



# Archaeological Desk Based Assessment

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

June 2022 | Project Ref 7919

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## Contents

### Non-Technical Summary

<b>1. Introduction .....</b>	<b>6</b>
<b>2. Methodology .....</b>	<b>9</b>
<b>3. Relevant Policy Framework .....</b>	<b>11</b>
<b>4. Archaeological Background .....</b>	<b>14</b>
<b>5. Impact Assessment .....</b>	<b>26</b>
<b>6. Conclusions .....</b>	<b>29</b>
<b>7. Figures .....</b>	<b>31</b>

## Figures

<b>Fig. 1</b>	<b>Site Location</b>
<b>Fig. 2</b>	<b>Topography in the 500m Study Area</b>
<b>Fig. 3</b>	<b>Archaeological Monuments recorded on the GLHER within the 500m Study Area</b>
<b>Fig. 4</b>	<b>Previous Archaeological Investigations recorded on the GLHER within the 500m Study Area</b>
<b>Fig. 5</b>	<b>Archaeological Priority Areas recorded on the GLHER within the 500m Study Area</b>
<b>Fig. 6</b>	<b>1871-1872 Ordnance Survey, 1:2500</b>
<b>Fig. 7</b>	<b>1896 Ordnance Survey, 1:2500</b>
<b>Fig. 8</b>	<b>1902 Insurance Plan of London West North-West District Vol. B: Sheet 13</b>
<b>Fig. 9</b>	<b>1935 Ordnance Survey, 1:2500</b>
<b>Fig. 10</b>	<b>1955 Ordnance Survey, 1:2500</b>
<b>Fig. 11</b>	<b>1970 Ordnance Survey, 1:2500</b>
<b>Fig. 12</b>	<b>1990-1991 Ordnance Survey, 1:2500</b>

**Fig. 13 2022 Satellite Image of the Application Site**

**Fig. 14 The Proposed Development Plan**

## Appendices

**App. 1 Greater London Historic Environment Record Tables**

## Non-Technical Summary

*This archaeological desk-based assessment has been prepared by Charlotte Vallance of HCUK Group on behalf of KK4 Ltd to inform proposals for the refurbishment and conversion of the former Bird in Hand public house into a residential dwelling. The existing basement will be retained and converted into a cinema. The 20th century extension will be demolished and new five storey apartment block comprising nine dwellings will be constructed in the former yard.*

*The Site lies within the Tier 2 Archaeological Priority Area of Kilburn Priory and Settlement which covers a stretch of Roman Watling Street, the historic settlement of Kilburn and its medieval priory. The settlement covered both sides of Kilburn High Road. The hermitage and priory lay to the east of the road. The APA is classified as Tier 2 because it is a historic settlement with medieval origins and includes the medieval Kilburn priory. It also includes a corridor alongside the Roman road.*

*The assessment has confirmed that there are no known designated or non-designated heritage assets in the Site, however there is medium potential for below-ground archaeological remain associated with the Roman, medieval, and post-medieval periods to be present in the Site.*

*Given the proximity to the course of Watling Street, there is potential for finding evidence of Roman roadside activity within the Site.*

*The Site is located on the southside of West End Lane, a throughfare which very likely originated in the medieval period. It is also located on the course of the Kilburn Stream, now an underground channel which flows from north to south through the Site. Therefore, there is potential for archaeological remains associated with agriculture, drainage, channel improvements, channel widening, reinforcement and riverbed dredging to be present within the Site. Remains of a bridge which took West End Lane over the stream cannot be discounted.*

*The potential for all archaeology from all other periods is low. Any remains found are likely to be of low-medium importance.*

*The areas of significant impact on hitherto unknown below ground archaeological remains and deposits are likely to be in the footprint of the proposed apartment building where deep excavations are likely to be necessary.*

*With the exception of its extension, the former Bird in Hand public house will be retained as part of the proposed development, however the building itself may contain fabric of archaeological significance which may require recording prior to any refurbishment work.*

*The scope of any further archaeological works that would be needed in advance or during development of the Site would need to be discussed and agreed with Greater London Archaeology Advisory Service, in their capacity as the archaeological advisor to the local planning authority.*

# 1. Introduction

## Background

- 1.1** This archaeological desk-based assessment has been prepared by Charlotte Vallance of HCUK Group on behalf of KK4 Ltd. Documentary Research has been carried out by the author.
- 1.2** The site in question is known as Bird in Hand, West End Lane, Kilburn, NW6 4NX (Figure 1), occupying an area of 0.04ha and centred at NGR TQ 25451 83776. It is hereafter referred to as the Site.
- 1.3** The Site is located in the London Borough of Camden, which partly lies within the district of Kilburn. Historically Kilburn was part of the parish of Willesden in the county of Middlesex.
- 1.4** The Site comprises the former 'Bird in Hand' public house, a non-designated early 19<sup>th</sup> century building and associated yard to the rear. A 20<sup>th</sup> century dwelling adjoins the east face of the building but is not included in the Site. The Site is bordered by West End Lane to the north, a row of garages to the south and by apartment blocks to the east and west. The Site is located 100m to the northeast of Kilburn High Road (A5), which generally follows the route of the Roman Watling Street.
- 1.5** The purpose of this assessment is to determine and assess the archaeological potential of the Site and to assess the significance of any relevant heritage assets identified. The report is informed by site inspection, historical information, and by data relating to heritage assets. It seeks to provide sufficient information to allow an informed understanding of the potential impact of the proposed development on the significance of those assets, and to consider the need for solutions (where necessary). The report will not address designated or non-designated built heritage.
- 1.6** The report considers heritage assets of archaeological interest, including finds/findspots of artefactual and ecofactual material (e.g. stone tools, bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.
- 1.7** This assessment has been prepared in accordance with Standards and Guidance for Historic Environment Desk-Based Assessment<sup>1</sup> published by the Chartered Institute

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<sup>1</sup> CifA 2020

for Archaeologists (CIfA). It takes into account the National Planning Policy Framework (NPPF) and other local planning policy and guidance where relevant.

**1.8** This desk-based assessment comprises an examination of digital data held by the Greater London Historic Environment Record (HER) together with documentary research. It incorporates a map regression indicating the impact of change over time.

**1.9** This data has been collected for an area comprising a 500m radius of the Site boundary, which is referred to as the 'study area'. This radius has been selected on the basis of professional judgment as being sufficient to determine the archaeological potential of the Site, taking into account its location, topography, and character.



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



*Image 2: Looking north towards the south end of the Site, which is bordered by a row of 20<sup>th</sup> century garages*

## Geology and Topography

- 1.10** The British Geological Survey identifies the underlying solid geology across the Site as being London Clay Formation comprising, clay, silt and sands<sup>2</sup>. There is no recorded superficial geology. Clay soil which contains a high percentage of clay particles is slow to drain water and quick to harden leading to water logging. It would not have been attractive to early farmers, however cultivations in such conditions cannot be discounted depending on the crop.
- 1.11** An underground stream, known as the Kilburn Steam, follows a north-south course through the Site. The Kilburn Stream, a former water channel which was part of the Westbourne River, started in Hampstead and flowed down the hill through the village of West End (now West Hampstead) to Kilburn.
- 1.12** The Site is located within an area of generally level ground which follows a gentle gradient to the south towards the River Thames (Figure 2)

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<sup>2</sup> [www.bgs.ac.uk](http://www.bgs.ac.uk) (accessed 05/05/22)

## 2. Methodology

### Sources

**2.1** In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- Greater London HER for known archaeological sites, monuments and findspots within 500m of the Site (i.e. the study area).
- Maps and documents held online.
- The National Heritage List for England (Historic England).

**2.2** The information gathered from the above sources has been verified and augmented as far as possible by site inspection, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified.

### Assessment

**2.3** The assessment seeks to understand and define the significance of heritage assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological interest, historic interest, architectural interest and artistic interest.

**2.4** The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).

Table 1: Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance

Importance of the asset	Criteria
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

## Archaeological Potential

- 2.5** The report concludes with (1) an assessment of the archaeological potential of the Site, (2) an assessment of the significance of any archaeological remains that may be present, and (3) an assessment of the likely effects of the proposed development on heritage assets, both in terms of physical impact and (where relevant) change to setting.

## 3. Relevant Policy Framework

### National Planning Policy Framework

**3.1** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2021 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance.

**3.2** The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.

**3.3** Paragraph 203 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

*"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."*

**3.4** Footnote 68 of the NPPF, which is attached to paragraph 200, states that "Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets." Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that "Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence", and paragraph 041 which in full reads as follows:

*"What are non-designated heritage assets of archaeological interest and how important are they?"*

*The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:*

*(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:*

*those that have yet to be formally assessed for designation.*

*those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.*

*those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.*

*The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.*

*(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.*

*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-making 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 that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment."*

### 3.5

Paragraph 205 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

## Relevant Local Policies

**3.6** The following local policies are relevant to the historic environment and this assessment.

Table 2: Local Policies

Local Plan	Relevant Policy
London Plan 2021	<p><b>POLICY HC1 HERITAGE CONSERVATION AND GROWTH</b></p> <p>Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.</p>
Camden Local Plan 2017   Design and Heritage	<p><b>POLICY D2 HERITAGE</b></p> <p>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</p> <p>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.</p>

## 4. Archaeological Background

### Introduction

- 4.1** There are a total of 24 archaeological assets within the study area, none of which are located in the Site. The Site lies entirely within the Archaeological Priority Area (APA) of *Kilburn Priory and Settlement*. The *Watling Street* APA is located 300m to the south of the Site. There are no designated archaeological assets in the Site or Study Area.
- 4.2** The Greater London HER contains records of residual finds associated with the Roman period and a significant number of records pertaining to the site of Kilburn Priory and the medieval settlement of Kilburn. There are no records for activity or occupation in the prehistoric or early medieval periods.

### Timescales

- 4.3** Timescales used in this assessment:

Table 3: Timescales

Period	Approximate date	
Palaeolithic	c.450,000 – 12,000 BC	Prehistoric
Mesolithic	c. 12,000 – 4000 BC	
Neolithic	c.4000 – 1800 BC	
Bronze Age	c.1800 – 600 BC	
Iron Age	c.600 BC – AD 43	
Roman (Romano-British)	AD 43 – c. AD 410	Historic
Saxon / Early Medieval	c. AD 410 – AD 1066	
Medieval	1066 –1485	
Post-Medieval Period	1485 – 1900	
Modern	1901 – Present	

- 4.4** The locations of all archaeological assets are presented on Figure 3 and are summarised in tabulated form in Appendix 1.

## Archaeological Priority Areas

- 4.5** The Site lies entirely within the Kilburn Priory and Settlement Priority Area (Figure 5).
- 4.6** An APA is defined as *'an area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries'*<sup>3</sup>.
- 4.7** The primary purpose of APAs in the planning system is described as follows:
- 4.8** *'Up-to-date Archaeological Priority Areas provide a sound evidence based spatial framework for local plan making and decision taking. They map areas of known archaeological interest justified by a statement of significance which indicates the nature of the interest to be considered. Their primary purpose is to help highlight at an early stage where a development proposal may affect a heritage asset of archaeological interest and so trigger early consultation with the borough's archaeological adviser on the need for site specific assessment and field evaluation. The results of such assessment and evaluation could raise or lower the archaeological significance of the site and its surrounding area either through entirely new discoveries or better understanding of previously known assets. Assessment can also indicate how a heritage interest could be better revealed and used to enhance the local area'*<sup>4</sup>.
- 4.9** APAs have been categorised into one of three tiers according to their sensitivity to development. The general scheme is shown in the table published by the Historic England/Greater London Archaeology Advisory Service (GLAAS) reproduced below.
- 4.10** The Kilburn Priory and Settlement Priority APA within which the Site lies is categorised as a Tier 2 APA; *'a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest'*.

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<sup>3</sup> Historic England Greater London Archaeological Priority Area Guidelines

<sup>4</sup> Ibid

Archaeological risk model	Outside APA	Archaeological Priority Area		
Scale of development	Tier 4	Tier 3	Tier 2	Tier 1
4 Large Major Site area 2 hectares or more	Medium* Low	High	High	High
3 Major Site area 0.5 to 2 hectares	Low	Medium	Medium	High
2 Minor Site area less than 0.5 hectares New basements	Negligible	Low	Medium	High
1 Very minor Householder developments** and equivalent minor works	Negligible	Negligible	Negligible	Medium

#### 4.11 The Kilburn Priory and Settlement Priority APA is summarised as follows

*This Archaeological Priority Area covers a stretch of Roman Watling Street, the historic settlement of Kilburn and its medieval priory. The settlement covered both sides of Kilburn High Road. The hermitage and priory lay to the east of the road.*

*The APA is classified as Tier 2 because it is a historic settlement with medieval origins and includes the medieval Kilburn priory. It is also includes a corridor alongside the Roman road<sup>5</sup>.*

#### 4.12 The significance of the APA has been assessed as follows:

*Kilburn village has been continually settled since the medieval period and thus has the potential to contain deposits of a medieval and post-medieval date relating to the development of the settlement. Such deposits present an opportunity to provide an insight into changing settlement and land use patterns, as well as evolving lifestyles in the medieval and post-medieval periods. The importance of the priory in the beginnings of the settlement and the excavations of 1850 provide a tantalising glimpse of the survival of the medieval priory foundations and the possibility for*

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<sup>5</sup> GLHER

*preservation. If substantial remains of monastic buildings or the burial ground survive then they would be of high significance<sup>6</sup>.*

- 4.13** According to the table above, the current proposed development of an area of land less than 0.5ha within a Tier 2 APA categorises it as a medium archaeological in respect of the Kilburn Priory and Settlement Priority APA risk (i.e. the proposed development is a medium risk to archaeology within the APA).

## Prehistoric

- 4.14** The HER holds no records for archaeological assets of prehistoric date in the Site or study area.
- 4.15** The Site lies on the course of an underground stream known as the Kilburn Stream. Excavations at Carlton Plaza (MLO60246/ MLO60247/ MLO76141) approximately 350m to the south of the Site have identified the former course of the stream and well-preserved waterlogged deposits with paleo environmental potential.
- 4.16** The potential for archaeological remains dating to the prehistoric period in the Site is considered to be low, although its position on the course of a stream means deposits containing informative paleoenvironmental remains cannot be discounted.
- 4.17** The importance of archaeology of prehistoric date is likely to be medium if present in the Site.

## Roman

- 4.18** The HER holds records for three archaeological assets of Roman date in the study area, none of which are located in the Site.
- 4.19** The Site is located 100m to the northeast of Kilburn High Road (A5) which follows the approximate route of the London to Wroxeter arm of the Roman Watling Street (MLO2868, MLO17772). The line of the road has been found as far as the south end of the Edgware Road and is thought to have continued to a crossing point of the Thames at Westminster. There is as yet only limited evidence of Roman occupation along this stretch of Watling Street but remains of the road itself or its boundary ditches might be found and residual finds hint at settlement beside the Kilburn Stream crossing.

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<sup>6</sup> GLHER

- 4.20** A watching brief carried out (MLO58884) by MOLA at 258-262 Belsize Road, 120m south of the Site recovered residual Roman pottery from clayey subsoil above natural, an indication of Roman activity in the area.
- 4.21** Given the close proximity to course of Watling Street, the potential for Roman archaeology in the Site is considered to be medium.
- 4.22** The importance of any archaeology of Roman date if found in the Site is likely to be medium.

## Saxon/Early Medieval

- 4.23** The HER holds no records for archaeological assets of Saxon/early medieval date in the Site or study area.
- 4.24** Kilburn is thought to get its name from the Saxon word for 'cattle stream'. From the late Anglo-Saxon period, scattered nucleated hamlets were established in clearings in woodland usually on elevated, well drained sites watered by streams and wells, at Willesden Green, Harlesden, and Neasden<sup>7</sup>. There is however no known settlement at Kilburn prior to the medieval period.
- 4.25** The potential for archaeological remains dating to this period in the Site is considered to be low.
- 4.26** The importance of early medieval archaeology if present in the Site is likely to be medium.

## Medieval

- 4.27** The HER holds 16 records for archaeological assets of medieval date within study area, none of which are located in the Site.
- 4.28** The most significant of these assets is the site of Kilburn Priory (MLO18047) located 220m to the east of the Site. The priory was founded between 1130–1134 and was a small monastic community of Augustinian Canonesses or Benedictine nuns. 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<sup>8</sup>.
- 4.29** The priory comprised a number of buildings, the contents of which were catalogued at the dissolution in 1537. These buildings included a church (MLO46394), a great

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<sup>7</sup> A History of the County of Middlesex, 1982.

<sup>8</sup> Ibid

hall (MLO46395), a buttery (MLO46397), a kitchen (MLO46400), a cellar (MLO46398), a brew house (MLO46401), a bakehouse (MLO46402) and a Prioress cell (MLO46606). In the early 16th century, the priory expanded and by 1535 it also contained a mansion and a 'hostium', and a possible guesthouse.

- 4.30** Following recent research and archaeological investigations, it seems likely that the Priory's main buildings lay to the east of Kilburn Stream at the junction of the road called Kilburn Priory and Belsize Road (160m to the southeast of the Site). Excavations of the railway cutting at Kilburn, 150m to the southeast of the Site, in 1850 revealed foundations, tessellated tiles, gothic patterned keys and human bones suggesting proximity to the priory. This being said, the exact area of the buildings and precinct is not wholly definitive<sup>9</sup>.
- 4.31** The priory suffered the fate similar to that of many monastic institutions and was closed as a religious house during the Dissolution of the Monasteries in 1537. Following the dissolution, the priory then transferred in ownership to the Knights of St John of Jerusalem and subsequently to the Earl of Warwick around 1546<sup>10</sup>.
- 4.32** Under the ownership of the Earl of Warwick, the priory buildings were converted into a manor house (MLO20068). In 1722, some earthworks remained, but by 1814, there was nothing to be seen on the site<sup>11</sup>.

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<sup>9</sup> GLHER

<sup>10</sup> GLHER

<sup>11</sup> GLHER



REMAINS OF KILBURN PRIORY AS IT APPEARED IN 1722.

*Published by White, Cochrane & Co. May 1823.*

*Image 3: Drawing of Kilburn Priory dated 1722*

- 4.33** To the west of the priory was the medieval hamlet of Kilburn (MLO68868), its place name first used circa 1134, around the same time the priory was established. The hamlet developed along the Watling Street now Kilburn High Street/ Edgware Road, from around 1296. The village grew steadily, famous as a stopping place for pilgrims on their way to shrines in the north. Various buildings are recorded along Watling Street and Edgware Road in the 17th century and 18th century.
- 4.34** John Rocque's London 10 Miles Round map of 1746 (discussed in the Historic Map Regression section below) shows the Site located on the south side of West End Lane and on top of the Kilburn Stream where it ran between Kilburn Abbey and the settlement at Kilburn. The Site at this time very likely comprised the stream, its banks and agricultural land that surrounded it.
- 4.35** Other known assets dating to the medieval period in the study area include the site of a 16<sup>th</sup> century tile kiln (MLO68869) 120m to the southwest of the Site and the site

of a medieval bridge (MLO16932) where the Kilburn Stream crossed under the Edgware Road, 330m to the south of the Site.

- 4.36** Approximately 380m to the south is the site of a 16<sup>th</sup> century manor house belonging to St. Paul's prebendary of Bounds (MLO68872). The house survived as a brick farmhouse until the 1860s.
- 4.37** Excavations at 258-262 Belsize Road, 120m to the south of the Site, recovered residual medieval pottery from clayey subsoil above natural (MLO58886). Possible agricultural soils dating to this period have been recorded at the same location (MLO118373).
- 4.38** The potential for medieval archaeological remains in the Site is considered to be medium.
- 4.39** The importance of medieval archaeology if present in the Site is likely to be low-medium and associated with the use of the land for agriculture along the banks of the Kilburn Stream and also perhaps evidence for channel widening, reinforcement, and dredging. Remains of a bridge which may have taken West End Lane over the stream cannot be discounted.

## Post Medieval & Modern

- 4.40** The HER holds records for two archaeological assets of post-medieval date within the study area, none of which are located in the Site.
- 4.41** An archaeological watching brief recovered residual post-medieval pottery (MLO58888) and recorded 19<sup>th</sup> century land drains (MLO58890) made from German stoneware seltzer bottles, during construction work at 258-262 Belsize Road, 120m south of the Site.
- 4.42** It is considered that there is medium potential for archaeology of post-medieval date in the Site, which most likely will relate to the use of the public house in the 19<sup>th</sup> century.
- 4.43** The importance of post-medieval archaeology if present in the Site is likely to be negligible-low.

## The Kilburn Stream

- 4.44** There are three records for the Kilburn Stream in the study area, which follows a north-south course through the Site.
- 4.45** An evaluation at Carlton Plaza approximately 350m south of the Site, identified a former channel of the stream. Its silt fills contained post-medieval pottery, mostly

18th century-19th century, down to its base (where fully excavated). The only early artefact found was a single sherd of an Oxfordshire mortarium, probably dating to third to fourth century AD (late Roman), from one of the upper silt layers in the former channel. All the other features located were modern (MLO60246/ MLO60247/ MLO76141)

- 4.46** Until recently there was a plaque on the wall of the Bird in Hand public house (the building in the Site), recording the height of a flood (about a metre, or over three feet above street level), which occurred when the stream in the culvert overflowed during the great storm in August 1975. An account describes that on a rainy day it is still possible to hear the sound of rushing water by listening at one of the large grates in the road near the pub<sup>12</sup>.



Image 4: Plaque on the wall of the former Bird in Hand public house in the Site

- 4.47** It is recorded that in 1826 there were two bridges over the Kilburn. A committee of magistrates reported there was a small bridge in West End Lane and the larger one in the High Road<sup>13</sup>. They described it as follows:

*'Also Kilbourne Bridge of brick and stone with one arch; it is 37 feet wide. The waterway under the bridge is 7 feet wide and 6 feet high. Supposed to have been built in the 13C by the Prior of Kilbourne. It has been widened with brick at two different places. The middle part being the original stone bridge with a gothic arch'.*

## Historic Map Regression

- 4.48** The first available map to depict the Site is John Rocque's London 10 Miles Round map of 1746 (Image 5). The Site is very likely to be on the southside of West End Lane and on top of the Kilburn Stream. Though not illustrated, it is possible there was a bridge at this location where West End Lane crossed over the stream. Three

<sup>12</sup> The Kilbourne Stream (kilburnwesthampstead.blogspot.com)

<sup>13</sup> Ibid

buildings which are denoted as the remains of Kilburn Abbey are illustrated immediately southeast of the Site. The linear settlement of Kilburn is shown to the west of Site, its dwellings lining the course of Kilburn High Road.



*Image 5: John Rocque's London 10 Miles Round map of 1746. The approximate location of the Site is marked in red.*

- 4.49** C and J. Greenwood's map of 1827 (Image 6) also illustrates the course of the Kilburn Stream and West End Lane. On the east side of the stream, a new development identified as Greville Cottages and Abbey Cottages have been constructed on or near to the site of Kilburn Abbey, which by this time had been completely demolished.



Image 6: C and J. Greenwood's map of 1827. The approximate location of the Site is marked in red.

**4.50** The Ordnance Survey map of 1871-72 (Figure 6) shows the Site developed for the first time as part of an expansion of the Kilburn area following the opening of Kilburn Station in 1852. The Site is situated between two new roads, Abbey Lane and Kilburn Vale. Kilburn Stream is no longer visible, as it was culverted in the 1860's, to form part of the Ranelagh sewer, at the beginning of Joseph Bazalgette's massive scheme to improve London's drainage system. The mapping shows the Site is occupied by square building, No.12 West End Lane, which was first named the Bird in Hand in 1831 as a beer house run by James Paty<sup>14</sup>. The Site is also occupied by several outhouses and straddles several partitioned yard areas and a section of Kilburn Vale road.

**4.51** Subsequent mapping (Figure 7) shows no change to this development until the early 20<sup>th</sup> century (Figure 8) by which time the outhouses had been demolished and the Bird in Hand had been extended to the southeast.

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<sup>14</sup> [kilburnwesthampstead.blogspot.com](http://kilburnwesthampstead.blogspot.com)

- 4.52** There is no change to the Site in the first half of the 20<sup>th</sup> century (Figure 9), however by the 1950's (Figure 10), and likely due to clearance after the WWII, all dwellings to the west and east of the Site have been demolished and Kilburn Vale Road removed. The Bird in Hand and its yard to the rear, stand relatively isolated, its curtilage defined by a boundary wall.
- 4.53** Subsequent mapping shows that post-war development, such as Bishopsdale House, soon fill the open spaces around the Site, which itself remains unchanged until the present day (Figures 11 and 12). In the later 20<sup>th</sup> century, a property (14 West End Lane) was built against the eastern face of the Bird in Hand. There are no further changes to the Site after this time.

## Previous Archaeological Work

- 4.54** There have been no previous archaeological investigations in the Site. A number of investigations have taken place in the study area and those pertinent to the Site have been discussed in the sections above. The locations of all previous investigations are presented on Figure 4 and are summarised in tabulated form in Appendix 1.

## 5. Impact Assessment

### Proposed Development

- 5.1** The proposed development comprises the refurbishment and conversion of the former Bird in Hand public house into a residential dwelling. The existing basement will be retained and converted into a cinema. The 20<sup>th</sup> century extension will be demolished and a new five storey apartment block comprising nine dwellings will be built in the yard space. The areas of the Site which will remain undeveloped will be its southwest corner and a sliver of land along its south-eastern boundary.

### Factors Affecting Archaeological Survival

- 5.2** Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 5.3** The subject of archaeological preservation has been covered comprehensively elsewhere<sup>15</sup>, and it is a subject which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.

### Urban Locations

- 5.4** Certain long-lived urban centres (e.g. York, London) can have very deep layers of archaeological deposits. These can extend to several metres. It is worth noting that destructive activities (for archaeological remains) have frequently added their own phase of activity to such urban centres. Therefore, archaeological remains can be encountered directly below the modern surface (e.g. tarmac or concrete) often at a depth of 500-1000mm below the existing ground surface.
- 5.5** The creation of cities inevitably involves the destruction of archaeological remains even as new phases of activity (archaeology) are created. Also, there are many instances of survival in what superficially seem to be destructive scenarios, for example islands of archaeological deposits can survive within a building constructed using piles and including a basement car park. Table 4 below describes such scenarios which are specific to the Site.

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<sup>15</sup> Historic England 2016. Preserving Archaeological Remains. Decision-taking for Sites under Development

Table 4: Factors which may preserve or disturb archaeological remains

Factors which may preserve archaeological remains	Factors which may disturb archaeological remains
The yard area is covered in tarmac which will serve to protect underlying deposits which may contain archaeological material.	Past excavations for the foundations for the 20 <sup>th</sup> century extension have the potential to disturb or remove deposits which may contain archaeological material, although 'islands' of archaeology often survive in between ground beams.
The lack of significant redevelopment on the Site means that any archaeology present may not be disturbed by previous ground moving activities associated with the construction, demolition and clearance of previous development	.

## Assessment of Significance

- 5.6** The Bird in Hand is an early 19<sup>th</sup> public house which has historical significance as one of the earliest surviving buildings along West End Lane, which is itself an ancient throughfare.
- 5.7** No.12 West End Lane was first named 'The Bird in Hand' in 1831 as a beerhouse run by James Paty. He is described in later bankruptcy proceedings as a retailer of beer at Kilburn, formerly a timber dealer and stagecoach proprietor of Paddington Green. From 1840 to at least 1861 the owners of the beerhouse were William and George Verey who ran the Kilburn Brewery in the High Road near today's Brondesbury Overground station<sup>16</sup>.
- 5.8** The original building will be retained as part of the proposed development, however the building itself may contain fabric of archaeological significance.

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<sup>16</sup> kilburnwesthampstead.blogspot.com (accessed 06.05.22)

## Potential Effects

- 5.9** The areas of significant impact on hitherto unknown below ground archaeological remains and deposits are likely to be in the footprint of the proposed apartment building where deep excavations are likely to be necessary. Substantial excavations are expected to be required for the preparation of pile foundations, as well as pile probing and the piles themselves.
- 5.10** The proposed demolition of 20<sup>th</sup> century extension as well as surface stripping, resurfacing and landscaping will have less of an impact on potential archaeological remains and deposits surviving at depth.
- 5.11** Any groundworks taking place in the Site must take the presence of the existing culverted underground stream into consideration.

## 6. Conclusions

- 6.1** Based on the information within the HER, supplemented by historic mapping, the Site is considered to have medium potential for archaeological remains associated with the Roman, medieval, and post-medieval periods. The potential for archaeology associated with all other periods is considered to be low.
- 6.2** Given the proximity to course of Watling Street, there is potential for finding evidence of Roman activity in the Site which could be associated with roadside activity during this time.
- 6.3** It is unlikely that that Site lies within the precinct of the medieval Kilburn Priory, the site of which lies to the southeast. It is also unlikely that the Site lies within the medieval settlement of Kilburn which was concentrated along Kilburn High Road to the west. The Site is situated on south side of West End Lane, a throughfare which has been in existence since at least the medieval period. It is also situated on the course of the Kilburn Stream, which now runs underground through the Site. Therefore, there is potential for archaeological remains associated with agriculture, drainage, channel improvements, channel widening, reinforcement and riverbed dredging to be present in the Site. Remains of a bridge which took West End Lane over the stream cannot be discounted.
- 6.4** With the exception of its extension, the former Bird in Hand public house will be retained as part of the proposed development, however the building itself may contain fabric of archaeological significance which may require recording prior to any refurbishment work.
- 6.5** The significance of archaeological remains if present in the Site is considered to range from negligible to medium.
- 6.6** The areas of significant impact on hitherto unknown below ground archaeological remains and deposits are likely to be in the footprint of the proposed apartment building where deep excavations are likely to be necessary. Substantial excavations are expected to be required for the preparation of pile foundations, as well as pile probing and the piles themselves.
- 6.7** The scope of any further archaeological works that would be needed in advance or during development of the Site would need to be discussed and agreed with the Greater London Archaeology Advisory Service in their capacity as archaeological advisor to the local planning authority.

## Sources Consulted

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### Primary Sources

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*History of Kilburn and West Hampstead [kilburnwesthampstead.blogspot.com](http://kilburnwesthampstead.blogspot.com)*

*Layers of London [www.Layers of London.org](http://www.Layers of London.org)*