 - DLO33096 - Totteridge and Whetstone

- Non-Designated Heritage Assets:**
- HER Record (Point)**
- Monument
 - + Find Spot
 - + Negative Find Spot
- HER Record (Polygon)**
- Building
 - Monument
 - Park

- Previous Archaeological Work:**
- Event Record (Point)
 - Event Record (Polygon)



Scale at A3: 1:8,000
 0 250m

Figure 2:
 Summary of cultural heritage designations
 (Data from GLHER)



 Site Location



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Not to Scale:
Illustrative Only

Figure 3:
1754 John Rocque's Map of Middlesex

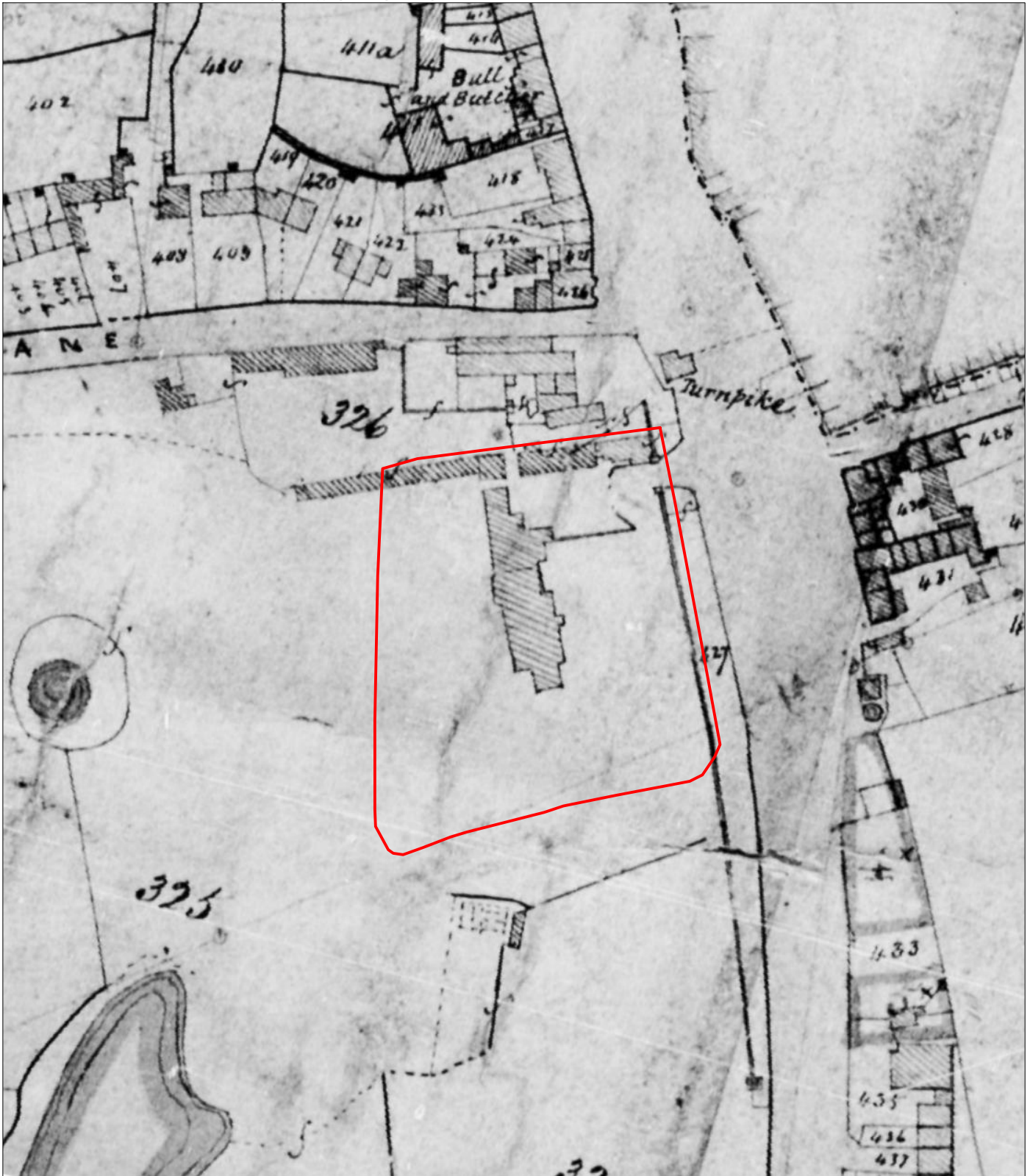


 Site Location



Not to Scale:
Illustrative Only

Figure 4:
1805 Ordnance Survey
Drawing

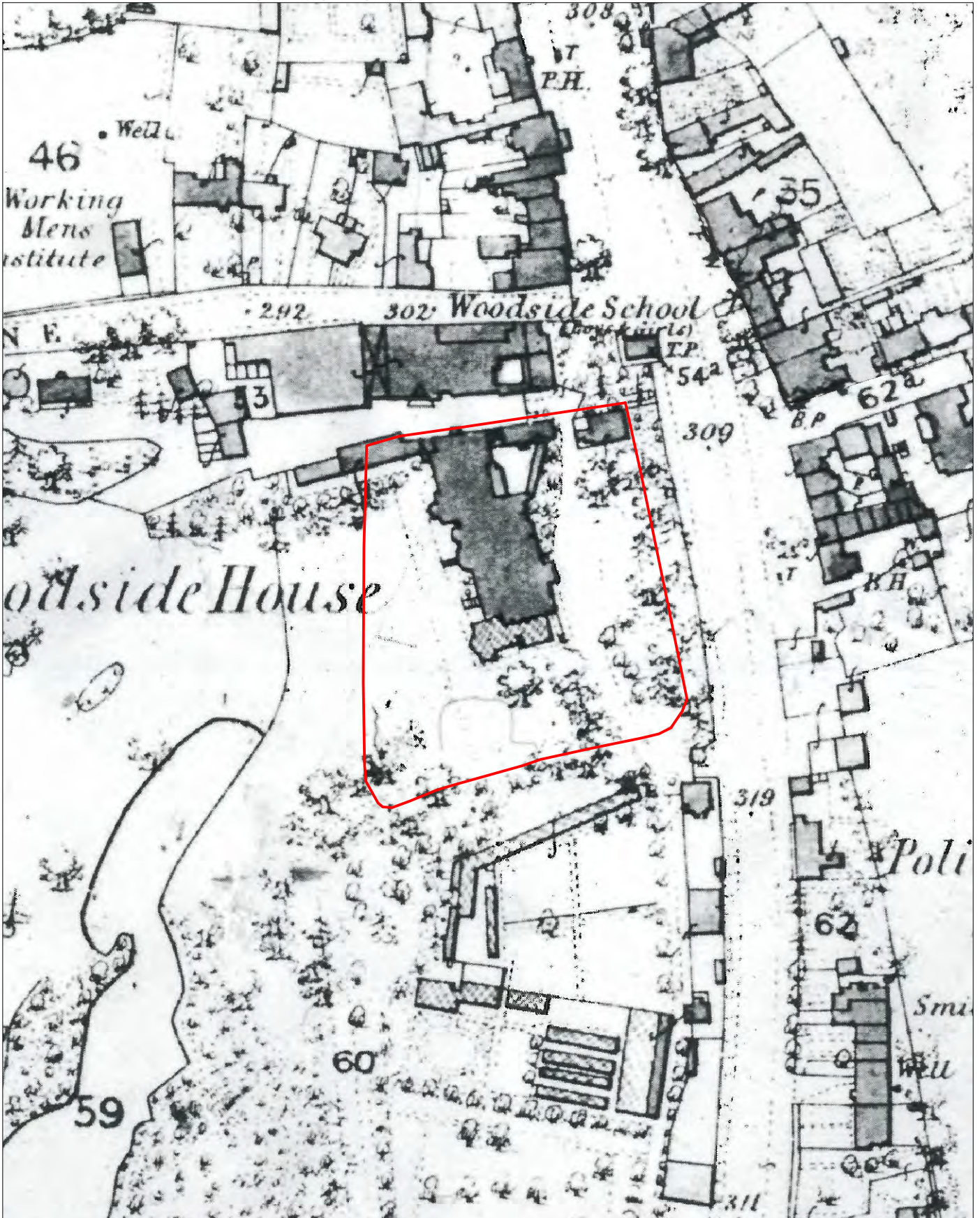


 Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1839 Finchley Parish
Tithe Map

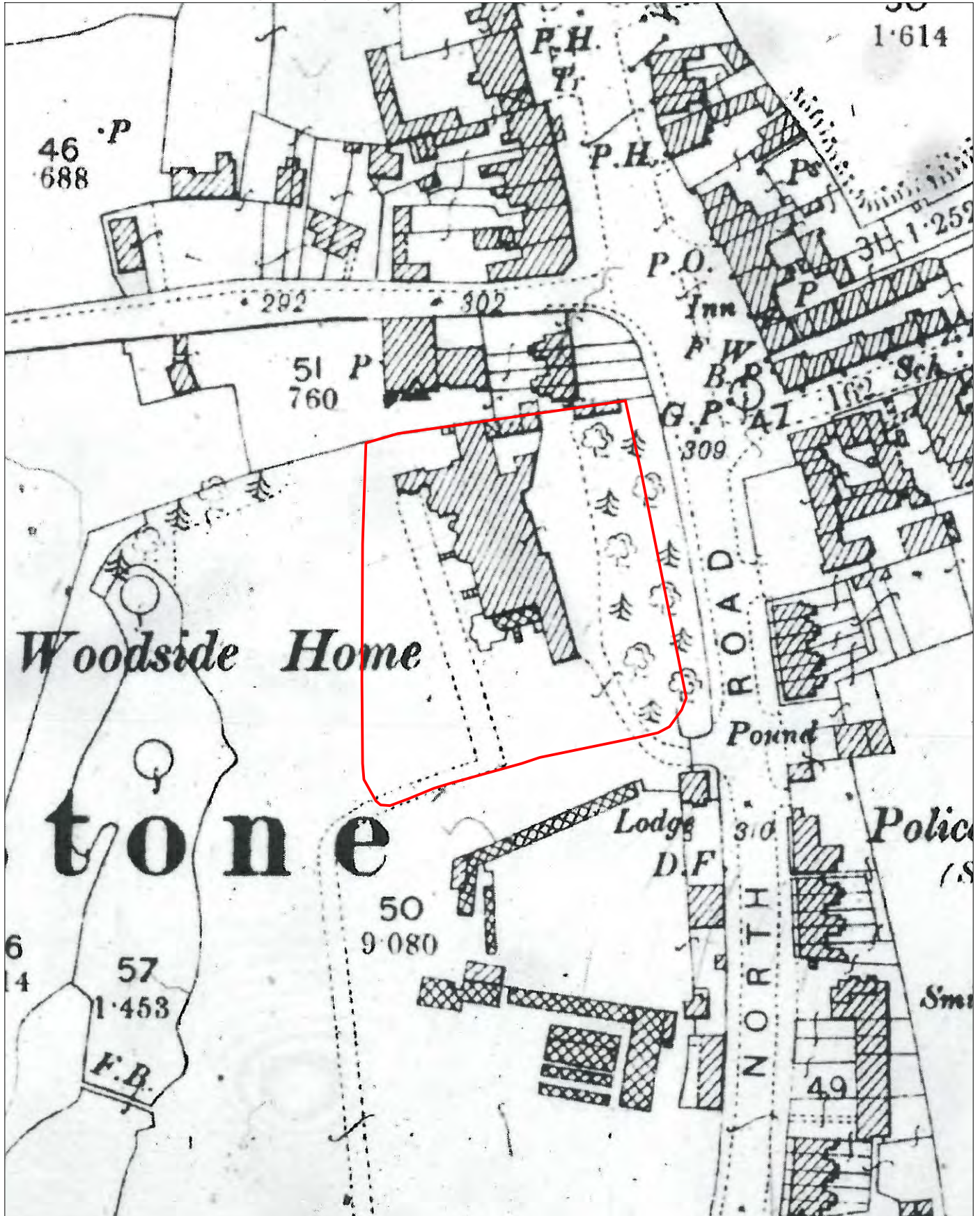


 Site Boundary



Not to Scale:
Illustrative Only

Figure 6:
1863 Ordnance Survey

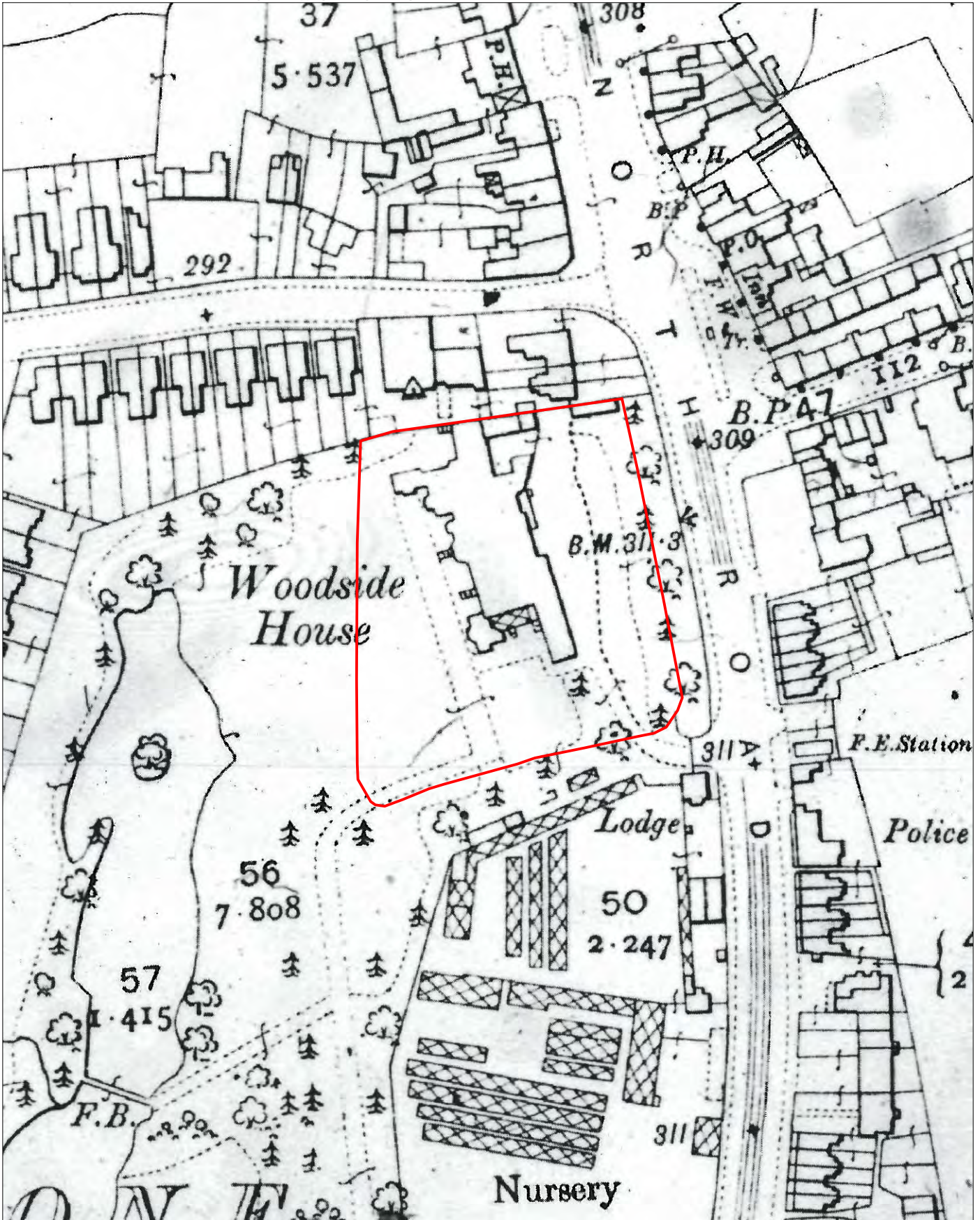


Site Boundary



Not to Scale:
Illustrative Only

Figure 7:
1896 Ordnance Survey

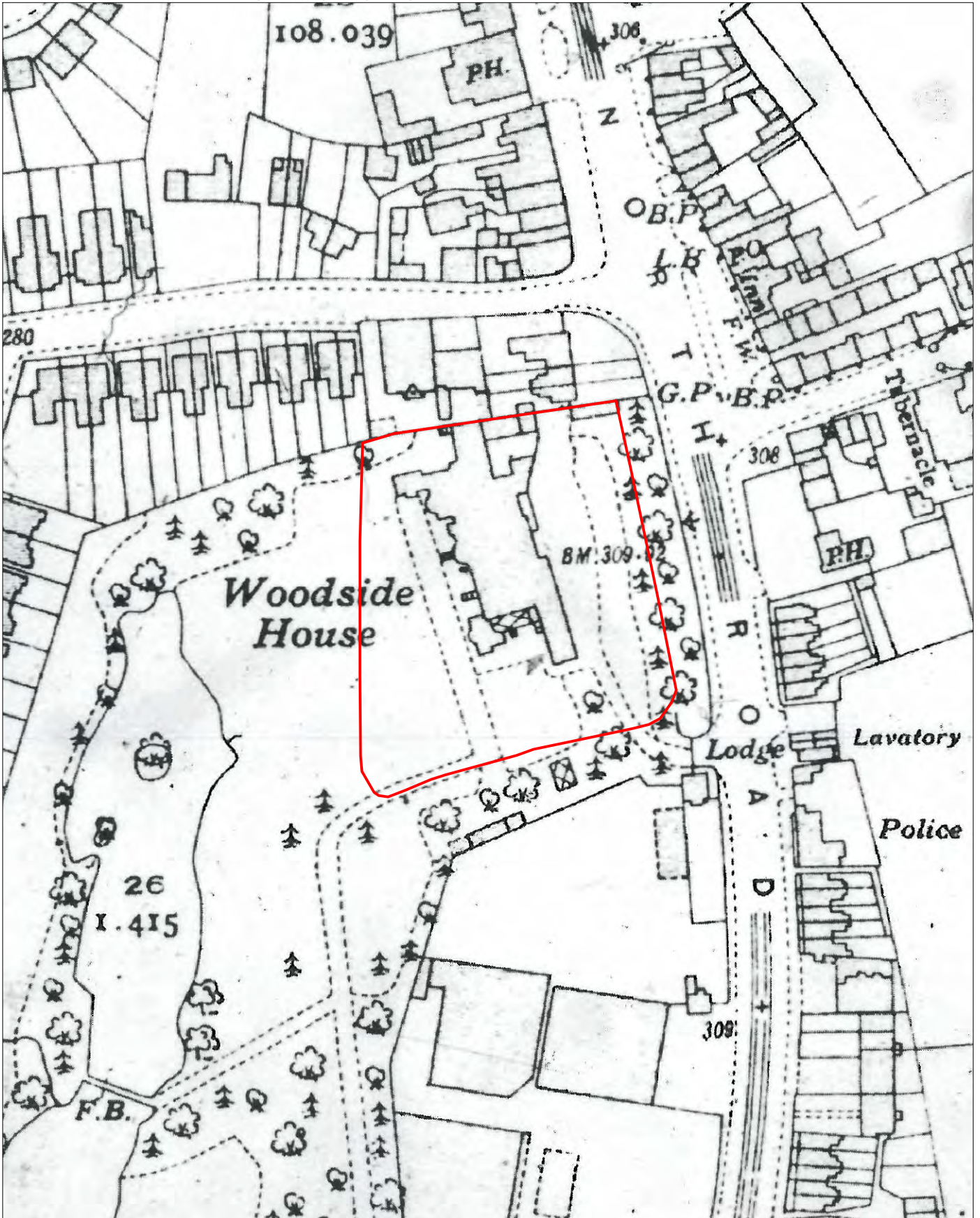


Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1913 Ordnance Survey

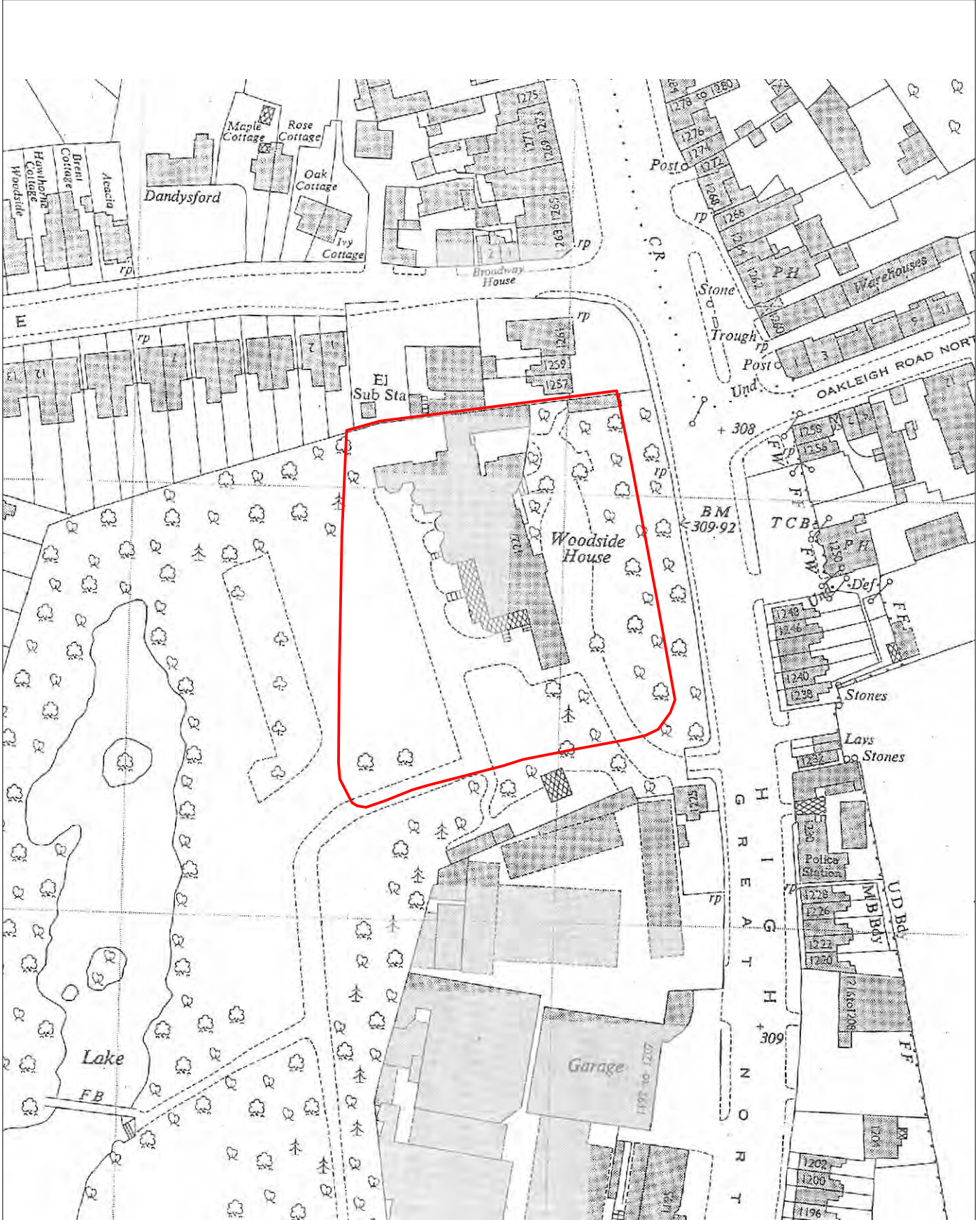


 Site Boundary



Not to Scale:
Illustrative Only

Figure 9:
1935 Ordnance Survey

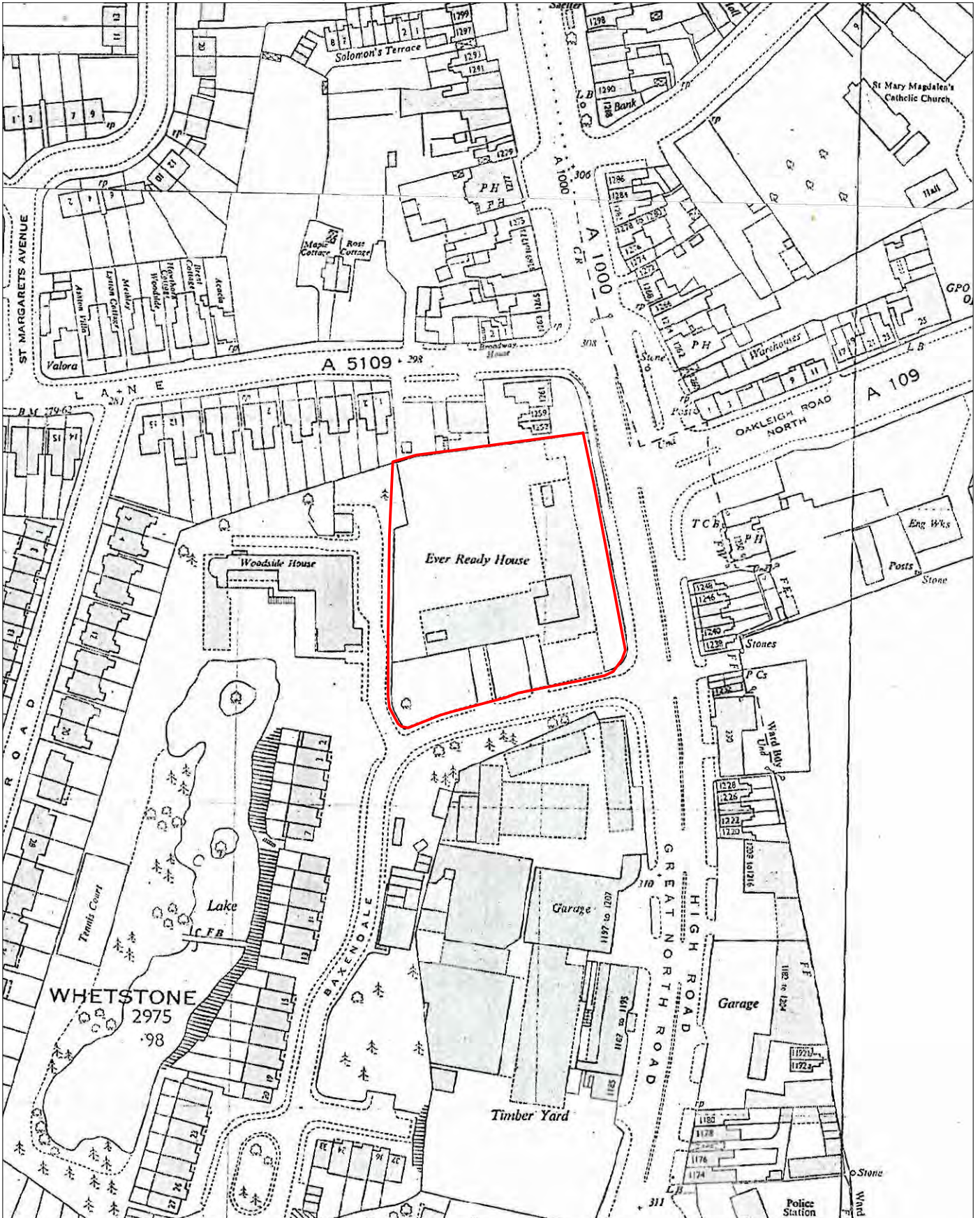


Site Boundary



Not to Scale:
Illustrative Only

Figure 10:
1956 Ordnance Survey



Site Boundary



Not to Scale:
Illustrative Only

Figure 11:
1967 Ordnance Survey



 Site Boundary



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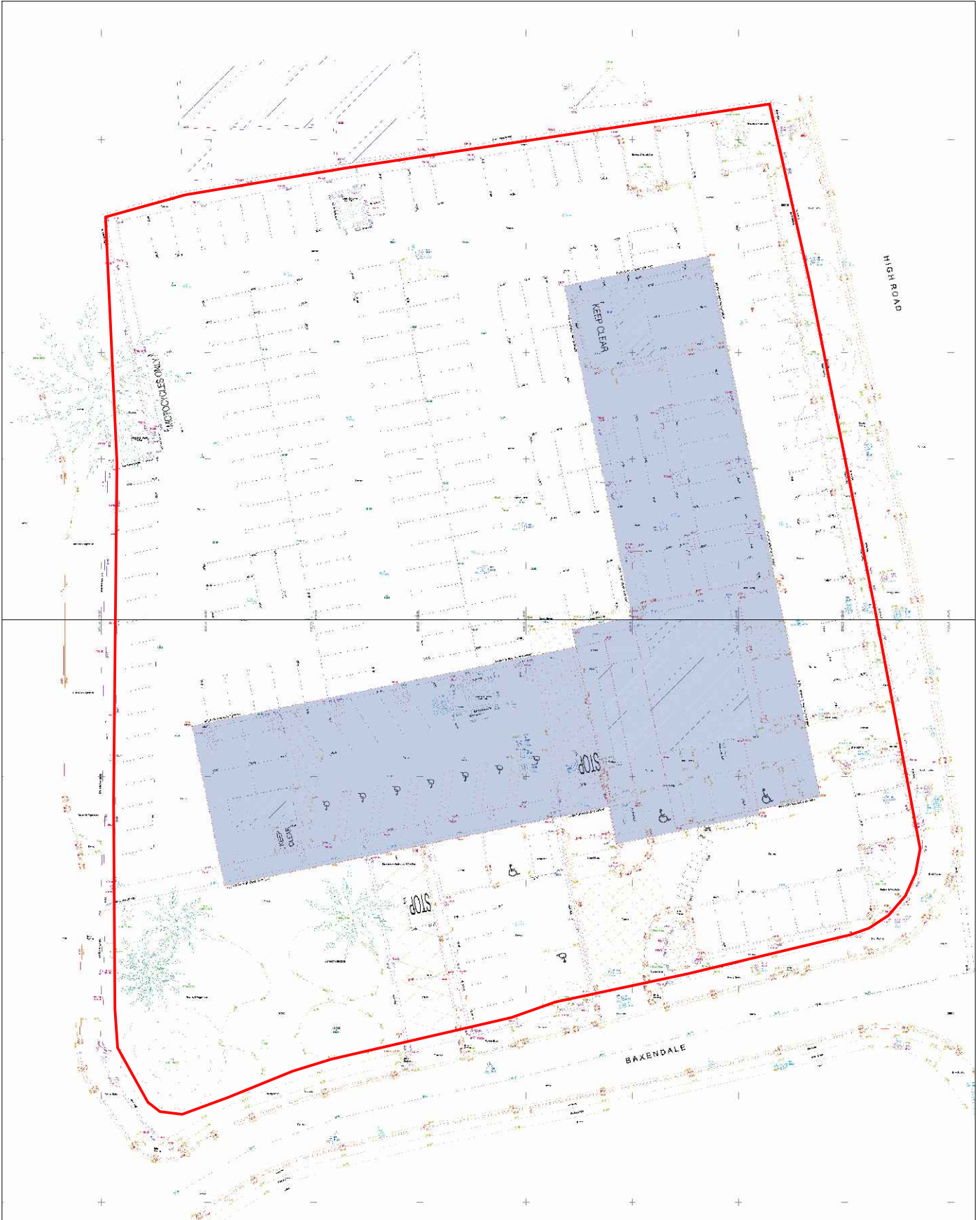
Figure 12:
1973 Ordnance Survey



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Figure 13:
Current site survey:
basement

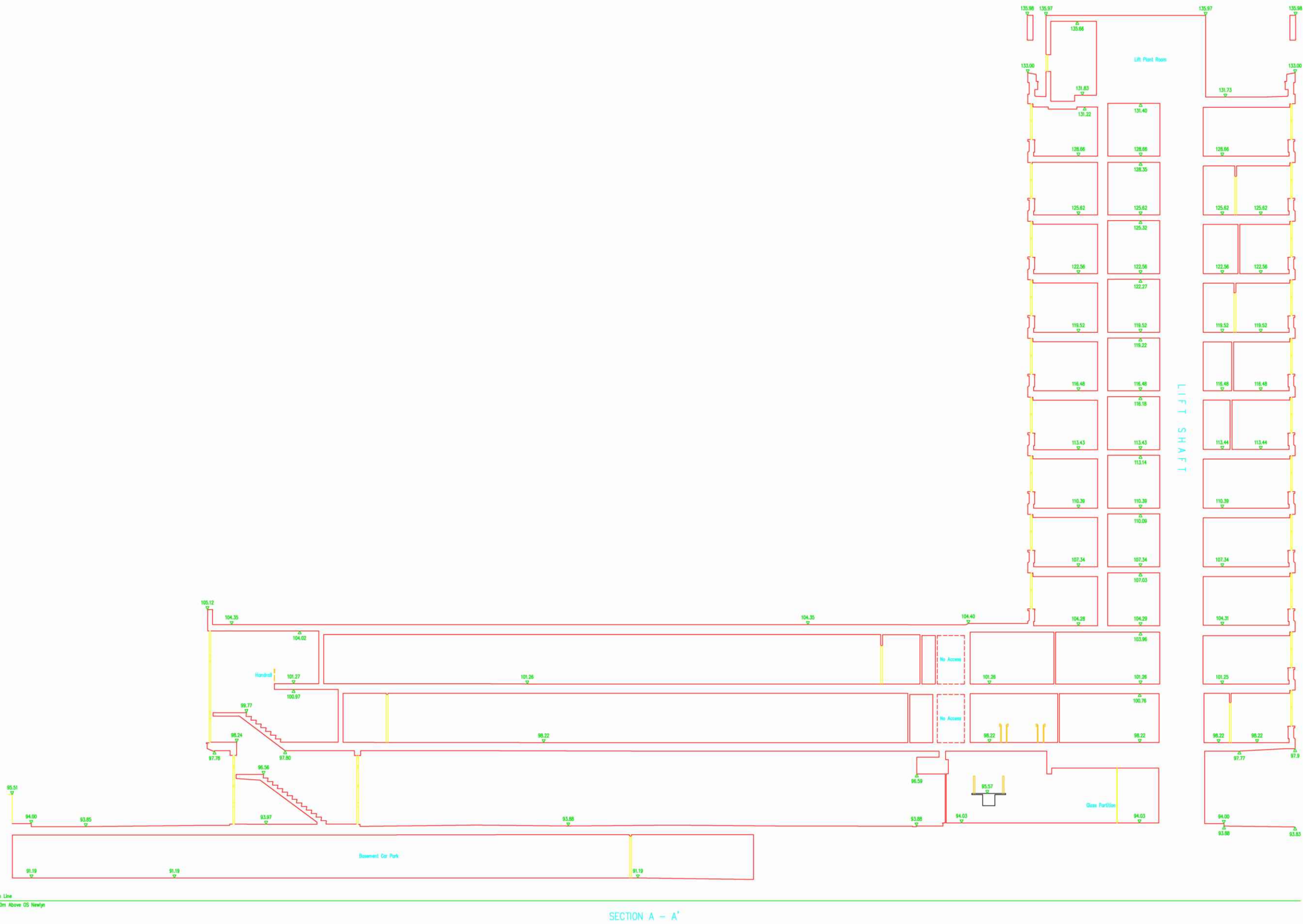


 Site Boundary



Not to Scale:
Illustrative Only


Figure 14:
Current site survey:
ground floor



Not to Scale:
Illustrative Only

Figure 15:
Current site survey:
section



 Extent of Existing Basement



Not to Scale:
Illustrative Only

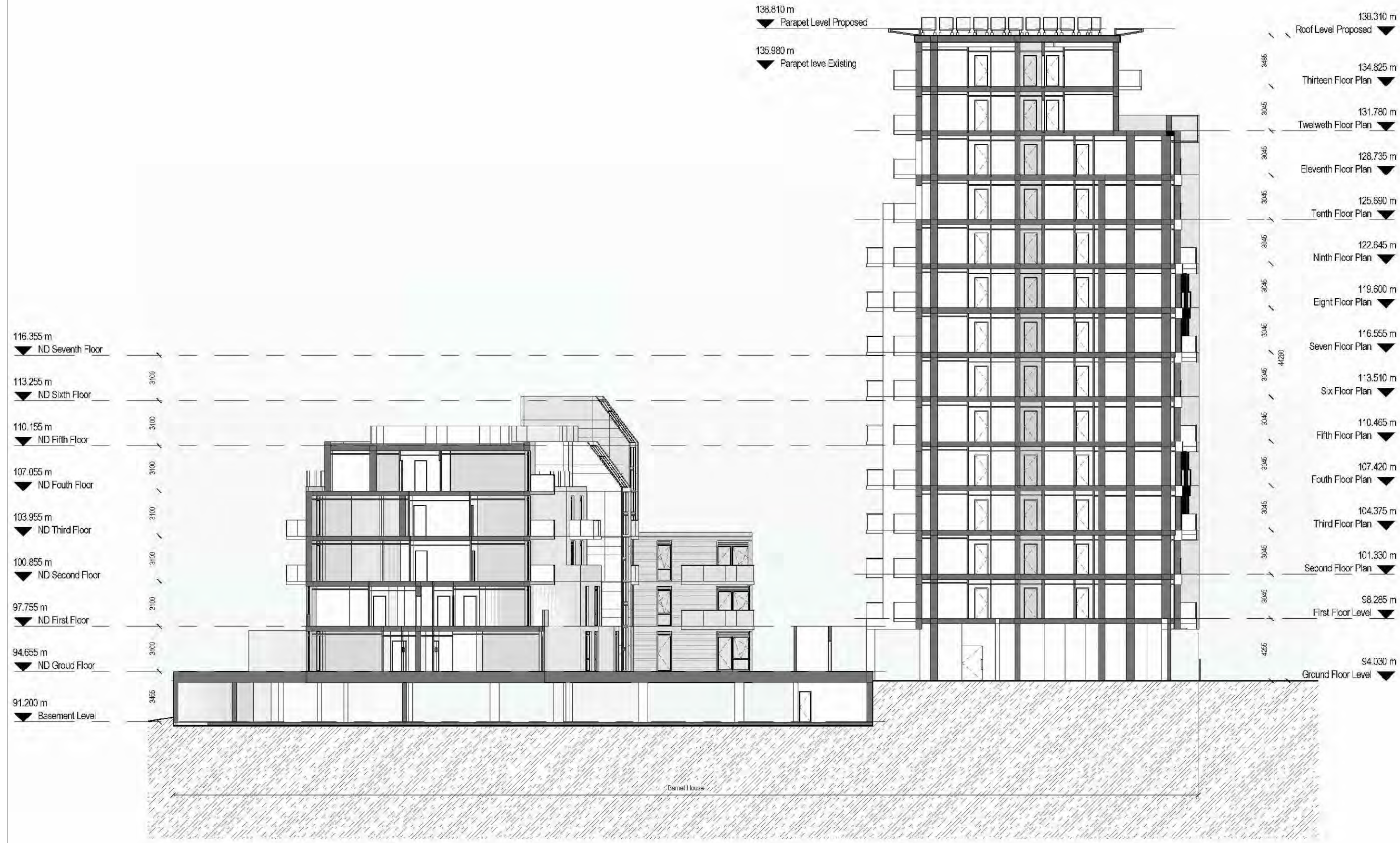
Figure 16:
Redevelopment proposals:
basement



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Not to Scale:
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Figure 17:
Redevelopment proposals:
ground floor



1 Section AA
1 : 200

Not to Scale:
Illustrative Only

Figure 18:
Redevelopment proposals:
section

Appendix 1

Geotechnical information

October 2016



**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**Barnet House
1255 High Road
Whetstone
London
N20 0EJ**

August 2017

**Local Planning Authority:
London Borough of Barnet**

**Site centred at:
TQ26378 93875**

**Author:
Richard Meager BA MA PG Cert
FSA MI fA**

**Approved by:
Duncan Hawkins BA FSA MSc
MI fA**

**Report Status:
Planning issue**

**Issue Date:
August 2017**

**CgMs Ref:
RM/23236**

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- 2.0 Development Plan Framework
- 3.0 Geology and Topography
- 4.0 Archaeological and Historical Background, with Assessment of Significance
(Including map regression exercise)
- 5.0 Site Conditions and the Proposed Development
(Review of Potential Impact on Heritage Assets)
- 6.0 Summary and Conclusions

Sources Consulted

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EXECUTIVE SUMMARY

The site of Barnet House, 1255 High Street, Whetstone, London N20 0EJ, has been reviewed for its below ground archaeological potential.

In terms of relevant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity.

In terms of relevant local designations, the site lies within an Archaeological Priority Area as designated by the London Borough of Barnet.

The site can be considered likely to have a modest archaeological potential for the Medieval, Post Medieval and Modern periods.

Past post depositional impacts are considered likely to have been severe as a result of previous and existing phases of redevelopment.

Proposals comprise the commercial and residential redevelopment of the study site.

Mitigation measures are therefore proposed in association with redevelopment, to be secured by condition to the granting of planning consent.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by Sophie Hudson, Edward Hawkins and Jazmin Sexton, and prepared by Richard Meager of CgMs Consulting on behalf of Healey Development Solutions (Barnet House) Ltd.
- 1.2 The subject of this Assessment comprises the site, also referred to as the study site, of Barnet House, 1255 High Street, Whetstone, Barnet, London N20 0EJ. The site is centred at TQ26378 93875 within the London Borough of Barnet (see Figs. 1-2).
- 1.3 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2014), Healey Development Solutions (Barnet House) Ltd have commissioned CgMs Consulting to undertake this below ground archaeological desk based assessment.
- 1.4 In terms of relevant designated heritage assets as defined in Section 2 below and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.
- 1.5 In terms of relevant local designations, the site lies within an Archaeological Priority Area as defined by the London Borough of Barnet.
- 1.6 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources. At the time of writing (April 2017), Barnet Local Studies Library was closed for refurbishment and building work. The report also includes the results of a comprehensive map regression exercise and an exterior site visit.
- 1.7 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 DEVELOPMENT PLAN FRAMEWORK

- 2.1 Legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The National Planning Practice Guidance (NPPG) was published online 6th March 2014 and updated 10th April 2014 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The Planning Practice Guide previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled 25 March 2015, to be replaced by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.
- 2.4 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

- 2.6 **Heritage Assets** are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines **Archaeological Interest** 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.
- 2.8 A **Designated Heritage Asset** comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 **Significance** is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
 - Protects the settings of such designations
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.11 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of

the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar which may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 2.12 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.14 The relevant Strategic Development Plan framework is provided by the London Plan Consolidated with Alterations Since 2011. The Further Alterations to the London Plan (FALP) were adopted 10 March 2015. This document includes the revised early minor alterations to the London Plan were published in October 2013. There are no changes to Policy 7.8; slight amendments have been made to the wording of Policy 7.10 World Heritage Sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Sites prepared in 2012. Recent Minor Alterations to the London Plan (MALP) published 14 March 2016, concern housing standards and parking, with no alteration to heritage policies.
- 2.15 Policy in the Consolidated London Plan relevant to archaeology at the study site includes the following:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC

- A. LONDON'S HERITAGE ASSETS AND HISTORIC ENVIRONMENT, INCLUDING LISTED BUILDINGS, REGISTERED HISTORIC PARKS AND GARDENS AND OTHER NATURAL AND HISTORIC LANDSCAPES, CONSERVATION AREAS, WORLD HERITAGE SITES, REGISTERED BATTLEFIELDS, SCHEDULED MONUMENTS, ARCHAEOLOGICAL REMAINS AND MEMORIALS SHOULD BE IDENTIFIED, SO THAT THE DESIRABILITY OF SUSTAINING AND ENHANCING THEIR SIGNIFICANCE AND OF UTILISING THEIR POSITIVE ROLE IN PLACE SHAPING CAN BE TAKEN INTO ACCOUNT.**
- B. DEVELOPMENT SHOULD INCORPORATE MEASURES THAT IDENTIFY, RECORD, INTERPRET, PROTECT AND, WHERE APPROPRIATE, PRESENT THE SITE'S ARCHAEOLOGY.**

PLANNING DECISIONS

- C. DEVELOPMENT SHOULD IDENTIFY, VALUE, CONSERVE, RESTORE, RE-USE AND INCORPORATE HERITAGE ASSETS, WHERE APPROPRIATE.**
- D. DEVELOPMENT AFFECTING HERITAGE ASSETS AND THEIR SETTINGS SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THEIR FORM, SCALE, MATERIALS AND ARCHITECTURAL DETAIL.**
- E. NEW DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF ARCHAEOLOGICAL RESOURCES, LANDSCAPES AND SIGNIFICANT MEMORIALS. THE PHYSICAL ASSETS SHOULD, WHERE POSSIBLE, BE MADE AVAILABLE TO THE PUBLIC ON-SITE. WHERE THE ARCHAEOLOGICAL ASSET OR MEMORIAL CANNOT BE PRESERVED OR MANAGED ON-SITE, PROVISION MUST BE MADE FOR THE INVESTIGATION, UNDERSTANDING, RECORDING, DISSEMINATION AND ARCHIVING OF THAT ASSET.**

LDF PREPARATION

- F. BOROUGHES SHOULD, IN LDF POLICIES, SEEK TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.**
- G. BOROUGHES, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.**

2.16 The relevant Development Plan framework is provided by the Barnet Local Plan (Core Strategy) and Development Management Policies which were formally adopted by the Council in September 2012, replacing the Unitary Development Plan (2006). They contain the following policies relevant to archaeology:

**POLICY CS 5 PROTECTING AND ENHANCING BARNET'S CHARACTER TO
CREATE HIGH QUALITY PLACES**

HERITAGE AND CHARACTER

WE WILL WORK WITH PARTNERS TO PROACTIVELY PROTECT AND ENHANCE BARNET'S HERITAGE INCLUDING CONSERVATION AREAS, LISTED BUILDINGS, LOCALLY LISTED BUILDINGS, REGISTERED PARKS AND GARDENS; SCHEDULED MONUMENTS, AREAS OF ARCHAEOLOGICAL SIGNIFICANCE AND LONDON'S ONLY BATTLEFIELD SITE.

WE WILL REQUIRE PROPOSALS WITHIN OR AFFECTING THE SETTING OF HERITAGE ASSETS TO PROVIDE A SITE ASSESSMENT WHICH DEMONSTRATES HOW THE PROPOSAL WILL RESPECT AND ENHANCE THE ASSET. POLICY CS 13 ADDRESSES THE ADAPTATION OF HERITAGE ASSETS TO REDUCE CARBON EMISSIONS AND ENSURE EFFICIENT USE OF NATURAL RESOURCES.

WE WILL ENSURE THROUGH OUR PROGRAMME OF CONSERVATION AREA CHARACTER APPRAISALS THAT THESE AREAS ARE PROTECTED AND ENHANCED.

WE WILL ENSURE THROUGH OUR GREEN INFRASTRUCTURE SPD THAT THE KEY CHARACTERISTICS OF BARNET'S LANDSCAPE (BARNET PLATEAU AND FINCHLEY RIDGE) ARE PROTECTED AND ENHANCED

WE WILL ENCOURAGE COMMUNITY INVOLVEMENT IN THE REVIEW OF THE LOCAL LIST OF IMPORTANT LOCAL BUILDINGS

THE BARNET CHARACTERISATION STUDY FORMS THE BASELINE FOR THE IDENTIFICATION OF PLACES WITH A CONSISTENT AND COHERENT ARCHITECTURAL CHARACTER. WITHIN THE TYPOLOGIES IDENTIFIED IN THE CHARACTERISATION STUDY WE WILL THROUGH OUR DEVELOPMENT MANAGEMENT POLICIES DPD AND RESIDENTIAL DESIGN GUIDANCE SPD DEVELOP A FRAMEWORK TO PROTECT AND ENHANCE THOSE HIGH QUALITY SUBURBS IN BARNET NOT PROTECTED BY CONSERVATION AREA DESIGNATIONS.

POLICY DMO6: BARNET'S HERITAGE AND CONSERVATION

A. ALL HERITAGE ASSETS WILL BE PROTECTED IN LINE WITH THEIR SIGNIFICANCE. ALL DEVELOPMENT WILL HAVE REGARD TO THE LOCAL HISTORIC CONTEXT.

B. DEVELOPMENT PROPOSALS MUST PRESERVE OR ENHANCE THE CHARACTER AND APPEARANCE OF 16 CONSERVATION AREAS IN BARNET.

C. PROPOSALS INVOLVING OR AFFECTING BARNET'S HERITAGE ASSETS SET OUT IN TABLE 7.2 SHOULD DEMONSTRATE THE FOLLOWING:

- THE SIGNIFICANCE OF THE HERITAGE ASSET**
- THE IMPACT OF THE PROPOSAL ON THE SIGNIFICANCE OF THE HERITAGE ASSET**

- **THE IMPACT OF THE PROPOSAL ON THE SETTING OF THE HERITAGE ASSET**
- **HOW THE SIGNIFICANCE AND/OR SETTING OF A HERITAGE ASSET CAN BE BETTER REVEALED**
- **THE OPPORTUNITIES TO MITIGATE OR ADAPT TO CLIMATE CHANGE**
- **HOW THE BENEFITS OUTWEIGH ANY HARM CAUSED TO THE HERITAGE ASSET**

D. THERE WILL BE A PRESUMPTION IN FAVOUR OF RETAINING ALL 1,600 LOCALLY LISTED BUILDINGS IN BARNET AND ANY BUILDINGS WHICH MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE 16 CONSERVATION AREAS.

E. ARCHAEOLOGICAL REMAINS WILL BE PROTECTED IN PARTICULAR IN THE 19 IDENTIFIED LOCAL AREAS OF SPECIAL ARCHAEOLOGICAL SIGNIFICANCE AND ELSEWHERE IN BARNET. ANY DEVELOPMENT THAT MAY AFFECT ARCHAEOLOGICAL REMAINS WILL NEED TO DEMONSTRATE THE LIKELY IMPACT UPON THE REMAINS AND THE PROPOSED MITIGATION TO REDUCE THAT IMPACT.

2.17 In terms of relevant designated heritage assets as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.

2.18 In terms of relevant local designations, the study site lies within an Archaeological Priority Area as designated by the London Borough of Barnet.

2.19 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).

3.1.2 Further detail is provided by British Geological Survey Sheet 256 (North London: 1994) which shows the geology underlying the study site to comprise deposits of Till, defined as 'mainly chalky, sandy clay'.

3.1.3 Site-specific geotechnical data derived from the study site in 2016 revealed 0.6-1.7m of made ground, overlying silty sand and gravel (Appendix 1).

3.2 Topography

3.2.1 The study site is level at c.93-94m AOD.

3.2.2 No watercourses or naturally occurring bodies of water are known within the immediate vicinity of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

(Including Historic Map Regression exercise)

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410	
Anglo Saxon/Early Medieval	AD 410	-	1066	
Medieval	AD 1066	-	1485	
Post Medieval	AD 1486	-	1749	
Modern	AD 1750	-	Present	

4.2 **Introduction**

4.2.1 This chapter reviews existing archaeological evidence for the site and the archaeological/historical background of the general area and, in accordance with NPPF, considers the significance of any archaeological assets which may occur at the site.

4.2.2 What follows comprises a review of archaeological findspots within a one kilometre radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.

4.2.3 In terms of relevant designated heritage assets, as defined above in paragraph 2.8 above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.

4.2.4 In terms of relevant local designations, the study site lies within the Totteridge and Whetstone Archaeological Priority Area as defined by the local planning authority (DLO33906, TQ2558 9386; see also Section 4.6 below).

4.2.5 In general there are GLHER findspots within the one kilometre study area search radius, including prehistoric and Medieval finds together with documentary references.

4.2.6 The map regression demonstrates that the site remained open land until the development of Woodside House in the nineteenth century, prior to the construction of the existing buildings during the mid twentieth century.

4.2.7 Chapter 5 subsequently considers the site conditions and whether the theoretical potential identified in this chapter is likely to survive.

4.3 **Prehistoric - Palaeolithic and Mesolithic**

4.3.1 No finds of Palaeolithic or Mesolithic date have been identified within a 1km radius of the study site.

4.3.2 In view of this, a generally low potential can be identified for the earlier prehistoric periods within the study site itself.

4.4 **Neolithic, Bronze Age and Iron Age**

4.4.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.4.2 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

- 4.4.3 The site of a burnt flint mound has been identified by fieldwalking and the discovery of flint potboilers, on the east bank of the Dollis Brook, northwest of the study site (MLO18741, TQ2600 9420).
- 4.4.4 Artefactual discoveries within the one kilometre study area search radius include a Bronze Age flint implement found at 69 Buckingham Avenue to the northeast of the study site (MLO14129, TQ2673 9480).
- 4.4.5 The Iron Age is characterised in this region by settlement stability and the large-scale organisation of the landscape, developments that began in the Late Bronze Age. Settlement evidence is plentiful and diverse, ranging from individual farmsteads occupied by a single household, to enclosed settlements holding much larger communities.
- 4.4.6 It is thought that during the later prehistoric periods the study site lay within open land or woodland. Consequently a low potential has been identified for the Neolithic, Bronze Age and Iron Age at the study site itself.

4.5 **Roman**

- 4.5.1 No evidence of Roman activity has been recorded within a one kilometre radius of the study site.
- 4.5.2 It would appear that during the Roman period the study site probably lay in an area of agricultural land or woodland. Overall the archaeological potential of the study site for this period can therefore be defined as low.

4.6 **Anglo Saxon & Medieval**

- 4.6.1 Settlement in the Totteridge area probably originated in the Saxon period, as the name can be translated as Tata's Ridge, meaning drier land ridge. St Andrews Church has been dated to the Medieval period (DLO33906, TQ2558 9386).
- 4.6.2 No archaeological finds or features of Anglo-Saxon date have been identified within the one kilometre study area search radius. As such, the study site's potential for this period can be identified as generally low.

- 4.6.3 The Whetstone area originated in the late fourteenth century, the name translating as West Town. There is evidence for settlement developing during the Medieval period: the site of a Manor House has been identified at Whetstone, and the Green Man pub is believed to have originated in the 1400s (DLO33906, TQ2558 9386; MLO73231, TQ2650 9400). The site of a Manor House has been identified near Friern Barnet Lane to the southeast of the study site (MLO16371, TQ2700 9310).
- 4.6.4 Evaluation at 1263-75 High Road, Whetstone, to the north of the study site, revealed floor surfaces interpreted as representing fourteenth and fifteenth century occupation, together with residual late Medieval pottery (ELO6864, MLO98056-7, TQ26343 93968).
- 4.6.5 Evidence of small scale Medieval ironworking has been identified at the rear of 1264 High Road Whetstone, northeast of the study site (MLO25989, MLO29348, ELO6885, TQ26440 93960).
- 4.6.6 A low to moderate archaeological potential can therefore be categorised for the Medieval period within the study site.
- 4.7 **Post Medieval and Modern (including map regression exercise)**
- 4.7.1 John Rocque's Survey of Middlesex (Fig 3: 1754) shows the study site lying in open land to the rear of properties at the western end of the settlement at Whetstone, fronting what becomes Totteridge Lane. No substantial changes are shown within the study site on the 1805 Ordnance Survey Drawing (Fig 4).
- 4.7.2 The 1839 Finchley Tithe Map (Fig 5) and the associated Award shows the study site occupied with a large building on a north-south axis within the centre of the site, with a further range of buildings along the northern boundary.
- 4.7.3 The GLHER records Woodside House as being constructed in 1841, and was described in 1851 as comprising 'a beautiful villa with a pretty conservatory, in a setting of lawns, groves and a lake' (MLO103649, TQ26315 93804).
- 4.7.4 The First Edition Ordnance Survey (Fig 6: 1863) shows the footprint of Woodside House within the centre of the study site, expanded from the Tithe Map, with buildings

to the north. The remainder of the study site comprises garden, with access from the northeast and southeast.

- 4.7.5 The Second Edition Ordnance Survey (Fig 7: 1896) shows alteration to the ground plan of Woodside House and the removal of buildings on the northern boundary. No significant changes are shown within the study site on the Third or Revised Edition Ordnance Surveys (Fig 8: 1913; Fig 9: 1935).
- 4.7.6 During the Second World War, the Special Constabulary used the front room of Woodside House as its station; the house subsequently became the Woodside Home for Elderly Ladies (MLO103649, TQ26315 93804).
- 4.7.7 The 1956 Ordnance Survey (Fig 10) shows minor alteration to the Woodside House footprint.
- 4.7.8 The buildings currently occupying the study site, Barnet House, were constructed in 1966 to designs by Richard Seifert & Partners. The T-shaped building is of twelve and three storeys (Cherry & Pevsner 1999: 192).
- 4.7.9 The Baxendale Woodside Retirement Home remains to the southwest of the study site, around the lake for the former Woodside House (MLO103649, TQ26315 93804).
- 4.7.10 The 1967 Ordnance Survey (Fig 11) therefore shows the clearance of the buildings previously occupying the study site and the presence of Ever Ready House towards the southern and eastern site boundaries. No significant change is shown within the study site on the 1973 Ordnance Survey (Fig 12).
- 4.7.11 Figures 13-15 reproduced drawings of the existing buildings, at basement and ground floor levels, together with a section through the site on an east-west alignment.
- 4.7.12 The potential of the study site for the Post Medieval and Modern periods can be identified as invested in any remains of the former Woodside House, which may have survived the construction of the existing buildings.

4.8 **Negative/Neutral Evidence**

- 4.8.1 To the east, monitoring at 1230 High Road, opposite the study site, revealed modern services only (ELO12788, TQ26473 93832).
- 4.8.2 To the west, monitoring at the site of a former Congregational Chapel and burial ground on Totteridge Lane revealed no archaeological finds or features (ELO323, MLO75804, MLO76502, TQ2575 9395). To the southwest, monitoring at 1208-1216 High Road revealed Post Medieval and Modern remains (MLO66054, TQ2646 9377).

4.9 **Assessment of Significance**

- 4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.9.2 No archaeological designated heritage assets as defined in the NPPF are recorded on or in close proximity to the study site.
- 4.9.3 Overall it would appear that while it is possible that while archaeological remains may be present within the study site boundary, the balance of probability is that these will be of local significance.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Review of potential impact upon Heritage Assets)

5.1 Site Conditions

- 5.1.1 The site is currently occupied by the buildings of Barnet House, of 3-12 storeys, with basement, and areas of carpark hardstanding at ground floor level (Figs 13-15).
- 5.1.2 The construction of the existing buildings can be considered likely to have a significant negative archaeological impact, primarily through the creation of the large basement, and also through the cutting of foundations and services.
- 5.1.3 The construction and subsequent demolition of the buildings previously occupying the study site can be considered likely to have had a cumulative negative archaeological impact, through the cutting of basements/cellars, foundations and services, together with their subsequent grubbing out.
- 5.1.4 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

5.2 The Proposed Development

- 5.2.1 Proposals currently comprise the mixed use residential-led redevelopment, including an extension of the existing basement area, as shown on Figures 16-18.

5.3 Review of potential development impacts upon Heritage Assets

- 5.3.1 In view of the study site's perceived modest archaeological potential, combined with the potential for past depositional impacts, the redevelopment proposals are considered unlikely to have a severe or widespread negative archaeological impact.
- 5.3.2 However, the presence of the site within an Archaeological Priority Zone indicates that the Greater London Archaeological Advisory Officer for the London Borough of Barnet will require additional mitigation measures associated with the proposed redevelopment.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site of Barnet House, 1255 High Street, Whetstone, London N20 0EJ, has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with central, regional and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.
- 6.4 The site lies within an Archaeological Priority Zone as defined by the London Borough of Barnet.
- 6.5 The study site can be considered likely to have a modest archaeological potential for the Medieval, Post Medieval and Modern periods.
- 6.6 Past-post depositional impacts within the study site are considered likely to have had a severe negative archaeological impact.
- 6.7 Proposals include the residential led redevelopment of the site.
- 6.8 On the basis of the available information we recommend the implementation of an archaeological monitoring exercise, targeted at the area of new basement, as appropriate mitigation in this instance.
- 6.9 As remains of national significance are not anticipated at this site, such work would necessarily be secured by condition to the granting of planning consent.

SOURCES CONSULTED

1. **General**

Barnet Local Studies Library
British Library
Greater London Historic Environment Record
Royal Institute of British Architects Library

2. **Internet**

<http://archaeologydataservice.ac.uk>
<http://www.bombsight.org/bombs/>
<http://www.britainfromabove.org.uk/>
<http://www.british-history.ac.uk/>
<https://finds.org.uk/database/>
<https://www.historicengland.org.uk/listing/the-list>
<http://www.londongardensonline.org.uk/gardens-online-record.php?ID=BAR101>
<https://opendomesday.org.uk>
<http://www.pastscape.org.uk>
<http://planningguidance.planningportal.gov.uk>

3. **Bibliographic**

Bridgland Quaternary River terrace deposits as a framework for the Lower Palaeolithic record in Gamble & Lawson (eds.) *The English Palaeolithic Reviewed* 1996

British Geological Survey British Regional Geology *London and the Thames Valley* Fourth Edition 1996

Chartered Institute for Archaeologists *Standard & Guidance for historic environment desk based assessment* August 2014 unpublished document

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Gibbard *The Pleistocene History of the Lower Thames Valley* 1994

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Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* July 2015 unpublished document

London County Council *Names and Streets and Places in the Administrative County of London* 1955

London Topographical Society/London & Metropolitan Archives *The London County Council Bomb Damage Maps 1939-1945*, 2005

MoLAS/English Heritage *The Archaeology of Greater London: An Assessment of archaeological evidence for human presence in the area now covered by Greater London* 2000

Museum of London *A research framework for London archaeology* 2002

Victoria County History *Middlesex Volume 6* 1992

Weinreb, Hibbert & Keay (eds.) *The London Encyclopaedia* 2008

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

3. **Cartographic**

1754 John Rocque's Map of Middlesex

1805 Ordnance Survey Drawing

1839 Finchley Parish Tithe Map

1863 Ordnance Survey

1896 Ordnance Survey

1913 Ordnance Survey

1935 Ordnance Survey

1956 Ordnance Survey

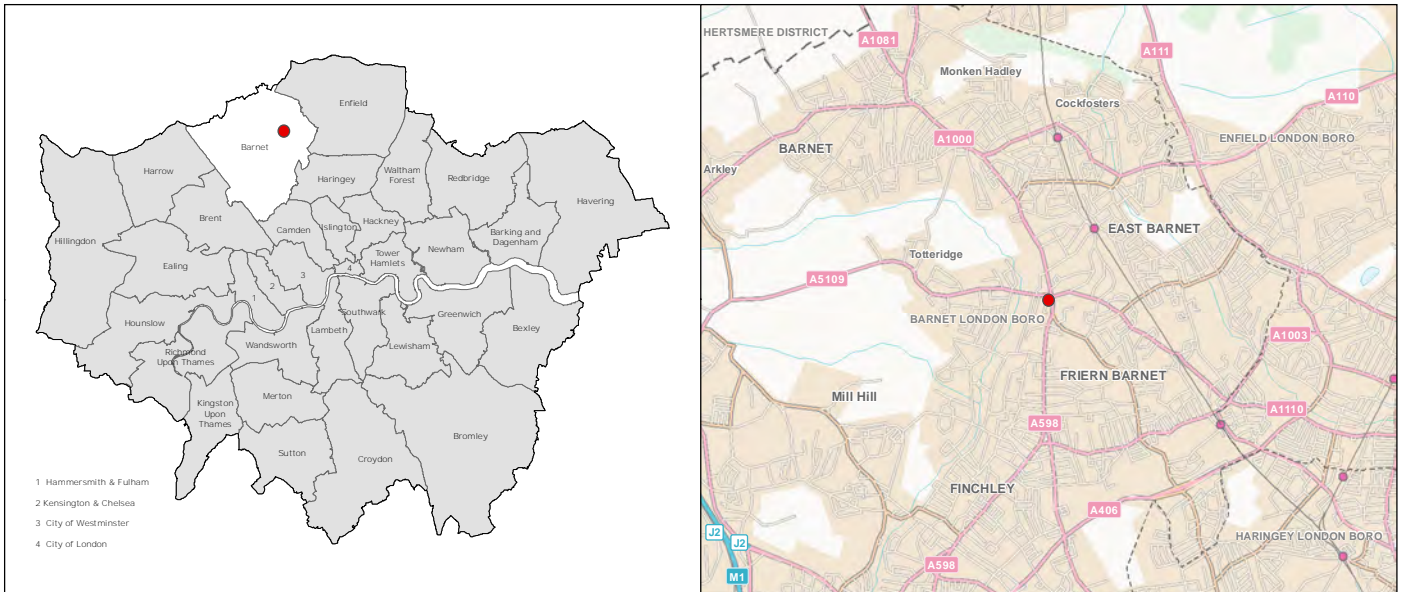
1957 Ordnance Survey

1961 Ordnance Survey base plan

1967 Ordnance Survey

1973 Ordnance Survey

1994 British Geological Survey Sheet 256 (North London)

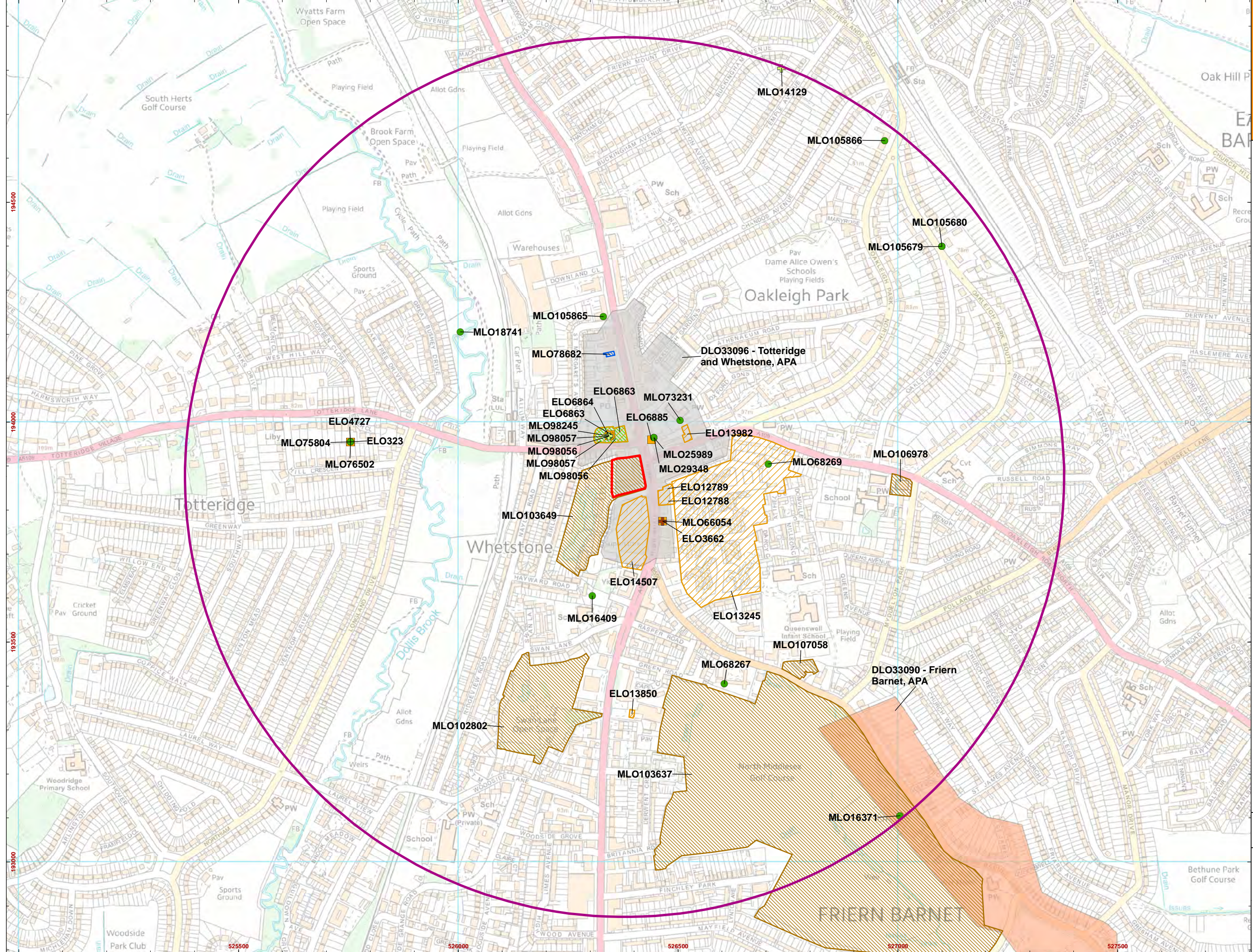


Site Boundary

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Scale at A4: 1:8,000

Figure 1:
Site Location



- Site Boundary
- Search Radius 1km

Designated Heritage Assets:

Archaeological Priority Area

- DLO33090 - Friern Barnet
- DLO33096 - Totteridge and Whetstone

Non-Designated Heritage Assets:

HER Record (Point)

- Monument
- + Find Spot
- + Negative Find Spot

HER Record (Polygon)

- Building
- Monument
- Park

Previous Archaeological Work:

- Event Record (Point)
- Event Record (Polygon)



Scale at A3: 1:8,000
 0 250m

Figure 2:
 Summary of cultural heritage designations
 (Data from GLHER)



○ Site Location



Not to Scale:
Illustrative Only

Figure 3:
1754 John Rocque's Map of Middlesex



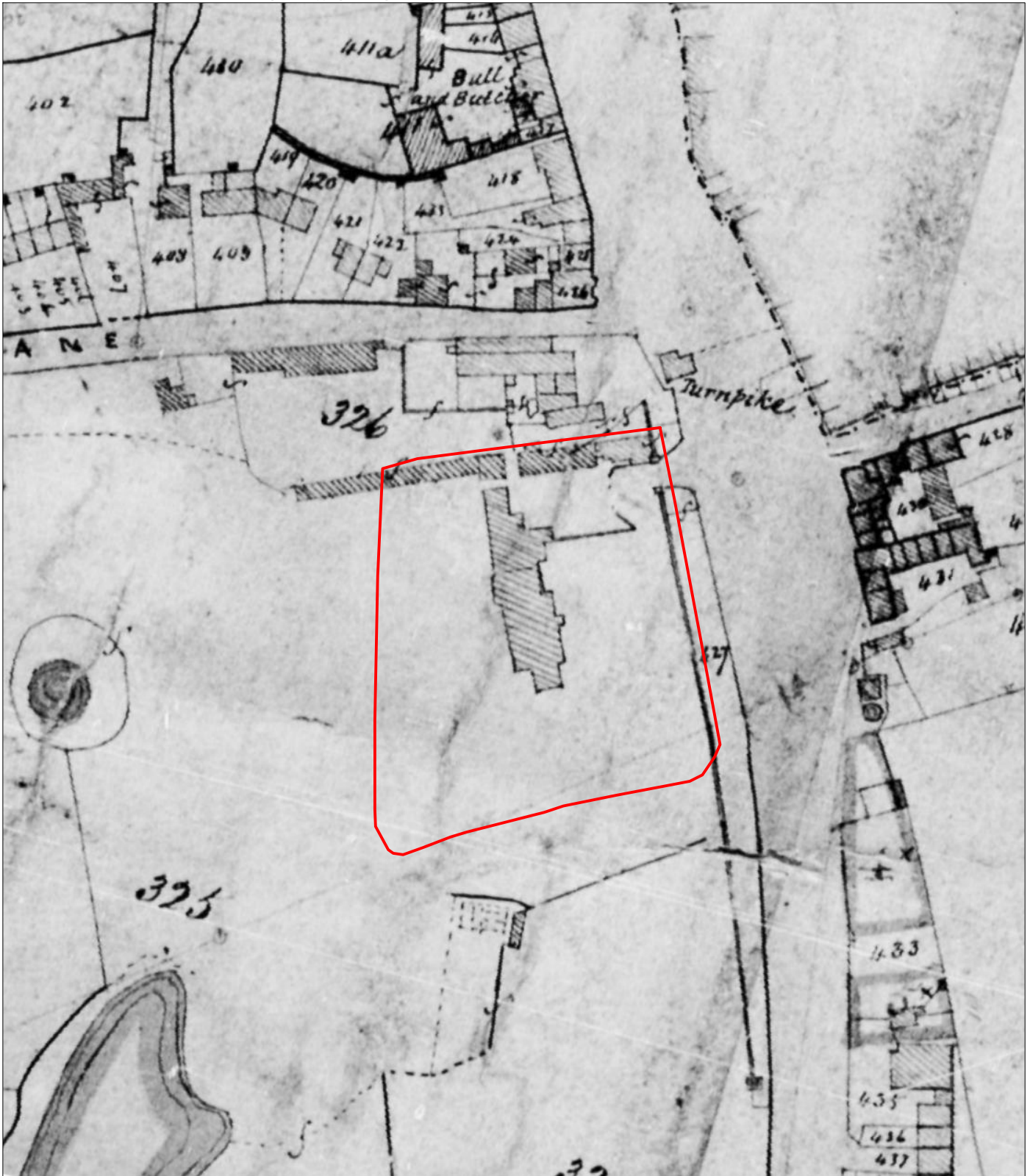
 Site Location



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Not to Scale:
Illustrative Only

Figure 4:
1805 Ordnance Survey
Drawing

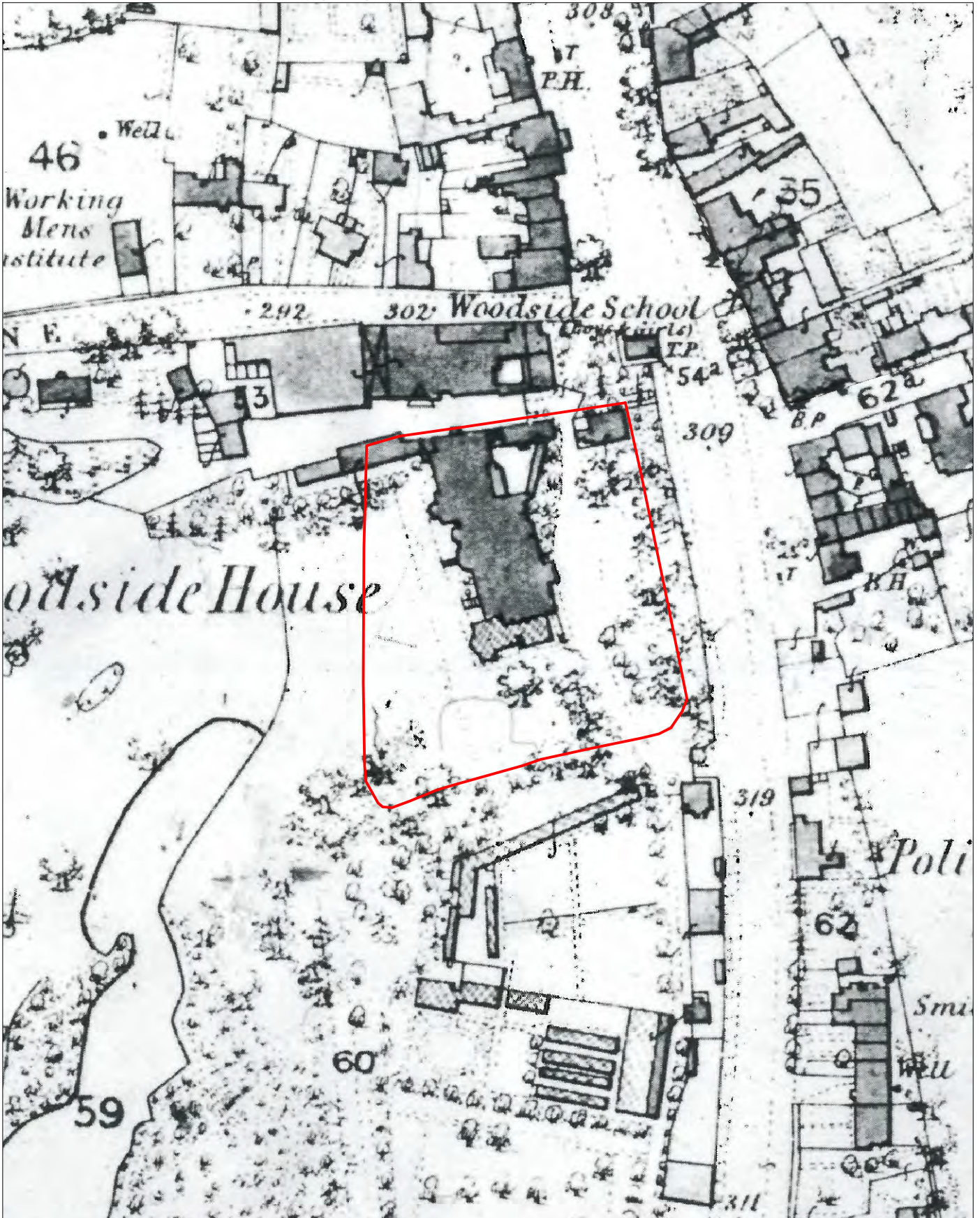


 Site Boundary



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Illustrative Only

Figure 5:
1839 Finchley Parish
Tithe Map

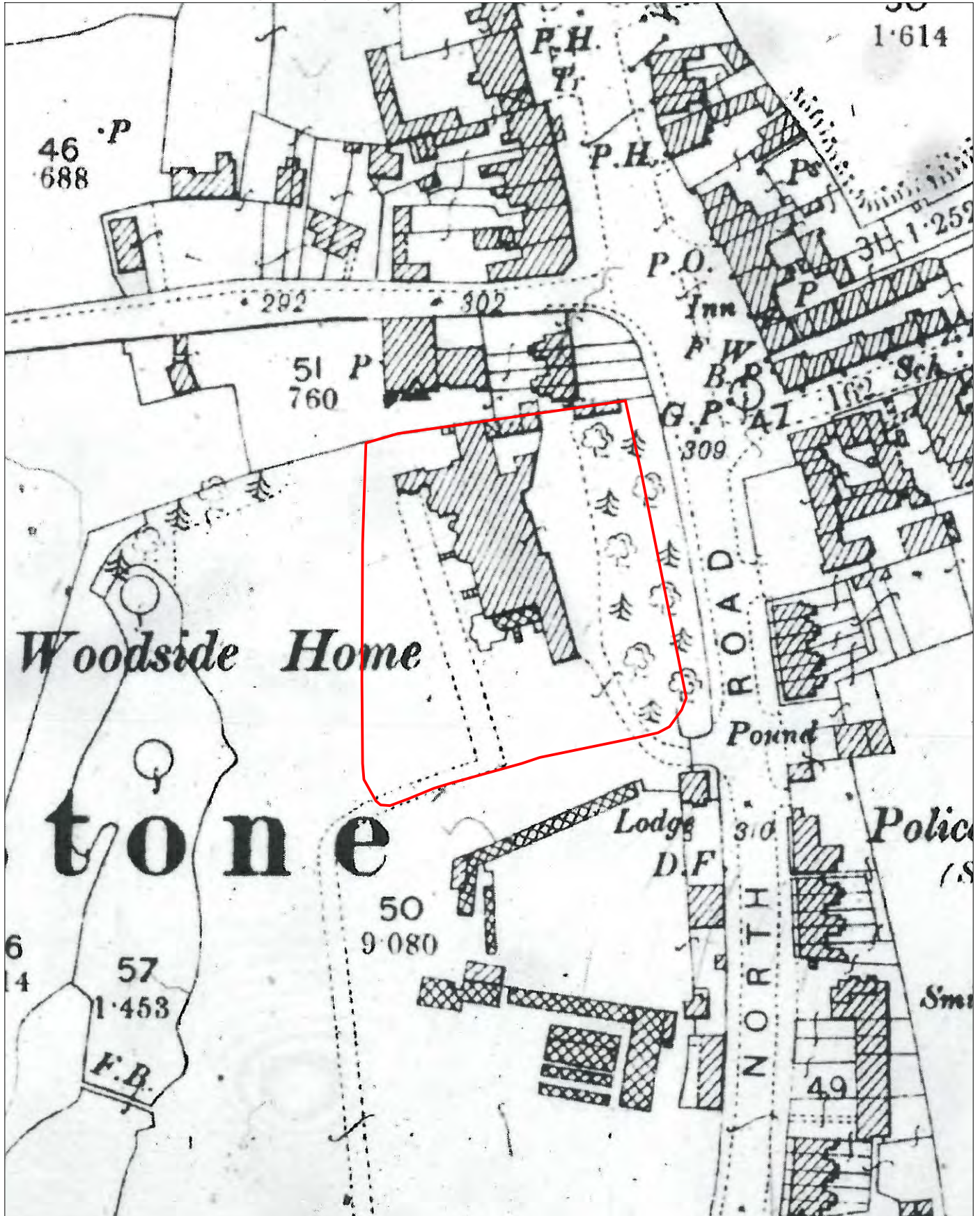


 Site Boundary



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Figure 6:
1863 Ordnance Survey

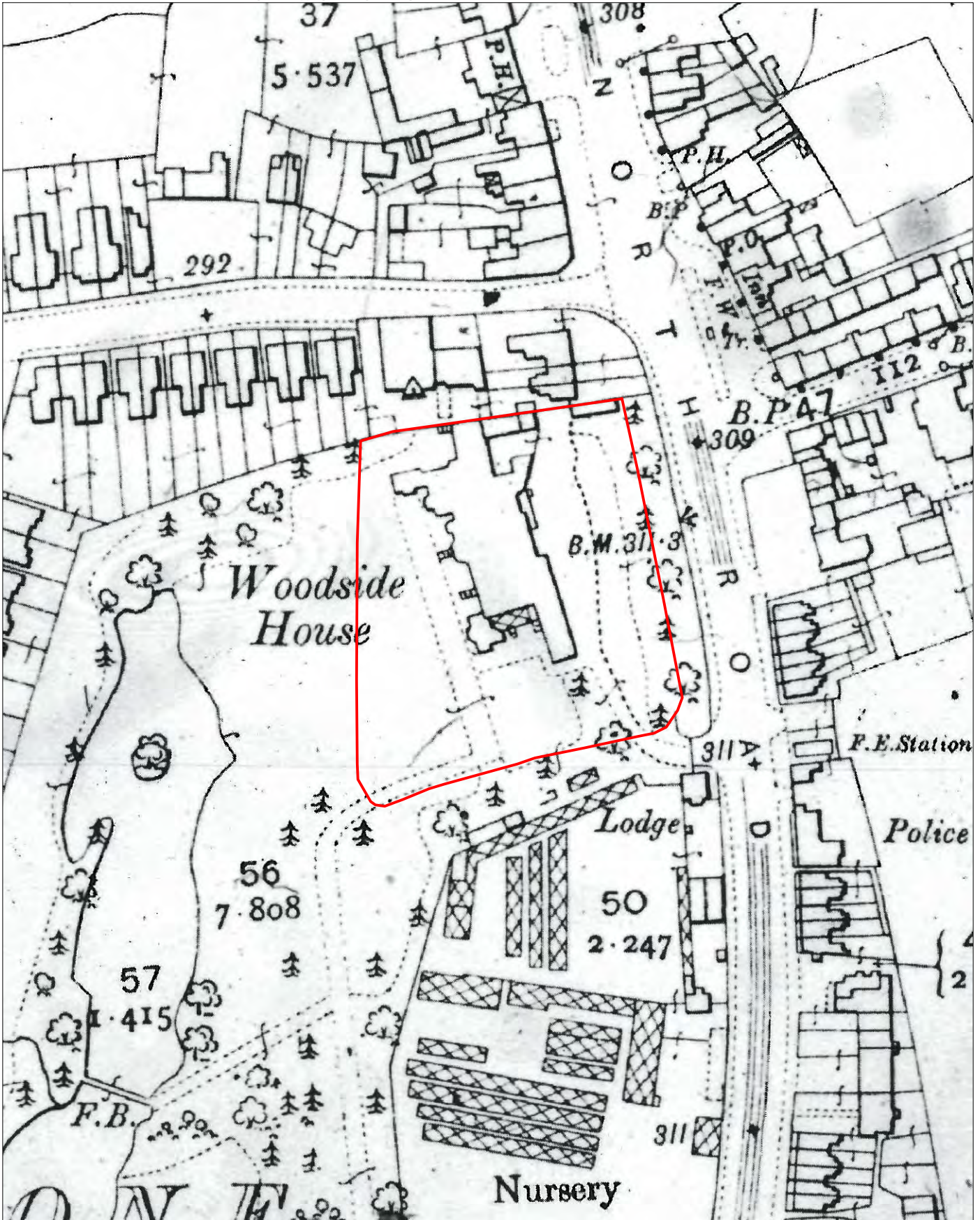


Site Boundary



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Figure 7:
1896 Ordnance Survey

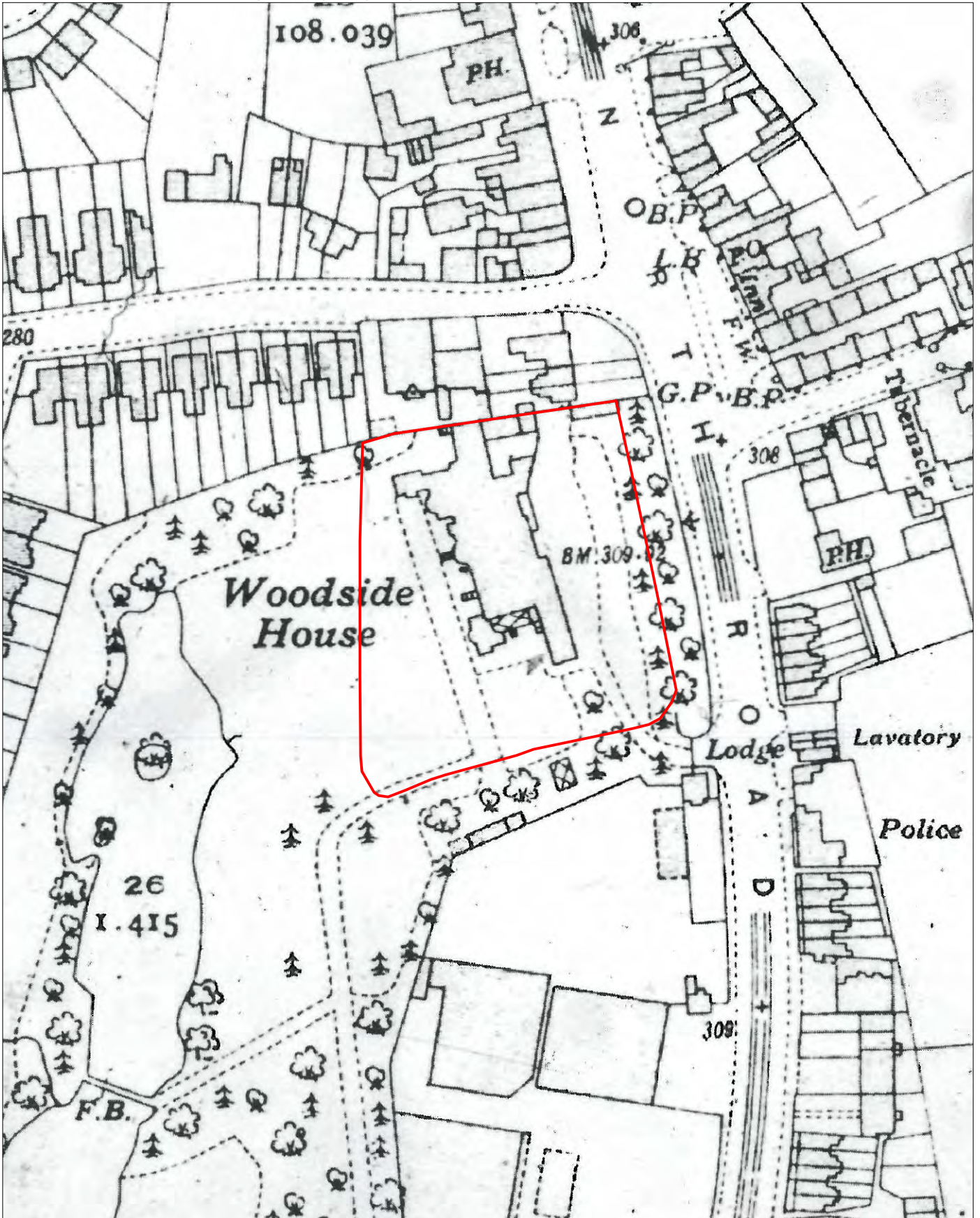


Site Boundary



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Figure 8:
1913 Ordnance Survey

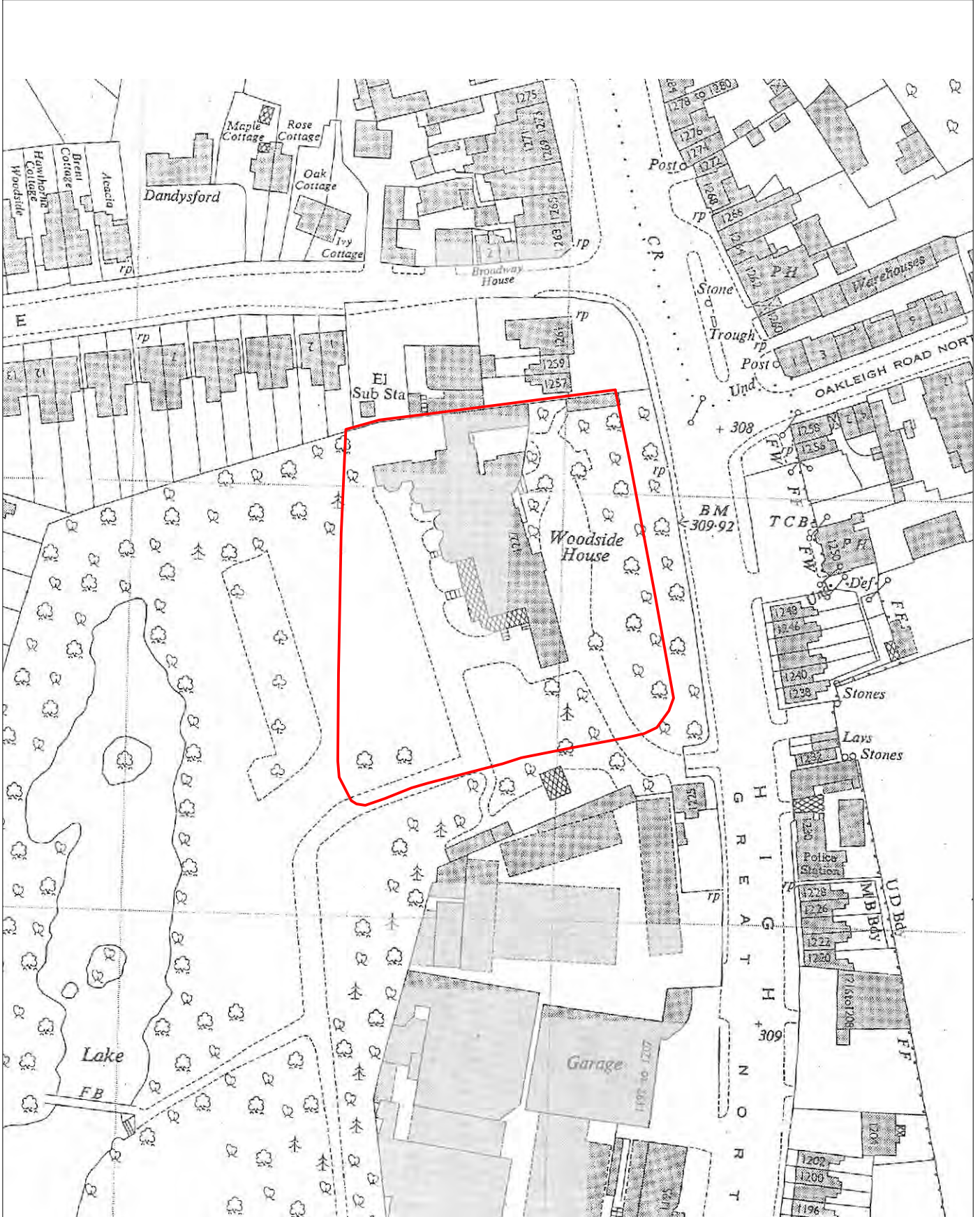


 Site Boundary



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Figure 9:
1935 Ordnance Survey

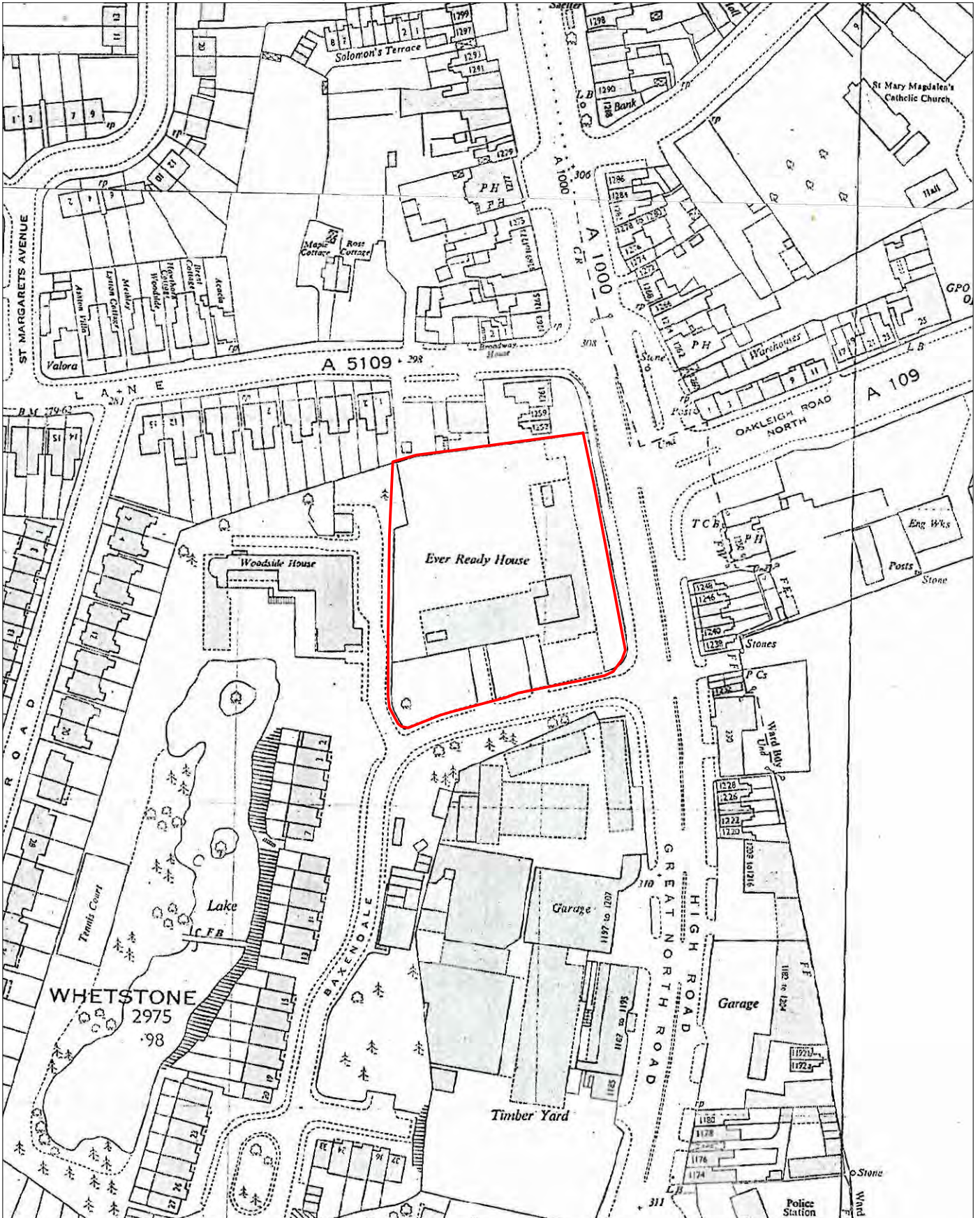


Site Boundary



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Figure 10:
1956 Ordnance Survey



Site Boundary



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Figure 11:
1967 Ordnance Survey

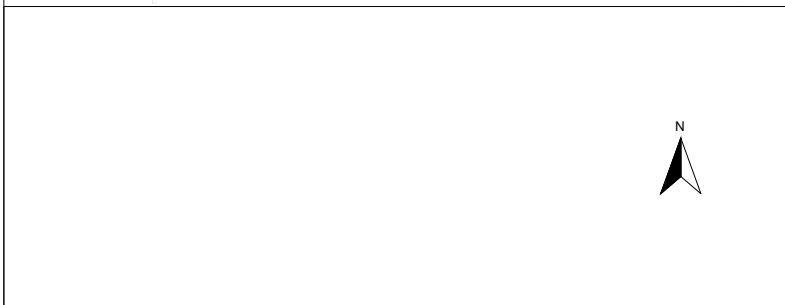


 Site Boundary



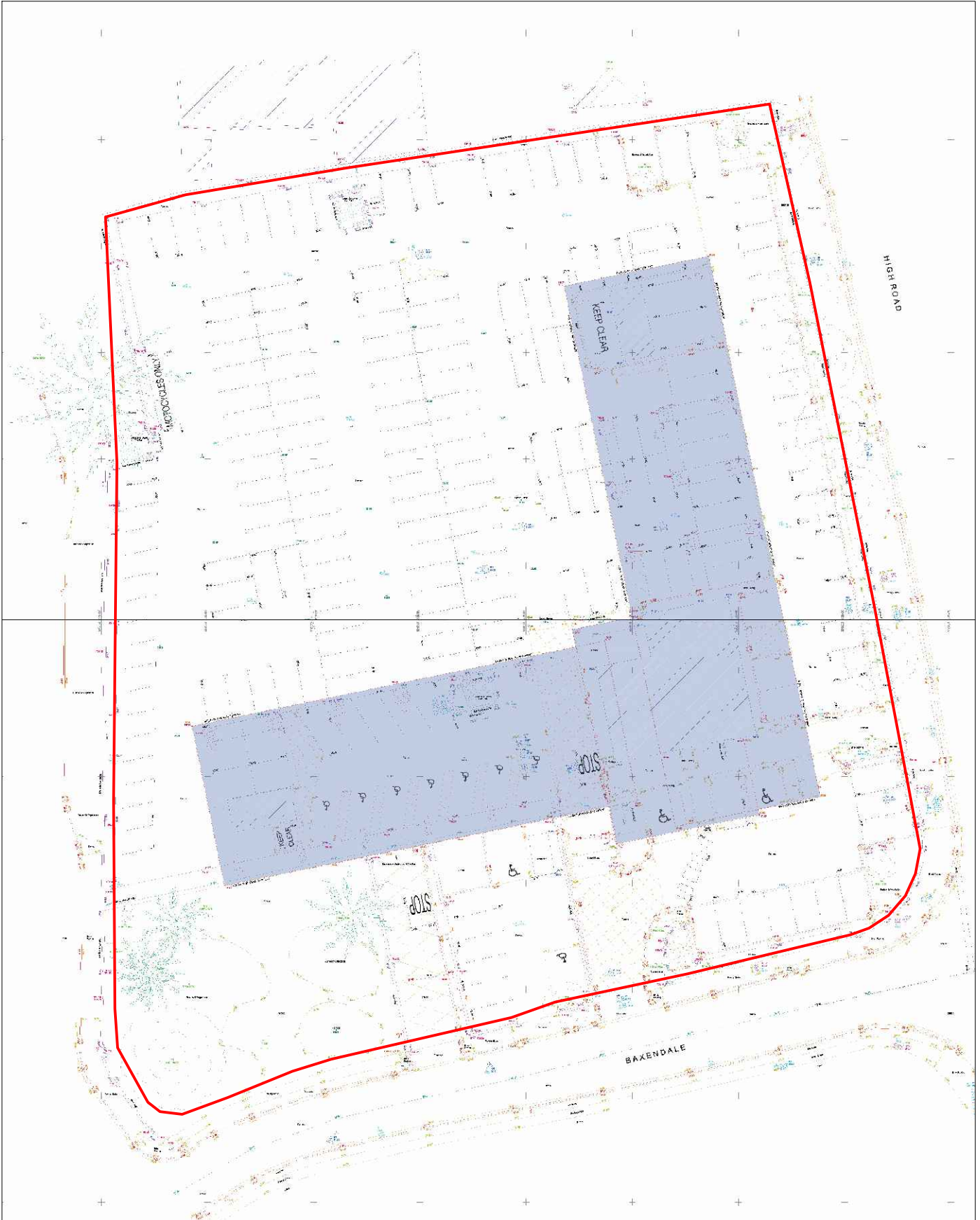
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Figure 12:
1973 Ordnance Survey



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Figure 13:
Current site survey:
basement

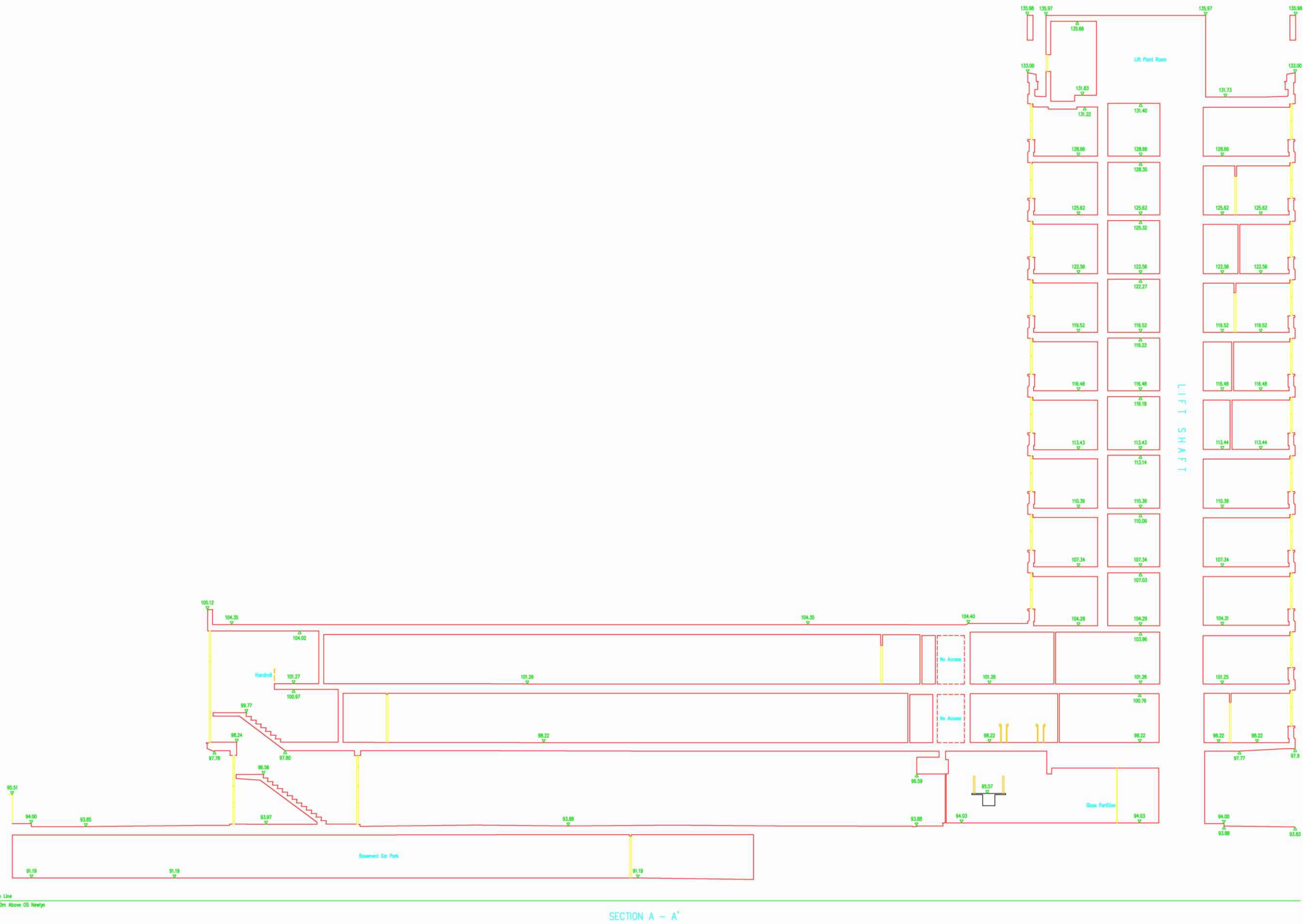


 Site Boundary



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Figure 14:
Current site survey:
ground floor



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Figure 15:
Current site survey:
section



 Extent of Existing Basement



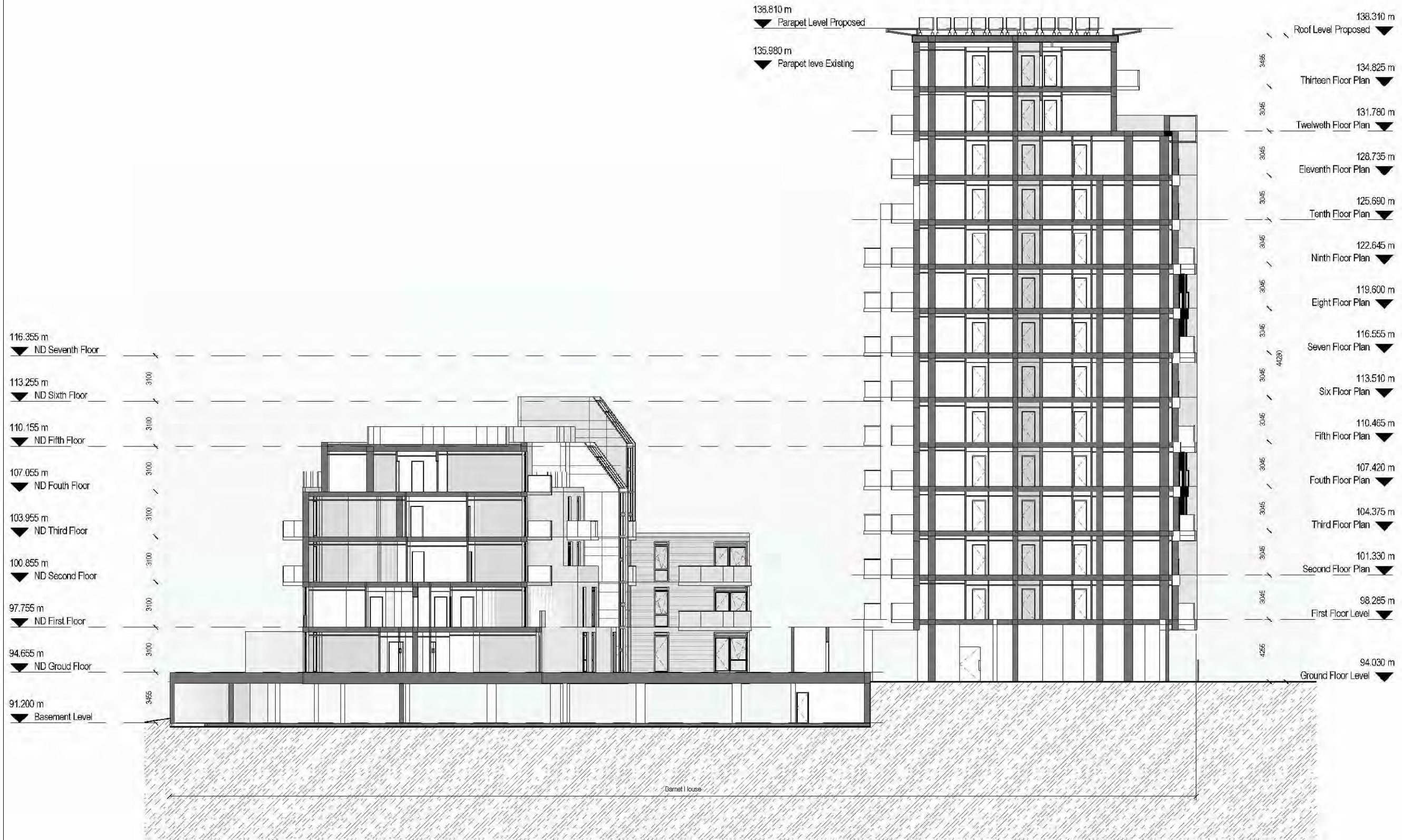
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Illustrative Only

Figure 16:
Redevelopment proposals:
basement



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Illustrative Only

Figure 17:
Redevelopment proposals:
ground floor



1 Section AA
1 : 200

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Illustrative Only

Figure 18:
Redevelopment proposals:
section

Appendix 1

Geotechnical information

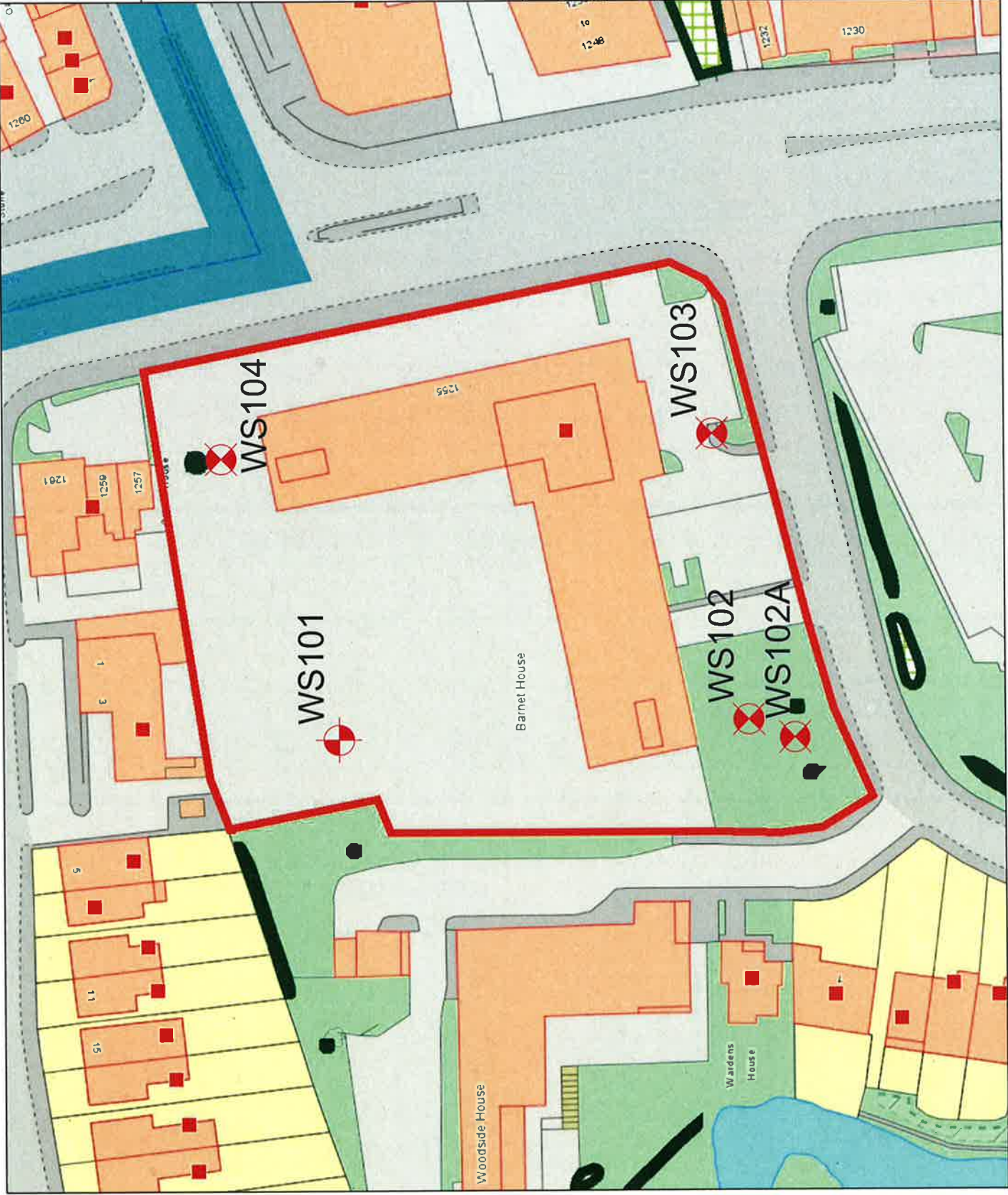
October 2016

GENERAL NOTES

Do not scale from this drawing. Work from figured dimensions only. All dimensions are in millimetres u n o.
 No deviation from the details shown on this drawing will be allowed without prior permission in writing.
 All drawings are to be read in conjunction with all architects, engineers and specialist drawings and details.

Key

-  Window Sample Borehole
-  Window Sample Borehole (Carpark)



Sheet	Rev.	Description	Date

Project: London Borough of Barnet
 Barnet House
 Title: Final Exploratory Hole Location Plan
 Project No: CS089779
 Drawing No: 002
 Revision: -

Drawn at: MANCHESTER
 Drawn by: KR
 Scale: A3
 Scale: G3
 Date: Oct 16
 Authorised: DM
 Checked: DM

Property and substructure Engineering
CAPITA
 MANCHESTER
 Offices also at:
 Bristol Reddish
 London Sharnbrook
 Cheshire Home, Cheshire, Salford
 Chester, Wirral, Southport
 www.capitaengineering.co.uk
 Special Projects, Cheshire Home

Project Name:	Barnet House	Project No:	CS089779	Hole Type	WS
Site Location:	Barnet	Borehole Co-ordinates:	Easting: 0.00 Northing: 0.00	Start:	04/10/2016
Client:		Ground Level:		End:	04/10/2016

Sample and In Situ Testing			Water	Well	Legend	Stratum Description	Depth	Thickness	Level
Depth	Type	Results							
0.30	ES					MADE GROUND: Concrete - Fine to coarse brown, cream, grey clasts in a grey fine to coarse matrix. (MG) <i>From GL to 0.21mbgl: 4mm voids throughout.</i>	0.00	[0.21]	0.00
0.30 - 0.80	BLK					0.21	[0.29]	-0.21	
0.60	D					0.50	[0.80]	-0.50	
0.60	ES								
1.20	SPT	N=13 (4,6/5,4,2,2)				1.30	[0.30]	-1.30	
1.20 - 1.65	D								
1.50	ES					1.60	2	-1.60	
1.70	D								
1.80	PP	216				2.00	2		
2.00	SPT	N=13 (2,2/2,3,4,4)							
2.00 - 2.45	D		2.50 - 3.00	U					
3.00	SPT	N=14 (2,2/2,3,3,6)	3.00 - 3.45	3					
	D								
3.50 - 4.00	U		3.50 - 4.00	[3.85]					
4.00	SPT	N=16 (4,4/4,3,4,5)	4.00 - 4.45	4					
	D								
4.20	ES		5.00	5					
5.00	SPT	N=25 (4,4/6,6,6,7)	End of Borehole at 5.45m			6			
			7						
						8			
			9						
						10			

General Remarks: WS101 complete at 5.45mbgl Groundwater: Damp/Seepage at 1.40mbgl Install: 1.30m plain, 3.70m slotted	Scale: 1:50	Plant: Dando Terrier	Logged By: AW
		Method: WS	Checked By: KR
		Driller: Dynamic Sampling	

Borehole Log

Borehole No.

WS102

Sheet 1 of 1

Project Name:	Barnet House	Project No:	CS089779	Hole Type	WS
Site Location:	Barnet	Borehole Co-ordinates:	Easting: 0.00 Northing: 0.00	Start:	05/10/2016
Client:		Ground Level:		End:	05/10/2016

Sample and In Situ Testing			Water	Well	Legend	Stratum Description	Depth	Thickness	Level
Depth	Type	Results							
0.10	ES					MADE GROUND: Grass over brown very silty gravelly fine to coarse SAND (TOPSOIL) with rootlets and timber fragments. Gravel is fine to coarse angular to subrounded of brick, ceramic, concrete, glass, sandstone, siltstone and chalk. (TS/MG) MADE GROUND: Concrete. (MG)	0.00 0.30	[0.30] [0.01]	0.00 -0.30
						End of Borehole at 0.30m			

General Remarks: WS102 terminated at 0.31mbgl due to concrete obstruction.	Scale: 1:50	Plant: Dando Terrier	Logged By: AW
		Method: WS	Checked By: KR
		Driller: Dynamic Sampling	

Project Name:	Barnet House	Project No:	CS089779	Hole Type	WS
Site Location:	Barnet	Borehole Co-ordinates:	Easting: 0.00 Northing: 0.00	Start:	05/10/2016
Client:		Ground Level:		End:	05/10/2016

Sample and In Situ Testing			Water	Well	Legend	Stratum Description	Depth	Thickness	Level	
Depth	Type	Results								
0.20 - 0.50	BLK					MADE GROUND: Grass over brown silty very gravelly fine to coarse SAND (TOPSOIL) with rootlets and timber fragments and a low cobble content. Gravel is fine to coarse angular to subrounded of concrete, brick, sandstone and flint. Cobbles are angular to subangular of brick. (TS/MG)	0.00		0.00	
0.50	ES							[1.10]		
1.00 - 1.45	D					MADE GROUND: Medium dense orangish brown slightly silty very gravelly fine to coarse SAND with timber fragmetnts. Gravel is fine to coarse angular to subrounded of flint, coal, brick, siltstone and sandstone.	1.10		-1.10	
1.20	SPT	N=17 (3,3/4,4,4,5)						[0.60]		
1.50	ES									
1.75	D					(MG)	1.70	[0.10]	-1.70	
2.00	SPT	N=3 (1,0/0,1,0,2)				Firm to stiff brown mottled black sandy gravelly CLAY. Gravel is fine to coarse subangular to subrounded of sandstone and flint. (.)	1.80	[0.20]	-1.80	
2.00 - 2.45	D					Orangish brown very silty gravelly fine to coarse SAND. Gravel is fine to medium subangular to subrounded of sandstone and siltstone.(.)	2.00	[0.20]	-2.00	
						Firm to stiff brown mottled black sandy gravelly CLAY. Gravel is fine to coarse subangular to subrounded of sandstone and flint. (.)	2.20	[0.30]	-2.20	
						Soft dark grey sandy slightly gravelly silty CLAY. Gravel is fine to coarse subangular to subrounded of limestone, and mudstone.(.)	2.50	[0.25]	-2.50	
2.90	D					Grey very silty very sandy GRAVEL. Gravel is fine to coarse subangular to rounded of mudstone and siltstone.(.)	2.75	[0.45]	-2.75	
3.00	SPT	N=17 (5,4/4,5,4,4)				Stiff light grey sandy slightly gravelly CLAY. Gravel is fine to medium subangular to subrounded of mudstone and limestone. (.)	3.20		-3.20	
3.00 - 3.45	D					Loose light brown silty sandy GRAVEL. Gravel is fine to coarse angular to subrounded of mudstone, siltstone and sandstone.(.)				
3.60	ES									
4.00	SPT	N=7 (4,5/2,1,2,2)								
4.00 - 4.45	D							[2.25]		
5.00	SPT	N=8 (2,2/2,2,2,2)								
End of Borehole at 5.45m										

General Remarks:

WS102A complete at 5.45mbgl
Groundwater. Seepage at 2.50mbgl
Install: 1.90m plain, 2.00m slotted

Scale: 1:50

Plant: Dando Terrier

Logged By: AW

Method: WS

Checked By: KR

Driller: Dynamic Sampling

Project Name:	Barnet House	Project No:	CS089779	Hole Type	WS
Site Location:	Barnet	Borehole Co-ordinates:	Easting: 0.00 Northing: 0.00	Start:	05/10/2016
Client:		Ground Level:		End:	05/10/2016

Sample and In Situ Testing			Water	Well	Legend	Stratum Description	Depth	Thickness	Level
Depth	Type	Results							
0.20 - 0.50	BLK					MADE GROUND: Asphalt. (MG)	0.00	[0.08]	0.00
0.50	ES					MADE GROUND: Greyish brown silty very sandy GRAVEL (Subbase). Gravel is fine to coarse angular to subrounded of siltstone, limestone, concrete and brick.	0.08	[0.52]	-0.08
0.80 - 1.50	ES					(MG)	0.60	[0.40]	-0.60
1.00 - 1.45	D					Stiff brown slightly sandy slightly gravelly CLAY. Gravel is fine to coarse angular to subrounded of flint. (.)	1.00		-1.00
1.00 - 2.00	D					From 0.60mbgl to 1.00mbgl: Possible re-worked natural deposits	1.00		-1.00
1.20	SPT	N=38 (4,6/8,10,10,10)				Dense orangish brown very clayey slightly sandy GRAVEL. Gravel is fine to coarse angular to subrounded of sandstone and flint.(.)	1.60	[0.60]	-1.60
2.00	SPT	N=35 (4,4/9,7,12,7)				Firm to stiff brown mottled black sandy gravelly CLAY. Gravel is fine to coarse subangular to subrounded of sandstone and flint. (.)	1.80	[0.20]	-1.80
2.00 - 2.45	D					Orangish brown silty gravelly fine to coarse SAND. Gravel is fine to coarse subangular to subrounded of sandstone and siltstone. (.)	2.00	[0.20]	-2.00
2.00 - 3.00	BLK					Medium dense brown slightly clayey silty sandy GRAVEL. Gravel is fine to coarse angular to subrounded o flint, siltstone, mudstone, sandstone and limestone.(.)			
3.00	SPT	N=12 (5,3/3,3,3,3)						[1.80]	
3.00 - 3.45	D								
3.90	ES					Greyish brown slightly clayey very silty slightly gravelly fine to coarse SAND. Gravel is fine subangular to subrounded of siltstone.(.)	3.80	[0.30]	-3.80
4.00	SPT	N=19 (3,4/4,5,6,4)				Medium dense light brown silty sandy GRAVEL. Gravel is fine to coarse angular to subrounded of flint, sandstone, siltstone, chalk and limestone.(.)	4.10		-4.10
4.00 - 4.45	D							[1.35]	
5.00	SPT	N=16 (4,3/4,3,4,5)							
End of Borehole at 5.45m									

General Remarks:

WS103 complete at 5.45mbgl
Groundwater: Strike at 3.00mbgl
Install: 1.00m plain, 3.00m slotted

Scale: 1:50

Plant: Dando Terrier

Logged By: AW

Method: WS

Checked By: KR

Driller: Dynamic Sampling

Project Name:	Barnet House	Project No:	CS089779	Hole Type	WS
Site Location:	Barnet	Borehole Co-ordinates:	Easting: 0.00 Northing: 0.00	Start:	05/10/2016
Client:		Ground Level:		End:	05/10/2016

Sample and In Situ Testing			Water	Well	Legend	Stratum Description	Depth	Thickness	Level
Depth	Type	Results							
0.20 - 0.50	BLK					MADE GROUND: Asphalt. (MG)	0.00	[0.12]	0.00
0.20 - 0.50	ES					MADE GROUND: Brown silty very sandy GRAVEL (Subbase). Gravel is fine to coarse angular to subrounded of brick, concrete, sandstone and siltstone. (MG)	0.12	[0.36]	-0.12
0.60 - 0.80	BLK					MADE GROUND: Medium dense light brown very silty gravelly fine to coarse SAND. Gravel is fine to coarse subangular to rounded of flint, brick, coal and sandstone. (MG)	0.50	[0.90]	-0.50
0.90 - 1.50	ES								
1.20	SPT	N=26 (4,5/6,6,6,8)							
1.70 - 3.60	ES					Very Dense brown clayey sandy GRAVEL. Gravel is fine to coarse angular to subrounded of flint. ()	1.40	[0.81]	-1.40
2.00	SPT	50 (25 for 95mm/50 for 110mm)							2
End of Borehole at 2.21m									
									3
									4
									5
									6
									7
									8
									9
									10

General Remarks: WS104 terminated at 2.21m bgl due to refusal on Very dense Gravel. Groundwater: Not encountered. Install: 0.50m plain, 1.00m slotted	Scale: 1:50	Plant: Dando Terrier	Logged By: AW
		Method: WS	Checked By: KR
		Driller: Dynamic Sampling	

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