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THURSO HOUSE- WESTMINSTER PACKAGE E

Archaeological Desk-Based Assessment and Heritage Statement

for Willmott Dixon

September 2021

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*Archaeological Desk-Based Assessment and Heritage Statement**for Willmott Dixon**September 2021**Ver 2.1*

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NON-TECHNICAL SUMMARY

This report was commissioned by Willmott Dixon and presents the results of a combined archaeological desk-based assessment (DBA) and Heritage Statement (HS) to support a planning application to construct a residential development at Thurso House Ranolph Gardens, Maida Vale, London, NW6 5EX (NGR TQ 25569 83114)

This report describes and assesses the significance of known heritage assets and potential archaeological remains within the proposed development area (PDA) and provides an assessment of the likely impact of the proposed development on the significance of heritage assets.

This assessment identifies that there is a low potential for below ground archaeological remains to be present within the PDA associated with later prehistoric, Roman and medieval period small industry, agriculture, burial and domestic activities.

There is a high potential for previously unknown remains associated with the Victorian orphanage to be present within the PDA and this are likely comprise structural remains, including foundations, floor surfaces and sections of walls, however any remains are likely to be of low or local archaeological importance.

Further evaluation of the of the site through non-intrusive and intrusive testing is recommended in order to increase confidence in these conclusions in advance of any ground-breaking activity for construction.

The Heritage Statement presented in this report has identified that there is one conservation area, and sixty-five listed buildings, within the study area sensitive to change to their settings.

An adverse impact upon the contribution of setting to the historic significance of the Church of St Augustine, a designated heritage asset, has been identified. However it is not anticipated this effect would be sufficient justification for refusal of planning consent.

No likely significant setting effects upon non-designated heritage assets have been identified as a result of the proposed development.

The proposed development fits into the landscape grain, located in between existing urban character areas. The proposed development would have a low (not significant) impact on the historic landscape character of the area.

The proposed development does not contravene any national, regional or local policy tests. No mitigation or further assessment in relation to heritage assessment is required.

ARCHAEOLOGICAL DESK-BASED ASSESSMENT AND HERITAGE STATEMENT

1. INTRODUCTION

1.1. PLANNING BACKGROUND

- 1.1.1. This report was commissioned by Willmott Dixon and presents the results of a combined archaeological desk-based assessment (DBA) and Heritage Statement (HS) to support a planning application to construct residential development at Thurso House Ranolph Gardens, Maida Vale, London, NW6 5EX (NGR TQ 25569 83114) (Figure 1).
- 1.1.2. This report describes and assesses the significance of known heritage assets and potential archaeological remains within the proposed development area (PDA) and provides an assessment of the likely impact of the proposed development on the significance of heritage assets. In relation to setting effects, the Heritage Statement included in this report describes the development proposals, identifies sensitive heritage assets ('receptors') that may be affected, provides a statement of their significance and the contribution that setting makes to that significance, and assesses the impact that the proposals may have on their significance.
- 1.1.3. Measures incorporated into the design to minimise harm are identified and measures which could be considered which would enhance the significance of the historic environment are recommended.
- 1.1.4. This report is suitable for submission in support of a planning application, identifies potential heritage constraints for the scheme in accordance with paragraph 189 of the National Planning Policy Framework (NPPF, 2019) and is consistent with the requirements of national and local planning policies with respect to consideration of the historic environment in the planning process (see Part 3).

1.2. CONSULTATION

- 1.2.1. Two previous heritage statements have been produced since 2018 as part of previous planning applications for the proposed development at Thurso House. One was completed in February 2019 (Vickers A 2019) with a second carried out in December 2019 (Grigsby J 2019).
- 1.2.2. Following consultation with Diane Abrams, the Archaeology Advisor for the Greater London Archaeological Advisory Service (GLAAS) on 21st April 2021, it was agreed that if the proposals are not sufficiently different and there has been no substantial changes to the HER data since 2019, then a written archaeological statement or letter referring back to the previous 2019 reports may be acceptable (email to author 21/04/2021). This report is to provide an updated assessment with up to date HER data.
- 1.2.3. The Conservation Officer has confirmed that an assessment of the likely effect of the proposed development on the significance of heritage assets, and the contribution made by their setting should be included for non-designated heritage assets.
- 1.2.4. Recommendations for further archaeological investigations made at the end of this report are in accordance with the advice received from the Archaeological Advisor at GLAAS

1.3. SITE DESCRIPTION

- 1.3.1. The proposed development area (PDA) is located in the Maida Vale area of London to the south of Kilburn and approximately 230m to the south-west of the A5. The site is currently used as a tarmac covered car park which is approached from Randolph Gardens to the east. St Augustine's Church lies to the north of the PDA with its surrounding churchyard. The PDA is flanked to the east by Thurso House and Strome House to the south. The site lies at approximately 31m OD.

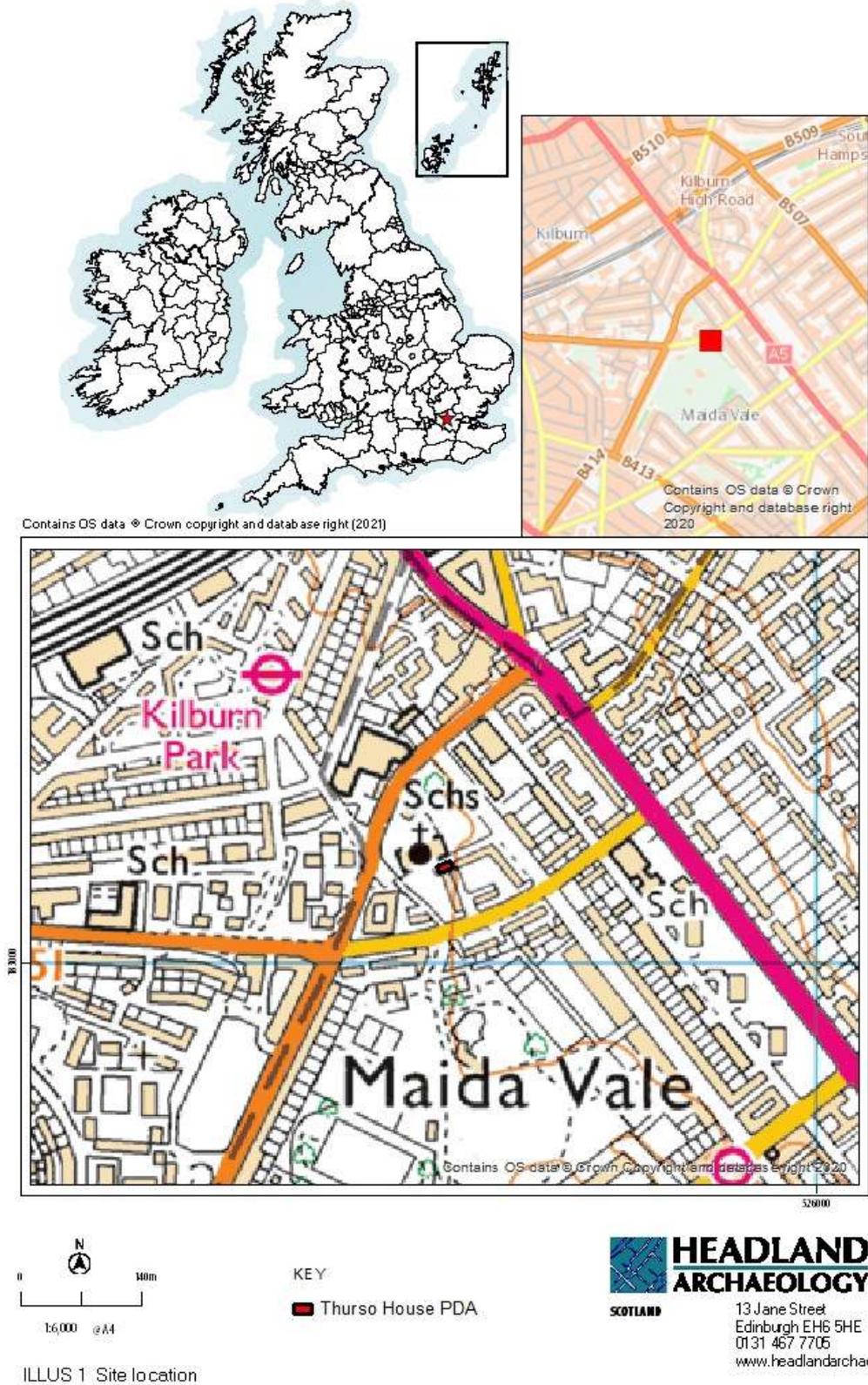


Figure 1: Site Location

1.4. GEOLOGY AND GEOMORPHOLOGY

- 1.4.1. The underlying solid geology is recorded by BGS as clay of the London Clay Formation¹. No superficial deposits are recorded.

2. LEGISLATION, POLICY AND GUIDANCE

2.1. STATUTORY PROTECTION

- 2.1.1. The relevant heritage legislation in the context of the present site is described in the table below.

Table 1. Historic Environment Statutory Legislation

Legislation	Key Issues
Ancient Monuments and Archaeological Areas Act 1979	It is a criminal offence to carry out any works on or near to a Scheduled Monument without Scheduled Monument Consent. Development must preserve in-situ protected archaeological remains and landscapes of acknowledged significance and protect their settings.
Planning (Listed Buildings and Conservation Areas) Act (1990)	The 1990 Act is amended by the Enterprise and Regulatory Reform Act 2013 to introduce additional controls for works to listed buildings. Section 1 of the Act requires the Secretary of State to compile and maintain lists of buildings of special architectural or historic interest. The principal statutory duty under the Act is to preserve the special character of these heritage assets, including their setting. Buildings on the list are assessed and graded against the criteria of architectural and historic interest. Buildings listed at Grade I are defined as those considered to be of exceptional interest. Grade II* listed buildings are particularly important buildings of more than special interest, while Grade II listed buildings are of special interest. ² This may include the extent to which the exterior of a building contributes to the interest of a group of buildings, i.e. 'group value'.
Treasure Act (1996)	The 1996 Act defines 'Treasure' as any object that is at least 10% gold or silver, associated with coins or groups of coins which are over 300 years old, objects formerly classed as 'treasure trove' (i.e. deliberately deposited items with a high content of gold or silver) and any objects found in association with the above. Any find of 'Treasure' must be reported to the local Coroner.
Burial Act (1857)	Under Section 25 of the 1857 Act, it is generally a criminal offence to remove human remains from any place of burial without an appropriate licence issued by the Ministry of Justice (MoJ), although recent legislative changes indicate that some cases are exempt from this requirement.

¹ BGS, <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> viewed 25.05.2021

² <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

Legislation	Key Issues
<p>Historic Buildings and Ancient Monuments Act (1953)</p> <p>National Heritage Act (1980, amended 1983 & 1997)</p>	<p>The 1983 Act created the Historic Buildings and Monuments Commission (HBMC) – now Historic England, a non-departmental public body, given the broad remit of managing the historic built environment of England. The Historic Buildings and Ancient Monuments Act 1953 authorises Historic England to compile a register of “gardens and other land” situated in England that appear to be of special historic interest.</p> <p>Registered Parks and Gardens</p> <p>The Register was established in 1984 and there are currently over 1,600 sites included. Sites are graded I, II*, or II along the same lines as listed buildings. A registered park or garden is not protected by a separate consent regime, but applications for planning permission will give great weight to their conservation. The NPPF defines them as designated heritage assets and as such their conservation should be an objective of all sustainable development. Substantial harm to or total loss of a Grade II registered park or garden should be exceptional and for a Grade II* or I registered park or garden such loss or harm should be wholly exceptional.</p> <p>The Register of Historic Battlefields</p> <p>Historic England maintains a Register of Historic Battlefields. Battlefields are not graded. Like registered parks and gardens, registered battlefields are not subject to a separate consent regime, but they are considered designated heritage assets under the NPPF and therefore, as with parks and gardens, great weight should be given to their conservation and substantial harm or total loss of a registered battlefield should be wholly exceptional.</p>

2.2. NATIONAL PLANNING POLICY FRAMEWORK

2.2.1. The National Planning Policy Framework (NPPF, 2019³) confirms that the historic environment, including archaeological remains, constitutes a material consideration in planning decisions, requiring applicants to describe the significance of heritage assets potentially affected by the development, including any contribution made by their setting.

2.2.2. Heritage and conservation forms one of the core planning principles of NPPF:

(184) “[Planning should conserve heritage assets] in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations.”

2.2.3. This report contributes to meeting the following Policies on the historic environment contained in the document (paragraph numbers in bold text)⁴.

(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.”

(194) Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

(footnote 63) [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.]

(196) Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

(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.

(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.

³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁴ Government guidance on the application of the policies contained within the NPPF is available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2.3. LOCAL PLANNING POLICY

2.3.1. **London Plan 2021 (Adopted March 2021)**⁵

2.3.2. **Policy HC1 Heritage Conservation and Growth**

A 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.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making*
- 2) utilising the heritage significance of a site or area in the planning and design process*
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

2.3.3. Westminster City Plan 2019-2040 (Adopted April 2021)

⁶

2.3.4. **Policy 39: Westminster’s Heritage**

A: Westminster’s unique historic environment will be valued and celebrated for its contribution to the quality of life and character of the city. Public enjoyment of, access to, and awareness of the city’s heritage will be promoted.

B: Development must optimise the positive role of the historic environment in Westminster’s townscape, economy and sustainability, and will:

- Ensure heritage assets and their settings are conserved and enhanced, in a manner appropriate to their significance;
- Secure the conservation and continued beneficial use of heritage assets through their retention and sensitive adaptation which will avoid harm to their significance, while allowing them to meet changing needs and mitigate and adapt to climate change;

⁵ <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

⁶ <https://www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-policy/city-plan-2019-2040-previous-stages>

Thurso House Archaeological DBA & HS

- Place heritage at the heart of place making and good growth, maintaining the unique character of our heritage assets and delivering high quality new buildings and spaces which enhance their settings.

2.3.5. Listed Buildings

- 2.3.6. G: Works to listed buildings will preserve their special interest, relating sensitively to the period and architectural detail of the building and protecting or, where appropriate, restoring original or significant detail and historic fabric.
- 2.3.7. I: Development within the settings or affecting views of listed buildings will take opportunities to enhance or better reveal their significance.

2.3.8. Archaeology

- 2.3.9. O: Applicants for development which involves the excavation or groundworks in Westminster's Archaeological Priority Areas or other areas suspected of having archaeological potential will demonstrate that they have properly evaluated the archaeological potential and significance of the site and assessed and planned
- 2.3.10. P: Archaeological deposits will be preserved in situ wherever possible. Where it has been demonstrated that the conservation of archaeological remains in situ is impossible or deposits are considered to be of lesser significance, full investigation, recording and an appropriate level of publication and archiving will be required, including public display and interpretation, where appropriate.

2.4. GUIDANCE

- 2.4.1. This DBA has been prepared with reference to the ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment* (2014, revised 2017 and 2020⁷) and *Code of Conduct* (2014, revised 2019⁸), in addition to *The Setting of Heritage Assets* (Historic England's Historic Environment Good Practice Advice in Planning GPA3, 2017⁹).
- 2.4.2. *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England Advice Note 12, 2019¹⁰) contains guidance on the assessment of heritage significance through consideration of the component heritage values of an asset, and further guidance on the assessment of significance as part of the planning application process is contained in *Managing Significance in Decision-Taking in the Historic Environment* (Historic England's Historic Environment Good Practice Advice in Planning GPA2, 2015¹¹).

2.5. PROFESSIONAL STANDARDS AND ACKNOWLEDGEMENTS

- 2.5.1. Headland Archaeology (UK) is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA), an audited status which confirms that all work is carried out in accordance with the highest standards of the profession.
- 2.5.2. Headland Archaeology (UK), as part of the RSK Group, is recognised by the Institute of Historic Building Conservation (IHBC) under their 'Historic Environment Service Provider Recognition' scheme. This quality assurance standard acknowledges that RSK works to the conservation standards of the IHBC, the UK's lead body for built and historic environment practitioners and specialists.
- 2.5.3. Headland Archaeology (UK) operates a quality management system to help ensure all projects are managed in a professional and transparent manner, which enables it to qualify for ISO 9001.
- 2.5.4. Ordnance Survey data is produced under © Crown copyright and database rights Licence 100014807.
- 2.5.5. LiDAR data is reproduced © Environment Agency copyright and/or database rights 2020. All rights reserved.

⁷ https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf

⁸ https://www.archaeologists.net/sites/default/files/Code%20of%20conduct%20revOct2019_0.pdf

⁹ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

¹⁰ <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

¹¹ <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

3. AIMS AND OBJECTIVES

- 3.1.1. The aim of this DBA and HS is to inform determination of a planning application for redevelopment of the PDA in relation to its likely impact on the historic environment. The assessment aims to identify all known heritage assets potentially affected by the proposed development, and the potential for currently unknown heritage assets.
- 3.1.2. The purpose is to gain an understanding of the historic environment resource in order to formulate an assessment of the potential for heritage assets to survive within the PDA, their significance, and strategies for further evaluation, mitigation or management as appropriate.
- 3.1.3. The ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment* (2017¹²) defines a DBA as '*...a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the Study Area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.*'
- 3.1.4. GPA2¹³, para 12.3 requires that a DBA will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so.
- 3.1.5. Two previous archaeological and built heritage assets were previously carried out in relation to previous planning applications for the proposed development at Thurso House.
- 3.1.6. This report is to provide an updated assessment with up to date HER data.
- 3.1.7. Specific objectives of the Archaeological DBA are to:
- Collate all available written, graphic, photographic and electronic information relevant to the PDA;
 - Describe the nature, extent and significance and importance of the historic environment within the area potentially affected by the development, identifying any uncertainties in existing knowledge;
 - Determine the potential for previously unknown archaeological remains;
 - Determine the likely impact of the proposed development; and
 - Identify any requirements for further investigation that may be necessary to understand the effects of the proposed development on the historic environment.
- 3.1.8. Specific objectives of the Heritage Statement are to:
- Identify heritage assets within or beyond the PDA that may be affected by development within their setting;
 - Describe the heritage significance of assets that may be affected, including the contribution made by setting, designations, age, style and history of development of the buildings/areas as a whole, and element parts;
 - Describe the proposed development and assess the potential impact on the significance of heritage assets within and surrounding the application site; and
 - Identify measures to remove, reduce or mitigate any identified harm to heritage assets and their settings, or enhance them if possible.

¹² https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_4.pdf

¹³ <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

4. METHODOLOGY

4.1. TERMINOLOGY – ‘SIGNIFICANCE’ AND ‘IMPORTANCE’

- 4.1.1. Heritage assets are assessed in this report in terms of their significance and importance, following the requirement in NPPF paragraph 189 and HEAN12, and taking account of Historic England’s guidance in *Managing Significance in Decision-Taking in the Historic Environment* (GPA2¹⁴).
- 4.1.2. Impact assessment is concerned with effects on significance, the value or interest that applies to all heritage assets and relating to the ways in which the historic environment is valued both by specialists and the public.
- 4.1.3. The significance of a heritage asset will derive from factors including fabric, setting, rarity, completeness, historic and cultural associations, community, research and place-making potential. Significance is assessed in relation to the criteria in HEAN12¹⁵ (i.e. in *archaeological, architectural, artistic, or historic* terms), which are intended primarily to inform decisions regarding heritage designations, but may also be applied more generally in identifying the ‘special characteristics’ of a heritage asset, which contribute to its significance and should be protected, conserved and enhanced according to the NPPF.
- 4.1.4. This use of the word ‘significance’, referring to the range of values or interest attached to an asset, should not be confused with the unrelated usage in EIA where the ‘significance of an effect’ reflects the weight that should be attached to it in a planning decision.
- 4.1.5. Relative importance of each identified heritage asset potentially affected by the proposed development has been determined to provide a framework for comparison between different heritage assets and to inform subsequent stages of archaeological assessment and the development of any appropriate mitigation which may be required (See Table 2 below).
- 4.1.6. For further terminology and definitions, see Appendix 1.

4.2. IDENTIFICATION OF HERITAGE ASSETS THAT MAY BE AFFECTED

STUDY AREA

- 4.2.1. The Study Area for this assessment comprises a 500m buffer surrounding the PDA, within which the archaeological and historical development of the site and surrounding area has been considered in order to make an assessment of archaeological potential.
- 4.2.2. A combination of site observations, a desk-based review of OS mapping, review of any available conservation area characterisation studies (including specified important views), and the location and significance of identified relevant heritage receptors have been used to define a study area, which has been further informed by the existing baseline and an understanding of the development proposals.
- 4.2.3. A 500m study area buffered from the site boundary has been tested relative to the local location, scale, nature and character of the development proposals. Beyond this study area the proposed development would generally only be glimpsed or form a very small part of any vista and it is considered unlikely to cause any significant effect upon heritage assets in relation to their significance or the contribution made by their settings.
- 4.2.4. Professional judgement has been used in a review of significant receptors which are particularly sensitive to visual change beyond the 500m study area. This review concluded there would be no visibility of the proposed development from these assets and as such the 500m study area is considered robust, reasonable and proportionate for the purposes of this assessment, sufficient to understand the likely significant effects in relation to the historic environment.
- 4.2.5. The settings of all designated heritage assets within the 500m study area are considered for detailed heritage impact assessment. In addition, professional judgement has been used to identify non-designated heritage

¹⁴ <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

¹⁵ <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

assets within the study area that may be sensitive to change within their setting; these are identified and justified in the report.

DATA SOURCES

- 4.2.6. The assessment has been based on a study of all readily available documentary sources, following the ClfA Standards and Guidance. The following sources of information were referred to:
- Designation data from the National Heritage List for England, downloaded from the Historic England website¹⁶ on 25.05.2021 and descriptions of designated heritage assets viewed on the Historic England website;
 - Archaeological and architectural records from the National Record of the Historic Environment, viewed through the Heritage Gateway website¹⁷;
 - Aerial photographs held online by the National Collection of Aerial Photographs (NCAP)
 - Archaeological records and aerial photographs held by the Greater London HER;
 - Historic Landscape Characterisation data held by the Greater London HER;
 - Historic maps available online at National Library of Scotland;
 - Geological data available online from the British Geological Survey¹⁸;
 - Portable Antiquities Scheme data;
 - Relevant internet sources including the Archaeological Data Service (ADS)
 - Readily available published sources and unpublished archaeological reports.
- 4.2.7. Heritage assets within the Proposed Development Area are shown in Figures 2 and 3, with detailed descriptions compiled in a gazetteer (Appendix 1).
- 4.2.8. Designated heritage assets are referenced in this report by National Heritage List for England list entry number. Non-designated assets are referenced by HER Preferred Reference or the National Record of the Historic Environment reference. Any newly discovered assets are assigned a number prefixed HA for Heritage Asset. A single asset number can refer to a group of related features, which may be recorded separately in the HER and other data sources.

SITE VISIT

- 4.2.9. A site visit was undertaken on Friday 21st May 2021 during which notes were made regarding site characteristics, any visible archaeology and geographical/geological features which may have a bearing on previous land use and archaeological survival, as well as those which may constrain subsequent archaeological investigation.
- 4.2.10. Records were made regarding extant archaeological features, such as earthworks or structural remains, local topography and aspect, health and safety considerations, and any other relevant information.

HISTORIC MAP REGRESSION

- 4.2.11. The historic Ordnance Survey (OS) mapping sequence corresponding with the PDA was consulted to collect information on former land use and development throughout the later historic periods.

¹⁶ <https://historicengland.org.uk/listing/the-list/data-downloads/>

¹⁷ www.heritagegateway.org.uk

¹⁸ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

LIMITATIONS OF BASELINE DATA

DATA SOURCES

- 4.2.12. Information held by public data sources is generally considered to be reliable; however, the following general points are noted:
- Documentary sources are rare before the medieval period;
 - Whilst it is accepted that historic documents may be biased depending on the author, with content seen through the lens of context, wherever such documentary sources are used in assessing archaeological potential professional judgment is used in their interpretation in that the functionality of the document is considered;
 - HER records can be limited because opportunities for research, fieldwork and discovery depend on the situation of commercial development and occasional research projects, rather than the result of a more structured research framework. A lack of data within the HER records does not necessarily equal an absence of archaeology;
 - Where archaeological sites have been identified solely from aerial imagery without confirmation from archaeological excavation or supporting evidence in the form of find-spots for example, it is possible the interpretation may be revised in the light of further investigation.
 - The significance of sites can be difficult to identify from HER records, depending on the accuracy and reliability of the original source; and
 - There can often be a lack of dating evidence for archaeological sites.

SITE VISIT

- 4.2.13. Any archaeological site visit has inherent limitations, primarily because archaeological remains below ground level may have no surface indicators.

POTENTIAL FOR UNKNOWN HERITAGE ASSETS

- 4.2.14. Archaeological features are often impossible to identify through desk-based assessment. The likelihood that significant undiscovered heritage assets may be present within the Proposed Development Area is referred to as *archaeological potential*. Overall levels of potential can be assigned to different landscape zones, following the criteria in Table 3, while recognising that the archaeological potential of any zone will relate to particular historical periods and types of evidence. The following factors are considered in assessing archaeological potential:
- The distribution and character of known archaeological remains in the vicinity, based principally on an appraisal of data in the Greater London HER data sources;
 - The history of archaeological fieldwork and research in the surrounding area, which may give an indication of the reliability and completeness of existing records;
 - Environmental factors such as geology, topography and soil quality, which would have influenced land-use in the past and can therefore be used to predict the distribution of archaeological remains;
 - Land-use factors affecting the survival of archaeological remains, such as ploughing or quarrying; and
 - Factors affecting the visibility of archaeological remains, which may relate to both environment and land-use, such as soils and geology (which may be more or less conducive to formation of cropmarks), arable cultivation (which has potential to show cropmarks and create surface artefact scatters), vegetation, which can conceal upstanding features, and superficial deposits such as peat and alluvium which can mask archaeological features.

Table 2. Archaeological potential

Potential	Definition
High	Undiscovered heritage assets of high or medium importance are likely to be present.
Medium	Undiscovered heritage assets of low importance are likely to be present; and it is possible, though unlikely, that assets of high or medium importance may also be present.
Low	The study area may contain undiscovered heritage assets, but these are unlikely to be numerous and are highly unlikely to include assets of high or medium importance.
Negligible	The study area is highly unlikely to contain undiscovered heritage assets of any level of importance.
Nil	There is no possibility of undiscovered heritage assets existing within the study area.

ASSESSMENT OF IMPORTANCE

- 4.2.15. The importance of a heritage asset is the overall value assigned to it reflecting its statutory designation or, in the case of non-designated assets, the professional judgement of the assessor (Table 2). Historic England guidance also refers to an asset’s ‘level of significance’ (GPA2¹⁹, paragraph 10), which in this usage has the same meaning as importance.
- 4.2.16. Any feature which does not merit consideration in planning decisions due to its significance may be said to have negligible importance. It is the role of the professional judgements made by the assessor to identify any historic remains within the PDA that are considered to be of negligible importance, to justify no further works.
- 4.2.17. The importance of heritage assets that may be affected by the proposed development is identified in the impact assessment and summarised in the Gazetteer (Appendix A).

¹⁹ <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

Table 3. Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very High (International)	World Heritage Sites and other assets of equal international importance, that contribute to international research objectives
High (National)	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 equivalent importance that contribute to national research objectives.
Medium (Regional)	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings except where their particular characteristics merit a higher level of importance, heritage assets on local lists and undesignated assets that contribute to Regional research objectives.
Low (Local)	Locally listed heritage assets, except where their particular characteristics merit a higher level of importance, undesignated heritage assets of Local importance, including assets that may already be partially damaged
Negligible	Identified historic remains of no importance in planning considerations, or heritage assets and findspots that have already been removed or destroyed (i.e. 'site of')
Unknown / Uncertain	Heritage assets for which a level of importance cannot be defined on current information.

IMPACT ASSESSMENT

- 4.2.18. Direct impacts are defined as a physical change to the fabric of a heritage asset.
- 4.2.19. Visual impacts are most commonly encountered but other introduced environmental factors can affect setting such as noise, light or air quality. Impacts may be encountered at all stages in the life cycle of a development from construction to decommissioning but they are only likely to lead to significant effects during the prolonged operational life of the development.
- 4.2.20. Where potential impacts on the settings of a heritage assets are identified, the assessment of significance includes 'assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)', following Step 2 of the staged approach to setting recommended in Historic England's guidance in The Setting of Heritage Assets (GPA3²⁰). Attributes of an asset's setting which can contribute to its significance are listed on page 9 of GPA3.

STAGE 1: HISTORIC ENVIRONMENT BASELINE AND IDENTIFICATION OF HERITAGE ASSETS

- 4.2.21. In accordance with GPA3, and through an assessment of significance in accordance with NPPF and HEAN 12, a screening exercise has been undertaken to identify the heritage assets that are likely to be affected by the proposed development and therefore require detailed assessment with regard to the contribution of setting to significance (such as significant sightlines and vistas, notable open spaces, and prominent landmarks).
- 4.2.22. A site visit enabled assessment of potential effects of the proposed development: locations which would remain unaffected, locations which have some visibility but that is minimal and does not affect the baseline

²⁰ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heaq180-gpa3-setting-heritage-assets/>

condition, and locations where visibility of the proposed development is possible/prominent. A description of the baseline was made and photographed for each of the heritage assets located within the study area.

STAGE 2: ASSESSMENT OF HERITAGE ASSET SIGNIFICANCE

- 4.2.23. For each asset or component structure potentially affected by the development proposals, the heritage interests which contribute to its significance have been identified, and the way in which setting contributes to each asset's (or group of assets') significance, is considered. Where necessary, the heritage significance of individual component structures has been described.
- 4.2.24. A broad measure of the importance/interest of heritage assets has been applied according to the scale presented in Table 2 above which takes into account existing designations, condition and group value.
- 4.2.25. The applied level of heritage importance provides an initial framework for identifying likely positive or negative effects which can be considered in terms of improvement to or avoidance (beneficial outcomes), or reduction or offsetting of impacts (adverse outcomes).
- 4.2.26. Further assessment of significance has also been undertaken in accordance with the NPPF (PPG paragraph: 006 reference ID: 18a-006-20190723) and Historic England guidance *Statement of Heritage Significance: Analysing Significance in Heritage Assets* (2019, HEAN 12).

STAGE 3: ASSESSMENT OF IMPACT

- 4.2.27. The impact assessment considers the effects of the proposed development on the significance of the identified heritage assets, including both positive ('beneficial') and adverse ('harm'), direct impacts and effects within their setting.
- 4.2.28. The assessment of physical impacts considers the degree of harm arising from the proposed development relative to the importance/interest of the physical remains.
- 4.2.29. The setting impact assessment for each heritage asset taken forward for assessment is presented as a narrative.
- 4.2.30. The level of harm predicted is stated in accordance with the criteria contained in Paragraphs 195 and 196 of the NPPF.
- 4.2.31. Visual impacts are defined as visual change within a heritage asset or its setting as a result of the proposed development, resulting in an affected ability to interpret, understand or appreciate the asset's significance, and which typically could occur once constructed.
- 4.2.32. For those assets whose significance may be impacted through development within their setting, a detailed assessment was made, both as a desk-based exercise and using site visits. The assessment considered visual, spatial and historic relationships between each asset (or group of assets) with a consideration of setting, and the extent of visibility of the proposed development. The degree to which visibility contributes to the asset's significance was then recorded. Accordingly, the assessment considers the following:
- Asset significance;
 - Setting definition;
 - Asset character, integrity, appearance and the way in which it is appreciated;
 - Relationships with other heritage assets, including group value and shared settings;
 - Reasons for designation, and the degree to which they contribute to appreciation and significance of the asset;
 - Formal design - intended sight lines and vistas, inter-visibility with contemporaneous and other heritage assets, and natural features;
 - 'Key' (principal/critical) views towards, from, and within heritage asset;
 - Topography/landscape situation;
 - Asset scale: prominence/dominance;
 - Relative anticipated scale of the proposed development;

- Landscape character, particularly unaltered settings; and
- Degree of existing alteration, and significant existing impacts including indirect impacts.

4.2.33. The impact assessment for each asset is presented as a narrative, with categorisation of the impact magnitude judged according to the level of harm predicted, based on the following scale:

- **Substantial harm** – the significance of the heritage asset (or contributory elements to that significance, including its setting and associative links) is totally altered or lost as a result of comprehensive changes;
- **Moderate harm** – the significance of the heritage asset (or contributory elements to that significance, including its setting and associative links) is significantly modified as a result of considerable changes;
- **Slight harm** – the significance of the heritage asset (or contributory elements to that significance, including its setting and associative links) is slightly altered as a result of noticeable changes;
- **Negligible** – very minor changes to key archaeological materials, historic building elements, setting or associative links which hardly affect the asset;

4.2.34. Alternatively, where no harm is predicted, terms from the following scale may be used:

- **Beneficial** – the significance of the heritage asset (or contributory elements to that significance, including its setting) are enhanced or better revealed; and
- **No change** – there is no impact upon the significance of the heritage asset or its setting.

MEASURES FOR MINIMISING HARM

4.2.35. A summary is presented of the measures to remove, reduce or mitigate harm to heritage assets through careful design and consideration within the development proposals.

- **Embedded mitigation** – measures to minimise the impact of the proposed development on the historic environment have been embedded in the design process from the outset, particularly with regard to visual effects within the setting of heritage assets. The final design as presented incorporates these embedded mitigation measures, and it is this resulting design that is the focus of the impact assessment in this report.
- **Recommended mitigation** – additional mitigation to offset any identified residual impacts following the adoption of embedded/standard mitigation. If no impacts are identified, there may be no need for additional measures to minimise harm above and beyond the embedded mitigation.

5. RESULTS

5.1. OVERVIEW OF THE HISTORIC ENVIRONMENT

- 5.1.1. The full list of known heritage assets is presented in the gazetteer (Appendix 1), and the location of each is shown on Figures 2 and 3.
- 5.1.2. The significance of these assets is discussed by period in the Assessment of Heritage Significance section below.
- 5.1.3. There are 65 designated assets within the study area. None are within the PDA itself. The closest however is the Grade I Listed Church of St Augustine (List Entry No. 1221320) located just 17m to the north of the PDA and the Grade II Listed Memorial to Richard Carr Kirkpatrick (List Entry No. 1221322) associated with the Grade I listed Church.
- 5.1.4. There are 78 non-designated heritage assets within the study area. None are within the PDA.

5.2. CONSERVATION AREAS

- 5.2.1. The PDA is not located within a Conservation Area. The nearest conservation area is the Maida Vale Conservation Area approximately 100m to the south and east of the PDA. Views from the conservation area towards the PDA are effectively screened by existing buildings from the south and east. The conservation area's historical significance is adjudged to be unaffected by the proposed development in its vicinity.
- 5.2.2. Subsequently it has been screened out of detailed setting assessment.

5.3. 'ARCHAEOLOGICAL PRIORITY AREAS'

- 5.3.1. An Archaeological Priority Area (APA) is a defined area where, according to existing information, there is significant known archaeological interest or high potential for new discoveries. APAs are set out in the London boroughs' local plans. They inform the practical use of national and local planning policies for the recognition and conservation of archaeological interest. The Greater London APAs are based on evidence held in the Greater London Historic Environment Record (GLHER).
- 5.3.2. The proposed development is located 150m to the west of the Tier II Watling Street APA (DLO38692) and 410m to the south of the Tier II Kilburn Priory and Settlement APA (DLO35596).
- 5.3.3. The Watling Street APA follows Edgware Road between Marble Arch and the borough boundary of Camden and Brent. It follows the line of the Watling Street Roman Road. This was one of the most important roads in Roman Britain and ran from Dover, via London and St Albans to Wroxeter, Shropshire. The route follows the existing Edgware Road, Maida Vale and Kilburn High Roads and the London boroughs of Camber, Brent, Barnet and Harrow all base part of their borough boundaries on the road, indicating that the road has been a prominent boundary marker since the Roman period. Minor roadside settlements, or other land uses such as cemeteries, quarries or market gardens may have developed along the road and whilst likely to have been truncated by subsequent development, some archaeological remains may survive (GLHER 2021).
- 5.3.4. The Kilburn Priory and Settlement APA covers an area taking in Roman Watling Street and the historic settlement of Kilburn and its medieval priory. The APA covers both sides of Kilburn High Road and the hermitage and priory was located to the east of the road. The earliest historical reference to Kilburn comes from 1134 when the priory of 'Cuneburna' is mentioned in documents relating to Westminster Abbey. A settlement began to grow there along the Roman road from 1296, growing steadily throughout the medieval period as a stopping off point for pilgrims travelling north.
- 5.3.5. Neither of these archaeological priority areas will be directly impacted by the proposed development.

5.4. HISTORIC LANDSCAPE CHARACTER (HLC)

- 5.4.1. Historic Landscape Characterisation of the study area (GLAAS Ref:1814) defines the PDA as: public parks named Paddington Recreation Ground.

5.5. PREVIOUS INVESTIGATIONS

- 5.5.1. The Greater London HER records five previous archaeological investigations within the Study Area. Four of these are archaeological desk-based assessments (ELO9097, ELO9148, ELO9146, and ELO18152) for previous developments along Kilburn High Road and Maida Vale.
- 5.5.2. The remaining record is for a trial trench evaluation carried out at Carlton Plaza 290m to the north of the PDA (ELO64). A total of six trenches were machine excavated in 1994. Although no archaeological deposits were observed, the silted-up course of the former Kilburn Stream was recorded. Stray finds of post-medieval and modern pottery were observed in the upper levels and a single, abraded sherd of Roman mortarium was recovered from the upper silt layer in Trench 6.

5.6. ARCHAEOLOGICAL AND HISTORICAL NARRATIVE

PREHISTORIC PERIODS

PALAEOLITHIC (800,000 – 8500 BCE)

- 5.6.1. Archaeology from this period is normally represented by chance findspots rather than more substantial remains of in-situ activity such as settlements or burials. Material from the Lower and Middle Palaeolithic is rare on a national scale.
- 5.6.2. There is one recorded heritage asset recorded in the HER relating to this period within the study area. This a findspot of a single Palaeolithic hand axe (MLO19544) which was found near Charlton Hill around 470m to the east of the PDA. The artefact was found in a fresh condition on the 100m contour line at Charlton Hill suggesting it was a surface find.
- 5.6.3. There is assessed to be a low potential for previously unknown remains of this period to be encountered at the site. This is primarily due to the lack of other findspots of this period within the Study Area.

MESOLITHIC (8500-4000 BCE)

- 5.6.4. Evidence of Mesolithic activity tends to be represented by lithic findspots, small flakes of flints known as microliths typified this period.
- 5.6.5. There are no known heritage assets recorded in the HER relating to this period within the PDA or study area.
- 5.6.6. There is assessed to be a low potential for previously unknown remains of this period to be encountered at the site.

NEOLITHIC (4000-2200 BCE)

- 5.6.7. The Neolithic period was a gradual transition towards settlement which facilitated a shift towards agriculture.
- 5.6.8. There are no known heritage assets recorded in the HER relating to this period within the PDA or study area.
- 5.6.9. There is assessed to be a low potential for previously unknown remains of this period to be encountered at the site.

BRONZE AGE (2200-700 BCE)

- 5.6.10. During this period people had started to establish permanent settlements and saw the introduction of metal working.
- 5.6.11. There are no known heritage assets recorded in the HER relating to this period within the PDA or study area.
- 5.6.12. There is assessed to be a low potential for previously unknown remains of this period to be encountered at the site.

IRON AGE (700 BCE- 43 CE)

- 5.6.13. The GLHER records that an early Iron Age trackway may have been present along the line of Watling Street (MLO2868) prior to the construction of the later Roman road approximately 200m to the east of the PDA.

Thurso House Archaeological DBA & HS

- 5.6.14. It is possible that there may be evidence of small settlements or other land uses along the line of this routeway dating to the iron Age and later, however it is considered more likely that the landscape here was predominantly agricultural land. Any archaeological remains are likely to be in the form of shallow field boundary ditches or pits of low archaeological value. It is also considered likely that within the PDA any archaeological remains will have been truncated or removed by modern development, particularly development associated with the construction of the 20th century orphanage.
- 5.6.15. There is assessed to be a low potential for previously unknown remains of this period to be encountered at the site.

HISTORIC PERIODS

ROMAN/ROMANO-BRITISH PERIOD (43CE- 410CE)

- 5.6.16. The Watling Street APA (DLO38692) is approximately 400m to the east of the PDA and follows Edgeware Road between Marble Arch and the borough boundary of Camden and Brent. It follows the line of the Watling Street Roman Road (MLO17772). This was one of the most important roads in Roman Britain and ran from Dover, via London and St Albans to Wroxeter, Shropshire.
- 5.6.17. There are no other known heritage assets recorded in the HER relating to this period within the PDA.
- 5.6.18. Minor roadside settlements, or other land uses such as cemeteries, quarries or market gardens may have developed along the road and whilst likely to have been truncated by subsequent development, some archaeological remains may survive. However it is considered likely that within the PDA any archaeological remains will have been truncated or removed by modern development, particularly development associated with the construction of the 20th century orphanage.
- 5.6.19. There is assessed to be a low potential for previously unknown remains of this period to be encountered at the site.

EARLY MEDIEVAL AND MEDIEVAL PERIOD (410CE- 1500CE)

- 5.6.20. The medieval Kilburn Priory APA (DLO35596) was located on both sides of Kilburn High Road and the hermitage and priory was located to the east of the road. The earliest historical reference to Kilburn comes from 1134 when the priory of 'Cuneburna' is mentioned in documents relating to Westminster Abbey. A settlement began to grow there along the Roman road from 1296, growing steadily throughout the medieval period as a stopping off point for pilgrims travelling north. Following the Reformation, the priory was closed in 1537 during the Dissolution of the Monasteries, coming under the ownership of the Earl of Warwick. During the 16th and 17th centuries healing the sick became focussed away from the former priory and towards a nearby spring well. From the early 18th century onwards fashionable leisure houses for tea drinking were set up around the well, however the village did not grow beyond 22 buildings by the late 18th century. However during the 19th century residential expansion spread rapidly, surrounding the historic core of Kilburn, subsequently absorbing it into Greater London.
- 5.6.21. The GLHER records the site of a medieval bridge on Kilburn High Road where the Westburne stream passed beneath Edgeware Road (MLO16932) approximately 320m to the north of the PDA.
- 5.6.22. Within the wider landscape St John Wood (MLO104548) to the north-east of the PDA formed part of the Great Forest of Middlesex and was within the Manor of Lisson. It was owned by the Knights Templar in 1238 and then by the Knights of the Order of St John of Jerusalem (where the name St Johns Wood come from) from 1323. Following the Dissolution the trees were felled for ships and by the mid-17th century the land was largely open grassland to feed London's horses, remaining as agricultural land until the early 18th century when the land was sold to Henry Samuel Eyre. Through the 19th century the area was steadily developed with residential housing.
- 5.6.23. There are no known heritage assets recorded in the HER relating to this period within the PDA.
- 5.6.24. There is assessed to be a low potential for previously unknown remains of this period to be encountered at the site. It is considered that the PDA was located in the agricultural hinterland of the village of Kilburn. As such any unknown archaeological remains are likely to represent medieval and post-medieval agricultural method and practice of negligible archaeological significance or value.

POST-MEDIEVAL AND MODERN PERIOD (1500CE -PRESENT)

- 5.6.25. The Greater London HER and Historic England contains 65 records attributed to the post-medieval or modern period within the Study Area. All of these heritage assets are Grade I and II Listed Buildings. The closest of these to the PDA is the Grade I Listed Church of St Augustine (List Entry: 1221320) just 30m to the west of the PDA.
- 5.6.26. No designated heritage assets will be directly impacted by the proposed development.
- 5.6.27. The earliest historic mapping data consulted was the London Town Plan of 1850 (figure 5). The plan shows that at that time the PDA was located open fields to the east of Carlton Mews (later Randolph Gardens) and the Bayswater Rivulet to the north and west.
- 5.6.28. The 1869 Town Plan (Figure 6) shows that from the latter half of the 19th century the area became more developed with the introduction of formal street layouts and terrace house. The PDA at that stage was still located in open ground, however its location was now bound by the new Randolph Road to the north and west, Carlton Road to the south and Portsdown Road to the east. Residential terraces had begun to be built facing onto Carlton Road with their yards facing towards the rear of the properties. The Bayswater Rivulet had been covered over by Kilburn Park Road.
- 5.6.29. Historic mapping data from 1895 and 1915 (Figures 7 & 8) the PDA is the site of a large orphanage to the south of the church, beside Randolph Gardens and is shown on an aerial photograph from the 1940s²¹. In the second half of the twentieth century the orphanage was demolished, as well as the semi-detached houses to its south, and replaced by Thurso House, Strome House to its south-west, and Renfrew House to the south (Figures 9 & 10).
- 5.6.30. There are no known heritage assets recorded in the HER relating to this period within the PDA.
- 5.6.31. There is assessed to be a high potential for previously unknown remains of this period to be encountered at the site as historic mapping indicates there will likely be remains associated with the Victorian orphanage within the PDA. It is considered that structural remains, including foundations, floor surfaces and sections of walls will likely be present, however any remains are likely to be of low or local archaeological importance.

6. STATEMENT OF SIGNIFICANCE AND IMPORTANCE

6.1. KNOWN AND POTENTIAL HERITAGE ASSETS WITHIN THE PDA

- 6.1.1. This assessment identifies that there is a low potential for below ground archaeological remains to be present within the footprint of the proposed new development from the medieval period and earlier. However, although there is no direct evidence for a prehistoric, Roman, or medieval occupation on the site, the presence of the nearby Roman Watling Street and medieval Kilburn Priory indicate that the local landscape would have been habitable, and archaeological evaluation of the site would determine whether there are any archaeological remains preserved. There is a high potential for remains to be encountered on site dating to the post-medieval and modern periods, which most likely comprise remains associated with the 20th century orphanage that was present on the site and demolished to make way for the existing Thurso House. It is considered these remains would be of negligible archaeological significance and importance.

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https://www1.getmapping.com/Webshop/Web/CommonPages/Main/preview.aspx?srid=27700&x=525621&y=183183&searchType=pafpostzon_streetnameµsite=none

6.2. SETTING OF HERITAGE ASSETS IN THE STUDY AREA

SCREENING

- 6.2.1. Table 5 presents the results of a screening exercise to identify baseline heritage assets with the potential for significant setting effects as a result of the proposed development.

Table 4. Setting of Heritage Assets: Screening

HLD ID	NAME	STATUS	IMPORT- ANCE	SIGNIFICANCE	SCREENING FOR DETAILED SETTING ASSESSMENT
1064218	18-56, CAMBRIDGE AVENUE NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
N/A	MAIDA VALE CA	Conservation Area	Medium	Architectural	90m south and 70m east of application site, Views effectively screened by existing buildings from the south hand east. Historical significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066319	CATTLE TROUGH CLOSE TO JUNCTION WITH MAIDA VALE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066322	74, CARLTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066323	84, CARLTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066324	K6 TELEPHONE KIOSK OUTSIDE NUMBER 87	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066682	124 AND 126, HAMILTON TERRACE NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity.

					Screened out of detailed setting assessment.
1066687	118 AND 120, HAMILTON TERRACE NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066688	135 AND 137, HAMILTON TERRACE NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066726	39A, GREVILLE ROAD NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066834	MAIDA VALE UNDERGROUND STATION	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066839	21 and 22 Elgin Mews North	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066966	103, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066967	107, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066968	109, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset.

					Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066969	114 AND 115, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066995	104, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066996	112, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1078871	KILBURN PARK UNDERGROUND STATION	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1078872	PRINCE OF WALES PUBLIC HOUSE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1078873	12-18, CAMBRIDGE GARDENS NW6 (See details for further address information)	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1078886	32-84, PRINCESS ROAD NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity.

					Screened out of detailed setting assessment.
1113102	MECCA SOCIAL CLUB CARLTON ROOMS	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1188693	12-26, OXFORD ROAD NW6 (See details for further address information)	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1188703	45-67, PRINCESS ROAD NW6 (See details for further address information)	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1211531	1 and 2 Elgin Mews North including 170 Randolph Avenue	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1211775	K2 TELEPHONE KIOSK OUTSIDE NUMBERS 104- 114 ESSENDINE MANSIONS	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1214117	36, GREVILLE PLACE NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1218555	K2 TELEPHONE KIOSKS TO SOUTH SIDE OF JUNCTION WITH ELGIN AVENUE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1219724	106, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset.

					Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1219729	110, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1221320	CHURCH OF ST AUGUSTINE	Grade II listed building	High	Architectural, Historical	Built heritage assets located immediately to the south of application site. Screened in for detailed setting assessment.
1221322	MEMORIAL TO RICHARD CARR KIRKPATRICK ABOUT 10 YARDS TO NORTH WEST OF CHURCH OF ST AUGUSTINE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >80m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1229344	131 AND 133, HAMILTON TERRACE NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1229345	147 AND 149, HAMILTON TERRACE NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1238912	60 AND 62, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1238913	86 AND 88, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1238944	104 AND 106, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset.

					Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1238977	116 AND 118, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1246369	24, 26 AND 26A, GREVILLE ROAD	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1246370	REGENCY LODGE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1247706	166 AND 166A, RANDOLPH AVENUE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1265309	K2 TELEPHONE KIOSK ADJACENT TO ENTRANCE TO PADDINGTON RECREATION GROUND	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1271396	Nos. 3 and 3A-G and attached wall, railings and gate piers	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1271399	5 and 5A, Greville Place	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity.

					Screened out of detailed setting assessment.
1271962	Cambridge Hall, Kilburn	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1273931	108 AND 110, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1273932	112 AND 114, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1273944	84, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1273945	90-94, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1273956	56 AND 58, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1279115	THE GABLES	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1288748	6, GREVILLE PLACE NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset.

					Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1292488	80 AND 82, CARLTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1292491	86, CARLTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1356919	102, CLIFTON HILL	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1356920	108, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1356943	105, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1356944	111, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1356995	15 AND 164A, ELGIN MEWS SOUTH W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity.

					Screened out of detailed setting assessment.
1357272	76 AND 78, CARLTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1359032	1,2,24 AND 25, CAMBRIDGE GARDENS NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1359033	61 AND 63, CAMBRIDGE ROAD NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1359403	10, CAMBRIDGE AVENUE NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1379425	Nos. 1, 1A, 1B and 1C and attached wall, gate piers and gate	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1391081	92-96, CARLTON HILL	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1066996	112, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1078871	KILBURN PARK UNDERGROUND STATION	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset.

					Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1078872	PRINCE OF WALES PUBLIC HOUSE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1078873	12-18, CAMBRIDGE GARDENS NW6 (See details for further address information)	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1078886	32-84, PRINCESS ROAD NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1113102	MECCA SOCIAL CLUB CARLTON ROOMS	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1188693	12-26, OXFORD ROAD NW6 (See details for further address information)	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1188703	45-67, PRINCESS ROAD NW6 (See details for further address information)	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1211531	1 and 2 Elgin Mews North including 170 Randolph Avenue	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity.

					Screened out of detailed setting assessment.
1211775	K2 TELEPHONE KIOSK OUTSIDE NUMBERS 104- 114 ESSENDINE MANSIONS	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1214117	36, GREVILLE PLACE NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1218555	K2 TELEPHONE KIOSKS TO SOUTH SIDE OF JUNCTION WITH ELGIN AVENUE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1219724	106, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1219729	110, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1356995	15 AND 164A, ELGIN MEWS SOUTH W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1357272	76 AND 78, CARLTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1359032	1,2,24 AND 25, CAMBRIDGE GARDENS NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset.

					Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1359033	61 AND 63, CAMBRIDGE ROAD NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1359403	10, CAMBRIDGE AVENUE NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1379425	Nos. 1, 1A, 1B and 1C and attached wall, gate piers and gate	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1391081	92-96, CARLTON HILL	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1221320	CHURCH OF ST AUGUSTINE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1221322	MEMORIAL TO RICHARD CARR KIRKPATRICK ABOUT 10 YARDS TO NORTH WEST OF CHURCH OF ST AUGUSTINE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1229344	131 AND 133, HAMILTON TERRACE NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity.

					Screened out of detailed setting assessment.
1229345	147 AND 149, HAMILTON TERRACE NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1238912	60 AND 62, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1238913	86 AND 88, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1238944	104 AND 106, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1238977	116 AND 118, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1246369	24, 26 AND 26A, GREVILLE ROAD	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1246370	REGENCY LODGE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1247706	166 AND 166A, RANDOLPH AVENUE	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset.

					Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1265309	K2 TELEPHONE KIOSK ADJACENT TO ENTRANCE TO PADDINGTON RECREATION GROUND	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1271396	Nos. 3 and 3A-G and attached wall, railings and gate piers	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1271399	5 and 5A, Greville Place	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1271962	Cambridge Hall, Kilburn	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1273931	108 AND 110, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1273932	112 AND 114, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1273944	84, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity.

					Screened out of detailed setting assessment.
1273945	90-94, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1273956	56 AND 58, MAIDA VALE W9	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1279115	THE GABLES	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1288748	6, GREVILLE PLACE NW6	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1292488	80 AND 82, CARLTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1292491	86, CARLTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1356919	102, CLIFTON HILL	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1356920	108, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset.

					Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1356943	105, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
1356944	111, CLIFTON HILL NW8	Grade II Listed Building	High	Architectural, Historical	Setting does not contribute to significance of asset. Located >200m from PDA, with no significant historical connection to application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
MLO16932	KILBURN HIGH STREET	Non-Designated Heritage Asset	Low	Archaeological	Site of medieval bridge. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
MLO17772	KILBURN HIGH ROAD	Non-Designated Heritage Asset	Low	Archaeological	Roman Watling Street. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
MLO19544	Carlton Hill, St Johns Wood	Non-Designated Heritage Asset	Negligible	Archaeological	Find spot of Palaeolithic hand axe. Artefact removed during excavation to east of application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
MLO2868	Edgware Road	Non-Designated Heritage Asset	Low	Archaeological	Iron Age trackway on alignment with later Watling Street Roman Road.
MLO60246	Carlton Plaza	Non-Designated Heritage Asset	Negligible	Archaeological	Stream. Artefacts removed during excavation to north of application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
MLO60247	Carlton Plaza	Non-Designated Heritage Asset	Negligible	Archaeological	Stream. Artefacts removed during excavation to north of application site. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
MLO68872	Edgware Manor House. Edgware Road (Site of)	Non-Designated Heritage Asset	Low	Archaeological	Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
MLO104548	Violet Hill/Abbey Gardens, [Violet Hill Gardens] St John's Wood, Westminster, NW8 {Public Gardens}	Non-Designated Heritage Asset	Low	Archaeological	Gardens. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.

MLO107293	Cambridge Gardens, Kilburn, [Cambridge Square and Gardens], Brent, NW6 {late 19th century garden square}	Non-Designated Heritage Asset	Low	Archaeological	Gardens. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
DLO35596	Kilburn Priory and Settlement	Non-Designated Heritage Asset	Low	Archaeological	Archaeological Priority Area. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.
DLO38692	Watling Street	Non-Designated Heritage Asset	Low	Archaeological	Archaeological Priority Area. Archaeological significance unaffected by development in vicinity. Screened out of detailed setting assessment.

7. PROPOSED DEVELOPMENT

- 7.1.1. The proposed development is to construct a four-storey building comprising four residential units with associated blue badge parking, cycle stores and refuse stores (Pre-App Ref: P21/00286).
- 7.1.2. The proposed development is located on an existing parking area between Thurso House and Strome House, Maida Vale.
- 7.1.3. The scale, form and detailed design of the proposal has been developed following advice given in 2020 (P19/01253). Two options have been presented within this submission both containing the below proposed works:
- 4 Storey Development
 - 4 self-contained flats as 100% affordable housing including 1 wheelchair accessible unit.
 - Garden, Terrace, and Juliette balconies.
 - Accessible car parking space.
 - Cycle parking.

EMBEDDED MEASURES FOR MINIMISING HARM

LOCATION, SCALE AND MASSING

- 7.1.4. The proposed development maintains the historical and current grain of the townscape, with the new building conforming the existing site boundary and street pattern.
- 7.1.5. The height of the proposed development will be sympathetic to the nearby listed buildings.

DESIGN AND MATERIALS

- 7.1.6. The final design will be high-quality, well-detailed and proportioned and is informed by a detailed architectural study led by the local vernacular.
- 7.1.7. The vertical emphasis, symmetry and rhythm of the windows of the nearby buildings are echoed in the front elevations of the proposed development (i.e. design in the balconies and roofline, visible on all approaches).
- 7.1.8. The colour palette and general aesthetic of the proposed development is influenced by the elements of the listed buildings which contribute positively to the historic character of the area, as follows:
- Material: Textured redbrick facades, metal balustrades and metal roof and cladding do not jar with the materials and colour palette of the nearby listed buildings;
 - Architectural detailing: the shape of the segmental-arched casement windows and semi-circular stepped architraves of the nearby listed buildings are mirrored in the proposed development's balcony detailing;
- 7.1.9. The design (colour, style, build and materials) of the proposed development therefore has particularly considered and referenced the local character and distinctiveness of historic buildings of local interest in the immediate vicinity.

8. PREDICTED EFFECTS OF THE PROPOSED DEVELOPMENT

8.1. DIRECT EFFECTS WITHIN THE PDA

ARCHAEOLOGICAL REMAINS

- 8.1.1. The assessment presented in this report has considered the known archaeological and heritage resource within and surrounding the application site in order to establish the potential constraints and implications for construction of a residential development.
- 8.1.2. Direct impacts upon buried archaeological remains have the potential to occur during development as a result of intrusive groundworks. The development proposals comprise the construction of a new four storey residential complex which will remove any previously unknown buried archaeological remains within its footprint. Activities which may have an impact upon buried archaeological remains include construction enabling works, any areas of cut and fill, bulk excavation and topsoil stripping, site compound establishment and excavations for footings, roads, utilities and landscaping.
- 8.1.3. Development activities within the site as described above have the potential to truncate or remove buried archaeological remains, resulting in a direct impact on these assets.
- 8.1.4. This assessment identifies that there is a low potential for below ground archaeological remains to be present within the PDA associated with later prehistoric, Roman, and medieval small industry, agriculture, burial and domestic activities.
- 8.1.5. This assessment also identifies there is a high potential for previously unknown remains associated with the Victorian orphanage to be present within the PDA. It is considered that any remains will likely comprise structural remains, including foundations, floor surfaces and sections of walls, however any remains are likely to be of low or local archaeological importance.
- 8.1.6. From assessment of the available evidence, the potential for hitherto unknown significant archaeological remains to be present within the site is considered to be low, and no significant direct impacts are anticipated.

8.2. SETTING EFFECTS WITHIN THE STUDY AREA

- 8.2.1. Setting impacts upon heritage assets in the area surrounding the site may occur as a result of the demolition, construction and operation of the development causing visual or other sensory changes (such as noise, light, movement) within their settings, such that our ability to appreciate the significance of the asset as adversely (or beneficially) affected.
- 8.2.2. Beyond the PDA there is 1 designated heritage asset which may be subject to impact through change in its settings.
- 8.2.3. No non-designated heritage assets sensitive to visual change have been identified within the visual envelope of the proposed development have been identified through a screening exercise presented in this DBA. Any change introduced by the likely nature of the proposed development, and the receiving environment, means that setting impacts are unlikely to be significant.

DESIGNATED HERITAGE ASSETS

- 8.2.4. The impacted designated heritage asset is the Grade I Listed Church of St Augustine (List Entry 413111). The church was built by architect J L Pearson between 1870 and 1877 with later additions and lies approximately 30m to the north-west of the PDA.
- 8.2.5. The building has been listed primarily for its architectural and historic merit. The significance of this heritage asset is not considered to relate solely to the preservation of its structural fabric alone, but also to its perceived historical setting.
- 8.2.6. The historical setting for this building is that of a former agricultural landscape which rapidly transformed into an urban one following extensive residential expansion during the later 19th and early 20th centuries. The

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landscape became one of terraced houses and semi-detached villas with a number of more public buildings, including the church itself and an orphanage to the south (where the PDA is currently located).

- 8.2.7. During the latter half of the 20th century the older Victorian terraces began to be demolished, as was the orphanage, to make way for larger blocks of flats with communal gardens including Thurso House.
- 8.2.8. Views from the west of the western parts of Thurso House and Strome House can be seen in Illus. 1. The proposed development would fill this gap with only a negligible effect on this view. Views from the south (Illus. 3) would effectively extend the side of Strome House but would not block views of the church from the gardens there.



Illus. 1: View of the PDA from Kilburn High Road looking west



Illus 2: View of the PDA from Kilburn High Road looking north

- 8.2.9. Views from within the communal gardens of Thurso and Strome Houses would most obviously show effects on setting. The gap between these buildings would be closed by the proposed development and would block views of the church from the immediate south-west of Thurso House (Illus. 3). It should be noted that this view is only visible from within the private gardens of the flats. From the outside pavement or road would remain unchanged due to the height of the church steeple and towers. Additionally views of the lower parts of the church from across the PDA are effectively screened by existing vegetation.



Illus 3: View of the PDA from the communal gardens of Thurso House



Illus 4: View across Thurso House from Randolph Gardens looking south-west towards the Church of St Augustine

- 8.2.10. Views of the church from Randolph Gardens (Illus. 4) would remain unchanged, as would views from the PDA towards the church itself. Additionally views across the park towards the church and PDA from flats located to the north-east (Illus. 5) would not be altered.
- 8.2.11. The Church of St Augustine takes its place within a 19th century residential landscape which has undergone a number of changes throughout the 20th century. This includes the replacement of the Victorian orphanage and terraced housing with blocks of flats, communal gardens, local facilities (St Augustine’s School is located to the north of the church) and local shops.



Illus 5: View looking west across the park towards the church from the Maida Vale Conservation Area

- 8.2.12. There is expected to be no adverse effect on the cultural significance of the church, given its setting amid a much-changed 19th century residential landscape. The historical and current residential location of the PDA does not contribute to the architectural and historical significance of the church. Further, the view already contains significant residential housing, and the landscape therefore more readily absorbs further modern development.

8.3. HISTORIC LANDSCAPE CHARACTER

- 8.3.1. The development proposal is for residential land use, located alongside existing current and historical residential land-use. The proposed development fits into the landscape grain, located in between existing urban character areas.

9. RECOMMENDATIONS FOR FURTHER ASSESSMENT

9.1. POTENTIAL DIRECT IMPACTS

- 9.1.1. The proposed development will likely directly impact any surviving structural remains associated with the former Victorian orphanage within the PDA. Impacts will be caused by construction works including the digging of new foundations and installation of any new services.

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- 9.1.2. The assessment identifies there is a low potential for prehistoric, Roman, Early medieval and, medieval, remains within the PDA. There is a high potential for post-medieval and modern archaeological remains to be present within the PDA.

9.2. POTENTIAL SETTING IMPACTS

- 9.2.1. An adverse impact upon the contribution of setting to the historic significance of the Church of St Augustine, a designated heritage asset, has been identified. As an asset of high importance, however it is not anticipated this effect would be sufficient justification for refusal of planning consent. The harm would not be substantial (in the terms of the NPPF), and proposed LVIA mitigation by way of vegetation screening to be implemented will minimise any harm to the historic environment.
- 9.2.2. No likely significant setting effects upon non-designated heritage assets have been identified as a result of the proposed development. No site-specific mitigation is recommended over and above proposed vegetation screening, and it is anticipated that no further detailed setting assessment would be necessary in support of the planning application.

RECOMMENDED MEASURES FOR MINIMISING HARM

- 9.2.3. Any changes to the setting and significance of the church may be mitigated by the use of sensitive design and building materials which reflect the existing surrounding buildings. This would maintain the intelligibility of the church's setting.

MITIGATION

- 9.2.4. Any changes to the setting as seen from the neighbouring buildings and heritage asset might be mitigated by the use of sensitive design and building materials that reflect those already in use in the environs – thus maintaining the intelligibility of this setting.

10. DISCUSSION AND CONCLUSIONS

10.1. DISCUSSION

- 10.1.1. The archaeological, cartographic and documentary evidence suggests there is a low likelihood for buried archaeological remains from the prehistoric, Roman and medieval periods. Although the landscape around the PDA appears to have been agricultural until the latter half of the 19th century, the presence of the main Roman road north from London and the site of the medieval Kilburn Priory and village to the east of the PDA should not rule out the possibility of Roman and medieval artefacts being present within the PDA. These are likely to consist mostly field boundary ditches, pits and stray artefacts associated with Roman and medieval agricultural practices.
- 10.1.2. However, the construction of the orphanage seen in historic mapping from the later 19th century would suggest that any previously surviving archaeological remains are likely to have been severely truncated or destroyed during its construction and subsequent replacement with Thurso House and Strome House in the 1960s.
- 10.1.3. The proposed development is considered to bring minor or negligible harm on the setting of the designated heritage asset (St Augustine's Church) nearby. The proposed development continues what is an ongoing process of development in character with what is already present; the views to and from the heritage asset are little changed, aside from the view of the church from Illus. 3 which is obscured from within the flat complex, but from the main road, given the height of the church, the same view is relatively unchanged.
- 10.1.4. The proposed development would be slightly visible from the park and church to the north, but the effect is not considered significant, as the proposed development would be a structure between two similar blocks of flats, which set a precedent for the development. Additionally, the new development would effectively join the existing blocks into a single complete unit, the new area mirroring the north-eastern part of Thurso House and effectively creating two southern 'wings' with Strome House forming the westernmost wing.

10.2. POLICY ASSESSMENT

- 10.2.1. The impact of the proposed development has been assessed with regard to potential direct and setting effects upon the historic environment.
- 10.2.2. The heritage implications of the proposed development with regard to relevant local and national planning policy and legislation are considered in this section.

NATIONAL LEGISLATION

- 10.2.3. No alteration to a listed building or scheduled monument is proposed and as such listed building or scheduled monument consent is not being sought.

NATIONAL PLANNING POLICY ASSESSMENT

- 10.2.4. Heritage and conservation forms one of the core planning principles of the NPPF.
- 10.2.5. The following section of this report represents an assessment of the proposed structural reinforcement works and internal refurbishments in relation to heritage specific policies contained in the NPPF, and a justification for the alterations in national planning policy terms.

CHAPTER 16: CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

- 10.2.6. Paragraph 189 requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This heritage statement defines the significance of heritage assets within a 1 km study area, including the contribution made by setting, and provides an assessment of the development proposals.
- 10.2.7. Paragraph 192 states that in determining applications, local planning authorities are to take account of the desirability of enhancing and sustaining the significance of heritage assets and putting them to viable use consistent with their conservation. The proposed development would have no effect upon heritage assets in the local area, thereby sustaining their significance.

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- 10.2.8. Paragraph 193 states that 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’. No harm is anticipated in respect of the significance of designated heritage assets.
- 10.2.9. Paragraph 196 of the NPPF indicates that where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use. No harm is anticipated in respect of the significance of any heritage assets within the study area.

REGIONAL PLANNING POLICY ASSESSMENT

LOCAL PLAN

- 10.2.10. The principles outlined in strategic policies HE1 and BE1 seek to conserve and enhance heritage assets.
- 10.2.11. The proposed development described and assessed in this report has been designed and inspired by the positive elements of the local character as provided by local heritage assets. As the current setting does not contribute to the significance of the listed building, the proposed development will conserve its significance.
- 10.2.12. The proposed development would create a more cohesive local character and setting for the listed building. Furthermore, the potential for enhancement of the local area may result in a long-term benefit if its regeneration provides a solution to the decline of the listed building.
- Policy 39: Westminster’s Heritage (B)
- 10.2.13. This assessment has identified no previously recorded heritage assets that would be physically harmed or would result in an adverse effect to setting from the proposed development.
- Policy 39: Westminster’s Heritage (G) and (I)
- 10.2.14. This assessment has identified no listed buildings that would be physically harmed or would result in an adverse effect to setting from the proposed development.
- Policy 39: Westminster’s Heritage (O) and (P)
- 10.2.15. No harm to borough Archaeological Priority Areas has been identified as a result of the proposed development in this assessment.

10.3. CONCLUSIONS

- 10.3.1. This desk-based assessment and heritage statement has considered the likely impact that future development would have on potential below-ground archaeological remains within the PDA, and the setting of heritage assets within the Study Area, in accordance with planning policy and guidance.
- 10.3.2. It is intended that this report contains sufficient objective data to enable an informed and reasonable decision to be made regarding whether further investigation and mitigation is required at the PDA, in consultation with the local planning authority archaeological advisors.

POTENTIAL DIRECT IMPACTS

- 10.3.3. It is not anticipated that proposals to develop the site should represent a conflict with legislation or national or local planning policies. The likely development impacts are considered to be of a level of significance that they could be adequately mitigated through a staged programme of archaeological recording. The need for, scope and scale of such works is suggested below for agreement with the LPA.
- 10.3.4. The Local Plan states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials, and architectural detail. It is therefore suggested that the proposed development is designed to complement surrounding development and not to compete with the church in terms of scale or design.

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- 10.3.5. Assessment of the impact of the proposed development on the setting and significance of heritage assets in the surrounding landscape has identified no adverse effects, and no further detailed setting assessment is considered likely to be necessary in support of an application to develop the PDA.
- 10.3.6. However, it is likely that the local authority will require further assessment of the site's archaeological potential.
- 10.3.7. In accordance with the requirements of the NPPF, any subsequent mitigation should be proportionate to the importance of the remains and significance of the impacts as determined through evaluation.
- 10.3.8. In light of the archaeological potential of the proposed development site, the local planning authority is likely to require further archaeological investigation, either as a staged field evaluation to be submitted as supporting information with a planning application or as a condition of consent.
- 10.3.9. Depending upon the results of the evaluation further assessment and mitigation may be recommended as follows:
- A programme of archaeological mitigation works such as a watching brief or set piece excavation prior to any development within the application site boundary.
- 10.3.10. Any such works should be conducted by a suitably qualified archaeological organisation in accordance with a written specification agreed in advance with the Local Planning Authority.

POTENTIAL SETTING EFFECTS

- 10.3.11. In accordance with a methodology based on Historic England guidance GPA3: The Setting of Heritage Assets, all heritage assets within 1 km of the application site have been considered for potential adverse impacts within their setting, where this contributes to the asset or group of assets' significance.
- 10.3.12. An adverse impact upon the contribution of setting to the historic significance of the Church of St Augustine, a designated heritage asset, has been identified. As an asset of high importance, however it is not anticipated this effect would be sufficient justification for refusal of planning consent. The harm would not be substantial (in the terms of the NPPF), and proposed LVIA mitigation by way of vegetation screening to be implemented will minimise any harm to the historic environment.
- 10.3.13. No likely significant setting effects upon non-designated heritage assets have been identified as a result of the proposed development. No site-specific mitigation is recommended over and above proposed vegetation screening, and it is anticipated that no further detailed setting assessment would be necessary in support of the planning application.
- 10.3.14. The proposed development fits into the landscape grain, located in between existing urban character areas. The proposed development would have a low (not significant) impact on the historic landscape character of the area.
- 10.3.15. The proposed development does not contravene any national, regional or local policy tests. No mitigation or further assessment in relation to heritage assessment is required.

GLOSSARY

DEFINITIONS

Term	Definition
Designated Heritage Asset	Assets registered on the National Heritage List for England. These may be protected by primary legislation (e.g. listed buildings, conservation areas, scheduled monuments) or have a non-statutory designation (e.g. World Heritage Sites, registered battlefields, registered parks and gardens, designated wrecks)
Heritage Asset NPPF (Annex 2)	<p>"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest."</p> <p>Some heritage assets are designated as Scheduled Monuments, Listed Buildings, World Heritage Sites, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, or locally designated through policies in the Local Plan. Undesignated assets may be recorded in Historic Environment Records, while many other assets are currently unrecorded.</p> <p>Information contained in HERs and SMRs is not definitive, since they may include features which, for instance, have been entirely removed, or are of uncertain location, dubious identification, or negligible importance. The identification of undesignated heritage assets is therefore to some extent a matter of professional judgement.</p> <p>Both discrete features, and extensive landscapes defined by a specific historic event, process or theme, can be defined as heritage assets; and assets may overlap or be nested within one another.</p>
Listed Building	A building or structure which is considered to be of 'special architectural or historic interest'
Non-Designated Heritage Asset	Assets identified by the local planning authority or national registers for the historic environment which have no formal designation but are considered to have a degree of significance meriting consideration in planning decisions. These can include locally listed buildings, information on sites held by the relevant Historic Environment Record and National Record of the Historic Environment
Archaeological Site (also 'Monuments')	Heritage assets which may consist of surface and/or sub-surface remains, features, deposits and/or material relating to past human activity with a degree of significance meriting consideration in planning decisions.
Significance: NPPF	"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"
Significance: GAPN 2	"The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example, outstanding universal value for World Heritage Sites, national importance for scheduled monuments and special interest for listed buildings and conservation areas), but all of these refer to a heritage asset's significance."

Term	Definition
Significance: NPPF (PPG para 6) and Historic England guidance Statement of Heritage Significance: Analysing Significance in Heritage Assets (2019, HEAN 12)	<p>Cultural values in the historic environment that people want to enjoy and sustain for the benefit of present and future generations.</p> <p>Archaeological - There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;</p> <p>Architectural - These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types;</p> <p>Artistic - Artistic interest is an interest in other human creative skills, like sculpture;</p> <p>Historic - An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.</p>
Setting: NPPF	<p>"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral" (an extended consideration of Setting is contained in GAPN 3)</p>

TERMS

Term	Definition
Artefact	An item of archaeological interest
Baseline	'Baseline conditions' are the environmental conditions in existence just before the occurrence of an impact – i.e. they are the conditions that would be affected.
Bronze Age	The period of human activity between 2,500 BCE and 700 BCE
Construction Environmental Management Plan (CEMP)	A plan prepared by a contractor before the start of construction work, detailing 'environmental aspects' that may be affected by the construction work and management methods to prevent any such effects. The CEMP would include methods and site management practices to be applied to prevent generation of nuisance dust, accidental pollution events and a range of other potential sources of accidental damage to the environment, and response and reporting procedures to minimise the damage in the event of a pollution incident.
Construction activity	Vegetation removal, topsoil stripping, temporary storage of materials, ground excavation and remodelling, bare earth, movement of construction vehicles and tall features such as cranes and other construction plant.

Term	Definition
Desk study	A collation and review of relevant existing information available from published, archival or online sources, including for instance geological and hydrogeological mapping, historical maps, environmental records etc., allowing an assessment of risks to the human and environmental receptors to be undertaken.
Earthworks	The moving of soil or rock to reconfigure the topography of a site.
Environmental Impact Assessment (EIA)	An assessment of certain types of major project of the significant effects that the project could have on the environment. The applicant is required to carry out the assessment by law, in this case under the Infrastructure Planning (Environmental Impact Assessment) Regulations, 2017.
Environmental Statement (ES)	The report on the results of the EIA.
Fieldwalking survey	Method of systematic non-intrusive survey involving walking across a plough field along transects to collect archaeological artefacts.
Geology	Geology is the study of solid earth, the material of which it is composed (principally rocks) and the processes by which they evolve.
Geophysical survey	Method of non-intrusive investigation involving the use of magnetometers to identify fluctuations in the earth's magnetic field which might indicate the presence of archaeological remains. Burnt remains and metals are best identified through this method of survey.
Heritage asset	An item of heritage interest, for example an historic building or an archaeological find.
Historic Environment Records (HER)	A database maintained by individual counties or local authorities, containing records of archaeological sites, historic buildings and other aspects.
Historic landscape character types (HLCT)	Historic landscape character types are distinctive and repeated combinations of components defining generic historic landscapes such as 'ancient woodland' or 'parliamentary enclosure'. The types used in this study were defined based on evidence from historic maps and other sources.
Iron Age	The period of human activity between 700 BCE and 43 CE
Made Ground	Ground created by infilling an area with material taken from elsewhere; typically, reworked soils, rubble, gravel, sand or former waste material e.g. ash.
Medieval	The period of human activity between 1066 CE and 1550 CE
Mesolithic	Middle Stone Age. The period of human activity between 10,000 BCE and 4,500 BCE.

Term	Definition
Metal detector survey	Method of intrusive investigation involving the use of metal detectors to locate buried metal objects.
Mitigation	Measures which have the purpose of avoiding, reducing or compensating for adverse environmental impacts. It may also include measures to create environmental benefits.
Modern	The period of human activity from 1900 to the present day
National Mapping Programme (NMP)	A project funded by Historic England and local councils involving assessment and interpretation of aerial photographs and other remote sensing data, such as LiDAR.
Neolithic	New Stone Age. The period of human activity between 4,500 BCE and 2,500 BCE
Ordnance Datum	The standard measure of sea level in the UK, from which all heights are measured for mapping purposes.
Palaeolithic	Old Stone Age. The period of human and pre-human activity before around 10,000 BCE
Photomontage	A photorealistic image of the scheme, based on a 3D computer model of the scheme, overlaid onto a base photograph to visually represent the scheme. Features that would be removed as part of the scheme are removed from the base photograph.
Post-medieval	The period of human activity between 1550 CE and 1900 CE
Prehistoric	The period before the year 43 CE
Receptor	The existing environmental feature that would be affected by an impact – for instance a specific archaeological site
Requirement	A requirement listed as a condition of planning permission
Roman	The period of human activity between 43 CE and 410 CE
Saxon	The period of human activity between 410 CE and 1066 CE
Statutory Consultation	Community and stakeholder consultation carried out in line with the statutory requirements set out in s42, s47 and s48 of the Planning Act 2008
Statutory consultees	Organisations that the Client is required to consult under s42 of the Planning Act 2008. Statutory consultees are listed in Schedule 1 of the APFP 2009
Zone of Theoretical Influence (ZVI)	The zone from which the scheme could theoretically impart an impact based partly on visibility and professional judgement

Term	Definition
Zone of Theoretical Visibility (ZTV)	The zone from which the scheme is theoretically visible over 'bare earth'

ABBREVIATIONS AND ACRONYMS

AOD	Above Ordnance Datum (above sea-level)
AP	Aerial Photograph
ASA	Archaeologically Sensitive Area
BCE	Before Common Era
BGS	British Geological Survey
BH	Borehole
C	Century
c.	Circa
CA	Conservation Area
CBM	Ceramic building material
CE	Common Era
CEMP	Construction Environment Management Plan
CIfA	Chartered Institute for Archaeologists
DBA	Desk-based Assessment
DCO	Development Consent Order
DCLG	Department for Communities and Local Government
DMV/SMV	Deserted/Shrunken Medieval Village
EMS	Environmental Management System certified to ISO 14001: 2004
ES	Environmental Statement
Eval.	Evaluation Trial Trenching
Geophys.	Geophysical Survey
HA	Headland Archaeology
HE	Historic England
HER	Historic Environment Record
HLC	Historic Landscape Character(isation)
HSE	Health and Safety Executive
LB	Listed Building
LPA	Local Planning Authority
LiDAR	Light Detection and Ranging
MLWS	Mean low water springs
NGR	National Grid Reference

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NHLE	National Heritage List for England
NRHE	National Record of the Historic Environment
OS	Ordnance Survey
R&F	Ridge and Furrow (earthwork cultivation)
RO	Registered Organisation (with ClfA)
RPG	Registered Park & Garden
SM	Scheduled Monument
SMP	Soil Management Plan
SMS	'Strip, Map and Sample'
WB	Watching Brief
WSI	Written Scheme of Investigation (project design or method statement)
ZTV	Zone of Theoretical Visibility

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HISTORIC MAPS

Historic Maps

1850 London Town Plan 1:2500

1869 London Town Plan 1:2500

1895 London Town Plan 1:2500

Ordnance Survey Maps

OS County Series: Middlesex 1:10,560 (1915)

OS County Series: Middlesex 1:10,560 (1963)

OS County Series: Middlesex 1:10,560 (1970)

AERIAL PHOTOGRAPHS

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APPENDIX 1: KNOWN HERITAGE ASSETS WITHIN THE STUDY AREA

HER / Designation Ref	Name	Description	Easting	Northing	Period	Status	Importance
1064218	18-56, CAMBRIDGE AVENUE NW6	II	525428	183378.3608	Post-medieval	Grade II Listed Building	High
1066319	CATTLE TROUGH CLOSE TO JUNCTION WITH MAIDA VALE	II	525820	183198.3608	Post-medieval	Grade II Listed Building	High
1066322	74, CARLTON HILL NW8	II	525991	183361.3608	Post-medieval	Grade II Listed Building	High
1066323	84, CARLTON HILL NW8	II	525923	183307.3608	Post-medieval	Grade II Listed Building	High
1066324	K6 TELEPHONE KIOSK OUTSIDE NUMBER 87	II	525845	183200.3608	Post-medieval	Grade II Listed Building	High
1066682	124 AND 126, HAMILTON TERRACE NW8	II	526102	183094.3608	Post-medieval	Grade II Listed Building	High
1066687	118 AND 120, HAMILTON TERRACE NW8	II	526124	183069.3608	Post-medieval	Grade II Listed Building	High
1066688	135 AND 137, HAMILTON TERRACE NW8	II	525980	183165.3608	Post-medieval	Grade II Listed Building	High
1066726	39A, GREVILLE ROAD NW6	II	525911	183428.3608	Post-medieval	Grade II Listed Building	High
1066834	MAIDA VALE UNDERGROUND STATION	II	525944	182777.3608	Post-medieval	Grade II Listed Building	High
1066839	21 and 22 Elgin Mews North	II	525948.0105	182856.9143	Post-medieval	Grade II Listed Building	High
1066966	103, CLIFTON HILL NW8	II	525955	183389.3608	Post-medieval	Grade II Listed Building	High

1066967	107, CLIFTON HILL NW8	II	525921	183363.3608	Post-medieval	Grade II Listed Building	High
1066968	109, CLIFTON HILL NW8	II	525911	183354.3608	Post-medieval	Grade II Listed Building	High
1066969	114 AND 115, CLIFTON HILL NW8	II	525867	183348.3608	Post-medieval	Grade II Listed Building	High
1066995	104, CLIFTON HILL NW8	II	525924	183412.3608	Post-medieval	Grade II Listed Building	High
1066996	112, CLIFTON HILL NW8	II	525872	183367.3608	Post-medieval	Grade II Listed Building	High
1078871	KILBURN PARK UNDERGROUND STATION	II	525362	183340.3608	Post-medieval	Grade II Listed Building	High
1078872	PRINCE OF WALES PUBLIC HOUSE	II	525355	183308.3608	Post-medieval	Grade II Listed Building	High
1078873	12-18, CAMBRIDGE GARDENS NW6 (See details for further address information)	II	525354.233	183224.2948	Post-medieval	Grade II Listed Building	High
1078886	32-84, PRINCESS ROAD NW6	II	525234.343	183165.6128	Post-medieval	Grade II Listed Building	High
1113102	MECCA SOCIAL CLUB CARLTON ROOMS	II	525707	183394.3608	Post-medieval	Grade II Listed Building	High
1188693	12-26, OXFORD ROAD NW6 (See details for further address information)	II	525462.011	183356.7008	Post-medieval	Grade II Listed Building	High
1188703	45-67, PRINCESS ROAD NW6 (See	II	525260.918	183198.2818	Post-medieval	Grade II Listed Building	High

	details for further address information)						
1211531	1 and 2 Elgin Mews North including 170 Randolph Avenue	II	525906.3776	182821.6604	Post-medieval	Grade II Listed Building	High
1211775	K2 TELEPHONE KIOSK OUTSIDE NUMBERS 104-114 ESSENDINE MANSIONS	II	525401	182717.3608	Post-medieval	Grade II Listed Building	High
1214117	36, GREVILLE PLACE NW6	II	525888	183404.3608	Post-medieval	Grade II Listed Building	High
1218555	K2 TELEPHONE KIOSKS TO SOUTH SIDE OF JUNCTION WITH ELGIN AVENUE	II	525771	182644.3608	Post-medieval	Grade II Listed Building	High
1219724	106, CLIFTON HILL NW8	II	525900	183392.3608	Post-medieval	Grade II Listed Building	High
1219729	110, CLIFTON HILL NW8	II	525881	183376.3608	Post-medieval	Grade II Listed Building	High
1221320	CHURCH OF ST AUGUSTINE	I	525530.111	183130.2428	Post-medieval	Grade I Listed Building	High
1221322	MEMORIAL TO RICHARD CARR KIRKPATRICK ABOUT 10 YARDS TO NORTH WEST OF CHURCH OF ST AUGUSTINE	II	525504	183143.3608	Post-medieval	Grade II Listed Building	High

1229344	131 AND 133, HAMILTON TERRACE NW8	II	525994	183143.3608	Post-medieval	Grade II Listed Building	High
1229345	147 AND 149, HAMILTON TERRACE NW8	II	525926	183234.3608	Post-medieval	Grade II Listed Building	High
1238912	60 AND 62, MAIDA VALE W9	II	526045	182931.3608	Post-medieval	Grade II Listed Building	High
1238913	86 AND 88, MAIDA VALE W9	II	525935	183064.3608	Post-medieval	Grade II Listed Building	High
1238944	104 AND 106, MAIDA VALE W9	II	525859	183158.3608	Post-medieval	Grade II Listed Building	High
1238977	116 AND 118, MAIDA VALE W9	II	525804	183236.3608	Post-medieval	Grade II Listed Building	High
1246369	24, 26 AND 26A, GREVILLE ROAD	II	525779	183468.3608	Post-medieval	Grade II Listed Building	High
1246370	REGENCY LODGE	II	525814	183509.3608	Post-medieval	Grade II Listed Building	High
1247706	166 AND 166A, RANDOLPH AVENUE	II	525949.4195	182768.5765	Post-medieval	Grade II Listed Building	High
1265309	K2 TELEPHONE KIOSK ADJACENT TO ENTRANCE TO PADDINGTON RECREATION GROUND	II	525789	182939.3608	Post-medieval	Grade II Listed Building	High
1271396	Nos. 3 and 3A-G and attached wall, railings and gate piers	II	525801	183398.3608	Post-medieval	Grade II Listed Building	High
1271399	5 and 5A, Greville Place	II	525817	183424.3608	Post-medieval	Grade II Listed Building	High

1271962	Cambridge Hall, Kilburn	II	525473.775	183471.6389	Post-medieval	Grade II Listed Building	High
1273931	108 AND 110, MAIDA VALE W9	II	525848	183176.3608	Post-medieval	Grade II Listed Building	High
1273932	112 AND 114, MAIDA VALE W9	II	525822	183210.3608	Post-medieval	Grade II Listed Building	High
1273944	84, MAIDA VALE W9	II	525941	183056.3608	Post-medieval	Grade II Listed Building	High
1273945	90-94, MAIDA VALE W9	II	525908	183097.3608	Post-medieval	Grade II Listed Building	High
1273956	56 AND 58, MAIDA VALE W9	II	526058	182919.3608	Post-medieval	Grade II Listed Building	High
1279115	THE GABLES	II	526091	183018.3608	Post-medieval	Grade II Listed Building	High
1288748	6, GREVILLE PLACE NW6	II	525841	183392.3608	Post-medieval	Grade II Listed Building	High
1292488	80 AND 82, CARLTON HILL NW8	II	525939	183320.3608	Post-medieval	Grade II Listed Building	High
1292491	86, CARLTON HILL NW8	II	525910	183294.3608	Post-medieval	Grade II Listed Building	High
1356919	102, CLIFTON HILL	II	525932	183419.3608	Post-medieval	Grade II Listed Building	High
1356920	108, CLIFTON HILL NW8	II	525890	183382.3608	Post-medieval	Grade II Listed Building	High
1356943	105, CLIFTON HILL NW8	II	525943	183383.3608	Post-medieval	Grade II Listed Building	High
1356944	111, CLIFTON HILL NW8	II	525903	183346.3608	Post-medieval	Grade II Listed Building	High
1356995	15 AND 164A, ELGIN MEWS SOUTH W9	II	525956	182764.3608	Post-medieval	Grade II Listed Building	High

1357272	76 AND 78, CARLTON HILL NW8	II	525972	183349.3608	Post-medieval	Grade II Listed Building	High
1359032	1,2,24 AND 25, CAMBRIDGE GARDENS NW6	II	525355.509	183176.3498	Post-medieval	Grade II Listed Building	High
1359033	61 AND 63, CAMBRIDGE ROAD NW6	II	525358	183159.3608	Post-medieval	Grade II Listed Building	High
1359403	10, CAMBRIDGE AVENUE NW6	II	525471.534	183488.4568	Post-medieval	Grade II Listed Building	High
1379425	Nos. 1, 1A, 1B and 1C and attached wall, gate piers and gate	II	525787	183376.3608	Post-medieval	Grade II Listed Building	High
1391081	92-96, CARLTON HILL	II	525865.575	183262.9763	Post-medieval	Grade II Listed Building	High
1273931	108 AND 110, MAIDA VALE W9	II	525848	183176.3608	Post-medieval	Grade II Listed Building	High
1273932	112 AND 114, MAIDA VALE W9	II	525822	183210.3608	Post-medieval	Grade II Listed Building	High
1273944	84, MAIDA VALE W9	II	525941	183056.3608	Post-medieval	Grade II Listed Building	High
1273945	90-94, MAIDA VALE W9	II	525908	183097.3608	Post-medieval	Grade II Listed Building	High
1273956	56 AND 58, MAIDA VALE W9	II	526058	182919.3608	Post-medieval	Grade II Listed Building	High
1279115	THE GABLES	II	526091	183018.3608	Post-medieval	Grade II Listed Building	High
1288748	6, GREVILLE PLACE NW6	II	525841	183392.3608	Post-medieval	Grade II Listed Building	High

1292488	80 AND 82, CARLTON HILL NW8	II	525939	183320.3608	Post-medieval	Grade II Listed Building	High
1292491	86, CARLTON HILL NW8	II	525910	183294.3608	Post-medieval	Grade II Listed Building	High
1356919	102, CLIFTON HILL	II	525932	183419.3608	Post-medieval	Grade II Listed Building	High
1356920	108, CLIFTON HILL NW8	II	525890	183382.3608	Post-medieval	Grade II Listed Building	High
1356943	105, CLIFTON HILL NW8	II	525943	183383.3608	Post-medieval	Grade II Listed Building	High
1356944	111, CLIFTON HILL NW8	II	525903	183346.3608	Post-medieval	Grade II Listed Building	High
1356995	15 AND 164A, ELGIN MEWS SOUTH W9	II	525956	182764.3608	Post-medieval	Grade II Listed Building	High
1357272	76 AND 78, CARLTON HILL NW8	II	525972	183349.3608	Post-medieval	Grade II Listed Building	High
1359032	1,2,24 AND 25, CAMBRIDGE GARDENS NW6	II	525355.509	183176.3498	Post-medieval	Grade II Listed Building	High
1359033	61 AND 63, CAMBRIDGE ROAD NW6	II	525358	183159.3608	Post-medieval	Grade II Listed Building	High
1359403	10, CAMBRIDGE AVENUE NW6	II	525471.534	183488.4568	Post-medieval	Grade II Listed Building	High
1379425	Nos. 1, 1A, 1B and 1C and attached wall, gate piers and gate	II	525787	183376.3608	Post-medieval	Grade II Listed Building	High
1391081	92-96, CARLTON HILL	II	525865.575	183262.9763	Post-medieval	Grade II Listed Building	High

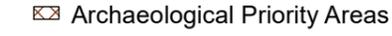
1273931	108 AND 110, MAIDA VALE W9	II	525848	183176.3608	Post-medieval	Grade II Listed Building	High
1273932	112 AND 114, MAIDA VALE W9	II	525822	183210.3608	Post-medieval	Grade II Listed Building	High
1273944	84, MAIDA VALE W9	II	525941	183056.3608	Post-medieval	Grade II Listed Building	High
1273945	90-94, MAIDA VALE W9	II	525908	183097.3608	Post-medieval	Grade II Listed Building	High
1273956	56 AND 58, MAIDA VALE W9	II	526058	182919.3608	Post-medieval	Grade II Listed Building	High
1279115	THE GABLES	II	526091	183018.3608	Post-medieval	Grade II Listed Building	High
1288748	6, GREVILLE PLACE NW6	II	525841	183392.3608	Post-medieval	Grade II Listed Building	High
1292488	80 AND 82, CARLTON HILL NW8	II	525939	183320.3608	Post-medieval	Grade II Listed Building	High
1292491	86, CARLTON HILL NW8	II	525910	183294.3608	Post-medieval	Grade II Listed Building	High
1356919	102, CLIFTON HILL	II	525932	183419.3608	Post-medieval	Grade II Listed Building	High
1356920	108, CLIFTON HILL NW8	II	525890	183382.3608	Post-medieval	Grade II Listed Building	High
1356943	105, CLIFTON HILL NW8	II	525943	183383.3608	Post-medieval	Grade II Listed Building	High
1356944	111, CLIFTON HILL NW8	II	525903	183346.3608	Post-medieval	Grade II Listed Building	High
1356995	15 AND 164A, ELGIN MEWS SOUTH W9	II	525956	182764.3608	Post-medieval	Grade II Listed Building	High
1357272	76 AND 78, CARLTON HILL NW8	II	525972	183349.3608	Post-medieval	Grade II Listed Building	High

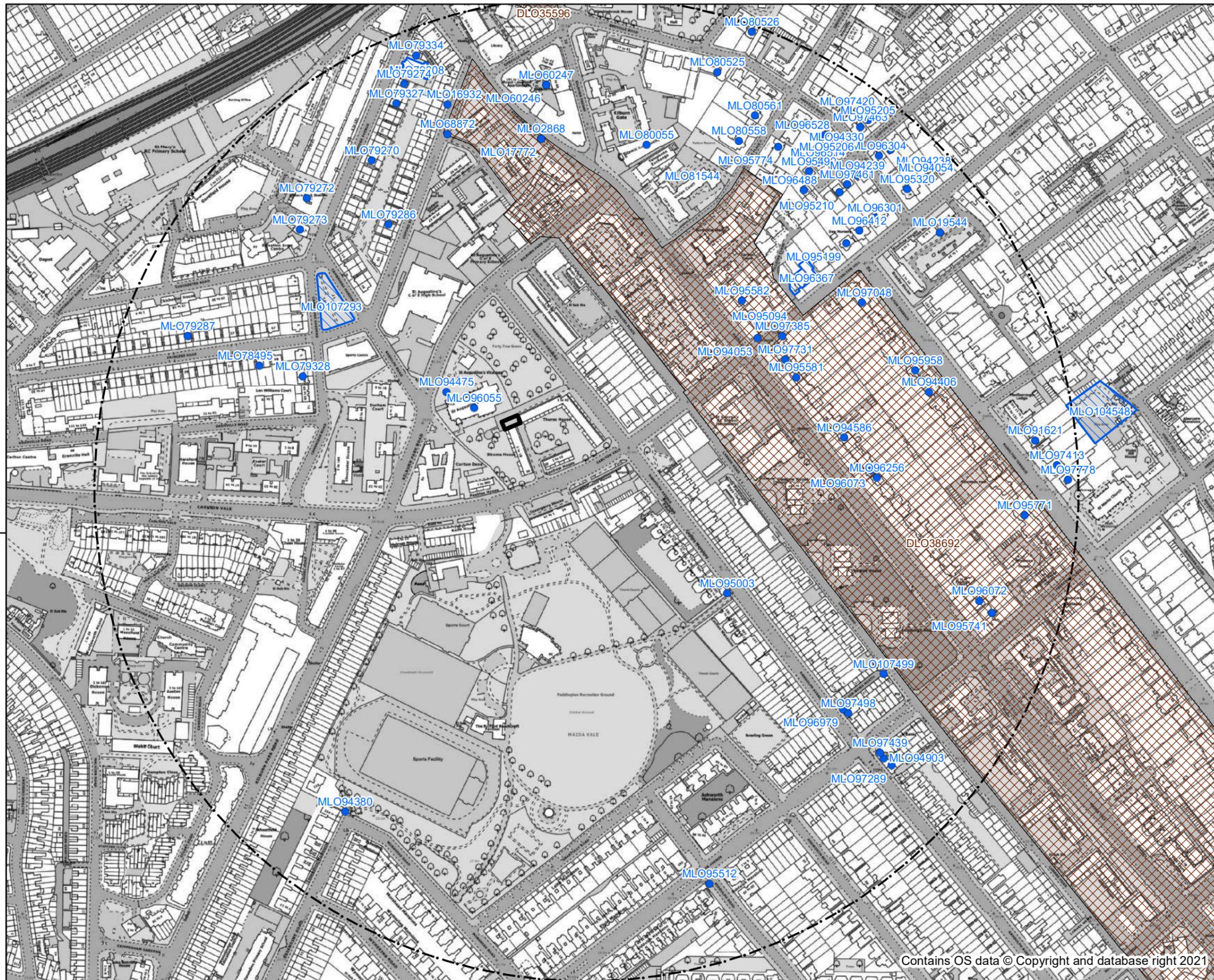
1359032	1,2,24 AND 25, CAMBRIDGE GARDENS NW6	II	525355.509	183176.3498	Post-medieval	Grade II Listed Building	High
1359033	61 AND 63, CAMBRIDGE ROAD NW6	II	525358	183159.3608	Post-medieval	Grade II Listed Building	High
1359403	10, CAMBRIDGE AVENUE NW6	II	525471.534	183488.4568	Post-medieval	Grade II Listed Building	High
1379425	Nos. 1, 1A, 1B and 1C and attached wall, gate piers and gate	II	525787	183376.3608	Post-medieval	Grade II Listed Building	High
1391081	92-96, CARLTON HILL	II	525865.575	183262.9763	Post-medieval	Grade II Listed Building	High
MLO16932	KILBURN HIGH ST	Non-Designated Heritage Asset	N/A	N/A	Medieval	Non-Designated Heritage Asset	Low
MLO17772	KILBURN HIGH RD	Non-Designated Heritage Asset	N/A	N/A	Roman	Non-Designated Heritage Asset	Low
MLO19544	Carlton Hill, St Johns Wood, Westminster {Palaeolithic Handaxe}	Findspot of Palaeolithic Hand Axe	N/A	N/A	Middle Palaeolithic	Non-Designated Heritage Asset	Negligible
MLO2868	EDGWARE RD	Possible Trackway	N/A	N/A	Early Iron Age to Roman	Non-Designated Heritage Asset	Low
MLO2868	EDGWARE RD	Possible Trackway	N/A	N/A	Early Iron Age to Roman	Non-Designated Heritage Asset	Low
MLO60246	CARLTON PLAZA	Stream	N/A	N/A	Unknown	Non-Designated Heritage Asset	Negligible

MLO60247	CARLTON PLAZA	Stream	N/A	N/A	Unknown	Non-Designated Heritage Asset	Negligible
MLO68872	EDGWARE RD (S OF KILBURN LANE)	Edgware Manor House (Site of)	N/A	N/A	Post Medieval	Non-Designated Heritage Asset	Low
MLO104548	Violet Hill/Abbey Gardens, [Violet Hill Gardens] St John's Wood, Westminster, NW8 {Public Gardens}	Gardens	N/A	N/A	Post-medieval	Non-Designated Heritage Asset	Low
MLO107293	Cambridge Gardens, Kilburn, [Cambridge Square and Gardens], Brent, NW6 {late 19th century garden square}	Gardens	N/A	N/A	Post-medieval	Non-Designated Heritage Asset	Low
MLO96367	Carlton Hill, [Nos 92-96], St John's Wood, {Italianate villa converted to Arts and Crafts studio}	Coach House	N/A	N/A	Post-medieval	Non-Designated Heritage Asset	Low
MLO79308	Cambridge Avenue [Cambridge Hall] London NW6 5BA {19th century tin tabernacle}	Pre-Fabricated Building	N/A	N/A	Post-medieval	Non-Designated Heritage Asset	Low

DLO35596	Kilburn Priory Archaeological Priority Area	Archaeological Priority Area	N/A	N/A	Medieval	Archaeological Priority Area	Low
DLO38692	Watling Street Archaeological Priority Area	Archaeological Priority Area	N/A	N/A	Roman	Archaeological Priority Area	Low
N/A	Maida Vale CA	Conservation Area	N/A	N/A	N/A	Conservation Area	Medium

KEY

-  Thurso House PDA
-  Study Area
-  HER Heritage Asset Points
-  HER Heritage Asset Polygons
-  Archaeological Priority Areas



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Listed Building information derived from Historic England data dated 02.02.2021 © Crown Copyright (Historic England)

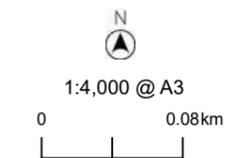


Figure 3
Non-Designated Heritage Assets
Within the Study Area

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526000



- KEY**
- Thurso House PDA
 - Study Area
 - Previous Archaeological Events

Historic Environment Record information derived from GLHER data dated 22.01.2021 © Crown Copyright GLHER

Listed Building information derived from Historic England data dated 02.02.2021 © Crown Copyright (Historic England)

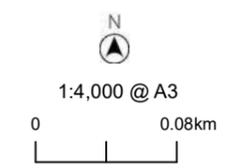
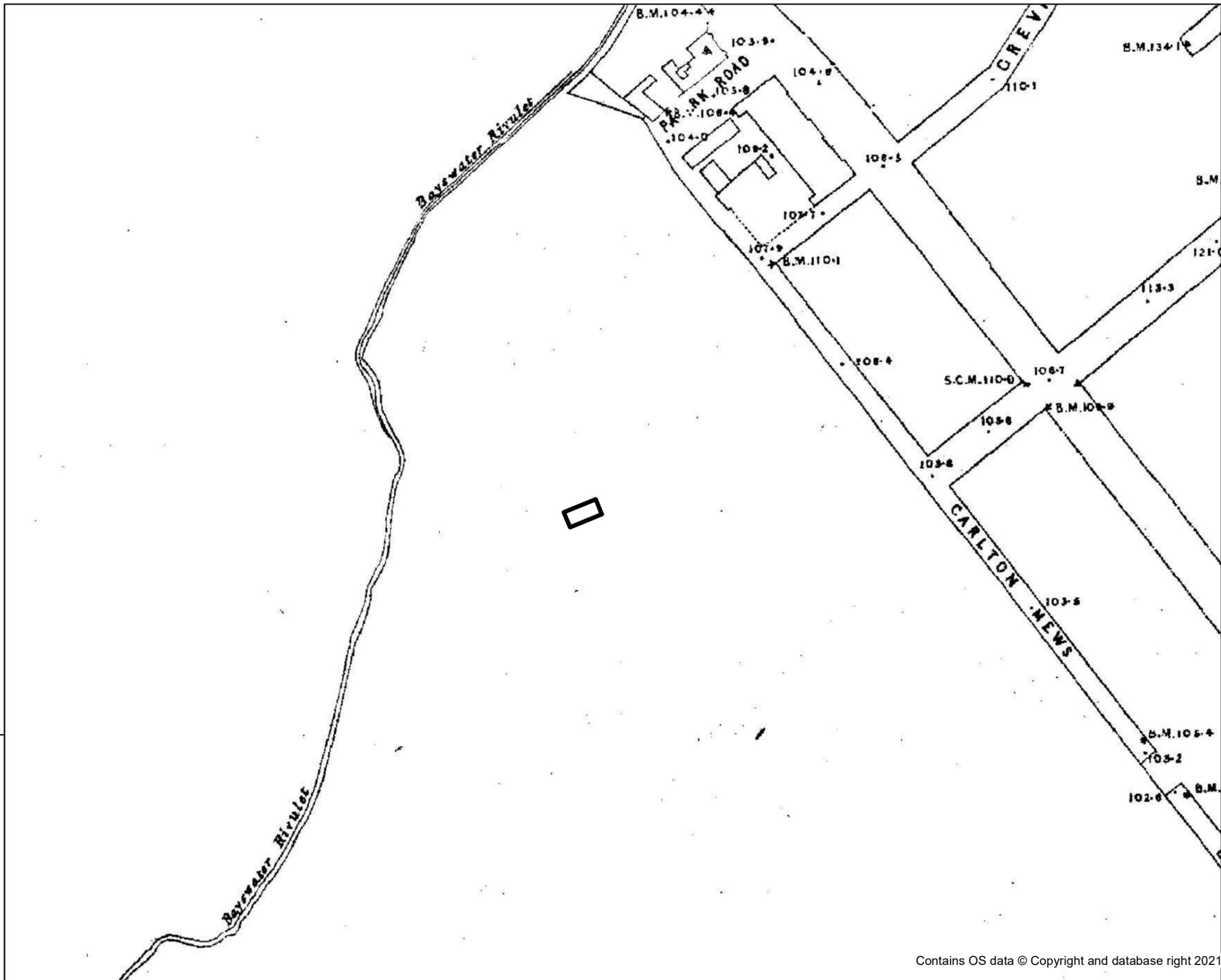


Figure 4
 Previous Archaeological Events
 Within the Study Area

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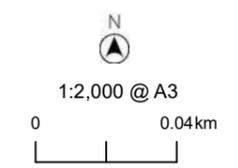
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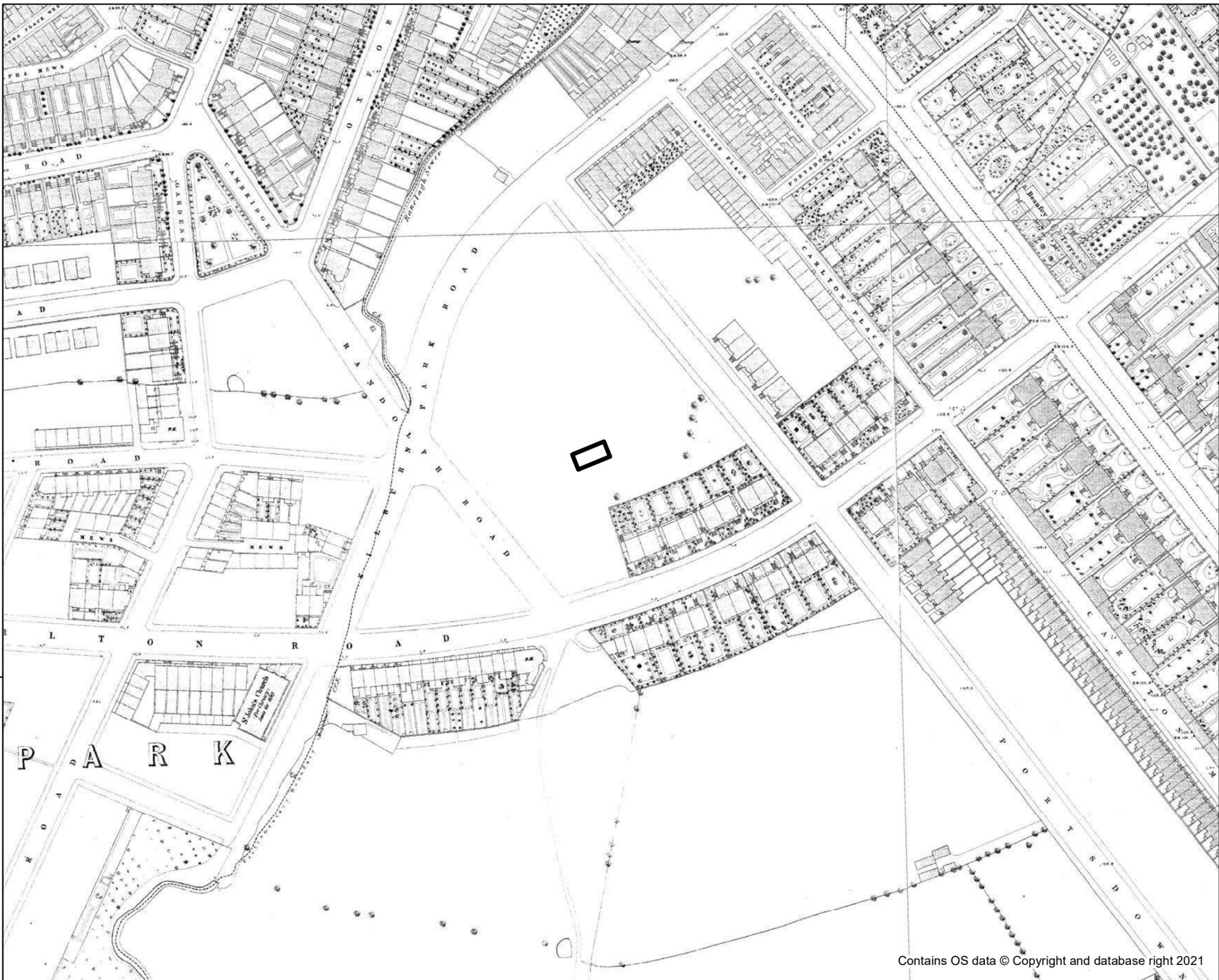
▭ Thurso House PDA



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Figure 5
Location of the PDA on the 1850
London Town Plan



KEY

▭ Thurso House PDA

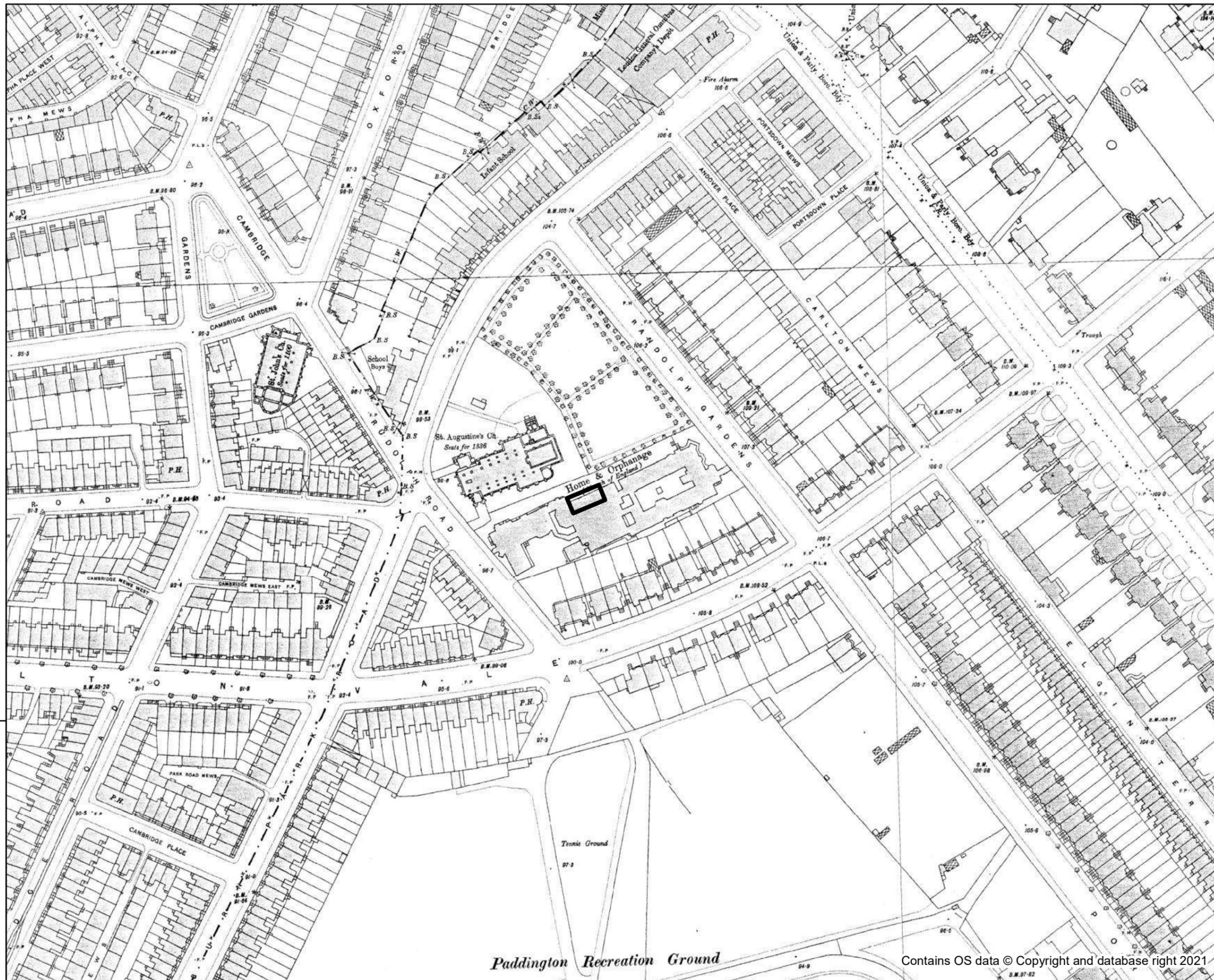


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Figure 6
Location of the PDA on the 1869
London Town Plan



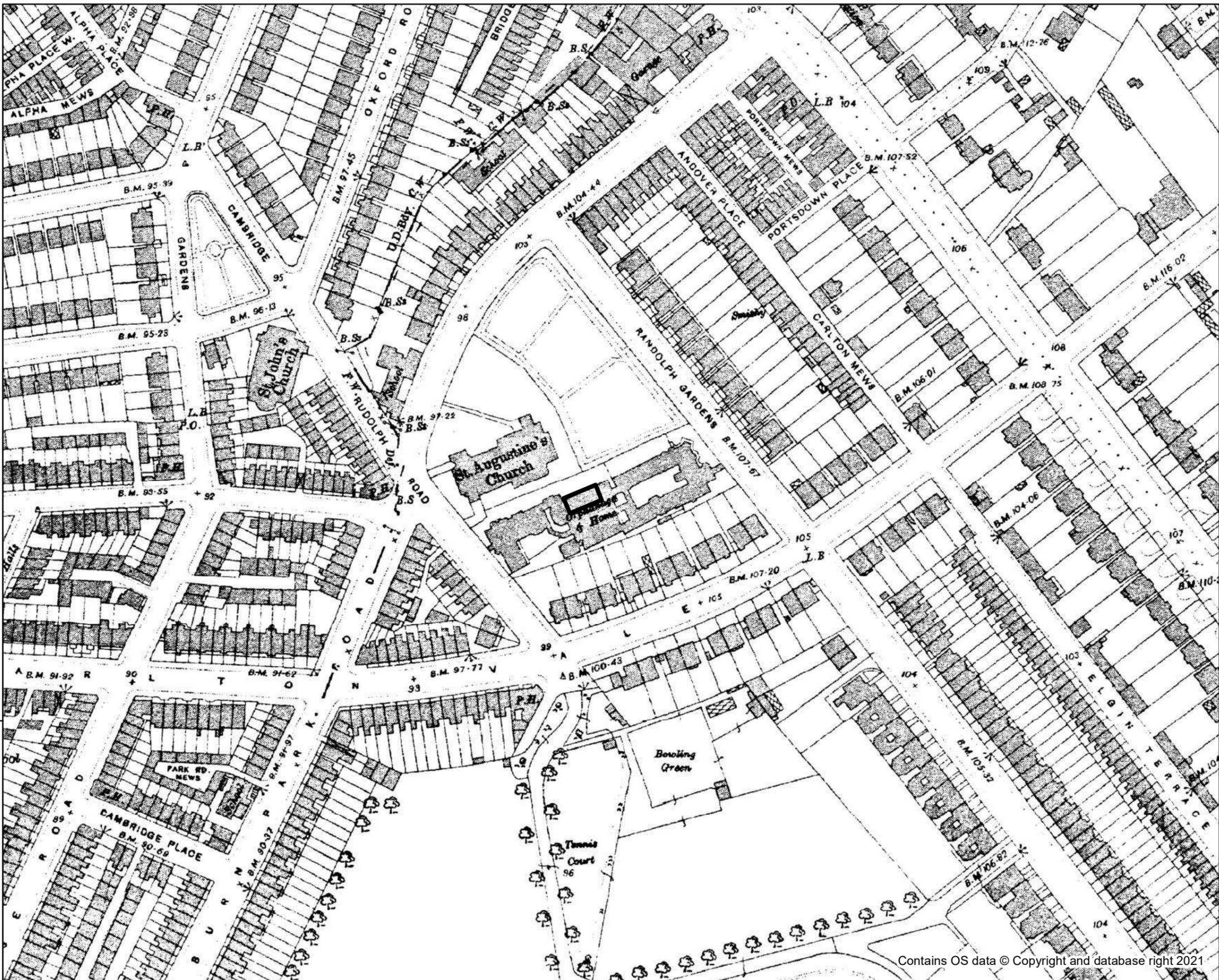
KEY

■ Thurso House PDA



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Figure 7
Location of the PDA on the 1895
London Town Plan



KEY

■ Thurso House PDA

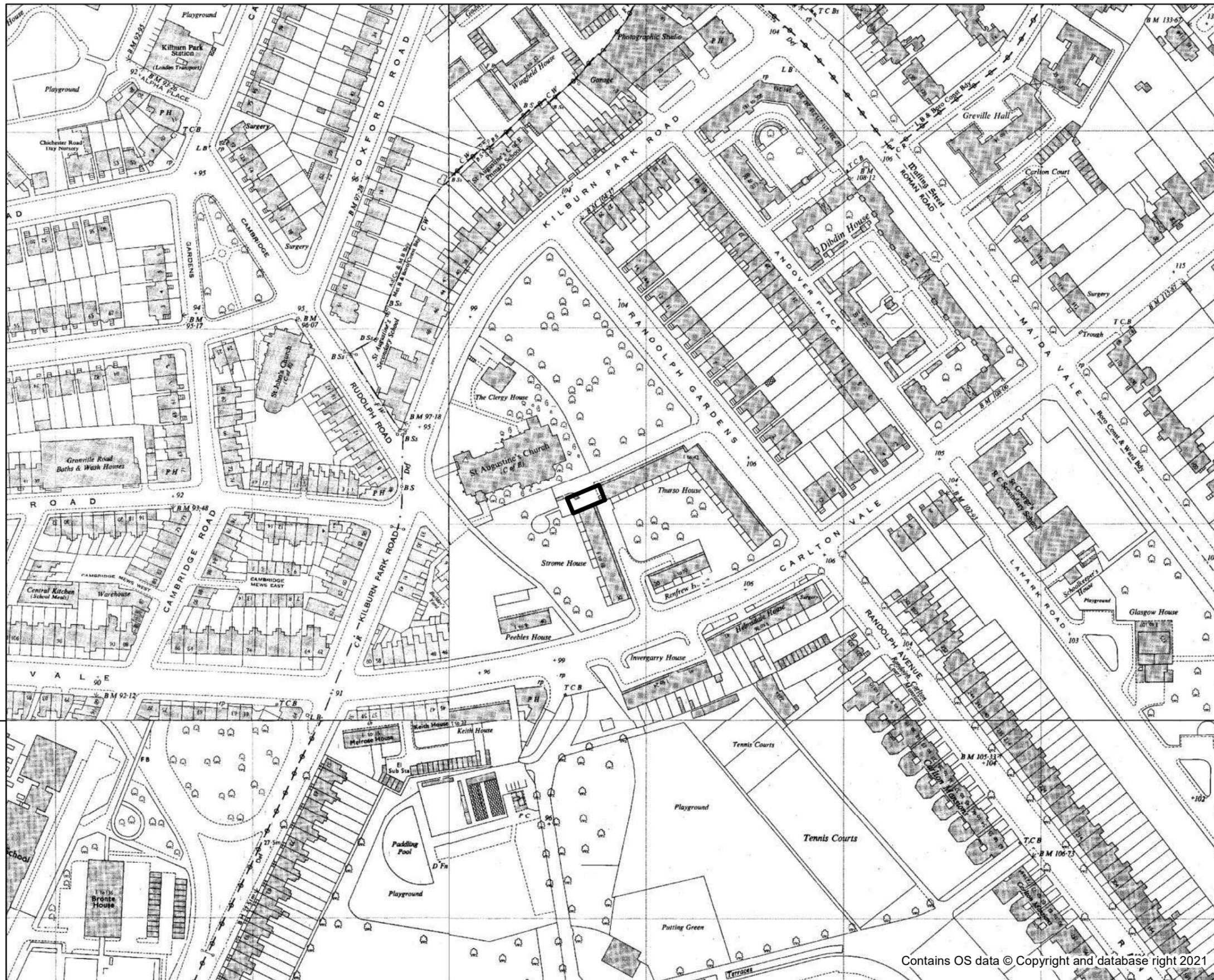


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Figure 8
Location of the PDA on the 1915
Middlesex County Series 1:2,500 Map

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KEY

■ Thurso House PDA

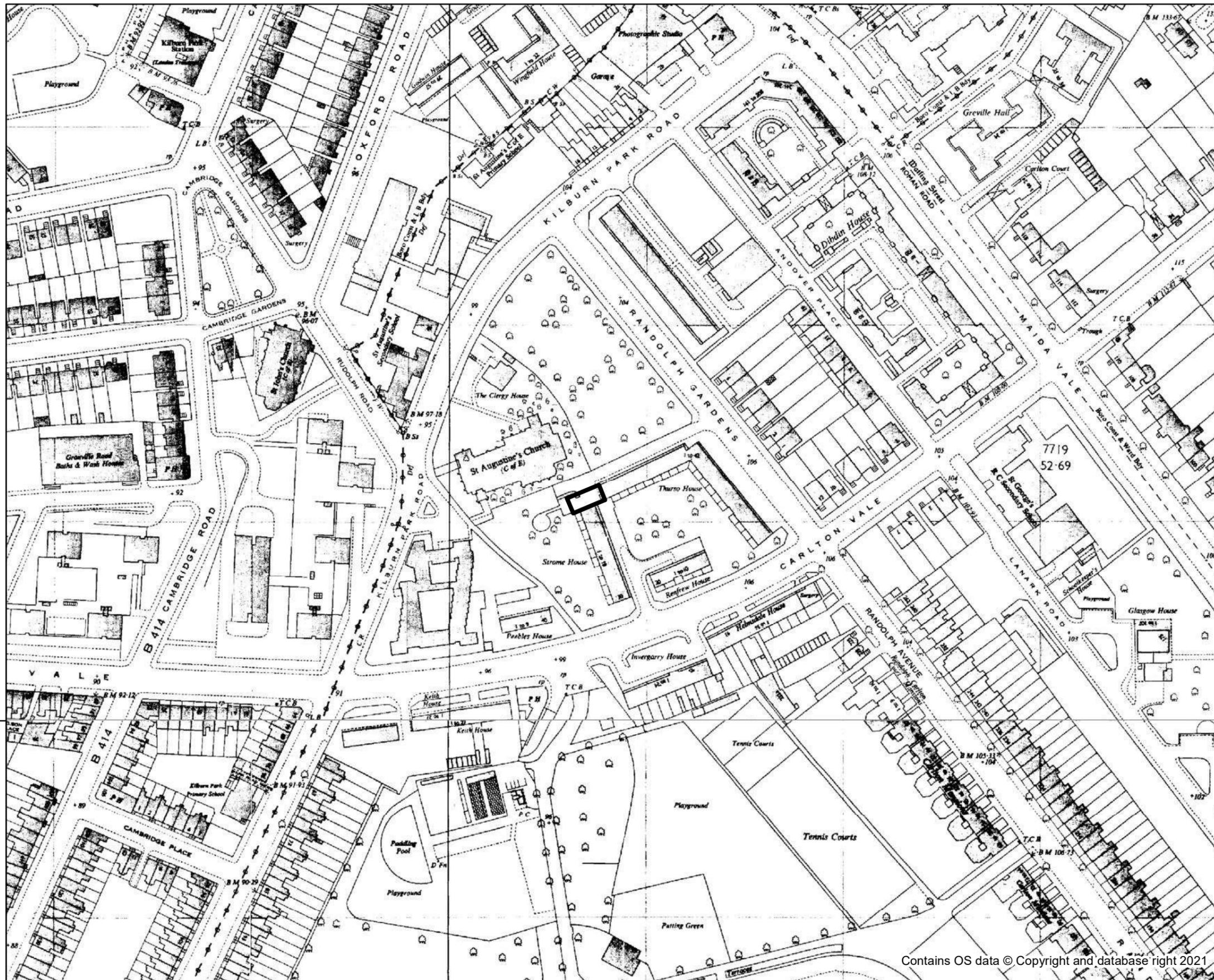


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Figure 9
Location of the PDA on the 1963
Middlesex County Series 1:2,500 Map

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KEY

■ Thurso House PDA



1:2,000 @ A3
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Figure 10
Location of the PDA on the 1970
Middlesex County Series 1:2,500 Map