

# B&Q Cricklewood, London Borough of Barnet

Archaeology Desk-Based Assessment

Montreaux Cricklewood Developments

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# 1. Introduction

- 1.1 AECOM has been appointed by Montreaux Cricklewood Developments Ltd (the 'Applicant') to produce an archaeology desk-based assessment (DBA) in support of an outline planning application for the demolition of existing buildings at the location of the B&Q in Cricklewood (the 'Site') and the construction of a mixed-use development (the 'Proposed Development').
- 1.2 The requirement of this assessment is to identify, map, and assess the significance of all designated and non-designated archaeological assets that are present within the Site, and to determine the potential for the presence of as yet unknown remains. The assessment also identifies archaeological assets beyond the Site and assesses the potential for their settings to change as a result of the Proposed Development. The baseline conditions presented in this document provide the evidence base for the Environmental Impact Assessment (EIA) and inform decisions in relation to avoiding, minimising and/or mitigating the impact to both known and potential archaeological assets. This DBA will form a technical appendix to the Archaeology Chapter of the Environmental Statement (ES); *ES Volume III: Appendix 9-1*.

## Site Location and Description

- 1.3 The Proposed Development is located in the London Borough of Barnet (LBB), adjacent to Cricklewood railway station, centred on National Grid Reference (NGR) TQ 23857 85892 (Figure 1). The Site is bound by Kara Way and Campion Terrace to the north, national railway lines and Cricklewood railway station to the east, Cricklewood Lane to the south and Cricklewood Broadway (A5) to the west. The Site area is approximately 2.88 ha.
- 1.4 The Site is currently occupied by three retail outlets in a single large building comprising a B&Q DIY Store, Poundstretcher, and Tile Depot. The large warehouse building is situated in the south-western aspect of the Site. The northern and eastern aspects of the Site mainly consist of a large independently operated carpark serving the above retail outlets, a nearby bingo hall, and a car rental booth within the carpark. The Site also includes a strip of soft landscaping adjacent to the railway lines and the southern access road to the carpark. Additional retail properties are situated to the south-west, including a large Co-Op supermarket, as well as numerous local businesses such as pharmacies, food take-aways, international supermarkets, barbers and other general stores. To the north-west of the Site are a Travelodge, Cricklewood Timber and Building Supplies, Beacon Bingo, Jewson building materials supplier and a Tesco Direct Click and Collect. The plot immediately to the west is currently vacant and is planned to be developed as two separate mixed use-development; one comprising a large ASDA on the ground floor with flats situated above, another series of residential blocks ranging between 6 to 9 stories. Residential properties are situated to the east of the railway lines, to the south of Cricklewood Lane, to the west of Cricklewood Broadway and to the north of the Travelodge, all within approximately 150m of the Site boundary.

## Scheme Description

- 1.5 This report supports the outline planning application for:
- 1.6 *"Outline planning application for the demolition of existing buildings and comprehensive redevelopment of the site for a mix of uses including residential and flexible commercial and community floorspace in uses classes A3/B1/D1 and D2; associated access; car and cycle parking; landscaping; and associated works."*The proposed buildings will range in height from 3 to 25 storeys, split across 4 Development Parcels (A – D).
- 1.7 The demolition and construction works are anticipated to commence in Q1 2021, lasting for a duration of approximately 5 years and concluding in Q1 2026. Prior to the construction of buildings on any parts of the Site, site clearance, enabling works, remediation (if required) and utilities diversion would be undertaken. Subsequently, it is expected that the demolition and construction works would be carried out in phases with part occupation occurring throughout this process.

## Aims

- 1.8 The requirement for this assessment and its scope is guided by policy contained within the National Planning Policy Framework (NPPF) 2019, specifically paragraph 189 which seeks an assessment proportionate to the asset's importance and sufficient to understand the potential impacts of development and to appraise the nature and extent of any impact upon setting and significance.
- 1.9 This report conforms to the requirements of the NPPF. It describes the Site, including the archaeological assets within the Site and the study area, and assesses their significance and how their setting affects this significance. It also places the development within the planning framework and identifies where significance may be affected by the Proposed Development.
- 1.10 The aims of the assessment are:
- To place the application site within its full historical and archaeological context through the collection of baseline information;
  - To identify known non-designated archaeological assets within the Site;
  - To identify the potential for previously unrecorded archaeological assets within the Site; and
  - To assess the significance of archaeological assets within the Site and the likely significance of previously unrecorded archaeological remains that may be located therein.

## Structure of Document

- 1.11 This report is divided into the following sections:
- The legislative and planning policy framework is provided in Section 2 (Legislation and Planning Policy Context) which also includes an overview of Historic England policy and guidance;
  - The methodology for the assessment and for the determination of the study area is set out in Section 3 (Assessment Methodology);
  - A description of the archaeological and historic background of the scheme, and description of assets is set out in Section 4 (Baseline Conditions);
  - Identification of archaeological constraints, and assessment of their heritage significance, including how setting contributes to that significance where relevant, are provided in Section 5 (Assessment). This section also includes an assessment of archaeological potential; and
  - Recommendations for further assessment are provided in Section 6 (Conclusion).

## 2. Legislation and Planning Policy Context

### Legislation

- 2.1 The national legal framework for the protection of cultural heritage assets is set out by the Ancient Monuments and Archaeological Areas Act of 1979 and the Town & Country Planning Act of 1990. Legislative provisions covering the application of these laws are covered by the National Planning Policy Framework (NPPF), as well as regional and local policies where they have been developed. In the case of the Proposed Development Site, planning policy and guidance is issued by LBB.
- 2.2 The Site and study area do not contain any scheduled monuments, so the Ancient Monuments and Archaeological Areas Act 1979 is not considered relevant.

### National Planning Policy

#### National Planning Policy Framework (NPPF)

- 2.3 The NPPF (Ministry of Housing, Communities and Local Government, 2019) sets out the Government's planning policies for England and how these should be applied to contribute to the achievement of sustainable development. While the EIA methodology forms part of a separate planning regime, the planning decision still takes account of national guidance. As such, it is important to understand where the Proposed Development fits within this.
- 2.4 Section 16 of the NPPF deals specifically with the historic environment. Where changes are proposed, the NPPF sets out a clear framework to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance.
- 2.5 The NPPF sets out the importance of being able to assess the significance of heritage assets that may be affected by a development. Significance is defined in Annex 2 as being the, "value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic". Significance is not only derived from an asset's physical presence, but also from its setting. The setting of a heritage asset is defined in Annex 2 as, "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve".
- 2.6 Paragraph 189 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. Similarly, there is a requirement on local planning authorities, having assessed the particular significance of any heritage asset that may be affected by a proposal; to take this into account when considering the impact of a proposal on a heritage asset (paragraph 190).
- 2.7 In determining planning applications, local planning authorities should take account of the following points:
  - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
  - The desirability of new development making a positive contribution to local character and distinctiveness (paragraph 192); and
  - Opportunities to draw on the contribution made by the historic environment to the character of a place.
- 2.8 Paragraphs 193 to 196 of the NPPF introduce the concept that heritage assets can be harmed or lost through alteration, destruction or development within their setting. This harm ranges from less than substantial through to substantial. With regard to designated assets, paragraph 193 states that great weight

should be placed on its conservation, irrespective of whether any potential harm is considered to be substantial or less than substantial. The paragraph goes further to say that the more important the asset, the greater the weight should be on its conservation. In paragraph 194, a distinction is made in respect of those assets of the highest significance (e.g. Scheduled Monuments<sup>1</sup>, Grade I and grade II\* listed buildings) where substantial harm to or loss should be wholly exceptional and assets of lesser significance (e.g. Grade II listed buildings and Grade II registered parks and gardens) where should be exceptional.

- 2.9 In instances where development would cause substantial harm to or total loss of significance of a designated asset consent should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss (paragraph 195). In instances where development would cause less than substantial harm to the significance of a designated asset the harm should be weighed against the public benefits of the proposal to provide a balanced judgement (paragraph 196).
- 2.10 With regard to non-designated assets, paragraph 197 states that the effect of the application on the significance of the asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

## Planning Practice Guidance (PPG)

- 2.11 The PPG (Ministry of Housing, Communities and Local Government, 2018) provides further advice and expands on the guidance and policy outlined in the NPPF.
- 2.12 Significance of heritage assets and its importance in decision taking is explored in Paragraph 009 of the PPG which states that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.
- 2.13 The setting of the heritage asset is also of importance and a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which the proposed changes enhance or detract from that significance and the ability to appreciate it. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which an asset is experienced in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.
- 2.14 Paragraph 013 of the PPG recognises that the contribution that setting makes to the significance of the heritage asset does not depend on there being public right or the ability to experience that setting. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change.
- 2.15 The PPG discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact of the significance of the heritage asset. Ultimately, whether a proposal causes substantial harm will be a judgement for the decision taker. However, it acknowledges that substantial harm is a high test so may not arise in many cases. A key consideration when assessing whether there is an adverse impact on a listed building is whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed (Paragraph 017).

## Regional Planning Policy

### The London Plan - Spatial Development Strategy for Greater London

- 2.16 The London Plan (Greater London Authority 2016) is an update of the 2011 London Plan to ensure it is relevant to government guidance and national legislation enacted since 2011. The London Plan sets a

<sup>1</sup> Footnote 63 of the NPPF extends this classification to those heritage assets which are demonstrably of equivalent significance to Scheduled Monuments, but which are currently non-designated.



framework for development of London over the next 20 years comprising a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031.

- 2.17 Policies within the London Plan that specifically pertain to the historic environment include Policy 7.8 (Heritage Assets and Archaeology), Policy 7.9 (Heritage Led-Regeneration) and Policy 7.10 (World Heritage Sites).
- 2.18 Of greatest relevance herein is Policy 7.8 which establishes the contribution that designated and non-designated heritage assets make to London's world class city status. The policy seeks to ensure the sensitive management and promotion of London's heritage assets and highlights the importance of identifying and recording London's heritage through character appraisals, conservation plans, local lists, and the Greater London Historic Environmental Record (GLHER).
- 2.19 Policy 7.8 Heritage Assets and Archaeology establishes the following clauses regarding archaeology and buried heritage remains:

*“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.”*

- 2.20 The Revised Early Minor Alterations (REMA) to the London Plan (2013) amended and split Paragraph 7.31 supporting Policy 7.8 Heritage Assets and Archaeology with regard to developments affecting the setting of heritage assets, the need to weigh developments causing less than substantial harm on heritage assets against the public benefit and the reuse or refurbishment of heritage assets to secure sustainable development.
- 2.21 Annex Six of the London Plan is a Glossary which contains definitions for 'Heritage Assets' and 'Substantial Harm'.

## Local Planning Policy

- 2.22 The Barnet Local Plan sets out the local planning authority's policy framework. It is composed of two central documents, the Core Strategy (Adopted 2012) and the Development Management Policies (Adopted 2012). Other relevant documents include the Sustainable Design and Construction Supplementary Planning Document (Adopted 2016) of the Local Plan and thirteen policies of the Cricklewood, Brent Cross and West Hendon Regeneration Area (Adopted 2006).
- 2.23 Although Core Strategy Policy 5 (CS5) is aimed at protecting and enhancing Barnet's character to create high quality places, it is mainly concerned with preserving the built heritage landscape and makes no provision to preserve the archaeological resource.

- 2.24 Development Management Policy 06 (DM06), however, states that ‘all heritage assets will be protected in line with their significance’. Although it makes particular reference to areas known to contain significant archaeological remains, including the Cricklewood Archaeological Priority Area (APA) adjacent to the Site, it requires any development that may impact archaeological remains to adequately assess this impact and set out proposed mitigation to reduce that impact.
- 2.25 The Sustainable Design and Construction supplementary document further details the level of assessment required in support of planning application. Section 2.17 of the document states that any development that lies outside of the 19 Local Areas of Archaeological Significance, but which are larger in scale than 0.4 hectares, requires a desk-based assessment to determine whether any archaeological remains are present or likely to be present within the development and impacted by it. The Proposed Development falls within this category.
- 2.26 Lastly, although the Proposed Development falls within the Cricklewood, Brent Cross and West Hendon Regeneration Area and is covered by its saved policies aimed at securing fulfilling the Development Framework for the area, none of the policies relate to the preservation of archaeological remains. The framework itself only mentions archaeological remains in the context of tall building developments. As such, all archaeological policies relating to this area are encapsulated by the Barnet Local Plan.

## Other Guidance

### Historic England Guidance

- 2.27 Historic England has published a series of Good Practice Advice (GPA) of which those of most relevance to this appraisal are GPA2 - Managing Significance in Decision-taking (March 2015) and GPA3 - The Setting of Heritage Assets (2<sup>nd</sup> Edition) (December 2017).
- 2.28 GPA2 emphasises the importance of having a knowledge and understanding of the significance of heritage assets likely to be affected by the development and that the “first step for all applicants is to understand the significance of any affected heritage asset and, if relevant the contribution of its setting to its significance” (paragraph 4). Early knowledge of this information is also useful to a local planning authority in pre-application engagement with an applicant and ultimately in decision making (paragraph 7).
- 2.29 GPA3 provides advice on the setting of heritage assets. Setting is as defined in the NPPF and comprises the surroundings in which a heritage asset is experienced. Elements of a setting can make positive or negative contributions to the significance of an asset and affect the ways in which it is experienced. Historic England state that setting does not have a boundary and what comprises an asset’s setting may change as the asset and its surrounding evolve. Setting can be extensive and particularly in urban areas or extensive landscapes can overlap with other assets. The contribution of setting to the significance of an asset is often expressed by reference to views and the GPA in paragraph 11 identifies those views such as those that were designed or those that were intended, that contribute to understanding the significance of assets.

### Chartered Institute for Archaeologists

- 2.30 The baseline study has been undertaken in accordance with guidance published by the Chartered Institute for Archaeologists (CIfA), with specific regard to the Standard and Guidance for Historic Environment Desk-based Assessment (CIfA 2017) and the Code of Conduct (CIfA 2014, revised 2019).



## 3. Assessment Methodology

3.1 The following sources of information that define the Site have been reviewed and form the basis of the assessment of likely significant effects on the Historic Environment:

- Greater London Historic Environment Record (GLHER) (ref: 15300);
- National Heritage List for England (NHLE);
- Ordnance Survey historic mapping data;
- London Metropolitan Archives for further historic mapping and documentary sources and aerial photographs;
- London Borough of Barnet's Planning portal for relevant data;
- Previous ground investigations; and,
- online sources, including the Archaeology Data Service (<https://archaeologydataservice.ac.uk/>), the British Geological Survey (BGS; <http://www.bgs.ac.uk/geoindex/>), open Lidar data obtained from the Environment Agency accessed through Lidar Finder (<https://www.lidarfinder.com/>), and Victoria County History and primary and secondary resources accessed via British History online (<https://www.british-history.ac.uk/>).

3.2 Assets identified within the Site and Study Area have been given unique reference numbers pre-fixed with [A]. Each asset is shown on Figure 2 and cross-referenced to the gazetteer in Appendix A.

### Extent of Study Area

3.3 The study area for the collation of information on heritage assets was defined as 1km from the Site boundary. This distance has been judged as appropriate to provide the context of, and potential for, surviving archaeological remains on the Site given the historically agricultural and sub-urban context in which it is located.

3.4 Within this study area, detailed data was collated in relation to all designated and non-designated cultural heritage assets. All known heritage assets were identified using the data sources listed above.

### Site Visit

3.5 A site visit and visual appraisal of heritage assets within the study area were undertaken on 10<sup>th</sup> December 2019:

- Identify known archaeological assets within the Site;
- Identify areas with the potential to contain any previously unidentified archaeological or historical remains; and
- Identify the location, extent and severity of modern ground disturbance and previous construction impacts.

### Consultation

3.5.1 Consultation was carried with the Greater London Archaeological Advisory Service (GLAAS) to determine any archaeological evaluation or mitigation requirements in relation to the project. A response was received on 13/02/2020 (ES Vol III, Appendix 9-2) in which GLAAS confirmed that no further archaeological works would be necessary for the Proposed Development site.

## Archaeological Potential

3.6 The potential for an area to contain archaeological remains is rated 'high', 'medium', 'low', 'negligible', or 'unknown'. This rating is based on an understanding of the archaeological resource as a whole and its national, regional and local context. This includes the number, proximity and significance of known and predicted archaeological/historical sites or find spots within the Site and its surrounding study area.

## Previous Ground Disturbance

- 3.7 The previous impact to buried archaeological remains caused by historic development has been assessed using a five-point scale of 'very high', 'high', 'medium', 'low' and 'very low', the definitions of which are set out in below.

**Table 1 Level of previous ground disturbance.**

Magnitude of previous disturbance	Description
<b>Very High</b>	Deep level basement/sub-basement excavated into the underlying natural geology resulting in the removal of all subsurface archaeological deposits.
<b>High</b>	Extensive and deep disturbance resulting in the removal of all but the deepest archaeological deposits such as wells or quarry pits, deep foundations, quarrying and large utilities.
<b>Medium</b>	Moderate previous disturbance which may extend to some depth, but where there remains the potential for archaeological remains to survive either between or beneath existing impact levels such as building foundations and utility trenches.
<b>Low</b>	Shallow previous disturbance such as areas of car parking and surfacing where archaeological remains may survive with limited truncation beneath the level of impact.
<b>Very Low</b>	No known historic development impacts to subsurface archaeological remains. Potential for the survival of archaeological horizons from Prehistory to the Post-medieval period.

## Significance of Heritage Assets and Setting

- 3.8 An assessment of the significance of assets and their setting has been undertaken following the principles outlined by the NPPF and in conjunction with the guidance issued by Historic England (HE 2019).
- 3.9 The NPPF (Annex 2: Glossary) defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'. The designation of an asset offers guidance to the significance of known assets but is not inclusive of all heritage assets of notable significance. Using professional judgement and the results of consultation, heritage assets are also assessed on an individual basis and regional variations and individual qualities are taken into account where applicable.

## 4. Baseline Conditions

### Introduction

- 4.1 There are no scheduled monuments or non-designated archaeological assets within the Site. There are 23 non-designated archaeological assets in the study area, dating from the Roman period to the modern period, although the majority of these date to the post-medieval period onwards. There are three Archaeological Priority Areas (APA) defined by GLAAS (HE 2016) within the study area.
- 4.2 Located immediately south-west of the Site is the Cricklewood APA as defined by LBB. This APA is aimed at capturing the archaeological potential for previously unrecorded remains associated with the medieval settlement of Cricklewood.
- 4.3 Located 900m north of the Site is the Child's Hill APA (3a) of the London Borough of Barnet, which covers Clitterhouse Playing Fields and is likely to hold deposits and features associated with the medieval manorial centre of Clitterhouse Farm.
- 4.4 The Tier 2 APA of Watling Street defined by the London Borough of Camden (APA 2.4) follows the route of Edgware Road. This APA is centred on the Roman road that connected London to St Albans and is located 225m south of the Site. Although it does not extend to the Boroughs of Barnet or Brent, Edgware Road in these boroughs holds a similar potential for previously unrecorded Roman remains.

### Physical Site Conditions

#### Site Topography

- 4.5 The Site is located on relatively flat ground sloping gently from 58m above Ordnance Datum (OD) at the northern edge of the Site to 57m in the south before dropping rapidly down to 53m OD along the southern boundary of the Site to reach street level along Cricklewood Lane. The Site also slopes gently from 57m to the east of the Site, to 55m to the west of the Site. There is a sharp drop down to adjacent Development Parcels to the west and north-west of the Site.
- 4.6 Historic maps show that ground level was likely elevated and levelled above street level in the late 19<sup>th</sup> century to accommodate rail sidings with minimal gradient from the level of the railway line that runs to the east of the Site. This may have been lowered once again during the removal of the sidings or to accommodate late 20<sup>th</sup> century developments.
- 4.7 The nearest body of water to the Site is the River Brent, located approximately 2km north of the Site.

#### Site Geology

- 4.8 Geological mapping of the area (BGS England & Wales Sheet 256, Solid and drift; published 1994) indicates that London Clay sedimentary bedrock underlies the Site. No superficial geological deposits are recorded.
- 4.9 A Geo-environmental Investigation (GI) has recently been carried out on the Site (Capita 2018) which largely confirmed the absence of superficial deposits and the presence of London Clay sedimentary bedrock across the whole of the Site. The results also show made ground deposits approximately 0.6m to 2m thick across the Site (Table 2). These made ground deposits likely relate to the construction of late 19<sup>th</sup> century railway sidings, their removal in the 1970s and late 20<sup>th</sup> century developments. It is worth noting that in WS03 gravel was recorded below London Clay, which likely indicates the presence of made ground deposits incorrectly marked as sedimentary bedrock. It is possible that made ground deposits therefore extend to greater depths than reported in many of the window samples.

**Table 2 Summary of Geo-Environmental Investigation logs (Capita 2018). Values presented are in metres below ground level.**

Deposit	BH1	BH2	BH3	WS01	WS02	WS03	WS04	WS05	WS06	WS07	WS08
Surface	55.8	54.8	54.95	55.65	55.85	55.7	54.85	55.05	55.65	55.35	55.2
Made ground	53.8	52.8	52.35	54.6	53.8	53.5	53.65	54.45	54.5	54.05	54.65
London Clay	30.8+	29.8+	29.95+	50.65+	51.85+	52.7	50.85+	51.05+	50.65+	51.35+	50.20+
Gravel						52.4+					

## Walkover Survey

- 4.10 A walkover survey carried out on 10<sup>th</sup> December 2019 (Plates 1 to 5, Appendix C) confirmed the physical conditions of the Site and did not identify previously unrecorded archaeological assets or potential for such assets to be present within the Site. The survey included access to all publicly accessible areas of the Site as well as the stockage and delivery yards of the existing commercial properties.
- 4.11 The visit confirmed that the Site is significantly higher than the surrounding street level. The large warehouse style commercial properties do not have any basements and are likely to rest on piled foundations. It was noted that the railway line lies approximately 1m higher than the carpark level, and therefore it is probable that the ground level was lowered during or following the removal of the former railway sidings.

## Archaeological and Historic Background

### Prehistoric (c. 700,000 BC to AD 43)

- 4.12 The prehistoric period is generally poorly represented in the clay lands of north-west London, and particularly so within the study area.
- 4.13 Palaeolithic remains, which are typically found in secondary deposition contexts such as gravel terraces of major rivers and estuaries, are entirely absent from the study area and scarce in north-west London generally.
- 4.14 Similarly, Mesolithic remains in London tend to be restricted to riverine contexts and to consist of surface finds, with only scattered evidence of long-term occupation. No Mesolithic remains have been reported in the study area, although it is worth noting that a significant Mesolithic site (Collins & Lorimer 1989) has been recorded in West Heath, Hampstead, approximately 2km east of the Site. These Mesolithic remains were found on Bagshot Sand formation deposits, near a small stream and on a hill dominating the area, all features which are absent from the study area.
- 4.15 Although Neolithic remains are more abundant than those of earlier periods, they are equally limited in their geographic extent. They tend to be concentrated around the Thames valley, chalk outcrops in south London, and on gravel in west London (MoLA 2000). Little Neolithic material has been recovered from areas of London underlain by the London Clay, suggesting that heavier soils and denser woodland may have discouraged settlement or other activity. It is therefore not surprising that no Neolithic material has been recorded within the study area.
- 4.16 Data for the Bronze Age illustrates a similar dichotomy between these areas of high potential and the clay land relatively poor in Bronze Age material. A number of cremations are recorded close to the River Brent 2km north of the Site and form the nearest evidence of Bronze Age activity to the Site. It reinforces the view of human activity concentrated along river systems and the scarcity of material further inland.
- 4.17 Although there are no known Iron Age remains within the study area, at the site of the Dollis Hill reservoir, 1.4km north-west of the Site, evidence of Early Iron Age activity has been recorded in 2000 (Sankey 2000, 14). This consisted of a single ditch truncated by a small pit or posthole, containing 39 sherds of prehistoric pottery.

## Roman (AD 43 to 410)

- 4.18 The Site is located 100m east of the A5 Edgware Road, an existing road that follows the line of the Roman road from *Londinium* (London) to *Verulamium* (St Albans) [A1]. The Roman road was later known as Watling Street, which is of Saxon derivation (Margary 1973). This road is also the focus of the London Borough of Camden's Watling Street APA 2.4. This section of the former Roman road connected London to St Albans. Roman roads typically indicate the possible presence of minor roadside settlements and other land uses such as cemeteries or quarry pits often found in association with them. However, at present, the available evidence does not suggest that this section of Watling Street was a major focus of activity.
- 4.19 The only known Roman feature aside from Watling Street within the study area is a Roman ditch and an undated post hole recorded during an evaluation and watching brief in 2007-8 [A2] located 550m north-west of the Site.
- 4.20 More substantial evidence of Roman activity has been found slightly beyond the 1km study area. This includes evidence of various 3<sup>rd</sup> and 4<sup>th</sup> century activities recorded during the excavation of Dollis Hill, such as sand quarries, grain milling, agriculture and a possible Roman building, which together indicate the presence of a Roman villa or small settlement nearby (Sankey 2000, 35). Evidence of possible Roman buildings have been located west of Brent reservoir, at Salmon Street 4m north-west of the Site and north of Hendon, 4km north of the Site (MoLA 2000). These may be the remnants of, or associated with, Roman villas in their vicinities.

## Early Medieval (410 to 1066)

- 4.21 During the early medieval period, the Site was located in the parish of Hendon, within the Hundred of Gore, the third largest parish in Middlesex (Baggs *et al.* 1976, 1-2). The first mention of Hendon appears in charter purporting to date to 972-8. At this time a settlement had presumably grown up around Church End, where the parish church with its Norman font is located (Baggs *et al.* 1976, 5-11). The settlements of Kingsbury, Chalk Hill, Neasden and Willesden may all have Saxon origins, and may indicate the extent and density of settlement surrounding the study area.
- 4.22 There is no historical evidence to suggest that Cricklewood itself was settled during this period and it is not mentioned in the Domesday Book of 1086. Furthermore, no early medieval archaeological remains have been recorded within the study area.

## Medieval (1066 to 1540)

- 4.23 The Site is located in an area which, during the medieval period, would have formed the agricultural hinterland of London. Throughout this period, the nearby Watling Street continued to be used as a major thoroughfare linking London to more distant northern centres. Numerous medieval nucleated settlements are known to have existed or originated during this period in the area surrounding the Site.
- 4.24 The nearest of these is the small roadside settlement of Cricklewood [A5] mentioned in historical records of the 13<sup>th</sup> and 14<sup>th</sup> centuries. Although the medieval settlement is presumed to have been situated near the modern junction of Edgware Road and Cricklewood Lane where the modern settlement exists today, little archaeological evidence of the early development of the hamlet has yet been recorded. Nevertheless, its presence reflects a common pattern for the period, with nucleated settlements located some 1.5 to 3km apart, with concentrations along the major communication arteries such as Watling Street. Nearby medieval settlements included those of The Hyde and Hendon to the north, Oxgate to the north-west, Willesden to the south-west, Shoot-up to the south, West End (modern day West Hampstead) to the south-east, and Child's Hill to the east.
- 4.25 Walm Lane (A407) linking Cricklewood to Willesden is known to have existed at least from 1425 when it was known as Shirkykstrete [A7]. Another lane believed to have medieval origins is Fronal Lane [A8] 1km south-east of the Site which originally connected West End to Shoot Up.
- 4.26 The medieval landscape surrounding the study area was dominated by small farmsteads in a patchwork of farmland and woodland. The nearest known such farm is that of a possible moated house [A6] recorded 700m east of the Site, later known as Cow House Farm in the post-medieval period. It has been suggested that this moated house may have once been the medieval manor of Cricklewood, which may explain the absence of medieval remains recorded within Cricklewood itself. The more distant and more

extensive manor of Clitterhouse Farm [A3], located approximately 900m north of the Site, is covered by the Child's Hill APA (3a). The nucleus of the Manor of Clitterhouse was a house and carucate (a medieval unit of land equivalent to an area that a plough team of eight oxen could till in a single annual season) held by John de Langton in 1321 and held by his son Robert in 1335 and grandson in 1361, at which point it was called the manor of Hendon. The manor passed through a number of individuals and families until 1439, at which point it was acquired by St Bartholomew's hospital (Baggs *et al.* 1976, 16-20). In 1446 the hospital's property was increased by the granting of two nearby estates, one north of the Clitterhouse Estate and one south of Child's Hill (*ibid.*). Several archaeological investigations have targeted this manor which is understood to be situated within playing fields where little modern development has taken place. Aside from a possible U-shaped moat [A4], these investigations revealed only limited medieval remains [A9].

## Post-Medieval (1540 to 1901)

- 4.27 Cartographic evidence suggests that little remained of the medieval settlement of Cricklewood by the mid-18<sup>th</sup> century (Figure 3), by which point it consisted of The Crown, a large coach house providing accommodation to travellers, and a few small buildings clustered to the south of the junction of Cricklewood Lane and Edgware Road. Although the original coach house was demolished and rebuilt in the late 19<sup>th</sup> century, recent excavations there have identified evidence of the earlier building and adjacent houses [A10 and A11].
- 4.28 By 1828 (Figure 4), Cricklewood had grown modestly and several more houses are present to the south and west of The Crown. Of note is a single house now present immediately north-east of the intersection of Cricklewood Lane and Edgware Road, approximately 75m west of the Site.
- 4.29 By 1829 (Cruchley's map of London and Environs; ref: RM14/1), the house immediately south-east of the intersection was known as Cricklewood House, while The Crown is referred to as The Slade. Several small cottages are shown in the vicinity, along with farms to the west of Edgware Road.
- 4.30 The Hendon tithe map of 1840 (Figure 5) shows few changes, although the tithe apportionments show that the dwelling 75m west of the Site was a small cottage and that the fields in which the Site is located were both meadows, one of which is known as Little Rock Hold.
- 4.31 By 1848 (Figure 6), several new substantial villas had been erected on either side of Edgware Road. The building on the north-east corner of the intersection was, by this point, known as Rockhalls Lodge.
- 4.32 A Midland Railway map dated 1865 (Figure 7) shows the original planned route of the Midland Railway line and Child's Hill and Cricklewood Station (later renamed Cricklewood) [A23] which was to open in 1868. The map shows the Rockhalls Lodge in some detail along with the formal gardens associated with it that occupied the western half of the Site. Several small buildings are shown at the north-west corner of the garden, possibly small cottages, that are connected to Edgware Road by a narrow lane. The maps also show Rockhalls Terrace [A12] north-west of the Site which were built to accommodate railway workers that would be operating at its planned Brent Sidings (later known as Child's Hill Sidings) north-west of the Site. The Midland Railway 1870 plan for their proposed sidings (ref: MR/U/P/0939) show that the railway line had been built immediately east of the Rockhalls Lodge gardens as planned. It also shows an access track leading from Cricklewood Lane up to the embanked railway line.
- 4.33 In 1874-76 the Hampstead Cemetery [A14] was opened 800m south-east of the Site.
- 4.34 By the time of the Second Edition OS map of London (Sheet II.SE, Appendix D) of 1894, the Child's Hill Junction sidings had been constructed and occupied most of the Site. These were a small part of the much larger Brent Sidings that were built north-west of the Site. The mid-19<sup>th</sup> Rockhalls Lodge gardens and buildings to the north-west of the gardens had by this point either been entirely demolished to make way for the sidings or buried by made ground deposits to raise the area to the level of the railway line embankment. The map also shows the accelerating growth of the town of Cricklewood. A large number of new railway worker terraced houses had by then been erected along Edgware Road, and the arrival of the railway further encouraged London commuters to settle the area. New neighbourhoods had by this point been laid out spreading outwards from the railway station and the intersection of Cricklewood Lane and Edgware Road.
- 4.35 Evidence of post-medieval activity, particularly late 19<sup>th</sup> century remains, has been identified at a number of locations throughout the study area. This includes post-medieval field boundaries and levelling activities



relating to Clitterhouse farm [A9, A16, A17 and A18], late 19<sup>th</sup> century and later railway engine sheds at Brent Sidings [A15] north of the Site, post-medieval features at Slade Works [A13] 200m south-west of the Site, and services associated with late 19<sup>th</sup> century terraced houses [A19].

## Modern (1901 to present)

- 4.36 The 20<sup>th</sup> century witnessed the accelerating expansion of Cricklewood along with other similar commuter towns throughout north London. By the time of the First Revision OS map of London (Sheet F, Appendix D) of 1912, Cricklewood had been connected to the London Sprawl along Edgware Road.
- 4.37 The Child's Hill sidings were expanded in the early 20<sup>th</sup> century with new tracks to the west and new small buildings at various locations within the Site as shown by the first revision OS map (Appendix D). The new sidings west of the Site appear to have serviced a line of coal bunkers, evidence of which remains today as a large berm separating Depot Approach Road from the terraced housing to the west.
- 4.38 By the mid-20<sup>th</sup> century the Child's Hill Sidings had been further expanded, but these were nearly entirely removed in the 1970s (Appendix D). Only a few short sidings remained in the northern portion of the Site. Warehousing was also by this point erected along the eastern boundary.
- 4.39 By the 1990s the remaining railway sidings and the warehouses had been removed from the Site and a large superstore erected in the south-west of the Site (Appendix D). This was later purchased by B&Q and occupied by the B&Q, Poundstretcher, and tile store that are currently operating on the Site.
- 4.40 Archaeological assets dating to the modern period recorded by the HER include the Hadley Page aircraft factory [A20] 250m north-east of the Site, the first rail fed milk bottling plant in London, built for Express Dairy Company in 1929 [A21], located 100m east of the Site, and Gladstone Park, which opened to the public in 1901 [A22] approximately 900m west of the Site.

## 5. Assessment

- 5.1 There are no known designated or non-designated archaeological assets within the Site. Furthermore, no designated archaeological assets will be impacted by the Proposed Development through alterations to their setting.

### Potential Archaeological Remains

#### Previous Ground Disturbance

- 5.2 A Geo-environmental Investigation (GI) has recently been carried out on the Site (Capita 2018) which largely confirmed the absence of superficial deposits and the presence of London Clay sedimentary bedrock across the whole of the Site. The results also show made ground deposits approximately 0.6m to 2m thick across the Site (Table 2). These made ground deposits likely relate to the construction of late 19<sup>th</sup> century railway sidings, their removal in the 1970s and late 20<sup>th</sup> century developments. It is worth noting that in WS03 gravel was recorded below London Clay, which likely indicates the presence of made ground deposits incorrectly marked as sedimentary bedrock. It is possible that made ground deposits therefore extend to greater depths than reported in many of the window samples.
- 5.3 Although the Site appears to have been subjected to extensive developments in the late 19<sup>th</sup> and throughout the 20<sup>th</sup> century, it is highly likely that this has had limited impact on former ground levels. Cartographic evidence suggests that the Site was situated in enclosed fields during the post-medieval period until it was integrated into Rockhalls Lodge's garden. The Site was then covered by levelling deposits to raise the ground surface to that of the embanked railway line and build a series of new sidings to service the Midland Railway line. It is likely that this resulted in only minimal impacts to the original ground level and would have sealed and preserved any archaeological deposits pre-dating the late post-medieval period.
- 5.4 The results of the GI works carried out across the Site recently (Capita 2018), show that made ground deposits are highly variable across the Site, ranging from 0.6m to over 2m depth. There appears to be some discrepancy between the depth of made ground deposits reported in window samples (mean=1.2m) versus the depth reported in boreholes (mean=2.2m), which is difficult to resolve given that it does not appear to relate to any topographic or geographic pattern. The discrepancy may be caused by measurements being taken from different 'ground levels' for each type of investigation, although this remains uncertain. Nevertheless, the results confirm the presence of approximately 1-2m of made ground deposits across the Site. It is probable that ground level was once higher than it is today while the railway sidings were active but that these were truncated during the removal of the sidings and in advance of the construction of the superstore. This would explain the variable depth of made ground recorded.
- 5.5 Overall, the level of ground disturbance within the Site is considered **low**.

#### Archaeological Potential

- 5.6 This section assesses the potential for further unrecorded buried archaeological remains to be present within the Site. The assessment of archaeological potential is based on the data available at the time of writing and takes into consideration the known archaeological assets within the Site and study area, historical and cartographic evidence presented in the baseline. This section assesses the potential for further previously unknown buried archaeological remains to be present within the Site.
- 5.7 **Palaeo-environmental:** The site's geology consisting of London clay which does not typically contain deposits of paleo-environmental significance. Therefore, the archaeological potential for this period is judged to be **very low**.
- 5.8 **Prehistoric:** The prehistoric period is generally poorly represented in the clay lands of north-west London and no such remains have been recorded within the study area despite several archaeological investigations being carried out. The lack of deposits known to contain Palaeolithic remains within the Site suggest that it has little potential for early prehistoric remains. Furthermore, the site's topographic and geographic location mean it was unlikely to have been particularly suitable for late prehistoric settlement. As such, the potential for prehistoric remains to be present within the Site is considered **low**.

- 5.9 **Roman:** Although the Site is located near the Roman Road of Watling Street, there is only one instance of Roman period remains recovered within the study area. These remains, consisting of a single ditch, were identified in proximity to Watling Street. The Site lies outside of the zone of any remains associated with roadside development alongside the Roman road. The potential for Roman remains within the Site is therefore deemed to be **low**.
- 5.10 **Early medieval** – No evidence dating to the Anglo-Saxon period has been identified within the Site or study area. The potential for remains of this date is deemed **very low**.
- 5.11 **Medieval:** The Site is located in close proximity to the presumed location of the medieval nucleated settlement of Cricklewood. It does not, however, lie within the area of potential highlighted by the Cricklewood APA as it lies just outside of the presumed extent of the medieval hamlet. The Site is located some distance from both the moated manors of Cow House to the east and Clitterhouse to the north. The Site was likely within agricultural fields supporting the manor of Cricklewood. As such, there is a **moderate** potential for medieval remains to be present within the Site. Any such remains are likely to consist of agricultural features such as former field boundaries or drains.
- 5.12 **Post-medieval:** The Site lay in enclosed fields for much of the post-medieval period, until it was converted to gardens for Rockhalls Lodge in the mid-19<sup>th</sup> century. The ground level was then raised in the late 19<sup>th</sup> century to accommodate new railway sidings of the Midland Railway. Given the level of 19<sup>th</sup> century activities recorded on the Site, it is considered to hold a **high** potential to contain post-medieval remains. These would likely consist of former field boundaries and drains relating to agricultural activities, garden features dating to the mid-19<sup>th</sup> century, and made ground deposits associated with the Child's Hill railway sidings of the Midland Railway.
- 5.13 **Modern:** The Child's Hill Sidings occupying the Site were expanded throughout the first half of the 20<sup>th</sup> century to include more tracks and several new structures. These were removed in the 1970s and a warehouse was erected on the eastern boundary of the Site. This was subsequently dismantled, and a large superstore was constructed in the south-west of the Site in the 1990s. Given the level of 20<sup>th</sup> century developments, the Site is considered to have a **high** potential to contain modern archaeological remains.

## Significance of Potential Archaeological Remains

- 5.14 The NPPF stresses the importance of identifying and assessing the significance of any heritage asset and its setting that may be affected by a proposed development. Once significance has been established as per relevant guidance (HE 2019), the impact of any proposal can be appropriately assessed.
- 5.15 The significance of potential heritage assets is based on regional research resource assessments and research frameworks for Greater London (Museum of London 2000 & 2002; Rowsome, Baker & Stephenson 2011), as well as thematic and period-specific reviews such as the prehistoric period (EH 2010), the Palaeolithic and Mesolithic periods (Pettitt, Gamble & Last (eds) 2008; Prehistoric Society 1999), the Bronze Age (Roberts 2008), the Iron Age (Haselgrove et al. 2001) the Roman period (James and Millett (eds) 2001; EH 2012) and Historic England's Introductions to Heritage Assets and Selection Guides.
- 5.16 This assessment has identified a high potential for previously unrecorded modern and post-medieval remains, a moderate potential for medieval remains, a low potential for Roman remains, and a very low potential for all other periods.
- 5.17 The remains pertaining to the post-medieval and modern periods are likely to relate to agricultural features pre-dating the mid-19<sup>th</sup> century, the landscaping of the area as gardens for Rockhalls Lodge in the mid-20<sup>th</sup> century, and the raising of the ground level to construct rail sidings in the late 19<sup>th</sup> century. These remains are considered to be of no archaeological or historical interest.
- 5.18 Medieval remains that may be present within the Site are likely to consist of field boundaries, drains, or other agricultural features. These would be of, at most, local historical and archaeological interest based on their ability to inform on past agricultural practices and field and property patterns.
- 5.19 The significance of any remains that are compromised by poor preservation or truncation is assessed as very low. The significance of any previously unknown remains that may survive within the Site would derive from their evidential value and their potential to contribute to our understanding of past human activity guided by local, regional and national research priorities.

## 6. Conclusion

- 6.1 AECOM was commissioned by Montreaux Cricklewood Developments Ltd to prepare an archaeological desk-based assessment in support of an outline planning application for the redevelopment of the B&Q Cricklewood development site. This DBA first sets out the archaeological baseline for the Site in order to identify all known designated and non-designated heritage assets within the Site and to determine the potential for as yet unknown buried archaeological remains to be present within the Site. This report includes an assessment of the significance, using NPPF terminology, of the known and potential heritage resources that may be impacted by Proposed Development.
- 6.2 There are no designated assets within the Site. This report has identified 23 non-designated archaeological assets within the study area, none of which lie within the Site. They will not be impacted indirectly through changes to their settings or directly by the Proposed Development. The report has identified a high potential for previously unrecorded post-medieval and modern remains, a moderate potential for medieval remains, a low potential for Roman remains, and a very low potential for remains of all other periods. Previously unrecorded medieval remains, if present, would be considered of, at most, local archaeological and historical interest, while previously unrecorded post-medieval and modern remains would be considered of no historical or archaeological interest.
- 6.3 The impact of the Proposed Development on these potential archaeological assets will be discussed within the Archaeology Chapter of the Environmental Statement (Chapter 9), for which this desk-based assessment has been completed.

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# Appendix A Gazetteer

Asset No.	Reference	Location	Site Name	Description	Period
A1	MWB21432	SU 47520 66850	Near Newbury goods station cemetery - unknown exact location	Leg bone of a huge prehistoric ox as well as a deer bone and reindeer antler found in 1888 deep in gravel deposits.	Palaeolithic to Mesolithic
A2	MWB15811	SU 47653 66994	Former British Telecom Site, Kings Road, Newbury	Artefacts recovered from excavation. Burnt flint and post-medieval pot sherds.	Palaeolithic to post-medieval
A3	MWB3496	SU 47370 67287	Victoria Park - B (boating lake)	Mesolithic flint tools found in 1933-4 when digging a boating pond in the park. Unknown whether discovery was by excavation or chance find.	Mesolithic
A4	MWB3499	SU 47420 67290	Victoria Park - E (A34)	Mesolithic flint working site, numerous flakes and blades, excavated in 1963 (prior to road construction?).	Mesolithic
A5	MWB3500	SU 47659 67299	Greenham Dairy Farm	Numerous finds of flint implements from the area of Greenham Dairy Farm indicate a possible Mesolithic/Neolithic working site. Some finds discovered from the 1930s are preserved in Newbury Museum. Similar to finds made at the Borough Sewerage Farm at Thatcham.	Mesolithic to Bronze Age
A6	MWB10118	SU 47709 66950	122 Kings Road, Newbury	The Newbury Museum Archaeology map notes the find of a partially polished Neolithic axe in Kings Road, although there is some confusion about the house number.	Neolithic
A7	MWB5406	SU 47520 66840	Newbury Station goods yard - Roman cemetery	About a hundred skeletons, Roman grave goods and evidence of cremation found during gravel extraction in 1856.	Roman
A8	MWB17758	SU 47464 66860	Near site of Roman cemetery, Kings Road, Newbury	A late Roman bronze coin of Magnentius (350-353 AD) found in the 1980s while forming the yard of a builders' merchants close to the site of the known Roman cemetery. The coin was obtained for the Newbury Museum.	Roman
A9	MWB20686	SU 47216 67050	In the Cold Room at The Queens Hotel, Newbury	Roman finds discovered during building works in 1992.	Roman
A10	MWB3424	SU 47035 67147	Newbury	The medieval core of the settlement of Newbury, an important bridging point across the Kennet and the location of a medieval market.	Medieval
A11	MWB3425	SU 47290 67209	Newbury Castle	Documentary references for a castle besieged in 1152 by Stephen, but its exact location is unknown and may not have been in the centre of Newbury.	Medieval

Asset No.	Reference	Location	Site Name	Description	Period
A12	MWB3449	SU 47430 67100	Conjectural site of Greenham preceptory	Walter Money's suggested site of the Knights Hospitallers' dwelling in Greenham, close to the supposed castle on the Wharf.	Medieval
A13	MWB3450	SU 47395 67139	Conjectural length of preceptory wall	Length of stone wall recorded in mid-20 <sup>th</sup> century before demolition and suggested to be part of the boundary wall of the medieval Greenham preceptory.	Medieval
A14	MWB15749	SU 47256 67190	10-13 The Wharf, Newbury - medieval finds	Unstratified medieval pottery in dumped layers excavated in 1988, perhaps suggesting a nearby midden.	Medieval
A15	MWB15750	SU 47313 67152	The Wharf, Newbury - medieval	Medieval land use identified during an evaluation.	Medieval
A16	MWB15752	SU 47291 67233	The Wharf, Newbury - pre canal	The lowest layer of an evaluation trench contained some redeposited medieval pottery and tile in a fluvial deposit, probably representing the River Kennet pre-canalisation.	Medieval
A17	MWB16131	SU 47295 67056	Medieval pit and post hole at Bear Lane, 11 Wharf Rd, Newbury	A medieval pit and post hole revealed during archaeological evaluation.	Medieval
A18	MWB21311	SU 47369 67222	River Kennet, Newbury - general location	Metal bar of 14 <sup>th</sup> century pilgrim's badge dredged from the River Kennet in the 1890s.	Medieval
A19	EWB142	SU 47207 67103	20-22 Market Place, Newbury	Observations were made on the building at 22 Market Place in 1988, prior to its demolition. The building was essentially of 19 <sup>th</sup> century construction, with elements of earlier buildings incorporated. Further archaeological recording was undertaken in February 1989, during the excavation of a pipe trench (10m long x 0.3m deep) and the reduction of the ground level by 0.5m. Observations at 20 Market Place showed that a depth of up to 0.3m of archaeological surfaces survives on the site. There was no conclusive dating evidence, but the recovery of several large sherds of medieval pottery indicated that these deposits may date back to at least the earliest known use of the Market Square, in the early 13 <sup>th</sup> century.	Medieval to post-medieval
A20	MWB3463	SU 47250 67187	10-13 Wharf St - reclamation of River Kennet	Evidence of dumping and levelling associated with the canalisation of the river, found during an evaluation.	Post-medieval
A21	MWB3483	SU 47335 67181	The Wharf, Newbury - former coal yard floor	Evidence for post-medieval occupation levels found during a 1990 evaluation.	Post-medieval
A22	MWB5840	SU 47300 67199	Newbury Wharf - Parent record	From 1723 to 1794 Kennet Canal terminated at Newbury Wharf. The wharf had two basins, cranes, warehouses, granary (now the museum), coalpens, stables and other buildings and facilities.	Post-medieval
A23	MWB5841	SU 47350 67215	Newbury Wharf - Crane	Site of canal side crane, used as a location for the erection of a second rescued crane in the 1980s.	Post-medieval
A24	MWB6973	SU 47265 67185	Culvert at The Wharf, Newbury	A culvert aligned east-west which may be associated with the infilled canal basin.	Post-medieval
A25	MWB15509	SU 47349 67156	Newbury Wharf revetment	Three phases of revetment of Newbury Wharf identified during excavation.	Post-medieval
A26	MWB15511	SU 47349 67154	Newbury Wharf drain	Brick and wood drain with metal roof recorded during excavation.	Post-medieval

Asset No.	Reference	Location	Site Name	Description	Period
A27	MWB15512	SU 47372 67175	Newbury Wharf robber trench?	Possible robber trench recorded during excavation.	Post-medieval
A28	MWB15513	SU 47366 67174	Site of Weighing House on Newbury Wharf	Early 19 <sup>th</sup> century building, demolished by 1900 but excavated in 1990s.	Post-medieval
A29	MWB15514	SU 47358 67171	Newbury Wharf - Weighing House internal crane	Crane base from inside weighing house excavated in 1990s.	Post-medieval
A30	MWB15753	SU 47291 67233	The Wharf, Newbury - infilling of River Kennet	The top layers of the trial trench represented infilling associated with the reclamation of the old course of the River Kennet and its canalisation in the 18 <sup>th</sup> century.	Post-medieval
A31	MWB15955	SU 47248 67197	On the banks of the Kennet at Newbury Wharf	Glass bottles and clay pipes found during dredging in 1985.	Post-medieval
A32	MWB17393	SU 47656 67309	Site of Cooke's Farm, later Greenham Dairy Farm	Historic farmstead documented in late 19 <sup>th</sup> century but no longer in existence.	Post-medieval
A33	MWB17629	SU 47317 66882	Site of former schoolhouse, Carnegie Road, Newbury	Keystone from a school built into wall of later building. The school has been demolished but it seems likely that an architectural component of this building survives embedded into the gable wall of a house in Carnegie Road.	Post-medieval
A34	MWB17630	SU 47323 66904	Site of former Workhouse and Gaol, St Mary's Hill, Newbury	A complex of buildings associated with the charity of St Mary's Almshouses, probably all demolished in the early 20 <sup>th</sup> century.	Post-medieval
A35	MWB17631	SU 47335 66923	Site of early gas works, Newbury	Gas tanks shown on early 19 <sup>th</sup> century mapping, but demolished by early 20 <sup>th</sup> century.	Post-medieval
A36	MWB17897	SU 47345 67133	Site of Canal House, Newbury Wharf	18 <sup>th</sup> century brick building, listed but demolished in 1967 when car park extended.	Post-medieval
A37	MWB21434	SU 47520 67124	Site of outdoor swimming bath, River Kennet, Newbury	Former location of island pool, disused by the end of the 19 <sup>th</sup> century.	Post-medieval
A38	MWB15508	SU 47343 67158	Canal Basin, Newbury Wharf	Artificial inlet off the Kennet constructed by the mid 18 <sup>th</sup> century and completely infilled by the 1930s.	Post-medieval to modern
A39	MWB15892	SU 47342 67377	The Marsh/Victoria Park	Common land in Newbury called The Marsh which later became Victoria Park.	Post-medieval to modern
A40	MWB17896	SU 47364 67099	Coal Yard Canal Basin, Newbury Wharf	Southerly narrow branch off larger basin, probably used as a dock for unloading coal barges; infilled by 1930s.	Post-medieval to modern
A41	MWB17899	SU 47350 67159	Site of wrecked boat, The Wharf	Gunwales of a sunken boat seen within the infilled canal basin on the Wharf during an evaluation.	Post-medieval to modern
A42	MWB17900	SU 47270 67199	Site of former Fire Station, Newbury Wharf	Building of perhaps 18 <sup>th</sup> century origins, used for various purposes and demolished by 1960s.	Post-medieval to modern
A43	MWB17901	SU 47291 67196	Site of Dolton's Storage building, The Wharf	Barn like building of perhaps 18 <sup>th</sup> century origins, used for various purposes and demolished by 1920s.	Post-medieval to modern

Asset No.	Reference	Location	Site Name	Description	Period
A44	MWB20703	SU 47306 67049	Site of the Rising Sun, Wharf Road, Newbury	Former location of a public house from the late 19th century to the late 20 <sup>th</sup> century.	Post-medieval to modern
A45	MWB21212	SU 47341 67027	Site of malt house in Wharf Road, Newbury	Former location of a 19 <sup>th</sup> century malthouse, demolished in the late 20 <sup>th</sup> century.	Post-medieval to modern
A46	MWB21213	SU 47305 66953	Site of malt house near junction of Wharf Road and Kings Road, Newbury	Former location of a 19 <sup>th</sup> century malthouse, demolished in the late 20 <sup>th</sup> century.	Post-medieval to modern
A47	MWB21346	SU 47407 66882	Site of malt house east of St Mary's Hill, Newbury	Former location of a 19 <sup>th</sup> century malthouse, demolished in the later 20 <sup>th</sup> century.	Post-medieval to modern
A48	MWB21420	SU 47413 67142	Site of The Old Studio, The Wharf, Newbury	Former location of a Victorian corrugated iron building by the Kennet, a boat house but also used as the early 20 <sup>th</sup> century studio of local artist Victor Corden, demolished in 2016.	Post-medieval to modern
A49	MWB21433	SU 47591 67250	Newbury Football Ground	Later 20 <sup>th</sup> century football pitch, stand and other buildings within enclosed ground, in urban area generally used for sports grounds since at least the late 19 <sup>th</sup> century	Post-medieval to modern
A50	MWB21727	SU 47364 67000	Site of Newbury Volunteers headquarters, Kings Road, Newbury (also known as The Armoury)	Former location of 19 <sup>th</sup> century buildings evidently used to hold the weapons of the Newbury Volunteers, demolished in the mid-20 <sup>th</sup> century for road building at the Kings Road roundabout.	Post-medieval to modern
A51	MWB21797	SU 47311 67000	Site of possible chapel, Wharf Road, Newbury	Former location of a 19 <sup>th</sup> century building with apparently religious use, demolished in the mid-20 <sup>th</sup> century.	Post-medieval to modern
A52	EWB1631	SU 47484 67031	11-17 Mill Lane, Newbury - Geoarchaeological Borehole Survey and Watching Brief	A Borehole Survey and Watching Brief was conducted by Wessex Archaeology following the demolition of the terrace of four almshouses at 11-17 Mill Lane, Newbury and ahead of the redevelopment of the site for residential purposes. A single 19 <sup>th</sup> or 20 <sup>th</sup> century cut feature was recorded.	Post-medieval to modern
A53	MWB5623	SU 47740 67177	Site of pillbox - Greenham Mill area, Newbury	Polygonal concrete pillbox visible on the 1969 aerial photographs but since demolished.	Modern
A54	MWB5624	SU 47462 67226	Site of pillbox east of Victoria Park, Newbury	Polygonal concrete pillbox visible on the 1969 aerial photographs but since demolished.	Modern
A55	MWB5838	SU 47300 67250	Park Way Bridge, Newbury	Original bridge built in 1941, largely replaced by a new structure in 2001.	Modern
A56	MWB6375	SU 47438 67252	Site of Second World War anti-tank blocks, Victoria Park, Newbury	Former location of a line of defensive concrete blocks or 'dragon's teeth' along the north side of the Kennet and Avon Canal.	Modern
A57	MWB16475	SU 47471 67032	Site of almshouses at 11-17 Mill Lane, Newbury	Former location of terrace of four houses, built in 1926 and conveyed as part of a charity, but demolished when site redeveloped in the early 21 <sup>st</sup> century.	Modern
A58	MWB20704	SU 47317 66961	Site of the Borough Arms, Newbury	Former location of a public house in the mid-20 <sup>th</sup> century.	Modern

Asset No.	Reference	Location	Site Name	Description	Period
A59	MWB22060	SU 47491 66893	Site of the Iron Foundry, Kings Road, Newbury, originally part of Plenty's and subsequently the Newbury Diesel	Location of an early 20 <sup>th</sup> century factory, originally the Plenty boiler shop and then the location of the Plenty-Still company, which became the Newbury Diesel Company in 1932.	Modern
A60	MWB6441	SU 47449 66900	Site of Sainsbury's Supermarket, Kings Road, Newbury	Gravel islands and peat deposits with pollen sequence seen during an evaluation in 1993, though no archaeological features were identified.	Unknown
A61			Timber Yard	Site of a 19th and 20th century timber yard on the eastern edge of Newbury.	Post-medieval to modern

# Appendix B Figures

Figure 1 Site Location

Figure 2 Archaeological Assets

Figure 3 Rocque's 1746 map of Middlesex

Figure 4 Whishaw's 1828 Map of Hendon Parish

Figure 5 Hendon Parish Tithe Map of 1840

Figure 6 Wyld's 1848 Map of Twenty Miles Round London

Figure 7 Midlands Railway 1865 Hendon Expansion Plans



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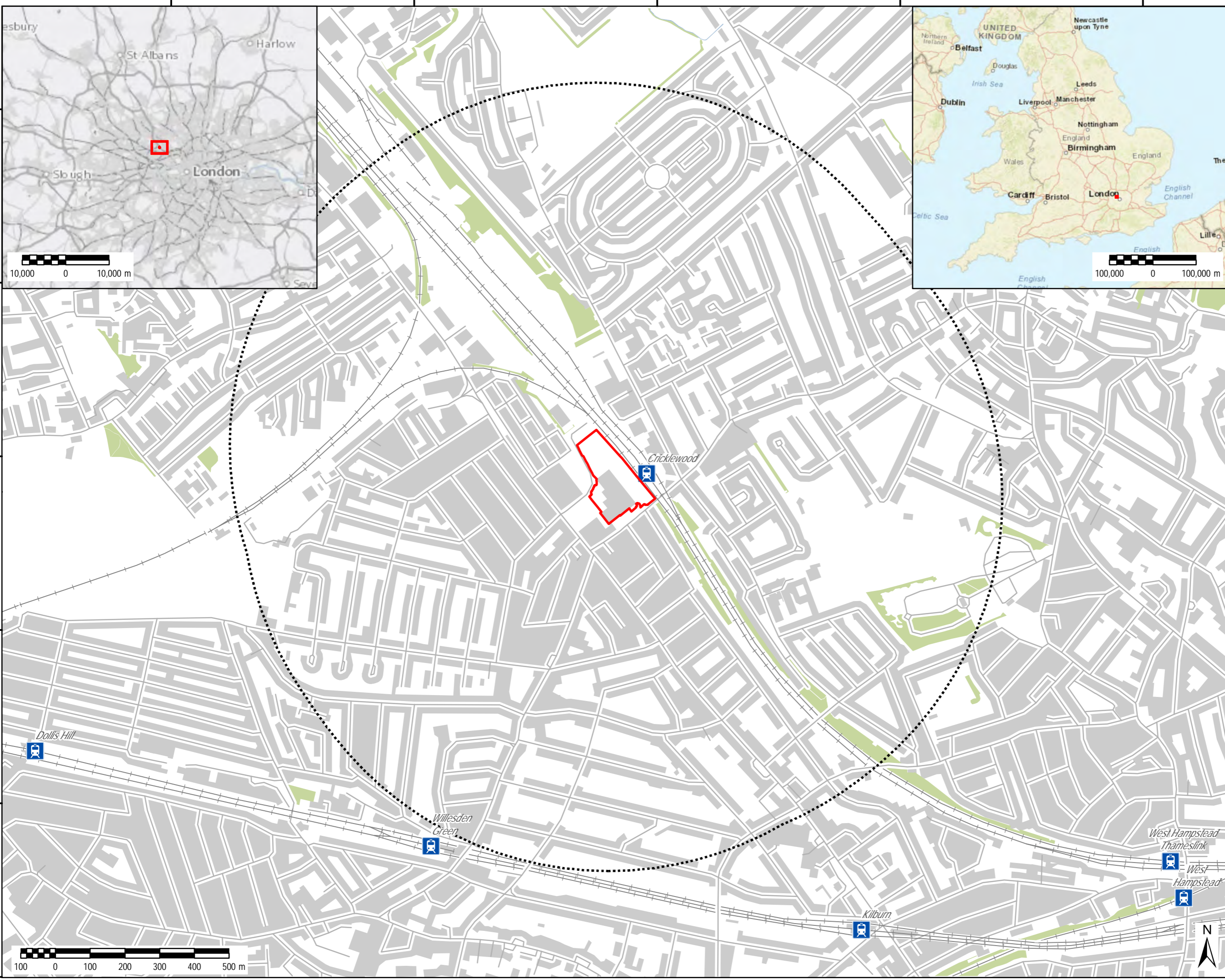
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Drawing Title  
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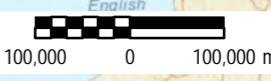
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- Archaeological Priority Areas (APA)

Archaeological Asset (Period)

- Roman
- Medieval
- Post-Medieval
- Modern

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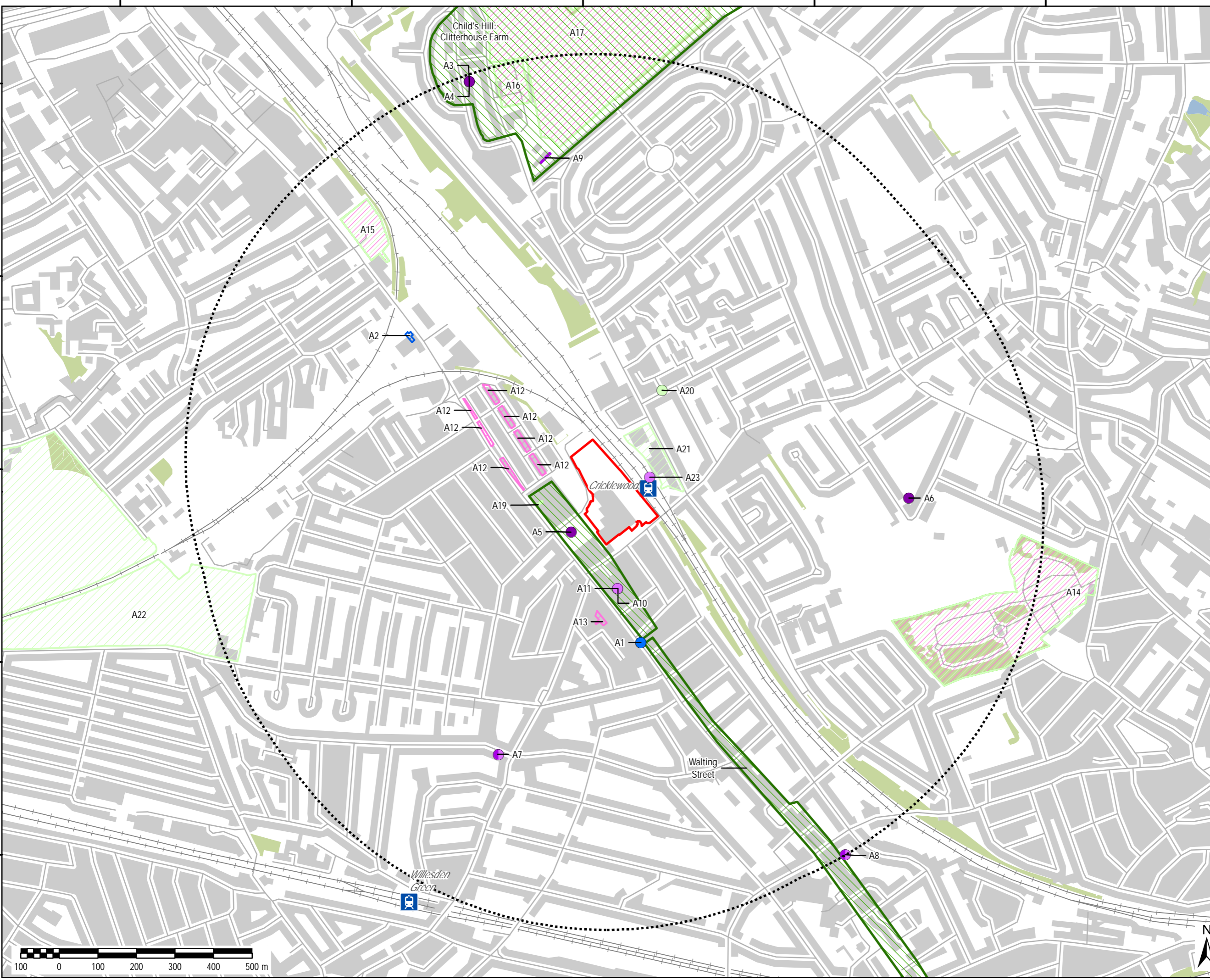
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ROCQUE'S 1746 MAP OF MIDDLESEX

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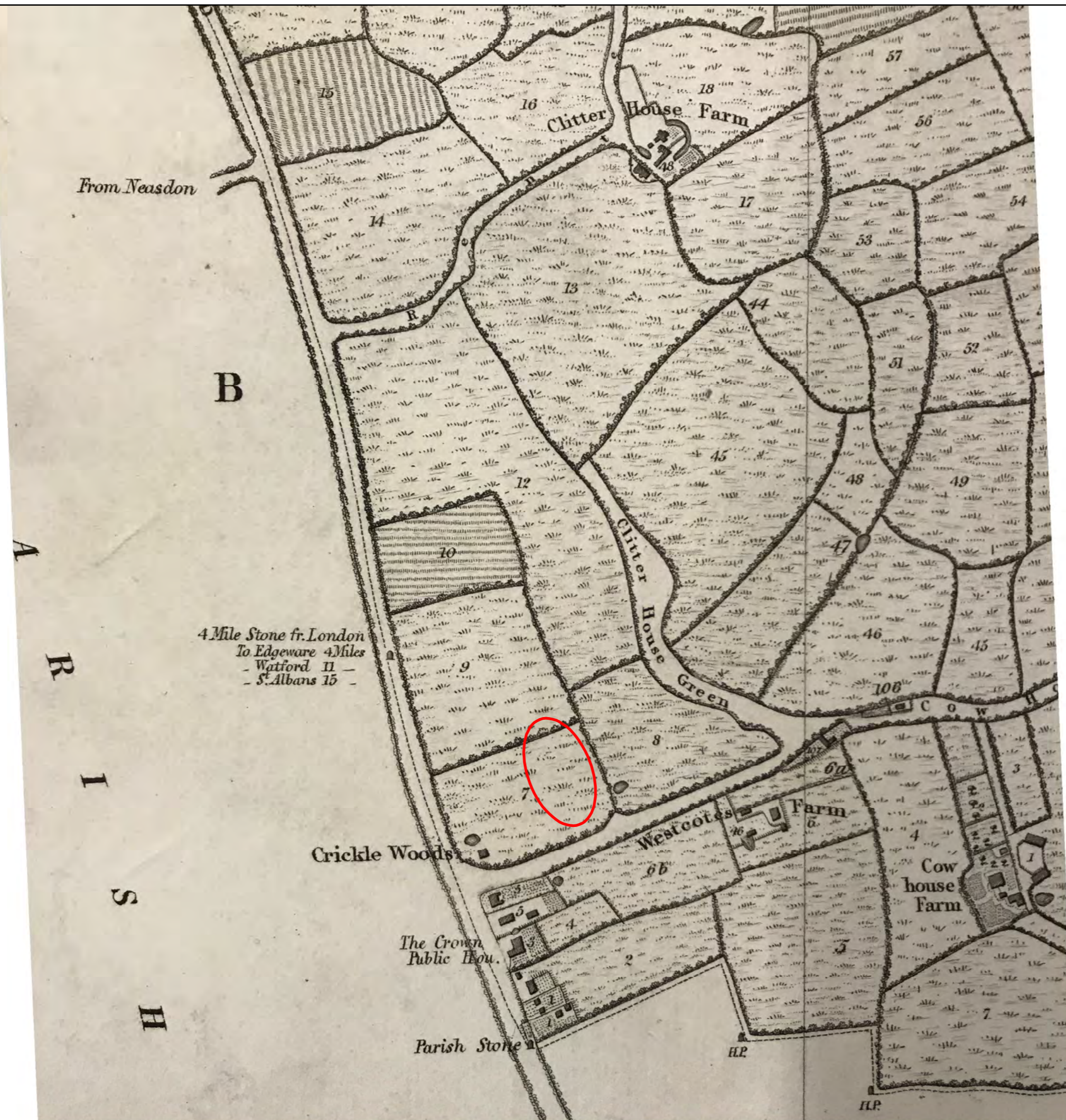
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WHISHAWS 1828 MAP OF HENDON PARISH

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Drawing Title  
**HENDON PARISH TITHE MAP OF 1840**

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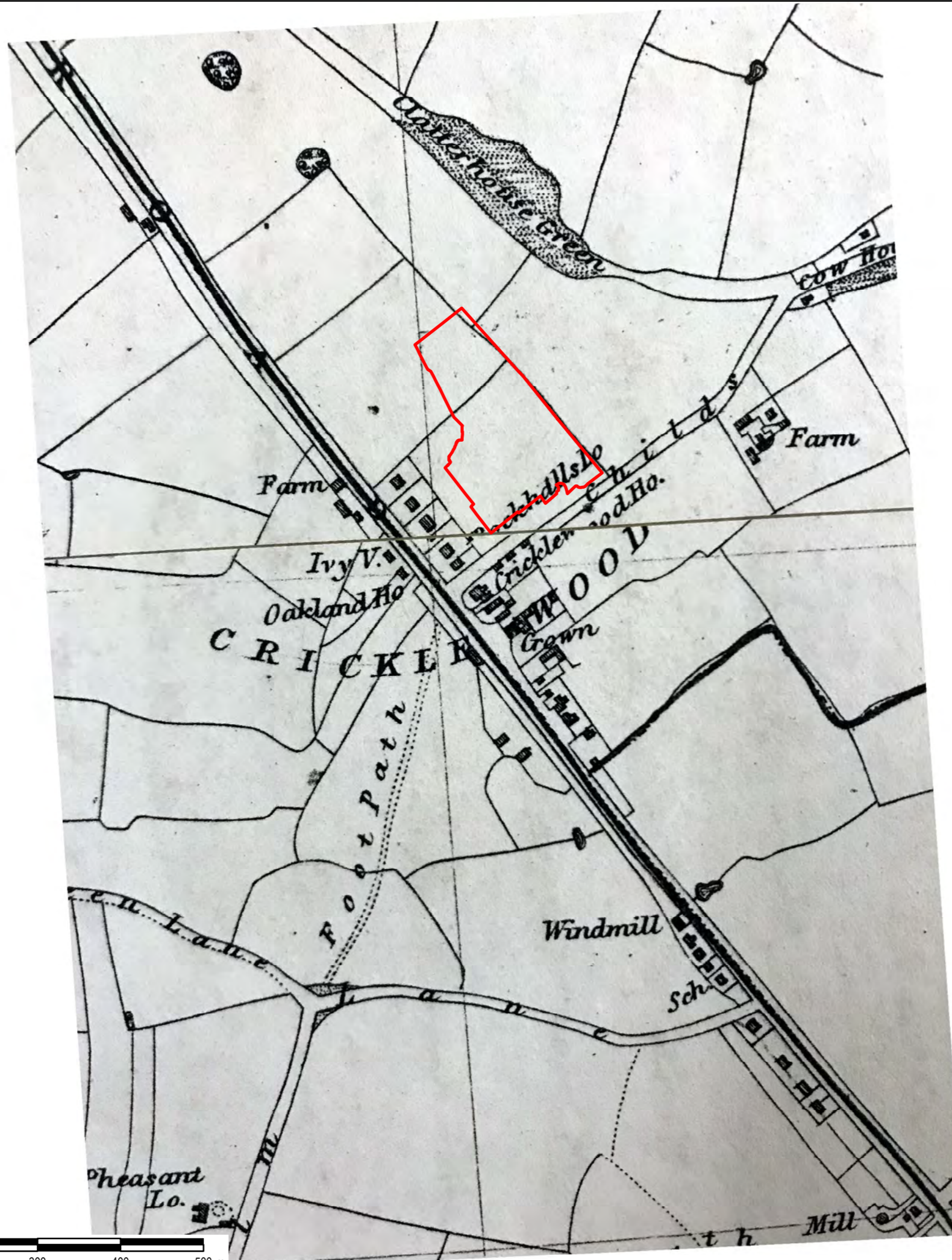
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**WYLD'S 1848 MAP OF TWENTY MILES ROUND LONDON**

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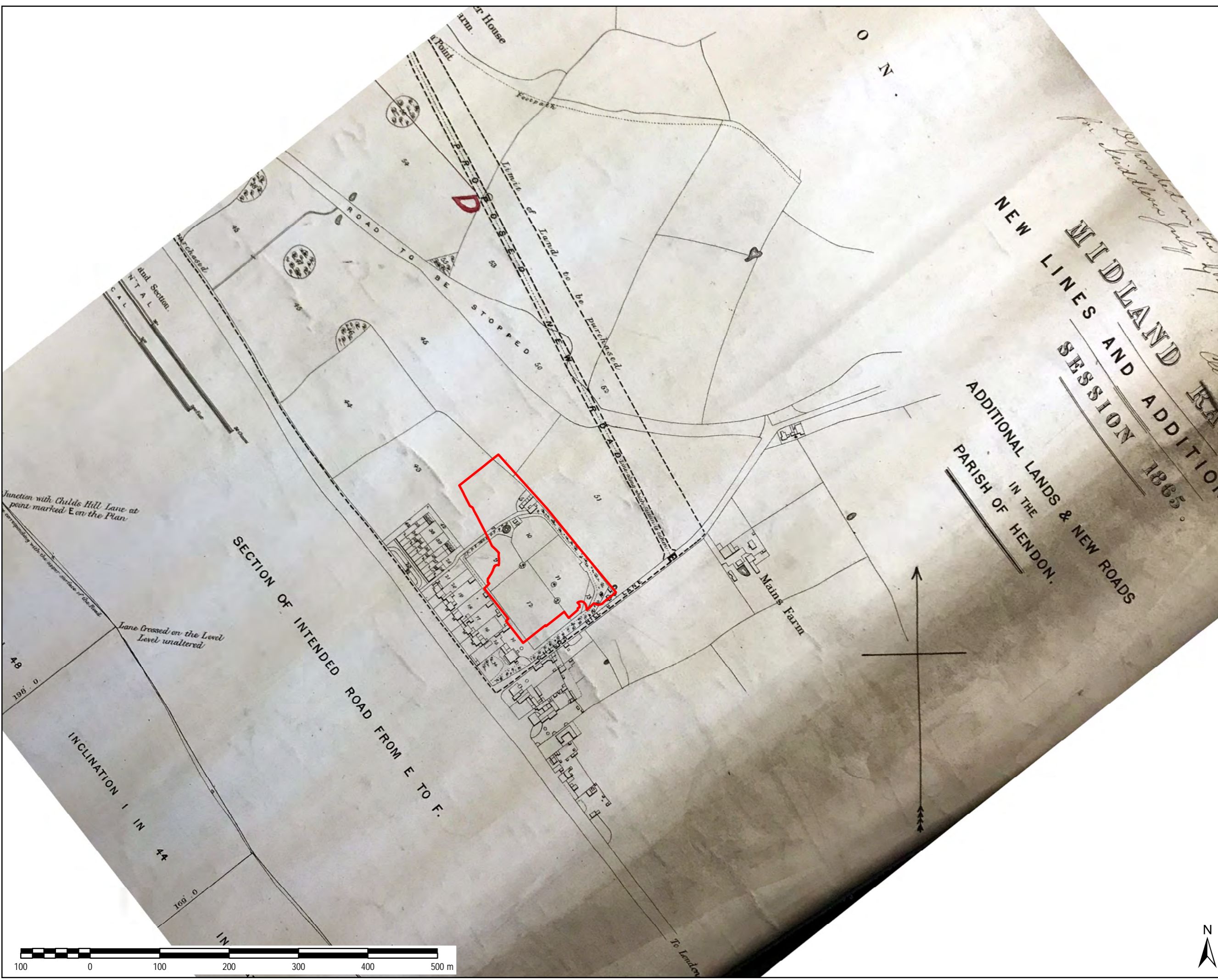
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**MIDLANDS RAILWAY 1865  
 HENDON EXPANSION PLANS**

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# Appendix C Plates





Plate 1 North-east facing view of the development from the south-west corner along Cricklewood Lane





Plate 2 West facing view of the commercial properties present on Site viewed from the western boundary



Plate 3 South facing view of the Site from the northern boundary





Plate 4 North facing view of the Site from the centre of the Site



Plate 5 West facing view of the B&Q delivery and stocking yard accessed from Depot Approach road

# Appendix D Envirocheck Historic Maps

