



39a Priory Terrace, Kilburn, London, NW6 4DG

Archaeological Desk-Based Assessment

**Dorian A. T. A. Crone BA BArch DipTP RIBA MRTPI IHBC
Daniel Cummins MA (Oxon) MSc PhD
of
Heritage Information Ltd**

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Contents

Non-Technical Summary	2
1.0. Introduction	4
2.0. Location.....	5
3.0. Planning Framework	6
4.0. Geology and Topography	9
5.0. Archaeological and Historical Background	10
6.0. Site Visit and Description	16
7.0. Impact Assessment.....	18
8.0. Conclusions and Recommendations	20

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Contact details: Dorian Crone, datacrone@hotmail.co.uk

NON-TECHNICAL SUMMARY

This desktop archaeological assessment has been undertaken by Heritage and Design Consultant Dorian Crone BA BArch DipTP RIBA MRTPI IHBC and Historic Environment Consultant Dr Daniel Cummins MA (Oxon) MSc PhD, both of Heritage Information.

In accordance with national, regional and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the subject site.

The subject site comprises a corner site at the junction of Priory Terrace and Abbey Road. There is a pair of garages built in 1963 located to the west side of the site (only the eastern garage is within the ownership of the subject site), whilst the east of the site brownfield land with some planting following the clearance of a 19th century building during the early 1960s. The site is located within the Priory Road Conservation Area, London Borough of Camden and within the Kilburn Priory and Settlement Archaeological Priority Area (APA), designated a Tier 2 APA by the Greater London Archaeological Advisory Service (GLAAS).

The proposals include the demolition of the existing eastern garage on the subject site and the construction of a residential dwelling comprising a basement, lower and upper ground floors, and a roof terrace. The proposals will involve a maximum of 4m of excavation below existing ground levels and piled foundations to a depth of 15m.

The subject site itself possesses overall low heritage significance values derived from the existing standing fabric, although the value of the setting is considered to be medium. A detailed assessment of the context of the subject site and its significance can be found in the “Heritage Statement” (May 2020), also by Heritage Information.

The proposal is not considered to cause any harm or loss of significance to the designated heritage assets identified within a 750m radius of the subject site. A detailed assessment of the impact on the character and appearance of the Priory Road Conservation Area and on the setting of the Grade II listed St Mary’s Church can be found in the “Heritage Statement” (May 2020).

Based on the Greater London HER, cartographic and documentary evidence within a radius of 750m, the subject site is considered to have a moderate potential for Medieval and Post-Medieval archaeology given the proximity of the conjectural site of Kilburn Priory. The extent and exact location of the precinct is not known, but may have extended towards the 19th century line of Abbey Road (the boundary of the Kilburn Priory Estate) and there have been unsubstantiated reports that the existing St Mary’s Church may have been built near the priory church and farm buildings. Any archaeological evidence relating to the medieval priory would likely be of regional significance in determining the layout and location of the precinct and its buildings.

A moderate potential for Modern archaeology of local significance has been identified. However, any Modern archaeology would comprise evidence of the mid-19th century development of the site as a stableyard with some residential accommodation. Such evidence would likely be of local or negligible

significance in its potential to increase existing knowledge relating to the history and development of this part of the borough.

A low potential has been identified for the Prehistoric, Roman and Anglo-Saxon periods given the paucity of finds and features within 750m of the site.

The potential for buried archaeology within the subject site has been compromised by past impacts, including the development of the area during the mid-19th century which included some excavation of lower ground floors, which may have damaged or removed any archaeological deposits or remains from the upper ground levels. It is possible, however, that deeper archaeological remains could survive below the level of the modern truncation at the site depending on the depth of previous ground intrusion.

Initial advice was sought from the Greater London Archaeological Advisory Service based on the assessment outlined above. GLAAS considered that whilst there is a moderate potential for medieval and post-medieval archaeology given the immediate proximity of the potential precinct and buildings of Kilburn Priory, the proposed development is not extensive in development terms and so any archaeological impact would be minimal. GLAAS have stated they would not be recommending any further archaeological investigation. No further archaeological work is therefore considered to be necessary as part of the proposed development.

1.0. INTRODUCTION

- 1.1. The subject site at 39a Priory Terrace, London, NW6 4DG comprises a corner site at the junction of Priory Terrace and Abbey Road. There is a pair of garages built in 1963 located to the west side of the site (only the eastern garage is within the ownership of the subject site), whilst the east of the site is brownfield land with some planting following the clearance of a 19th century building during the early 1960s. The site is located within the Priory Road Conservation Area, London Borough of Camden and within the Kilburn Priory and Settlement Archaeological Priority Area. Full details of the site, its context and significance can be found in the Heritage Statement (Heritage Information, May 2020).
- 1.2. Planning Permission is being sought for the redevelopment of the subject site. The proposals include the demolition of the existing eastern garage on the subject site and the construction of a residential dwelling comprising a basement, lower and upper ground floors, and a roof terrace. The proposals will involve a maximum of 4m of excavation below existing ground levels and piled foundations to a depth of 15m.
- 1.3. The primary aim of this desk-based assessment is to provide an appraisal of the archaeological potential of the subject site by presenting an account of the available archaeological and historic data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions and will allow for the development of an appropriate strategy to mitigate the effects of development on the archaeology, if this is warranted.
- 1.4. The evidence for this desk-based assessment has been drawn from the Greater London Historic Environment Record, as well as cartographic and other material located at the Camden Local Studies and Archives Centre. A site visit was conducted on 3rd February 2020. This assessment has been written in accordance with the guidance published by GLAAS (2015) regarding archaeological projects in Greater London, and by the Chartered Institute for Archaeologists (CIfA), particularly *Standard and Guidance for Historic Environment Desk-Based Assessment* (2014).

2.0. LOCATION

- 2.1. The subject site is located on the west side of the junction of Priory Terrace with Abbey Road, which falls within the Priory Road Conservation Area, London Borough of Camden (Figure 1).

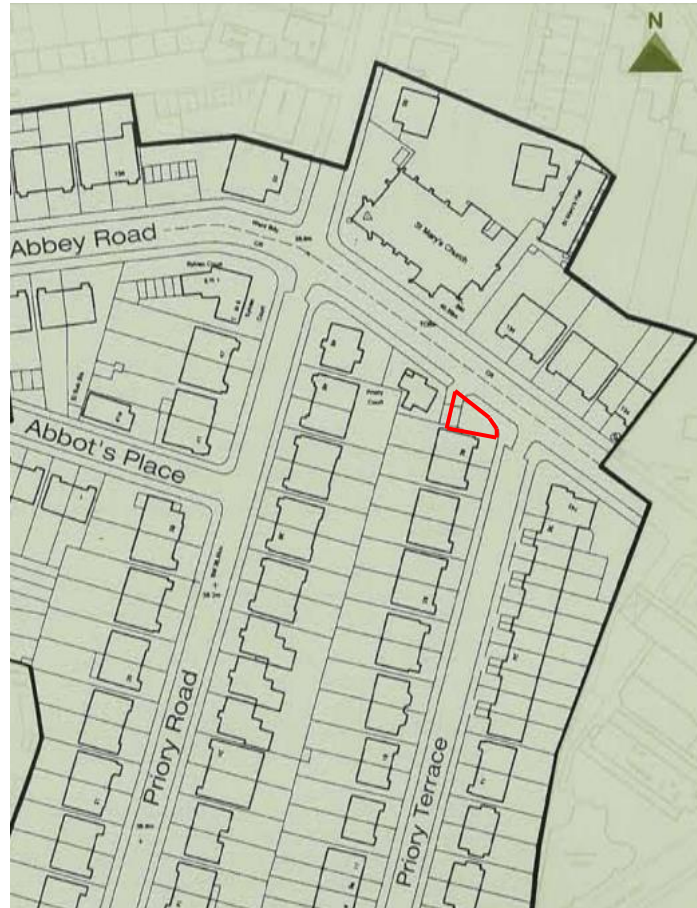


Figure 1: The location of the subject site (outlined in red) within the Priory Road Conservation Area.

3.0. PLANNING FRAMEWORK

- 3.0.1. There are a number of national, regional and local planning policies relevant to the proposed works at the subject site based on the constraints of the site; any heritage assets and their settings which may be affected by the proposed development have been identified during the site visit and an examination of the Greater London HER. A more detailed description of the identified heritage assets and their settings can be found in the Heritage Statement (May 2020). These planning policies have been taken into account in establishing the likely impact of the proposals on the archaeological potential of the subject site.
- 3.0.2. The subject site is located within the Priory Road Conservation Area. The character and appearance of the Priory Road Conservation Area is defined by its original street pattern and homogeneous architectural language in the Italianate style of classical architecture which prevailed during the mid-19th century. It is a largely intact example of a mid-19th century suburban development comprising residential streets, shops and a church.
- 3.0.3. The Grade II statutorily listed St Mary's Church, Kilburn is located diagonally opposite the subject site on the north side of Abbey Road. The setting of the church comprises the busy traffic thoroughfare of Abbey Road and the mid-19th century terraces and semi-detached villas on Abbey Road, Priory Road and Priory Terrace. Other statutorily listed buildings identified by the GLHER within 750m of the subject site are considered too remote for the proposals to have any impact.
- 3.0.4. The subject site is located within the Kilburn Priory and Settlement Archaeological Priority Area, designated a Tier 2 APA. A Tier 2 APA is a defined area in which there is specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Planning decisions are expected to make a balanced judgement for non-designated assets considered of less than national importance considering the scale of any harm and the significance of the asset. The APA covers a stretch of Roman Watling Street, the historic settlement of Kilburn and its medieval priory; it has been classified as Tier 2 because it is an historic settlement with medieval origins and includes the medieval Kilburn Priory.

3.1. National Planning Policy Framework

- 3.1.1. The Government adopted the revised National Planning Policy Framework (the NPPF) in February 2019, which sets out the overall objectives for planning strategy at a national level and how they are expected to be applied. The NPPF integrates planning strategy for all heritage assets, both below and above ground, and provides guidance on managing change to the historic environment as a whole, including buildings and structures, landscapes, archaeological sites and wrecks. The document makes clear that the significance of heritage assets and their settings, whether designated or not, needs to be considered within the planning process. The NPPF advocates an integrated approach using evidential, historical, aesthetic and communal values in order to ensure that planning decisions are based upon the nature, extent and significance of the heritage assets. Chapter 16 of the NPPF, 'Conserving and enhancing the historic environment' is the key section regarding heritage assets.

16 Conserving and enhancing the historic environment

- 3.1.2. 189. *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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
- 3.1.3. 193. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
- 3.1.4. 197. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
- 3.1.5. 199. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

3.2. Planning Practice Guidance

- 3.2. Updated in July 2019, the PPG is an online guidance resource which is updated continuously. Regarding non-designated archaeology, the PPG states at Paragraph 041 Reference ID 18a-041-20190723:

'Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

Decision-taking regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated following an initial assessment of archaeological interest only a small proportion – around 3 per cent – of all planning applications justify a requirement for detailed assessment'.

3.3. Regional Policy

3.3.1. The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2036. Chapter 7 sets out policies on a range of issues about the places and spaces in which Londoners live, work and visit. The policies are designed to create a city of diverse, strong, secure and accessible neighbourhoods, and a city that delights the senses which has the best of modern architecture while also making the most of London's built heritage (London Plan, para. 7.1.).

3.3.2. **Policy 7.8** deals with heritage assets and archaeology:

Strategic

- *A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilizing their positive role in place shaping can be taken into account.*
- *B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

3.3.3. **Planning Decisions**

- *C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- *D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*
- *E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

3.4. Local Policy

Camden Local Plan (2017)

3.4.1. Policy D2 deals with heritage, including archaeological remains:

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Archaeology *The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.*

If important archaeological remains are found, the Council will seek to resist development which adversely affects remains and to minimise the impact of development schemes by requiring either in situ preservation or a programme of excavation, recording, publication and archiving of remains. There will usually be a presumption in favour of in situ preservation of remains and, if important archaeological remains are found, measures should be adopted to allow the remains to be permanently preserved in situ. Where in situ preservation is not feasible, no development shall take place until satisfactory excavation and recording of the remains has been carried out on site and subsequent analysis, publication and archiving undertaken by an archaeological organisation approved by the Council (para. 7.66).

4.0. GEOLOGY AND TOPOGRAPHY

- 4.1. According to the British Geological Survey, the underlying geology at of the subject site is comprised of London Clay Formation, which is overlain by a series of gravel terraces. No geotechnical data is available from within the site itself, although survey data indicates the ground level across the subject site lies at +37.7m OD. The site is located towards the top of a gentle slope which climbs gradually from +35.7m OD to the south on Belsize Road and continues to climb to the north, reaching +47.5m OD at the northern end of Priory Road. There has been no previous archaeological work in the immediate area which provides other indicators of the levels at which the natural sand and gravels may be expected.

5.0. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1. There are a number of recorded entries on the Greater London Historic Environment Record recording archaeological investigations and findspots, and statutorily listed buildings within 750m of the subject site (radius as advised by GLAAS). No recorded previous archaeological work has been undertaken within the subject site itself. In determining the significance of any potential archaeological remains, the following criteria have been used:

- **National** – undesignated assets of the quality and importance to be treated as designated heritage assets under the NPPF, or assets which contribute to national research agendas;
- **Regional** – assets which contribute to regional research agendas;
- **Local** – assets with importance to local interest groups or which contribute to local research objectives;
- **Negligible** – assets with little or no archaeological interest.

5.2. Prehistoric (to AD 43)

5.2.1. There has been on fine of Palaeolithic date within 750m of the subject site – a handaxe found near Carlton Hill some 715m to the south-east of the site (MLO19544). Otherwise, there have been no Mesolithic, Neolithic, Bronze Age or Iron Age finds or features identified within 750m of the subject site. **The potential for Prehistoric archaeology is therefore considered to be low**; any remains are likely to be of local or regional significance.

5.3. Roman (AD 43 – 410)

5.3.1. The line of Watling Street runs c.400m to the south-west of the subject site (the present Kilburn High Road/Edgware Road) (MLO2868, MLO17772). Features associated with Roman roads include evidence for settlement, ditches and evidence of land division, as well as burials. A residual fragment of mortarium was found at Carlton Plaza in the former channel of the Kilburn Stream 475m to the south of the subject site (MLO 76141), and residual pottery was identified on Belsize Road 250m to the south of the site (MLO58884). Based on this evidence, there is considered to be little if any potential for extensive Roman activity within the immediate vicinity of the subject site and so **there is considered to be a low potential for Roman archaeology** likely to be of local or regional significance.

5.4. Anglo Saxon / Early Medieval (AD 410 – 1066)

5.4.1. There have been no Saxon or Early Medieval finds or features discovered within 750m of the subject site. **The potential of the subject site for Anglo-Saxon archaeology is therefore considered to be low.**

5.5. Medieval (AD 1066 – 1485)

- 5.5.1. The name Kilburn appears to derive from “Cuneburna” which was first used in 1134 pertaining to the priory which had been built adjoining the stream. The boundaries of the medieval priory precinct are not known, and it may well be that the eastern boundary of the later Abbey Farm Estate (roughly the north side of Abbey Road) marked the eastern boundary of the precinct. Indeed, a number of sources suggest that the 19th century Church of St Mary and All Souls was built on the northern boundary of the estate adjoining the site of the former priory chapel and farm (Walford, 1878). The Abbey Farm lands are said to have comprised 45 acres, including the priory outbuildings. A settlement is thought to have grown on Kilburn High Road (Watling Street) from around 1296 and became a stopping place for travellers and pilgrims (MLO68868). There was a medieval bridge where the Westbourne crossed under the High Road (MLO16932). The Medieval period is not therefore well-represented within 750m of the subject site, although the Priory precinct is likely to have been located in the immediate vicinity to the south. **The potential of the subject site for Medieval archaeology is therefore considered to be moderate.** Any finds are likely to be of regional significance in determining the layout of the priory precinct and its buildings..

5.6. Post-Medieval (AD 1485 – 1749)

- 5.6.1. The site of Kilburn Priory has not been identified with any certainty, although it is thought likely to have been located to the east of Kilburn High Road around the site of the Kilburn High Road underground station around the junction of Belsize Road and Kilburn Priory - 400m to the south-west of the subject site. Excavations of the railway cutting at Kilburn in 1850 revealed foundations, tessellated tiles, gothic patterned keys and human bones suggesting proximity to the priory (DLO35596). The priory was expanded shortly before its dissolution in 1535, when it comprised a church (MLO46394), great hall (MLO46395), buttery (MLO46397), cellars (MLO46398), a kitchen (MLO46400) and a brewhouse and bakehouse (MLO46401, MLO46402). Earthworks, possibly fishponds and a moat, were still evident during the 18th century (MLO46421, MLO53722) and a building traditionally attributed to the Priory was still standing in 1722 (Figure 3); all had gone by 1814 (MLO20068). The priory guesthouse dating from 1444 may been located on the site of an inn (the Red Lion and later the Bell); a number of inns were to be found along the High Road for travellers using the thoroughfare to the north. The Kilburn Wells, which opened in 1714 as a leisure house and gardens for tea drinking, were located away from the Priory site. Unlike elsewhere in London, the wells did not encourage the development of housing.
- 5.6.2. The subject site was located within the fields belonging to Abbey Farm throughout this period. Evidence of Post-Medieval plough soils and agricultural uses has been found to the south of the site at 258-62 Belsize Road (MLO118373). The Rocque Map of 1754 indicates the presence of a number of scattered buildings on a lane marked Kilburn Abbey Lane (the area was also marked Kilburn Abbey) to the east of the Kilburn High Road and the stream, which may suggest the approximate location of the priory buildings and the possible widespread extent of the precinct (Figure 2). **The potential of the subject site for Post-Medieval Archaeology is therefore considered to be moderate.** Any finds are likely to be of regional significance in determining the layout of the priory precinct and its buildings.

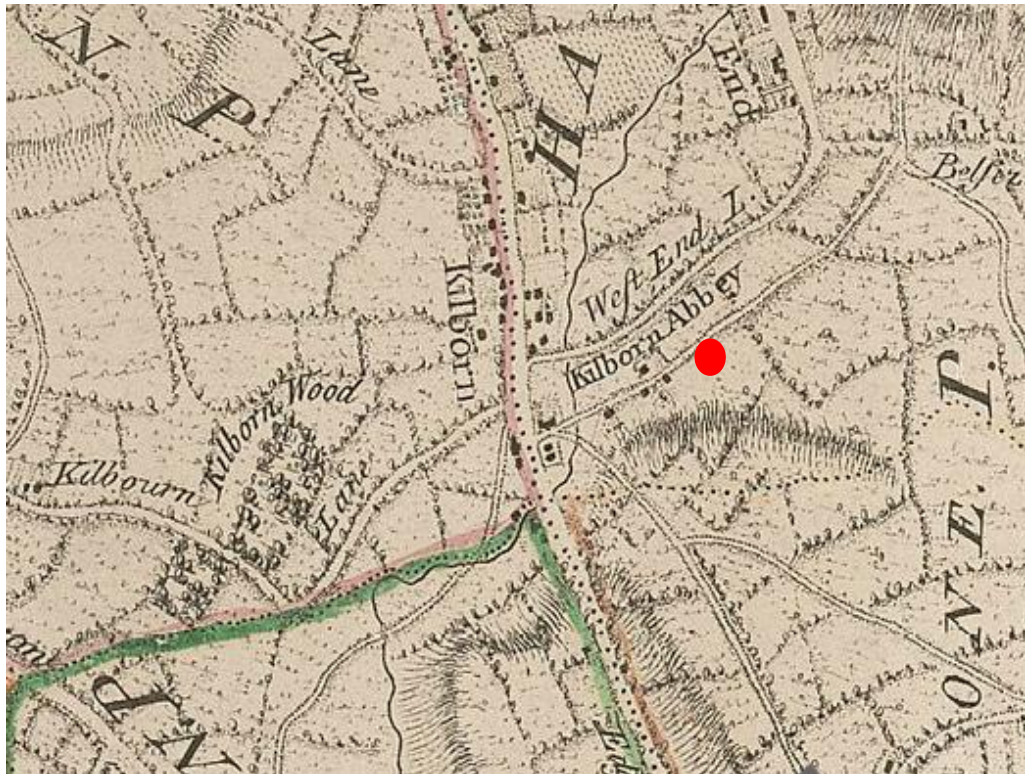


Figure 2: Rocque Map of Middlesex (1754), the approximate location of the subject site indicated in red.

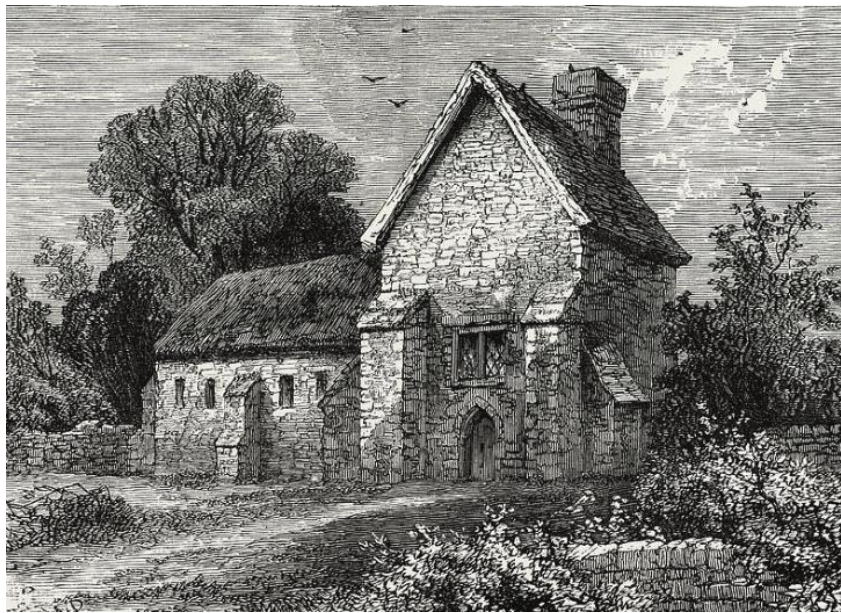


Figure 3: Kilburn Priory, as it appeared in 1722.

5.7. Modern (AD 1750 – Present)

- 5.7.1. The site remained undeveloped throughout the 18th century and into the 19th century. Some development began to take place during the 1820s with the building of some houses on Abbey Lane of West End Lane and the laying out of Greville Place. The area was still largely rural in 1830, the western arm of Abbey Road ending at the boundary of the Abbey Farm (Kilburn Priory) Estate. Priory Road/Kilburn Priory was a tree-lined avenue before becoming a track (Figure 4).



Figure 4: Greenwood Map (1830), the approximate location of the subject site indicated in red.

5.7.2. It was not until the 1850s that development of the Kilburn Priory Estate continued under Colonel Arthur Upton who made a building agreement with builder George Duncan. Archaeological evidence for the expansion of the development has been found on Belsize Road to the south of the subject site, comprising a 19th century land drain (MLO558890), as well as modern road layers and service related deposits which were recorded within a number of roads on the estate in 2007-09 (ELO10285). Duncan erected pairs of “good class villas” along St George’s Road, which linked the extended Abbey Road with Belsize Road. Duncan developed most of the land north of the railway line which was driven through the estate in 1837. Some 200 houses were built on the estate between 1851 and 1857. A site on the northern boundary was set aside for a church on the north side of Abbey Road, which was built in 1856 (allegedly near the site of the priory chapel – see above). Kilburn station had been opened in 1852 after great efforts made by Duncan, and he built ground-floor shops along Belsize Road. By the first edition of the Ordnance Survey (1865-66), the subject site had been developed on the junction of St George’s Road and Abbey Road adjacent to the final pair of villas on the west side of the former (Figure 5). It appears to have adjoined the last semi-detached house at No. 39 St George’s Road via a narrow covered way which linked the front with the rear garden.



Figure 5: Ordnance Survey (1865-66).

- 5.7.3. By the 1890s, two large glazed structures had been built adjoining the north elevation of the subject site, which may have provided a covered yard (Figure 6). The east elevation at the turn of the 20th century can be seen in Figure 7. The building was single storey only and two window bays in width; it was clearly designed to reflect the architectural language of the adjoining pair of semi-detached houses, comprising rusticated stucco to the ground floor and utilised the same window proportions and fenestration pattern. The string course of the pair of semi-detached houses was continued on the subject site as a cornice, above which was a bottle balustrade. The curtains visible in the windows suggest the east rooms housed the residential accommodation, meaning the western part of the building fronting the yard areas was used for stabling. No covered way to the rear is visible as depicted on the maps, which suggests it may have been at lower ground floor level.



Figure 6: Ordnance Survey (1895).



Figure 7: No. 39a St George's Road, early 20th century (Camden Archives).

- 5.7.4. The mixed uses of the subject site are recorded in both the electoral registers and the street directories. In 1910-1911, No.39a was occupied by Thomas Stallibrass and Edward Taylor who were listed as “jobmasters” – they provided horses and carriages for hire. Their coachman, Alfred Bennett, occupied the residential accommodation with his wife and two daughters in 1911.
- 5.7.5. No further changes are recorded at the subject site. There was no bomb damage during the Second World War. At some point during the late 1950s or early 1960s, the subject site was demolished. A pair of garages was erected in 1963 on the western part of the cleared site (LB Camden Drainage Plans) (Figure 8).
- 5.7.6. **The potential for modern archaeology is therefore considered to be moderate.** Any Modern archaeology is likely to comprise evidence of the mid-19th century development of the site as a stableyard with some residential accommodation, the buildings from which time were demolished during the 1960s. It is considered therefore that any Modern archaeology would likely be of local or negligible significance in its potential to increase existing knowledge relating to the history and development of this part of the borough.



Figure 8: Ordnance Survey (1966-74).

6.0. SITE VISIT AND DESCRIPTION

- 6.1. The eastern part of the subject site comprises minimal soft landscaping which is bounded by a curved low brick boundary wall with capping (Figure 9). This was the part of the site which was historically developed with the residential accommodation that would have provided an appropriate termination of Priory Terrace at the junction with Abbey Road; the original building reflected the uniformity and architectural language of the surrounding streets within the Kilburn Priory Estate (ref. Figure 7). Since its demolition, the site appears as an unresolved and somewhat uncomfortable termination of the buildings at the north end of Priory Terrace, exposing the lower part of the side (north) elevation of No 39 which was not designed to be seen, with its plain and utilitarian appearance contrasting with the architectural detailing of the upper floors of the elevation which include round-arched window openings with timber sash windows with margin lights, and a moulded string course (Figures 9 and 10).
- 6.2. Within the western part of the site is a pair of garages accessed from Abbey Road; these were built on the original stable and open stableyard following the demolition of the building on the eastern part of the site during the early 1960s. The garages are plain and utilitarian in their form and use of materials, comprising brickwork to the side walls, a sloping flat roof and modern metal up-and-over doors. Given the quality and homogeneity of the built form within the surrounding streets, the garages are a conspicuous and unsightly presence of no architectural merit (Figure 10). Only the eastern garage falls within the ownership of the subject site.



Figure 9: The subject site on the corner of Priory Terrace and Abbey Road, depicting the altered boundary treatment, unsightly flank wall of the existing garages, the plain lower ground floor treatment of the side elevation of No. 39, and the poor-quality minimal landscaping.



Figure 10: The subject site from Abbey Road, illustrating the unsightly 1960s pair of garages and the plain lower ground floor treatment of the side elevation of No. 39.

7.0. IMPACT ASSESSMENT

Past Impacts

- 7.1. The cartographic and documentary sources and fabric on the site reveal that the subject site at 39a Priory Terrace was developed during the mid-19th century as a stableyard and building with residential accommodation. Before this, it formed part of an agricultural field forming part of the Kilburn Priory Estate; it is unclear whether the precinct of the priory extended this far from the likely site of the principal priory buildings to the south at the junction of Kilburn Priory and Belsize Road. The site was cleared in 1963 and the existing pair of garages built (the eastern of which falls within the subject site).
- 7.2. It is likely that the mid-19th century development of the site led to the truncation of archaeological deposits. As access to the rear of No. 39 appears to have been at lower ground floor level of that semi-detached villa, it is likely the building on the subject site was built at the same ground level. The clearance of the site during the 1960s may have caused some further minimal disturbance, whilst the foundations of the garages disturbed previously undeveloped ground within the former stableyard – albeit with likely minimal foundations.

The Significance of the Site and Potential Impacts

- 7.3. A detailed assessment of significance can be found within the Heritage Statement (May 2020). **Archaeological interest is considered to be medium** given the close proximity to the supposed site of the medieval priory. The site forms part of the Kilburn Priory Estate, a highly successful and compact suburban development of the mid-19th century. It was developed at an early stage (if not originally) as a semi-commercial site providing a stableyard and some residential accommodation for which it was used throughout the 19th and early 20th centuries. An appreciation and understanding of these former uses is no longer possible since the clearance of the site during the early 1960s – **historic interest is low**. **Architectural and artistic interest is low** because the existing garages lack any architectural merit, whilst the altered boundary treatment, minimal poor-quality landscaping and use of the site for bin storage makes for an overall unsightly corner plot at a key junction location within the Priory Road Conservation Area. The subject site is located within the Priory Road Conservation Area and within the setting of the Grade II listed Church of St Mary. The subject site is considered to make a negative contribution to the character and appearance of the Conservation Area at this key junction location which illustrates some of the key attributes of the Area's significance. **The value of the setting is therefore considered to be medium.**
- 7.4. A detailed assessment of the impact of the scheme on the character and appearance of the Conservation Area and on the setting of the Grade II listed church can be found in the Heritage Statement (May 2020), also produced by Heritage Information Ltd. In summary, it is considered that the proposals will have a **minimal and neutral to positive impact** on the character and appearance of the Priory Road Conservation Area, and on the settings of other nearby heritage assets. The proposals have been guided by a detailed understanding of the local character and comprise a building of a high-quality and visually literate design, which better reflects the prevailing architectural language, detailing and use of materials within the Conservation Area. It responds positively to its context and provides enhanced

townscape and architectural interest on this important junction location on the corner of Priory Terrace and Abbey Road.

- 7.5. The proposed groundwork is illustrated in the following proposed sections (Figures 11a and 11b). The groundwork associated with the excavation of a new basement to a maximum depth of 4 metres, together with piled foundations to a depth of 15 metres would have negative implications on any potential buried archaeological remains within the site. Whilst the excavation and development of the adjoining semi-detached villa and construction of the previous building on the site may have damaged or truncated any archaeological features within the top layers, it is likely that these impact proposed excavation and piled foundations to an increased depth would cut through or remove any deeper archaeological features or finds. The extent and exact location of the precinct is not known, but may have extended towards the 19th century line of Abbey Road (the boundary of the Kilburn Priory Estate) and there have been unsubstantiated reports that the existing St Mary's Church was built near the priory church and farm buildings. Whilst the proposals may result in the loss of significance to any unidentified buried archaeological assets, the extent of the development is considered to be minimal and would thus cause have **minimal impact**.

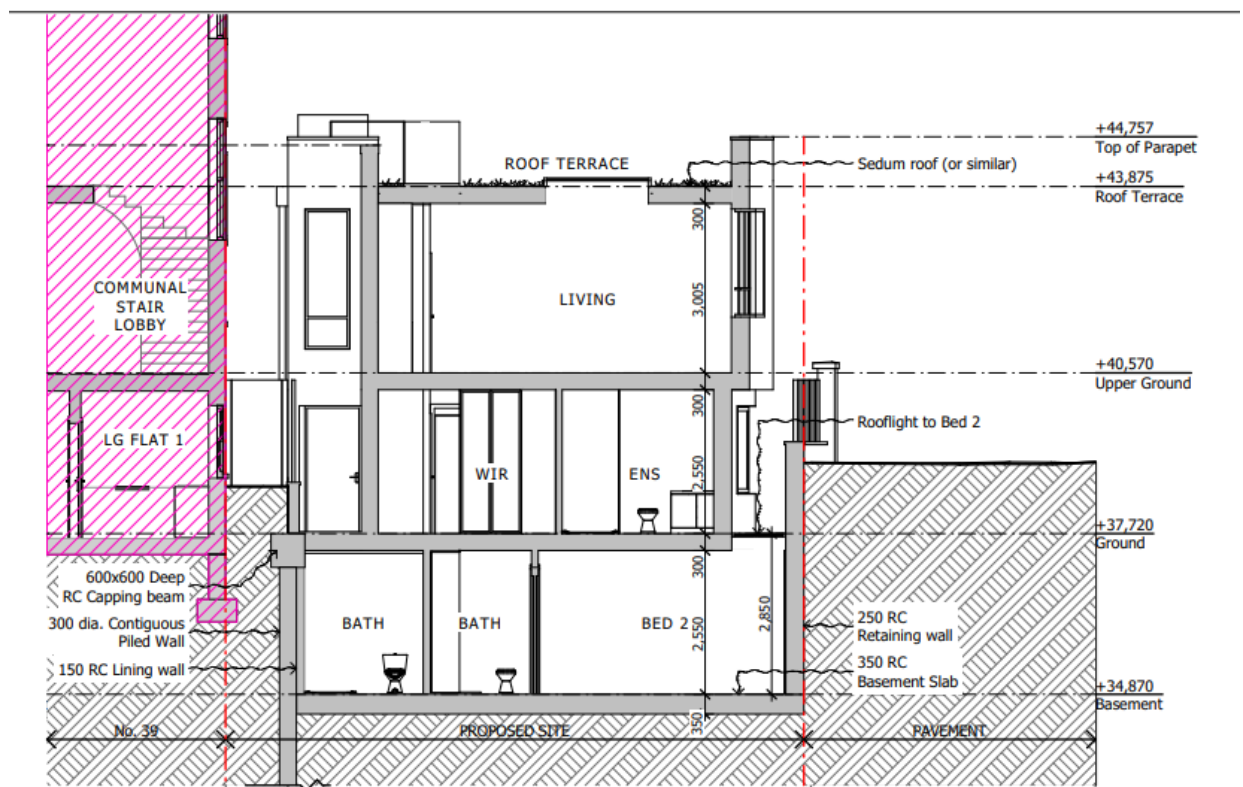


Figure 11a: Proposed section AA of the subject site, illustrating the extent of the proposed basement extension and increased depth.

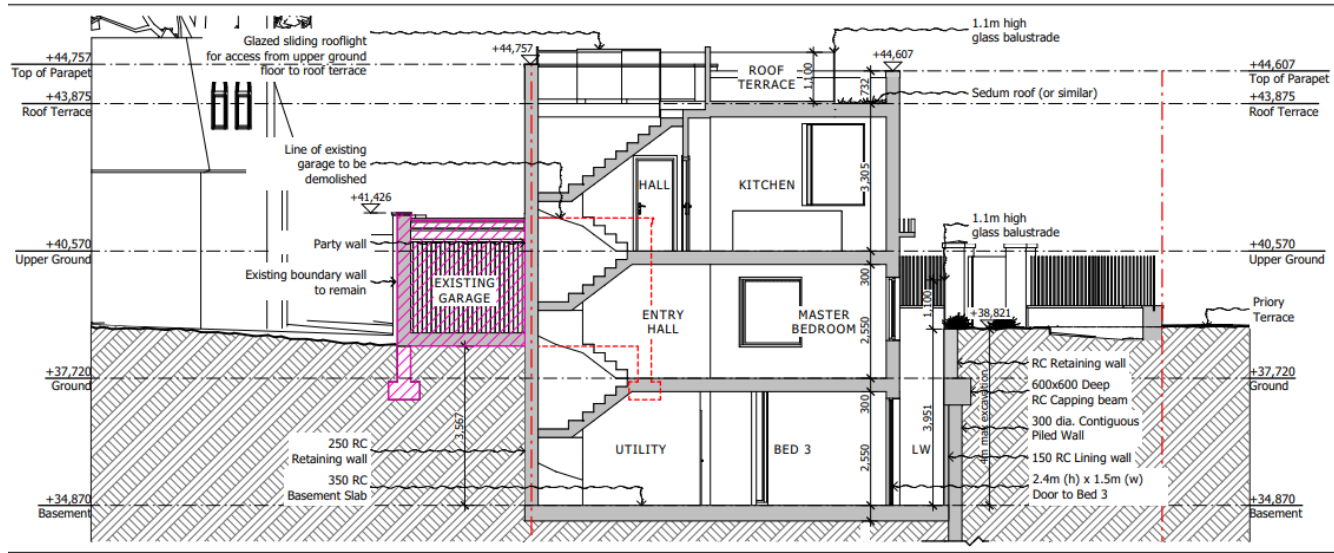


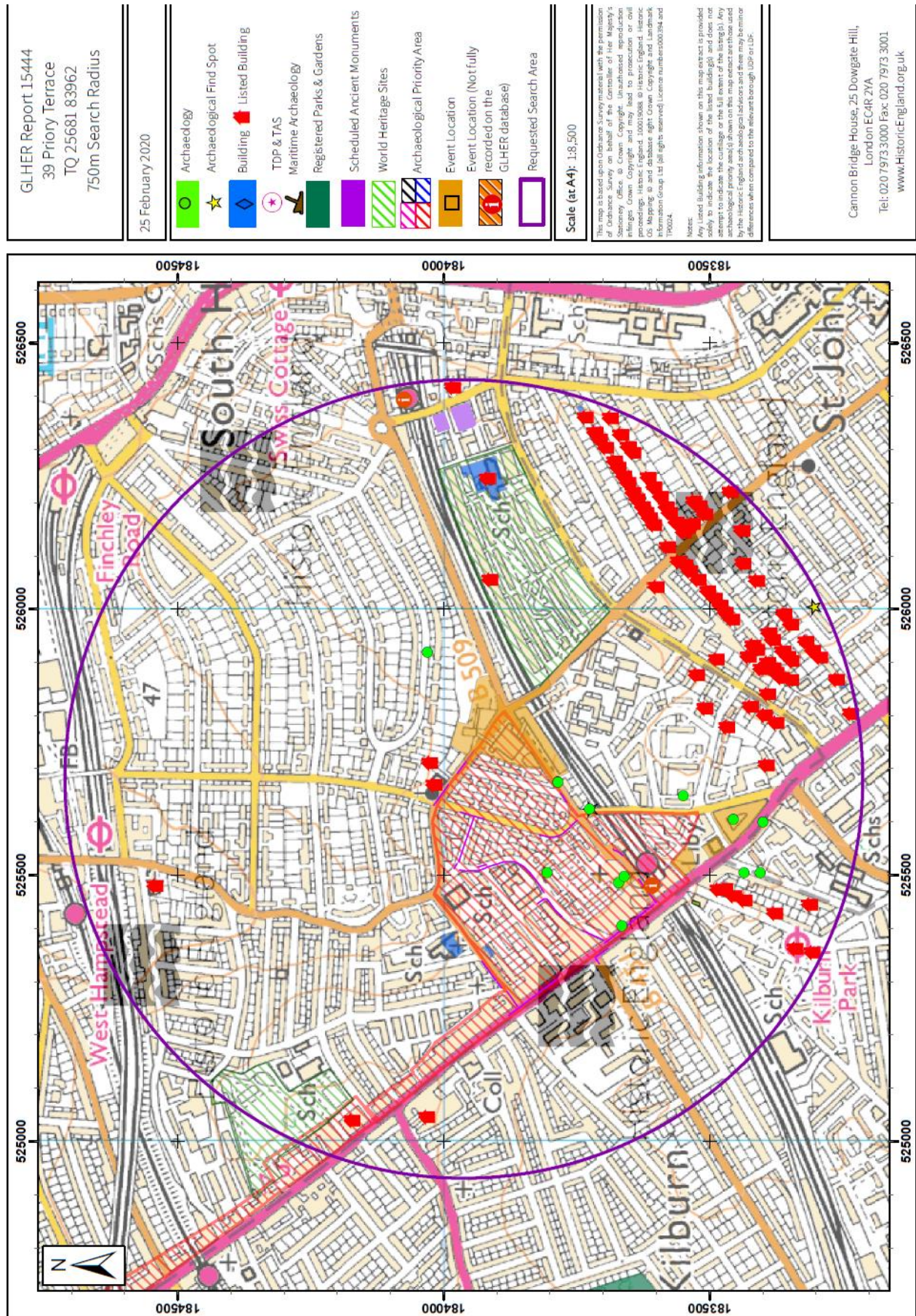
Figure 11b Proposed section BB of the subject site, illustrating the extent of the proposed basement extension and increased depth.

8.0. CONCLUSIONS AND RECOMMENDATIONS

- 8.1. Based on the available evidence, the subject site has been developed from the mid-19th century. Prior to the 19th century it formed part of the farmland associated with the Kilburn Priory Estate, before which it belonged to the medieval Kilburn Priory; whether the site is located within the precinct of the priory is not known based on the available evidence.
- 8.2. This study has identified those heritage assets which could potentially be affected by the proposals on the subject site. The proposal is not considered to cause any harm or loss of significance to the heritage assets identified within a 750m radius of the subject site. A detailed assessment of the impact on the character and appearance of the Priory Road Conservation Area and on the setting of the Grade II listed St Mary's Church can be found in the "Heritage Statement" (May 2020).
- 8.3. Based on the Greater London HER, cartographic and documentary evidence, within the subject site it is considered that there is a moderate potential for Medieval and Post-Medieval archaeology given the proximity of the conjectural site of Kilburn Priory. The extent of the precinct is not known, but may have extended towards the 19th century line of Abbey Road (the boundary of the Kilburn Priory Estate) and there have been unsubstantiated reports that the existing St Mary's Church was built near the priory church and farm buildings. Any archaeological evidence relating to the medieval priory would likely be of regional significance in determining the layout and location of the precinct and its buildings. A moderate potential for Modern archaeology of local significance has been identified. However, any Modern archaeology would comprise evidence of the mid-19th century development of the site as a stableyard with some residential accommodation. Such evidence would likely be of local or negligible significance in its potential to increase existing knowledge relating to the history and development of this part of the borough. A low potential has been identified for the Prehistoric, Roman and Anglo-Saxon periods given the paucity of finds and features within 750m of the site.

- 8.4. The potential for buried archaeology within the subject site has been compromised by past impacts, including the development of the area during the mid-19th century which included some excavation of lower ground floors, which may have damaged or removed any archaeological deposits or remains from the upper ground levels. It is possible, however, that deeper archaeological remains could survive below the level of the modern truncation at the site depending on the depth of previous ground intrusion.
- 8.5. Initial advice was sought from the Greater London Archaeological Advisory Service based on the assessment outlined above. GLAAS considered that whilst there is a moderate potential for medieval and post-medieval archaeology given the immediate proximity of the potential precinct and buildings of Kilburn Priory, the proposed development is not extensive in development terms and so any archaeological impact would be minimal. GLAAS have stated they would not be recommending any further archaeological investigation. No further archaeological work is therefore considered to be necessary as part of the proposed development.

Appendix 1: Location Map showing GLHER Records within 750m of the Subject Site



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