

## Archaeological Desk-Based Assessment



Kilburn Square Estate

Kilburn

London

NW6 6PT

On behalf of

London Borough of Brent

September 2022

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## 1. Executive Summary

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Border Archaeology was instructed to carry out an Archaeological Desk-Based Assessment with regard to the proposed redevelopment at Kilburn Square, Victoria Road, London NW6 6PT. The assessment results can be summarised as thus:

**Prehistoric:** *The potential for encountering evidence of buried remains of prehistoric date has been assessed as **Low**. There have been no archaeological finds of prehistoric date identified within the study area excepting the projected line of the Roman road known as Watling Street that linked St. Albans and London which is considered to have probably followed the route of an earlier trackway, possibly of Iron Age date. Should groundworks for the development reveal evidence of prehistoric remains, these would be considered to be of **High** significance, as little is known generally regarding the chronology and extent of prehistoric activity in the borough, with findings of this period limited.*

**Romano-British:** *The potential for encountering evidence of Roman activity within the Site has been assessed as **Moderate**. This assessment reflects the Site's proximity to the Watling Street Archaeological Priority Area and the recovery of Romano-British pottery within 230m and 400m of the Site. Although there is limited potential to encounter any buried remains of the Roman road itself, given that the Site lies around 70m W of the projected line of the road, although there is somewhat greater potential to encounter the buried remains of minor roadside settlement, occupation activity, roadside ditches, burials and agricultural activity.*

**Medieval:** *The potential for encountering remains associated with medieval activity has been assessed as **Low to Moderate**. This assessment reflects the Site's location on the W side of Watling Street and the general absence of archaeological sites or findspots on the W side of the High Road within the study area which might infer that the Site lay within undeveloped fields at this time. Thus far the archaeological evidence suggests that the main priory settlement lay on the E side of the pilgrimage route along Watling Street to Willesden and St. Albans. Whilst the priory land may have extended to the W side of the road, irrespective, it is likely that there were some dispersed ribbon settlements along or in the vicinity of the road frontage. Archaeological features or deposits of this date may include settlement and occupation evidence such as medieval rig and furrow, plough soils, structures, and evidence for industrial activities (metal working, tile & brick making etc).*

**Post-Medieval:** *The potential for encountering buried archaeological assets of a post-medieval date has been assessed as **Low to Moderate**. This assessment reflects the large-scale development of the Site during the post-medieval period, developing from an area of enclosed agricultural fields in the 18<sup>th</sup> century to the entire plot being occupied by residential dwellings in the 19<sup>th</sup> century with a National School, public house, Church and dwellings fronting the W side of Kilburn High Road, to the immediate E of the Site. However, it is likely that the below ground remains of the field boundaries associated with the field enclosures of the 18<sup>th</sup> century were removed during the construction works related with the widespread building of houses and gardens on the Site in the 19<sup>th</sup> century. The construction of the modern Kilburn Square Estate is likely to have further removed or at least disturbed much of the foundations and any deposits associated with the 19<sup>th</sup> century housing and the portion of St Pauls Church which*

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extended into the SE part of the Site. The survival of in-situ remains of post-medieval date is considered to be Low. There is potential to encounter evidence in the form of demolition rubble and made ground layers associated with the demolition of the 19<sup>th</sup> century structures and levelling of the Site in advance of the construction of the existing estate. Deposits of demolition rubble and made ground would be of **Low** archaeological significance and any archaeological finds recovered from such deposits would likely be out of context. Should any evidence for the remains of in-situ structural foundations associated with the houses or church or other associated features such as wells, drains etc, archaeological deposits and/or finds be encountered throughout the groundworks for the proposed development these would be considered to be of **Low** archaeological importance and of local significance.

**Overall Conclusion:** The archaeological potential of the Site has been assessed in overall terms as **Low to Moderate**, with potential to encountering archaeological remains of Romano-British, medieval and post-medieval date. It is unlikely that buried remains dating to the prehistoric period will be encountered.

**Recommendations:** It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Given the **Low to Moderate** potential of the site it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance, or absence of buried archaeological features and deposits across the site.

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## 2. Introduction

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Border Archaeology (BA) was instructed by the London Borough of Brent to produce an Archaeological Desk-Based Assessment (ADBA) for the Kilburn Square Estate, Kilburn, London NW6 6PT (NGR TQ 25218 83765) (*fig. 1*) in connection with the demolition of two existing structures and the redevelopment of the Site to provide a total of 139 flats (40 extra care flats (Use Class C3b) and 99 general needs flats (Use Class C3)) in 4 buildings ranging from between 5 to 8 storeys alongside access routes, car parking, cycle parking, refuse and recycling storage, amenity space, landscaping, playspace and other associated works. This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains) and forms an initial stage of site investigation enabling the local planning authority to formulate an appropriate response.

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## 3. Site Description

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The Kilburn Square Estate covers an area of 2.28ha and comprises a total of 270 residential units across six buildings (Kilburn Square, Sandby House, Barrett House, Rathbone House, Varley House and Sandwood Court) rising up to 17 storeys in height: The Estate also comprises a nursery with podium parking below, and two non-residential buildings. The first is a three storey building located at 13-15 Brondesbury Road which was previously used by the NHS to provide mental health services and has been vacant since Autumn 2021. The other building is the Former Kilburn Square Clinic.

Kilburn is located in the SE part of the borough of Brent and borders the London boroughs of Camden to the E, The City of Westminster to the S and Brent to the W. The Site lies within the parish of Willesden and within the historical county of Middlesex and is located on the W side of Kilburn High Road bounded by Victoria Road to the N, Brondesbury Road to the S and Algernon Road to the W. The Bakerloo line and the Euston mainline railway runs to the S of Brondesbury Road. A parade of shops bounds the Site to the E fronting onto Kilburn High Road.

The topographical elevation of the Site is recorded between 33m – 35m AOD. The N portion of the Site closest to Victoria Road stands at a height of around 34m AOD and 35m AOD on the E side sloping to c. 33m AOD at the S along Brondesbury Road and to 31m AOD at the W along Algernon Road. Topographically the site falls within the Kilbourne Valley. The river Westbourne, also known as the Kilbourne, Westburn Brook and the Ranelagh River/Sewer, culverted in the 1860s and integrated into the sewerage system, was a tributary of the river Thames. It originated on the southern slopes of the Hampstead uplands, its course taking it E of the development site between Kilburn High Road and West End Lane/Abbey Road. It runs along the line of Kingsgate Road, Mutrix Road off Quex Road (parallel to the site), and follows Belsize Park Road and Kilburn Priory Road before crossing Kilburn High Road to the S of the Site. From there it runs in a south-westerly direction following the route of Kilburn Park Road before flowing in a south-easterly direction along the line of Shirland Road onto Maida Vale, Bayswater, Hyde Park and Sloane Square on its journey to the Thames.

Kilburn Square lies on the N edge of the Kilburn Conservation Area (CA). The eastern half of the Conservation Area (CA) lies on the S side of Brondesbury Road whilst the western half extends as far N as Hartland Road, to the SE of Paddington Cemetery (*fig. 3*). The CA was designated in 1993 and forms one of the surviving parts of the 19<sup>th</sup>

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century Brondesbury Estate, the special character of the area based on the Victorian architecture and the landscape setting. The estate was constructed within four distinct periods: pre 1865 (1850-65) and post-1865 (1865-75; 1875-89; and 1890-99) (Brent Council, 2006, 8). The area is characterised by wide tree lined streets with granite kerbstones and continuous lines of terraced housing. No. 10 Brondesbury Road is a locally listed heritage asset as it is the only one surviving in original form.

The site is also located in close proximity to four Tier II Archaeological Priority Areas (APAs) (*fig. 5*). The closest of the APAs is centred on the Roman road known as Watling Street, the western edge of the APA located within 100m of the Site. The ancient roadway crosses two London boroughs hence there are two designated APAs for this section of Watling Street: one covering Kilburn High Road and the other covering the southern section following Maida Vale and Edgware Road (City of Westminster 2:10). The APA of Kilburn Priory and Settlement covers the route of Watling Street (Kilburn High Road) and the lands belonging to the medieval priory and hermitage lying to the E of Watling Street in the vicinity of the modern-day Quex Road, Belsize Road and Kilburn Priory Road. The hamlet is thought to have developed along Watling Street and whilst the APA is shown to be located within around 100m E of the development site, there is potential for evidence of the hamlet and priory lands lying on the W side of Kilburn High Road closer to the Site. Brent Cemeteries APA lies over 350m W of the site boundary at its closest point, though it is considered that this APA will remain unaffected by the proposed development.

Currently there is no available Archaeological Priority Area Appraisal for Brent, as it is under review by the Greater London Archaeological Advisory Service (GLAAS) in conjunction with Brent Council, though the Greater London Historic Environment Record (GLHER) does provide an account for the Archaeological Priority Areas (APA's) which lie within the study area. In addition to the APA's, Brent Council had previously identified 40 locally designated Sites of Archaeological Importance (SAI) indicating the potential of that area for future discoveries. The area lying to the immediate NE/E of the Site in the vicinity of The Cock Tavern (modern-day Juniper Bar) and the former site of St Paul's Church was locally designated as a SAI (Brent Council, 2017, Map 1 Heritage Assets, p11). These designations are also under review and are likely to be incorporated into the new appraisal documents.

## 4. Soils & Geology

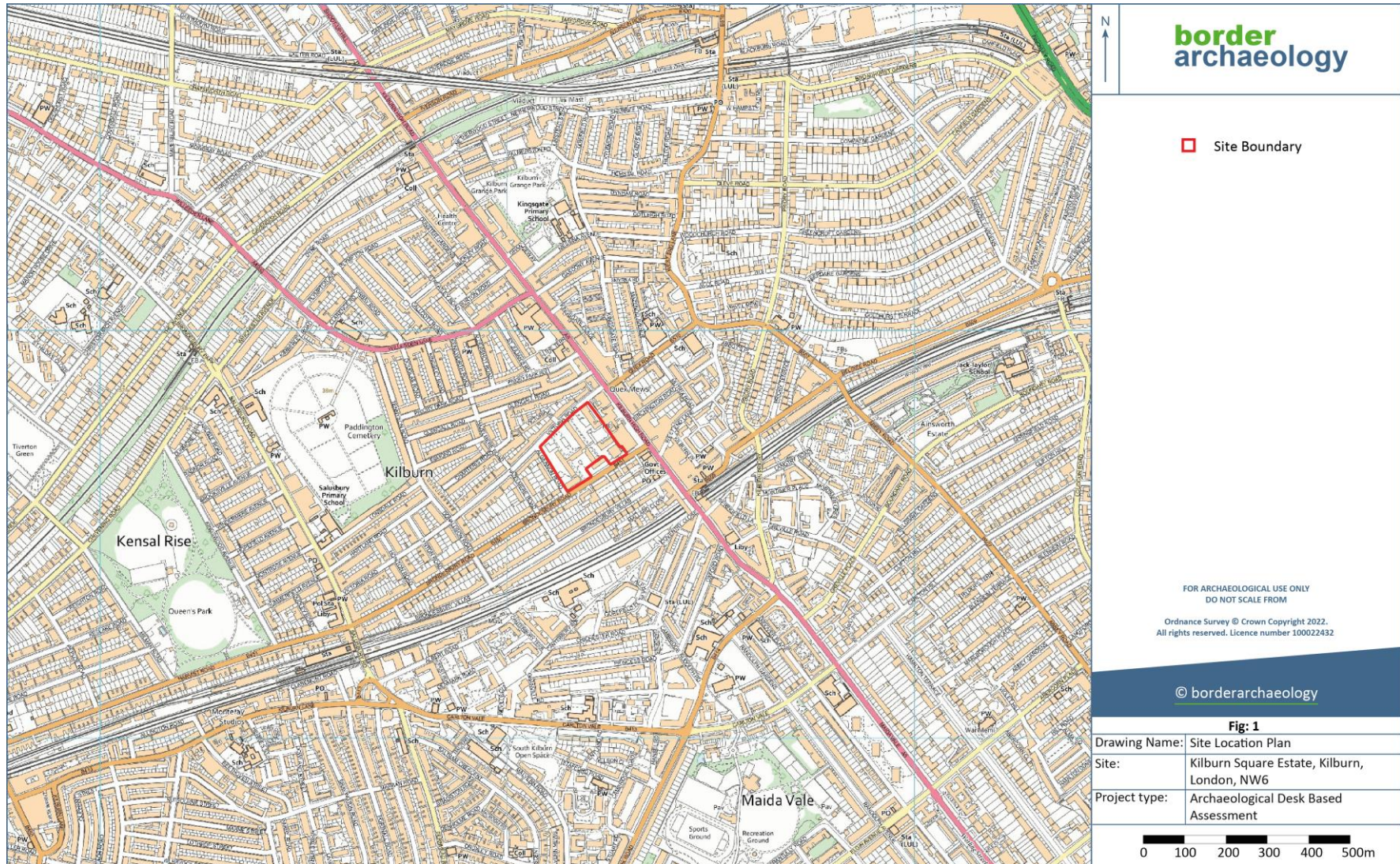
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The British Geological Survey (BGS) lists the underlying solid geology as clay, silt and sand of the London Clay Formation (BGS 2022). This sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period. No superficial deposits are recorded for the area.

No records of geotechnical investigations have been identified within the development site itself however two geotechnical investigations have occurred within close proximity of the Site within Kilburn Square along the eastern edge of Kilburn High Road. Located around 60m to the NE of the eastern boundary of the development site Borehole BH6 (BGS Ref: TQ28SE600; NGR: TQ 25260 83820) was drilled to a depth of 12.8m below ground level (bgl) in 1955 as part of the Ranelagh Sewer to West Hampstead Branch (the Ranelagh Sewer being the culvert for the river Westbourne). Made ground was observed overlying a series of clay deposits described as a sticky brown clay overlying a dry hard brown, brown/blue and brown clay sealing a dry hard grey clay at the base of the borehole.

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## 5. Methodology

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### 5.1 Aims & Objectives

This ADDBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

### 5.2 Criteria for Assessment of Potential & Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

**Low** – Very unlikely to be encountered;

**Moderate** – Possibility that features may be encountered in the vicinity of the site;

**High** – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2<sup>nd</sup> Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 194 stating 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* (Ministry of Housing, Communities & Local Government 2021).

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This ADBA also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the *London Plan 2021* within particular reference to Policy HC1 (Heritage Conservation and Growth) Section D which states that ‘*Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets*’.

BA is also cognisant of relevant policies contained in the Brent Local Plan 2019-2041 adopted February 2022 (with specific reference to Heritage Policy BHC1 Brent’s Heritage Assets). Brent Council has also prepared a Historic Environment Place-Making Strategy (HC01) which looks at Brent’s listed buildings, heritage at risk, historic parks and landscapes and archaeology in the borough.

**Table 1: Factors for assessing the importance of archaeological and built heritage assets**

<b>Very High</b>	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
<b>High</b>	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
<b>Medium</b>	Designated or undesignated assets that contribute to regional research objectives.
<b>Low</b>	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
<b>Negligible</b>	Assets with very little or no surviving archaeological interest.
<b>Unknown</b>	The importance of the resource has not been ascertained.

### 5.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the Site, information was collected on the known cultural heritage features within a 500m radius, the results of which are shown on a series of maps and tables (*Figs. 2-5; Tables 2-6*). These maps show the location of known archaeological and built heritage features (including archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referenced in the text.

The research carried out for this ADBA consists of the following elements:

- Greater London Historic Environment Record (HER): Information from past investigations, findspots, documentary & cartographic sources and aerial photographs. A total of 31 archaeological monuments, 13 archaeological events, 17 Listed Buildings, 4 Archaeological Priority Areas, 1 Historic Park and Garden were recorded within a 500m radius of the site;

- Historic England: Information on statutory designations including SAMs, Registered Parks and Gardens and Listed Buildings along with identified Heritage at Risk;
- The National Record of the Historic Environment database (<http://pastscape.org.uk>);
- British Geological Survey (BGS): Solid and drift geology digital map \ geological borehole record data;
- The British Library, London Metropolitan Archives and the National Archives: Historic maps, illustrations and relevant primary & secondary sources;
- Internet sources: Including the Local Planning Authority Local Plan and information on Conservation Areas, Archaeological Priority Areas and locally listed buildings.

## 6. Archaeological Assessment

### 6.1 Previous Archaeological Investigations

Brent has historically had few archaeological excavations and finds in comparison to other London boroughs (Brent Council). The council has in recent years identified 4 Archaeological Priority Areas (APAs) and 40 sites of archaeological importance (SAI) where there is potential for new archaeological discoveries within the borough. A significant body of information has been collated over the past 20 year within the borough mainly through developer funded schemes. Within the designated study area, the Greater London Historic Environment Records (GLHER) lists a total of 13 archaeological events, with six of the 13 representing Archaeological Desk-Based Assessments (*fig. 4; Table 3*).

The nearest archaeological intervention to the Site was the archaeological watching brief undertaken on the route of the Thames Water Victorian Mains Renewal Works between 2007-09 (ELO10285 *fig. 3 E8*; NGR TQ 2548 8380). Sections of the mains renewal scheme ran through Kilburn High Road, West End Lane, Quex Road, Priory Road, Belsize Road and Abbey Road, to name a few, within the Kilburn Priory and Settlement APA (*fig. 5*). No significant archaeological finds or features were exposed and the depositional sequence observed in the majority of trenches showed modern road layers overlying made ground (sometimes comprising 19<sup>th</sup> century building rubble and pottery) and service-related deposits. Natural deposits of silty clay were observed in some areas but were generally found to be heavily truncated by modern layers.

Two phases of archaeological watching brief were undertaken in 1993 at No's 258-262 Belsize Road (ELO2928 & ELO9085 *fig. 3 E1 and E2*; NGR TQ 2548 8365), located around 230m from the SE corner of the development site, also within the Kilburn Priory and Settlement APA (*fig. 5*). The first phase comprised two trenches dug to a depth of 0.60m and 0.80m below ground level (bgl). In Trench 1 demolition rubble was observed overlying a silty clay subsoil above the natural clay, though no features were revealed. The most significant findings were pottery sherds of Roman to post-medieval date along with a brick footing, and clay tobacco pipes (CTP) of post-medieval date. Trench 2 displayed similar stratigraphy; the natural clay having been heavily truncated by a number of modern intrusions. The second phase of work monitored three test pits which revealed an agricultural deposit dating to the medieval to post-medieval period which contained glazed pottery, clay pipe stems (CTP) and ceramic building material (CBM).

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A further archaeological evaluation at No. 228 Belsize Road in 2020 (ELO20704 *fig. 3 E13*; NGR TQ 2558 8375) located over 300m from the SE corner of the development site, and around 130m NE of the watching briefs undertaken at No's 258-262 Belsize Road, identified only made ground of post-medieval date, likely representing upcast from the construction of the railway prior to construction of the properties along Belsize Road in the mid-19<sup>th</sup> century, overlying natural deposits recorded at a height of 34.80m OD.

A heritage audit was undertaken in 2008 associated with the London Euston to Watford Junction and Willesden Junction to Clapham Junction mainline to identify assets in advance of station improvements (ELO14947 *fig. 3 E9*; NGR TQ 2029 8642). Historic excavations from the 1850's during the railway cutting revealed foundations, tessellated tiles, gothic patterned keys and human bones suggesting proximity to the priory and a probable association with the church or St. Mary with all Souls along Abbey Road which is located just outside the eastern boundary of the study area (APA Kilburn Priory and Settlement).

To the S of the railway line, on the W side of Kilburn High Road, evaluation trenching at Coventry Close (ELO2954 *fig. 3 E3*; NGR TQ 2544 8352) around 230m SE of the southern site boundary, revealed only 19<sup>th</sup> century make-up layers and cellars. Natural was observed at a height of 34.27m OD.

Whilst an evaluation (comprising six trenches) at the former site of the Carlton Plaza, Maida Vale (ELO64 *fig. 3 E4*; NGR TQ 255 834), around 400m to the SE of the development site on the E side of Kilburn High Road revealed no archaeological features and only post-medieval and modern deposits above London Clay. However, it did identify the silt-filled course of a former stream channel, the Kilburn Stream. These preserved waterlogged deposits contained post-medieval and modern artefacts at all levels. In Trench 6, a single abraded sherd of Roman mortarium was found in the upper silt. London Clay was encountered between 29.62m OD and 31.34m OD. Although this site lies to the immediate SW of the Kilburn Priory and Settlement APA, the APA does mention the paleo-environmental potential of the stream, which might extend into the APA.

## 6.2 Prehistoric

The GLHER (Greater London Historic Environment Records) reports only one feature of prehistoric date within the designated study area, around 450m SE of the Site. Edgware Road (MLO286 *fig. 2. No. 1*; NGR TQ 2795 8145) is considered to follow the route of an ancient trackway, possibly of Iron Age date, which was thought to have been the precursor for the later Roman Watling Street, the line of which has been found as far as the S end of the Edgware Road and is thought to have continued to a crossing point of the Thames around Westminster.

Outside of the designated study area, in the wider surrounding area, a single Middle Palaeolithic handaxe was found in the vicinity of Carlton Hill, St. John's Wood in the London Borough of Westminster lying over 800m SE of the development site. No further prehistoric features or finds evidence are recorded within 1 km of the Site on the Greater London HER, the next closest findspot being at Garden Road, St. John's Wood, around 1.4km to the SE of the development site wherein two coins of Late Bronze Age and Late Iron Age date were retrieved.

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Considering however the proximity of the river Westbourne and the proximity of the ancient trackway to the Site, there is some, albeit probably limited, potential to encounter remains dating to this period. Excavations around 400m to the SE of the Site during redevelopment at the former Carlton Plaza, Maida Vale (ELO64 fig. 3 E4; NGR TQ 255 834) revealed a paleochannel, the former channel of the Kilburn Stream, containing waterlogged deposits with evidence for Roman and post-medieval artefacts. This finding suggests the potential for such deposits to contain palaeo-environmental evidence of an earlier date which could inform us of the environmental conditions of the area during the prehistoric period should other sections of the palaeochannel be discovered in the future.

**Conclusion:** The potential for encountering evidence of buried remains of prehistoric date has been assessed as **Low**. There have been no archaeological finds of prehistoric date identified within the study area excepting the projected line of the Roman road known as Watling Street that linked St. Albans and London which is considered to have probably followed the route of an earlier trackway, possibly of Iron Age date. The lack of finds dating to this period may however reflect the number of archaeological investigations undertaken to-date within a 500m radius of the Site. However, should groundworks for the development reveal evidence of prehistoric remains, these would be considered to be of **High** significance, as little is known generally regarding the chronology and extent of prehistoric activity in the borough, with findings of this period limited.

### 6.3 Romano-British

As aforementioned, the Site lies to the W of the suspected line of (MLO17772 *fig. 2* No. 2; NGR TQ 2477 8447) Roman Road known as Watling Street. Watling Street was one of the major roads which led through the City of Westminster and on through the Borough of Brent from the Roman city of Londinium, the Roman focus of settlement being located in the present-day City of London. Watling Street was an important Roman road which linked London with St Albans (Verulamium) and beyond, running NW from Marble Arch along the same route as Edgware Road, Maida Vale, Kilburn High Road and several other roads until it reaches the boundary of Greater London. The importance of the road is reflected in the continued use of the route way from the Roman period to modern times.

The Site falls within two Archaeological Priority Areas (APA) (DLO38613 & DLO38692; *fig. 5; Table 5*) covering a corridor of land centred on Watling Street. The northern section of the road corridor is under the Borough of Camden and the southern section lies within the City of Westminster. It is highly likely that Kilburn High Road follows the route of Watling Street although no archaeological evidence has been unearthed in the Borough of Camden for the road itself. Fortunately, within the City of Westminster along Edgware Road near the junction with Bayswater and St. Michael's Street to the SE of the Site a section of the Roman road was unearthed in 1902 at a depth of 0.90m bgl (3 feet) below the present road surface constructed using large nodular flints which overlay a layer of compacted gravel. A portion of it uncovered near the junction with Seymour Street revealed that it was approximately 7.3m (24 feet) wide. The lack of evidence for the Roman Road beyond the Edgware Road might suggest that part of the road existed as a trackway and the route may not have been paved in the same way as it was for other Roman roads or for the sections of roadway closer to the Roman settlement of London (Londinium) and through its hinterland.

Minor roadside settlements and other land uses such as cemeteries, market gardens or quarry pits may have developed along the route of Watling Street. It is likely that other small areas of activity or settlement (farmsteads) would also have developed within the hinterlands of Londinium and beyond.

Evidence for Roman activity in the study area is represented by two findspots of Roman pottery. Residual Roman pottery was recovered from a clayey subsoil above natural along with artefacts of medieval and post-medieval date at No's 258-262 Belsize Road (MLO58884 *fig. 2* No. 3; ELO2928 *fig. 3* E1; NGR TQ 2562 8372), and a single abraded sherd of Oxford mortarium, dated 3<sup>rd</sup> to 4<sup>th</sup> century AD, was found within the upper silt deposits of a waterlogged palaeochannel (MLO602 & MLO76141 *fig. 2* No. 30 & 31), the Kilburn Stream, located at the former site of the Carlton Plaza, Maida Vale (ELO64 *fig. 3* E4; NGR TQ 255 834), around 400m to the SE of the Site on the E side of Kilburn High Road. The residual pottery at Belsize Road was found within the Kilburn Priory and Settlement APA (DLO35596 *fig. 5; Table 5*) whilst the pottery found within the upper silt layer of the palaeochannel was located in the area immediate S of the APA. This might suggest Roman activity on the E side of Watling Street, in an area which later formed part of the medieval hamlet and the hermitage of Kilburn Priory. There is therefore the potential to encounter evidence for Roman activity on the W side of Watling Street also.

**Conclusion:** The potential for encountering evidence of Roman activity within the Site has been assessed as **Moderate**. This assessment reflects the Site's proximity to Watling Street Archaeological Priority Area and the recovery of Roman pottery within 230m and 400m of the Site. Although there is limited potential to encounter any buried remains of the Roman road itself, given that the Site lies around 70m W of the projected line of the road, although there is somewhat greater potential to encounter the buried remains of minor roadside settlement, occupation activity, roadside ditches, burials and agricultural activity. Should any archaeological features or deposits of Roman date be encountered during the groundworks for the proposed development these would be considered of **High** importance given the general lack of evidence for Watling Street and any associated roadside activity beyond the Edgware Road. In addition, the discovery of remains such as these would have potential to contribute to research into major transport links and associated roadside activity during the Roman period.

## 6.4 Medieval

The placename of Kilburn may have derived from the Old English Cyne meaning 'Royal' or Cū meaning 'Cow' and the Old English word Burna meaning 'Spring Stream' or deriving from the 'bourne' another name for the Westbourne (Kilburn River); the placename translating as either the royal or possibly cow's stream (Porter, 2020a). Other iterations of the placename include Keeleburne, Coldburne or Caleburn (Walford, 1878). During the reign of Henry I, between 1100-1135, the hermit Godwyn built a small cell (hermitage) on the banks of the river Kilburn around the crossing on Watling Street, in the vicinity of the modern-day junction of Kilburn High Road and Belsize Road. The hermitage expanded and developed into a Priory; the Priory (MLO180 *fig. 2* No. 7) being first documented in 1134 as Cuneburna.

The lands and hermitage were granted by Godwyn to the Benedictine Abbey at Westminster (Kilburn Priory GLHER REF 081244) as 'alms for the redemption of the entire convent of the brethren', with Godwyn requesting to the Abbot of Westminster, Gilbert Crispin, that the Priory be granted to a sisterhood of nuns, whom it is said, were

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probably former maids of honour to Queen Matilda of Scotland, the wife of Henry I (Walford 1878). The Priory converted to the order of St Benedict, and the Benedictine nunnery (later referred to as Augustinian) was dedicated to St. John the Baptist with Godwyn as chaplain and ward until his death. The priory was endowed with lands in Kensington, Kent, Southwark, Tottenham and Hendon and also became owners of the ‘manor of Wembley’.

The medieval hamlet of Kilburn ((MLO688 *fig. 2* No. 17) had grown around Watling Street, and given its location, the priory became a stopping place for pilgrims enroute to the shrines at St. Albans and Willesden, although this eventually became a financial burden and it was during the reign of Edward III (14th century) that the priory was made exempt from the payment of taxes to the Crown on account of their charity and dilapidated house (Walford, 1878). By the early 16th century, the priory had further expanded to include a mansion and *hostium* (guesthouse), the sites of which may now be occupied by the public houses known as the Red Lyon and The Bell. By the time of Henry VIII’s dissolution of the monasteries act (1536) the priory included the following buildings: a Church (MLO463 *fig. 2* No. 9), a Great Hall (MLO463 *fig. 2* No. 10), a Buttery (MLO463 *fig. 2* No. 11), a Cellar (MLO463 *fig. 2* No. 12), a Kitchen (MLO464 *fig. 2* No. 13), a Brewhouse (MLO464 *fig. 2* No. 14), a Bakehouse (MLO464 *fig. 2* No. 15) and a Cell (MLO466 *fig. 2* No. 16). The inventory details some valuable items such as wall hangings, candlesticks, chalices and goblets, and furniture, with the priory returning a value of £74 7s. 11d.

Following the 1536 act of dissolution, Kilburn Priory was granted by Henry VIII to the Order of the Knights of St John of Jerusalem (Kilburn Priory GLHER REF 080436) whom exchanged these lands along with the Prior of the Hospital of St John of Jerusalem, Clerkenwell for the Manor of Paris Garden, Southwark. The priory reverted to the Crown again four years later and sold to the Earl of Warwick in 1546 (Kilburn Priory GLHER REF 082087) whom converted it into a Manor House and moated site (MLO200 *fig. 2* No. 8). In 1722 some earthworks remained but by 1814 none were visible. The lands then passed through several landowners before falling into the ownership of the Upton Family in the 19<sup>th</sup> century. The Uptons built the Church of St Mary on the site adjoining the ancient chapel. By this date the main house and surrounding land was known as Abbey Farm, comprising around 45 acres (Baker 1989; Walford 1878; Porter 2020a; GLHER DLO35596 *fig. 5* Kilburn Priory and Settlement APA).

Nothing remains of the priory today except for the place-name evidence of roads and streets, including Abbey Road (St John’s Wood) deriving from the track which once led to the priory, Priory Road/Kilburn Priory, Priory Terrace, and Abbots Place in the vicinity of the Tier II Archaeological Priority Area of Kilburn Priory and Settlement (DLO35596 *fig. 5*). The Kilburn Priory and Settlement APA encompasses the area on the E side of Kilburn High Road from Quex Road at the N to Abbey Road at the E to Belsize Road at the S, with an additional triangular area further S of the railway line between Priory Road and Springfield Lane. Following the establishment of the priory, Kilburn developed as a linear settlement along Watling Street (Kilburn High Road).

Past archaeological excavations and desk-based studies indicate that the main buildings of the priory lay to the E of Kilburn Stream at the junction of the road known as Kilburn Priory and Belsize Road, most likely the gatehouse leading onto Kilburn High Street. An Archaeological Desk-Based Assessment (ADBA) undertaken in 1994 as part of the Carlton Plaza site, which lies in close proximity to the APA, noted that the historical cartographic maps and secondary documentary evidence for the area would suggest that any buildings and associated deposits of Kilburn Priory are likely to be focussed in an area centred around Kilburn High Road Station. Excavations at Carlton Plaza identified the location of the Kilburn stream which contained preserved waterlogged deposits including an

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assemblage of finds and potential to contain palaeo-environmental evidence (MLO602 & MLO76141 *fig. 2* No. 30 & 31; ELO64 *fig. 3* E4). Excavations for the railway cutting in the 1850's revealed foundations, tessellated tiles, gothic patterned keys and human bones which suggest proximity to the priory. Excavations at No's 258-262 Belsize Road (MLO588 & MLO118373 *fig. 2* No. 4 & 6) also revealed further evidence of medieval activity, with medieval pottery and a plough soil, a well-sorted mid grey-brown silty, slightly sandy, clay which contained artefacts of post-medieval date and some of probable medieval date. The deposit, which sloped N-S and was observed across two of three test pits and contained occasional flint pebble, charcoal flecks, coal flecks, glazed pottery, clay pipe stems, and brick and roof tile fragments, though the full extent of the deposit was unknown as it was truncated by subsequent levelling.

Also located on the E side of Kilburn High Road (MLO688 *fig. 2* No. 18) around 150m SE of the development site, situated opposite the modern-day Brondesbury Villas, is the recorded site of a 16<sup>th</sup> century tile kiln. The tile kiln originated in the 15<sup>th</sup> century with the site known as Tile Kiln Farm or the Kilburn pits, owned by the Marsh family. The farm was merged in the Salusbury Estate in the late 18<sup>th</sup> century, by which time the kiln had probably long ceased to be worked. The industry continued in the area with brickmakers later recorded there in 1851 and 1867 (Porter 2020c).

The site of a medieval bridge (MLO169 *fig. 2* No. 5) is also noted within the study area, located where the Westbourne crossed under the Edgware Road around the junction of Oxford Road with Kilburn High Road c. 350m SE of the southern site boundary.

**Conclusion:** The potential for encountering remains associated with medieval activity has been assessed as **Low to Moderate**. This assessment reflects the Site's location on the W side of Watling Street and the general absence of archaeological sites or findspots on the W side of the High Road within the study area which might infer that the Site lay within undeveloped fields at this time. It is, however, known that Kilburn developed, following the establishment of the hermitage and later priory, as a linear settlement along Watling Street. Thus far the archaeological evidence suggests that the main priory settlement lay on the E side of the pilgrimage route along Watling Street to Willesden and St. Albans. Whilst the priory land may have extended to the W side of the road, irrespective, it is likely that there were some dispersed ribbon settlements along or in the vicinity of the road frontage, forming Kilburn village, on the W side with possible farmsteads and fields further back from the road. Archaeological features or deposits of this date may include settlement and occupation evidence such as medieval rig and furrow, plough soils, structures, and evidence for industrial activities (metal working, tile & brick making etc).

Should any features or finds of medieval date be encountered throughout the groundworks for the proposed development these would be considered to be of **High** importance as they could indicate the nature and extent of land-use surrounding Kilburn Priory and Watling Street and more generally shed light on an area wherein little is recorded for this period.

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## 6.5 Post-medieval

Kilburn was largely rural until the 19<sup>th</sup> century apart from the development of Kilburn Priory and the settlement (hamlet) which had sprung up along Watling Street/Edgware Road frontage in the medieval period (MLO688 *fig. 2* No. 17). By the early post-medieval period Edgware Road was fronted by some houses, cottages and inns accommodating travellers and stage coaches. It wasn't until the 1880's that Edgware Road became known in this area as Kilburn High Road.

One of the first maps to show the Site in any appreciable detail is John Rocque's 10-mile round map of 1745 (*fig. 11*) which shows that the Site lay within agricultural fields. A field boundary crosses the centre of the Site in a NE-SW direction with the southern half of a large field occupying the northern half of the Site. The southern half of the Site is divided by a NW-SE aligned field boundary with the smaller of the two fields in this part of the Site occupying the SE corner. This smaller field in the SE corner of the Site contains a large rectangular shaped structure which lies to the immediate E of the Sites' eastern boundary. Immediately to the NE of the eastern boundary are orchards with structures depicted along the western frontage of Kilburn High Road, seen to extend N along the roadway. The Site is surrounded by enclosed agricultural fields to the N, W and S. No buildings are shown on the W side of the road to the S of the Site although dispersed settlement is depicted on the E side of the road directly E and N of the Site, to the N of modern-day West End Lane. The site of 'Kilborn Abbey' (*sic*) is marked on Rocque's map to the SE of the proposal Site at the junction of Kilburn High Road with the routeway of Belsize Road.

By 1828 C. and J. Greenwood's map of London (*fig. 12*) shows a Chapel to the immediate E of the Site. The Chapel, St Paul's Church, was founded as a proprietary chapel in 1825 and constructed in 1826 (Baker and Elrington, 1982). The grounds include other structures to the N and S of the church, and what appears to be a garden area to the rear which extends into the SE corner of the Site, in the vicinity of the existing Kilburn Square Tower, the Former Kilburn Square Clinic and 13-15 Brondesbury Road.

A public house labelled 'The Cock' is depicted to the N of the Chapel grounds, lying to the NE of the development site. The Cock Tavern, now called the Juniper Brasserie and Bar, is one of two locally listed buildings by Brent Council in the study area (2020). It lies less than 40m E of the site boundary. The current building is a 1900 rebuild in baroque style constructed of red brick with stone dressings and a granite base. A central cartouche in the shape of a barrel reads 'Licenced 1486, rebuilt 1900' which would infer that the public house originated as an Inn in the later medieval period. A field crossed by a trackway is shown to the S of the Site whilst the E side of Kilburn High Road is developed with properties and plots fronting onto the street and the Kilburn Stream/Westbourne River is shown to the rear of these plots. Further development can be seen to the S of West End Lane to the E of the river.

The Ordnance Survey 1<sup>st</sup> Edition 6-inch map of 1874 (*fig. 13*) shows major development within the Site and the surrounding area. St Pauls Church gardens are shown in the SE area of the Site. To the S of the church and gardens, Brondesbury Road has been established with houses and property plots depicted on both sides of the road extending W from the junction with Kilburn High Road. The houses stop short of the SW corner of the Site which remains within a field. Two distinct phases of development had begun at Brondesbury Estate between 1850-65 and 1865-75. Brondesbury Villas can be seen developed to the S of Brondesbury Road. The Brondesbury Estate

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forms part of the Kilburn Conservation Area (CA). The London Euston mainline is shown to the S (rear) of Brondesbury Villas and forms the southern boundary of the Kilburn Conservation Area (CA).

The railway line was cut in the 1850's with Kilburn Station established between 1851-2, to the SE of the Site on the E side of Kilburn High Road. Prior to the opening of the railway the area had been served by horse-drawn buses. Returning to the development site, the NE and N portions are by this time occupied with dwellings to the rear of The Cock public house. N of this and to the immediate E of the site boundary a National School is depicted and labelled. To the W of this extending into the NE corner of the Site are a number of buildings and plots which are labelled 'Armory' with a track running along the N boundary of the Site to a structure labelled 'Rifle Range' located N of the Sites NW corner. The central, central north and western portion of the Site remain undeveloped.

The Tithe map of Willesden Parish dated 1887 (*fig. 14*) shows the Site as being fully developed and occupied with a road extending NW-SE across the Site, running parallel to Kilburn High Road, linking Victoria Road with Brondesbury Road. Victoria Road and the houses running along the N side of it have been established in the time since the 1<sup>st</sup> Edition Ordnance Survey map of 1874. The tithe apportionments (Ref: IR 29/21/56) tell us that the central and western area of the Site were under the ownership of the Ecclesiastical Commissioner for England, the land being used for houses, gardens and building. The plots on the eastern boundary of the Site were occupied by the Holy Trinity Church Schools, St Pauls Church, houses and gardens. The Holy Trinity Church is now shown on the S side of Brondesbury Road with the houses continuing as far as Algernon Road which borders the W extent of the Site.

Charles Booth's Poverty map dated 1886-1903 (*fig. 15*) shows the internal layout of the Site roughly the same as the parish Tithe map, though Kilburn Square with St Paul's Church is more defined. The church was enlarged between 1887 and 1894, increasing the capacity from 300 seats to 600 (Baker and Elrington, 1982). The road crossing the Site is labelled Victoria Villas and the final two stages of the Brondesbury Estate were completed between 1875-89 and 1890-1899. The National School is still visible to the NE of the Site and the general area surrounding the Site is built up. The Ordnance Survey 2nd Edition 6-inch map of 1894-96 (*fig. 16*) which overlaps Booth's poverty map shows no change within the Site or surrounding area.

By the 1920 Ordnance Survey 3rd Edition 6-inch map (*fig. 17*) shows only a slight remodelling to the building layout and area in the NE corner of the Site. Outside of the Site the greatest change is the development of the area W of Hazelmere Road on the S side of Victoria Road now occupied by dwellings. St Paul's Church is still present, though the Chancel was rebuilt by 1908. There are no discernible changes to the Site or area depicted on the Ordnance Survey 4<sup>th</sup> Edition 6-inch map of 1946 (*fig. 18*). St Paul's Church is still marked on the map although it united with the Holy Trinity in 1936 and was sometime thereafter demolished.

Heritage assets of interest noted on the GLHER in the study area include the former site of Kilburn Manor House or Farm (MLO688 *fig. 2* No. 26) built in c. 1567 lying 250m E of the Site along Kilburn High Road/Edgware Road, located S of Kilburn Lane and N of Kilburn Brook. The Manor house was 6-roomed in 1649 and survived as a brick farmhouse until the 1860's. Little else is known of the settlement.

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Over 350m to the NW of the Site lies Paddington Old Cemetery (MLO7821 *fig. 2* No. 27). The cemetery is designated at Grade II and is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest (DLO32930 *fig. 3* & *Table 6*). It also lies within the Brent Cemeteries Archaeological Priority Area (DLO38861 *fig. 5* & *Table 5*). It's noted as one of the first public cemeteries to be opened after the Metropolitan Interment Act of 1850. Built by 1855 and designed by London Architect Thomas Little it is a fine example of an early Victorian public cemetery of high status, with many Gothic style structures. The finest of these, and central to the original geometric horseshoe pattern of the cemetery, were the twin chapels linked by two porte-cochères, designed in 13<sup>th</sup> century Gothic style, and constructed from Kentish squared ragstone. The layout and structures of the cemetery survive intact and in good condition.

Post-medieval settlement and occupation evidence was found during excavations at Belsize Road (MLO588 *fig. 2* No. 23 & 24; ELO2928 & ELO9085 *fig. 3* E1 and E2) which also unearthed artefacts of Roman and medieval date; that site lying within the Kilburn Priory and Settlement APA around 230m SE of the Site. Post-medieval finds included glazed pottery, clay tobacco pipe stems (CTP) and ceramic building material (CBM). Features included a 19<sup>th</sup> century land drain unusually made from German stoneware seltzer bottles with the necks and bases found removed.

At Coventry Close (MLO59801 *fig. 2* No. 25), c. 265m SE of the Site, a 19<sup>th</sup> century cellar constructed from Victorian brick was recorded during an evaluation. The cellar formed part of an expansion of the houses that fronted Cambridge Avenue. The foundation of the cellar floor was formed of a layer of demolition rubble, and had been built directly above the natural indicating that no previous development had occurred in that part of the site prior to the construction of the houses.

Sixteen Grade II listed and one Grade II\* listed Heritage Assets are recorded within the study area (*fig. 3*; *Table 4*) with the closest of these being the 1936-37 Grade II\* listed building (DLO14206 *fig. 3* B1), formerly occupied by Mecca Bingo now occupied by the Ruach City Church, located around 275m NE of the Site. The next closest listed building is No. 10 Cambridge Avenue (DLO14263 *fig. 3* B14), a mid-19<sup>th</sup> century detached stucco villa, located c. 280m SE of the Site.

No. 10 Brondesbury Road is the second locally listed heritage asset within the study area, being the only house of the first phase of the Brondesbury Estate (1850-1865) to survive in original form (Brent Council, 2006, 9). It lies within 50m of the development site, located on the S side of Brondesbury Road. No's 2-10 Brondesbury Road comprise 2-3 storey brick villas, mostly with columned entrances built pre-1865. Originally, these were two storey double fronted stock brick villas with stripped stucco dressing and a central unpedimented Roman Doric portico porch (*ibid*, 9).

Brent Council has previously designated the area to the immediate NE/E of the Site around The Cock Tavern and Chapel as a Site of Archaeological Importance (SAI), 1 of 40 such sites identified by the council as having potential for future archaeological discoveries. Whilst Brent Council and GLAAS are currently reviewing the boroughs designations and APA's, this area must still be considered locally designated until the revised designations are published.

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**Conclusion:** The potential for encountering buried archaeological assets of a post-medieval date has been assessed as **Low to Moderate**. This assessment reflects the large-scale development of the Site during the post-medieval period, developing from an area of enclosed agricultural fields in the 18<sup>th</sup> century to the entire plot being occupied by residential dwellings in the 19<sup>th</sup> century with a National School, public house, Church and dwellings fronting the W side of Kilburn High Road, to the immediate E of the Site. However, it is likely that the below ground remains of the field boundaries associated with the field enclosures of the 18<sup>th</sup> century were removed during the construction works related with the widespread building of houses and gardens on the Site in the 19<sup>th</sup> century, including the construction of Victoria Villa's Road which bisected the Site. The foundations for the houses and subsequent levelling and landscaping of the garden areas may also have removed any shallow sub-surface remains of any earlier medieval, roman or prehistoric activity.

The construction of the modern Kilburn Square Estate is likely to have further removed or at least disturbed much of the foundations and any deposits associated with the 19<sup>th</sup> century housing and the portion of St Pauls Church which extended into the SE part of the Site. The survival of in-situ remains of post-medieval date is considered to be **Low**. There is potential to encounter evidence in the form of demolition rubble and made ground layers associated with the demolition of the 19<sup>th</sup> century structures and levelling of the Site in advance of the construction of the existing estate.

Deposits of post-medieval demolition rubble and made ground would be of **Low** archaeological significance and any archaeological finds recovered from such deposits would likely be out of context. Should any evidence for the remains of in-situ structural foundations associated with the houses or church or other associated features such as wells, drains etc, archaeological deposits and/or finds be encountered throughout the groundworks for the proposed development these would be considered to be of **Low** archaeological importance and of local significance.

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## 7. Historic Environment Record Gazetteers & Maps

#	MonUID	PrefRef	Name	Type	Period	NGR:
1	MLO286	081176/00/00	EDGWARE RD	ROAD; TRACKWAY; TRACKWAY; ROAD	Prehistoric - Romano- British	TQ 2795 8145
2	MLO177	081764/00/00	KILBURN HIGH RD	ROAD	Romano- British	TQ 2477 8447
3	MLO588	082436/00/00	258-262 BELSIZE RD	FINDSPOT	Romano- British	TQ 2562 8372
4	MLO588	082437/00/00	258-262 BELSIZE RD	FINDSPOT	Medieval	TQ 2562 8372
5	MLO169	082025/00/00	KILBURN HIGH ST	BRIDGE	Medieval	TQ 2550 8343
6	MLO118373	MLO118373	Belsize Road (Nos. 258- 262) London NW6 {agricultural soil}	PLOUGH SOIL	Med./PM	TQ 2549 8366
7	MLO180	081797/00/00	BELSIZE RD	RELIGIOUS HOUSE; PRIORY; PRIORY; RELIGIOUS HOUSE	Med./PM	TQ 2567 8378
8	MLO200	082087/00/00	BELSIZE RD	MANOR HOUSE; MOATED SITE; MOATED SITE; MANOR HOUSE	Med./PM	TQ 2567 8378
9	MLO463	081797/01/00	BELSIZE RD	CHURCH; CHURCH	Med./PM	TQ 2567 8378
10	MLO463	081797/02/00	BELSIZE RD	GREAT HALL; GREAT HALL	Med./PM	TQ 2567 8378
11	MLO463	081797/06/00	BELSIZE RD	BUTTERY; BUTTERY	Med./PM	TQ 2567 8378
12	MLO463	081797/07/00	BELSIZE RD	CELLAR; CELLAR	Med./PM	TQ 2567 8378
13	MLO464	081797/09/00	BELSIZE RD	KITCHEN; KITCHEN	Med./PM	TQ 2567 8378
14	MLO464	081797/10/00	BELSIZE RD	BREWHOUSE; BREWHOUSE	Med./PM	TQ 2567 8378
15	MLO464	081797/11/00	BELSIZE RD	BAKEHOUSE; BAKEHOUSE	Med./PM	TQ 2567 8378
16	MLO466	081797/05/00	BELSIZE RD	CELL; CELL	Med./PM	TQ 2567 8378
17	MLO688	053074/00/00	KILBURN HIGH RD	SETTLEMENT	Med./PM	TQ 2550 8380
18	MLO688	053075/00/00	KILBURN HIGH RD	TILE KILN; TILE KILN	Med./PM	TQ 2540 8366
19	MLO103794	MLO103794	Grangeway/Messina Avenue/Hemstal Road, [Kilburn Grange], Camden, NW6, {20th Century Public Park}	GRANGE; MARKET GARDEN; TENNIS COURT; GYMNASIUM; POOL; SHELTER; ORNAMENTAL GARDEN;	Post- medieval	TQ 25020 84304

#	MonUID	PrefRef	Name	Type	Period	NGR:
				FLOWER BED; LAWN; POND; PATH; GARDEN		
20	MLO107293	MLO107293	Cambridge Gardens, Kilburn, [Cambridge Square and Gardens], Brent, NW6 {late 19th century garden square}	Public Garden	Post-medieval	TQ 25391 83235
21	MLO107849	MLO107849	Quex Road [Church of the Sacred Heart], Kilburn, Camden, NW6 4PS {19th century Catholic Church}	ROMAN CATHOLIC CHURCH	Post-medieval	TQ 2536 8398
22	MLO118632	MLO118632	Belsize Road (No 221), Kilburn, London, NW6 4AA {Early Victorian Stationmaster's House}	STATION MASTERS HOUSE	Post-medieval	TQ 2556 8367
23	MLO588	082438/00/00	258-262 BELSIZE RD	FINDSPOT	Post-medieval	TQ 2562 8372
24	MLO588	082439/00/00	258-262 BELSIZE RD	DRAIN	Post-medieval	TQ 2562 8372
25	MLO59801	MLO59801	Coventry Close, Kilburn, Brent, NW6 {19th century cellar}	CELLAR; DEMOLITION LAYER	Post-medieval	TQ 2544 8352
26	MLO688	053078/00/00	EDGWARE RD (S OF KILBURN LA)	MANOR HOUSE	Post-medieval	TQ 2550 8340
27	MLO7821	MLO7821	Willesden Lane, [Paddington Old Cemetery], Brent, NW6 7SD, {Mid-19th Century Public Cemetery}	CEMETERY; GATE	Post-medieval	TQ 24562 83743
28	MLO89238	MLO89238	Quex Road (Nos 20-22) [Conway House], Camden {19th century houses}	SEMI DETACHED HOUSE; HOSTEL	Post-medieval	TQ 25358 83913
29	MLO602	082674/00/00	CARLTON PLAZA	STREAM	Undated	TQ 2560 8345
30	MLO602	082673/00/00	CARLTON PLAZA	STREAM	Undated	TQ 2560 8345
31	MLO76141	MLO76141	Carlton Plaza, Maida Vale NW6	STREAM	Undated	TQ 256 835

Table 2: Gazetteer of archaeological monuments recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER).

#	EvUID	Name	Date	NGR
E1	ELO2928	Belsize Road (Nos 258-262) Camden Greater London: Watching Brief	1993	TQ 2548 8365
E2	ELO9085	Belsize Road (Nos 258-262) London Borough of Camden: Test pit & Watching Brief	1993	TQ 25487 83659
E3	ELO2954	Coventry Close, Kilburn, Brent NW6: Evaluation	1994	TQ 2544 8352
E4	ELO64	Maida Vale, (Carlton Plaza), Camden, NW6: Evaluation	1994	TQ 255 834
E5	ELO9097	Maida Vale [Carlton Plaza] Camden NW6: Desk Based Assessment	1994	TQ 25599 83444
E6	ELO9146	Kilburn High Road (Nos 34A-36), Camden, NW6: Desk Based Assessment	1999	TQ 25525 83549
E7	ELO9148	Kilburn High Road (Nos 12-22) Camden: Desk Based Assessment	2002	TQ 25553 83492
E8	ELO10285	Kilburn High Road, London, NW6: Watching brief	2007-2009	TQ 2548 8380
E9	ELO14947	London Euston to Watford Junction and Willesden Junction to Clapham Junction: heritage audit	2008	TQ 2029 8642
E10	ELO8702	Kilburn Vale, (No 17), Camden: Desk Based Assessment	2008	TQ 25495 83709
E11	ELO13157	Abbey Road/Belsize Road, South Hampstead, Camden, NW6: Desk Based Assessment	2013	TQ 25775 83876
E12	ELO20673	Priory Terrace (No.39a) Kilburn London NW6 4DG: Archaeological Desk Based Assessment	2020	TQ 2568 8396
E13	ELO20704	Belsize Road (No.228), Camden, London: Archaeological Evaluation	2020	TQ 2558 8375

*Table 3: Gazetteer of archaeological events recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER).*



#	DesigUID	Grade	PrefRef	Name	NGR
B1	DLO14206	II*	1078889	MECCA BINGO	TQ 25044 84031
B2	DLO14185	II	1064218	CAMBRIDGE AVENUE - Nos 18 to 56 (even)	TQ 25427 83378
B3	DLO14187	II	1078871	KILBURN PARK UNDERGROUND STATION	TQ 25361 83339
B4	DLO14188	II	1078872	PRINCE OF WALES PUBLIC HOUSE	TQ 25355 83307
B5	DLO14189	II	1078873	CAMBRIDGE GARDENS - Nos 3 to 6 (consecutive)	TQ 25460 83456
B6	DLO14202	II	1078885	PRINCESS ROAD - Nos 15 to 29 (odd)	TQ 25157 83186
B7	DLO14203	II	1078886	PRINCESS ROAD - Nos 32 to 84 (even)	TQ 25313 83170
B8	DLO14215	II	1188693	OXFORD ROAD - Nos 12 to 26 (even)	TQ 25445 83313
B9	DLO14216	II	1188703	PRINCESS ROAD	TQ 25241 83200
B10	DLO14243	II	1294623	ALEXANDRA TERRACE	TQ 25118 83143
B11	DLO14256	II	1359032	CAMBRIDGE GARDENS - Nos 1, 2, 24 and 25	TQ 25453 83436
B12	DLO14257	II	1359033	CAMBRIDGE ROAD - Nos 61 and 63	TQ 25357 83159
B13	DLO14261	II	1359037	PRINCESS ROAD - No 9	TQ 25110 83180
B14	DLO14263	II	1359403	CAMBRIDGE AVENUE - No 10	TQ 25472 83484
B15	DLO15130	II	1139083	CHURCH OF ST MARY AND ATTACHED WALLS, PIERS AND GATES	TQ 25361 83339
B16	DLO16372	II	1379255	THE NATIONAL CLUB	TQ 25039 84172
B17	DLO14237	II	1271962	CAMBRIDGE HALL, KILBURN	TQ 25474 83472

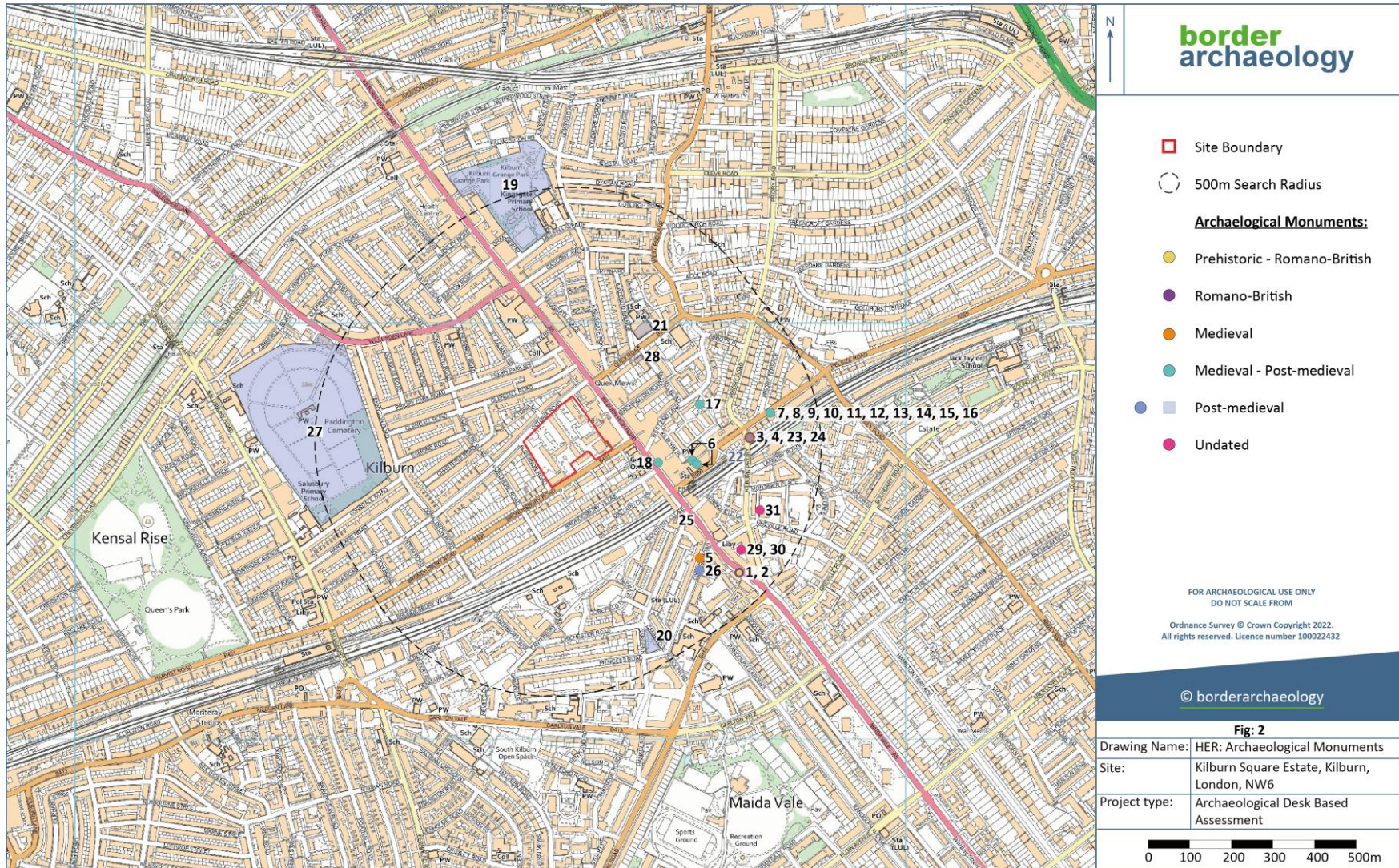
Table 4: Gazetteer of designated heritage assets recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER).

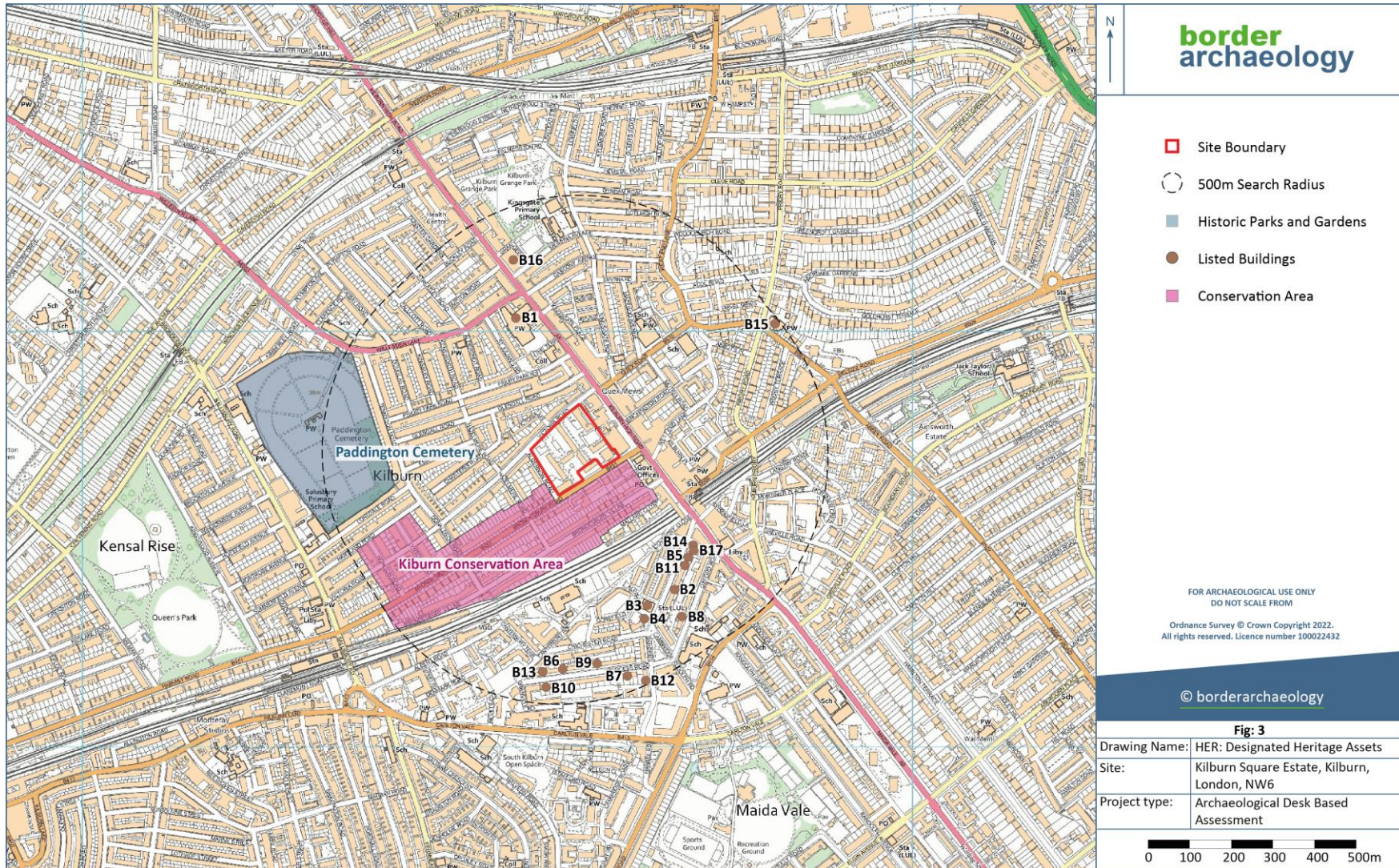
Archaeological Priority Area	DesigUID	Grade	PrefRef	Name	NGR
Brent Cemeteries Archaeological priority Area	DLO38861	-	DLO38861	Brent Cemeteries	TQ 2320 8409
Kilburn Priory and Settlement Archaeological priority Area	DLO35596	Tier II	DLO35596	Kilburn Priory and Settlement	TQ 2542 8383
Watling Street Archaeological priority Area (Camden)	DLO38613	Tier II	DLO38613	Watling Street	TQ 2452 8484
Watling Street Archaeological priority Area (APA 2.10 City of Westminster)	DLO38692	Tier II	DLO38692	Watling Street	TQ 2666 8221

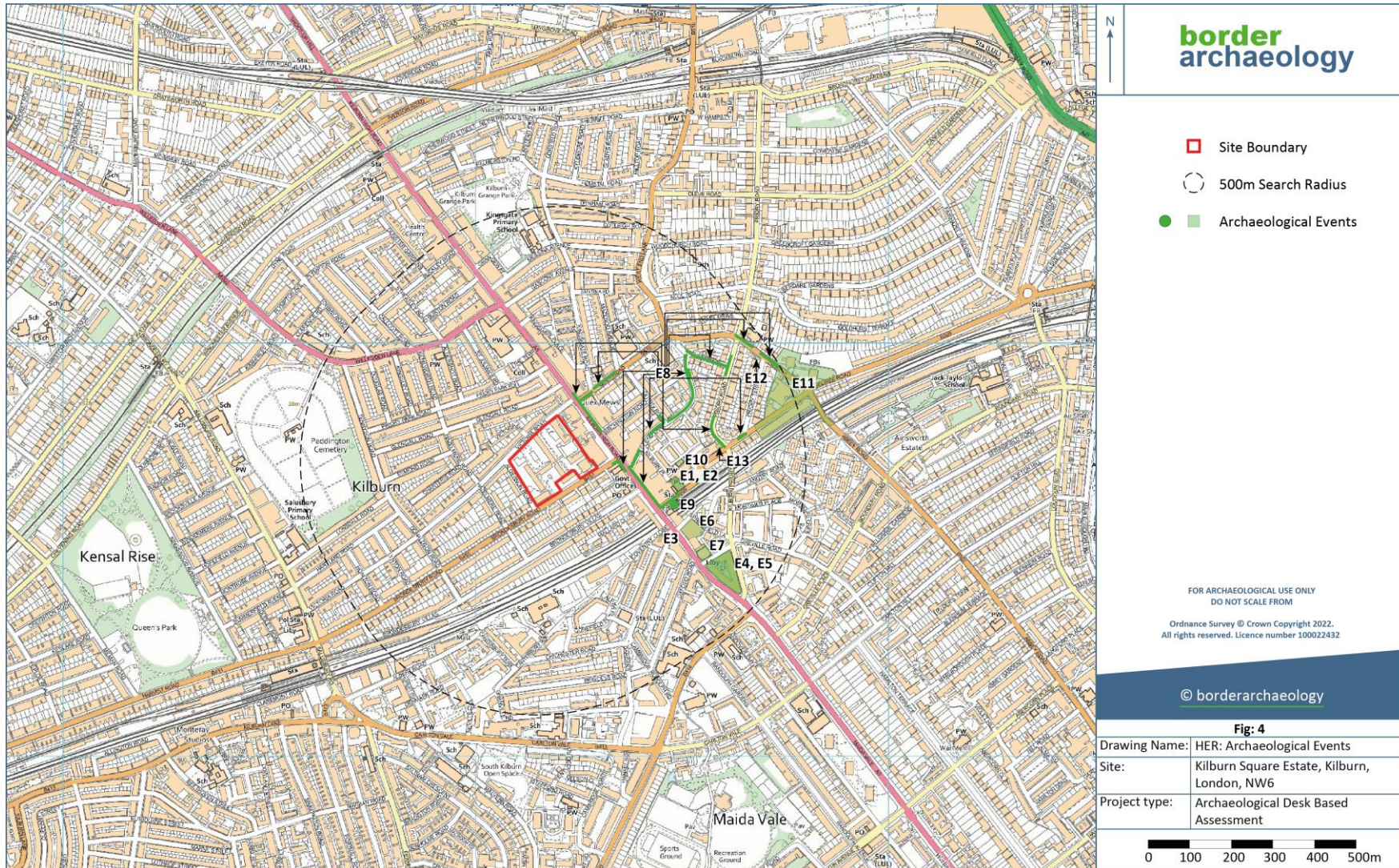
Table 5: Gazetteer of archaeological priority areas recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER).

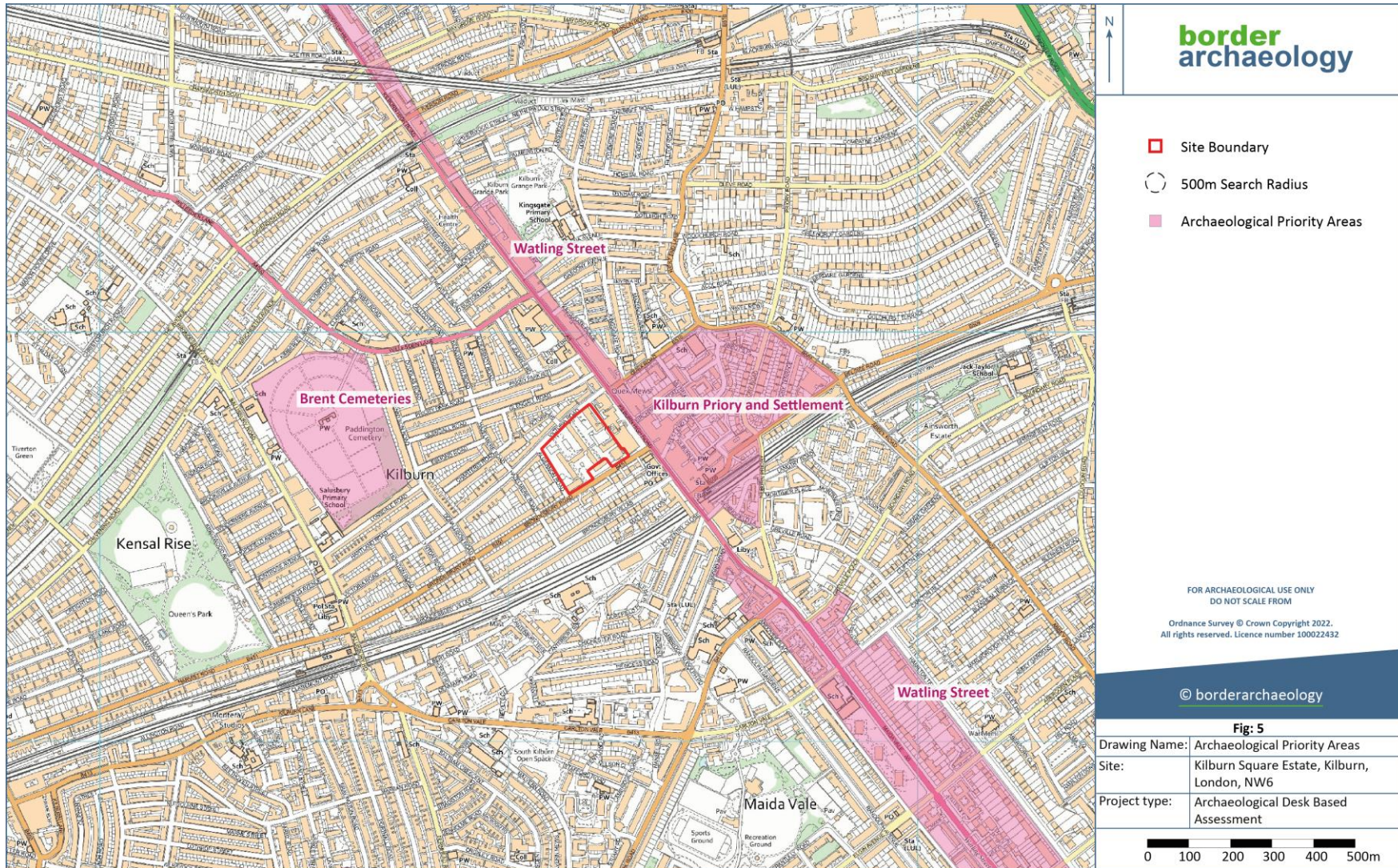
#	DesigUID	Grade	PrefRef	Name	NGR
HPG1	DLO32930	II	1001542	Paddington Cemetery	TQ 2456 8373

Table 6: Gazetteer of historic parks and gardens recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER).









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## 8. Site Assessment

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The proposed development site lies within a district which is bounded on three sides by residential side streets (Brondesbury Road, Algernon Road and Victoria Road) but also sits behind a terrace of properties with ground floor commercial frontages on Kilburn High Road, forming part of the shopping frontage of Kilburn town centre. Directly adjacent to the site is the Kilburn Square Market.

The estate is currently occupied by Kilburn Square Tower, a 17-storey tower block and the Kilburn Nursery Building to the N of it, both situated at the NE corner of the Site. The SE corner of the Site is currently occupied by the former Kilburn Square Clinic and a three-storey building located at 13-15 Brondesbury Road which was previously used by the NHS to provide mental health services and has been vacant since Autumn 2021.

The central and western areas of the Site are occupied by 5 residential blocks with areas of hardstanding for carparking and areas of green space, landscaped with trees interspersed around the buildings and estate. A playground lies to the N of Rathbone House. No visible features of archaeological interest were noted within the Site or its immediate vicinity.

## 9. Summary Description of Proposed Development

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The following summary description of the development is based on the architects' drawings and specifications provided by the Client in August 2022. Subsequent publication of more detailed, revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

The proposed scheme involves the demolition of two buildings on the site (the former Kilburn Square Clinic and 13-15 Brondesbury Road) and redevelopment to provide a total of 139 flats (40 extra care flats (Use Class C3b) and 99 general needs flats (Use Class C3)) within four buildings ranging from between 5 to 8 storeys designated as Blocks A, B, C and E.

The redevelopment of the site will also include provision of access routes, car parking, cycle parking, refuse and recycling storage, amenity space, landscaping, playspace and other associated works (*figs 6-10*).

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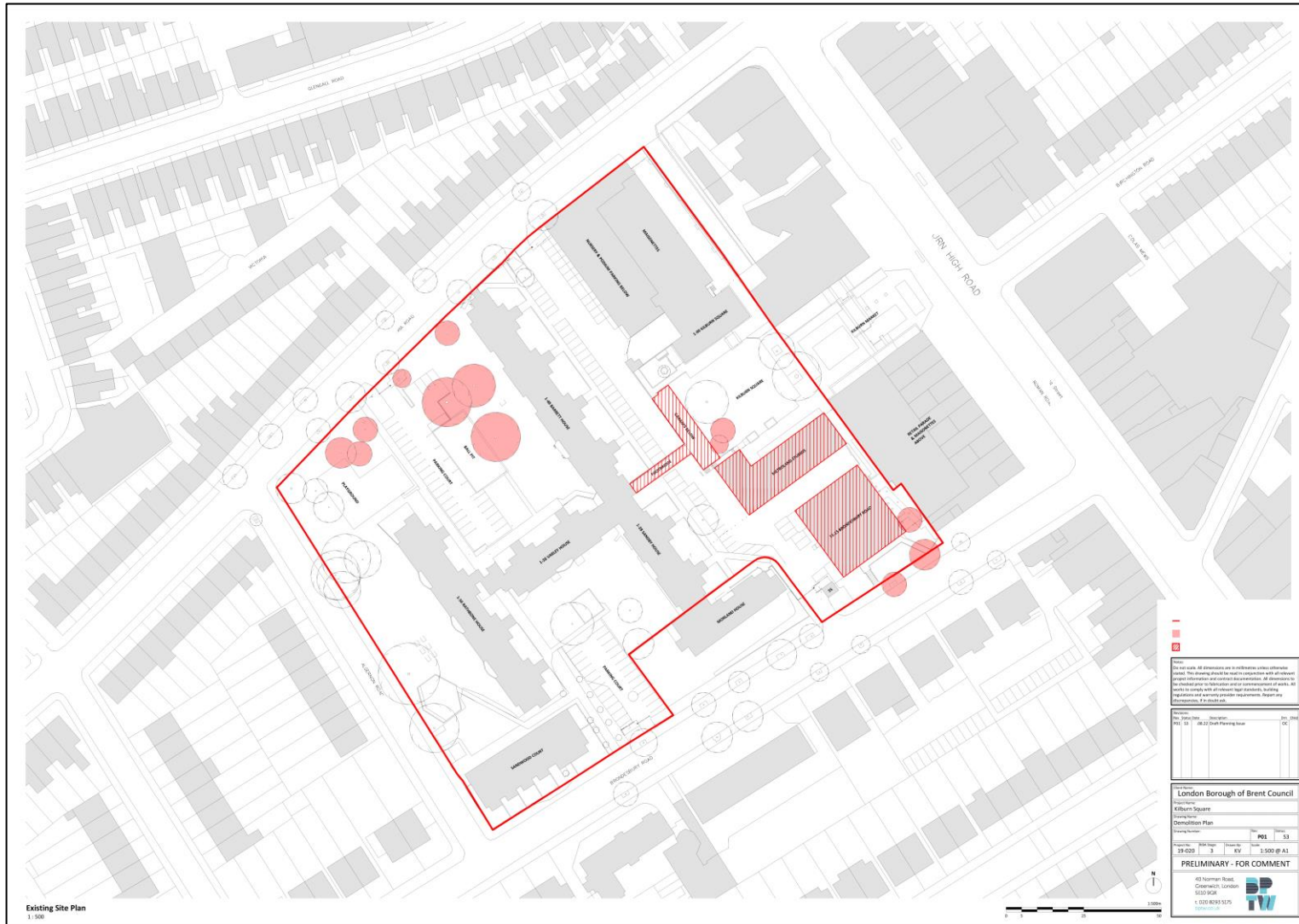


Fig. 6  
Existing site plan  
showing buildings  
to be demolished.  
(Reproduced courtesy  
of the client).

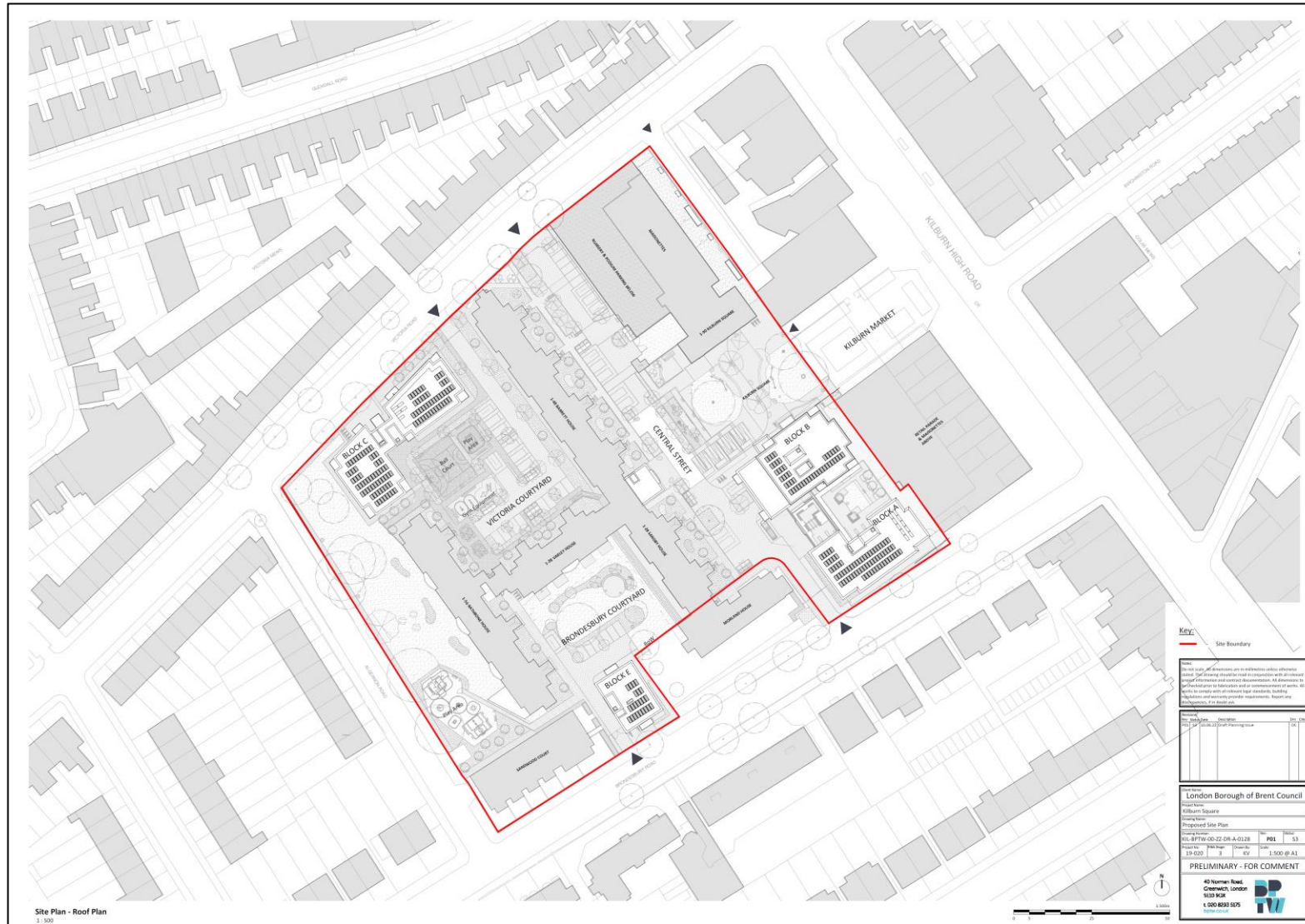
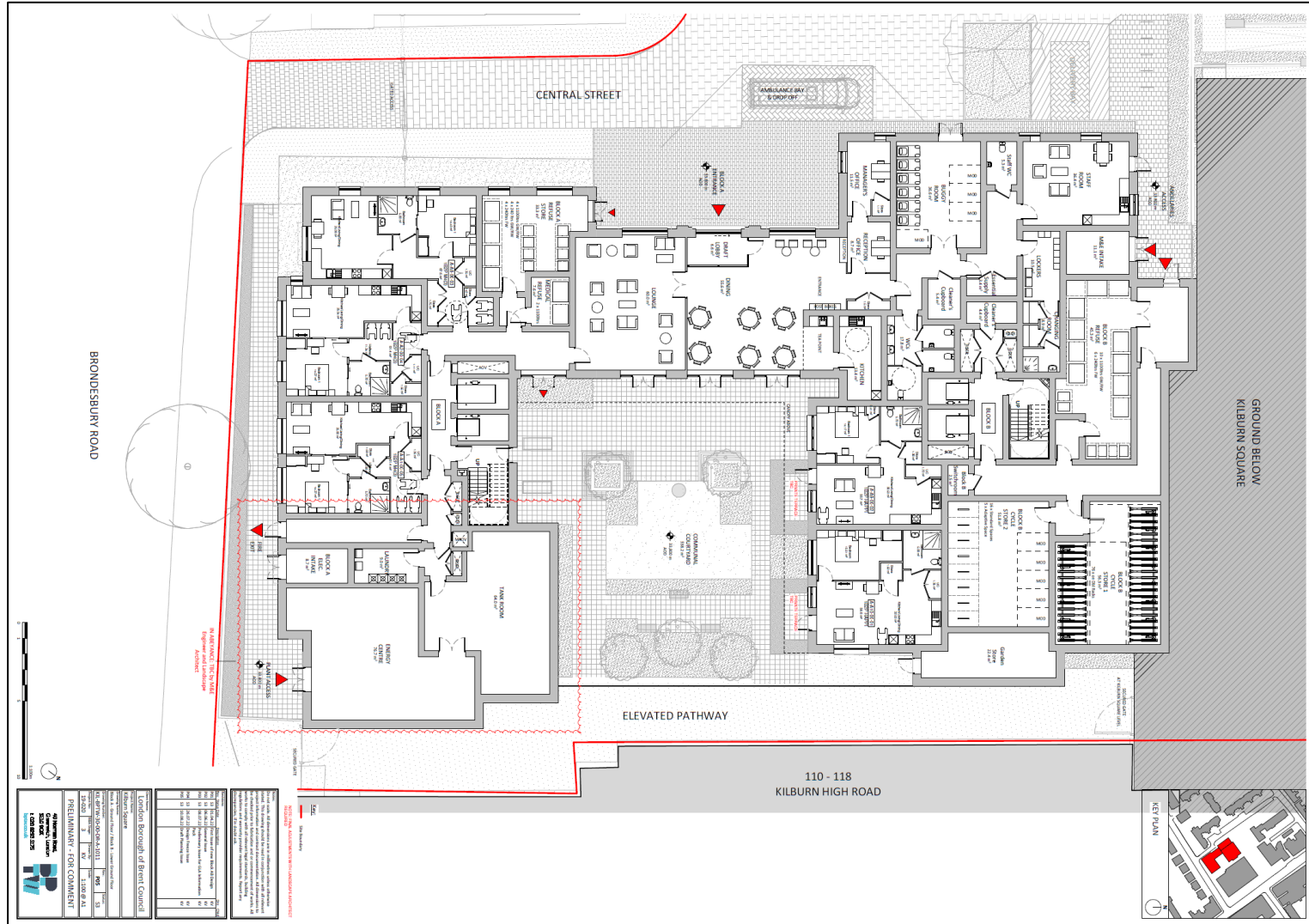


Fig. 7  
Proposed site plan  
(Reproduced courtesy  
of the client).





*Fig. 8 Ground floor/lower ground floor plan of Blocks A & B (Reproduced courtesy of the client).*

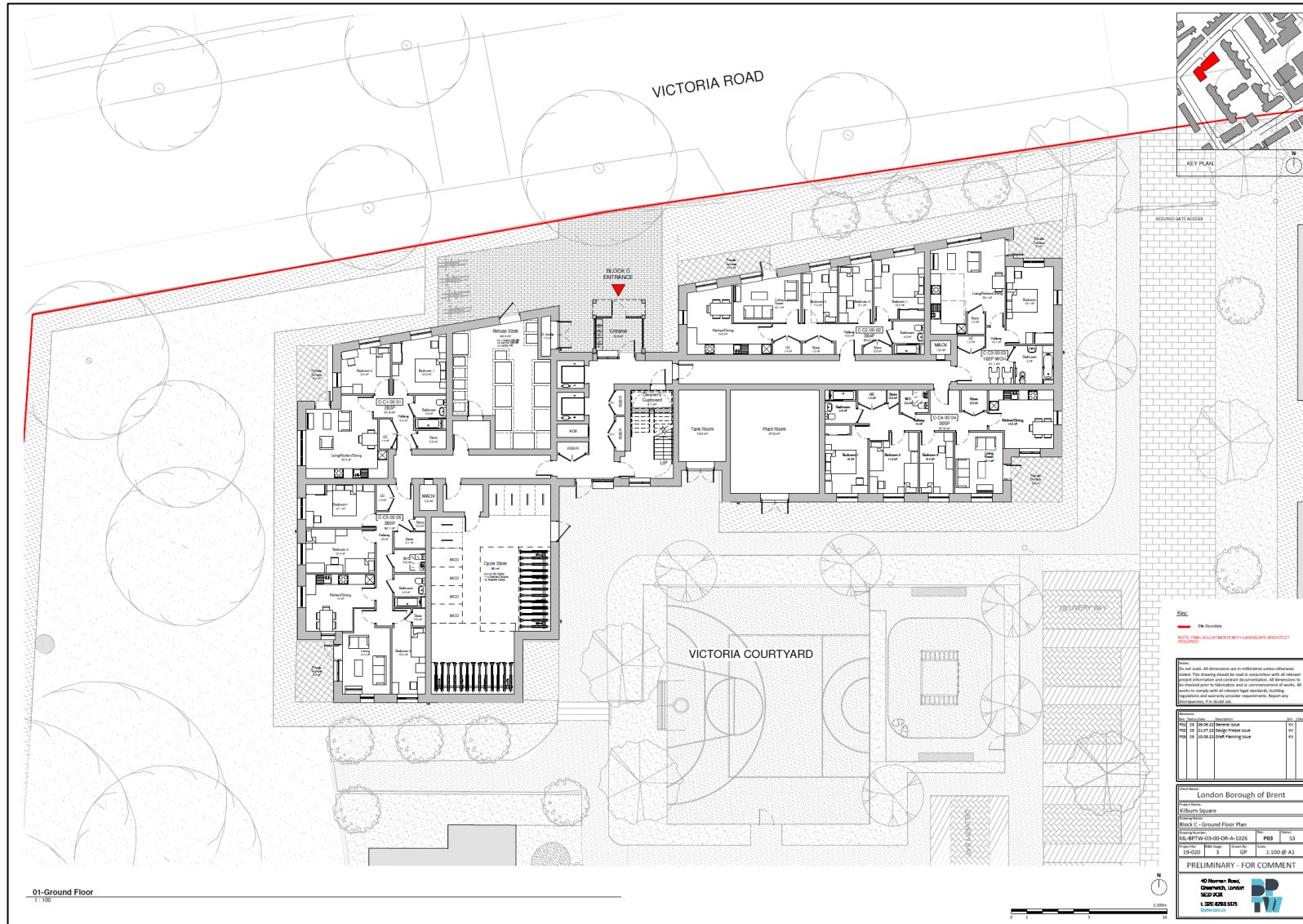


Fig. 9  
Proposed Ground Floor Plan of Block C (Reproduced courtesy of the client).

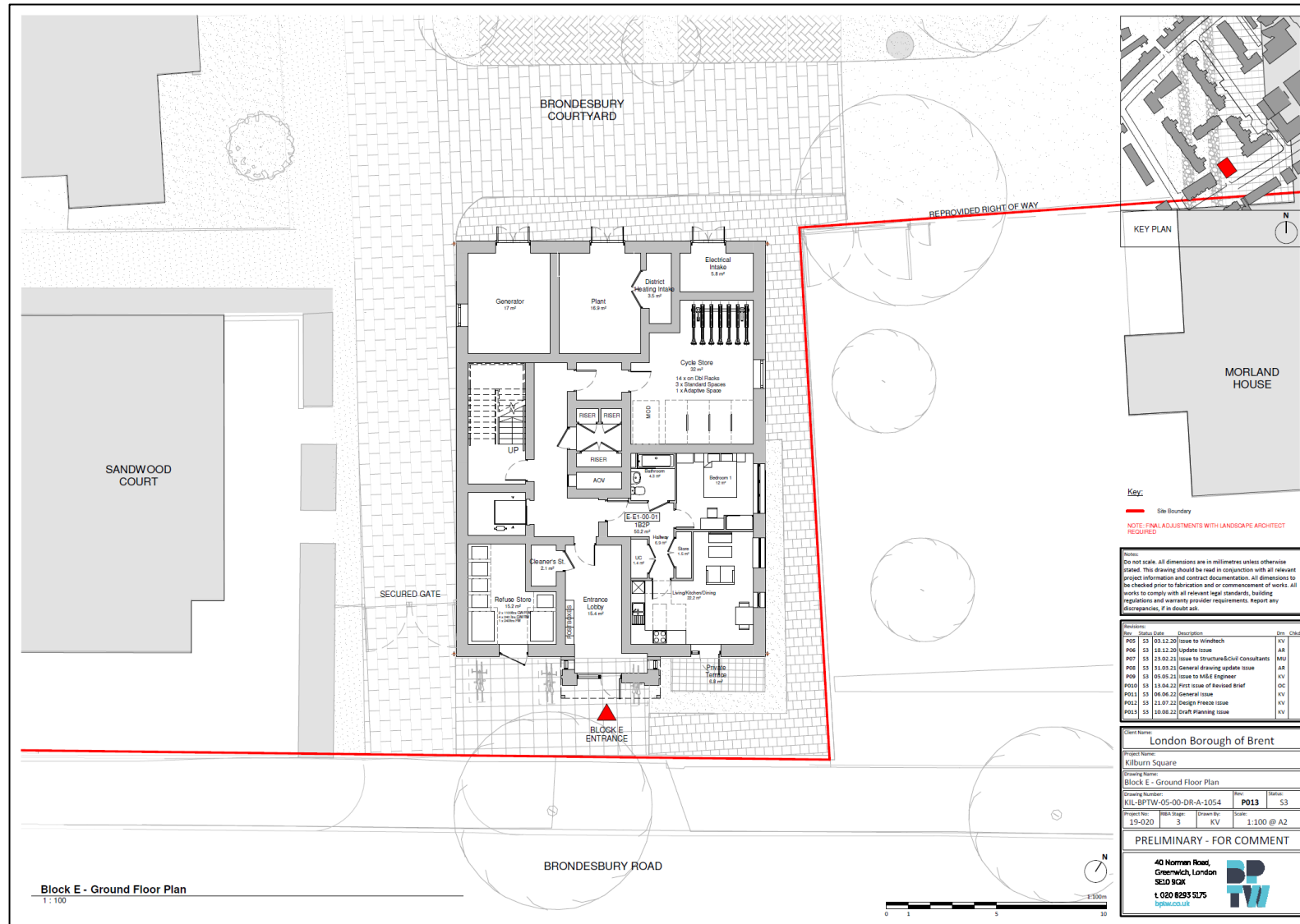


Fig. 10  
Proposed Ground Floor Plan of Block E (Reproduced courtesy of the client).

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## 10. Conclusions

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### 10.1 Potential Impacts

Full details of the depth and type of groundworks required for the proposed development scheme were unavailable at the time of writing.

It is considered that potential impacts on sub-surface remains, in broad terms, may include the following:

#### 10.1.1 Foundations

Details of the proposed foundation methodology was unavailable at time of writing, although it likely that sub-structure foundations for the buildings could include standard strip/pad or mat (raft) foundations for shallow foundations and piled foundations where deeper foundations are a requirement.

Standard strip or pad foundations would entail the removal of any archaeological remains within the footprint of each excavated strip or pad to a typical depth of 1.0m - 1.5m below existing ground level as assumed for the purposes of this assessment. It is possible that the bases of archaeological features such as pits or ditches could remain intact beneath these impact levels but their context could be lost.

Raft foundations involves a large slab or mat of reinforced concrete across the entire footprint of the structure. This would entail the bulk excavation of the buildings footprint and would result in the removal of any archaeological remains to a typical depth of between 1.5m - 3m below existing ground level as assumed for the purposes of this assessment. In this instance it is likely that any archaeological deposits or features would be removed in their entirety. If piled foundations (piles and pile cap) were employed the outcome would be comparable.

It is anticipated that localised deeper excavation may be required for any internal foundations, utilities and any services associated with the development such as the lift pit, service core etc; these excavations being estimated at a depth of 1m below the foundations.

#### 10.1.2 Landscaping & other groundworks

The excavation of new service trenches, drains and other landscaping features or amenities such as playgrounds, sports courts etc, may extend to a depth of at least 1.0m - 1.5m below existing ground level as assumed for the purposes of this assessment. These excavations would remove any archaeological features or deposits to that depth. It is possible that the bases of archaeological features such as pits or ditches, could remain intact beneath these impact levels but their context could be lost.

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### 10.1.3 Existing Development

It must be considered that some impact to below ground remains is likely to have already occurred during the construction and associated landscaping of the estate in the 1960's.

It is also likely that the foundations and associated services for the existing buildings and areas of hardstanding such as the play areas and the car parks will have impacted/truncated the underlying deposits or features, in some instances possibly to a depth below the surface level of natural (London Clay).

## 10.2 Overall Conclusions

The archaeological potential of the Site has been assessed in overall terms as **Low to Moderate**, with particular reference to encountering archaeological remains of Roman, medieval and post-medieval date. It is unlikely that buried remains dating to the Prehistoric period will be encountered.

It should be noted that there have been very few archaeological interventions recorded in the vicinity of the Site, many of those investigations which have taken place have occurred within the Kilburn Priory and Settlement APA on the E side of Kilburn High Road to the E and SE of the Site. A number of investigations have also taken place S of the railway line. Consequently, it is difficult to draw definite conclusions regarding the nature and depth of significant archaeological deposits in the area and the extent of modern truncation. However, it has been noted during watching brief works within the carriageway of Kilburn High Road within the APA for Watling Street which lies just over 50m to the E of the Site that much of the ground was disturbed and natural deposits were heavily truncated where present. These works mostly encountered modern deposits overlying substantial depths of made ground of 19<sup>th</sup> century date.

It is highly likely that the survival of buried assets within the existing building footprints within the estate is **Low**, the foundations and associated ground works likely to have negated below ground deposits within the footprints of the existing buildings. There may be some potential for areas of survival within the Site, though levelling and hard and soft landscaping in the areas surrounding the buildings may also have disturbed or truncated archaeological deposits and features.

**Recommendations:** It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Given the **Low to Moderate** potential of the site it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance, or absence of buried archaeological features and deposits across the site.

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## 11. Copyright

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## 12.1 Cartography

(All maps were obtained from the National Archives unless otherwise stated)

1746: John Rocque's Map of 10 miles round London

1828: C. and J. Greenwood's Map (British Library)

1874: Ordnance Survey 6-inch map (British Library)

1887: Tithe Map of Willesden Parish

1886-1903: Charles Booths Poverty Map

1894-96: Ordnance Survey 6-inch map

1920: Ordnance Survey 6-inch map

1946: Ordnance Survey 6-inch map

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### 13. Appendix 1: Historic Maps

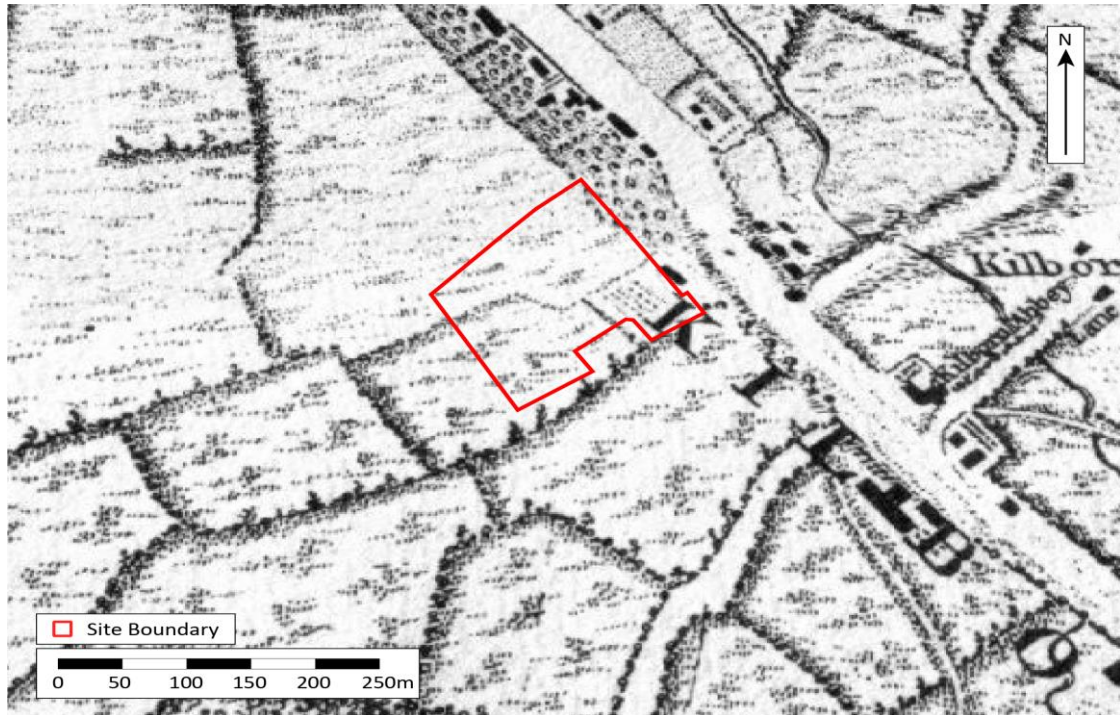


Fig 11: Extract of John Rocque's Map of 10 miles round London (1746) showing the Site (marked in red)  
(Reproduced by courtesy of the National Archives)

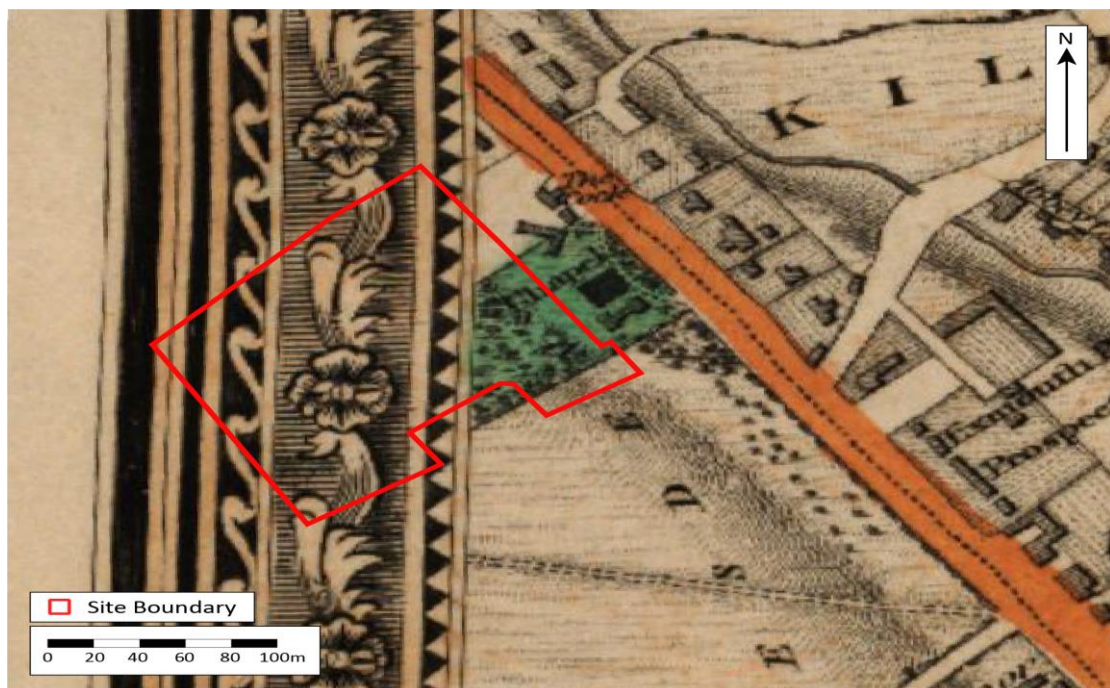


Fig.12: Extract from the C. and J. Greenwood's map of London (1828) showing the site (marked in red)  
(Reproduced by courtesy of the British Library)

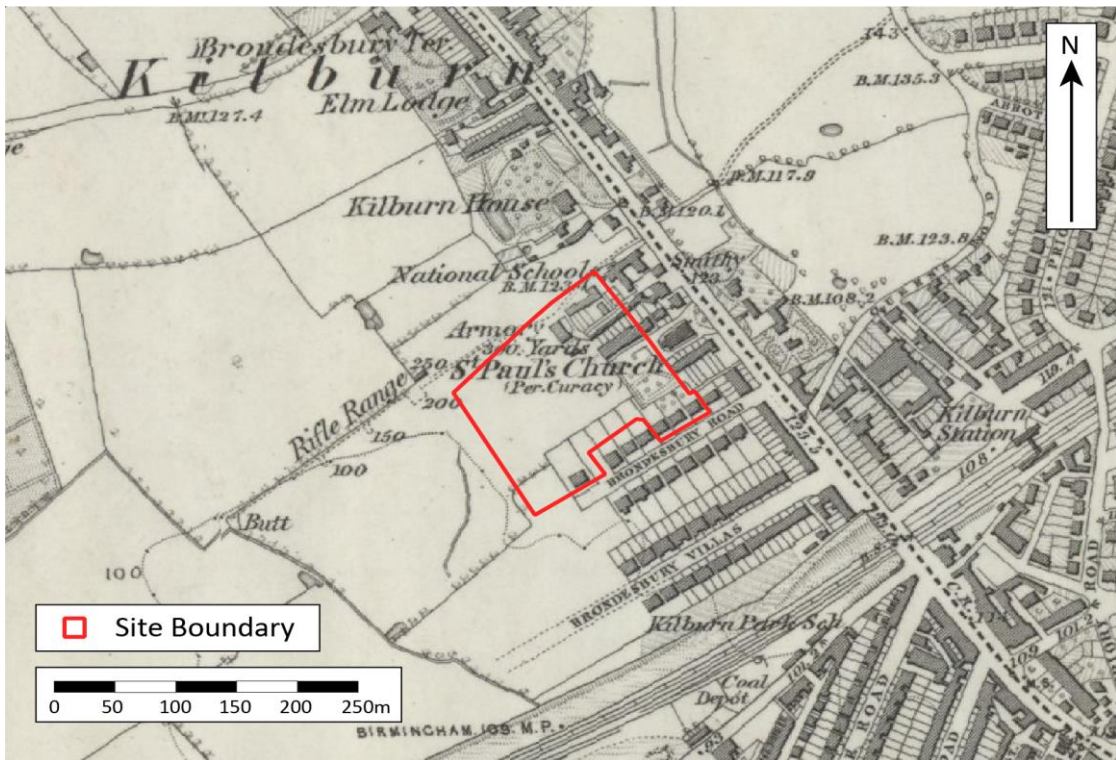


Fig.13: Extract from the Ordnance Survey 6-inch map (1874) showing the site (marked in red)  
(Reproduced by courtesy of the British Library)



Fig.14: Extract from the Tithing Map of the Parish of Willesden (1887) showing the Site (marked in red)  
(Reproduced by courtesy of the National Archives)

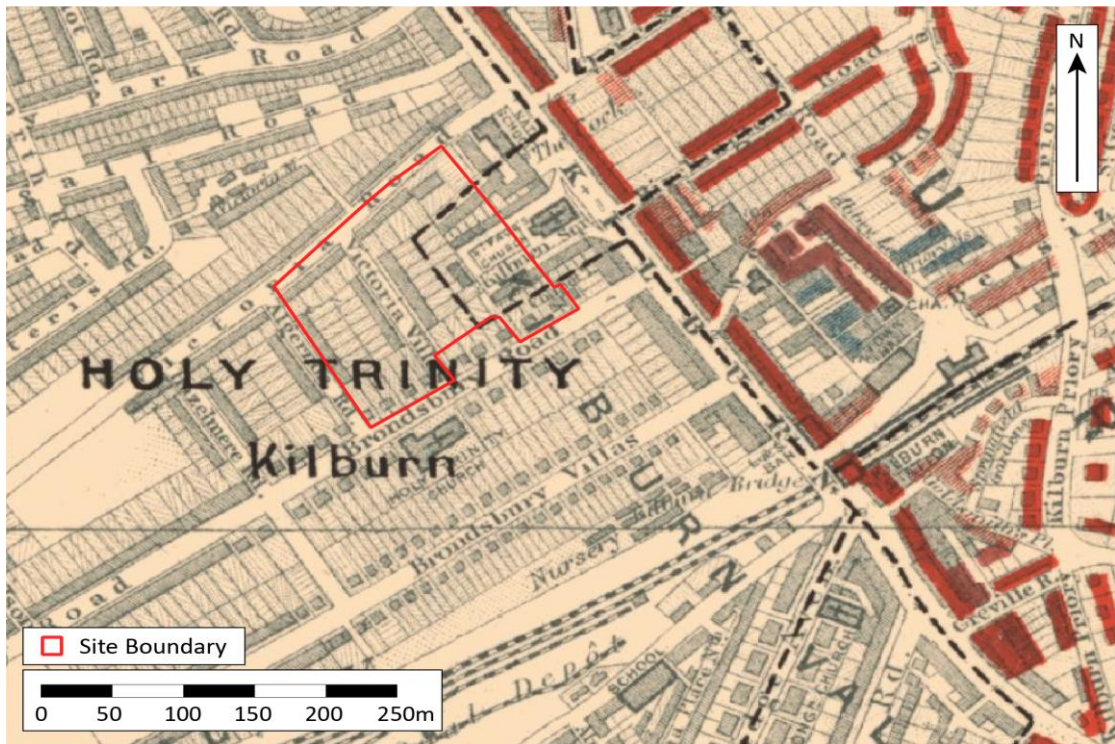


Fig.15: Charles Booth Poverty Map (1886-1903) showing the Site (marked in red)  
(Reproduced by courtesy of the National Archives)

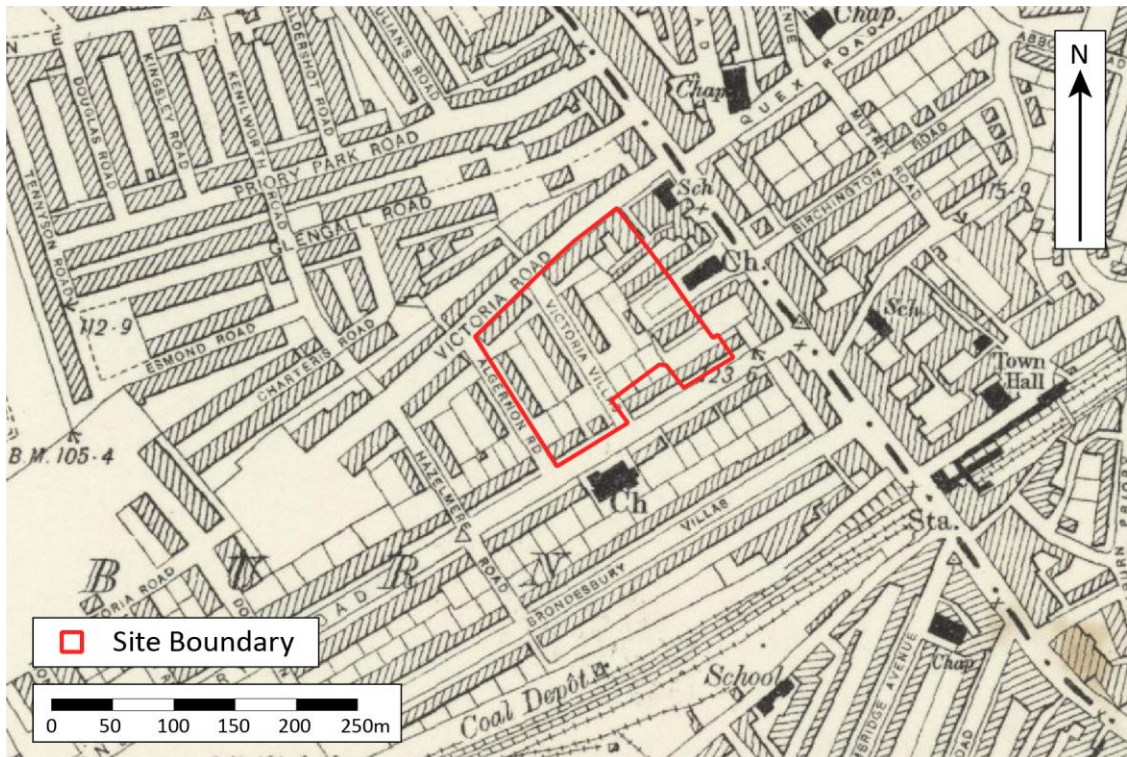


Fig.16: Extract from the Ordnance Survey 6-inch map (1894-96) showing the Site (marked in red)  
(Reproduced by courtesy of the National Archives)

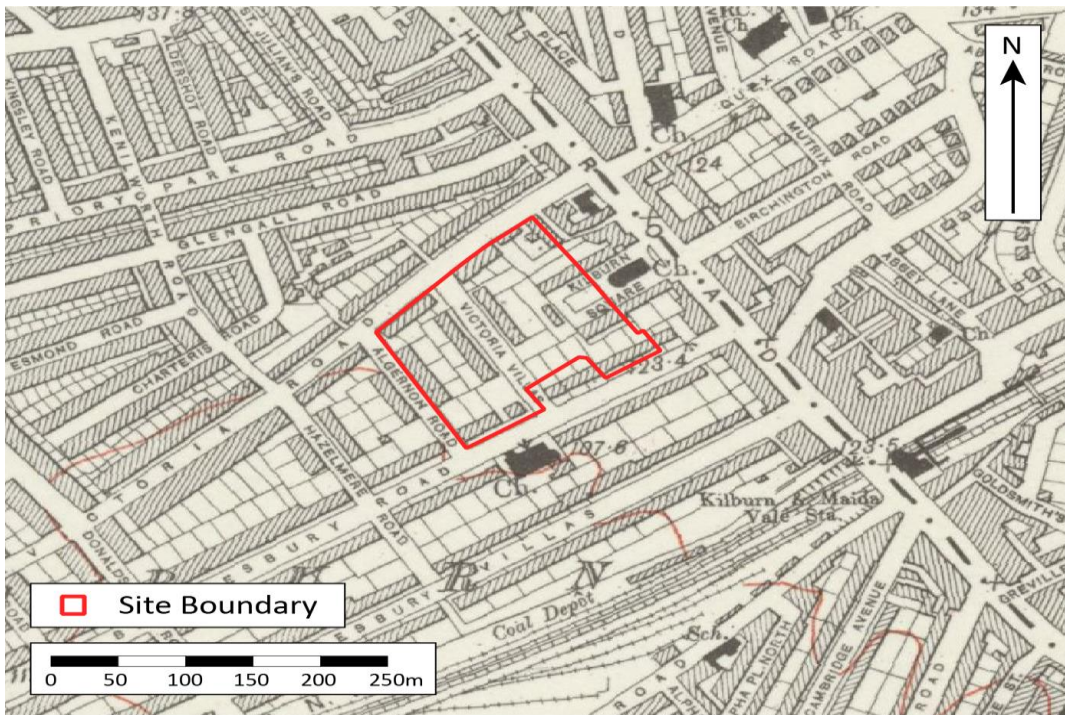


Fig. 17: Extract from the Ordnance Survey 6-inch map (1920) showing the Site (marked in red)  
(Reproduced courtesy of the London Metropolitan Archives)

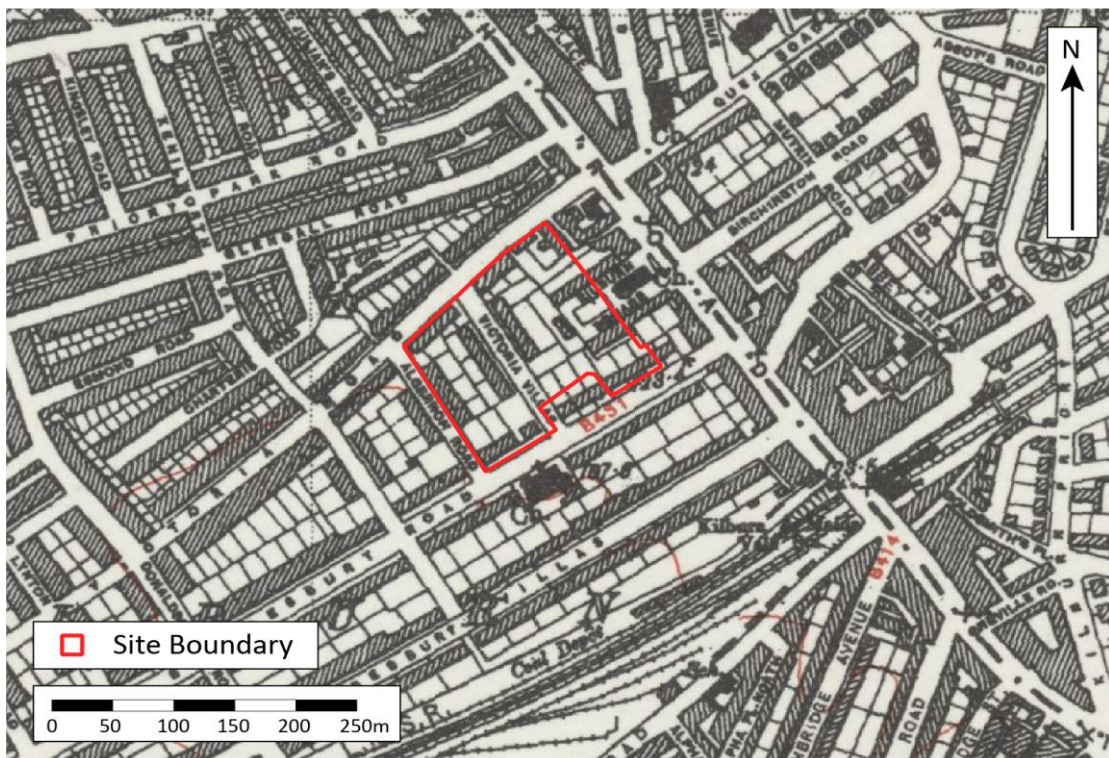


Fig. 18: Extract from the Ordnance Survey 6-inch map (1946) showing the Site (marked in red)  
(Reproduced courtesy of the London Metropolitan Archives)

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