



# Written Scheme of Investigation: Level 2 Historic Building Record

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The Bird in Hand,  
West End Lane,  
Kilburn, London  
NW6 4NX, London  
Borough of Camden



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**Fig. 1 Site Location Plan**

# 1. Introduction

## Project Background

- 1.1** This Written Scheme of Investigation (WSI) has been prepared by James Meek of HCUK Group on behalf of KK4 Limited. It details a scheme of archaeological mitigation in the form of historic building recording to be undertaken at the site of the Bird in Hand Public House, West End Lane, Kilburn, London Borough of Camden, NW6 4NX. It occupies an area of c.369m<sup>2</sup> ha and is centred at NGR 525449 183772. It is hereafter referred to as the Site.
- 1.2** An archaeological desk-based assessment was prepared for the Site in 2022 by HCUK Group<sup>1</sup>.
- 1.3** The site comprises the existing Bird in Hand public house and its surrounding land. It is bounded by Bishopsdale House to the west, a series of garages to the south, West End Lane to the north and an existing residential property to the east.
- 1.4** A planning application has been submitted to the London Borough of Camden for redevelopment of the Site (2022/3430/P) for '*Conversion of former Bird in Hand Public House (Class Use Sui-Generis) and associated flat to provide 1 no dwellinghouse, and erection of five storey block to the rear to provide 9 self-contained flats, with associated landscaping, plant, refuse, cycle storage, gate facing West End Lane (all Class Use C3).*' The application has yet to be determined based on information held on the London Borough of Camden planning website (accessed 09.10.2023)
- 1.5** Historic England's Greater London Archaeology Advisory Service (GLAAS) in their capacity as the appointed archaeological advisor to the London Borough of Camden, provided the following archaeological advice regarding the development proposals:
- The site is located within an Archaeological Priority Area covering the medieval settlement of Kilburn and Kilburn Priory. The Priory buildings are thought to have been located c 160m to the south-east of the site, and are not thought to have extended to within the site boundary.*
- West End Lane to the immediate north of the site has its origins as a medieval route, and a historic stream (a tributary of the Westbourne) extends along the western boundary of the site and is now canalised. A Roman road followed the line of Kilburn High Road, c 100m west of the site. Despite the proximity to significant*

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<sup>1</sup> HCUK 2022



*heritage assets, it is likely that the site remained rural farmland until the earliest phase of public house was constructed in the early 19th century. The construction of the pub and extensions will have removed or heavily disturbed any buried archaeological remains which existed on the site.*

*The pub building will be retained as part of the scheme but will be altered internally. The building should be recorded by a buildings archaeologist prior to any development taking place. I am also recommending a condition for public engagement for interpretation and display of the heritage of the site within the finished scheme. (GLAAS, Historic England letter dated 2022-09-14, ref. 209660).*

## 1.6

The advice letter goes on to propose to conditions regarding the archaeology and heritage of the site that would be placed on any forthcoming planning permission. These were as follows:

### **Condition - Historic Building Recording**

*No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and*

*A) The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*

*B) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.*

*Informative      The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.*

### **Condition - Public Engagement**

*No development shall commence until details of an appropriate programme of public engagement, heritage interpretation and display including a timetable have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme.*

*Informative      Historic England's Guidelines for Archaeological Projects in Greater London provides advice on popular interpretation and presentation options.*

## 1.7

The advice letter notes that 'Archaeological building recording is an investigation to establish the character, history, dating, form and development of a historic building

*or structure which normally takes place as a condition of planning permission before any alteration or demolition takes place. The outcome will be an archive and a report which may be published'. It continues 'These pre-commencement conditions are necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme.'*

- 1.8** Further confirmation was received from GLAAS that the historic building recording was to be at a Level 2 as defined by Historic England within 'Understanding Historic Buildings: A guide to good recording practice'<sup>2</sup>
- 1.9** No requirement for below ground archaeological works associated with the residential development in the rear of the development area was considered necessary due to the development history of the site.
- 1.10** This written scheme of investigation puts forward a methodology for a Level 2 Historic Record of the Site. It also proposes the means by which the second condition relating to public engagement could be addressed following completion of the development.
- 1.11** The WSI has been guided in its composition by the Chartered Institute for Archaeologists (CIfA) Code of Conduct (CIfA 2019), Standard and guidance for the archaeological investigation and recording of standing buildings or structures (CIfA 2020), the Management of Research Projects in the Historic Environment (MoRPHE) issued by Historic England (Historic England 2015) and adheres to paragraphs 189, and 194-195 of the procedural document National Planning Policy Framework (NPPF 2021). It follows the GLAAS Guidelines for Archaeological Projects in Greater London<sup>3</sup>.

## Archaeological and Historical Background

- 1.12** As noted above, an archaeological desk-based assessment was previously prepared for the site by HCUK Group. The following information is taken from the report to place the site within its archaeological and historic context.
- 1.13** The Site lies within the Kilburn Priory and Settlement Priority Area, which is summarised as follows *'This Archaeological Priority Area covers a stretch of Roman Watling Street, the historic settlement of Kilburn and its medieval priory. The settlement covered both sides of Kilburn High Road. The hermitage and priory lay to the east of the road. The APA is classified as Tier 2 because it is a historic*

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<sup>2</sup> Historic England 2016

<sup>3</sup> Historic England 2015

*settlement with medieval origins and includes the medieval Kilburn priory. It is also includes a corridor alongside the Roman road.'*

- 1.14** It is unlikely that that Site lies within the precinct of the medieval Kilburn Priory, the site of which lies to the southeast. It is also unlikely that the Site lies within the medieval settlement of Kilburn which was concentrated along Kilburn High Road to the west. The Site is situated on south side of West End Lane, a throughfare which has been in existence since at least the medieval period. It is also situated on the course of the Kilburn Stream, which now runs underground through the Site. Therefore, there is potential for archaeological remains associated with agriculture, drainage, channel improvements, channel widening, reinforcement and riverbed dredging to be present in the Site. Remains of a bridge which took West End Lane over the stream cannot be discounted.
- 1.15** With the exception of its extension, the former Bird in Hand public house will be retained as part of the proposed development, however the building itself may contain fabric of archaeological significance which may require recording prior to any refurbishment work.
- 1.16** The areas of significant impact on hitherto unknown below ground archaeological remains and deposits are likely to be in the footprint of the proposed apartment building where deep excavations are likely to be necessary. Substantial excavations are expected to be required for the preparation of pile foundations, as well as pile probing and the piles themselves.
- 1.17** As noted in the previous section, GLAAS consider that the buried archaeological potential of the site is in fact minimal and that *'Despite the proximity to significant heritage assets, it is likely that the site remained rural farmland until the earliest phase of public house was constructed in the early 19th century. The construction of the pub and extensions will have removed or heavily disturbed any buried archaeological remains which existed on the site.'* (GLAAS, Historic England, letter dated 2022.09.14, reference 209660).
- 1.18** Regarding the Bird in Hand public house itself, the structure is not designated. The desk-based assessment used information published on the 'History of Kilburn and West Hampstead' website<sup>4</sup> which contained the following information on its development and ownership of the public house:
- 'No.12 West End Lane was the Bird in Hand, first named in 1831 as a beerhouse run by James Paty, who had just gone bankrupt. He is described in the proceedings as a retailer of beer at Kilburn, formerly a timber dealer and stagecoach proprietor of Paddington Green. From 1840 to at least 1861 the owners of the beerhouse were*

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<sup>4</sup> <http://kilburnwesthampstead.blogspot.com/2018/08/the-bird-in-hand.html>

*William and George Verey who ran the Kilburn Brewery in the High Road near today's Brondesbury Overground station.*

*Members of the same family ran the Bird in Hand for 70 years. It backed onto a crowded set of mainly working-class streets between Belsize Road and West End Lane, with more of the same across the High Road in Willesden. In 1861, Ellen Lovegrove was living with her uncle, a publican in Child's Hill. She married William Grantham in 1866 but he died three years later at the Bird in Hand where he was almost certainly the beerhouse keeper.*

*Ellen took over and the following year she married again, to George Miller. He ran the business until his death aged 75 in 1922. The couple had nine children, but tragically, their four-year old daughter Rose died of blood poisoning in 1884, just a week after a new pair of boots had grazed her heel. George Miller committed suicide in a very unusual way by drowning himself in a tub containing only 8½ inches of water. He was under the delusion that he was affected by a contagious disease. The inquest jury verdict was 'suicide while of unsound mind'.*

*For the second time, Ellen took over the Bird in Hand and got a full license in the late 1920s. In 1926 the pub was described as having a public and a private bar, with a tap room at the rear. For a few years after Ellen's death in 1932, her son George and then her daughter Ada, ran the pub. Ada had left by 1938, moving to nearby Mazenod Avenue. From about 1927 and until the 1990s, it was owned by the Truman's group.*

*In November 1952 the Times reported a High Court case where Mrs Lilian Alice Joan Morgan, the tenant of the Bird and Hand, lost her case against Mrs Phyllis Broom of Brixton Hill. Phyllis and her husband were hired by Mrs Morgan to manage the pub for three months. He was the manager and she worked behind the bar and made light refreshments. There was a trap door behind the bar which concealed a lift to the cellar. In February 1950 Mrs Broom fell through the open trap and was badly injured. In court, Mrs Morgan said it was Mr Broom's negligence for leaving the trap open, and that Mrs Broom should sue her husband. The Lord Chief Justice quoted legal precedence which said that a wife could not sue her husband, and Phyllis was awarded damages of £367 and 5 shillings from Mrs Morgan.*

*Until quite recently there was a plaque on the wall, which recorded the height of the water that flooded the pub on 14 August 1975. It rose about a metre up the walls. That afternoon, parts of north London were hit by a violent thunderstorm and over six inches of rain fell in a few hours. Michael Keen who was in his 60s died of a heart attack in his basement flat in Brondesbury Villas while trying to move his furniture away from the water.*

*After heavy rain you can still hear the old Kylebourne stream rushing through the drain outside the pub. The stream rose in Hampstead and ran downhill through West Hampstead and along what is today's Kingsgate road. It passed under the*



*High Road and flowed on to join the Westbourne which emptied into the Serpentine. This part of West End Lane was the lowest point of the stream which was culverted over in the early 1860.*

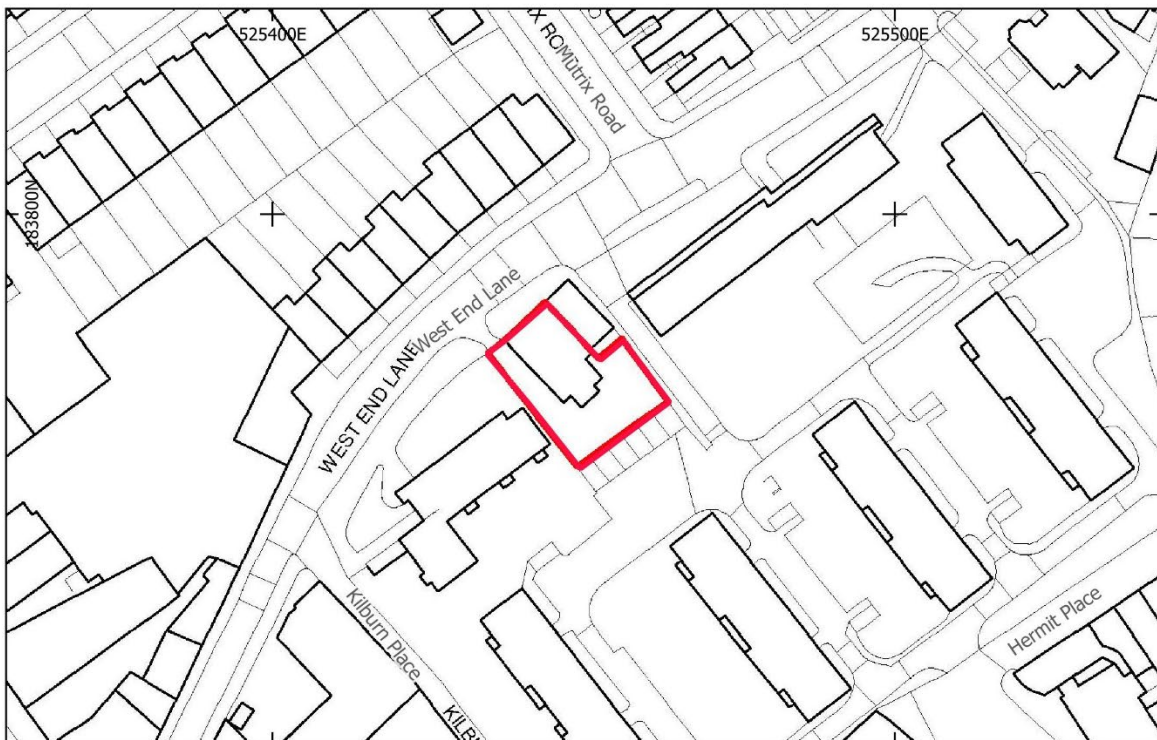
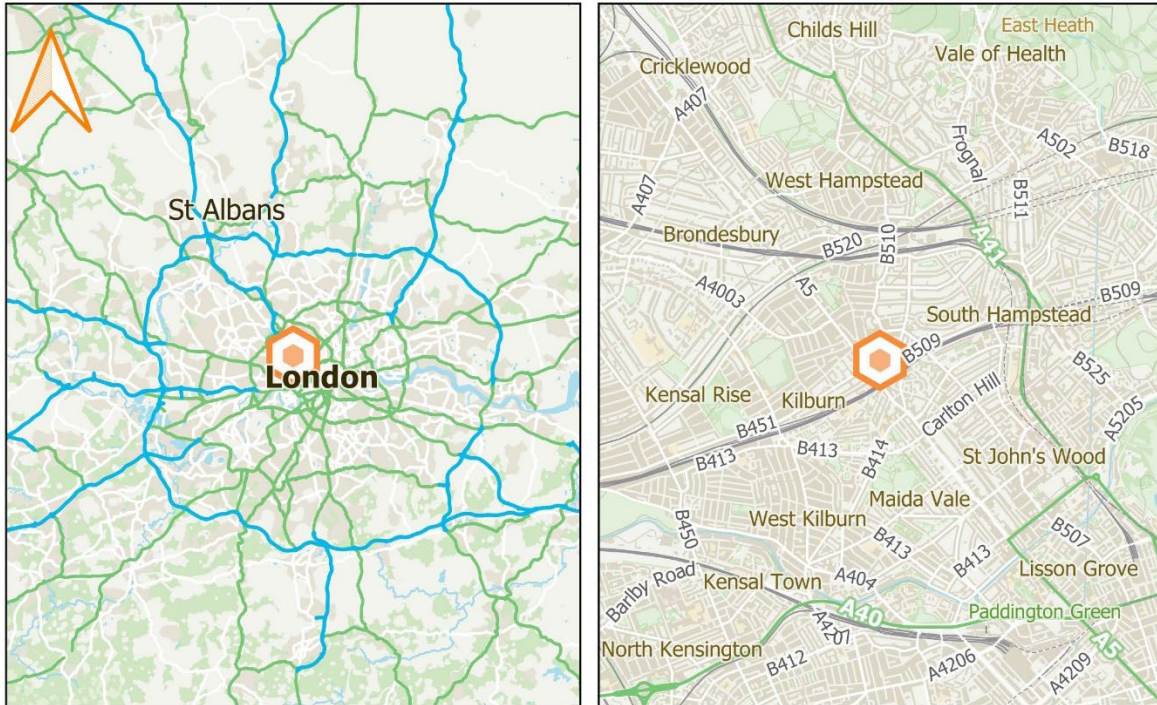
*After about 170 years, the Bird in Hand closed in 2003, when an application to demolish and replace it with a block of seven flats was refused.<sup>5</sup>*



*Image 1: Looking south towards the former Bird in Hand public house which has occupied the Site since the early 1800's.*

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<sup>5</sup> Ibid



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**The Bird in Hand,  
West End Lane, Kilburn,  
London Borough of  
Camden, NW6 4NX**

**Figure 1**  
Site Location Plan

## 2. Aims and Objectives

### Regional Research Aims and Objectives

**2.1** The Research Framework for London Archaeology<sup>6</sup> will be used to determine the relevant archaeological research aims for the project. The potential will be solely within the London after 1500 chapter, associated with the development and use of the Bird in Hand public house. Research themes could include the following:

***London after 1500*<sup>7</sup>**

- i. L3.01: Characterising assemblages for use in analytic models where the archaeological record helps to define the nature and extent of different neighbourhoods, in social, economic, ethnic, or religious terms.
- ii. L3.02: Developing assemblage 'signatures' for different groups of Londoners, including the 19th century, in which many London communities may well have gone unrecorded and, to that extent, be 'without history'
- iii. L3.01: Characterising assemblages for use in analytic models where the archaeological record helps to define the nature and extent of different neighbourhoods, in social, economic, ethnic, or religious terms.
- iv. L7.01: Establishing how archaeology can contribute to the history of leisure in London, and identifying assemblage characteristics.

**2.2** These research aims and objectives will be revised as necessary both during and after fieldwork in consultation with GLASS if relevant.

### Historic Building Investigation and Recording

**2.3** The general aim of the Historic Building Investigation and Recording is to provide an appropriate record of the standing structure and to create a permanent archive and record of the archaeological information collected during the historic building investigation and recording fieldwork and analysis.

**2.4** The specific aims of the recording project are to produce a Level 2 record in line with the guidance set out in *Understanding Historic Buildings*<sup>8</sup>. The record will

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<sup>6</sup> <https://researchframeworks.org/rfla/>

<sup>7</sup> <https://researchframeworks.org/rfla/london-after-1500/>

<sup>8</sup> Historic England 2016.

comprise an introductory description followed by a systematic account of the building's origins, development and use.

## 2.5 The objectives of the project are:

- to undertake work in accordance with national best practice and guidelines,
- to appropriately record any features, fittings or fabrics to a level commensurate with their importance,
- to record any historic building fabric on Site;
- to provide a descriptive record of the building with reference to the existing documentary evidence for historical development and land use,
- To source historic photographs of the Bird in Hand for inclusion in the report;
- To attempt to obtain oral history stories regarding the pub;
- to produce a written account to an appropriate level of detail to include drawings, photographs and a written account,
- to disseminate the findings of the work in an illustrated report, integrating the findings of the recording work to produce an appropriately detailed record,
- to provide information that can be utilised for public engagement when the development has been completed, to provide information to residents on the former use of the site and its development over time,
- to provide an ordered archive.



## 3. Methodology

- 3.1** A unique site code will be obtained by the archaeological contractor from the London Archaeological Archives and Research Centre (the LAARC) before fieldwork commences.
- 3.2** A programme of Archaeological Building Investigation and Recording of the former Bird in Hand Public House is required. It has been confirmed that a survey to the Historic England Level 2 standard will be appropriate.
- 3.3** The recording will include a site visit by an appropriately qualified and experienced historic building specialist, during which survey will be undertaken.

### Historic Building Investigation and Recording

- 3.4** The historic buildings recording will be undertaken in accordance with professional guidance including the Chartered Institute for Archaeologists *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* and with the Historic England publication *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).
- 3.5** A Level 2 record is defined as follows:
- 3.6** *'This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.'*  
(*Understanding Historic Buildings – A guide to good recording practice. Historic England. 2016. P.26*).
- 3.7** As a minimum, with reference to *Understanding Historic Buildings*, the project will include the following elements:
- 3.8** Building plans establishing an accurate archaeological record of the structure, and sections illustrating the vertical relationships within the building; at an appropriate scale of not less than 1:100 (these have already been prepared by the architects and will be utilised and annotated);



- Photography: (Items 1.2 and 4 listed at 4.4.8 of *Understanding Historic Buildings*).
- The written account: (Items 1-3 and 6 listed at 5.5.1 of *Understanding Historic Buildings*).
- The drawn record: (Items 2 and 3-8 listed at 4.3.3. of *Understanding Historic Buildings*).

### *Photographic Record*

- 3.9** With regard to the photographic record high-resolution digital photography will be required, with the use of suitable scales as/ where appropriate.
- 3.10** This level of survey aims to provide a record of buildings or structures of local interest, generally before alteration or demolition. It will include the following:
- 3.11** A general view or views of the building (in its wider setting or landscape).
- 3.12** The building's external appearance. Typically, a series of oblique views will show all external elevations of the building (where accessible) and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may also be appropriate to take views at right-angles to the plane of the elevation.
- 3.13** The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in the second bullet point above.
- 3.14** GLAAS have requested that historic photographs of the building are sourced and included within the report to provide more information on its historic development.

### *The Drawn Record*

- 3.15** The drawn record will contain a mix of measured plans (to scale or fully dimensioned) as existing, utilising the existing architect's plans and elevations. Plans should be annotated to show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, evidence for former roofs or floor levels within the structure, and any evidence for fixtures of significance. Existing architects plans will be used as a basis for the drawn record, with measurements and dimensions checked on-site to ensure they are correct.
- 3.16** Further drawing types may be undertaken as required from the following list:
- Measured drawings recording of significant structural detail, where necessary, including cross sections or decoration.

- Measured elevations, where these are necessary to an understanding of the building's design, development or function.

## *The Written Record*

**3.17** The main components of the account will generally be selected, according to the level of record adopted, from the following list.

- The precise location of the building as an address and in the form of a National Grid reference: ***Bird in Hand Public House, West End Lane, Kilburn, London Borough of Camden, NW6 4NX. NGR 525449 183772***
- A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added. ***The building is not a listed building or defined as a non-designated heritage asset by the London Borough of Camden***
- The date when the record was made, the name(s) of the recorder(s) and the location of An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or the project design should be stated or appended.
- A plan or plans identifying the location and direction of accompanying photographs.
- A summary statement (when no more detailed account is intended) describing the building's type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.
- A contents list; a list of illustrations or figures.
- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist (much of this information has already been collated).
- An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.

- An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An analysis of a circulation pattern or of a decorative or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purpose.
- Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to include both). Websites which may prove to be ephemeral should be avoided as references wherever possible; where their use is unavoidable the full web address and the date on which the site was consulted should be noted.
- A glossary of architectural or other terms likely to be unfamiliar to readers. If few in number, terms may be explained more economically within the text or in footnotes.

**3.18** GLAAS have asked that an attempt is made to see if there are any local residents who may remember the frequenting the pub and have any stories regarding its use and development.

## 4. Staffing and Programming

### Staffing

- 4.1** The project will be managed on behalf of the client by HCUK Group. Full details of the contractor (who will be a CIfA Registered Organisation), and the historic building specialist to be used will be provided to GLAAS once appointed. Summary CVs can be supplied as required.

### Programming and Resources

- 4.2** The start date for the commencement of the site works is not known at present, but will start prior to the internal conversion of the existing building.

### Monitoring

- 4.3** The project will be monitored on behalf of the local planning authority by GLAAS. HCUK Group will make every effort to allow proper monitoring of the historic building recording. Any variations to the brief or this specification will be put in writing and approval sought.

### Access and Safety

- 4.4** Reasonable access to the Site will be arranged for GLAAS, who may wish to make site inspections to ensure that the historic building recording is progressing satisfactorily.
- 4.5** Before any site work commences, a full risk assessment document will be produced setting out the site-specific health and safety policies that will be enforced in order to reduce to an absolute minimum any risks to health and safety. In addition to this risk assessment, the following considerations will also be made:
- All relevant health and safety regulations will be followed. Barriers, hoardings and warning notices will be installed as appropriate. Safety helmets and visibility jackets will be used by all personnel as necessary.
- 4.6** All site staff and site visitors will adhere to the Principle 5 of the CIfA (2019) Code of conduct; 'All accredited members and Registered Organisations have a duty of care to employees, colleagues and volunteers' and Rule 5.2; 'A member shall give due regard to the requirements of health and safety legislation relating to

employees or to other persons potentially affected by their archaeological activities’.

## Public Engagement

- 4.7** GLAAS have also recommended a condition to be applied to any forthcoming planning permission to involve public engagement.
- 4.8** It would not be feasible to involve members of the public during the undertaking of the historic building recording itself, but information gathered during the resultant reporting stage of the project can be made available to members of the public.
- 4.9** Any archaeological or historic building recording will entail the end report as well as any archive created, to be made publicly available. The report on the work will be made available through the Greater London Historic Environment Record (GLHER). The archive will also be deposited with an appropriate repository that will enable the archive to be made available to members of the public.
- 4.10** The Bird in Hand redevelopment project also provides the opportunity for information on the building to be made available to future residents of the development. This could be achieved through a display within the building following completion, providing information on its use and development. This would most easily be achieved through the production of an information panel that could be attached either within or ideally externally to the building, providing information to residents or passing members of the public. Information on where the full historic building recording report on the structure could also be included (links to the GLHER or even a webpage with the report included upon it).
- 4.11** A digital copy of the full report could be offered to the History of Kilburn and West Hampstead website<sup>9</sup> to supplement the existing information they have on the Bird in Hand.

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<sup>9</sup> <http://kilburnwesthampstead.blogspot.com/2018/08/the-bird-in-hand.html>



## 5. Reporting, Archiving and Dissemination

### Historic Building Recording Report

- 5.1** The initial Level 3 historic building recording report will adhere to the following structure:
- Non-technical Summary
  - Introductory statements
  - Project aims (General and specific aims of fieldwork)
  - Historical background (including historic photographs if available)
  - Methodology
  - Results
  - Historic Building Investigation and Recording
  - Conclusion
  - Supporting data
  - Appropriate illustrative material including maps, plans, sections, drawings, and photographs
  - Index to and location of archive (digital and paper).
  - References /bibliography

### Archive

- 5.2** A site code will be used to mark all plans, drawings and recording sheets, photographs, and other site material during the Level 2 historic building record.
- 5.3** The site archive will be organised in accordance with CIfA's (2020b) Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives<sup>10</sup> and any relevant local guidance.

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<sup>10</sup> Chartered Institute for Archaeologists (CIfA), 2020b

**5.4** The minimum acceptable standard for the archival report is defined in Appendix 2 of the Management of Research Projects in the Historic Environment - The MoRPHE Project Managers' Guide<sup>11</sup>. It will include all materials recovered (or the comprehensive record of such materials) and all written, drawn, and photographic records relating directly to the investigations undertaken. It will be quantified, ordered, indexed and internally consistent.

**5.5** The project will be registered and regularly updated as part of the OASIS project.

## Dissemination

**5.6** Following submission and approval of the reports:

- A digital copy of the report will be submitted to the LPA.;
- A digital copy of the report will be provided to the GLHER;
- A digital copy of the report will be offered to the History of Kilburn and West Hampstead
- The archive will be prepared as detailed above and will include bound copies of the report;
- The (on-line) OASIS form will be completed for the project and the summary sheet included within the two reports.

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<sup>11</sup> Historic England 2015.

## 6. Bibliography

### Archaeological Standards and Guidelines

*AAF, 2007, Archaeological Archives: A Guide to best practice in creation, compilation, transfer and curation: Archaeological Archive Forum (2007).*

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