

5 Blackbird Hill, London
Historic Environment
Desk-Based
Assessment &
Heritage Statement

Client: SMC INVESTCORP LTD

AB Heritage Project No:60338

Date:30/05/2018

GLHER Data Licence Number: 13998

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Historic Environment Desk-Based Assessment & Heritage Statement

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Project Number	60338
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EXECUTIVE SUMMARY

AB Heritage has been commissioned by SMC InvestCorp Ltd to produce a Combined Historic Environment Desk-Based Assessment and Heritage Statement, covering a proposed development at the former Gower House School, 5 Blackbird Hill, Brent, London, NW9 8RR.

This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology and heritage, where such works are deemed appropriate.

The report identified the following key Heritage Receptors with a potential to be impacted by the proposed development

- New St. Andrew's Church (Grade II) – Minor Adverse Impact
- Old Saint Andrew's Mansions (Grade II) – Minor to Not Significant Adverse Impact
- St. Andrew's Conservation Area – Moderate to Minor Adverse Impact

The report identified a Low to Medium potential for the survival of archaeological remains from the Medieval to post-Medieval periods. A watching brief has been recommended during basement works.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by SMC InvestCorp Ltd to produce a Combined Historic Environment Desk-Based Assessment and Heritage Statement, covering a proposed development at the former Gower House School, 5 Blackbird Hill, Brent, London, NW9 8RR.
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology and heritage, where such works are deemed appropriate.
- 1.1.3 This report will be used as supporting evidence to inform a Planning Application, in line with Paragraph 128 of National Planning Policy Framework (NPPF), Policy 7.8 of the London Plan and Policies 4 and 7 of the Brent Development Management Plan.

1.2 Site Location & Description

- 1.2.1 The proposed application site (hereafter the 'site') is located at 5 Blackbird Hill, Brent, London, NW9 8RR. It is approximately centred on National Grid Reference TQ 20410 86631 (Fig. 1).
- 1.2.2 The site is located on the north-east side of the A4048, Blackbird Hill. Directly across Blackbird Hill Road from the site is the English Martyrs Roman Catholic Church. Brent Reservoir is c.525m east of the site, while Wembley Park Tube Station is approximately 1km to the south-west.
- 1.2.3 The total site area is c.0.6 acres and contains:
- Gower House School (established in 1951), a two-storey building set back from the A4048 at the south-west of the site.
 - A range of 11 single storey buildings comprising a mix of timber construction and traditional buildings plus stores, office, kitchen, garage and WCs.
 - A central 'safety-topped' children's playground area in the north-east half of site.
- 1.2.4 The wider area comprises primarily mixed commercial and residential street (Photos 4 - 6).

1.3 Geology & Topography

- 1.3.1 The underlying solid geology comprises primarily clays (with sands and silts) belonging to the London Clay Formation. There is also potential for the presence of superficial geology in the form of sands and gravels of the Lynch Hill Gravel Member (part of the Maidenhead Formation) (British Geological Survey, 2018).

- 1.3.2 The topography of the site is generally level, with a gentle north-west by south-east aligned slope. The north-west edge of the site is at c.46.5m above Ordnance Datum (AOD) and the south-east edge at c.45m AOD.

1.4 Proposed Development

- 1.4.1 The proposed development, (Fig. 3), comprises a 7-storey apartment building (Block A) set back from Blackbird Road, with associated parking behind it (to the north-east); with a second 3-storey apartment (Block B) building north-east of the parking area, separated by green space. Block B will have a basement level.
- 1.4.2 Access by motor-vehicle will be off Blackbird Road along the south-west edge of the 7-storey building.
- 1.4.3 A playground will be located north of the parking area. Block B will have private gardens to its rear (north-east). Block A will also have private gardens in front (south-west) separating it from Blackbird Road.
- 1.4.4 The planned layout and extent of associated services is currently unknown.

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of cultural heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource or historic building resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Aims of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (January 2017).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Greater London Historic Environment Record (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The GLHER Commercial dataset search reference number for this project is 13998. For reporting purposes, the GLHER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- Heritage Gateway for information from Historic England National Monuments Record, Pastscape and other research resources, including the National Archives;
 - The Historic England website professional pages, including the National Heritage List for England;
 - A site visit, undertaken on the 4th April 2018;
 - A visit to the London Metropolitan Archives on the 4th April 2018;
 - Additional relevant documentary and online historic sources;
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites;
 - Information on heritage assets recorded on the GLHER;

- Readily accessible information on the site's history from readily available historic maps and photographs held at the London Metropolitan Archives;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;
- The impact of proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation & Study Area

- 2.3.1 Paul Cooke (Assistant Heritage Consultant, AB Heritage) consulted Sandy Kidd (GLAAS) for the archaeology, to discuss a suitable study area, and to highlight any particular archaeological issues that might not yet be available in the GLHER. Sandy Kidd had no specific requests.
- 2.3.2 It was agreed that a Study Area of 500m around the centre of the proposal site would be sufficient for this report.
- 2.3.3 For the built heritage, Paul Cooke consulted Mark Price (Conservation Officer (CO) for Brent Borough Council) to understand if there were specific issues. Mr Price requested that attention be paid to the historic junction between Blackbird Hill and Salmon Street.

2.4 Methodology of Works

- 2.4.1 This desk-based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:
- No Potential - Clear evidence of past impacts / site sterilisation
 - Low - Very unlikely to be encountered on site
 - Medium - Features may occur / be encountered on site
 - High - Remains almost certain to survive on site
- 2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.
- 2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological find-spots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.
- 2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of

Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown, and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of SMC InvestCorp Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (April 2018) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department for Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to "Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations". To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

- 3.3.3 A key policy within the NPPF is that, “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be”.
- 3.3.4 Regarding non-designated heritage assets, specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that: “Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional”.
- 3.3.6 Paragraphs 133 & 134 explain that “where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss”.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 Local Planning Policy

- 3.4.1 The current Brent Council’s Local Plan is a collection of planning documents which operate in conjunction with NPPF and the Mayor’s London Plan. The Core Strategy was adopted on 12th July 2010, while the Development Management Plan was adopted in November 2016. These documents, along with the London Plan contain the following relevant policies:

3.4.2 The London Plan – Adopted 2016, revised January 2017

Policy 7.8 Heritage Assets and Archaeology

Strategic

- A. London’s heritage assets and historic environment, including ... archaeological remains ... 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.

3.4.3 London Borough of Brent: Development Management Plan 2016

DMP 7: Built Environment

Para 4.26 - When considering any planning application (including demolition) that affects a Conservation Area the Council will require the retention of all buildings and structures which make a positive contribution to the significance of a conservation area. Similarly, new proposals must pay special attention to the desirability of conserving or enhancing the character and appearance of that area. This can be achieved either by a positive contribution or by development which leaves character and appearance unharmed, that is to say conserved.

Development located within, adjacent to, or otherwise affecting the setting of a conservation area, will be permitted where the visual and functional impact of the proposals can be demonstrated to conserve or enhance:

- the distinctive characteristics of the area, including important views into and out of the area
- the general design and layout of the area, including the relationship between its buildings, structures, trees and characteristic open spaces; and
- the character and setting of the buildings and other elements which make a positive contribution to the appearance and special character of the area.

DMP 7: Brent's Heritage Assets

Proposals for or affecting heritage assets should:

- a) demonstrate a clear understanding of the archaeological, architectural or historic significance and its wider context;
- b) provide a detailed analysis and justification of the potential impact (including incremental and cumulative) of the development on the heritage asset and its context as well as any public benefit;
- c) retain buildings, structures, architectural features, hard landscaping and spaces and archaeological remains, where their loss would cause harm

4. ARCHAEOLOGICAL & HISTORICAL DEVELOPMENT OF THE SITE

4.1 Previous Archaeological Works in the Study Area

- 4.1.1 Archaeological work [AB 5 & 6] at the old St. Andrew's Church [AB 8] c.280m north-east of site has confirmed the early medieval date of the building, as well as the presence of some form of Roman activity, potentially including a building/s in the vicinity.
- 4.1.2 An archaeological evaluation, [AB 1], (c.440m north-east of site) recorded Prehistoric, Roman and Medieval finds as well as post-Medieval features.
- 4.1.3 Investigations c.480m east of the site exposed 19th century features [AB 17].
- 4.1.4 Amateur recording was undertaken by the local historical group at the demolition of Chalk Hill House/ Kingsgate School [AB 9], located c.400m south-west of site.
- 4.1.5 Archaeological excavation was carried out at the site of Blackbird Farm [AB 15], c.55m south-east of site, in advance of development in 2013 but the results are not yet published. (Brent & Kilburn Times, 2013).
- 4.1.6 Within the study area, but not including the site, there is an Archaeological Priority Area (APA) around St. Andrews Church, part of Old Church Lane and part of Tudor Gardens, which ends c.20m to the east of site.

4.2 The Prehistoric Period (c.500, 000 BC – AD 43)

- 4.2.1 The name 'Brent' is pre-Roman, deriving from the name of the Celtic goddess '*Brigantia*' (Brent Heritage Services (BHS), 2007).
- 4.2.2 Despite this, there is only a single recorded find within the Study Area, that of an unstratified prehistoric flint [AB1] located c.440m north-east of the site.
- 4.2.3 Within the wider borough the only known prehistoric archaeological evidence is limited to Bronze Age finds, with the discovery of a bronze axe-head c.845m to the south-east of site, while c.1.5km to the north-east a 'Deverel-Rimbury' type cremation urn was found during work on Brent Reservoir. To the very south of the Borough a metalworking hoard comprising 5 socketed axe-heads and 'pieces of bronze cake' was discovered at Disraeli Road (MOLA, 2000).

4.3 The Roman Period (c.AD 43 – AD 410)

- 4.3.1 A smaller but more concentrated collection of archaeological evidence suggests a Roman presence within the immediate surrounds of the site. This includes pottery at Old Church Lane [AB 3], and pottery dating to AD 970-1100 along with building material at old St. Andrew's Church [AB 8], c.70 and c.290m north-east of site respectively. North-west of site, c.185m away, a possible Roman building was encountered on Salmon Street [AB 7], while c.427m away Roman building material was found [AB 2] (MOLA, 2000).
- 4.3.2 In the wider region, the eastern boundary of the Brent Borough is formed by Edgware Road; this is part of the Watling Street Roman Road (Margary Number 1), connecting London with Dover in the east and Wroxeter in the west.

- 4.3.3 Roman evidence in the study area is primarily derived from finds in later (mostly Medieval contexts). In the case of sites/find-spots at Salmon Street [AB 2 & 7] (located c.400m and c.193m to the north-west, respectively), these are possible Roman structures and building materials uncovered during construction in the 1930s.
- 4.3.4 Work at and around old St. Andrew's Church c. 280m north-east of the application site, [AB 5 & 6] has recovered Roman pottery from Medieval features, while Roman building material is incorporated within the structure of the church [AB 8]. Roman pottery was also found in the wider vicinity of the church, at [AB 1], (located c.153m east of the church), and at Old Church Lane [AB 3], c.80m north-east of site.

4.4 The Medieval Period (AD 410 – AD 1536)

- 4.4.1 Place-name evidence suggests that many districts of Brent originated from Saxon settlements; Wembley (south-west of the site) derived from *Wembalea* meaning 'Wamba's forest clearing', while Neasden (south-east of the site) derives from *Neosdune*, meaning 'the nose-shaped hill'. There is a total of 14 probable Saxon derived place-names in the Borough, with the suggestion that these represented small communities in forest communities. However, Kingsbury, to the north-east of site, derives from *Cyngesbyrig*, which meant 'the King's stronghold' (Brent Heritage Services, 2007).
- 4.4.2 The closest known Medieval settlement, c.220m to the north-east of the application site, is Kingsbury, which was a settlement with associated parish church (MOLA, 2000).
- 4.4.3 Kingsbury parish was heavily affected by the Black Death, with property and population becoming concentrated in northern Kingsbury; Southern Kingsbury shrank from a village to a church and one or two farms (BHS, 2007).

4.5 The Post Medieval Period (AD 1537 – AD 1800)

- 4.5.1 A 1597 estate map of Kingsbury (Plate 1) shows the approximate location of the site occupying part of two fields, a narrow plot alongside a routeway (the current A4088) and another field to the south-east which doesn't have its full outline depicted. The map is aligned with north to the bottom right-hand corner of the image.



Plate 1: 1597 Estate Map of Kingsbury

- 4.5.2 The original St. Andrew's Church [AB 8], c. 280m north-east of site, is visible at the base of the map in its own plot, while a small cluster of buildings, potentially Blackbird Farm, c.55m south-east of site, [AB 15] is depicted at the south-east end of the narrow field which the site partly overlies. Small clusters of buildings are also visible immediately north-west of the central road junction (c.105m north-west of site) and edging the triangular plot at the south-east end of the northern road (modern Salmon Street). A 'U' shaped Building alongside the southern road (centre of map) has "Eyan Chalkhilles tent." written below; this is likely to be the Chalkhill House manor [AB 9], c.355m south-west of site.
- 4.5.3 The wider area is shown to be largely fields, often separated by broad areas of woodland, as visible in Plate 1.
- 4.5.4 A map of London produced by John Rocque between 1762 and 1766 (held by Museum of London), shows the site in an area of fields and depicts Kingsbury as centred on old St. Andrew's church [AB 8]. The A4048 (Blackbird Hill) is marked as 'Brent Lane'.

4.6 The Modern Period (AD 1801 – present)

- 4.6.1 Despite the population increase in London during the Post-Medieval period (MOLA, 2007), Brent remained largely rural, with the Willesden parish (centred c.2.5km to the south-east) being described in 1816 as "a peaceful country area, ideal for the retirement of citizens." (BHS, 2007).

- 4.6.2 The wider Borough of Brent began to see urbanisation in the 19th Century in association with the construction of the railways. This led to a switch to haymaking by local farms to supply London's horses, used to draw transport and to load goods trains (BHS, 2007).

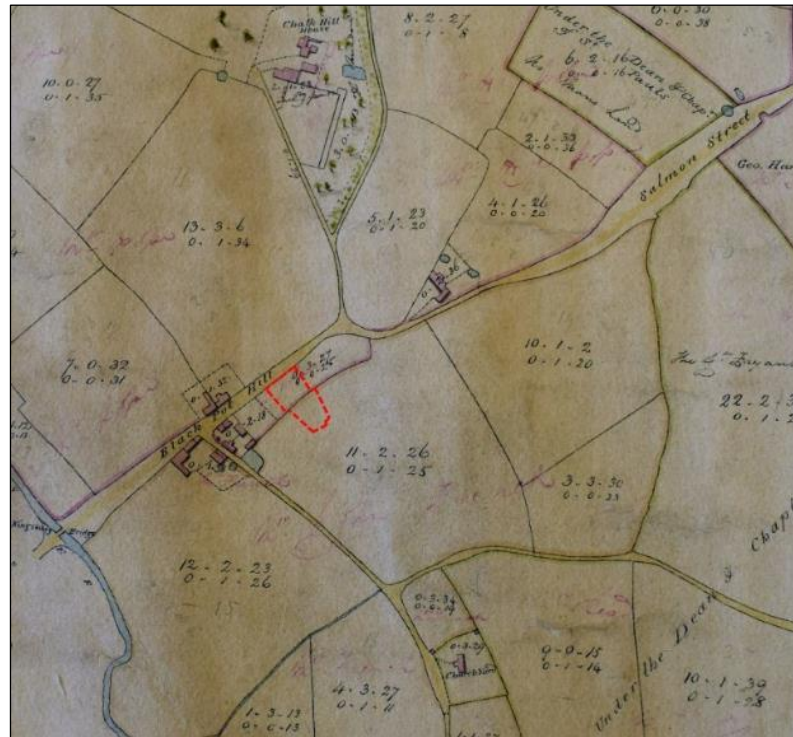


Plate 2: 1819 Map of Kingsbury

- 4.6.3 An 1819 "Plan of the Parish of Kingsbury in the County of Middlesex" by H. Sawyer (Plate 2) shows little change from the 1597 map (Plate 1). The map is aligned with north to the right edge of the image.
- 4.6.4 The site is located over a narrow field and part of a larger field. To the south-east of site, the probable Blackbird Farm site, c.55m south-east of site, **[AB 15]**, (at the junction with the present Old Church Lane) can be seen to be the apparent focus for more buildings, with several more adjacent across Old Church Lane and another pair across Black Pot Hill (the present) Blackbird Hill. The layout of the buildings depicted at Chalk Hill House, at the top of Plate 2, (c.355m south-west of site), can be seen to have changed from that depicted in Plate 1, while the buildings at the junction with Salmon Street, (c.105m north-west of site), are no longer present.
- 4.6.5 The 1838 tithe map of Kingsbury (Plate 3) shows very little change from Plate 2. The buildings shown on Plate 1 and 2 along the south-western edge of Salmon Street (c.220m north-west of site) are not depicted.

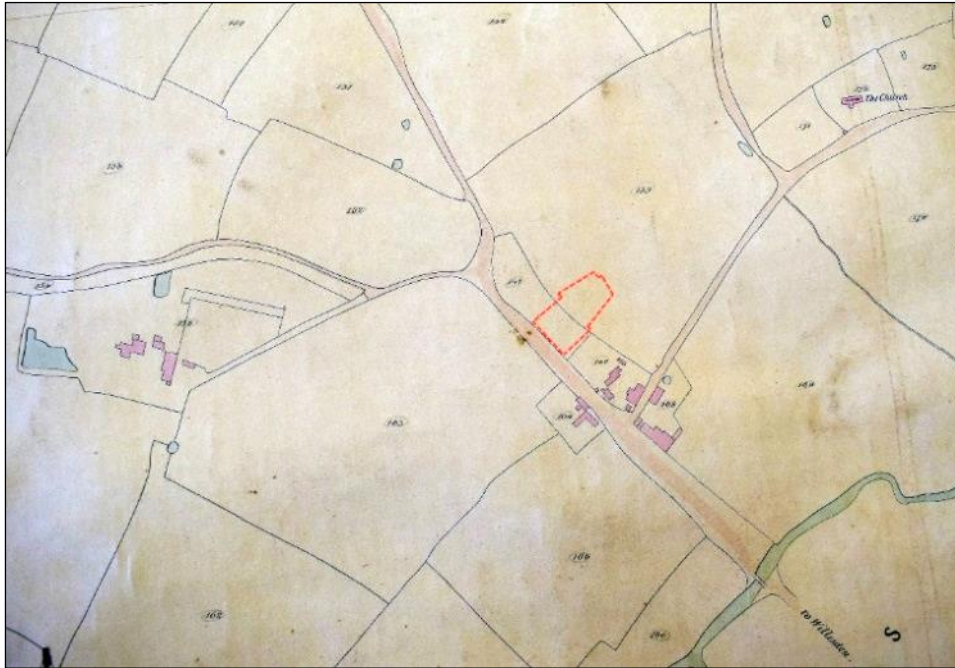


Plate 3: 1838 Kingsbury Tithe Map

- 4.6.6 The tithe apportionment lists the narrow field which the site partially covers as a 'paddock', while all the surrounding fields are listed as meadows. The plot containing a pair of buildings opposite the entrance to Old Church Lane (164) (c.90m south-east of site) is listed as a 'rick yard', which is an area of a farm where hay or fodder is stacked. Plot 140, c.55m south-east of site, containing the original cluster of buildings from the 1597 map (Plate 1) is listed as a 'homestead' while plot 168, c.105m south-east of site, is listed as a house and garden.



Plate 4: 1873 OS 6" OS Map (National Library of Scotland, 2018)

- 4.6.7 The 1873 publication 6" OS map (Plate 4, above), still shows the site crossing the boundary of two fields and abutting another small plot north-west of a cluster of buildings on the corner of what is now Old Church Lane. It is unclear if these relate to Blackpothill Farm or if that label is for the smaller cluster of three buildings across the lane from Old Church Lane. There are no structures indicated on the area covered by the site and the general appearance of the area is rural; trees are illustrated lining all the roads and many field boundaries, while the only local settlement is the cluster of buildings in and around Blackpothill Farm and Blackbird Farm.

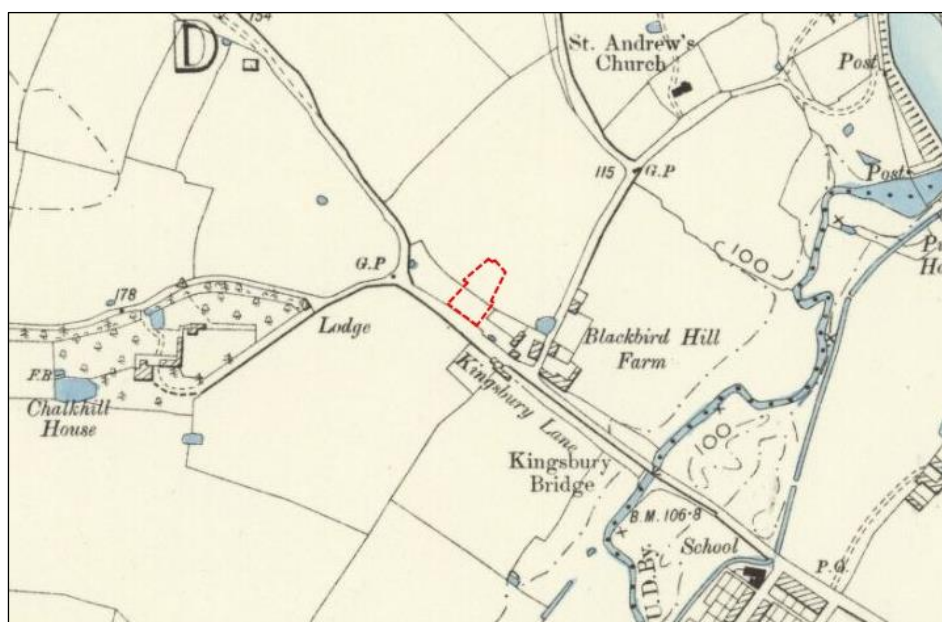


Plate 5: 1894-6 6" OS Map (National Library of Scotland, 2018)

- 4.6.8 The 1894-96 6" OS map of the area (Plate 5) shows no change in the area of the site.
- 4.6.9 To the south of the site, Blackpothill Farm is no longer labelled. A small building is shown to the north-east of Blackbird Hill Farm, but otherwise the immediate area is unchanged. The current A4048 (Blackbird Hill) is labelled as Kingsbury Lane.
- 4.6.10 To the south-east of the site at the edge of Neasden, new development is visible, including a school and Post Office c.430m to the south-east of the application site.

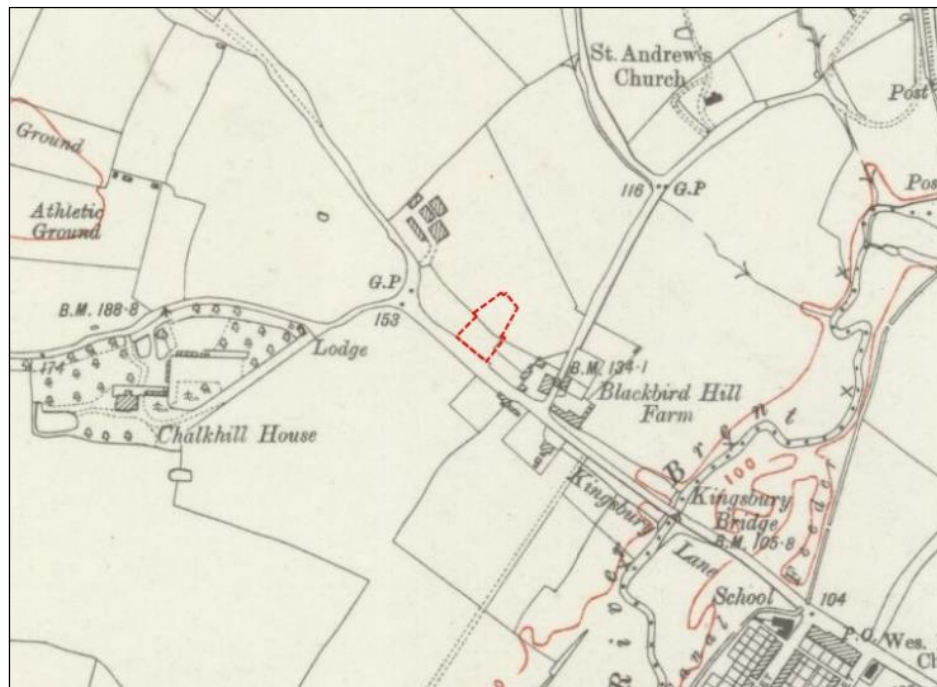


Plate 6: 1920 6" OS Map (National Library of Scotland, 2018)

- 4.6.11 The 1920 6" OS map (Plate 6) shows the area within the site unchanged.
- 4.6.12 New buildings of an unknown nature are depicted c.110m to the north-west of site, while a pair of buildings are depicted across Kingsbury Lane from Blackbird Hill Farm.
- 4.6.13 The 1920s saw expansion at Neasden and Wembley, (centred c.870m and c.3.2km to the south-east and south-west of the site respectively). In Neasden, this started with the creation of a depot for the Metropolitan Line in 1880, followed by other light industry including works for the Great Central Railways and First World War industries. The North Circular Road was created in 1922-3 (BHS, 2007).
- 4.6.14 In Wembley, Sir Edward Watkin, (Chairman of the Metropolitan Railway), acquired Wembley Park in the 1880s. After the First World War, Wembley Park was selected as the site for the British Empire Exhibition, with Wembley Stadium opening in 1923 and the Exhibition open in 1924 and 1925. This led to the rapid development of Wembley, as roads and bus services had been improved for the Exhibition, and by the early 1930s the outlying hamlets were becoming suburbs (BHS, 2007).



Plate 7: 1937 6" OS Map (National Library of Scotland, 2018)

- 4.6.15 The 1937 6" map (Plate 7) shows the area surrounding and including the site has been completely urbanised. The site (seen in more detail in Plate 8 below) has a pair of structures depicted within it, while widespread residential development has transformed the landscape. This has replaced the cluster of buildings which appeared to the north of the site on Plate 6.
- 4.6.16 The previous St. Andrew's Church, **[AB 9]**, c.280m north-east of site, has now had the new St. Andrew's Church **[AB 18]** constructed beside it. The new church was transplanted stone-by-stone from Wells Street, London, (near Oxford Street), in 1933 (BHS, 2007).
- 4.6.17 Aerial photography of Brent Reservoir (c.525m east of the site), from 1929 on Britain from Above (BFA), does not show any development to the south-west of the reservoir at this time, while a photo from 1935 shows much more development has occurred, including all properties along Blackbird Hill and Old Church Lane (BFA, 2018).
- 4.6.18 The 1937-1938 25" OS map (Plate 8 below; joined together from two separate sheets), shows the proposed site in more detail. It appears to consist of two separate plots, the first is contained within the original narrow plot which ran parallel with Kingsbury Lane on all previous plates and has four buildings depicted within it.
- 4.6.19 The second is positioned to the north-east of the first and while it may be associated with the first plot, it is not made clear on the map where the access is (two further fully enclosed plots to the north-east appear to have gaps indicated in their boundaries leading to properties along Tudor Gardens to the north-west). A single building is present in the southern corner of the plot, while a large rectangular feature, possibly an enclosure, is also depicted. This could potentially be a stable and paddock; aerial photography on Britain from Above (2018; not shown here) appears to show the plot as pasture.



Plate 8: 1937-8 25" OS Map (National Library of Scotland, 2018)



Plate 9: 1956 1:2500 OS Map (National Library of Scotland, 2018)

- 4.6.20 The 1956 1:2500 OS map (Plate 9) shows the site looking recognisable to the current layout. There is no longer a plot boundary and some additions are depicted, such as a small structure in the west of the site. The road in front of the site is now labelled as Blackbird Hill.
- 4.6.21 The garage c. 30m south across the road from the site has expanded to incorporate a plot to its north-west (shown on Plate 8), while the building depicted on the corner of Old Church Lane on all previous plates has now been removed.

5. SITE VISIT

- 5.1.1 Number 5 Blackbird Hill is currently occupied by the former Gower House school. Comprising a single building of 1930s date, and single storey classrooms and a play area to the rear (Photo 1).



Photo 1. View toward number 5 Blackbird Hill. Shot to north-east

- 5.1.2 The northern part of Blackbird Hill, from Old Church Lane to the junction, has been modernised, with multi-storey apartment buildings flanking the site, and commercial sites and a new church across the road to the west. Photographs 2 - 5 (below) show the mixed-use character of the built environment at Blackbird Hill in and around the application site.
- 5.1.3 The character consists of 1930s suburban dwellings, with intermingled with large modern commercial premises and some apartment blocks, ranged along the main road. The experience is of a busy urban environment, catering to the needs of the local population but linked to the city of London by frequent transport services.



Photo 2: View of the site (centre of shot) from A4088 / Forty Lane, looking south-east



Photo 3: View of site from Blackbird Hill, looking east



Photo 4: View down Blackbird Hill, looking south-east



Photo 5: View up Blackbird Hill from Old Church Lane, looking west

- 5.1.4 In the wider area, Old Church Lane c. 120m to the east of the application site and the north-eastern part of Tudor Gardens c.165m north of the application site, have retained much of their 1930s open suburban character, and they are included in the St. Andrew's Conservation Area [AB 28].
- 5.1.5 Blackbird Hill, south-east of the junction with Old Church Lane, can be seen to retain many of its 1930s buildings; however, these have seen varying alterations to facilitate a change to commercial use.

6. CULTURAL HERITAGE RESOURCE

6.1 Archaeology

Known Archaeological Resource

- 6.1.1 While there are no known archaeological remains within the limits of proposed development, there are a number of known assets in the surrounding study area (see Section 4). These inform on the archaeological resource of this part of Brent and are used to understand the potential archaeological resource within the limits of proposed development (see below).

Potential Archaeological Resource

- 6.1.2 There is considered to be a low potential for the recovery of all forms of archaeology within the limits of proposed development, apart from the Medieval and post-Medieval, where there is considered to be a Low to Medium potential for the survival of archaeology.
- 6.1.3 In relation to the Medieval this is due to the occurrence of find-spots throughout the area, along with the probability that old St. Andrew's Church [AB 9] was the parish church for a Medieval settlement of unknown nature and extent. Should remains of the medieval settlement of Kingsbury [AB 18] be encountered, then they would be considered to be of Regional Importance in line with Table 1.

6.2 Built Heritage

Overview

- 6.2.1 The following section identifies the Heritage Assets judged by AB Heritage to potentially have some risk of impact on their heritage setting. These comprise:
- Old St. Andrews Church [AB 9];
 - St. Andrews Parish Church [AB 18];
 - Old Saint Andrews Mansions [AB 19 – 25]; and
 - St. Andrews Conservation Area [AB 28].
- 6.2.2 This assessment is necessarily high level and covers Steps 1 (identification of heritage assets and their settings affected) and Steps 2 (assess how and to what degree their settings make a contribution to the significance of the heritage asset) of the 'Staged Approach to Proportionate Decision Making' as outlined in Historic England's *The Setting of Heritage Assets* (HE, 2015).

Setting and Importance of the old St. Andrews Parish Church

- 6.2.3 Old St. Andrews Church [AB 9] is a Grade I Listed Building (Photo 6), located c. 280m north-east of the application site). In line with Table 1 it is considered to be a Heritage Asset of National Importance. It was listed in 1952 and The National Heritage List for England (NHLE) describes it as:

12th century to 13th century. Flint rubble with some Roman material, now cement rendered. Simple church of nave with tower within the west end, and spire. C19 restorations and north vestry. Brasses. C13 font.



Photo 6: Old St. Andrew's Church, looking north-east

- 6.2.4 The church is no longer in use as a parish church and the surrounding graveyard contains sparse but mature trees which flank the access and footpaths within the churchyard. The trees serve to reduce visibility into, and out of, the churchyard and the church (Photo 6).
- 6.2.5 The current setting is that of a disused but still maintained former rural parish church, sat within a well-established and mostly enclosed churchyard.
- 6.2.6 The key heritage attributes that are considered to contribute positively to the setting of Old St. Andrew's Church are:
- Aesthetic value – because of its age and completeness the aesthetic value the of this monument is considered to contribute to the overall Heritage Importance of the Asset to a high degree.
 - Associative value – because the church is the only tangible link to the Medieval settlement of Kingsbury, the historic and associative attributes are thought to contribute to the overall Heritage Importance of the Asset to a high degree. The communal element of a church serving the spiritual needs of its congregation (although now this role is taken by the New St. Andrews Church) also contributes positively to the associative and communal importance of the church.
 - Historic – currently the physical setting of the church bears little resemblance to its historical setting which was at the heart of the Medieval settlement of Kingsbury, with perhaps only the immediate setting of the churchyard remaining from that time. Since the area was urbanised particularly from the 19th and early 20th centuries, the setting of Old St. Andrews Church became characterised by residential suburban development. In 1933 the New Church of St. Andrews was rebuilt nearby, and it can be considered that

both of the churches form a complimentary and possibly unique setting arrangement. Therefore, it is considered that the setting of the Old St. Andrew's Church, though heavily eroded and changed overtime, still forms positive contribution to the overall Heritage Importance of the site.

Setting and importance of the new St. Andrews Parish Church

- 6.2.7 The new St. Andrews Church (Photo 8) is a Grade II Listed Building, [AB 18], and is located c. 260m north-east of the application site (Photo 8). In line with Table 1 it is considered to be a Heritage Asset of National significance (in line with Table 1). It was listed in 1952 and NHLE describes it as:

1844 to 47. Architect: S Daukes. Redfern the Sculptor of the reredos. Nave with clerestory, south aisle and porch, 3 stage north-west tower with spire. Rubble with freestone dressings and slate roofs. Ceiling, chancel screen, pulpit and reredos by Street. Wall monument by Burges. Lectern by Butterfield. Font cover by Pearson. The Church was removed from Wells Street, W1 in 1933.

- 6.2.8 The church is still in use and its lies within a churchyard of designed green areas with modern tarmac access roads and car parking spaces. Behind the church to the east, is a modern nursery for children.

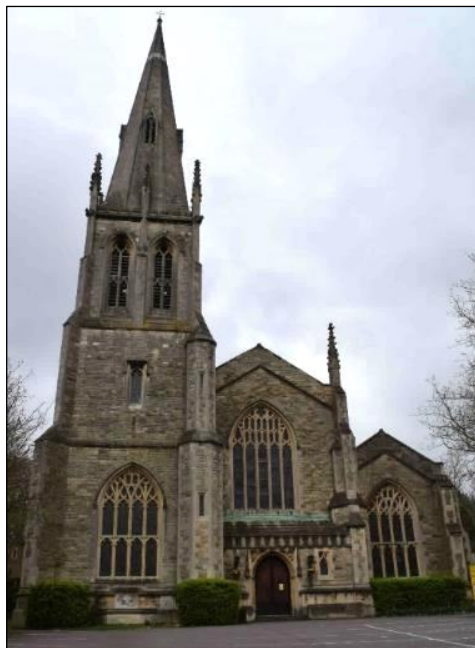


Photo 7: New Parish Church of St. Andrew, looking north-east

- 6.2.9 In 1933 the church was taken from its original site of Wells Street, near Oxford Street in Central London and rebuilt at the present site, alongside the Old St. Andrews Church. This occurred as part of a scheme to take little used central London churches and relocate them to areas with a higher demand.

6.2.10 The key heritage attributes that are considered to contribute positively to the setting of the New St. Andrew's Parish Church are:

- **Rarity** – The church is one of very few that have been completely transplanted, stone for stone, to a new location. Furthermore, the church sits in the same landscape setting as the old St Andrew's Church, which it superseded as the sitting parish church. It is considered that this almost unique circumstance contributes positively to the overall Heritage Importance of the church to a high degree.
- **The landscape setting** – the church occupies a dominant position in the relatively green and tranquil space created by the combined churchyards of the Old and New St. Andrew's Churches. This experience of leafy green space and calmness is part of the wider area that lies between Old Church Lane to the west and along Old Saint Andrews's Mansions to the south, culminating in the semi-circular garden of the MHA Riverview Lodge c. 210m to the east. It is considered that the landscape setting contributes positively to the setting of the Heritage Asset to a High degree.
- **Intervisibility** - The spire of the New St. Andrew's Parish Church is a feature on the local skyline, however, the spire is not visible from Blackbird Hill due to both the density of development of up to four stories and the presence of mature, tall trees between Blackbird Hill and the site of the church. It is considered that the appearance of the spire on the local skyline is a positive contributor to the value of the Heritage Asset in the wider setting, however, modern developments such as Webley Stadium and more mundane apartment blocks also share the skyline with the New St. Andrew's Parish Church. Therefore, the presence of the spire in wider views is considered to contribute positively to the overall Heritage Importance of the church to a Low degree.

Setting and importance of Old St Andrew's Mansions

6.2.11 There are 6 properties and 1 set of gate-piers which have Grade II designation along the street of Old St. Andrew's Mansions [**AB19 – 25**], located c.170m east of the application site. Photo 8 shows the property nearest to the site, [**AB 19**], 6/6a – 7/7a. These are considered to be heritage assets of Regional significance (in line with Table 1). These structures were listed in 1999, and part of the NHLE description is as follows:

Included as the best surviving flats by E G Trobridge, an eccentric local architect whose limited surviving works are concentrated in the Kingsbury area where he lived. His own house in Slough Lane is already listed, and it was with a series of timber-framed houses that he came to attention in the 1920s, for he developed a method of using unseasoned timber and unskilled ex-servicemen to build cheap yet charismatic homes for heroes. In the 1930s he went on to build flats, of brick but again with quirky detailing, of which only Nos. 1/1a- 12/12a St Andrew's Mansions survive in listable condition.

6.2.12 The key heritage attributes that are considered to contribute positively to the setting of the Old Saint Andrew's Mansion are:

- **Rarity / Associative Value** - It is considered Heritage Assets derive most of their Heritage Value from their survival as rare examples of a unique style of house design and construction applied in the early 1930s by the local architect, E. G. Trobridge. The rarity and associative value contributes to the setting of the Heritage Assets to a High degree.
- **Integrity** - These properties are still in use as domestic dwellings and the setting is one of a relatively quiet, leafy suburban road. This continuity of use is considered to contribute positively to the overall Heritage Importance of the assets to High degree. Furthermore, as a group of Heritage Assets the Old Saint Andrew's Mansions are thought to retain the 1930s setting that has since been heavily eroded by subsequent development in the surrounding streets, in particular at Birchen Grove, and the east end of Old Saint Andrew's Mansions and towards the Brent Reservoir.



Photo 8: 6/6a - 7/7a Old St. Andrew's Mansions, looking south-east

Setting and importance of St. Andrew's Conservation Area

6.2.13 The St. Andrew's Conservation Area (CA) [**AB 28**], is a Heritage Asset of National importance in line with Table 1. The CA was initially designated in 1983 as Old Church Lane. This designation was revised in 1993 to include:

- Old Church Lane;
- Old Saint Andrew's Mansions (the road and [**AB 19 – 25**]);
- both the old and new St. Andrew's Churches ([**AB 8 & 18**]);
- Tudor Close;
- Part of Tudor Gardens; and
- Leith Close, St. Andrew's Close and Wells Drive, north of the new St. Andrew's Church [**AB 8**].

- 6.2.14 Conservation Areas are areas of special architectural and historic character with an overall quality worthy of preservation and enhancement (Brent Council, 2006). This special character is centred on the old and New St. Andrew's Churches and the surrounding remnants of the 1920s and 1930s suburban development of the Borough.
- 6.2.15 The Conservation Area Appraisal for the St. Andrew's Conservation Area (Brent Council, 20016) describes CA as:

The special character of the area is based not only on the design of the buildings and that of the open space but also on their street setting and the street scenes. The tree lined streets are an integral part of the character of this area. Attractive planting of Silver Birch trees on street, and the variety of other species of trees and hedges such as privet, holly and conifers planted within gardens contribute to a greater sense of the rural idyll which was a core aim of suburban developments in this period.

- 6.2.16 The topography of the CA is varied, and the undulating nature of the CA creates a series of different views that provide vistas of varying depths and lengths (Brent Council, 2006). Key views identified in the CA Appraisal include Old Church Lane and Tudor Close. These views usually include the spire of the New St. Andrew's Parish Church [AB 18].



Photo 9: View from Old St. Andrew's Mansions south-west up Old Church Lane

- 6.2.17 The proposed development site lies outside the CA and does not feature as a part of any of the identified views and vistas in the CA Appraisal. The site of 5 Blackbird Hill is partially screened from the CA to the east and north by modern development and mature trees in the gardens of the properties that fringe the CA.

7. CULTURAL HERITAGE IMPACT ASSESSMENT & MITIGATION

7.1 Archaeological Impact Assessment

Past Impact Within the Site Boundary

- 7.1.1 The complete paucity of known archaeological remains within and around the site boundaries indicates that the site lies in an area of low archaeological activity up until the Post Medieval period at the earliest.
- 7.1.2 The historic mapping shows that the site lay within arable fields from the earliest map in the sixteenth century, up until at least the end of the 1920s.
- 7.1.3 After the 1920s the site began to be developed and by the late 1930s the site had largely assumed its present appearance and arrangement.

Predicted Impact of Proposed Development

- 7.1.4 The proposed development comprises a 7-storey apartment building (Block A) set back from Blackbird Road, with associated parking behind it (to the north-east); with a second 3-storey apartment (Block B) building north-east of the parking area, separated by green space. Block B will have a basement level.
- 7.1.5 It is considered that the excavation of foundations/piling for Block A has the potential to disturb any surviving Medieval to post-Medieval archaeological remains at a significant depth. It is also considered that the potential Magnitude of Impact (Table 2) would be Low i.e. 'a small proportion of the surviving heritage resource is altered' - as disturbance to the baseline archaeological resource would be confined to the foundations/piling mat and service trenches associated with this Block. In line with Table 3 this would equate to a Minor Adverse Significance of Effects.
- 7.1.6 The construction of Block B which will include the construction of a basement, along with the foundations/piling and associated services and utilities is considered to have the potential to disturb any surviving Medieval to post-Medieval archaeological remains at a significant depth. In line with Table 2 the potential Magnitude of Impact (Table 2) would be Low i.e. 'a small proportion of the surviving heritage resource is altered' - as construction disturbance to the baseline archaeological resource would be confined to the basement location and the foundations/piling mat and service trenches associated with this Block B. In line with Table 3 this would equate to a Minor Adverse Significance of Effects.

7.2 Outline Archaeological Recommendations

- 7.2.1 Due to the unknown nature of the survival of any potential archaeological resource on the site, a watching brief during relevant demolition works and the monitoring for archaeology of any ground investigation pits/window samples is recommended to understand the ground conditions and the survival and extent of any deposits pre-dating the 1930s development.
- 7.2.2 All recommendations are subject to approval from the Local Planning Archaeologist.

7.3 Built Heritage Impact Assessment

- 7.3.1 The proposed development comprises a 7-storey apartment building (Block A) set back from Blackbird Road, with associated parking behind it (to the north-east); with a second 3-storey apartment (Block B) building north-east of the parking area, separated by green space. Block B will have a basement level (Fig 3).

Impact on the Setting of old St. Andrew's Parish Church (Grade I)

- 7.3.2 Visually, the Old St. Andrews Church is not visible from the application site. This is because of the mature trees around the boundary of the churchyard and also because of the thick, mature trees planted in the angle of Old Church Lane and Old Saint Andrews Mansions. This and the intervening developments and distance mean that it is considered that the proposed development will have No Impact upon the setting of the Old St. Andrew's Church.

Impact on the Setting of new St. Andrew's Parish Church (Grade II)

- 7.3.3 The new St. Andrew's Church shares a very similar landscape setting to that of the old church. The proposed development at 5 Blackbird Hill is not thought to be visible from ground level from either Old Church Lane or Old Saint Andrew's Mansions or from the site of the new St. Andrews Church.
- 7.3.4 The spire of the new church is a recognisable feature on the skyline. However, from the proposed development site and from land at the English Martyrs RC Church immediately to the south west a view of the spire of new St. Andrew's church is not visible due to the mature trees along this section of Blackbird Hill and in the gardens to the north east. There is a view towards the spire from a low point in the modern development to the north-west of 5 Blackbird Hill, but this will not be affected by the proposals. Therefore, it is not considered that the proposed development will interrupt or block long views to the spire of the new St. Andrew's Church. Views would be afforded of the spire from the completed development owing to the relative height of the proposed Block A.
- 7.3.5 In conclusion, it is considered that the Magnitude of Impact to the setting of the new St. Andrew's Church, including longer views to and from the spire will be Negligible in line with Table 2 i.e. 'barely distinguishable impacts which alter the baseline of a heritage receptor to a slight degree', because of the addition of another feature to the skyline. It is not considered to be a higher Magnitude of Impact as the skyline is already marked by tall developments both modern and historic.
- 7.3.6 In accordance with Table 3, this Negligible Magnitude of Impact upon the setting of a Nationally Important Heritage Asset equates to an Adverse Minor Significance of Effects.

Impact on the Setting of Old Saint Andrew's Mansions (Grade II)

- 7.3.7 These properties are concentrated in a leafier setting than the busy road of Blackbird Hill. The westernmost property i.e. closest to the application site (6-6a/7-7b) lies in a dip at the north-east end of Old Church Lane (Photo 10), and the other Listed Buildings of Old Saint Andrew's Mansions are screened by the vegetation around old St. Andrew's church and the grounds of the Greek Orthodox to the east. I

- 7.3.8 It is therefore considered that only the very top of Block A within the proposed development is likely to be visible from these Heritage Assets. As the wider landscape and streetscape setting of the area west beyond Old Church Lane and including Blackbird Hill, has been altered by other modern apartment blocks and commercial buildings, the proposed development is considered, in line with Table 2, to have a Low to Negligible impact upon the setting of the Old Saint Andrew's Mansions.
- 7.3.9 In accordance with Table 3, this Low to Negligible Magnitude of Impact upon the setting of a Regionally Important Heritage Assets equates to an Adverse Minor or Not Significant, Significance of Effects.

Impact on the Setting of Saint Andrew's Conservation Area

- 7.3.10 The proposed development site lies outside the CA and does not feature as a part of any of the identified views and vistas in the CA Appraisal. The site of 5 Blackbird Hill is partially screened from the CA to the east and north by modern development and mature trees in the gardens of the properties that fringe the CA.
- 7.3.11 Both Blocks A & B will be visible from a good deal of the southern and western parts of the CA, albeit beyond the designation boundary. That said, the location of the proposed development is screened from the key Heritage Assets within the CA (see Section 7 above) and does not form a part of the views highlighted in the CA Appraisal which are concerned with views of the churches and the surviving 1920s and 1930s houses on at Old Saint Andrew's Mansions.
- 7.3.12 Most of the CA is screened from views from Blackbird Hill and the streets to the west by mature planting and modern development along Blackbird Hill, so the proposed development is not likely to further obstruct the views or appreciation of the key Heritage Assets and views in the CA from the outside.
- 7.3.13 Overall, it is considered that the proposed development will have a Low to Negligible Magnitude of Impact, in line with Table 2, upon the setting of the CA. This is because the proposed development would impose 'detectable impacts which alter the baseline condition of a heritage receptor to a slight degree'.
- 7.3.14 In line with Table 3, this equates to an Adverse Moderate to Minor Significance of Effects.

7.4 Outline Built Heritage Recommendations

- 7.4.1 It is recommended that the proposals be designed to the highest quality possible with architectural details and materials that echo and reflect the 1920s and 1930s domestic style that is valued and protected within the Conservation Area. This is in line with DMP 7 of London Borough of Brent: Development Management Plan 2016.
- 7.4.2 Consideration should be given to the screening and blending of the boundary between the Conservation Area and application site. Such plans could be implemented to soften the boundary with the CA and to reduce the perceived scale and massing of the proposed development - in particular to reduce the impact of Block A as the taller of the buildings, upon the CA.

7.4.3 All recommendations are subject to approval from the Local Planning Authority.

8. CONCLUSIONS

8.1 Overview

- 8.1.1 AB Heritage AB Heritage has been commissioned by SMC InvestCorp Ltd to produce a Combined Historic Environment Desk-Based Assessment and Heritage Statement, covering a proposed development at the former Gower House School, 5 Blackbird Hill, Brent, London, NW9 8RR.
- 8.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology and heritage, where such works are deemed appropriate.
- 8.1.3 This report will be used as supporting evidence to inform a Planning Application, in line with Paragraph 128 of National Planning Policy Framework (NPPF), Policy 7.8 of the London Plan and Policies 4 and 7 of the Brent Development Management Plan.

8.2 Archaeology

- 8.2.1 There is considered to be a low potential for the recovery of all forms of archaeology within the limits of proposed development, apart from the Medieval and post-Medieval, where there is considered to be a Low to Medium potential for the survival of archaeology.
- 8.2.2 We therefore recommend that archaeological monitoring during:
- any pre-construction Ground Investigation works, or
 - during demolition on the site.
- 8.2.3 Archaeological monitoring of the area of the proposed basement maybe necessary if remains are located during either of the above stages

8.3 Built Heritage

- 8.3.1 The report identified the following key Heritage Receptors with a potential to be impacted by the proposed development, the list also includes the result of the Impact Assessment
- Old St. Andrew's Church (Grade I) – No Impact
 - New St. Andrew's Church (Grade II) – Minor Adverse Impact
 - Old Saint Andrew's Mansions (Grade II) – Minor to Not Significant Adverse Impact
 - St. Andrew's Conservation Area – Moderate to Minor Adverse Impact
- 8.3.2 Consideration should be given to the screening and blending of the boundary between the Conservation Area and application site. Such plans could be implemented to soften the boundary with the CA and to reduce the perceived scale and massing of the proposed development - in particular to reduce the impact of Block A as the taller of the buildings, upon the CA.

8.3.3 All recommendations are subject to approval from the Local Planning Authority.

9. REFERENCES

- Ancient Monuments and Archaeological Areas Act 1979
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Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the Greater London Sites and Monuments Record, and other sources within the 500m study area.

Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

MLO – GLHER monument prefix

ELO – GLHER event prefix

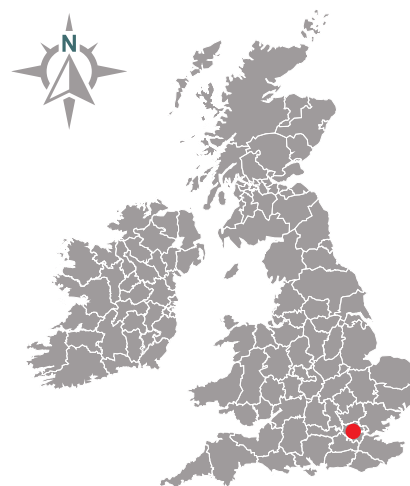
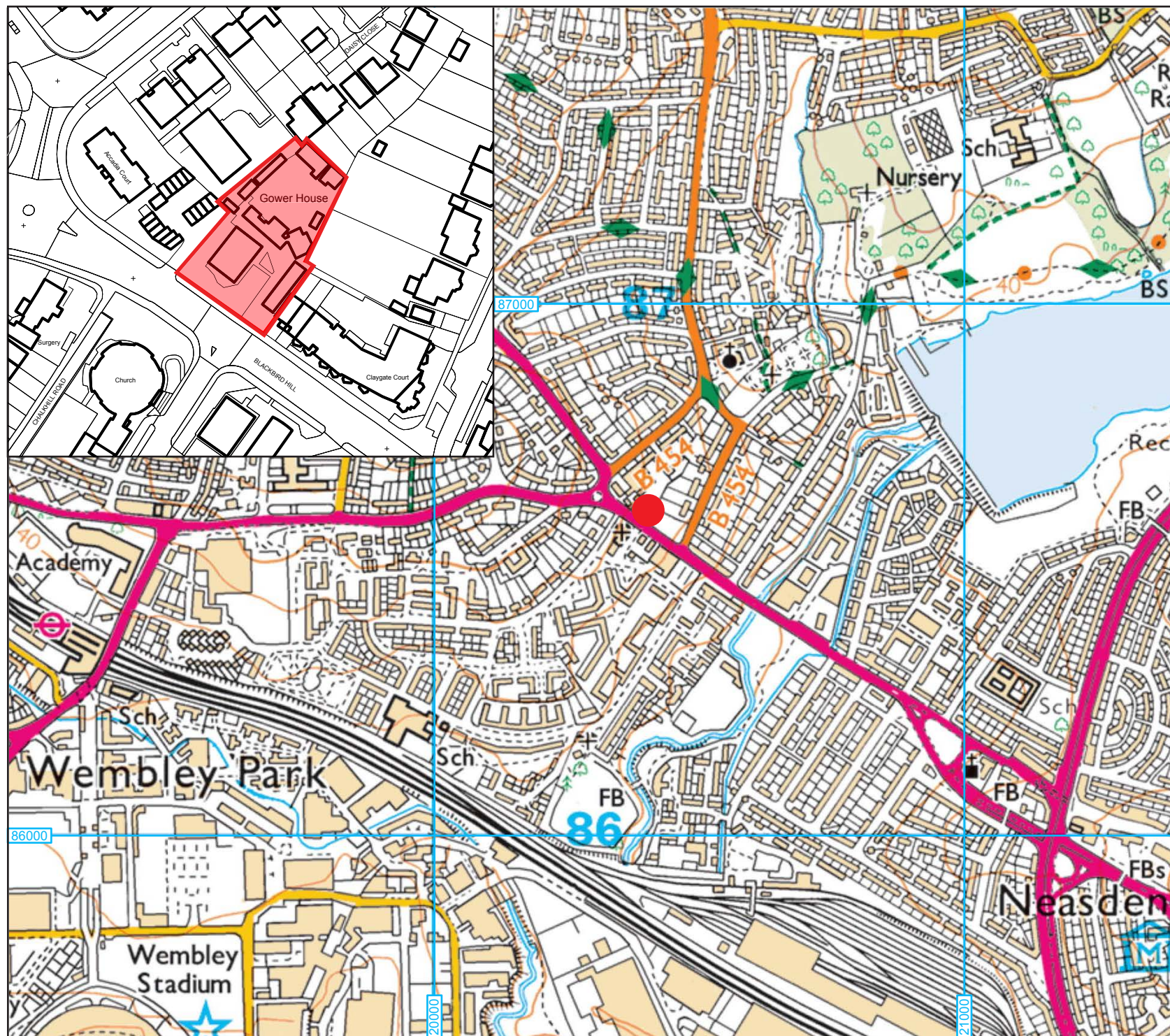
APA - Archaeological Priority Area

AB No.	Period	Description	Status	NGR	Reference No.
1	Prehistoric to Post-Medieval	Trench evaluation exposed a pit and a gully dating to the early (c.15 th -17 th century) Post-Medieval period, as well as unstratified worked flint and Roman & Medieval pottery (listed as 052268/00/00 - MLO58367)		TQ 208 869	052267/00/00 - MLO58365
2	Roman	Salmon Street - Possible Roman bricks and tiles found		TQ 201 869	050299/00/00 - MLO263
3	Roman	Roman pottery sherds found during widening of Old Church Lane		TQ 205 867	050295/00/00 - MLO258
4	Roman to Medieval	Probable Roman/Saxon trackway/road; a charter of 957 refers to it as 'Wicstrete', meaning the road to the <i>wic</i> , later called 'Old Street'; Honeypot Lane in use during the Saxon period, possibly a subsidiary for Watling St.		TQ 1829 9010	051047/00/00 - MLO19929
5	Roman to Medieval	Evaluation at old St. Andrews Church recovered potsherds from 970-110 in sealed foundation context; also drainage ditch along Old Church Lane holloway produced Roman and Medieval finds (also listed as ELO7165)		TQ 206 868	MLO272
6	Roman to Medieval	Excavation on site of 14 th century porch at old St Andrews church found it made from reclaimed Roman material; test pit in medieval ditch parallel with Old Church Lane recovered Roman pot		TQ 206 868	ELO5519
7	Roman to Post-Medieval	Roman buildings reported during 19 th century building work but could be of Medieval or Post-Medieval date		TQ 203 868	050298/00/00 - MLO11290

AB No.	Period	Description	Status	NGR	Reference No.
8	Medieval	Old Parish Church of St. Andrew, 12 th century to 13 th century, flint rubble construction with Roman material integrated, documentary evidence may suggest older origins (record MLO103690); graveyard includes 5 Grade II listed tombstones, 1741-1911	GI LB	TQ 206 868	MLO79285 / 1188676 / DLO14214
9	Medieval	First mentioned 1236; 1597 Chalkhill House.; became Kingsgate school; Tudor floor and pottery found when this was demolished (also listed under 050755/00/00 - MLO4389; 050865/00/00 - MLO4611 & 050756/00/00 - MLO4377)		TQ 200 865	052815/00/00 - MLO68363
10	Medieval	In the C14th, Brancastors Manor was a moated manor house, also known as Kingsbury Manor, Coffers or Cofferhouse; "Coffers" last mentioned in 1597		TQ 205 867	053070/00/00 - MLO68864
11	Medieval	13 th century pottery and building material recovered from the bank of the River Brent during excavation of adjacent allotments		TQ 208 867	051172/00/00 - MLO25644
12	Medieval	Water mill erected by Jon Chalkhill before 1596, south of Blackbird Hill, no subsequent reference to the mill; Possibly same site as the water mill belonging to Coffers Manor in 1556		TQ 205 864	051067/00/00 - MLO21694
13	Medieval	Rim sherd of quartz gritted ware from near Two Blackbirds public house		TQ 205 865	050685/00/00 - MLO8839
14	Medieval to Post-Medieval	Bridge carried Kingsbury or Neasden Lane over river Brent, 1531; In 1596 it was said a footbridge had been there from 'time immemorial', which would take horses. There was a cartford adjacent		TQ 206 865	052810/00/00 - MLO68358
15	Medieval to Modern	Blackbird Farm, demolished to make way for Two Blackbirds Public House		TQ 204 866	050686/00/00 - MLO8833
16	Post-Medieval	Building shown on SE corner of churchyard on 1597 Hovenden map, may be the 'Church House' referenced in 1547		TQ 205 868	051088/00/00 - MLO21715
17	Modern	19 th century features found during 1975 search for Bronze Age cemetery		TQ 209 868	050936/00/00

AB No.	Period	Description	Status	NGR	Reference No.
18	Modern	New Parish Church of St Andrew, built 1844 to 47, Wells Street W1, architect S Daukes; removed and rebuilt in Kingsbury in 1933	GII LB	TQ 20570 86894	MLO79275 / 1078874 / DLO14190
19	Modern	1/1A-5/5A Old St Andrew's Mansions, block of ten flats, 1936 by Ernest George Trobridge	GII LB	TQ 206 867	MLO79292 / 1244824 / DLO14221
20	Modern	6/6a-7/7a Old St Andrew's Mansions: Two pairs of flats. 1936, part of the best surviving group of flats by E G Trobridge, a local Kingsbury architect	GII LB	TQ 205 867	MLO79294 / 1244826 / DLO14223
21	Modern	8/8A Old St Andrew's Mansions, two flats with integral garages. 1936 by Ernest George Trobridge	GII LB	TQ 206 867	MLO79295 / 1244827 / DLO14224
22	Modern	9 & 9A Old St Andrew's Mansions GV II Two flats; 1936 by Ernest George Trobridge	GII LB	TQ 206 867	MLO79296 / 1244828 / DLO14225
23	Modern	10/10A Old St Andrew's Mansions, two flats, 1936 by Ernest George Trobridge	GII LB	TQ 206 867	MLO79297 / 1244829 / DLO14226
24	Modern	11/11a & 12/12a Old St Andrew's Mansions, two pairs of flats, 1936 by Ernest George Trobridge	GII LB	TQ 206 867	MLO79298 / 1244830 / DLO14227
25	Modern	Gatepiers between Nos 5/5A & 6/6A Old St Andrew's Mansions, pair of gatepiers, 1936 by E G Trobridge	GII LB	TQ 205 867	MLO79293 / 1244825 / DLO14222
26	Modern	Small Second World War pillboxes in front gardens of 67 and 67a, Neasden Lane		TQ 208 866	MLO105826

AB No.	Period	Description	Status	NGR	Reference No.
27	Modern	Old Church Lane Archaeological Priority Area	APA	TQ 2059 8684	DLO33101
28	Modern	St. Andrews Conservation Area	CA	TQ 2059 8685	052267/00/00 - MLO58365



KEY

- Site Boundary
- Site Location

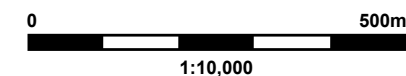
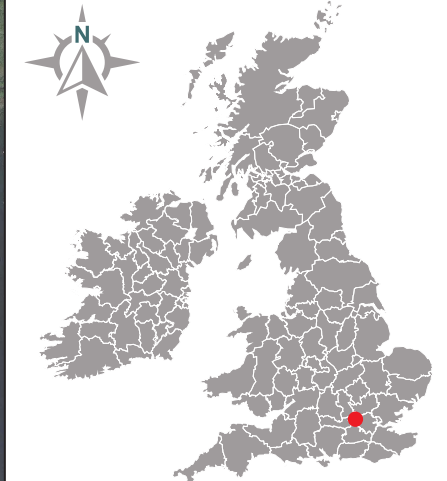


Figure 1: Site Location

Project: Blackbird Hill, Brent

Date: 04/04/18

Job No: 60338



KEY

- Site Boundary
- Search Area (1000m)
- Historic Building
- ★ Archaeological Event (Point)
- Archaeological Priority Areas
- AB 28 St. Andrews Conservation Area
- Monument (Line)

0 200 m

Figure 2: Cultural Heritage Features Map

Project: Blackbird Hill, Brent

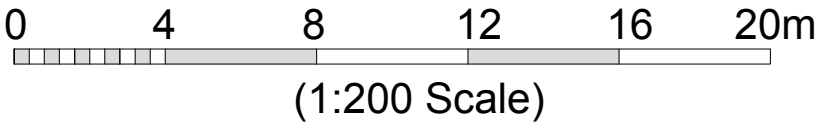
Date: 04/04/18

Job No: 60338



AMENITY	
Type	Proposed (m²)
Private	955.5
Communal	292
Total	1247.5

CAR PARKING	
Type	Proposed (no.)
Parking Bays	18
Car Club	3
Total	21



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	COMMUNAL AMENITY		3 BED DWELLING		COMMUNAL AREA		BIN STORE
	PRIVATE AMENITY		2 BED DWELLING		BIKE STORE		CAR CLUB SPACE
	PLAYGROUND		1 BED DWELLING		PLANT ROOM		SITE BOUNDARY



NEXT PHASE
PLANNING & DEVELOPMENT

Chartered Planning & Development Surveyors

HEAD OFFICE
Vantage Suite, Virage Point,
Green Lane, Cannock,
Staffordshire, WS11 0NH
tel: 01543 571718

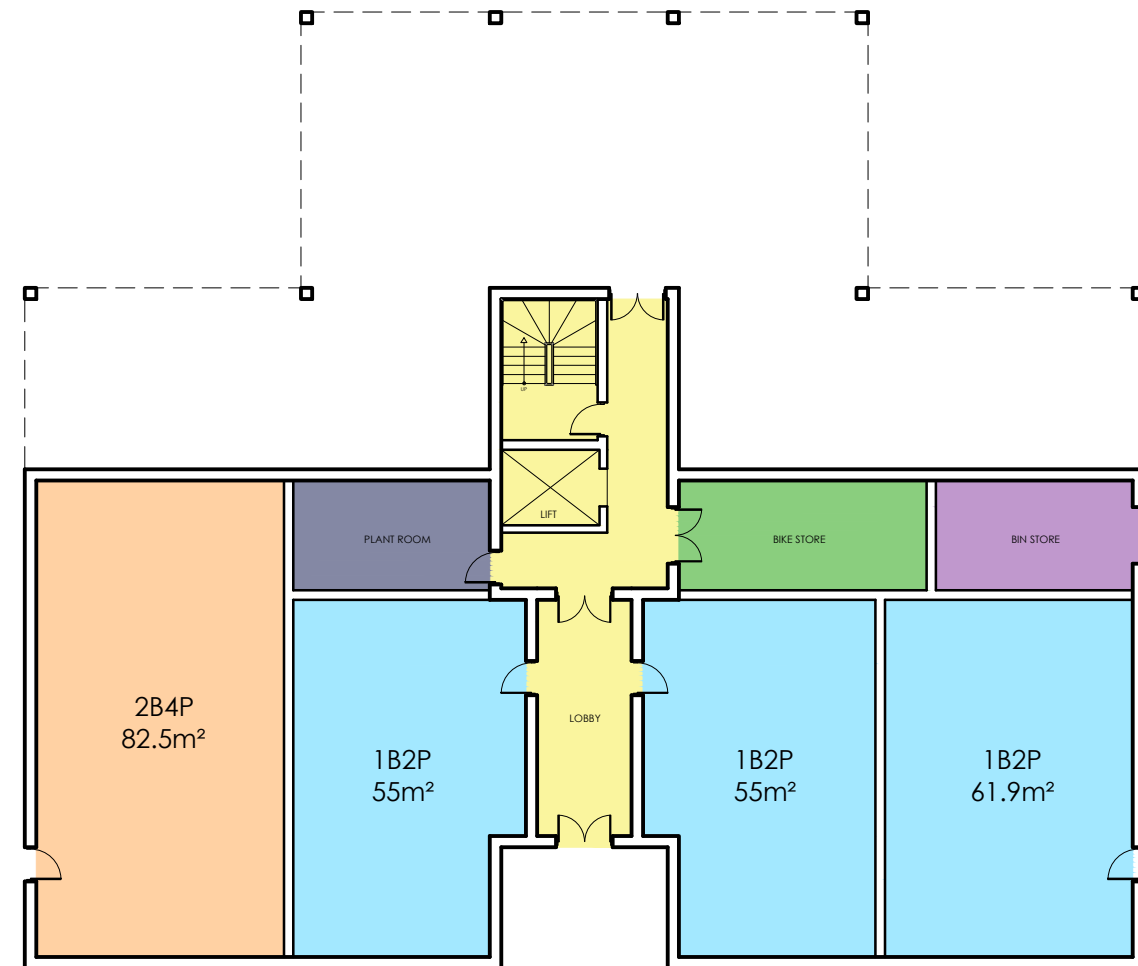
LONDON OFFICE
16 Upper Woburn Place,
London, WC1H 0BS
tel: 020 3741 8225

MANCHESTER OFFICE
Peter House, Oxford Street,
Manchester, M1 5AN
tel: 0161 209 2750

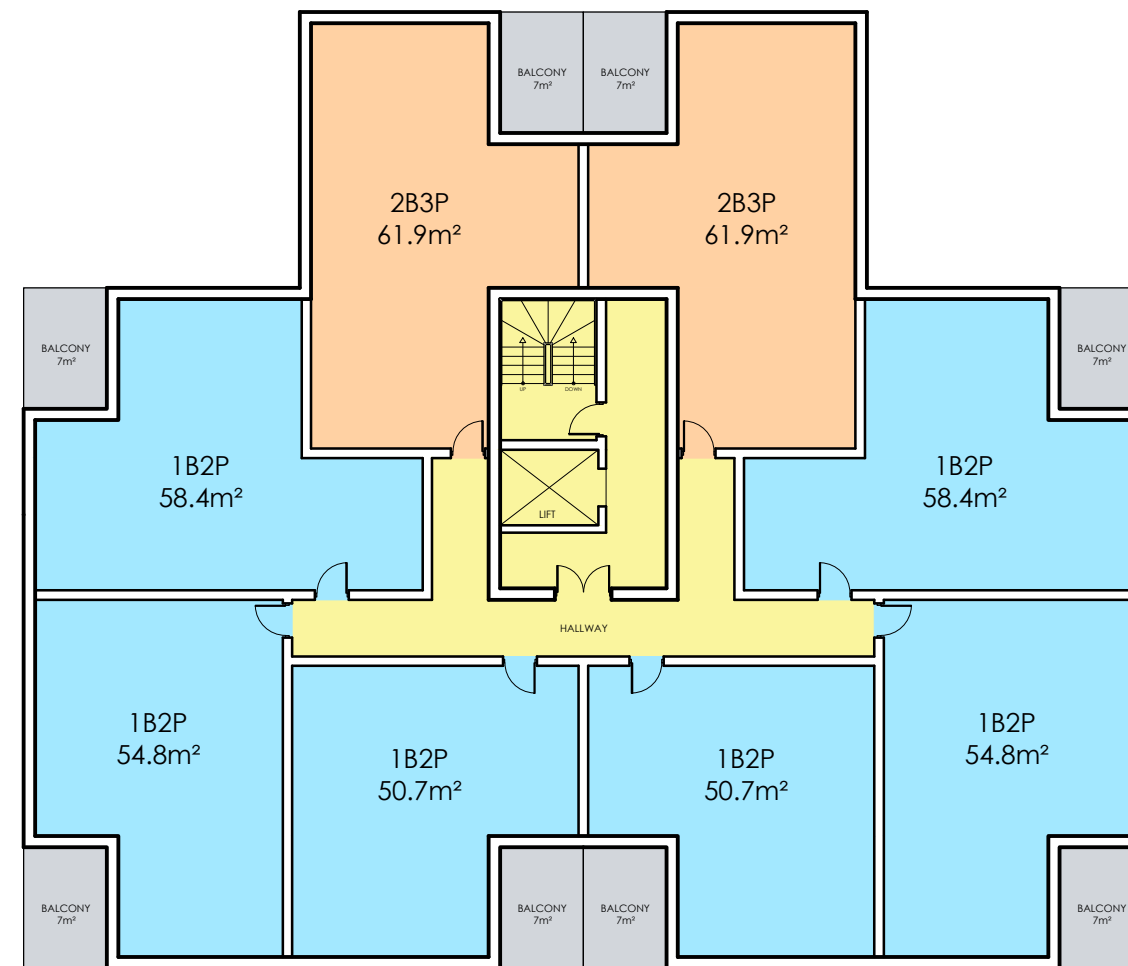
www.nextphasedevelopment.co.uk

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Gower House School
CLIENT:
SMC InvestCorp Ltd.
TITLE:
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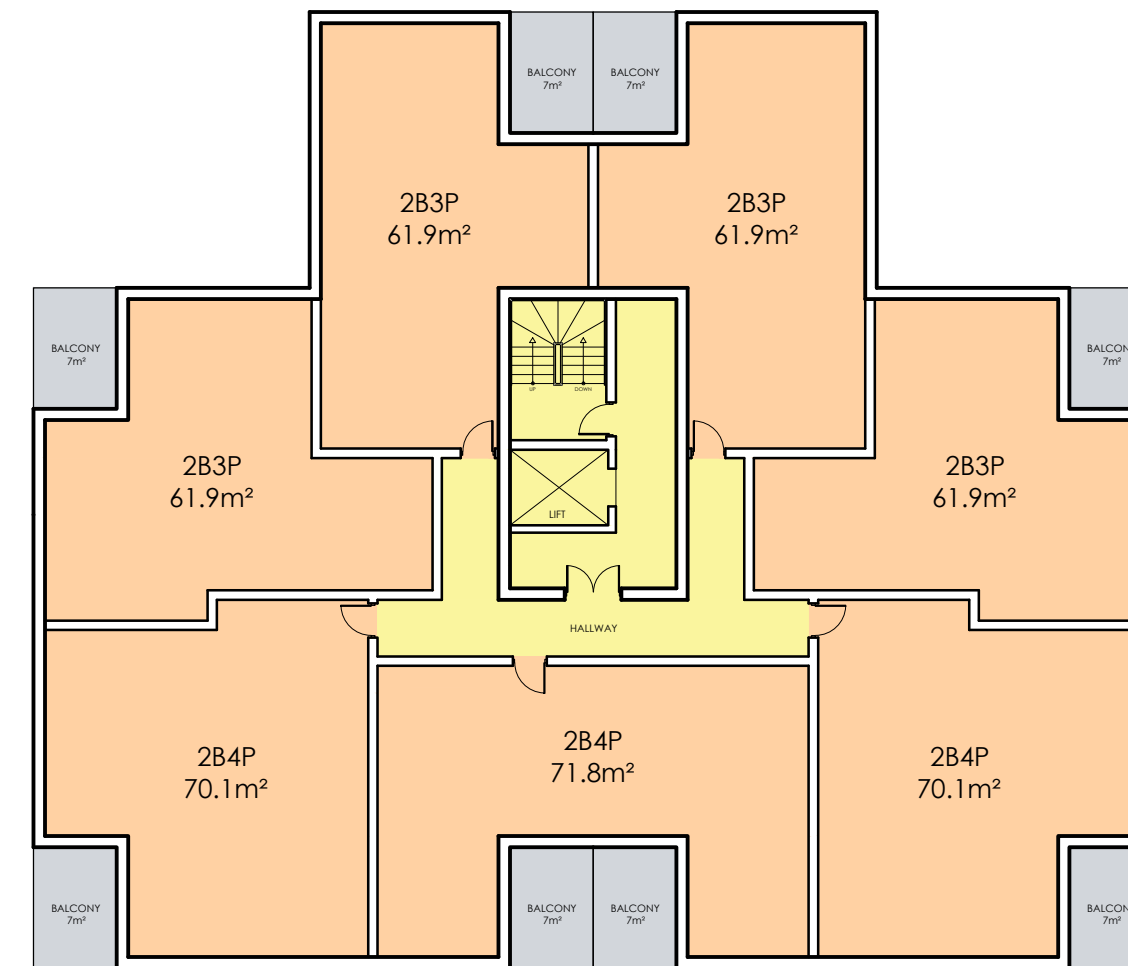
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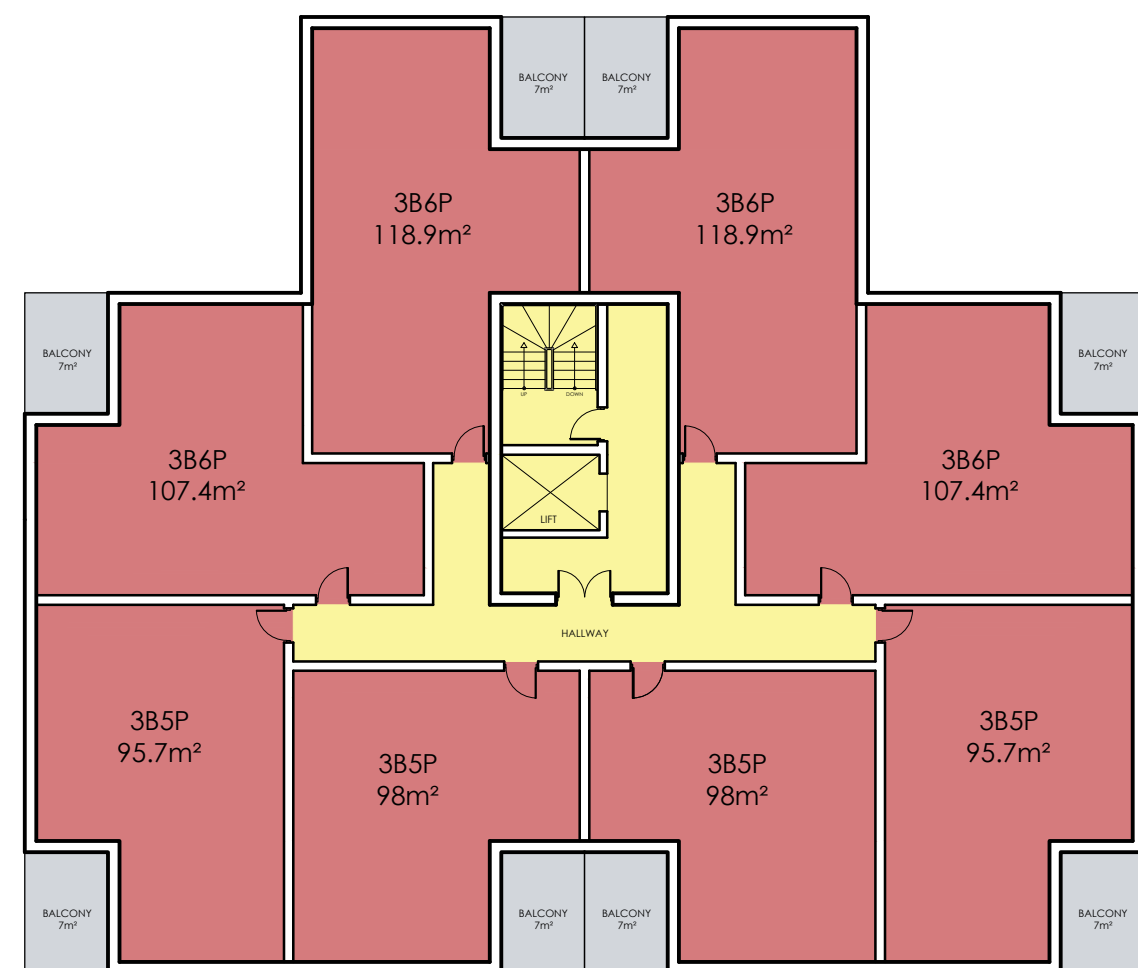
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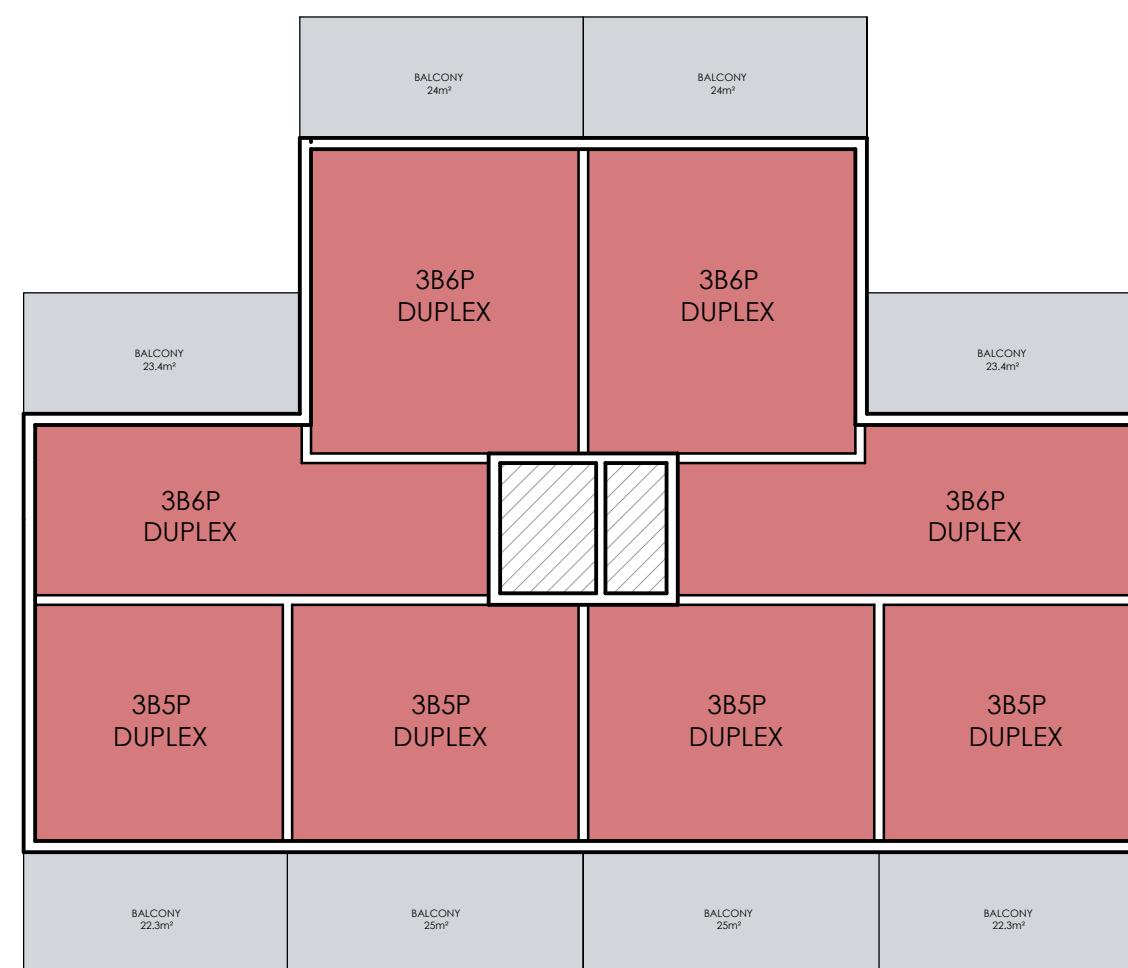
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FOURTH - FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



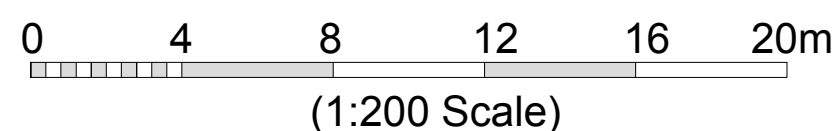
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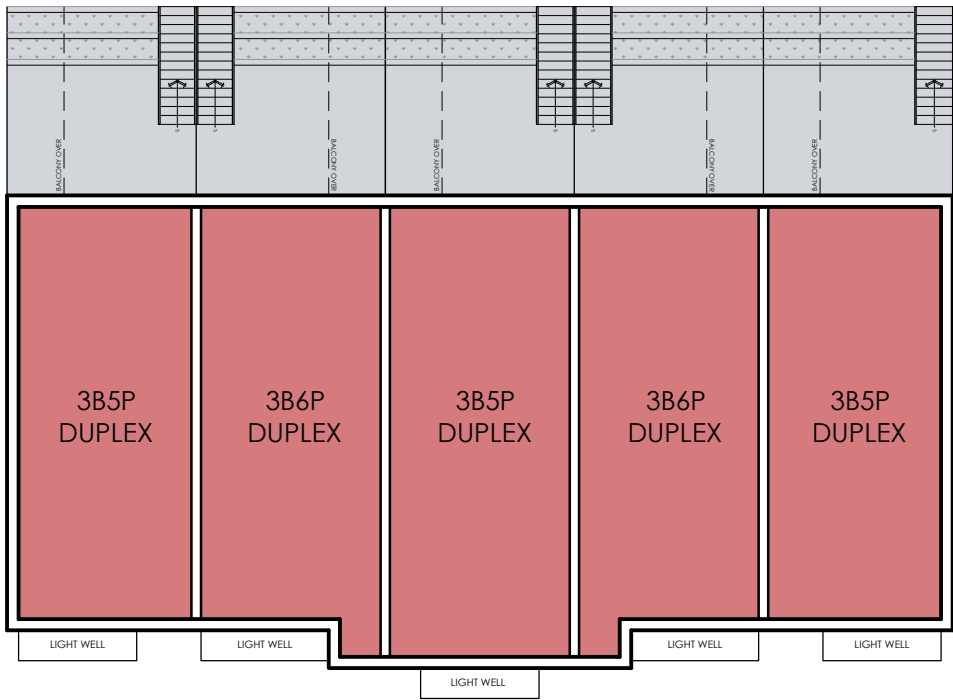
BLOCK A			
Level	Unit Type	GIA (m ²)	Private Amenity (m ²)
Ground	1B2P	55	19.2
	1B2P	55	19.3
	1B2P	61.9	23.0
	2B4P	82.5	23.2
First/Second/Third	1B2P	50.7	7
	1B2P	50.7	7
	1B2P	54.8	7
	1B2P	54.8	7
	1B2P	58.4	7
	1B2P	58.4	7
	2B3P	61.9	7
	2B3P	61.9	7
Fourth/Fifth	2B3P	61.9	7
	2B3P	61.9	7
	2B3P	61.9	7
	2B3P	61.9	7
	2B4P	70.1	7
	2B4P	70.1	7
Sixth/Seventh (Duplex)	3B5P	95.7	29.3
	3B5P	95.7	29.3
	3B5P	98.0	32.0
	3B5P	98.0	32.0
	3B6P	107.4	30.4
	3B6P	107.4	30.4
	3B6P	118.9	31.0
	3B6P	118.9	31.0

DEVELOPMENT SUMMARY				
Unit Type	#Bedroom#People	No. of Units	Total No. of Units	Mix %
1 BED	1B1P STUDIO	5	26	43.3
	1B2P	21		
2 BED	2B3P	14	21	35
	2B4P	7		
3 BED	3B5P	7	13	21.6
	3B6P	6		
TOTAL			60.0	100

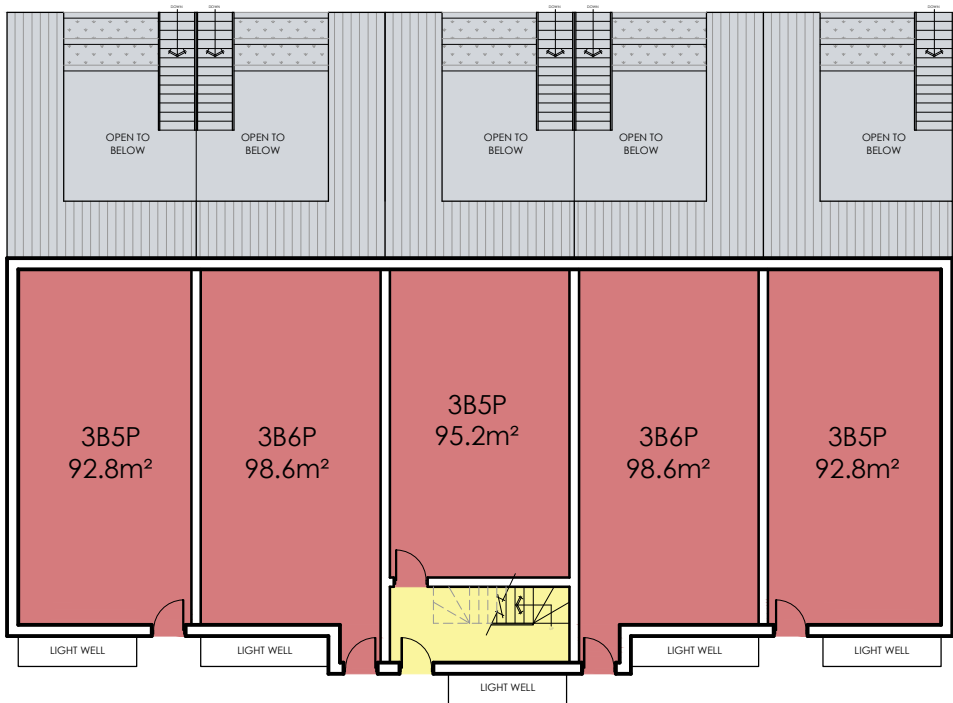
AMENITY	
Type	Proposed (m ²)
Private	955.5
Communal	292
Total	1247.5

- 3 BED DWELLING
- 2 BED DWELLING
- 1 BED DWELLING
- BIN STORE
- COMMUNAL AREA
- BIKE STORE
- PLANT ROOM
- PRIVATE AMENITY

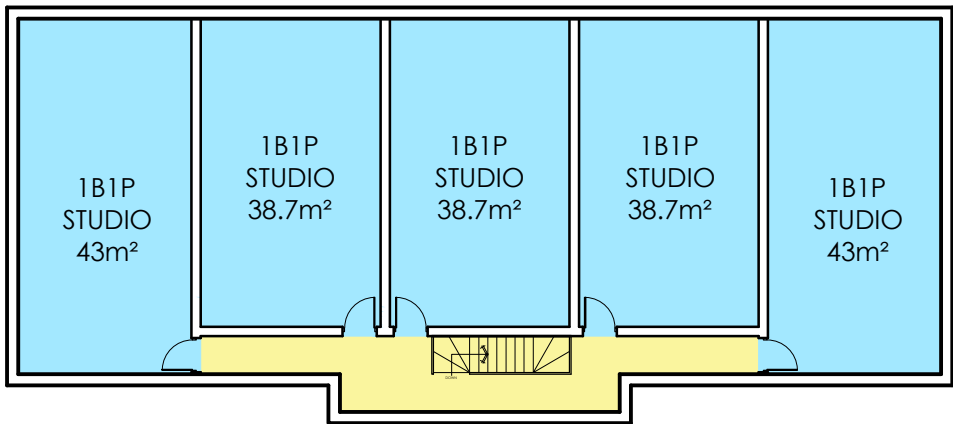




BASEMENT FLOOR PLAN
SCALE 1:200



GROUND FLOOR PLAN



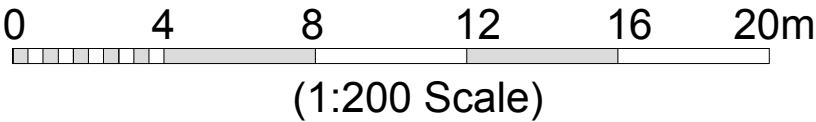
FIRST FLOOR PLAN

BLOCK B			
Level	Unit Type	GIA (m ²)	Private Amenity (m ²)
Basement / Ground (Duplex)	3B5P	92.8	72.8
	3B5P	92.8	70.9
	3B5P	95.2	71.6
	3B6P	98.6	75.6
	3B6P	98.6	68.5
First	1B1P STUDIO	38.7	0
	1B1P STUDIO	38.7	0
	1B1P STUDIO	38.7	0
	1B1P STUDIO	43.0	0
	1B1P STUDIO	43.0	0

DEVELOPMENT SUMMARY				
Unit Type	#Bedroom#People	No. of Units	Total No. of Units	Mix %
1 BED	1B1P STUDIO	5	26	43.3
	1B2P	21		
2 BED	2B3P	14	21	35
	2B4P	7		
3 BED	3B5P	7	13	21.6
	3B6P	6		
TOTAL			60.0	100

AMENITY	
Type	Proposed (m ²)
Private	955.5
Communal	292
Total	1247.5

- 3 BED DWELLING
- 2 BED DWELLING
- 1 BED DWELLING
- BIN STORE
- COMMUNAL AREA
- BIKE STORE
- PLANT ROOM
- PRIVATE AMENITY





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