







Abbey Area
Redevelopment
Project



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Appendix A Greater London Historic Environment Record Information

Figure 1 Greater London Historical Environment Records

EXECUTIVE SUMMARY

WSP Environmental Limited has been commissioned by the London Borough of Camden to carry out an Archaeological Desk-based Assessment of a proposed development site located on Abbey Road, London Borough of Camden (centred on National Grid Reference TQ 257 839).

A range of evidence is known pertaining to the area immediately surrounding the Site, indicating that activity at some level occurred from the later prehistoric period through to the Post Medieval period. Characterisations of activity are clear with respect to the area in enabling an isolation of likely areas of prehistoric and Roman activity, though with respect to the Site itself such conclusions are less clear.

Cartographic and documentary sources confirm that the Site was largely open until the mid-19th century, at which stage residential development becomes established as part of the Kilburn Vale development. From this point onward, the Site becomes increasingly developed alongside the road and rail network.

A number of Listed Buildings are known in the nearby area. All of the structures relate to Post Medieval period or later and are Grade II or II* Listed, the majority located south of the Mortimer Estate.

The potential for significant archaeological deposits to be present is considered to be **low**, and the presence of archaeological deposits of any kind is considered to be **low**. The concerted development of the Site from the Post Medieval period onward will have impacted significantly on evidence of immediately preceding time periods, and furthermore the current Site usage will have had significant localised impacts on archaeological deposits.

Under the guidelines within Planning Policy Statement 5: Planning for the Historic Environment, and also local planning policy, the emphasis on determining planning applications on historic environment grounds is on whether the likely presence of archaeological deposits can be positively determined, and following from that what level of importance can be attributed to them. In similar fashion, visual impact upon built heritage resources will be assessed on the change from the pre-existing landscape against the proposed development. As such, dependant on the final agreed form of the development (particularly with reference to foundation form and other construction processes) there is unlikely to be considerable benefit to additional archaeological fieldwork being undertaken prior to planning application determination. Based on the assessed masterplan, there are a small number of locations which may prove valuable in terms of archaeological deposits surviving. It is considered that opportunities for assessing these locations may be developed from either archaeological observations upon geotechnical works or watching brief observations of the construction process.

1 INTRODUCTION

1.1 BACKGROUND AND CONTEXT

1.1.1 WSP Environmental Limited has been commissioned by the London Borough of Camden to carry out an Archaeological Desk-based Assessment of the Abbey Road Masterplan Area, in the London Borough of Camden (hereafter referred to as “the Site”). The location of the Site is shown on Figure 1 (centred on National Grid Reference TQ 257 839).

1.2 OVERVIEW OF THE EXISTING SITE

1.2.1 The Site (shown on Figure 1) is approximately 2.44ha in area and is located in the St Johns Wood area of Camden, equidistant between Hampstead Heath and Regents Park.

1.2.2 The current site use is as a mixed development of residential tower blocks and commercial properties. A multi storey car park is present in the south of the site.

1.2.3 The published 1:50,000 scale geological map of the area (Sheet No 256 “North London”) indicates the site to be underlain by London Clay of the Thames Group. . A Phase 1: Geotechnical Assessment has been completed (WSPE, 2010) which has confirmed through desk based sources that a typical geological strata progression is to be expected. It is anticipated that geotechnical investigations will be undertaken in due course in continuation of this work.

1.3 LEGISLATION, POLICY AND GUIDANCE

1.3.1 The applicable legislative framework is summarised as follows:

- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979; and
- Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990.

1.3.2 The AMAAA largely deals with Scheduled Ancient Monuments (SAMs) and designated archaeological areas, detailing in particular what can and cannot be undertaken on archaeological grounds. Part III of the Act also details financial implications relating specifically from archaeological investigations.

1.3.3 The P(LBCA) Act provides for the protection of Listed Buildings and Conservation Areas, and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below.

1.4 PLANNING POLICY

National Planning Policy

1.4.1 The national baseline for policies pertaining to the historic environment is set by Planning Policy Statement 5: Planning for the Historic Environment (PPS5). PPS 5 advises on procedures for dealing with both archaeological and built heritage assets. It identifies the need for early consultation in the planning process to determine the impact of construction schemes upon any buried archaeological strata and standing remains. It indicates that there is a presumption in favour of preservation in situ over excavation, where remains are of national importance. PPS5 places significant emphasis on determining precisely where impacts might occur as well as seeking to advance within the planning process how change in the built environment can have a positive impact upon archaeological and built heritage resources.

Regional Planning Policy

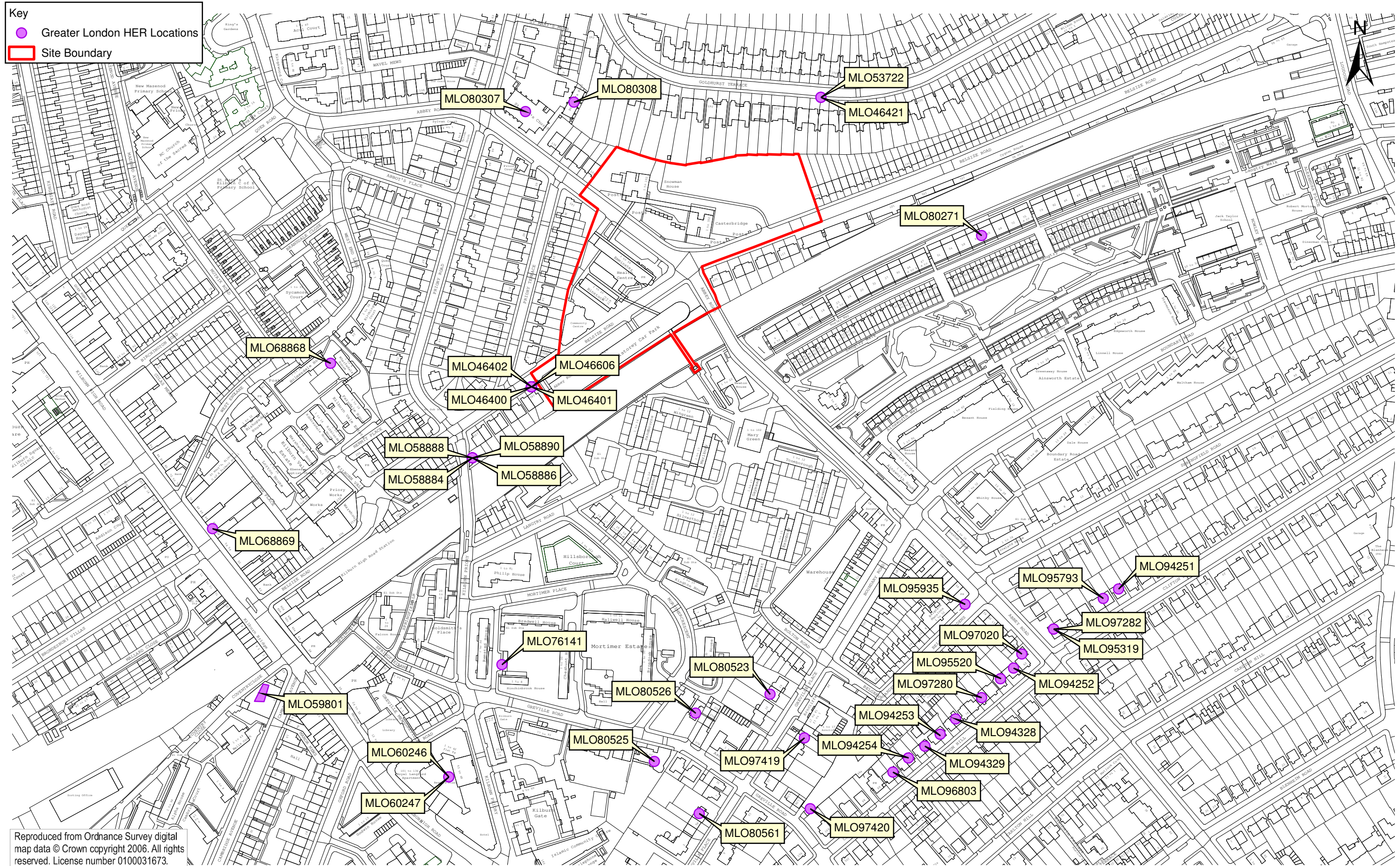
1.4.2 The London Plan (2011) takes the position, as is consistent with national planning guidance, that archaeological assets should be protected from negative impact from new development, and where practical they should be enhanced (Policy 7.8 - Heritage Assets and Archaeology). London Boroughs are required, in consultation with English Heritage and other relevant statutory organisations, to include appropriate policies in their LDFs for protecting scheduled ancient monuments and archaeological assets within their area. In general, the policy states:

‘New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the

archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.'

Local Planning Policy

1.4.3 The Camden Core Strategy - 2010 contains a number of policies pertaining to the historic environment including CS14: Promoting High Quality Places and Conserving Our Heritage. This provides a framework within both archaeological and built heritage assets might be protected and enhanced in line with the guidance provided at a national level.



2 METHODOLOGY

2.1 EXTENT OF THE STUDY AREA

2.1.1 The following search areas have been used to establish the presence of known archaeological and built heritage remains within and in the vicinity of the Site. The search area for historic environment features is based on a radius of approximately 0.5km around the Site centre, and has encompassed the following main categories:

- Scheduled Ancient Monuments (SAM);
- English Heritage Registered Historic Parks and Gardens;
- English Heritage Registered Battlefields;
- Listed Buildings;
- Conservation Areas; and
- Greater London Historic Environment Record (GLHER) Information.

2.1.2 The search radius of 0.5km, particularly for the GLHER search, was agreed with the GLHER officer in November 2010 following discussion regarding the most appropriate search area surrounding the Site.

2.2 CONSULTATION

2.2.1 Consultation has been undertaken with the Greater London Archaeological Advisory Service (GLAAS).

2.2.2 Initial discussions have not highlighted any preliminary or standing areas of interest in the near vicinity of the Site.

2.3 METHOD OF BASELINE DATA COLLATION

2.3.1 The following sources have been consulted to assess previous land use and archaeological potential:

- National, regional and local planning policies;
- GLHER information, including data, unpublished archaeological reports, aerial photographs, and Listed Building information;
- Information held at the National Monuments Record (NMR) in Swindon including archaeological records, bibliographic sources and aerial photographs;
- Scheduled Ancient Monument and Listed Building Information (obtained from English Heritage);
- Walkover surveys of the Site (undertaken during January 2011); and
- Other background material (various internet sources).

2.4 ARCHAEOLOGICAL TIMELINE

2.4.1 The following timeline has been used to identify archaeological and historical periods in this report (see Table 1 below).

Table 1: Archaeological and Historical Timeline

Period	Approximate date	
Palaeolithic –	c.450,000 – 10,000 BC	Prehistoric
Mesolithic –	c. 10,000 – 4500 BC	
Neolithic –	c.4500 – 2300 BC	
Bronze Age –	c.2300 – 700 BC	
Iron Age –	c.700 BC – 43 AD	
Roman (Romano-British)	AD43 – c. AD410	Historic
Anglo-Saxon	c.AD410 – AD1066	
Medieval	1066 – 1485	
Post-Medieval	1485 – 1750	
Industrial Period	1750 – 1899	
Modern –	20th century onwards	

2.5 ASSESSMENT MODELLING

2.5.1 No standard criteria exist to identify the importance of historic environment assets or identify the potential for their survival. The identification of the importance of archaeological and cultural heritage features used in this report is outlined in Table 2 below. This has been established through professional judgement.

Table 2: Criteria Used to Determine Importance

Importance	Criteria
HIGH - National or International	Scheduled Ancient Monuments and their setting World Heritage Sites Grade I and Grade II* Listed Buildings and their setting Non-designated sites of high significance (national / international)
MODERATE - Regional	Grade II Listed Buildings and their setting English Heritage Registered Parks and Gardens of Historic Interest and Battlefields Conservation Areas Non-designated archaeological sites of moderate significance (regional)
LOW - Local	Locally Listed structures Non-designated archaeological sites of low significance (local) Archaeological sites and features that have been disturbed by previous site activities, development etc
NEGLIGIBLE	Sites or features with no significant value or interest Sites or features that are known to have been present, but have since been completely removed through on-site activities, development etc.
INDETERMINATE	No positive evidence of absence. Indications of likely activity through parallels with nearby known assets.

2.5.2 The scale used to determine potential is based on professional judgement and is included in Table 3.

Table 3: Criteria Used to Determine Potential

Potential	Criteria
HIGH	<p>Existing sites that are readily visible as standing structures or earthworks that survive in a good state of preservation</p> <p>Known sites comprising buried archaeological remains</p> <p>Areas where numerous sites of certain dates or periods are known within the vicinity, indicating similar sites are likely to be present within a site area</p> <p>Areas where an archaeological feature or findspot is known which is likely to be associated with further buried archaeological remains</p>
MODERATE	<p>Areas where a few sites of certain dates or periods are known within the vicinity, indicating similar sites may be present within a site area</p> <p>Areas where numerous sites of certain dates or periods are known within the vicinity, but where the site area has been subject to some previous development or disturbance</p>
LOW	<p>Areas where very few sites of certain dates or periods are known within the vicinity, indicating similar sites may possibly be present</p> <p>Areas where numerous sites of certain dates or periods are known within the vicinity, but where the site area has been subject to extensive previous disturbance through modern development or industrial processes</p>
NEGLIGIBLE	<p>Areas where no known archaeological remains have been identified through previous archaeological investigations</p> <p>Areas where previous disturbance through modern development or industrial activity has completely removed archaeological remains that were known or may have been present</p>
UNKNOWN	<p>Where there is no available archaeological information that can be used to indicate the presence or absence of archaeological remains</p>

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1 DESIGNATED SITES

3.1.1 There are no archaeological assets subject to statutory protection within a 0.5km radius of the centre of the Site. A number of Listed Buildings are known within the search radius established for these assets. The buildings determined as being relevant themselves are discussed in context of their time period (Post Medieval and Modern phases) in terms of their relevance to understanding known or potential archaeological resources.

3.2 KNOWN ARCHAEOLOGICAL REMAINS AND HISTORICAL DEVELOPMENT

3.2.1 In order to inform the assessment of the known and potential archaeological and historic resources, a search was conducted of the records held by the GLHER. Additional information was gathered from documentary sources held in the local studies library.

3.2.2 The full entries of the GLHER search are provided within Appendix 1.

■ Prehistoric (general)

3.2.3 No historic environment assets of prehistoric date were noted within the Site boundary or the study area.

3.2.4 Prehistoric activity is known from Hampstead Heath, some 2km to the north, where Mesolithic settlement is recorded, in addition to ephemeral evidence from residual worked flint in the vicinity of Primrose Hill in addition to it being the location of an undated barrow. In addition to this, the relic channel of the River Tyburn is thought to run approximately 2km to the east of the Site (Burton, 1962), making comparatively close locations more attractive for seasonal or permanent use.

3.2.5 In summary, prehistoric activity largely followed topographic trends in focusing on high ground and has not to date been indicated as an underrepresented era.

3.2.6 Given the above, prehistoric archaeological assets are determined to have indeterminate importance and low potential.

■ Roman

3.2.7 No historic environment assets of Roman date were noted within the Site boundary. Furthermore, only residual material has been found within the study area (pottery recovered at the natural substrate surface).

3.2.8 Given the proximity of the Site to the medieval Edgware Road, (now Kilburn High Road) which is aligned along the route of Watling Street, there is potential for evidence of additional residual material of this period. The relative distance away from Roman settlement is likely to mean that significant activity would not be present.

3.2.9 There is some suggestion that the area was effectively hemmed in by two major Roman road routes to the north and northwest (Thompson, 1974). The impression that the development of the Site area particularly was influenced persistently by transport infrastructure appears to be borne out through first roads then railway construction.

3.2.10 Given the above, Roman archaeological assets are determined to have indeterminate or negligible importance and low potential

■ Anglo-Saxon/Medieval

3.2.11 No historic environment assets of Anglo-Saxon or Medieval date were noted within the Site boundary.

3.2.12 Kilburn is likely to have been named with reference to the brook which likely ran near to the alignment of the modern Kilburn High Road, and which was subject to attempted commercialisation in later periods (see below).

3.2.13 Kilburn as a geographic term comes into usage in the early 12th century, and the Kilburn Priory was established in c1130 by Gilbert Crispin, Abbot of Westminster. More recent archaeological assessment (MLO18047) has identified the approximate location of the Priory as centred at or around the Kilburn High Road Railway Station (approximately 400m to the southwest of the Site). The sprawl of buildings labelled as 'priory' related may suggest a

relatively wide area, and the Greenwood map (c1830) suggests that the priory may have extended south to the current alignment of Boundary Road.

3.2.14 The GLHER records indicate the range of supporting functions associated with the Priory, including a bakehouse, brewhouse and kitchens.

3.2.15 In common with much of the area, the Site is likely to have been open and possibly meadow/pasture under the authority of the nearby monastery. The Site was set some distance back from the main road (then named Edgware Road, now Kilburn High Road) leading through Kilburn, and as such is unlikely to have experienced significant developmental pressure.

3.2.16 Given the above, Anglo-Saxon/Medieval archaeological assets are determined to have negligible importance and negligible potential.

■ Post-Medieval

3.2.17 No historic environment assets of Post Medieval date were noted within the Site boundary.

3.2.18 The bulk of evidence regarding the area from the GLHER pertains to Listed Buildings which are discussed in detail elsewhere.

3.2.19 Until the point at which the water course which ran through Kilburn was contained as an underground water course, and likely for a short period following, there were a number of attempts to exploit it as one of an increasing number of medicinal wells and water courses. This is not documented as a successful venture, although the Kilburn Wells tavern refers in 1775 to the waters nearby as being of “the utmost perfection” (cited Walford, 1878). Of greater relevance for the Site in this description of the area is the insistence that the area is largely open, particularly the route into the centre of London which is “but a morning's walk” from the inn (ibid, 1878).

3.2.20 Cartographic evidence supports the contention that the Site was not utilised or part of the early phases of development until the mid-19th century. Imprints from 1830 (Greenwood) show that the Site was open, likely meadow or pasture, until the construction of the road network which included Priory Terrace (then called St Georges Road – Weller, 1868). The road network around Upton Road was during the Post Medieval period, as is now, a major connective road. The section directly south of the Site is marked as being possibly multiple carriageways, and hence is likely to have been a fixed alignment around which development occurred.

3.2.21 The development of the railway network, and latterly the underground network, undoubtedly shaped the economic and social dynamics of the area, but given that residential properties were present before the first major rail connection in 1868 (Winrebb and Wibbert, 1983) it is unlikely that the Site area specifically experienced significantly higher levels of new development after the early/mid 19th century.

3.2.22 By the late 19th century, and into the early 20th century, the development around Priory Terrace varies in terms of precise building footprint but not in terms of presence. All structures are likely to be residential in nature, terraced with minimal open space/gardens.

3.3 SITE WALKOVERS

3.3.1 A site walkover was undertaken during November 2010. All areas of the Site were available to view and no building access was required.

3.3.2 No additional archaeological features could be identified beyond those already captured by the GLHER search.

4 ASSESSMENT OF HISTORIC ENVIRONMENT IMPORTANCE

4.1.1 The historic environment desk-based assessment has highlighted the following potential resources within the Site area. An assessment of their most likely importance is also made. It remains a possibility that remains in excess of those considered may be present given the possibility of undocumented or hitherto unknown activity in a range of time periods.

4.1.2 Significance is assessed in terms of the importance of remains in a local, regional and national context. The criteria for this assessment varies across the country, and will reflect the present state of archaeological knowledge, regional distinctiveness, historical associations, etc.

■ Post Medieval

4.1.3 The Site is known to have been largely open (possibly meadow or pasture) until after c1836. At this stage, as illustrated by cartographic evidence of the 1880s, a series of roads had been constructed which roughly parallel the modern layout. The main roads (labelled as Upton Road and Knotts Road) are illustrated as having relatively sparse building cover (Weller's 1868 map particularly) though development accelerated rapidly into the 20th century with specific local council driven developments.

4.1.4 Though subsequent phases of development will have had a deleterious impact upon the earliest phases of Post Medieval evidence, it is possible that assets may still be present which would be of archaeological and historic interest in understanding the early development of this part of the Parish of Kilburn.

4.1.5 Based on the combined assessment of likely cumulative impact of development and also the Site's location outside of the main areas of structures, it is likely that if remains are present they will be of low importance.

5 IMPACT ASSESSMENT

5.1 PREVIOUS IMPACTS TO THE SITE

5.1.1 The Site and environs can be shown to have been predominantly used for agricultural purposes up to the Post Medieval period. Following this, the Site became developed in a relatively rapid fashion.

5.1.2 The earliest buildings present are unlikely to have considerably impacted upon the archaeological deposits present (if any), however it is likely that the phases of Post Medieval structures and road construction will have decreased the likelihood of substantial remains of the early Post Medieval period surviving substantially intact.

5.1.3 Modern developments are increasingly likely to have employed both basements and, in respect of the more substantial structures (including the tower blocks), significant foundations. These are also likely to have had a substantial impact upon archaeological deposits.

5.2 POTENTIAL IMPACTS FROM PROPOSED DEVELOPMENT OF THE SITE

5.2.1 Groundworks undertaken at the Site that could expose, damage or destroy any such remains could include:

- Enabling works, such as installation of contractor's compound and construction of access roads;
- Landscaping and terracing works;
- Topsoil stripping;
- Strip foundation excavation or insertion of pile foundations;
- Construction of roads and infrastructure; and
- Service installation.

6 CONCLUSIONS

6.1.1 The archaeological assessment has confirmed that the Site lies within an area for which a clear chronology can be demonstrated which encompasses the bulk of the phases from the Prehistoric through to Modern activity. The earliest cartographic sources attest to the establishment of roads leading away from the Site location, and arguably the alignment of some of the key roads (West End Lane and Abbey Lane) shaped the overall development of the area.

6.1.2 The existence of early cartographic and documentary sources allow the progression of the Site from the early Post Medieval period onward to be reviewed with some confidence. Until the completion of the roads around Priory Terrace during the mid-19th century, it is clear that no concerted development had taken place. From this point, it is likely that several phases of construction will have occurred and there is limited evidence to suggest that individual building footprints and roads will have shifted considerably.

6.1.3 Outside of the Medieval and Post Medieval periods, activity is comparatively poorly understood. While individual aspects of earlier periods, such as Kilburn Abbey in the Medieval period and Watling Street in the Roman period, are known and invariably well studied, the extent to which other contemporaneous assets existed is much less clear. In relation to the Prehistoric period topographic trends are known (including a tendency to settle on high ground), though there are poor levels of evidence elsewhere.

6.1.4 As such, conclusions are necessarily limited with reference to the level of importance pre Post Medieval remains are limited for two reasons. Firstly, the available evidence means characterising precisely what archaeological evidence might be present is a speculative exercise. Secondly, there is strong evidence to suggest that once development did occur in the Post Medieval period the impact of development was highly focused on a set road network which survives largely unchanged to the present day. As such, historic impacts on any archaeological deposits which were present are likely to be appreciable, and potentially highly significant where basements are present.

6.1.5 It therefore can be concluded that there is low potential for remains of mainly Post Medieval activity to survive within the Site boundary, though material from other time periods may survive where preservation is feasible.

7 REFERENCES

Cartographic Sources:

Rocque's map of London c.1737-1746 (Published 1747)

Map of Hampstead Manor, 1762

Greenwood's Map of Hampstead, 1836

Written Sources:

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Appendix A Greater London Historic Environment Record Information

Roman

GLHER NO.	NGR	DESCRIPTION (FROM GLHER RECORD)
MLO58884	TQ 2562 8372	Watching brief by P. Miller for Museum of London Archaeology Service, Nov. 1993; site code BZR93. Residual Roman pottery was recovered from clayey subsoil above natural. Test pits were also observed by B. Sloane for Museum of London Archaeology Service (details not yet available). Other periods recorded under same site code: mediaeval (082437), post-med (082438-9).

Medieval

GLHER NO.	NGR	DESCRIPTION (FROM GLHER)
MLO18047	TQ 2567 8378	Kilburn Priory was a small house of Augustinian canonesses or Benedictine nuns (it is often thought to be Benedictine because of its dependence on the Benedictine abbey at Westminster (GLHER ref 081244). It was dedicated to St John the Baptist. It was founded around 1130 by Gilbert Crispin, Abbot of Westminster. The house was small, and its peculiar position as a priory of nuns dependant on an abbey of monks led to friction with the bishop of the diocese. the priory was dissolved in 1535 & the site was acquired by the Priory of the Knights of St John of Jerusalem (GLHER ref 080436). In 1546 the Earl of Warwick bought it from them (GLHER Ref 082087). A desktop assessment of the Carlton Plaza site (bounded by Kilburn High Road, Kilburn Priory, Greville Road and Maida Vale) by P. Chadwick for Lawson Price, April 1994, included detailed study of map and secondary documentary evidence for the area. It was suggested that the buildings and any associated deposits forming Kilburn Priory are focussed in an area centred around Kilburn High Road Station. It is possible that public houses called the Red Lyon and The Bell, and Kilburn Wells, shown on C18 & C19 maps, occupy the site of the former Priory. The same study also mentions that according to the VCH, there was a mansion opposite the church door.
MLO20068	TQ 2567 8378	When Kilburn Priory was dissolved in 1535, the buildings were given to St Johns Priory (080436) & then to the Earl of Warwick in 1546 who converted them into a manor house. In 1722, some earthworks remained, but by 1814, there was nothing to be seen on the site.
MLO46394	TQ 2567 8378	The church to Kilburn Priory. On dissolution the curtains, cloths, hangings, candlesticks & silver vessels were all worth \$34. With the lead & bells the value rose to \$72.
MLO46395	TQ 2567 8378	At the dissolution, the main hall of Kilburn Priory contained two tables, three trestles, three forms, one long settle, two benches, curtains & a cupboard.
MLO46397	TQ 2567 8378	Buttery (Medieval - 1066 AD to 1539 AD) Buttery (15th Century to 16th Century - 1485 AD to 1600 AD)
MLO46398	TQ 2567 8378	Cellar (Medieval - 1066 AD to 1539 AD) Cellar (15th Century to 16th Century - 1485 AD to 1600 AD)
MLO46400	TQ 2567 8378	The kitchen of Kilburn Priory included a pantry & a larder.
MLO46401	TQ 2567 8378	Brewhouse (Medieval - 1066 AD to 1539 AD) Brewhouse (15th Century to 16th Century - 1485 AD to 1600 AD)

GLHER NO.	NGR	DESCRIPTION (FROM GLHER)
MLO46402	TQ 2567 8378	Bakehouse (Medieval - 1066 AD to 1539 AD) Bakehouse (15th Century to 16th Century - 1485 AD to 1600 AD)
MLO46421	TQ 259 840	Traces of fishponds were still visible in 1722.
MLO46606	TQ 2567 8378	The prioresses cell of Kilburn Priory at the dissolution contained a four poster bed, a trundle bed, 8 down pillows, 9 pairs of sheets (linen & canvas) & also fire irons & table cloths for the church.
MLO53722	TQ 259 840	Remains of the moat could still be seen in 1722.
MLO68868	TQ 2550 8380	The mediaeval hamlet of Kilburn was in Willesden. Various buildings recorded along Watling Street and Edgware Road in the 17th century and C18th. The place name Kilburn was first used circa 1134.
MLO68869	TQ 2540 8366	Kilburn tile kiln was recorded in the early C16th at The Place, Edgware Rd. Tile Kiln Farm - C15th. The Kiln Farm or Kilburn Pits was owned by the Marsh family. The farm was merged in the Salusbury Estate in the late C18th, by which time the kiln had probably long ceased to be worked. Brickmakers were later recorded in Kilburn, in 1851 and 1867.
MLO58886	TQ 2562 8372	Watching brief by P. Miller for Museum of London Archaeology Service, Nov 1993; site code bzd 93. Residual medieval pottery was recovered from clayey subsoil above natural. Test pits were also observed by B. Sloane for Museum of London Archaeology Service (details not yet available). Periods recorded under same site code: roman (082436); medieval (this entry); post-med (082438-9).
MLO58888	TQ 2562 8372	Watching brief by p. Miller for Museum of London Archaeology Service, November 1993; site code bzd 93. Post-medieval pottery was found in clayey subsoil above natural. Test pits were also observed by b. Sloane for Museum of London Archaeology Service (details not yet available). Periods recorded under same site code: roman (082436); medieval (082437); post-med (082438-9).

Post-Medieval

GLHER NO.	NGR	DESCRIPTION (FROM GLHER)
MLO58890	TQ 2562 8372	Watching brief by p. Miller for Museum of London Archaeology Service, November 1993; site code bzd 93. C19 land drains made from German stoneware seltzer bottles with the necks and bases removed were found. Test pits were also observed by B. Sloane for Museum of London Archaeology Service (details not yet available). Periods recorded under same site code: roman (082436); medieval (082437); post-med (082438-9).
MLO59801	TQ 2544 8352	A 19th century cellar was located at Coventry Close, Kilburn during an evaluation by Museum of London Archaeology in May 1994. A layer of crushed brick was located below the cellar floor, which itself was backfilled with early 20th century demolition debris. The initial layer of bricks dated to the Victorian period and was located above the natural, indicating that no previous development had occurred. The creation of the cellars appears to be part of the expansion of the houses that fronted Cambridge Avenue. (1)

GLHER NO.	NGR	DESCRIPTION (FROM GLHER)
MLO80523	TQ 25877 83525	Listed Building (II) CAMDEN TQ2583NE GREVILLE PLACE 798-1/70/709 (North West side) 14/05/74 Nos.13-19 (Odd) GV II 2 pairs of semi-detached houses, Nos 17 & 19 now one house. Mid C19. Yellow stock brick with stucco dressings; floor and sill bands, linked at 1st floor levels by large sill brackets and keystones. Slated hipped roofs with projecting eaves, No.15 retaining brackets, each with small central segmental pediment having keystone and shell motif. Nos 13 & 15 retain gables on entrance extensions. Round-arched doorways with keystones flanked by Corinthian pilasters carrying modified entablature; fanlights and half glazed doors, No.19 converted to a window. Ground floor windows in shaped stucco surrounds with keystones. Recessed sashes to upper floors, those above entrances in round-arched lugged architraves with keystones. INTERIORS: not inspected.
MLO97419	TQ 25906 83488	Listed Building (II) TQ 2583 SE CITY OF WESTMINSTER GREVILLE PLACE, NW6 10/1 (south side) Nos 18 and 20 GV II Pair of large semidetached houses. Circa 1819 to 1824 by George Pocock for Hon. Fulke Greville Howard's Estate. Stucco. Roof not visible. 2 storeys and half basement. Each house 5 windows wide, including 2 central bays to each which combine to form advanced pedimented centrepiece. 1-bay beyond this with recessed entrances in wide pilastered and corniced porch; beyond this recessed 2-window wings. Square headed architraved sashed windows, glazing bars. Cornices to ground floor windows of No 18 (missing to No 20). Steps to entrance. Ground floor with cast iron anthemion pattern balconies. Iron balustrades to entrance steps. Cornice above. Second floor pediment with central oval window (patterned leaded lights).
MLO80561	TQ 25817 83424	Listed Building (II) CAMDEN TQ2583SE GREVILLE PLACE 798-1/80/708 (North West side) 14/05/74 Nos.5 AND 5A (Formerly Listed as: GREVILLE PLACE Nos.1-5 (Odd)) GV II Detached house. Early C19, altered, with later extension. Stucco with plain 1st floor band. Slated hipped roof with slab chimney-stack and projecting eaves. 2 storeys and basement. 3 windows. Doorway in recessed entrance extension with C20 hood. Ground floor, architraved sashes; 1st floor, architraves to segmental-arched shallow recesses having square-headed sashes. INTERIOR: not inspected. Listing
MLO94251	TQ 26172 83614	Listed Building (II) TQ 2683 NW CITY OF WESTMINSTER CLIFTON HILL, NW8 2/10 (north side) 9.1.70 No 50 GV II Detached house. Mid C19. Brick, stucco dressings; slate hipped roof to eaves. 2 storeys and basement. 2 windows wide plus 1 storey recessed entrance porch, pilastered and corniced. Panelled door. Square headed windows, architraved, corniced to ground floor with pediment to one window. Sashes, glazing bars. Cast iron window guard. Part of unusually complete surviving layout. Listing NGR: TQ2617283614
MLO95793	TQ 26159 83606	Listed Building (II) TQ 2683 NW CITY OF WESTMINSTER CLIFTON HILL, NW8 2/9 (north side) 9.1.70 Nos 52 and 54 GV II Semidetached pair of houses. Mid C19. Brick, stucco dressings. Slate hipped roof to eaves. 2 storeys and basement. Each house 2 windows wide plus 1 storey recessed entrance porches to either side, pilastered and corniced. Panelled doors. Square headed architraved windows, corniced to ground floor, with pediments to inner bay of each house. Sashes, some glazing bars. Cast iron window guards. Part of unusually complete surviving layout. Listing
MLO97420	TQ 25911 83428	Listed Building (II) TQ 2583 SE CITY OF WESTMINSTER GREVILLE ROAD, NW6 10/5 (east side) 16.2.70 No 39A GV II Lodge. Circa 1840. Stucco. Slate pitched roof. 1 storey, attic and basement. I-bay; gabled with entrance to left in 4-centred chamfered arch. Canted bay window to ground floor and basement, square headed 2-light timber mullion and transom casement. Plate glass. Trefoil to gable. Integral part of Clifton Hill planned scheme. Listing
MLO95319	TQ 26117 83580	Listed Building (II) TQ 2683 SW CITY OF WESTMINSTER CARLTON HILL, NW8 11/5 (north side) Nos 60 and 62 GV II Semi-detached villas. Circa 1840. Stucco. Roof not visible. 2 storeys, attic and basement. Each house 2 windows wide, outer bay recessed with projecting Greek Ionic porch. Inner bays framed and separated by giant Ionic columns. Square-headed architraved windows, corniced to ground floor; cast iron balconies. Sashes, margin glazing. Dentil cornice above first floor. Bracketed eaves.

GLHER NO.	NGR	DESCRIPTION (FROM GLHER)
MLO97282	TQ 26117 83580	Listed Building (II) TQ 2683 NW CITY OF WESTMINSTER CLIFTON HILL, NW8 2/7 (north side) 9.1.70 No 60 (including No 60 Abbey Road). GV II Pair of semidetached villas. Circa 1850. Grey brick, stucco dressings, slate hipped roof to eaves. 2 storeys and basement. Each house 2 windows wide plus 1 storey 1 bay recessed wings to outside with square headed pedimented entrances. Square headed pedimented ground floor windows. Segmental heads to first floor windows; architraves; plate glass sashes. Part of unusually complete surviving layout.
MLO97020	TQ 26090 83559	Listed Building (II) TQ 2683 NW CITY OF WESTMINSTER CLIFTON HILL, NW8 2/25 (north side) 9.1.70 No 62 GV II Detached house. Circa 1850. Gault brick. Stucco dressings. Slate pitched roof. Tudor/"Gothick" style. 2 bays; 2 storeys, attic and basement. Left bay slightly advanced with large gable and inset painted lancet window. Square sided crenellated bay window to ground floor. Right bay with projecting gabled porch, 4-centred archway. Panelled door. Smaller gable to roofline with trefoil window inset. Architraves to windows; 3-light to left and 2-light to right. Timber mullions and transoms; plate glass casements.
MLO94252	TQ 26083 83547	Listed Building (II) TQ 2683 NW CITY OF WESTMINSTER CLIFTON HILL, NW8 2/6 (north side) 9.1.70 No 64 GV II Detached house. Circa 1850. Gault brick. Stucco dressings. Slate pitched roof. Tudor/"Gothick" style. 2 bays; 2 storeys, attic and basement. Left bay slightly advanced with large gable and inset painted lancet window. Square sided crenellated bay window to ground floor. Right bay with projecting gabled porch, 4-centred; panelled door; smaller gable to roofline with trefoil window inset. Architraves to windows. 3-light to left and 2-light to right. Timber mullions and transoms. Plate glass casements.
MLO95520	TQ 26072 835	Listed Building (II) TQ 2683 NW CITY OF WESTMINSTER CLIFTON HILL, NW8 2/5 (north side) No 66 GV II Detached house. Mid C19. Gault brick. Stucco dressings. Slate hipped roof to eaves. 3 storeys and basement. 2 windows wide. Stucco to ground floor. Entrance to right in projecting pilastered porch, square headed windows pilastered to ground floor. Architraves above ground floor corniced to first floor. Sashes, plate glass. Panelled doors. 2 storey semicircular bay window to right hand return with stucco cornice and balustrade. Integral part of Clifton Hill planned layout.
MLO97280	TQ 26056 83522	Listed Building (II) TQ 2683 NW CITY OF WESTMINSTER CLIFTON HILL, NW8 2/4 (north side) Nos 68 to 74 (even) GV II 2 linked pairs of semidetached houses. Mid C19. Gault brick, stucco dressings, slate hipped roof to eaves. No 70 painted. 2 storeys and basement, each house 2 windows wide. Projecting pilastered entrances to outer bays. Panelled doors, square headed architraved windows, pilastered to ground floor. Sashes, some glazing bars. Included for group value only.
MLO94328	TQ 26034 83504	Listed Building (II) TQ 2683 NW TQ2383 SE CITY OF WESTMINSTER CLIFTON HILL, NW8 2/3 11/4 (north side) Nos 76 and 78 GV II Pair of semidetached houses. Circa 1840. Gault brick, stucco dressings. Slate hipped roof to eaves. 3 storeys and basement. Each house 2 windows wide, plus one window wide recessed bay to outside of each with entrances in projecting porches with square piers. Channelling to ground floor with cornice over. Square headed windows architraved above ground floor, corniced to first floor; sashes; plate glass. Integral part of Clifton Hill planned layout.
MLO94253	TQ 26021 83491	Listed Building (II) TQ 2683 NW CITY OF WESTMINSTER CLIFTON HILL, NW8 11/3 (north side) Nos 80 and 82 GV II Pair of semidetached houses. Circa 1840. Gault brick, stucco dressings. Slate hipped roof to eaves. 3 storeys and basement. Each house 2 windows wide, plus one window wide recessed bay to outside of each with entrances in projecting porches with square piers. Channelling to ground floor; cornice over square headed windows architraved above ground floor, corniced to first floor. Sashes; plate glass. Integral part of Clifton Hill planned layout.

GLHER NO.	NGR	DESCRIPTION (FROM GLHER)
MLO94329	TQ 26008 83481	Listed Building (II) TQ 2683 SW TQ 2583 SE CITY OF WESTMINSTER CLIFTON HILL, NW8 11/2 10/2 (north side) Nos 84 and 86 GV II Pair of semidetached houses. Circa 1840. Gault brick, stucco dressings. Slate hipped roof to eaves. 3 storeys and basement. Each house 2 windows wide, plus 1-window recessed bay to outside of each containing entrance in projecting porch with square piers. Channelling to ground floor; cornice over. Square headed windows architraved above ground floor, corniced to first floor; sashes, plate glass. Integral part of Clifton Hill planned layout.
MLO94254	TQ 25994 83471	Listed Building (II) TQ 2583 SE CITY OF WESTMINSTER CLIFTON HILL, NW8 10/8 (north side) Nos 88 and 90 GV II Pair of semidetached house. Circa 1840. Gault brick, stucco dressings. Slate hipped roof to eaves. 3 storeys and basement. Each house 2 windows wide plus 1-window recessed bay to outside of each containing entrance in projecting porch with square piers (simplified to No 88). Channelling to ground floor; cornice over. Square headed windows, architraved above ground floor, corniced to first floor; sashes, plate glass. Integral part of Clifton Hill planned layout.
MLO96803	TQ 25981 83459	Listed Building (II) TQ 2583 SE CITY OF WESTMINSTER CLIFTON HILL, NW8 10/7 (north side) Nos 92 and 94 GV II Pair of semidetached houses. Circa 1840. Gault brick, stucco dressings. Slate hipped roof to eaves. 3 storeys and basement. Each house 2 windows wide plus 1-window recessed bay to outside of each containing entrance in projecting porch with square piers . Channelling. to ground floor; cornice over square headed windows, architraved above ground floor, corniced to first floor; sashes, plate glass. Integral part of Clifton Hill planned layout.
MLO80525	TQ 25779 83468	Listed Building (II) CAMDEN TQ2583SE GREVILLE ROAD 798-1/80/710 (South side) 14/05/74 Nos.24, 26 AND 26A GV II One house with attached studio wing, now 3 residences. c1819-25. George Pocock, builder. Yellow stock brick, Nos 24 & 26 with channelled stucco ground floor and plain 1st floor band. No.26a with plain stucco band midway through 1st floor. Slated hipped roof with projecting eaves. Irregular frontage; No.24, 4 windows (right hand in recessed bay); No.26, the single window recessed entrance bay, No.26A the projecting studio wing with 3 windows. Former main doorway, No.26, with round-arched stucco surround, imposts and fanlight. Nos 24 & 25, stuccoed segmental arches to recessed sashes, 1st floor with keystones. No.26A, stuccoed flat arches to recessed sashes and large central 1st floor architraved round-arched studio window with casements having glazing bars to lower section. Parapet. INTERIORS: not inspected.
MLO80307	TQ 25670 84018	Listed Building (II) CAMDEN TQ2584SE PRIORY ROAD 798-1/59/1352 (East side) 14/05/74 Church of St Mary and attached walls, piers and gates GV II Church. 1856-62. By FJ and Horace Herbert Francis. Coursed Kentish ragstone with Bath stone dressings. Slated roof. Sanctuary with southern chapel and northern vestry, transepts, 4-bay nave with clerestory and lean-to aisles, and south-west tower. Middle-pointed Gothic style. EXTERIOR: entrances in south side of tower and west end with moulded pointed arches on colonnettes and double doors. Tower has diagonal buttresses, clock on south face, louvred belfry openings and broach spire with lucarnes. 5-light east and west windows; 4-light transepts. Aisles with corbel table. Clerestory with unusual 3-light windows under shallow gables linked to pilasters flanked by colonnettes; Lombard frieze. INTERIOR: not inspected but noted to have a fragment of an early 15th century brass, being a nun's head, possibly Emma de St Omer the prioress, set in the north transept. Stained glass in chancel by Clayton and Bell; memorial window in north aisle commemorating RJ Pitcher, organist and Professor of Singing at the Guildhall School of Music who invented a device called the Techniquer to help novice organists master the pedals. SUBSIDIARY FEATURES: attached ragstone walls with gate piers and cast-iron gates to entrances. HISTORICAL NOTE: built on the assumed site of the nunnery of Kilburn. (RCHME: London, Vol. II, West London: 1925-: 39).
MLO95935	TQ 26042 83601	Listed Building (II) TQ 2683 NW CITY OF WESTMINSTER BELGRAVE GARDENS, NW8 K2 telephone kiosk outside Belgrave 9.9.86 Public House - II Telephone kiosk 1927. By Giles Gilbert Scott. Cast iron. Intact square kiosk of K2 type with domed roof, perforated crowns to top panels and glazing bars to windows and door.

GLHER NO.	NGR	DESCRIPTION (FROM GLHER)
MLO80526	TQ 25814 83509	Listed Building (II) CAMDEN TQ2583NE GREVILLE ROAD 798-1/70/711 (North side) 14/05/74 No.37 Regency Lodge II Detached villa. Mid C19. Stucco with rusticated quoins. Slated gabled roof with bracketed eaves. 2 storeys. 1 window with 1 window recessed entrance bay. Square-headed doorway with bracketed hood, fanlight and part-glazed door. Ground floor 3-window canted bay. Recessed sash and casement windows; 1st floor with segmental-arched heads, segmental bracketed pediment and balcony with pierced balustrade. INTERIOR: not inspected.
MLO80308	TQ 25711 84026	Listed Building (II) CAMDEN TQ2584SE PRIORY ROAD 798-1/59/1353 St Mary's Church Hall GV II Church hall. 1860s, probably by Horace Francis. Coursed Kentish ragstone with Bath stone dressings. Slated roofs with crested ridge tiles and gables to 5 bays. Gothic style. Single storey. 6 bays. Paired entrances with panelled timber doors under pointed arches flank a central window in the right hand bay. Bays articulated by buttresses with stone quoins and offsets. Each gabled bay has a 2-light traceried window. INTERIOR: hall with open timber truss roof.

Modern

GLHER No.	NGR	Description (from GLHER)
MLO80271	TQ 26056 83913	Listed Building (II*) CAMDEN TQ2683NW AINSWORTH WAY 798-1/71/1403 Nos.1-21 (Consecutive) 18/08/93 (including A and B to each number) II* See under: Alexandra Road Estate including walls, ramps & steps ROWLEY WAY. CAMDEN TQ2683NW ROWLEY WAY 798-1/71/1403 Nos.4-119 (Consecutive) 18/08/93 (incl. A & B to each number on S side, and A-K to each number on N side) II* See under: Alexandra Road Estate including walls, ramps & steps ROWLEY WAY. CAMDEN TQ2683NW ROWLEY WAY 798-1/71/1403 Community Centre and Boiler House to 18/08/93 Alexandra Road Estate II* See under: Alexandra Road Estate including walls, ramps & steps ROWLEY WAY. CAMDEN TQ2683NW ROWLEY WAY 798-1/71/1403 Alexandra Road Estate including 18/08/93 walls, ramps & steps (Formerly Listed as: ROWLEY WAY/ AINSWORTH WAY Alexandra Rd Est inc. Rowley Way, Ainsworth Way and walls, ramps, steps) II* Includes: Community Centre and Boiler House to Alexandra Road Estate ROWLEY WAY. Includes: Nos.4-119 (incl. A & B to each number on S side, and A-K to each number on N side) ROWLEY WAY. Includes: Nos.1-21 (including A and B to each number) AINSWORTH WAY. Housing estate. Designed 1968; built 1972-78. Designed by Neave Brown of Camden Architects' Department. Site-cast board-marked white, unpainted reinforced concrete. Flat roofs. Three parallel east-west blocks, the northern forming an acoustic wall to shield the estate from the adjacent railway line. The northern pair of blocks facing in towards the pedestrian street Rowley Way, and organised with stepped elevations facing in towards Rowley Way, each level providing private outdoor areas for every home. EXTERIOR: block A is of 7 storeys, Block B of 4 storeys. To the south of Rowley Way are play areas and a public park, separated by concrete walls and banks and by planting into a sequence of small spaces with built-in seating. Attached to the south is Ainsworth Way comprising 3 linked rows of 3-storey terraced houses. Block A, Rowley Way comprises 2-storey, 2-bed flats at the top and 2-storey, 3-bed flats at the bottom with 3 layers of single storey 1-bed flats between. Block B comprises 4 storeys of 2 and 3-bed maisonettes. There are garages beneath Block A and Rowley Way itself, which is paved in red terracotta blocks. Balconies to Blocks A and B have thick reinforced concrete handrails with glass panels beneath; floor to ceiling glazing to Rowley Way with thick dark-stained window frames. Ainsworth Way houses each comprise 1 bay, with paired entrances; top storey set back providing roof terrace with floor to ceiling windows and heavy reinforced concrete balustrade with glass panels beneath. Thick timber windows. Ground floor slightly raised over garages. Community centre is attached to the east of Ainsworth Way and Rowley Way, and has the boiler house below, with its tall 3-shafted metal chimney. The community centre is on 1 level, and of an irregular, triangular plan; horizontal strip windows and roof terrace. To north and west are attached ramps and staircases, including East Bridge and West Bridge. To the west also attached to Ainsworth Way housing is the play area and public park; play areas of irregular shape at several levels, linked by ramps and steps and enclosed and contained by robust board marked concrete walls and planting boxes, often diagonally set,

GLHER No.	NGR	Description (from GLHER)
		sometimes curved and some with inset seats. INTERIORS not inspected. SUBSIDIARY FEATURES: the 3 blocks which comprise Ainsworth Way are linked by low reinforced concrete walls, enclosing built-in seating areas; there is a further seating area attached to the west of Block B Rowley Way, with a raised circular section paved with granite sets and a lower rectangular section. (Architectural Review: August 1979; Architecture and Urbanism: November 1980; New York Times: 3 December, 1978).

Unknown Date

GLHER No.	NGR	Description (from GLHER)
MLO60246	TQ 2560 8345	STREAM (Unknown date)
MLO60247	TQ 2560 8345	Evaluation by C. Butterworth for WA, August 1994; site code CPA 94. The former channel of the Kilburn Stream was located. Its silt fills contained post-medieval pottery, mostly C18-19, down to its base (where fully excavated). The only early artefact found was a single sherd of an Oxfordshire mortarium, probably dating to C3-4, from one of the upper silt layers in the former channel. All the other features located were modern.
MLO76141	TQ 256 835	The silt-filled course of a former stream channel, the Kilburn Stream was recorded. The former channel contained post-medieval and modern artefacts at all levels although a single abraded sherd of Roman mortarium was found in the upper silt in Trench 6. Natural - London Clay encountered at 29.62m OD - 31.34m OD.

