

**1 MENTMORE TERRACE, LONDON
FIELDS, HACKNEY LONDON E8
3PJ:**

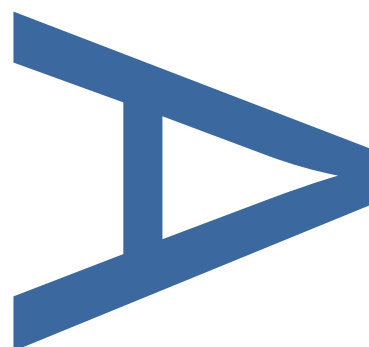
**AN ARCHAEOLOGICAL
EVALUATION**

**LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF HACKNEY**

PCA REPORT NO: 12291

SITE CODE: MMR 15

NOVEMBER 2015



PRE-CONSTRUCT ARCHAEOLOGY



DOCUMENT VERIFICATION

**1 MENTMORE TERRACE, LONDON FIELDS,
HACKNEY, LONDON E8 3PJ**

AN ARCHAEOLOGICAL EVALUATION

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1 MENTMORE TERRACE, LONDON FIELDS, HACKNEY, LONDON E8 3PJ: AN ARCHAEOLOGICAL EVALUATION

Museum of London Site Code: MMR 15

Local Planning Authority: London Borough of Hackney

Central NGR: TQ 34824 84175

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1 ABSTRACT

- 1.1 This report details the results of an archaeological evaluation conducted by Pre-Construct Archaeology Ltd (PCA) at 1 Mentmore Terrace within the London Borough of Hackney, E8 3PJ (Figure 1). The evaluation was conducted between the 16th and 18th November and was commissioned by Mr Hugo Warner of Mentmore Gransden Ltd. The works were monitored by John Gould of Historic England on behalf of the Borough of Hackney and involved the excavation of three trenches (Figure 2) across a roughly rectangular site. The proposed development comprises the demolition of existing standing buildings and the construction of a mixed use development of eight storeys with basement.
- 1.2 The natural deposits on site showed evidence of having been truncated resulting in the potential for survival of archaeological horizons being very low. The surviving natural deposits that were observed consisted of firm brownish orange clay with frequent small rounded and angular flints were encountered in the centre and to the east of the site (trenches 2 & 3). The natural horizon within the western area of the development (trench 1) comprised of loose brownish orange sandy gravel. These natural clays and gravels were interpreted as Quaternary sands and gravels overlaying the Hackney Gravel Terrace.
- 1.3 At the western end of the site (trench 1) evidence of the terraced houses that once fronted the north side of Lamb Lane were evident in the form of a partially exposed cellar. The alignment of the remains based on cartographic evidence dates the structural remains sometime between 1863 and 1870, and these were still present into the 1950's. These structural remains stand at a height of 16.45m OD.
- 1.4 A thick layer of demolition rubble backfilled the cellar to a height of 16.66m OD. In trenches 2 & 3 mixed soil deposits, directly overlaying the natural, were recorded at a height of 17.19m OD (trench 2) and 16.81m OD (trench 3). All three trenches clearly showed the underlying natural had been truncated down to between 15.25m OD (east of the site), 15.27m OD (west of the site) with the highest point in the centre of the site at 15.49m OD.

2 INTRODUCTION

- 2.1 The site lies within an Archaeological Priority Area as defined by the London Borough of Hackney. The works were commissioned by Mr Hugo Warner of Mentmore Gransden Ltd and conducted by Pre-Construct Archaeology Ltd. The evaluation involved the excavation of three trenches across the extent of the proposed development site (Figure 2). The development comprises the demolition of existing standing buildings and the construction of a mixed use development of eight storeys with basement. The basement, ground and first floors will be designed as commercial office space with 31 apartments occupying the remaining floors above.
- 2.2 The site is roughly rectangular and bounded by commercial buildings to the north, Gransden Avenue to the east, Lamb Lane to the south and Mentmore Terrace to the west and is centred at National Grid Reference TQ 34824 84175. The site does not encompass, nor lie within the immediate vicinity of any Scheduled Ancient Monuments.
- 2.3 Prior to the commencement of the evaluation a Written Scheme of Investigation (Brown, G. 2015) was produced by Pre-Construct Archaeology Ltd. (PCA) outlining the methodology of the evaluation. PCA also produced a Desk Based Assessment (Killock, D, 2013), this document should be referred to for information on the natural geology, archaeological and historical background of the site, and the initial assessment of its archaeological potential.
- 2.4 The evaluation was monitored by John Gould of Historic England on behalf of the Borough of Hackney and was conducted between the 16th and 18th November 2015. The work was supervised by the attending archaeologist Bruce Ferguson and was managed by Gemma Stevenson, both of PCA. Following the completion of the project the site archive will be deposited in its entirety with the London Archaeological Archive and Research Centre (LAARC) with the unique site code MMR 15.

3 PLANNING BACKGROUND

3.1 National Planning Policy Framework (NPPF)

3.1.1 The proposed development of the site is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF), the London Plan and those of the London Borough of Hackney, which fully recognises the importance of the buried heritage for which it is the custodian.

3.1.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced existing national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment (PPS5)). In summary, current national policy provides a framework which protects nationally important designated Heritage Assets and their settings, in appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions regarding the historic environment and provides for the investigation by intrusive or non-intrusive means of sites not significant enough to merit in-situ preservation. Relevant paragraphs within the NPPF include the following:

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 minimize conflict between the heritage asset's conservation and any aspect of the proposal.

132. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

3.2 The Glossary contained within the NPPF includes the following definitions:

Heritage asset: 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

3.3 Regional Guidance: The London Plan

- 3.3.1 The London Plan, published July 2011, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

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.

3.4 Local Guidance: London Borough of Hackney

- 3.4.1 The local planning authority responsible for the study site is the London Borough of Hackney whose Unitary Development Plan (UDP) is to be shortly replaced with the LDF Core Strategy adopted in November 2010. Meanwhile, the majority of policies of the UDP have been saved pending the full introduction of the LDF, including most of those relating to the historic environment:

Historic Environment

8.20 The archaeological heritage of Hackney is considerable and includes finds from the Paleolithic era near Stoke Newington, and medieval and Elizabethan remains, including the site of the Globe Theatre in South Shoreditch, together with the remains of the early village settlements. The most tangible remains are the two Roman roads, which today can be traced along Kingsland Road and Old Street. Archaeological Priority Areas have been established on the advice of English Heritage and they can advise the Council that archaeological work should be undertaken in other locations where they consider that such remains may be affected.

- 3.5 The relevant section of the LDF for the Borough is Core Strategy 25:

Core Strategy Policy 25

Historic Environment

All development should make a positive contribution to the character of Hackney's historic and built environment. This includes identifying, conserving and enhancing the historic significance of the borough's designated heritage assets, their setting and where appropriate the wider historic environment.

- 3.6 There are no Scheduled Ancient Monuments within the development site but it does fall within an Area of Archaeological Priority as defined by The London Borough of Hackney.
- 3.7 It is proposed to redevelop the site as a mixed development of eight stories. The basement, ground and first floors will be commercial office units with apartments on the floors above. The intention of the developer is to submit a planning application to the London Borough of Hackney shortly.
- 3.8 In accordance with the above national, regional and local policies this report has been produced in order to support the planning application.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

4.1.1 According to the Soil Survey of England and Wales (1983) and the British Geological Survey (1979) the underlying solid geology beneath the site comprises Palaeogene London Clay, deposited between 55 and 34 million years ago. Superficial deposits overlying the clay in the area consist of Quaternary sands and gravels of the Hackney Gravel Terrace (BGS n.d.). British Geological Survey Sheet 256 (North London) shows that the sands and gravels are capped by Langley Silt (brickearth).

4.1.2 Ground investigations have been carried out, involving the drilling of boreholes and excavation of test pits in areas on the eastern and western sides of the site (SAS Ltd. 2013). In all of the test pits only made ground was observed, extending to depths of up to 1.70m below ground level (bgl). In the boreholes the made ground was found to extend to depths of 2.40m (east) and 2.00m (west) bgl.

4.1.3 The made ground observed consisted of hard-standing overlying medium dense clayey sand and soft sandy clay with brick fragments and ashes. Below the made ground was Hackney Terrace Gravel which extended to 5.90m bgl to the east and 6.60m bgl to the west. London Clay lay below the gravel deposits with material of the Eocene Lambeth Group at depth below this.

4.2 Topography

4.2.1 The site lies on relatively flat land at an elevation of approximately 17.70m OD, there is a gentle slope from west to east.

4.2.2 There are no natural bodies of water within the immediate vicinity of the site. Approximately 700m the north of the site is the location of Hackney Brook, which follows a west-east flow towards Hackney Downs. The brook was culverted in the 1860s and forms part of the Northern Outfall Sewer. The River Thames flows c. 4km to the south.

5 ARCHAEOLOGICAL AND HISTORIC BACKGROUND

5.1 The following section, taken from the preceding Desk Based Assessment, examined the Greater London Historic Environment Record (GLHER) in order to locate known archaeological sites, chance discoveries and thus predict and extrapolate the likely archaeological conditions that could be found on the study site. The GLHER search covered all records within a 500m radius and presents the baseline evidence for the archaeological, historical and historic landscape development of the study area from the Prehistoric to the Modern period.

5.2 Prehistoric (450,000BC ~ 43AD)

5.2.1 Although there is limited evidence of prehistoric activity within a 500m radius around the study site it lies within an area known for finds dating to the Palaeolithic period. Such material is rare in the archaeological record of London although Stoke Newington and Clapton in particular have produced rich assemblages dating to this period, the flint artefacts usually being found within the brickearth or below it, where they were discarded or possibly manufactured. Most of these finds from Stoke Newington were made during the late 19th century during the course of brickearth and gravel quarrying and excavations for basements. A re-examination of some of the older records and more recent attempts to relocate the horizon from which they were recovered suggests that there is a complex history to this period and no single horizon containing artefacts exists. However, studies concluded that the artefacts most probably dated to the period of Marine Isotope Stage 9 which corresponds to c. 334,000 to 364,000 years before present.

5.2.2 Two Palaeolithic hand axes, a flint cleaver and associated production waste were found on London Fields almost immediately to the west and a little to the north of the site, with two further hand axes known just outside the search radius; one was discovered in Paragon Road to the northeast of the study site whilst another, without a precise provenance, was found in the Handley Road area to the east. Another hand axe was recorded in the Dove Street area to the south-west of the site (also beyond the 500m GLHER search radius), a Mesolithic stone axe was also recovered from the same broad location. These records demonstrate that the site is situated in the centre of an area that has produced Palaeolithic flint work.

5.2.3 There is no evidence of Neolithic or Bronze Age activity within the vicinity of the study site; there are also no finds dating to the Iron Age

5.3 Roman (43AD ~ 410AD)

5.3.1 The Roman city of Londinium was located to the south of the study site in the area now occupied by the City of London. A Roman road known as Ermine Street which ran from London to St. Albans, Lincoln and York passed to the west of the site roughly along the line of what is today Kingsland Road (the A10). Despite this there is very little evidence of Roman activity in the vicinity, other than a chance find beyond the search radius of Roman pottery in the Queensbridge Road area to the west of the site.

5.4 Anglo-Saxon (410 ~ 1066)

5.4.1 Following the collapse of the Western Roman Empire the walled Roman city fell into ruins and by the mid to late seventh century the focus of Saxon occupation had shifted westwards to the Strand and Covent Garden. The settlement around the Strand was almost certainly abandoned by the middle of the ninth century as the pressure of Viking raids increased. From the late ninth century onwards Saxon settlement shifted to the old walled Roman city.

5.4.2 There is no evidence of activity during the Anglo-Saxon period in the vicinity of the study site, though an assemblage of Saxon pottery was recorded in the Nuttall Street area to the southwest (a little beyond the 500m search radius), this may have been associated with the settlement at Hoxton, which originated in the Saxon period and was recorded in Domesday Book as Hochestone (the farm or fortified enclosure belonging to Hoch). Haggerston also had Saxon origins and was recorded in Domesday Book. During the Saxon period the study site probably lay in the agricultural hinterland of these settlements. The exact derivation of the name Hackney appears uncertain and there are two Saxon alternatives: Haccan indicating a place of battle, ey meaning river; or the island or raised ground (eyot) of the Saxon chief Hacca.

5.5 Medieval Period (1066 ~ 1485)

5.5.1 The manor of Lordshold was co-extensive with the parish of Hackney. It was not mentioned in the Domesday survey of 1087, probably because it was included as part of Stepney. In 1290 during the reign of Edward I the bishop of London Richard de Gravesend and his successors were granted from the crown free warren (essentially hunting rights) in Hackney and Stepney, so that no-one could enter the warren or remove anything which pertained to it without the permission of the bishop.

5.5.2 Merestret, or Mare Street, is mentioned in documents dating to 1443 which refer to a small settlement. Although Mare Street is today an extensive thoroughfare (shown on Rocque's map of 1746 as a relatively small stretch of road running between Cambridge Heath and Church Street). The latter comprised the main road running north toward Clapton, located to the east of the study site. The documentary evidence clearly suggests that a village of some sort had been established in this area by the middle of the fifteenth century.

5.5.3 A medieval manor house may have been identified at 14-18 Shore Road located c. 300m to the east (south of Wells Street). Excavations undertaken in 1978 uncovered 14th - 15th century stone walls made of chalk, ragstone and tile. A revetted stream ran through the building though this was later blocked off and floors laid above the infill. It is thought that the remains represent part of a manor house and later the residence of the Prior of the Knights of St John of Jerusalem, or Knights Hospitaller. Documentary evidence demonstrates that this residence was in existence by 1352 when it was held by Sir John Shoreditch. It has also been suggested that Well Street itself is of medieval origin as a guest house located on the north side of Well Street may have been of medieval origin (it was surveyed and described in 1741 as a building with a moat and courtyard). The guest house served travellers passing to the north to Waltham Abbey. Cambridge Heath, located to the south of the study site, is presumed to be a medieval village (based on its presence on Rocque's map).

- 5.5.4 A well which is possibly of medieval origin and continued in use into the post-medieval period is thought to have been located in Dalston, to the northwest of the site, close to Church Street. This water source later supplied the baths in Cold Bath Lane.
- 5.5.5 It has been suggested that Lamb Lane, which passes immediately to the south of the site, is of medieval origin and that the street and a public house there were named after the Lamb and Flag emblem of the Knights Templar. Whilst it is distinctly possible that Lamb Lane is of some antiquity the derivation of the street name may have other origins. London Fields, found at the west end of Lamb Lane, was used for sheep grazing, The Cat and Mutton public house (still in use after 1540), later stood on Mutton Lane, a little to the southwest of the site. The street and hostelry are believed to have been named after London Fields which was also known as Shoulder of Mutton Fields due to the distinctive shape of the common. A medieval plough soil horizon was recorded during excavations at 184 Mare Street, located directly to the east of the site.
- 5.6 Post Medieval (1485 ~ Present)
- 5.6.1 Surveys of the lands held by the local manors carried out in 1549-50 during the reign of Edward VI still recorded Stebenhuthe (Stepney) and Hackney together. The survey undertaken in 1549-50 valued the manor of Lordshold at £61.9s.4d. The bishop of London Richard de Gravesend and his successors were granted from the crown free warren until they were surrendered to the crown in the reign of Edward VI in 1549-50. The manor was then granted to Thomas Wentworth, lord president of the north, privy counsellor and chamberlain of the king's household.
- 5.6.2 Medieval Hackney may not have formed a substantial nucleated settlement and quite possibly consisted principally of a ribbon developments along Mare Street and what is shown on Rocque's map as Church Street to the north of it; developed street frontages probably also extended eastward along Well Street. Although the density of occupation would have accelerated in the 16th century the majority of the area remained open ground, probably used for market gardening and agriculture. The area was still regarded as a pleasurable and healthy suburb in the 17th and 18th centuries; visits are recorded in the diaries of both Pepys and Evelyn.
- 5.6.3 Rocque's map of 1746 shows that developed street frontages had been established along what is today the southern half of Mare Street with a scattering of houses to the east along Well Street. A substantial row of houses is evident to the west of Mare Street overlooking London Fields. These houses are shown in more detail on Greenwoods map of London; the staggered angular frontage alongside a path that crossed London Fields later became Tower Street and is today known as Martello Street. The area enclosed by this development and the houses on Mare Street comprised gardens, the study site lies immediately to the south of these. Enclosed areas that are probably market gardens are also evident across Rocque's map, most of the land was still agricultural or possibly orchards. An example of a surviving building that dates to the earlier part of this period still stands at 195 Mare Street where a town house now known as the New Lansdowne Club was built in c. 1699.

- 5.6.4 Archaeological evidence attesting to the development of the area in this period has been recorded at 277-278 Mare Street, to the east of the site, where three 18th century quarry pits were found along with a rubbish pit of identical date. Further south on Mare Street excavation work also revealed the remains of an 18th century chapel though not the associated burial ground known from documentary sources. Still further south excavations at 102-110 Mare Street recorded three small structures from the 17-18th centuries along with later brick structures dating to the 18th and 19th centuries, the latter consisting of cellars, a well and a soakaway. Pits and ditches dated to the later period were also recorded. Another brick structure dated to the 17-18th centuries was recorded at 86-100 Mare Street. Early post-medieval development extending to the east of Mare Street has been documented at 27-37 Well Street where a group of 17th century quarry pits were excavated.
- 5.6.5 The pace of urban development in the second half of the 18th centuries appears to have been quiet slow in the area of south Hackney. Although Greenwoods map of 1830 shows a few more developed street frontages the density of the population cannot have been noticeably greater than it was in the mid 18th century. Most of the land is still open. The most notable change in the topography of the local area was the construction of the Regent's Canal some distance to the south of the site. A considerably denser street pattern is evident on the Hackney Tithe map of 1843. Although the site itself was still open ground terraced house had been erected along the eastern part of Lamb Lane. A street pattern consisting principally of densely packed small terraced properties covers most of the area between Mare Street and London Fields south of Lamb Lane, which still had a large dog-leg in the centre of it running north-south from the site.
- 5.6.6 Stamford's map of 1863 is the first to show buildings standing on the site. Considerable development had taken place by this time, although the dog-leg was still maintained in Lamb Lane the row of houses which began on the east end adjacent to Mare Street had been extended to meet the rear of the pre-existing properties on Tower Terrace to the west. However, the buildings on the west side of the terrace follow a slightly different alignment to those shown to east; this slight kink is still evident in the modern street pattern. The density of buildings along the street frontages around the site was increasing by this time though large areas of open ground, presumably gardens, were still maintained. The properties which occupied the Lamb Lane frontage of the study site are shown in more detail on the 1870 edition of the Ordnance Survey. The distinct kink caused by the piecemeal development of the frontage actually falls within the boundary of the site. The properties to the west, Nos 38-44 Lamb Lane, formed part of the later terrace which extended westward toward Tower Street. On the eastern half of the site No 30-36 Lamb Lane formed part of a terrace of seven houses that extended eastward toward Mare Street. Further to the east again stood another terrace of eight properties which were clearly of a different design and layout to those found to the west.

- 5.6.7 Between 1843 and 1870 the western half of Lamb Lane had been moved some distance to the north, eliminating the large dog-leg in the road. The area to the south of Lamb Lane was largely occupied by gardens with the exception of St. Michael and All Angels church to the west and the large adjacent property which formed the Headquarters of the 2nd Tower Hamlets Rifle Volunteers. Although the street frontages of the area were perhaps a little more densely occupied by this time the general impression is of a peaceful well-kept neighbourhood characterised by small terraced houses. Large areas of ornamental gardens are evident throughout the area and most of the small houses had small gardens to the rear. It appears that this area of Hackney was still largely unaffected by the growth of light industry and manufacturing that had been spreading north through Shoreditch during the mid 19th century.
- 5.6.8 One of the most dramatic changes in land use imaginable is documented by the second edition of the Ordnance Survey (1894-96). The railway viaduct carrying trains to Liverpool Street, which opened in 1874, had been punched through Lamb Lane leading to the demolition of nine of the terraced houses on its western side. Mentmore Terrace appears on the street pattern for the first time, laid out not least to provide access to London Fields station which had been built to the northwest of the site. The area stretching north from Lamb Lane to London Lane which had previously been occupied by ornamental gardens had been completely transformed. Gransden Avenue and Fortescue Avenue appear for the first time along with Mentmore Terrace. Terraces of houses are evident on all of the new frontages and it appears that the existing properties on the south side of London Lane had been demolished and replaced. Much of the new building appears to have been speculative and piecemeal, Mentmore Terrace and Gransden Avenue followed almost parallel alignment. Virtually no open space, with the exception of London Fields to the west. The buildings standing on the study site were unaffected by these developments and still consisted of small terraced houses with frontages on Lamb Lane. Immediately to the north however new properties had appeared. These consisted of large narrow rectangular structures which extended along an east-west axis. Although the functions of these buildings are not marked on the map they were clearly not residential. It is almost certain that building shown immediately to the north of the site is the large warehouse type building which still stands and is now 1C Mentmore Terrace.
- 5.6.9 Very few noticeable changes are evident on the 1933 edition of the Ordnance Survey. However, there are some very significant changes shown on the 1951 edition. By this time Nos 34-38 Lamb Lane had been demolished and replaced by a light industrial building. This may have been the result of bomb damage sustained during World War II. A high explosive device is known to have detonated in the Lamb Lane area between October 7th 1940 and June 6th 1941. This may have caused damage to the existing terraced houses on the site. Many of the small terraced houses that had previously stood to the east on Lamb Lane had also disappeared and the former church building on the western end of Lamb Lane is shown as a ruin.

5.6.10 The industrial unit erected between Nos 32 and 40 Lamb Lane, now 1 Mentmore Terrace, is shown on the Goad Insurance plan as the Binder and Co Cardboard Box Factory. This new land use was in keeping with much of that found in the local area. The Victorian warehouse type building which formerly stood on 3 Mentmore Terrace was a saw mill and cabinet factory. To the north of the site residential buildings were mixed with small workshops and manufacturers such as a gold blocker, gown factory, upholsterer furrier and a shoe factory. Light industrial land use is more prevalent in the area today though new residential developments have taken place, for instance along Mentmore Terrace. The modern Ordnance Survey map shows that the Victorian terraced houses that stood to either side of the cardboard box factory in 1951 have since been demolished. The light industrial structure left in the core of the site may be the same building that was first mapped in 1951. The terraced houses that stood to the east of the site have been demolished and Gransden Avenue extended to the south so that it now forms the eastern boundary of the site.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The archaeological evaluation was carried out in accordance with the Written Scheme of Investigation (*Brown, G. 2015*) and the PCA Archaeological Site Manual (PCA 2009).
- 6.2 The proposed excavation work consisted of three evaluation trenches spread across the area of the proposed development (Figure 2).
- 6.3 Where concrete slabs were encountered these were broken out by the attending sub contractors using a pneumatic breaker. Excavation was carried out under the direction of the Senior Archaeologist using a flat bladed ditching bucket to the first significant horizon or archaeological feature. In the case of this site it was down to the top of natural.
- 6.4 Written and drawn records of the deposits encountered were made in accordance with the principles set out in the PCA Archaeological Site Manual (PCA 2009) and in accordance with the Written Scheme of Investigation by members of the field team and the Senior Archaeologist. The location of the trenches were recorded by members of the PCA survey team using a GPS survey station, this information was then plotted onto the OS grid. Levels were calculated from a spot height of 17.28m OD at the eastern edge of the site supplied by a member of the PCA survey team using a GPS survey station.
- 6.5 The site produced eight context records; three trench plans, one section drawing at 1:10 and a series of colour digital photographs recording the conditions and deposits within the trenches. No finds were recovered from the site and the records will be archived under the site code MMR 15.

7 ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural

7.1.1 Natural deposits consisting of firm brownish orange clay with frequent small rounded and angular flints were encountered in trenches 2 and 3 ([2] & [4] respectively), at a height of 15.49m OD in the centre of the site (trench 2) and 15.25m OD on the eastern side of the proposed development (trench 3) (Figure 3). The natural horizon within the western area of the development (trench 1) was recorded at a height of 15.27m OD and comprised of loose brownish orange sandy gravel [8] (Figure 3). These natural clays and gravels were interpreted as the overlaying Quaternary sands and gravels of the Hackney Gravel Terrace as defined by Soil Survey of England and Wales (1983) and the British Geological Survey (1979) (Plates 1-3).

7.2 Phase 2: Post-Medieval

7.2.1 The southwest corner of a partially exposed cellar [6] & [7] and its associated construction cut [9] dating to the 19th century were recorded in trench 1 (Figure 3). Despite the limited exposure of the cellar remains; consisting of a north-south aligned wall [7] bonded to a east-west aligned wall [6], it is certain these remains belonged to a row of terraced houses that fronted the north side of Lamb Lane built sometime after 1843, and demolished sometime in the mid 20th century. The height of these structural remains was recorded at 16.45m OD (Plate 1).

7.3 Phase 3: Modern

7.3.1 While demolition rubble [5] consisting of loose ceramic building material, mixed soil deposits and modern materials backfilled the cellar, the remaining trenches were made up of loose mottled grey and orange mixed soil deposits [1] & [3] directly overlaying natural. The height of the cellar backfill was recorded at 16.66m OD with the mixed deposits recorded at a height of 17.19m OD (trench 2) and 16.83m OD.

8 TRENCH SUMMARY

- 8.1 In total, three evaluation trenches were excavated for the purpose of further determining the archaeological potential of the development site. The trenches have been numbered consecutively (Figure 2) and a description of each of the evaluation trenches follows:
- 8.2 Trench 1 (Plate 1):
- 8.2.1 Trench 1 was excavated at the western end of site from a height of 17.46m OD to a depth of 2.33m.
- 8.2.2 Natural gravel recorded at a height of 15.27m OD consisted of loose brownish orange sandy gravel [8] and was interpreted as the overlying Quaternary sands and gravels of the Hackney Gravel Terrace.
- 8.2.3 Protruding along the southern and western edges of the trench were the partially exposed truncated remains of two walls consisting of a northwest-southeast aligned wall [7], bonded to a northeast-southwest aligned wall [6]. Together with the associated construction cut [9], they formed the southwest corner of a partially exposed 19th century red brick and mortar cellar. Despite the limited exposure of the remains it is certain these are evidence of a row of terraced houses that fronted the north side of Lamb Lane. The height of the structural remains was recorded at 16.45m OD with traces of cellar floor at approximately 15.78m OD (Figure 3).
- 8.2.4 Backfilling and sealing the cellar was a 1.53m thick deposit of demolition rubble [5], comprised of loose ceramic building material, mixed soil deposits and modern materials recorded at a height of 16.66m OD.
- 8.2.5 Sealing the above sequence was approximately 0.80m of made ground formed of soil deposits and type one aggregate. Sand and block paving formed the current ground surface.
- 8.3 Trench 2 (Plate 2):
- 8.3.1 This trench excavated to a depth of 2.03m.
- 8.3.2 The underlying natural deposit in this trench was recorded at a height of 15.49m OD and consisted of firm brownish orange clay with frequent small rounded and angular flints [4]. In the northeast corner at the base of the trench the natural showed evidence of truncation but it was uncertain if this was from quarrying or the result of 19th century development along the southern side of Lamb Lane (Figure 3).
- 8.3.3 Sealing the natural was a 1.70m thick deposit comprised of demolition rubble and mixed soil [3]; this was recorded at a height of 17.19m OD. Approximately 0.20m of reinforced concrete sealed the trench at ground level, recorded at 17.39m OD.
- 8.4 Trench 3 (Plate 3):
- 8.4.1 Prior to the excavation of trench 3 the ground level to the east of the site which was originally at 17.28m OD, had been reduced by 500mm during removal of a concrete surface.

- 8.4.2 The natural firm brownish orange clay with frequent small rounded and angular flints [2] was identified within the trench at a height of 15.25m OD. The natural deposits' reduced height in this trench may indicate the natural in this area has been truncated.
- 8.4.3 Overlaying the natural was a 1.58m thick deposit comprised of loose mottled grey and orange clay with frequent whole fragments of ceramic building material and moderate large fragments of concrete [1]; this was recorded at a height of 16.81m OD and interpreted as made ground.

Plate 1: Trench 1 (Looking Southwest) Showing Cellar Remains



Plate 2: Trench 2 (Looking East) Showing Truncated Natural



Plate 3: Trench 3 (Looking North) Showing Made Ground Over Natural



9 INTERPRETATIONS AND CONCLUSIONS

9.1 Interpretations:

9.1.1 Natural consisting of firm brownish orange clay with frequent small rounded and angular flints were encountered in trenches 2 and 3 and were interpreted as the overlaying Quaternary sands and gravels of the Hackney Gravel Terrace as defined by Soil Survey of England and Wales (1983 and the British Geological Survey (1979).

9.1.2 Trench 1 exposed evidence of the former terraced houses that once fronted the north side of Lamb Lane in the form of a partially exposed southwest corner of a cellar. The alignment of the remains, based on cartographic evidence, dates the red brick and mortar houses sometime between 1863 and 1870. These are still shown on the 1951 Ordnance Survey as three terraced houses to the west and two houses to the east, with the centre of the development site occupied by a commercial building. It is uncertain if the houses were still occupied during this period as Lamb Lane sustained bomb damage during the WWII.

9.1.3 The demolition rubble and mixed soil deposits seen in trench 2 are likely to have derived from the demolition of the terraced houses that were replaced by the existing commercial building sometime after the Second World War. Inclusions of modern materials in the backfill of the cellar in trench 1 probably indicate the terraced houses to the west of the site were finally levelled post 1951 along with those that still stood to the east of the site.

9.1.4 All three trenches clearly show the underlying natural has been truncated. Despite the presence of a cellar it is unclear if the construction of the 19th century houses was initially responsible for the truncation of the natural, or potentially from Post-Medieval clay extraction pits that are known to have been present in the area.

9.2 Research Objectives:

9.2.1 A number of site-specific research aims and objectives were raised in the Written Scheme of Investigation (Section 3) (*Brown, G. 2015*). The archaeological investigations sought to address these research questions and are answered in the following section:

- *To determine the natural topography of the site?*

Natural was present in all three trenches and consisted of firm brownish orange clay with frequent small rounded and angular flints in trenches 2 and 3. In trench 1 natural comprised of loose brownish orange sandy gravel. These natural clays and gravels were interpreted as the overlaying Quaternary sands and gravels of the Hackney Gravel Terrace. All three trenches clearly shows the underlying natural has been truncated down to between 15.25m OD (east), 15.27m OD (west) with the highest point at 15.49m OD in the centre of the site.

- *To establish the presence or absence of prehistoric activity, whether settled occupation or artefact scatters?*

Truncation of the natural topography of the study site meant there was no evidence of prehistoric activity either settled occupation or artefactual scatters.

- *To establish the presence or absence of Roman and medieval activity?*

Truncation of the natural topography of the study site meant there was no evidence of Roman and medieval activity.

- *To establish the presence or absence of post-medieval activity at the site?*

Only trench 1 exposed evidence of any surviving activity and consisted of a partially exposed red brick and mortar cellar of a terraced house that once fronted the north side of Lamb Lane.

- *To establish the nature, date and survival of activity relating to any archaeological periods at the site?*

Only trench 1 exposed evidence of any surviving activity in the study site and consisted of a partially exposed southwest corner of a red brick and mortar cellar of a terraced house that once fronted the north side of Lamb Lane. When compared with cartographic evidence, the alignment of the remains appears to date the houses sometime between 1863 and 1870. These are shown on the 1951 Ordnance Survey. The height of these structural remains is approximately 16.45m OD.

10 ACKNOWLEDGEMENTS

- 10.1 Pre-Construct Archaeology Ltd and the author would like to thank Mr Hugo Warner of Mentmore Gransden Ltd, for their commissioning and help in producing this report and to John Gould of Heritage England for monitoring the project on behalf of the Borough of Hackney. The author would also like to thank Alan Barter of Albion Homes Ltd for his time and co-operation during the excavation work and to Fergal O'Donoghue and Richard Archer for their assistance on site. Thanks also to Jennifer Simonson for the figures and to Gemma Stevenson for her project management of the evaluation and editing this report.

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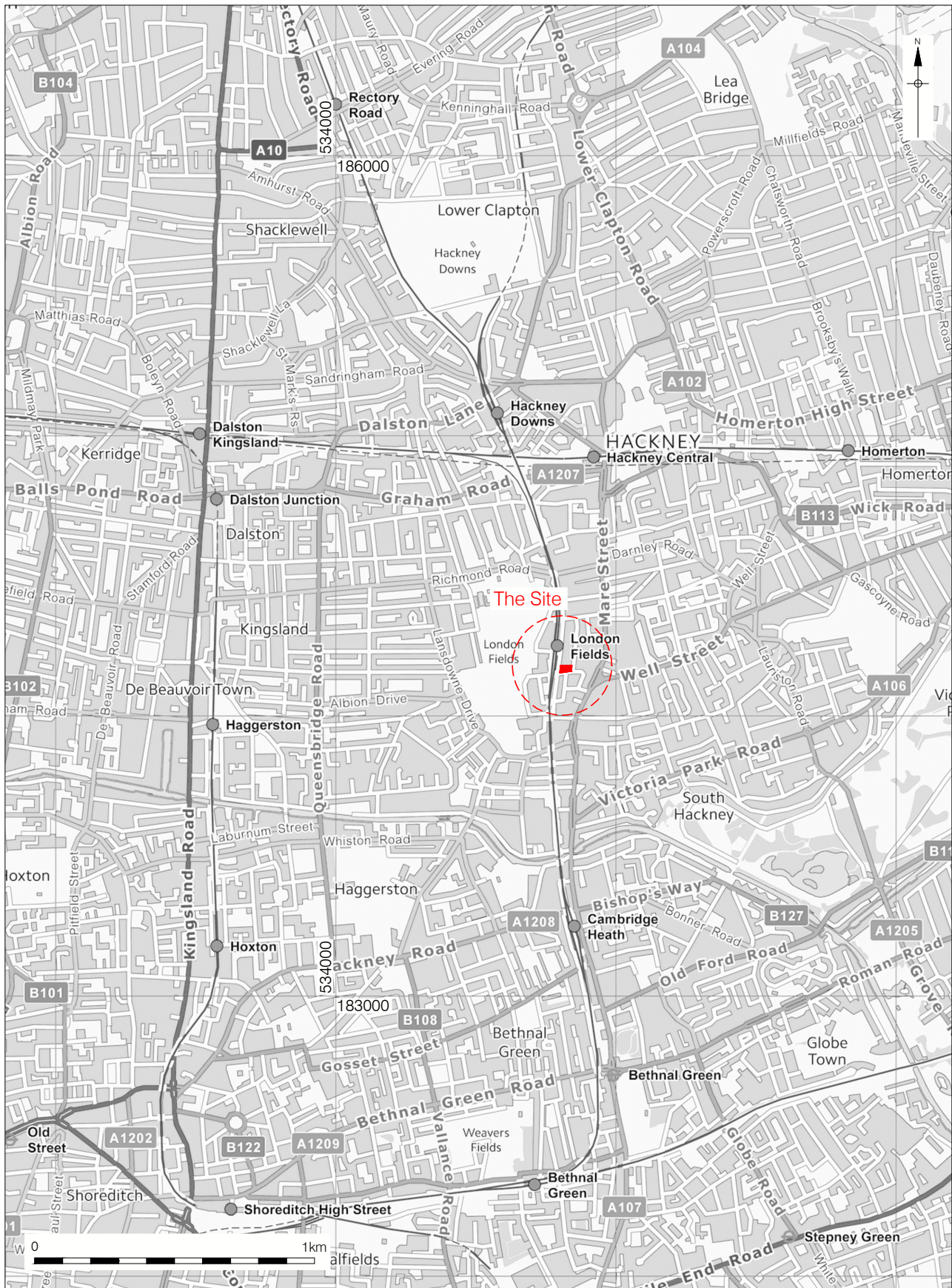
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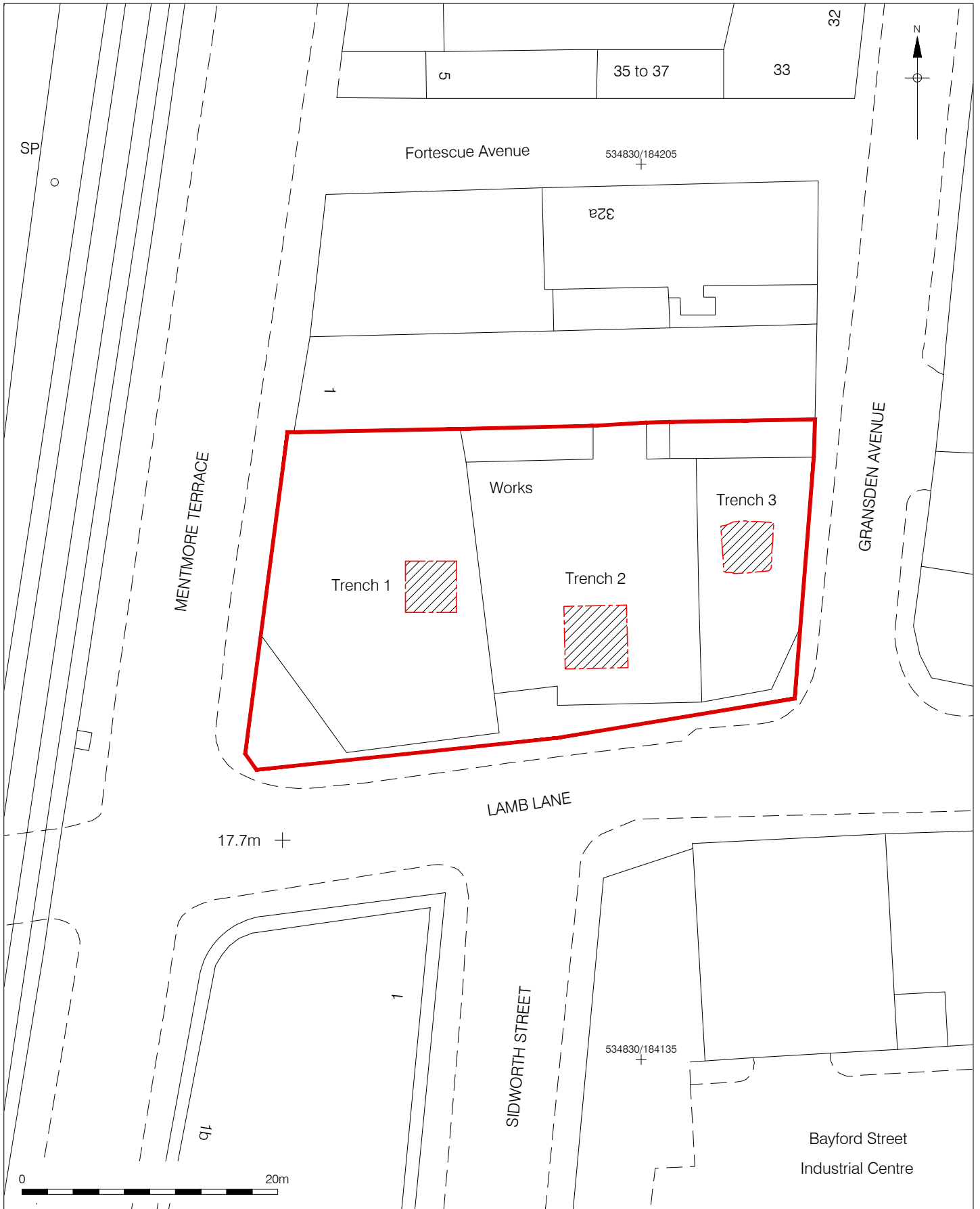
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Figure 1
 Site Location
 1:20,000 at A4



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Figure 2
Trench Location
1:400 at A4

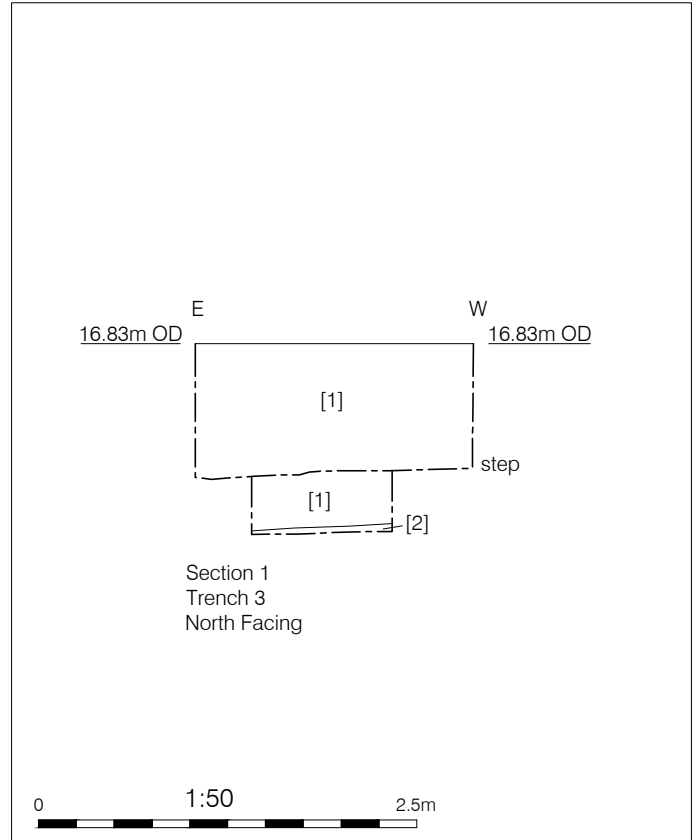
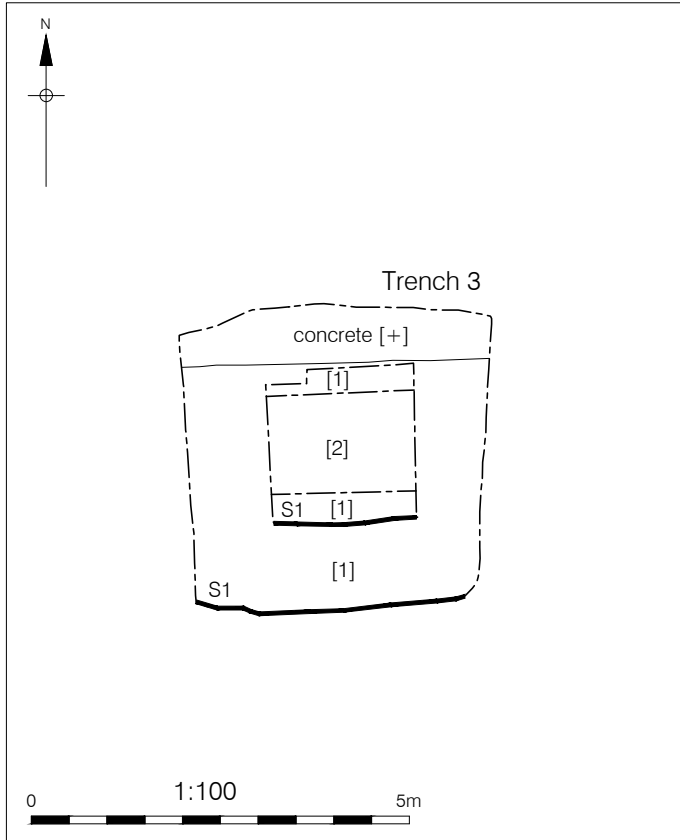
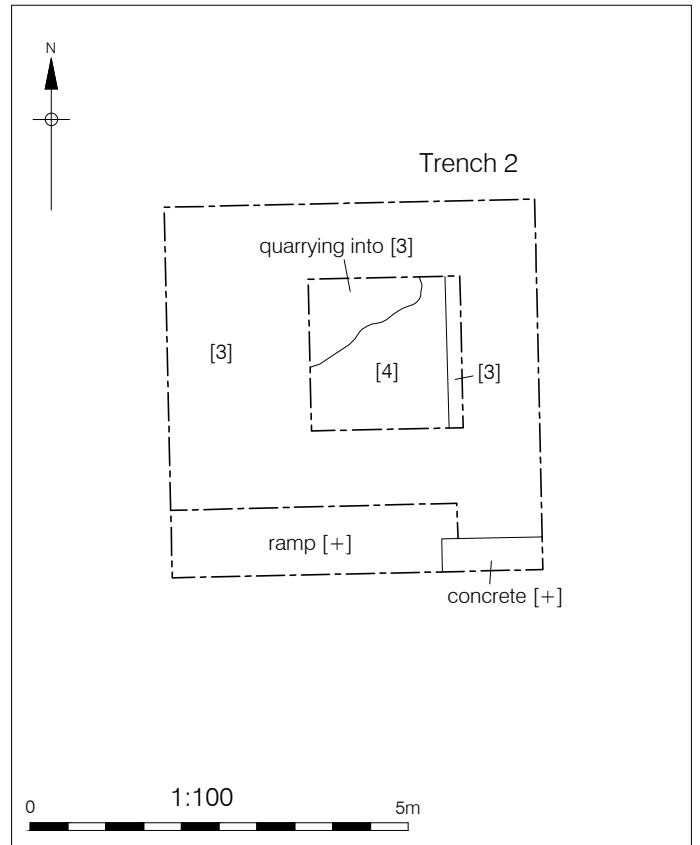
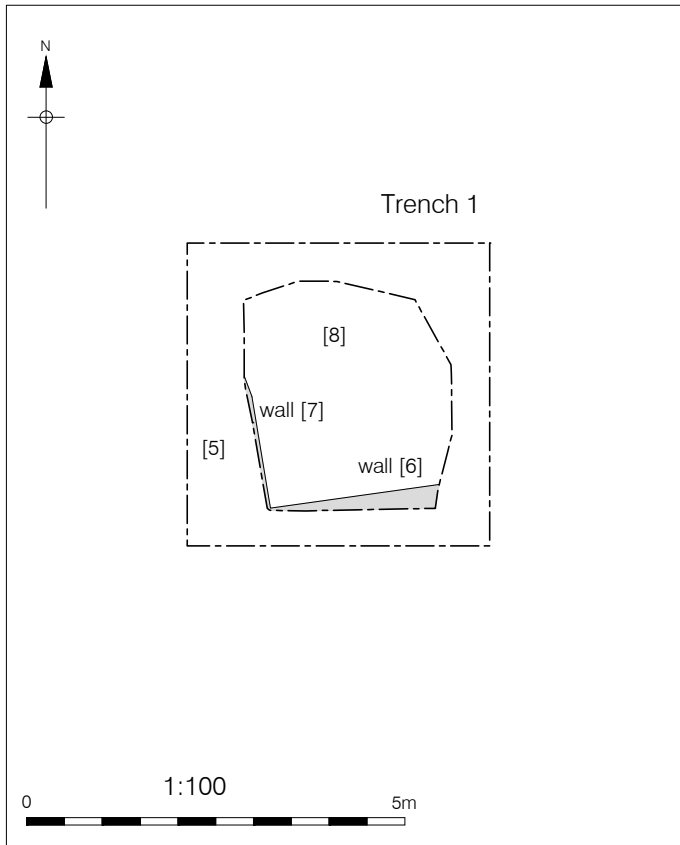


Figure 3
Trench Plans 1 - 3 & Section 1
Plans: 1:100 and Section 1:50 at A4

APPENDIX 2: CONTEXT INDEX

Site Code	Context No.	Trench	Plan	Section / Elevation	Type	Description	Date	Phase	Date (Eval)	Phase (Eval)
MMR 15	1	3	TR 3	1	Layer	Made ground	Modern	3	Modern	3
MMR 15	2	3	TR 3	1	Layer	Natural clay	Natural	1	Natural	1
MMR 15	3	2	TR 2	-	Layer	Made ground	Modern	3	Modern	3
MMR 15	4	2	TR2	-	Layer	Natural clay	Natural	1	Natural	1
MMR 15	5	1	TR1-	-	Layer	Made ground/Backfill	Modern	3	Modern	3
MMR 15	6	1	TR1	-	Masonry	Brick Wall	19 th Century	2	19 th Century	2
MMR 15	7	1	TR1	-	Masonry	Brick Wall	19 th Century	2	19 th Century	2
MMR 15	8	1	TR1	-	Layer	Natural clay	Natural	1	Natural	1
MMR 15	9	1	-	-	Cut	Construction cut	19 th Century	2	19 th Century	2

APPENDIX 3: OASIS REPORT FORM

OASIS ID: preconst1-231374

Project details

Project name 1 Mentmore Terrace

Short description of the project The potential for survival of ancient ground surfaces (horizontal archaeological stratification) on site was not present as natural showed evidence of been severely truncated. The surviving natural consisted of firm brownish orange clay with frequent small rounded and angular flints were encountered in the centre of the site and to the eastern side of the development site. The natural horizon within the western area of the development comprised of loose brownish orange sandy gravel. These natural clays and gravels were interpreted as the overlaying Quaternary sands and gravels of the Hackney Gravel Terrace as defined by Soil Survey of England and Wales (1983 and the British Geological Survey (1979). The evaluation also produced a partially exposed southwest corner of a 19th century cellar to former terraced houses that once fronted the north side of Lamb Lane. The height of these structural remains stands at a height of 16.45m OD. A thick layer of demolition rubble backfilled the cellar to a height of 16.66m OD, with mixed soil deposits directly overlaying the natural were recorded at a height of 17.19m OD and 16.81m OD. All three trenches clearly showed the underlying natural has been truncated down to between 15.25m OD (east of the site), 15.27m OD (west of the site) with the highest point at 15.49m

Project dates Start: 16-11-2015 End: 18-11-2015

Previous/future work No / Not known

Any associated project reference codes MMR 15 - Sitecode

Type of project Field evaluation

Site status Local Authority Designated Archaeological Area

Current Land use Industry and Commerce 1 - Industrial

Monument type STRUCTURAL Post Medieval

Significant Finds NONE None

Investigation type 'Watching Brief'

Methods & techniques "Targeted Trenches"

Development type Mixed Development

Prompt National Planning Policy Framework - NPPF

Position in the
planning process Pre-application

Project location

Country England

Site location GREATER LONDON, HACKNEY, HACKNEY, 1 Mentrose Terrace

Postcode E8 3PJ

Study area 985 Square metres

Site coordinates TQ 34824 84175 51.539854568242 -0.055679455987 51 32 23 N 000 03 20

Height OD / Depth Min: 15.25m Max: 15.49m

Project creators

Name of Organisation Pre-Construct Archaeology Ltd.

Project brief originator PCA

Project design
originator Pre-Construct Archaeology Ltd

Project
director/manager Gemma Stevenson

Project supervisor Bruce Ferguson

Type of
sponsor/funding body Client

Project archives

Physical Archive
Exists? No

Physical Archive
recipient

Digital Media "Images raster / digital photography", "Survey"

available

Digital Archive recipient LAARC

Paper Media available "Context sheet", "Drawing"

Paper Archive recipient LAARC

Project bibliography

1

Publication type Grey literature (unpublished document/manuscript)

Title 1 MENTMORE TERRACE, LONDON FIELDS, HACKNEY, LONDON E8 3PJ: AN ARCHAEOLOGICAL EVALUATION

Author(s)/Editor(s) Ferguson, B

Date 2015

Issuer or publisher Pre-Construct Archaeology

Place of issue or publication London

Description A4 spiral bound site report with figures and plates

Entered by Bruce Ferguson (bruceferguson@hotmail.co.uk)

Entered on 24 November 2015

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