

**BUCCLEUCH HOUSE, CLAPTON
COMMON, E5 9AN
LONDON BOROUGH OF HACKNEY**

ARCHAEOLOGICAL EVALUATION

PCA REPORT NO: R11370

SITE CODE: BCL13

FEBUARY 2013





PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

BUCCLEUCH HOUSE, CLAPTON COMMON
LONDON BOROUGH OF HACKNEY
E5 9AN

ARCHAEOLOGICAL EVALUATION

Quality Control

Pre-Construct Archaeology Limited			K3003
	Name & Title	Signature	Date
Text Prepared by:	Iain Bright		January 2013
Graphics Prepared by:	Jennifer Simonson		January 2013
Graphics Checked by:	Josephine Brown		January 2013
Project Manager Sign-off:	Tim Bradley		January 2013

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Pre-Construct Archaeology Ltd
Unit 54
Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

**LAND AT BUCCLEUCH HOUSE, CLAPTON COMMON, LONDON BOROUGH OF
HACKNEY, E5 9AN; ARCHAEOLOGICAL EVALUATION REPORT**

Site Code: BCL13

Central NGR: TQ 3430 8765

Local Planning Authority: London Borough of Hackney

Commissioning Client: Hill Partnerships Limited

Written by: Iain Bright (MA, AlfA)
Pre-Construct Archaeology Limited

Project Manager: Tim Bradley (MlfA)

Contractor: Pre-Construct Archaeology Limited
Unit 54 Brockley Cross Business Centre
96 Endwell Road
Brockley
London SE4 2PD

Tel: 020 7732 3925

Fax: 020 7732 7896

E-mail: tbradley@pre-construct.com

Web: www.pre-construct.com

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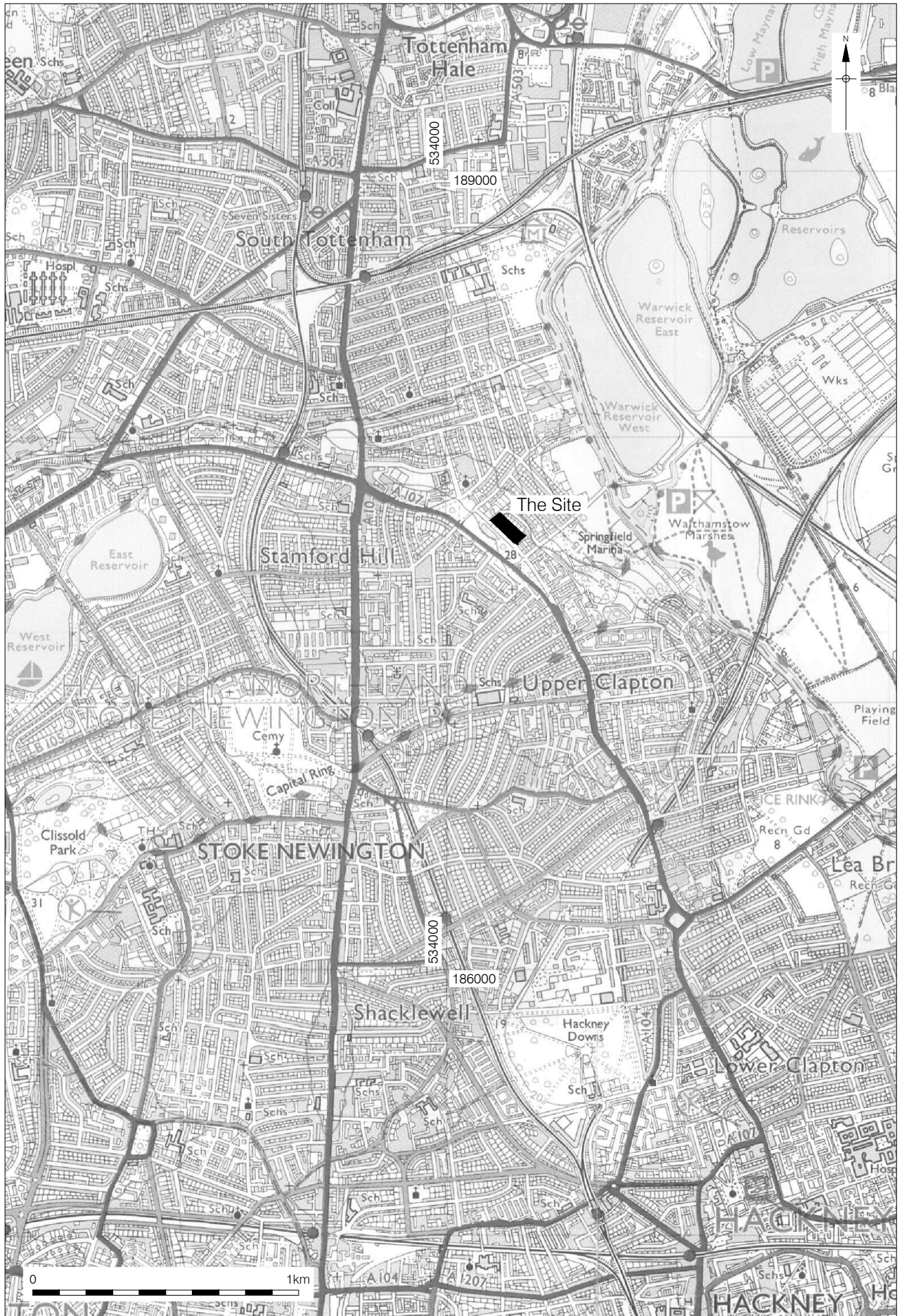
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1 Abstract

- 1.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd on land at Buccleuch House, Clapton Common, E5 9AN in the London Borough of Hackney, in advance of redevelopment. The work was commissioned by Hill Partnerships Limited in response to a planning condition attached to full planning permission for the redevelopment of the site, and was undertaken between the 14th and 18th January 2013.
- 1.2 Fluvial sands and gravels were observed in Trenches 1, 2 and 4 during machine excavation of geoarchaeological test pits, in addition to underlying terrace gravels. Comparison of the OD heights at which the natural strata were encountered with that documented as a result of the geotechnical boreholes undertaken on the road fronting Buccleuch House, demonstrate that substantial truncation (by at least 2.00m) has occurred to the land to the rear of the building.
- 1.3 Evidence of landscaping in the 19th century during the construction of Buccleuch Terrace was encountered in all trenches, with the remains of the building itself (including part of the bay windows) observed in Trenches 2 and 3.
- 1.4 Demolition layers and made ground associated with the destruction of 19th century building and construction of Buccleuch House in the 1950's were observed in all trenches.

2 Introduction

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited on Land at Buccleuch House, London Borough of Hackney, E5 9AN.
- 2.2 The evaluation was commissioned by Hill Partnerships Limited and was monitored for the Local Planning Authority by Adam Single of English Heritage, Archaeological Advisor for the London Borough of Hackney. The field investigation was supervised by Iain Bright and project managed by Tim Bradley for Pre-Construct Archaeology Limited. All work was undertaken following the appropriate English Heritage (GLAAS) guidelines.
- 2.3 The evaluation was undertaken in response to an archaeological planning condition attached to the full planning permission for the development.
- 2.4 Prior to the archaeological fieldwork, Pre-Construct Archaeology prepared a Written Scheme of Investigation (WSI) document for the project (Bradley 2012) which was approved by Mr Single, who had recommended that the site be subject to an archaeological evaluation as part of his consultation.
- 2.5 The site is centred on NGR TQ 3430 8765 (Figure 1 & 2) and currently comprises a 5 storey building dating from the 1950s. It is situated on the east side of Clapton Common, with a landscaped square with mature plane trees, surrounded by a low brick wall at the front of the building, adjacent to Clapton Common. A car park and service area is situated to the rear (east) of the main building. A number of large coniferous trees line the eastern side of the site, which is bounded by the rear of properties fronting Overlea Road.
- 2.6 The proposed development will see the demolition of the existing building and erection of a six storey building to provide 107 residential units (49x1, 36x2, 12x3 and 10x4 beds) including balconies and terraces to front and rear, a 41 unit extra care home, ancillary communal facilities, 31 car parking spaces, secure cycle storage, refuse / recycling storage and landscaping improvements.
- 2.7 The fieldwork was undertaken using the site code **BCL13**.

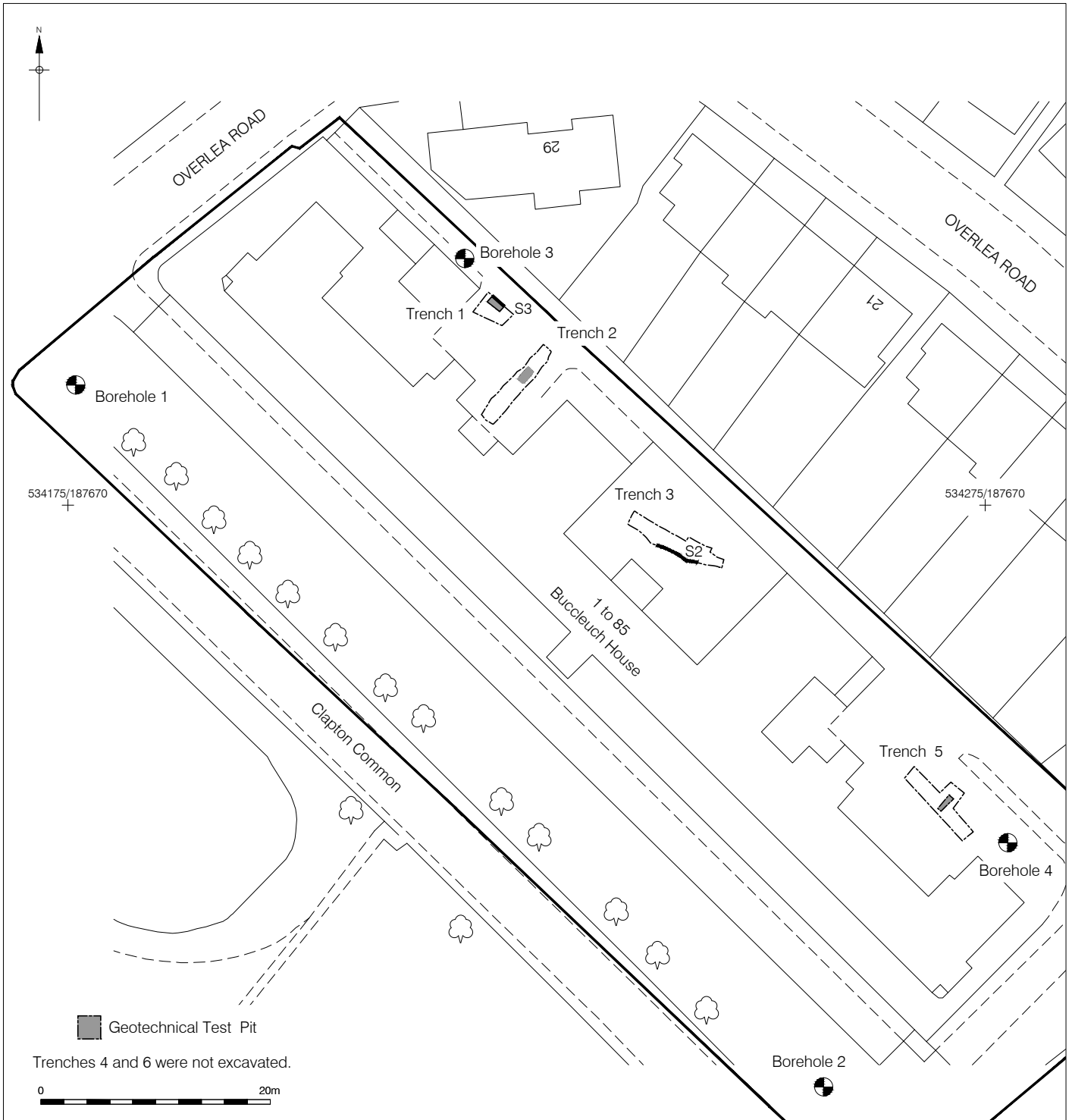


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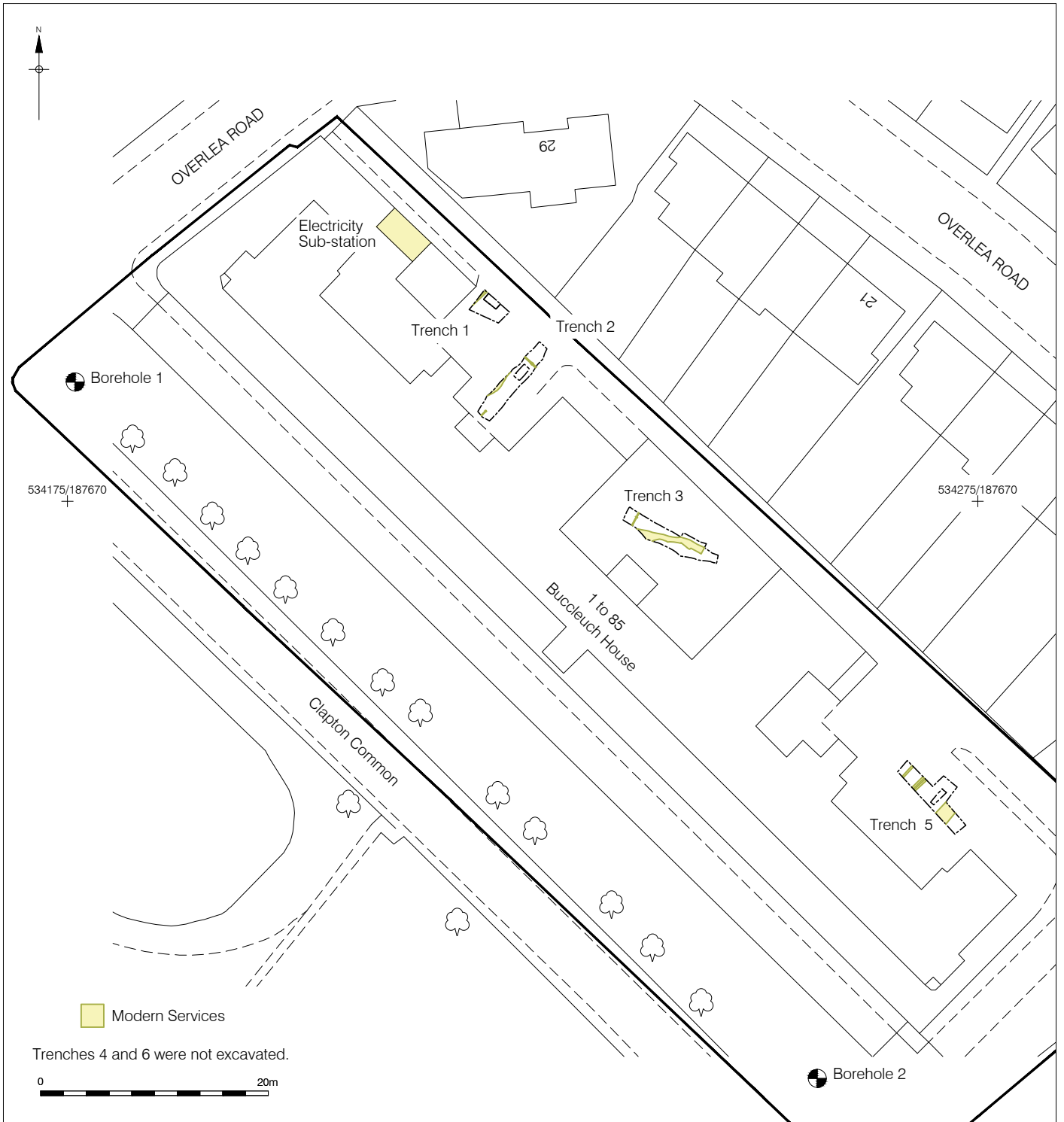
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Figure 1
Site Location
1:20,000 at A4



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 updated 14/02/13 JS

Figure 2
 Trench, Borehole and Geotechnical Test Pit Location
 1:625 at A4



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Figure 3
Plans of Services
1:625 at A4

3 Planning Background

3.1 National Planning Policy Framework (NPPF)

3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

3.1.2 Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

128. 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.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Additionally:

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

3.1.3 In considering any planning application for development, the local planning authority will now be guided by the policy framework set by the NPPF.

3.1.4 The NPPF also states that:

214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.

215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

As such the local planning authority will continue to also be guided by the existent Development Plan policy and by other material considerations.

3.2 Regional Guidance: The London Plan

3.2.1 The over-arching strategies and policies for the whole of the Greater London area are contained within the Greater London Authority's London Plan (July 2011) which includes the following statement relating to archaeology:

Policy 7.8: Heritage assets and archaeology

Strategic

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

Planning decisions

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

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

3.3 Local Planning Policy: Archaeology in Hackney and the UDP

3.3.1 The archaeological planning policy relating to the London Borough of Hackney is presented here for reference (Hackney UDP 1995).

EQ29 Archaeological heritage

IN THE AREAS OF ARCHAEOLOGICAL PRIORITY SHOWN ON THE PROPOSALS MAP AND ELSEWHERE AS NECESSARY THE COUNCIL WILL NORMALLY REQUIRE:

(A) PRIOR ASSESSMENT AND PLANNING FOR THE ARCHAEOLOGICAL IMPLICATIONS OF DEVELOPMENT (IF NECESSARY BASED UPON A PRELIMINARY ARCHAEOLOGICAL SITE EVALUATION PRIOR TO A PLANNING DETERMINATION); AND

(B) FOR SITES REQUIRING IN SITU PRESERVATION, SUITABLE DESIGN, LAND USE AND MANAGEMENT;
OR

(C) FOR SITES NOT REQUIRING IN SITU PRESERVATION, AN APPROPRIATE LEVEL OF
ARCHAEOLOGICAL INVESTIGATION AND PRESENTATION TO THE PUBLIC OF ANY FINDS.

The Archaeological Heritage of Hackney is considerable and includes the internationally important Palaeolithic site between Stamford Hill/Upper Clapton, Medieval and Elizabethan remains in South Shoreditch as well as dozens of smaller sites throughout the Borough. The Council will use its available powers to ensure that such remains are not needlessly destroyed.

The preservation of this valuable education and cultural asset is a legitimate objective against which the needs of development must be carefully balanced and assessed in line with Government advice. The physical preservation in situ of important sites will be sought, where desirable and feasible. Preservation by record (excavation) is a second best option and developers should not expect to obtain planning permission for archaeologically damaging development merely because they arrange for the recording of sites.

The Council encourages developers to consider the archaeological aspects of a development site as early as possible in order to reduce uncertainty and conflict and will itself seek professional advice on assessing the archaeological importance and potential of a site. Where appropriate the Council will require an archaeological statement (a written assessment) and/or an archaeological field evaluation (on site assessment by trial work) before a decision on the application is taken.

The policy will apply, particularly, in areas of archaeological priority but may be applied elsewhere, on the advice of English Heritage, should the archaeological evidence suggest that this would be appropriate. The case for in situ preservation will be assessed on an individual basis, weighing the importance of the remains against the needs for development. Where presentation to the public of the preserved in situ remains is desirable and feasible, the Council will require the development design to accommodate this objective.

Where the preservation of known archaeological remains in situ is not justified, the Council will require that no development takes place on a site until archaeological investigations have been carried out by an investigating body, to be approved by the Council; such investigations shall be in accordance with a detailed scheme to be approved in writing in advance by the Council.

Investigations should be undertaken by a professionally qualified archaeological organisation or consultant. Developers are urged to contact at an early stage English Heritage who maintain the Sites and Monuments Record (SMR) and advise on the archaeological potential of sites both within and outside areas of archaeological priority. Further guidance will be published as Supplementary Planning Guidance Notes.

- 3.3.2 A Written Scheme of investigation (WSI) was submitted by Pre-Construct Archaeology (Bradley 2012) and approved by Adam Single, of GLAAS, English Heritage on behalf of the London Borough of Hackney prior to work commencing on the site.
- 3.3.3 Although the site is not located in an Archaeological Priority Area (APA) as defined by the London Borough of Hackney or contain, nor is adjacent to, any Scheduled Ancient Monuments, an archaeological evaluation was deemed prudent given the proximity of a Roman burial some 250m to the south-west, the potential for prehistoric activity on any surviving brickearth deposits and the scarcity of any previous archaeological investigations located within the vicinity of the site.

4 Geology and Topography

4.1 Geology

- 4.1.1 The British Geological Survey (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>) shows the bedrock geology of the site to comprise of London Clay. This was a sedimentary bedrock formed approximately 34 to 55 million years ago in the Palaeogene period in an environment previously dominated by deep seas.
- 4.1.2 The BGS indicates that Langley Silt overlies the London Clay within the vicinity of the site. Langley Silt varies from silt to clay (brickearth) and is commonly yellow-brown and massively bedded. It rests on sand and gravel River Terrace Deposits with a sharp base.
- 4.1.3 The archaeological investigations undertaken on site support the findings of the survey, although for the most part the brickearth was seen to be truncated by landscaping work undertaken in the 19th and 20th centuries.

4.2 Topography

- 4.2.1 The site slopes down from the road that fronts the building towards the road at the rear, indicating that horizontal truncation may have occurred during the construction of the previous or existing buildings..
- 4.2.2 Within this area the site slopes slightly from the north-east and south-west ends from around 28.00m OD falling to 27.85m towards the middle. The surface comprises of a mixture of tarmac, concrete and grassed areas.
- 4.2.3 The site lies within 1km to the west of the River Lea.

5 Archaeological & Historical Background

5.1 What follows is a synthesis of historical and archaeological data obtained from a number of desktop assessments undertaken previously by Pre-Construct Archaeology within the local area (Sadarangani 2004; Bower 2009). It includes references to archaeological entries in the Greater London Sites and Monuments Record (GLSMR).

5.2 Prehistoric (450,000 BC – 43 AD)

5.3 Archaeological evidence of Palaeolithic activity has been discovered within the area, with a number of findspots recorded to the west of the site. These include some 84 handaxes, 3 roughouts, 1 core, 32 retouched blades and 127 retouched flakes found at Stamford Hill (GLSMR 080033). A majority of the finds discovered in the Hackney area were discovered during post-medieval development of the area, in particular during the 19th century. It was during this time that the claim of a Palaeolithic 'surface' existing in the Stoke Newington area was first made, extending as far as Stamford Hill. However most of the artefacts that have been recovered were rolled and stained and in addition very few side scrapers were recovered in comparison to those observed at the 'surface' site in Stoke Newington.

5.4 Mesolithic activity in the area is limited. However examples of finds recovered in the area include a tranchet axe at Stamford Hill (GLSMR 080021) and a large assemblage at Northwold Road, Stoke Newington consisting of 9 cores, 116 flakes, 15 pieces of knapping debris and 38 thermally fractured fragments. This activity is located just over 500m to the west of the site.

5.5 Very little archaeological evidence of the early farming communities of the Neolithic period has been found within the borough and it is believed that the London Clay, which covers much of the area would have been a major barrier to Neolithic cultivation settlement. No evidence of Neolithic activity has been found within the area surrounding the site.

5.6 Two Early Bronze Age findspots have been recorded, once again located in Stamford Hill a little over 500 to the west of Buccleuch House. Pottery sherds and a sword handle were recovered from this location (GLSMR 080034 + 080066).

5.7 The Iron Age is poorly represented in the archaeological record of Greater London, and the Hackney area is no exception. The location of settlement during this period seems once again to have been greatly influenced by local geology.

5.8 Roman (43 – 410 AD)

5.9 The Romans were largely unconcerned with the area that eventually became known as Hackney, instead focusing on areas to the south which would become Londinium. Despite this there is evidence of Roman activity in the borough, most notably the construction of Ermine Street during the second half of the 1st Century AD, which linked London with York. Ermine Street began at Bishopsgate where one of the seven gates in the wall surrounding Roman London was located. From here it ran north up Norton Folgate, Shoreditch High Street and Kingsland Road through Stoke Newington, Stamford Hill and beyond.

5.10 Although the site lies within close proximity to Ermine Street, no road-side settlements have yet been discovered in the area. However a stone coffin with a lead lid containing a female inhumation was recovered from the east side of Stamford Hill in 1832 “near the brick kiln” (GLSMR 080103). It is unclear whether this represented a roadside burial or one of the sarcophagi found in Springfield Park, a mere 250m to the south-west of Buccleuch House.

5.11 Early Medieval/Saxon (410 – 1066 AD)

5.12 There is some settlement evidence known within the Hackney area with 15 place names having possible Saxon origins within the borough. The name Hackney itself has two possible origins, one that is a deviation of the Anglo-Saxon word ‘*haccan*’ (to kill with sword or axe) indicating a place of battle and ‘*ey*’ meaning a river. In addition the name refers to well-watered land or marsh belonging to a Saxon chief named ‘*Haca*’ and ‘*eyot*’, meaning an island between two branches of a stream.

5.13 Stamford Hill is described as a sandy ford where the main highway crossed the Hackney Brook (Weinreib & Hibbert 1983). The Lea is known to have been significant during this period, as it formed a boundary between Alfred the Great and invading Vikings. A Saxon longboat was also uncovered at Springfield Park, adjacent to the river.

5.14 Clapton Common, along with Upper Clapton Road and Mare Street represent what may have originated as a Saxon road/way (GLSMR 080124). The first known references to the road, however, date from the proceeding medieval period.

5.15 Medieval (1066 – 1539)

5.16 There is no mention of Hackney in the Domesday Book, as it formed part of the Manor of Stepney, which was held by the Bishops of London. From the 14th century onwards Hackney was referred to separately having its own courts, but still remained with the bishops until it was later granted to the Earl of Cleveland in the 1550’s (Baker 1995).

5.17 During this period Hackney remained a rural economy, with sheep being kept, and wheat, oats, barley and beans being cultivated. The population was small and scattered across small settlements along with a number of manors. This is reflected in the archaeological record, with evidence of agricultural activity and deposits being recorded and the remains of manors and other early houses found across the borough.

5.18 The earliest reference to Stamford Hill dates to the 13th century, at which time it was known as Sanford or Saundfordhill, presumably named after the ford that crossed the brook. The area/village became known as Stamford Hill from 1675.

5.19 Post-Medieval and Modern (1539 – Present)

5.19.1 The settlement at Newington and Stamford Hill gained pace in the post-medieval period; there were tradesmen and two inns on the west side of the High Road in 1570, a wine tavern at Stamford Hill in 1600 and buildings on the Hackney side of the High Road in the 1670’s. As Stoke Newington village extended along the High Road, buildings also grew

along Stamford Hill. Near to the proposed development site, a tollgate was set up under the Turnpike Trust a little to the north of the junction with the way across Clapton Common in 1713.

- 5.19.2 By the 17th century parts of Stamford Hill appear to have been used for brickearth quarrying. In 1694 a Francis Tyssen leased 21 acres to the brickmaker Ralph Harwood.
- 5.19.3 Rocque's Map of 1741-6 show a number of buildings north of the turnpike both to the east and west of Stamford Hill. On the east side, a merchant's house, built in 1730, still stands today (GLSMR 224845). In 1786 the building was divided into two and various additions were made in the 19th century.
- 5.19.4 Of relevance to the site itself, the 1851 OS Town Plan shows that the road fronting the site had been constructed although at this point no building is shown adjacent to it. By the time of the 1871 OS Town Plan, Buccleuch Terrace had been constructed, formed of a series of terraced dwellings. Four of the most centrally located properties appear to have large bay windows towards the rear, as does one located towards the south-east end of the block. By 1891 the bay windows appear less obvious. Buccleuch Terrace remains on maps until 1955 by which time it had been demolished and superseded by Buccleuch House, the building that currently occupies the site.

6 Archaeological Methodology

- 6.1 The evaluation was conducted according to the WSI prepared by Pre-Construct Archaeology (Bradley 2012) prior to the commencement of works. The fieldwork was designed to assess the presence or absence of significant archaeological remains, which may require further investigation.
- 6.2 The WSI for this archaeological evaluation stipulated that 6 trenches were to be located within the area of the proposed development, each measuring 10m by 1.8m at base. As no prior geotechnical investigations were known to exist, the depth of the natural deposits was uncertain.
- 6.3 It transpired that the depths of undisturbed natural strata exceeded 1.20m bgl in the area under investigation (to the rear of Buccleuch House). A geotechnical investigation undertaken by Harrison Group, concurrent to the archaeological evaluation, revealed natural brickearth and gravels occurring at an OD height 2.00m higher and 3m thicker in the road fronting Buccleuch House (BH 1 & 2 in Figure 2). Due to this confirmation of severe horizontal truncation within the evaluation area, combined with logistical concerns over space and the prevalence of potential live services, it was deemed appropriate to limit the number of trenches from six to three. The three trenches covered the northern, central and southern areas under threat from the proposed development. Additionally the north-western end of Trench 1 was excavated in order to confirm the findings of an adjacent borehole which was undertaken by the geotechnical contractor. It was limited in scope due to the presence of services at either end. The remainder of the trenches (2, 3 & 4) were carefully positioned and excavated as far as possible to avoid the known services.
- 6.4 Where encountered the services were recorded and a plan has been provided within this report detailing their location (Figure 3). This was requested by the client and also acts to highlight the constraints to the locations of the trenches.
- 6.5 As part of a geoarchaeological investigation of the natural geological sequence, three test pit/sondages were excavated by machine in Trenches 1, 2 and 4 (Figures 3 & 4). An attempt to include a test pit within Trench 3 was made but had to be aborted due to the prevalence of *in situ* structures related to the 19th century Buccleuch Terrace and modern services which were treated as potentially live and left undisturbed.
- 6.6 The trenches were located after excavation using TST/GPS survey equipment.
- 6.7 A mechanical excavator fitted with a flat bladed ditching bucket was used under archaeological supervision to remove overburden down to the highest archaeological horizon. The features and deposits identified within the trenches were then cleaned and investigated by hand. Investigation was limited to identifying the extent and nature of the deposits and to recover dating evidence.
- 6.8 The archaeological deposits were assigned individual context numbers and recorded onto pro-forma sheets and recorded in plan and section as appropriate. A photographic record was also made.

6.9 A temporary bench mark was established on site, the value of which was obtained with the assistance of a GPS survey device. The value of the TBM was 28.12m AOD.

7 Phased Archaeological Sequence

7.1 The following section details a chronological account of the archaeological features and deposits encountered during the excavation.

7.2 Phase 1: Natural

7.2.1 Natural deposits encountered at Buccleuch House comprised of fluvial sands and gravels, overlying the deeper terrace gravels. London Clay was recorded underlying the terrace gravels at depths of 6.6m bgl in BH1, 4.4m bgl in BH2, 3.3m bgl in BH3 and 3.4m bgl in BH4.

7.2.2 In Trench 1 the mid-orangey brown silty sand and gravel [9] was observed at 26.90m OD. In Trench 2 the same layer [4] was recorded at 26.73 m OD. Trench 3 was heavily truncated with service runs and foundations related to the 19th century Buccleuch Terrace building. As such natural was not observed as no space was available to safely excavate a sondage within the trench. In Trench 4 the natural silty sandy gravels [13] were observed at 26.80m OD.

7.2.3 Two boreholes were undertaken by a geotechnical contractor in the road fronting Buccleuch House (Figure 2). The results of their analysis reveals that natural brickearth survives at 28.89m OD towards the south-eastern end of the road (BH 2) underlain with a thick layer of natural sands and gravel from 27.49m OD. Towards the north-western end of the road (BH 1) clayey sand and gravel was observed from c. 28.99m OD.

7.2.4 Comparing the surviving heights of natural deposits (including brickearth) encountered in the boreholes fronting Buccleuch house, and those encountered within the trenches located at the rear, it is possible to infer that the land at the rear has been significantly horizontally truncated. This is likely to have occurred as a result of landscaping during the construction of the 19th century terraced building and again subsequently during its demolition and the construction of Buccleuch House in the 1950's. Where the geotechnical boreholes were undertaken the thicknesses of the brickearth and gravel deposits recorded further illustrates the truncation of the area, with 6.1m of sand and gravel being recorded overlying the London Clay in BH 1 and 4m in BH2. This compares to the two boreholes to the rear, where 2.7m of sand and gravel was recorded in BH3 and just 0.8m in BH4.

7.2.5 The detailed results of the geoarchaeological test pits, machine excavated into the natural deposits within the archaeological trenches, are outlined in Appendix 2 of this report.

7.3 Phase 2: 19th Century

7.3.1 Observed truncating the natural sand and gravel [9] in Trench 1 was a cut feature. Seen in section only, the sides were gradual with the base appearing concave where seen. It measured at least 1.30m in length and extended beyond the LOE of the trench in width. It measured c.0.60m in depth and was observed at 26.90m OD. The fill of this feature comprised a soft mid orangey brown silty clay [7] which contained occasional, well sorted gravel inclusions and frequent roots/rootlets towards the base. Given the presence of the

roots it is likely that this feature formed a tree bole or tree throw. No material culture was recovered from the feature, however it is possible to surmise that it dates to the 19th century due to its presence within the truncated natural gravels. Prior to truncation of the natural horizons during the construction of the 19th century terraced buildings it is unlikely that such a feature would exist at such a depth. Thus it can be assumed that the tree was planted after the original 19th century terracing of the site – its location within the gardens that backed Buccleuch Terrace support this notion further.

- 7.3.2 In Trench 3, where truncation of the natural appeared to have been most severe, a number of dump layers/made ground datable to the 19th century were observed. At the base of the trench was a soft-firm, light-mid yellowish grey sandy/gravelly sand [21] recorded at 26.55m OD. It contained occasional animal bone and CBM, a fragment of which was identified as a post-great fire red likely to date to the 18th-19th century. The layer extended to the LOE's of the trench and was truncated by later services [+]. Overlying this layer was a dump of loose dark reddish brown brick rubble and silt [20]. It contained frequent quantities of crushed mortar, was approximately 0.17m thick and recorded at 26.76m OD. This, in turn, was sealed by a 0.26m thick layer of light-mid yellowish grey brown silty, sandy clay representing redeposited brickearth [19]. It contained very frequent small sub-angular pebbles and was recorded at a height of 27.01m OD. A similar layer of redeposited brickearth was observed in Trench 4. It comprised of firm dark yellowish reddish brown silty clay with gravel inclusions [12]. It was approximately 0.10-15m thick and observed at 26.91m OD. It overlay the natural gravels [13].
- 7.3.3 Trenches 2 and 3 contained wall foundations which formed part of the 19th-century Buccleuch Terrace, a precursor to the current building (Figures 4 & 5). In Trench 2 the remains comprised of a 6.28m long stretch of masonry extending from the south-eastern LOE of the trench, which returned at the south-western end to form a NW-SE alignment. The fabric of the foundation comprised of post-great fire, frogged, narrow red brick bonded with a shelly mortar in a Flemish coursing style. The brick fabric was dated to the late 18th-late 19th century. It stood at a height of 0.32m from the base of the trench at 27.06m OD. The form and location of the wall suggest that it represented a garden boundary wall situated to the rear of the main terraced building, as depicted on the OS maps of the period.
- 7.3.4 In Trench 3 evidence of the bay windows, also seen in the mid-late 19th century OS Town Plan maps, was encountered. Truncating the redeposited brickearth [19], what is interpreted as a construction cut [18] relating to the bay windows was seen in section, and partially in plan. It was sub-rectangular with very steep sides. It was not excavated and as such the depth and character of the base could not be established, however it extended to at least 0.45m in depth where observed. Where it could be recorded the cut measured 1.48m by 1.05m extending into the south-western LOE and truncated on the northern side by a later service. It was recorded at 27.01m OD.
- 7.3.5 Within the cut lay the semi-circular remains of the footings of one of the bay windows [17], extending from the south-western LOE. It was formed of the same fabric as encountered

within the wall in Trench 2, albeit in this instance the brick contained more flint pebble inclusions. The structure measured 2.79m in length and extended beyond the LOE by 0.39m. It stood 0.37m high from the base of the trench and was encountered at 27.03m OD. The upper courses had been horizontally truncated, most likely during the demolition of the structure in the 1950's.

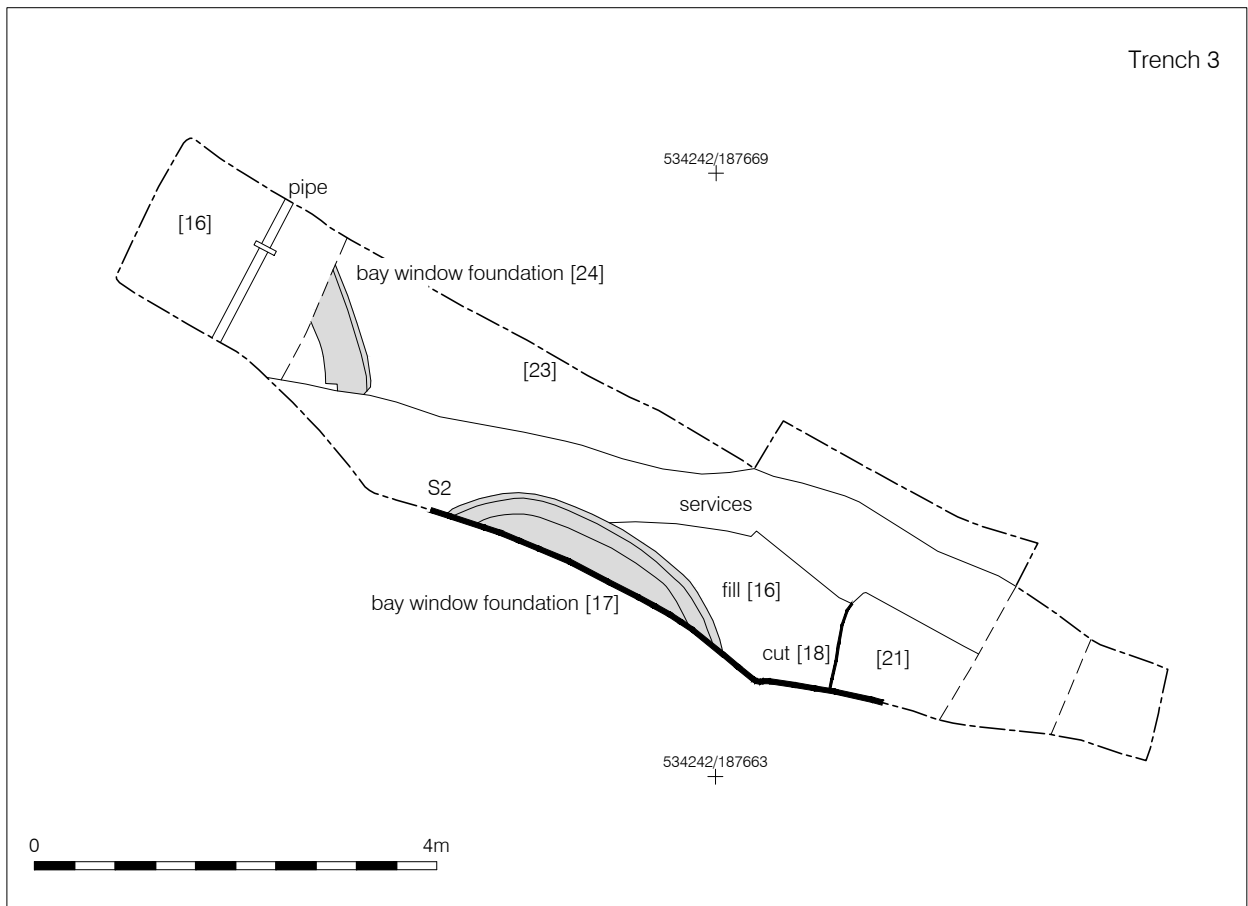
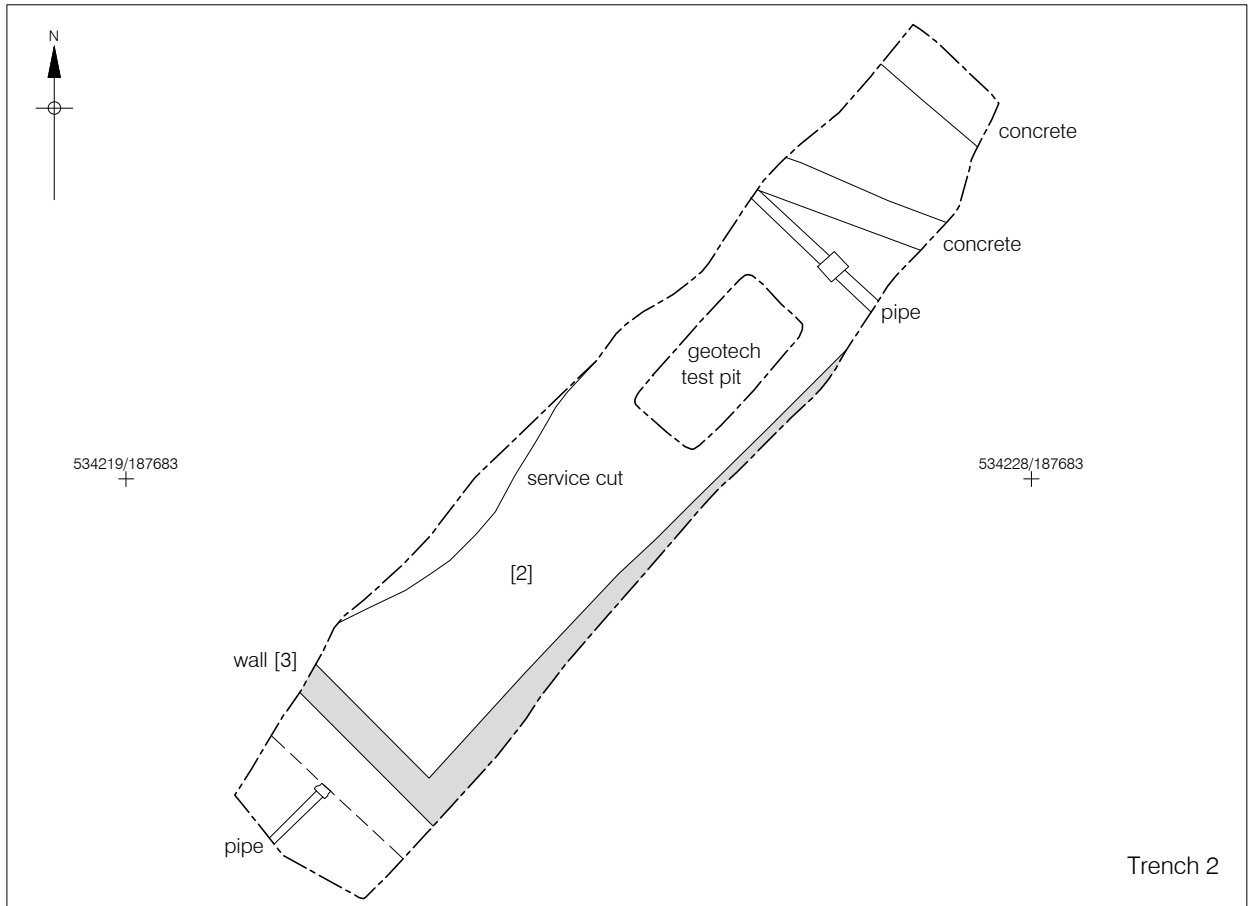
- 7.3.6 Located a short distance to the north-west of structure [17] were the partial remains of another curved piece of masonry [24], also believed to represent a bay window foundation. The fabric of this structure was the same as previously encountered, measuring 1.07m by 0.86m by 0.23m and extending into the LOE of the trench. It was observed at 27.04m OD and truncated on the south side by a modern service [+].

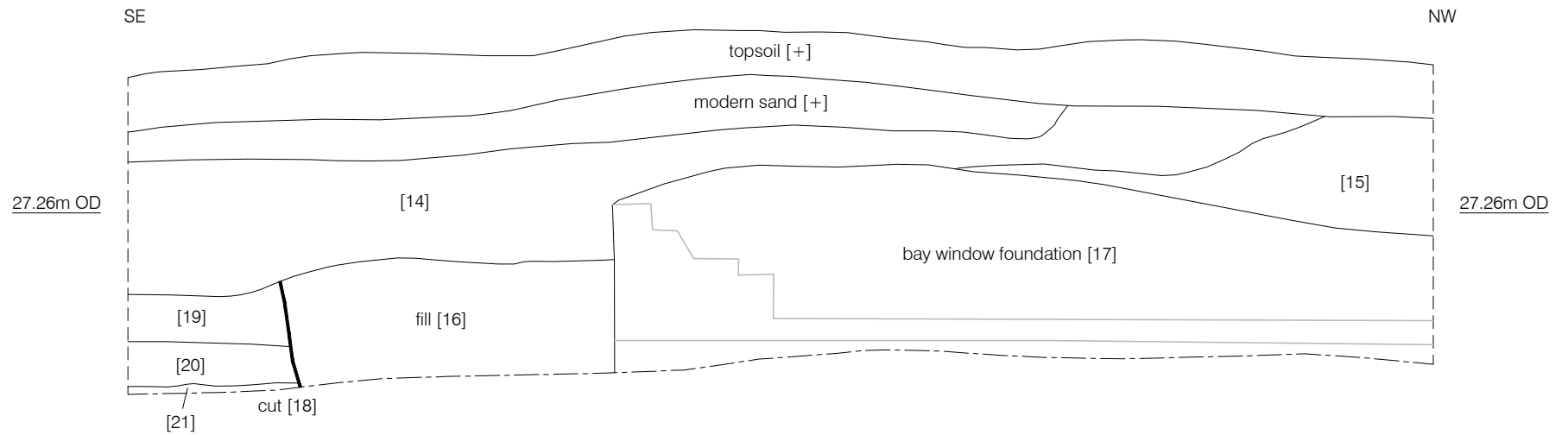
7.4 Phase 3: Mid 20th Century

- 7.4.1 Sealing the fill [7] of the tree bole feature in Trench 1 was a 0.20m thick layer of redeposited brickearth. It was formed of mid orangey brown silty clay contained occasional, well sorted gravel, and flecks of CBM and was recorded at 27.10m OD. It was, in turn, overlain by a moderate light greyish brown silty sandy gravel containing no obvious inclusions. This layer, at 0.10m thick, represented a levelling layer that was deposited subsequent to the demolition of the 19th century terraced buildings and landscaping of the grounds to the rear.
- 7.4.2 Overlying the earlier features and deposits in Trench 2 was a 0.30m thick layer of loose dark reddish/greyish brown clayey/sandy brick rubble [2] which included a very high frequency of mortar fragments. It measured 6.28m by 1.50m (truncated by a modern service towards the north) and was recorded at 26.33m OD. This demolition layer related to the demolition of Buccleuch Terrace was subsequently sealed by a soft/loose mid yellowish grey sandy clay [1] which contained frequent fragments of CBM. It was 0.64m thick, extended for the entire length of the trench, and was recorded at 26.76m OD. This likely represented a made ground/levelling layer associated with the construction of Buccleuch House in the 1950's.
- 7.4.3 Sealing the bay window footings in Trench 3 was a layer of silty clay [15] & [23], which comprised of a soft mottled yellow/brownish grey silty clay. It contained very frequent fragments of CBM, mortar and concrete and frequent small sub-angular pebbles. It was 0.46-7m thick and observed at around 27.58m OD. Partially overlying this layer towards the east of the trench was a 0.15-0.20m thick dump of loose dark greyish reddish brown clayey sandy silt [14] containing frequent amounts of CBM, concrete and mortar. These mixed dump layers form a made ground that likely relates to the 1950's construction work undertaken on site.
- 7.4.4 Similar dumping/landscaping activity was seen in Trench 4 with a 0.28m thick demolition layer comprising of a dark brownish grey sandy silty clay [11] containing frequent quantities of CBM and concrete, overlain by a 0.42m thick layer of light/mid yellowish greyish brown clayey silt and sand [10] containing frequent CBM, mortar, concrete and occasional glass. This layer was observed at 27.47m OD with the underlying dump recorded at 27.05m OD.

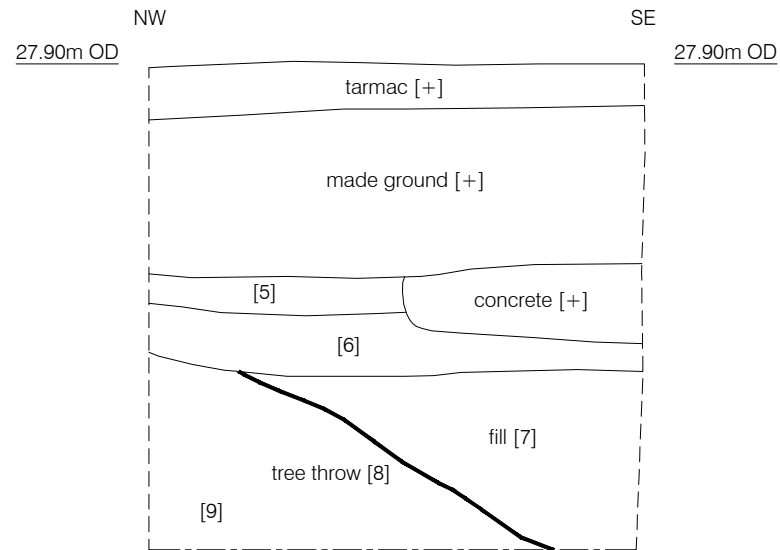
7.5 Phase 4: Late 20th – Early 21st Century

- 7.5.1 Late 20th/early 21st century activity is attested to with the presence of numerous service runs [+] truncating the 19th and mid 20th-century made ground deposits. The services comprised of modern plastic pipes along with cast iron pipes and concrete encased culverts/drains. Overlying the layers of made ground were turf, concrete and tarmac surfaces.





Section 2
Trench 3
Northeast Facing



Section 3
Trench 1
Southwest Facing

8 Conclusions

- 8.1.1 The archaeological evaluation conducted at Buccleuch House, Clapton Common conclusively demonstrated that the areas of the site that are at risk of impact during construction work related to the proposed development have previously been impacted upon during groundworks conducted during the 19th and 20th centuries.
- 8.1.2 Fluvial sands and gravels were observed in Trenches 1, 2 and 4 during machine excavation of geoarchaeological test pits, in addition to underlying terrace gravels (details of which are presented in Appendix 2 of this report), with underlying London Clay recorded in the geotechnical boreholes at depths of between 6.6m (BH1) and 3.3m (BH3) bgl. Comparison of the OD heights at which the natural strata were encountered with that documented as a result of the geotechnical boreholes undertaken on the road fronting Buccleuch House, demonstrate that substantial truncation (by at least 2.00m) has occurred to the land to the rear of the building. This was further demonstrated by the thickness of sand and gravel recorded in the boreholes, with between 4m and 6.1m thickness recorded to the front of the building, and 0.8m to 2.7m recorded to the rear. A visual survey of the present topography of the site confirms that the land slopes down towards the rear.
- 8.1.3 As a result of this any potential layers, deposits or structures relating to activity that is dated prior to the 19th century no longer exist. Evidence of landscaping in the 19th century during the construction of Buccleuch Terrace was encountered in all trenches, with the remains of the building itself (including part of the bay windows indicated on the 1871 OS Town Plan map) observed in Trenches 2 and 3.
- 8.1.4 Demolition layers and made ground associated with the demolition of 19th century building and construction of Buccleuch House in the 1950's were observed in all trenches.
- 8.1.5 The results of this evaluation suggest that no archaeological features or deposits predating the construction of the 19th-century Buccleuch Terrace are likely to be encountered during any future groundworks undertaken during the redevelopment of the site.

9 Acknowledgements

- 9.1 Pre-Construct Archaeology Limited wishes to thank Hill Partnerships Limited for commissioning the evaluation and Adam Single, the English Heritage Archaeological Advisor to the Local Planning Authority for monitoring the site.
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- 9.3 Thanks also to Kevin Hayward for providing an analysis of the CBM collected during the evaluation and to Tim Bradley for his project management and editing of this report.

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Appendix 1: Context Index

Site Code	Context No.	Plan	Section / Elevation	Type	Trench	Description	Date	Phase
BCL13	+	-	-	-	1-4	Modern Surfaces and Services	20th-21st Century	4
BCL13	1	Tr2	S1	Layer	2	Modern Dump Layer	20th Century	3
BCL13	2	-	S1	Layer	2	Rubble Layer	20th Century	3
BCL13	3	Tr2	S1	Masonry	2	Wall foundation	19th Century	2
BCL13	4	Tr2	-	Natural	2	Natural Gravels	Natural	1
BCL13	5	-	S3	Layer	1	Made Ground	20th Century	3
BCL13	6	Tr1	S3	Layer	1	Redeposited brickearth	20th Century	2
BCL13	7	-	S3	Fill	1	Fill of [8]	19th Century	2
BCL13	8	-	S3	Cut	1	Tree bole/throw	19th Century	2
BCL13	9	Tr1	-	Natural	1	Natural Clay & Gravel	Natural	1
BCL13	10	-	S4	Layer	4	Made Ground	20th Century	3
BCL13	11	-	S4	Layer	4	Demolition Layer	20th Century	3
BCL13	12	Tr4	S4	Layer	4	Redeposited Natural	19th Century	2
BCL13	13	Tr4	-	Natural	4	Natural Sands & Gravel	Natural	1
BCL13	14	-	S2	Layer	3	Modern Dump Layer	20th Century	3
BCL13	15	-	S2	Layer	3	Redeposited Clay	20th Century	3
BCL13	16	-	S2	Fill	3	Fill of [18]	19th Century	2
BCL13	17	Tr3	S2	Masonry	3	Bay window foundation	19th Century	2
BCL13	18	-	S2	Cut	3	Cut for [17]	19th Century	2
BCL13	19	-	S2	Layer	3	Redeposited Clay	19th Century	2
BCL13	20	-	S2	Layer	3	Rubble Layer	19th Century	2
BCL13	21	Tr3	S2	Layer	3	Made Ground	19th Century	2
BCL13	22	n/a	n/a	n/a	n/a	VOID	n/a	n/a
BCL13	23	Tr3	-	Layer	3	Made Ground	20th Century	3
BCL13	24	Tr3	-	Masonry	3	Bay window foundation	19th Century	2

Appendix 2: Geoarchaeological Evaluation Results

by Lisa Snape-Kennedy

INTRODUCTION

This report summarised the results obtained from a geoarchaeological evaluation of sedimentary sequences exposed in trenches established across the land at Buccleuch House, Clapton Common.

AIMS AND OBJECTIVES

The aims and objectives of this investigation are:

- 1) Provide an assessment and interpretation of the likely mode of disposition of sedimentary units exposed in each trench.
- 2) Determine the environmental significance of sedimentary units, and where necessary, apply appropriate sampling strategies.
- 3) To determine the natural topography of the site.

METHODOLOGY

Three trenches were machine excavated to 1.20m, and in each trench a sondage was excavated down to Hackney Gravels using a narrow bucket. Each sondage was recorded from the base of the trench (BOT) and logged. Each sedimentary unit was measured and recorded, noting; colour, composition, frequency of inclusions, boundary types and sediment sorting (following Jones *et al.*, 1999).

RESULTS

The results are presented in tables below:

Trench 1 (Measured from BGL)

Depth OD (m)	Depth (BOT) (m)	Thickness (maximum) (cm/m)	Stratigraphy	Description
26.90	0	90	Made ground	Mid greyish brown, poorly sorted, sandy silt, frequent modern inclusions (CBM, glass, CTP, concrete).
Sharp boundary				
26.00	90	20	Fluvial sands and gravels	Mid orangey brown, poorly sorted, silty sand, sub-rounded, occasional gravel inclusions (<5% frequency) (1-2cm in size).
Gradual boundary				
26.80	1.10	90	Fluvial sands and gravels	Mid greyish brown, moderately sorted, sandy silt, sub-rounded inclusions (5%

				frequency), 2-5cm in size.
Gradual boundary				
25.90	2.00	54	Fluvial sands and gravels	Mid orange brown, moderately sorted, silty sand, occasional gravel inclusions (<5% frequency) sub-rounded in shape, 1-2cm in size.
Sharp boundary				
25.36	2.54	33	Fluvial sands and gravels	Mid greyish brown, moderately sorted, sandy silt, frequent gravel inclusions (10% frequency), sub-rounded to angular in shape, 2-5cm in size. Level of watertable.
Gradual boundary				
25.03	2.87	NFE	Terrace gravels	Mid orange brown, moderately sorted, sands and coarse gravels (80% frequency), sub-rounded in shape, 3-5cm in size.

Trench 2 (Measured from BOT)

Depth OD (m)	Depth (BOT) (m)	Thickness (maximum) (cm/m)	Stratigraphy	Description
26.73	0	41	Fluvial sands and gravels	Mid orangey brown, poorly sorted, silty sand, gravel inclusions (10% frequency), sub-rounded.
Sharp boundary				
26.32	41	41	Fluvial sands and gravels	Mid orangey grey brown, moderately sorted, silty sand, sub-rounded, occasional gravel inclusions (<5% frequency) (1-2cm in size).
Gradual boundary				
25.91	82	0.31	Fluvial sands and gravels	Light orangey brown, well sorted, sandy silt, sub-rounded inclusions (5% frequency), 1-2cm in size.
Gradual boundary				
25.60	.1.13	NFE	Terrace Gravels	Mid orange brown, moderately sorted, sands and coarse gravels (80% frequency), sub-rounded in shape, 3-5cm in size. Level of watertable.

Trench 4 (Measured from BOT)

Depth OD (m)	Depth (BOT) (m)	Thickness (maximum) (cm/m)	Stratigraphy	Description

26.91	0	11	?Redeposited Fluvial sands and gravels	Mid greyish brown, poorly sorted, silty sand, CBM inclusions (<5% frequency).
Sharp boundary				
26.80	11	12	Fluvial sands and gravels	Mid orangey brown, poorly sorted, sands, sub-rounded gravel inclusions (1-2cm in size)
Gradual boundary				
26.68	23	48	Fluvial sands and gravels	Pale bluish grey, poorly sorted, sandy silt, sub-angular inclusions (10% frequency). Calcareous.
Gradual boundary				
26.20	71	57	Fluvial sands and gravels	Light grey brown, moderately sorted, sandy silt, gravel inclusions (5% frequency), sub-rounded in shape, 0- 2cm in size.
Gradual boundary				
25.63	1.05	0.13	Fluvial sands and gravels	Light grey brown, well sorted, silty sand, no inclusions.
Gradual boundary				
25.50	1.18	NFE	Terrace gravels	Mid orange brown, moderately sorted, sands and coarse gravels (80% frequency), sub-rounded in shape, 3- 5cm in size. Level of watertable.

DISCUSSION AND CONCLUSION

The base of the sedimentary sequences recorded shows a change from coarse gravels deposited during high-energy environments that are typical of a braided river during cold climate conditions during the Pleistocene (Gibbard 1994), through to finer sedimentary deposits further up the sequence. Slight changes up the sequence revealed alterations of sand through to fine and medium gravels indicative of alternating fluvial energies.

Fluvial sands and gravels were extensive across the site, ranging from 1.30m in Trench 4, 0.82m in Trench 2 and 0.64m in Trench 1. Below this are the Hackney Terrace Gravels which occurred between 25.50-26.03mOD, occurring slightly deeper in Trench 1 to the north-west of the site which may suggest that the underlying natural topography of the area is sloping to the south.

The nature of these deposits for yielding environmental evidence was low and so no samples were obtained in the field. All deposits removed by machine were scanned for any Palaeolithic artefactual evidence; however none was encountered in this investigation. The likelihood for encountering such artefacts was considered low due to the post-depositional impacts on the Pleistocene deposits.

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Appendix 3: Site Photographs



Plate 1: Post-ex shot of Trench 1 (facing south-east)



Plate 2: Post-Ex shot of Trench 2 (facing south-west)



Plate 3: Post-Ex shot of Trench 3 (facing west)



Plate 4: Post-Ex shot of Trench 4 (facing north-west)

Appendix 4: OASIS Form

10.1 OASIS ID: preconst1-141805	
Project details	
Project name	LAND AT BUCCLEUCH HOUSE, CLAPTON COMMON, LONDON BOROUGH OF HACKNEY, E5 9AN
Short description of the project	An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd on land at Buccleuch House, Clapton Common, E5 9AN in the London Borough of Hackney, in advance of redevelopment. The work was commissioned by Hill Partnerships Limited in response to a planning condition attached to full planning permission for the redevelopment of the site, and was undertaken between the 14th and 18th January 2013. Fluvial sands and gravels were observed in Trenches 1, 2 and 4 during machine excavation of geoarchaeological test pits, in addition to underlying terrace gravels. Comparison of the OD heights at which the natural strata was encountered with that documented as a result of the geotechnical boreholes undertaken on the road fronting Buccleuch House, demonstrate that substantial truncation (by at least 2.00m) has occurred to the land to the rear of the building. Evidence of landscaping in the 19th century during the construction of Buccleuch Terrace was encountered in all trenches, with the remains of the building itself (including part of the bay windows) observed in trenches 2 and 3. Demolition layers and made ground associated with the destruction of 19th century building and construction of Buccleuch House in the 1950's were observed in all trenches.
Project dates	Start: 14-01-2013 End: 18-01-2013
Previous/future work	No / No
Any associated project reference codes	BCL13 - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Residential 1 - General Residential
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	WALL Post Medieval
Significant Finds	CBM Post Medieval
Methods & techniques	"Photographic Survey","Sample Trenches","Survey/Recording Of Fabric/Structure","Test Pits"
Development type	Urban residential (e.g. flats, houses, etc.)
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Planning condition

Position in the planning process	After full determination (eg. As a condition)
Project location	
Country	England
Site location	GREATER LONDON HACKNEY HACKNEY LAND AT BUCCLEUCH HOUSE, CLAPTON COMMON, LONDON BOROUGH OF HACKNEY, E5 9AN
Postcode	E5 9AN
Study area	0 Square metres
Site coordinates	TQ 3430 8765 51 0 51 34 16 N 000 03 42 W Point
Height OD / Depth	Min: 26.73m Max: 28.99m
Project creators	
Name of Organisation	PCA
Project brief originator	English Heritage
Project design originator	Tim Bradley
Project director/manager	Tim Bradley
Project supervisor	Iain Bright
Type of sponsor/funding body	Hill Partnerships Ltd
Project archives	
Physical Archive Exists?	No
Physical Archive recipient	LAARC
Physical Archive ID	BCL13
Digital Archive recipient	LAARC
Digital Archive ID	BCL13

Digital Contents	"none"
Digital Media available	"Database","Images raster / digital photography","Spreadsheets","Text"
Paper Archive recipient	LAARC
Paper Archive ID	BCL13
Paper Contents	"none"
Paper Media available	"Context sheet","Drawing","Plan","Report","Section"
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	Land at Buccleuch House, Clapton Common, London Borough of Hackney, E5 9AN: An Archaeological Evaluation Report
Author(s)/Editor(s)	Bright, I
Date	2013
Issuer or publisher	PCA
Place of issue or publication	Brockley, London
Entered by	Archivist (archivist@pre-construct.com)
Entered on	24 January 2013

PCA

PCA SOUTH

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTH

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

7 GRANTA TERRACE
STAPLEFORD
CAMBRIDGESHIRE CB22 5DL
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WEST

BLOCK 4
CHILCOMB HOUSE
CHILCOMB LANE
WINCHESTER
HAMPSHIRE SO23 8RB
TEL: 01962 849 549
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468 333
EMAIL: info.midlands@pre-construct.com

