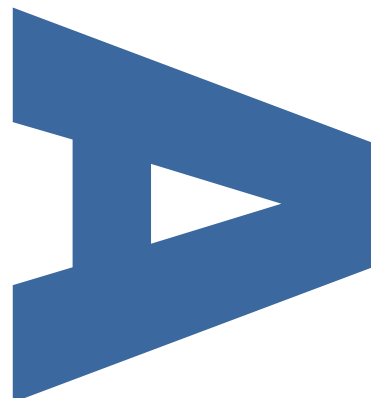
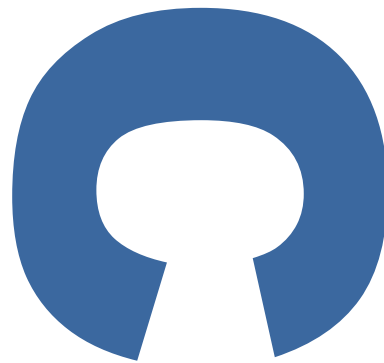


**LAND AT ST LEONARD'S
COURT, HOXTON, LONDON
BOROUGH OF HACKNEY,
N1 6JA:
AN ARCHAEOLOGICAL
EVALUATION**

**SITE CODE: NWN 16
REPORT NO: R12617**

AUGUST 2016



**PRE-CONSTRUCT
ARCHAEOLOGY**

**LAND AT ST LEONARD'S COURT, HOXTON, LONDON BOROUGH OF HACKNEY, N1 6JA:
AN ARCHAEOLOGICAL EVALUATION**

Site Code: NWN16

Central NGR: TQ 3294 8299

Local Planning Authority: LONDON BOROUGH OF HACKNEY

Planning Reference:

Other reference if any:

Commissioning Client: MACE ON BEHALF OF THE LONDON BOROUGH OF HACKNEY

Written/Researched by: Ireneo Grosso
Pre-Construct Archaeology Limited

Project Manager: Helen Hawkins (MCIfA)

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: hhawkins@pre-construct.com
Web: www.pre-construct.com


**© Pre-Construct Archaeology Limited
September 2016**

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Limited cannot be held responsible for errors or inaccuracies herein contained.

DOCUMENT VERIFICATION

LAND AT ST LEONARD'S COURT, HOXTON, LONDON BOROUGH OF HACKNEY, N1 6JA

Type of project
ARCHAEOLOGICAL EVALUATION
Quality Control

Pre-Construct Archaeology Limited Project Code			K4542
	Name	Signature	Date
Text Prepared by:	I Grosso		8.9.16
Graphics Prepared by:	R Murphy		8.9.16
Graphics Checked by:	J Brown	<i>Josephine Brown</i>	9.9.16
Project Manager Sign-off:	H Hawkins		9.9.16

Revision No.	Date	Checked	Approved
Rev 1 client comments			

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

CONTENTS

1	ABSTRACT	3
2	INTRODUCTION	4
3	PLANNING BACKGROUND	5
4	EVALUATION OBJECTIVES	6
5	GEOLOGY AND TOPOGRAPHY	7
6	ARCHAEOLOGY AND HISTORICAL BACKGROUND	8
7	METHODOLOGY	12
8	ARCHAEOLOGICAL SEQUENCE	13
9	INTERPRETATION AND CONCLUSIONS	15
10	ACKNOWLEDGEMENTS	16
11	BIBLIOGRAPHY	17
	APPENDIX 1: CONTEXT INDEX	22
	APPENDIX 2: SITE MATRIX	23
	APPENDIX 3: OASIS REPORT FORM	24
	APPENDIX 4: PLATES	27

FIGURES

Figure 1: Site location	18
Figure 2: Trench Location	19
Figure 3: Trench 1 Plan and Section	20
Figure 4: Trench 2 Plan and Section	21

1 ABSTRACT

- 1.1 This report details the result of an archaeological evaluation on land at St Leonard's Court, Hoxton, London Borough of Hackney, N1 6JA. The work was undertaken by Pre-Construct Archaeology Limited, and was commissioned by Mace on behalf of the London Borough of Hackney.
- 1.2 Two evaluation trenches were excavated (Trenches 1 and 2) up to 1.21m below current ground level. Natural brickearth capping terrace gravel was recorded in both evaluation trenches between 16.40m OD and 16.34m OD.
- 1.3 The natural brickearth was overlaid by re-deposited brickearth dated to the post-medieval period, which in turn was truncated by a masonry foundation, located in the northern area of the site (Trench 1), dated between 1850 and 1900. This foundation was interpreted as part of a mid to late 19th century re-development of Critchell Place originally constructed in 1822.
- 1.4 Archaeological evidence for the 1950s re-development of the site was also recorded. The south-west facing frontage of the building fronting New North Road was rebuilt (Northern Block) whilst its north-east frontage remained unchanged (until the final demolition in 2015) since its original construction in 1822. More archaeological evidence of another rectangular smaller building located to the south-east of the Northern Block was also recorded.
- 1.5 No archaeological deposits pre-dating the post-medieval period were observed during the archaeological evaluation.

2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited on land at St Leonard's Court, Hoxton, London Borough of Hackney, N1 6JA. The site was a sub-triangular shaped parcel of land bounded by Bevenden Street to the south, by New North Road to the north-east and by a vacant two storey office building on the New North Road and another two storey commercial building on Bevenden Street. The site covered an area of 2500 sq m and was centred at NGR TQ 3294 8299 (Figure 1).
- 2.2 PCA carried out a desk based assessment for the site on behalf of Ramboll (Ramboll 2012) which highlighted that although the site had been considerably impacted upon by 19th century urban development and later 20th century redevelopment with the consequent impact to any underlying archaeological horizons, a degree of archaeological mitigation of development impacts might be required. As a result John Gould, the Archaeology Advisor to the London Borough of Hackney, advised that the planning consent should include an archaeological condition.
- 2.3 As a result, the Archaeology Adviser recommended that the site should be subject to an archaeological trial trench evaluation in the first instance. The Written Scheme of Investigation prepared by Pre-Construct Archaeology Ltd (Hawkins 2016) detailed all requirements for the evaluation trenching.
- 2.4 The site does not contain any scheduled ancient monuments or listed buildings and does not lie within an 'Area of Archaeological Priority' (APA) or a 'Conservation Area' (CA). However, the boundaries of 'APA96 – Hoxton' and 'CA52 – Hoxton Street' are located a short distance to the east and south-east of the site, whilst additional APAs can be found in the wider vicinity.
- 2.5 The evaluation, carried out between 30th August and 2nd September 2016 was supervised by Ireneo Grosso and project managed by Helen Hawkins and Chris Mayo all of Pre-Construct Archaeology Limited. The work was monitored by John Gould of Historic England, Archaeology Advisor to the London Borough of Hackney.
- 2.6 The complete archive comprising written, drawn, and photographic records and artefacts will be deposited with the London Archaeological Archive and Research Centre (LAARC).
- 2.7 The site was allocated the unique site code NWN16.

3 PLANNING BACKGROUND

3.1 Borough Guidance: Unitary Development Plan & Local Development Framework

3.1.1 The London Borough of Hackney's Unitary Development Plan (UDP) sets out the council's planning policies, and provides the basis for the Council's decisions on planning applications. Hackney UDP was adopted on June 5, 1995 and is the existing Development Plan for the Borough. The plan provides the statutory framework to guide development and protect and enhance the environment of Hackney over a period of 5 to 10 years. However, as a result of changes to planning legislation the UDP is now a part of the [Hackney Local Development Framework](#) (LBH 2012a).

3.2 The Local Development Framework (LBH 2012b) states:

Policy EQ 29 – Archaeological Heritage

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.

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.

3.3 The Archaeology Advisor to the London Borough of Hackney recommended that the site should be subject to an archaeological trial trench evaluation in the first instance.

4 EVALUATION OBJECTIVES

4.1 The Written Scheme of Investigation (Hawkins 2016) addressed the following primary objectives:

- To determine the natural topography of the site, and the height at which it survives.
- To establish the presence or absence of archaeological activity, its nature and (if possible) date.
- To establish the presence or absence of medieval activity.
- To establish the presence or absence of post-medieval activity at the site.
- To establish the nature, date and survival of activity relating to any archaeological periods at the site.
- To establish the extent of all past post-depositional impacts on the archaeological resource.

5 GEOLOGY AND TOPOGRAPHY

5.1 Introduction

5.1.1 The geological and topographical background cited below was obtained from the DBA carried out by Pre-Construct Archaeology on behalf of Ramboll (Ramboll 2012).

5.2 Geology

5.2.1 The site is located on Eocene London Clay overlain by Wolstonian Hackney Gravel. The natural gravel is found within the Thames Valley and its associated tributaries and is typified as sandy gravel with localised lenses of silt, clay and peat.

5.2.2 An archaeological evaluation at 11 Hoxton Square recorded that natural sand was encountered at 15.25m OD, whilst archaeological work elsewhere in the vicinity has recorded the natural horizon at heights ranging between 14.50m OD and 15.50m OD

5.3 Topography

5.3.1 The site was occupied by four residential housing blocks, with a number of well-established trees and shrubs distributed in the external landscaped areas. Two of the residential housing blocks were located in the north of the site, with the remaining two located in the south-east and south-west respectively. Current ground level ranges between 17.20m OD and 17.30m OD in the north of the site, 17.70m OD and 17.90m OD in the south-east and 18.10m OD and 18.30m OD in the south-west. The variation in surface level relates to the differential landscaping around each housing block.

5.3.2 There are no visible watercourses either on the application site or in its immediate vicinity. However, a stretch of Regent's Canal is located some 700m north of the application site.

6 ARCHAEOLOGY AND HISTORICAL BACKGROUND

6.1 Introduction

6.1.1 The full archaeological and historical background is given in the Desk Based Assessment (Ramboll 2012) and summarised below.

6.2 Prehistoric

6.2.1 The GLHER search of a 500m radius of the application site revealed a general absence of archaeological evidence for activity in the area during the prehistoric periods. Indeed, the only findspot made in the search area has been the discovery of two Palaeolithic handaxes and a retouched flake from the north Hoxton area.

6.3 Late Iron Age and Roman

6.3.1 It is probable that an east-to-west orientated Late Iron Age trackway was located to the south of the application site, a communication route which was subsequently established as a road during the Roman period. The line of the trackway/road is thought to roughly adhere to the line of Clerkenwell Road/Old Street. Located to the immediate south of the street is the historically documented well of Saint Agnes Le Clare which may have been in use since the Roman period.

6.3.2 Situated a short distance to the east of the application site is the principal north-to-south Roman road (Ermine Street) which linked the Roman city of Londinium to Lincoln and York. The alignment and location of Ermine Street is reflected in the modern streets of Kingsland Road and Shoreditch High Street and it is possible that roadside activity may exist close to the streets. However, recent investigations at 103-106 Shoreditch High Street did not reveal any Roman activity on the site, with only a few residual fragments of abraded Roman tile recovered.

6.4 Saxon and Medieval

6.4.1 Hoxton is listed in the Domesday Survey of AD 1086 and it can be assumed that there was an established settlement by the end of the Late Saxon period, possibly earlier. However, the GLHER search found no evidence of Saxon activity within the search area which might suggest that any settlement was either located beyond the vicinity of the search area, has not yet been archaeologically encountered, or archaeological evidence for it has not survived the heavy urbanisation of the Hoxton area.

6.4.2 The Domesday Survey lists that at the beginning of the medieval period Hoxton was located in the Hundred of Ossulstone, within the County of Middlesex. The total population was relatively large at 26 households with a medium-sized tax assessment of 4 gelds.

6.4.3 Hoxton fell within the Parish of Shoreditch during the medieval period and development within the parish would most probably have been focused along the main roads feeding into London. Indeed, it was during the medieval period that Hoxton Street, located a short distance to the east of the application site, became an important route into London, with road-side development naturally occurring along its east and west frontages.

6.4.4 Unsurprisingly, evidence of medieval activity has been found during archaeological investigations undertaken in the vicinity of the medieval streets. In particular, a medieval well with post-medieval repairs was recorded at 182-184 Hoxton Street and medieval quarry pits have been recorded at Hoxton Market. In addition, residual medieval pottery has been recorded within later post-medieval features at 3-5 Drysdale Street, whilst recent excavations at 103-106 Shoreditch High Street found evidence of medieval quarrying and an east-to-west orientated boundary ditch.

6.4.5 Whilst these sites are focused in proximity to the medieval streets, historic sources suggest that two important but archaeologically unattested medieval sites are located somewhat further away and within close proximity to the application site. The presence of a medieval boundary ditch and marker stones defining the parish of St Leonard's is speculated to the immediate north of the site whilst a short distance to the north-east is the site of a medieval house which was subsequently used as a centre of Catholic

resistance after the Reformation. Also known to be located within the search area is the site of the Augustinian Hospital at Old Street/Drysdale Street.

6.5 Post-Medieval

6.5.1 During the 16th century the villages surrounding London, including Hoxton, became increasingly popular as retreats for rich and fashionable Londoners wanting to escape the increasingly cramped conditions in the city. However, the approximated location of the site suggests that the land was in use for agricultural purposes at this time.

6.5.2 London was the parliamentary capital during the Civil War (1642-6) and an extensive network of defences were created to protect the city. These defences were constructed within London's suburbs and comprised a circuit of 'Ditch & Bank' earthworks with strategically located forts, redoubts and batteries. Contemporary maps of the defences do not exist; however, the Scottish traveller William Lithgow described the circuit in April 1643, whilst retrospective maps were produced during the 18th century. Walter Harrison's 1775 map shows the defences 'in the years 1642-1646' and indicates that two redoubts (Fort 4 & Fort 5) were situated in the Shoreditch/Hoxton area. The approximate location of the site to the 18th century map suggests that the Civil War earthworks do not encroach on the site. However, given that the map is retrospective and potentially inaccurate it should not be discounted that the earthworks differ greatly both in location and extent.

6.5.3 Archaeological evidence for the Civil War earthworks in the Shoreditch/Hoxton area is not extensive. The GLHER gives no indication of any subsequent work on this site and it is unknown if the presence or absence of the Civil War earthworks was confirmed archaeologically.

6.5.4 Further to the south-east a number of archaeological investigations have encountered archaeological evidence which could relate to the Civil War earthworks or represent activity at a contemporary time. The evidence comprises a watching brief at 2-4 Hoxton Square/33 Coronet Street which may have encountered part of a defensive ditch, evidence of a 16th-17th-century ditch and masonry at 1-7 Willow Street and 16th--18th-century ditches and quarry pits at 7-27 Drysdale Street.

6.6 Late 17th & 18th century

6.6.1 During the latter part of the 17th century Robert Aske, a wealthy London merchant and member of the Haberdasher Company, bequeathed £20,000 to buy land a mile from London on which 20 almshouses were to be constructed. The purchased land was on Pitfield Road and almshouses for use by poor members of the Worshipful Haberdasher Company were constructed in 1695.

6.6.2 A single 17th-century house at 32 Hoxton Square attests to the character of the area during the early part of the post-medieval period. In addition, the structural remains of contemporary buildings have been discovered during archaeological investigations at 14-15 Hoxton Square and 11 Hoxton Square.

6.6.3 'An Actual Survey of the Parish of St Leonard in Shoreditch, Middlesex 1745' presents a relatively detailed depiction of Hoxton during the 18th century and shows that the site occupied part of a field under the ownership/lease of 'Ashley Esq. – Eldridge Occ.'. The 18th-century field boundaries remain evident in the modern street pattern with the northern boundary being Mintern Street the southern boundary being Bevenden Street and the western field boundary being East Road and New North Road. A pathway named as 'Path to Sr. George Whitmore's' defines the eastern field boundary and correlates with modern Pitfield Street. Two small buildings occupy the south-west corner of the field whilst some development is evident along the eastern frontage of the pathway.

6.6.4 Horwood's Plan of the 'Cities of London and Westminster, 1799' shows that whilst no changes had occurred on the site, some sub-division of the field within which it was located had been undertaken, with additional buildings constructed in the south-west corner. Perhaps the most significant alterations by the end of the 18th century are that Willow Walk had been established to the immediate south of the application site (modern

Bevenden Street), whilst to the east the earlier path was by now named as Gloucester Terrace with its southern continuation named as Haberdashers Walk (both modern Pitfield Street). The eastern frontage of Gloucester Terrace/Haberdashers Walk had been further developed and Royal Oak Bowling Green had ceased to exist.

6.7 19th century

6.7.1 Hoxton experienced heavy urbanisation during the 19th century and as a consequence the population of the area rose rapidly. Whilst Hoxton had originally been incorporated within the Parish of St Leonard's Shoreditch, as a consequence of the increasing population the new Parish of St John the Baptist, Hoxton was created during the early 19th century. The site fell within the new parish and in 1826 the church of St John the Baptist was constructed at a cost of £13,000 to a design by Francis Edwards.

6.7.2 Greenwood's map of 1827 shows that dramatic changes took place both on the site and in its vicinity during the early 19th century. In particular, the southern extent of the field shown in earlier 18th-century maps had been sub-divided to create new roads and two triangular blocks of land. The site occupied part of the western triangle of land and newly constructed terraced houses can be seen to front Critchill Place (a precursor of New North Road) and Somerset Terrace (modern Bevenden Street).

6.7.3 Stanford's 'Library Map of London and its Suburbs, 1862' shows little alteration to the application site. However, development within the vicinity had been extensive, with the only land not occupied by terraced house being St John's church and the Haberdashers Almshouses. By now 'Bevenden Street' is named to the south of the site, whilst to the north modern New North Road is still known as Critchill Place.

6.7.4 The Ordnance Survey map of 1870 shows the site in detail. Eleven narrow terraced houses front Bevenden Street, whilst two larger properties occupy the land at the junction of Bevenden Street, New North Road and Pitfield Street. Six large terraced houses with entrance steps leading down to street level are shown fronting New North Road and face directly on to St John the Baptist's church and graveyard. Gardens and external outhouses are located to the rear of both sets of terraced houses. The differences in the size of the terrace buildings reflect distinctions in the socio-economic status of the residents. Contemporary sources describe that the households along Bevenden Street as 'comfortable, mixed with poverty' whilst along New North Road the households are described as 'well-to-do'.

6.7.5 There is very little change evident at the time of the Ordnance Survey of 1894-96 and the Ordnance Survey of 1917. Indeed, the only identifiable changes are some alteration to the external outhouses, extension of the terraced house occupying the north-west corner and the amalgamation of properties at the junction of Bevenden Street, New North Road and Pitfield Street.

6.8 20th century to present

6.8.1 The urbanisation of Hoxton continued throughout the 20th century, with the area becoming increasingly popular with manufacturing industries. The 'Goad Fire Insurance Map 1930' shows that some of the terraced houses adjacent to Bevenden Street had been converted into a bookbinder, laundry and sawmill, whilst a chair factory occupied the buildings in the eastern corner. In the northern part of the application site, the 'well-to-do' 19th-century houses adjacent to New North Road had been demolished and replaced instead by two tenement housing blocks named as 'St Leonard's Dwellings', which survive. The alteration to the nature of the buildings on the site suggest that the demographics of this part Hoxton changed significantly during the early part of the 20th century, possibly as a consequence of the First World War and the economic turmoil of the following decade.

6.8.2 Whilst the Ordnance Survey map of 1942 shows minimal alterations, it is unlikely that none had occurred as Hackney suffered extensively during the Blitz of WWII and it is instead probable that comprehensive revisions of the Ordnance Survey maps were not being undertaken during the war period. It is however possible that some of the 'empty' land shown to the north-west and south-west of the site may relate to bombsites.

- 6.8.3 Ordnance Survey maps dating between 1955 and 1960 indicate that the terraced houses fronting Bevenden Street were comprehensively removed and replaced by two housing blocks during the post-war years. These survive to the present day. Following the construction of these blocks the site has remained largely the same through to the 21st century.

7 METHODOLOGY

- 7.1 The purpose of the archaeological investigation was to determine the presence or absence of surviving features at the site and, if present, to assist in formulating an appropriate archaeological mitigation strategy. All works were undertaken in accordance with the guidelines set out by English Heritage (now Historic England) and the Chartered Institute of Field Archaeology.
- 7.2 The research design set out in the Written Scheme of Investigation (Hawkins 2016) aimed to address the research objectives detailed in chapter 4 (see above).
- 7.3 The evaluation consisted of two trenches (Trench 1 and 2). Trench 1 was located in the north corner of the site and was parallel to New North Road, whilst Trench 2 was located in the east part of the site and parallel to new North Road. Trench 1 was orientated north-east south-west and measured 11.50m long by 3.90m wide (maximum width) by 1.21m deep (maximum depth). Trench 2 was orientated north-west south-east and measured 13.60m long by 2.60m wide by 0.78m deep.
- 7.4 No ground contamination survey was carried out for the site, but asbestos sheet was found previously in the made ground. As a result, all archaeologists were required to wear asbestos appropriate PPE during the machining excavation through made ground.
- 7.5 The excavation of all trenches was undertaken using a 21 tonne 360° mechanical excavator and driver provided to PCA by Squibb. The machine used a toothless ditching bucket to remove modern overburden under the constant supervision of an archaeologist. Spoil was mounded a safe distance from the edge of the trenches and kept dump.
- 7.6 Machine excavation continued in spits of 100mm at a time until either significant archaeological strata were found or natural ground exposed.
- 7.7 Following machine excavation, relevant faces of the trenches that required examination or recording were cleaned using appropriate hand tools. The majority of the investigation of archaeological levels was carried out by hand, with cleaning, examination and recording both in plan and in section.
- 7.8 All archaeological features (stratigraphical layers, cuts, fills, structures) were evaluated by hand tools and recorded in plan at 1:20 or in section at 1:10 using standard single context recording methods. Features were evaluated so as to characterise their form, function and date. Fabric samples were taken from brickwork structures.
- 7.9 The recording systems adopted during the investigations were fully compatible with those widely used elsewhere in London that is those developed out of the Department of Urban Archaeology Site Manual, now published by the Museum of London Archaeological Service (MoLAS 1994) and with the PCA Site Manual (Taylor and Brown, 2009). The site archive was organised to be compatible with the archaeological archives produced in the Local Authority area.
- 7.10 A full photographic record was made during the archaeological investigation consisting of a digital photographic archive that was maintained during the course of the archaeological investigation.
- 7.11 The complete archive produced during the evaluation and watching brief, comprising written, drawn and photographic records, will be deposited at the LAARC, with the Museum of London site code NWN16.
- 7.12 One temporary benchmark (TBM1) was established with a GPS with a height of 17.95m OD. TBM1 was located in the north part of the site to the east of Trench 1 and to the northwest of Trench 2.
- 7.13 Trenches 1 and 2 were backfilled and compacted by Squibb at the end of the evaluation.

8 ARCHAEOLOGICAL SEQUENCE

- 8.1 Three phases of activity were recorded during the archaeological evaluation:
- Phase 1 represents the natural geology.
 - Phase 2 represents the post-medieval activity.
 - Phase 3 represents the modern activity across the site.
- 8.2 **Trench 1** (Section 2 and Plan shown in Figure 3)
- 8.3 Phase 1
- 8.3.1 The earliest deposit observed in this trench consisted of firm reddish brown/yellow clayey gravel [12] found at 16.15m OD in Section 2, located in the southern part of the trench, and at 16.16m OD in the northern part of the trench where it was exposed and recorded in plan. This deposit did not contain any dating evidence and was interpreted as natural terrace gravel.
- 8.3.2 Context [12] was sealed at 16.40m OD by light yellowish brown silty clay layer [11]. This 0.20m thick layer with occasional sub-angular flint gravels inclusions did not produce any dating evidence and was interpreted as natural brickearth.
- 8.4 Phase 2
- 8.4.1 Natural brickearth [11] was in turn overlaid at 16.60m OD by layer [7] which consisted of mid greyish brown silty clay with frequent flecks of charcoal, CBM and mortar inclusions. This layer was interpreted as re-deposited brickearth dating to the post-medieval period.
- 8.4.2 Re-deposited brickearth [7] was truncated by small cut feature [14], located in the north part of Trench 1. Cut [14] was partially truncated by machining to the north, measured 0.40m north-south and 0.20m east-west and was 0.15m deep. The feature probably originally had a sub-square shape. Its sides presented a sharp break of slope at the top and vertical and fairly regular and vertical sides with a sharp basal break of slope. The base of this cut was fairly flat and regular. Cut [14] was filled with light greyish brown silty clay [13] with very frequent flecks and small fragments of charcoal, oyster shell and CBM inclusions. Pottery shards and CBM recovered from fill [13] were dated to the post-medieval period.
- 8.4.3 In the northwest area of Trench 1 was north-east south-west orientated masonry foundation [9], located at 16.40m OD. This masonry measured 2.10m long by 0.80m wide and extended beyond the north-west limit of excavation of the trench. It consisted of London Yellow Stock frogged brick measuring 230mm by 120mm by 60mm, bonded with yellowish sandy mortar. The bricks were dated to the post-medieval period and together with cut [14] and re-deposited brickearth [7] represented the only contexts pre-dating the 20th century building (now demolished) which occupied this part of the site.
- 8.5 Phase 3
- 8.5.1 Phase 2 masonry [9] was truncated to the south by a north-west south-east orientated modern concrete foundation. This foundation represented the south-west extent of the now demolished building which fronted New North Road. The north-eastern extent of the smaller rectangular modern building located to the east of the site was also recorded in the southern area of Trench 1.
- 8.5.2 The middle area of Trench 1 was located outside the footprint of the modern buildings of St Leonard's Court. However, the archaeological evidence from Trench 1 showed that this area had been truncated by modern 20th century services associated with the modern re-development of the site.
- 8.5.3 The modern foundations truncated 20th century make up deposits also observed across the site.
- 8.6 **Trench 2** (Section 1 and Plan shown in Figure 4)
- 8.7 Phase 1

- 8.7.1 The earliest deposit encountered in Trench 2 consisted of firm mid reddish brown/yellow clayey gravel [6] found at 16.35m OD. This deposit, interpreted as being part of the natural terrace gravel and the same as context [12] in Trench 1, was recorded in section 1 only.
- 8.7.2 Context [6] was overlaid at 16.34m OD by firm light yellowish reddish brown silty clay [5] observed across the base of Trench 2. This 0.45m thick layer was interpreted as natural brickearth and was the same as context [11] in Trench 1.
- 8.8 Phase 2
- 8.8.1 The natural brickearth was sealed at 16.73m OD by firm mid greyish silty clay [1]. This layer was interpreted as re-deposited brickearth dating to the post-medieval period and the same as layer [7] found in Trench 1. Fragments of post medieval unglazed peg tile dating between 1480 and 1900 were recovered from context [1].
- 8.9 Phase 3
- 8.10 Phase 2 layer [1] was sealed by modern make up/levelling approximately 0.30-0.40m thick, which in turn was truncated by a north-east south-west orientated construction cut for a modern masonry foundation crossing the central area of Trench 2.

9 INTERPRETATION AND CONCLUSIONS

9.1 Natural topography of the site

9.2 The archaeological evaluation encountered natural terrace gravel capped by natural brickearth. In the western part of the site (Trench 1) the terrace gravel was recorded at 16.16m OD and the natural brick earth at 16.40m OD. In the eastern part of the site (Trench 2) natural terrace gravel was recorded at 16.35m OD in the north-west half of the trench and at 16.08m OD in the south-east half, whilst the natural brickearth was found at 16.34m OD. The archaeological evidence shows that the topography of the site is fairly flat in the north area of the site with the level of the terrace gravel recorded between 16.35m OD and 16.08m OD.

9.3 The nature and date of the archaeological activity recorded on site

9.3.1 The archaeological investigation recorded re-deposited brickearth dating to the post-medieval period across Trenches 1 and 2. This was truncated by a masonry foundation [9] which was found alongside the north-west limit of excavation of Trench 1. Two brick samples from this masonry, dated between 1850 and 1900, showed this masonry was probably part of the row of houses fronting Critchill Place (now New North Road) from the south-west during the second half of the 19th century. Masonry [9] was in turn truncated by a modern concrete foundation which supported the modern south-west facing elevation of the now demolished Northern Block. The Stanford's Library Map of London of 1862 and the later Ordnance Survey map of 1870 shows this area was occupied by buildings during the second half of the 19th century.

9.3.2 The cartographic evidence in the form of the Greenwood's Map of London of 1827 shows the site was first redeveloped during the early part of the 19th century when the building labelled as 'Critchell Place' was constructed. The northern facade of this building was retained since its original construction in 1822, whilst the southern facade was rebuilt during the 20th century when the Northern Block was constructed. The archaeological evaluation evidenced the last two phases of the redevelopment of the original 1822 'Crichell Place'. The dating of the two brick samples recovered from masonry [9] showed that this masonry was part of a redevelopment of the original 1822 structure, but dating to earlier than the 20th century re-development of the same building known as the 'Northern Block'. The archaeological investigation shows that the later 19th re-development of the site, together with the modern re-development, had a substantial negative impact on the early 19th century building (Critchell Place).

9.4 Medieval activity

9.4.1 The archaeological investigation did not record any evidence of medieval activity on site.

9.5 Extent of all past post-depositional impacts on the archaeological resource.

9.5.1 The archaeological investigation showed that the later 19th re-development of the site, together with the modern re-development, had a substantial negative impact on the early 19th century building (Critchell Place) which survived only as its north-eastern facing façade, until the entire Northern Block was demolished in 2015-16.

10 ACKNOWLEDGEMENTS

- 10.1 Pre-Construct Archaeology would like to thank Mace for commissioning and founding the archaeological investigation on behalf of the London Borough of Hackney.
- 10.2 Pre-Construct Archaeology would like to thank John Gould, the Archaeology Advisor to the London Borough of Hackney for monitoring the work.
- 10.3 The author would like to thank Poppy Alexander for her work on site, Charlotte Faiers for the surveying, Ray Murphy for the illustrations, Chris Jarrett for his identification of the pottery, Amparo Varcacel for her spot dating of the ceramic building material and Wayne Richards and Bruce Ferguson for the logistics.
- 10.4 Finally, special thanks are given to Helen Hawkins and Chris Mayo for their project management and to Helen Hawkins for the editing of this report.

11 BIBLIOGRAPHY

11.1 Printed Sources:

Ramboll, February 2012. *St Leonard's Court, Hackney: Archaeological Desk-Based Assessment*. Unpublished client report.

Hawkins, H. 2016. *St Leonard's Court, Hoxton, London Borough of Hackney, N1 6JA, Written Scheme of Investigation for an Archaeological Evaluation*. PCA unpublished report.

Taylor, J with Brown, G 2009. *Fieldwork Induction Manual: Operations Manual 1*, Pre-Construction Archaeology Limited.

11.2 Online Sources:

BGS (2012a). The BGS Lexicon of Named Rock Units-British Geological Survey.
(<http://maps.bgs.ac.uk/geologyviewergoogle/googleviewer.html>)

LBH (2012b). London Borough of Hackney – Unitary Development Plan
<http://www.hackney.gov.uk/ep-plannig-policy-udp.htm>

CIFA 2014, Standard and guidance for archaeological field evaluation
http://www.archaeologists.net/sites/default/files/CIfAS&GFieldevaluation_1.pdf

GLAAS 2015, Guidelines for Archaeological Projects in Greater London
<https://historicengland.org.uk/images-books/publications/glaas-standards-for-archaeological-work/>

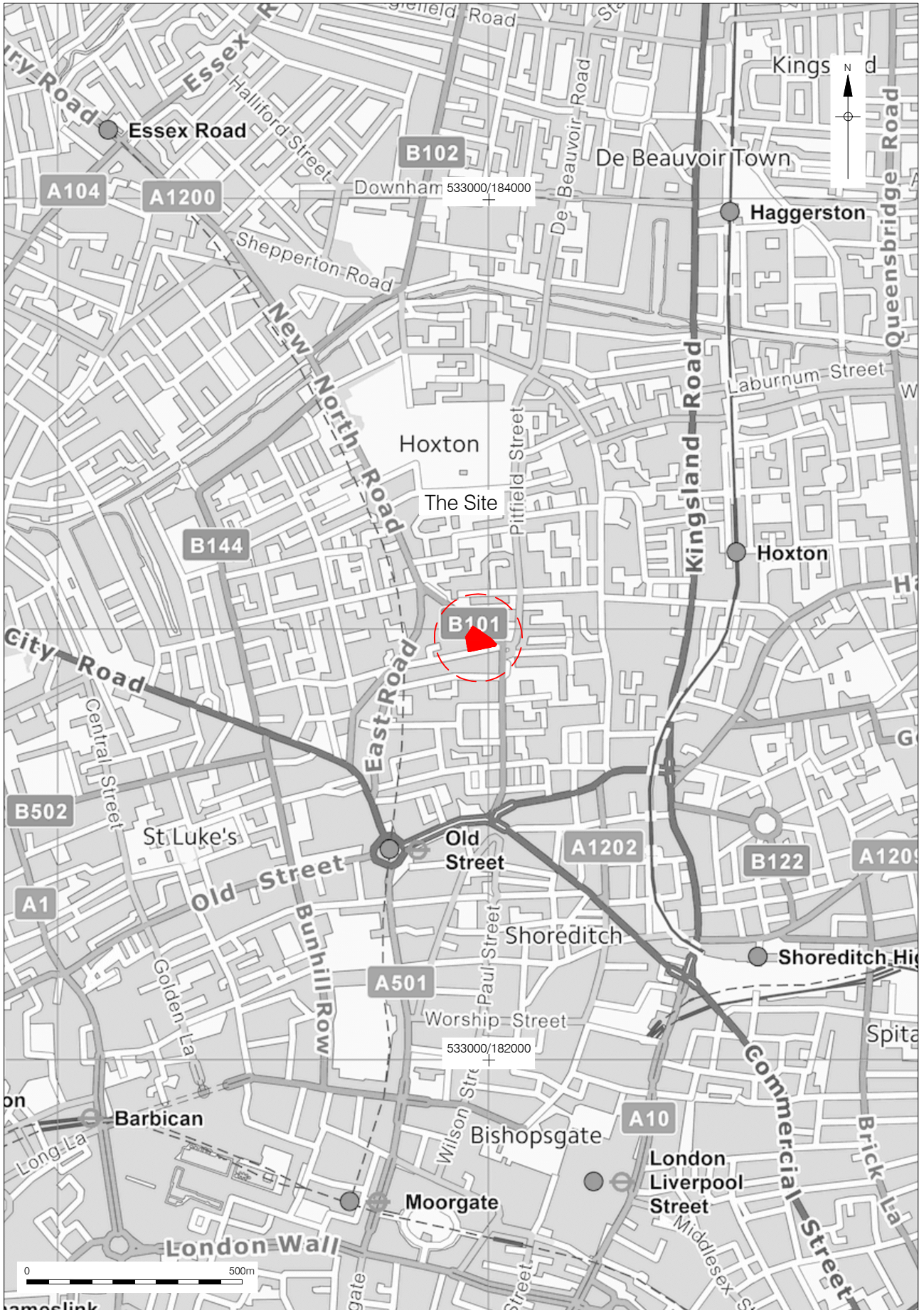
11.3 Cartographic Sources:

1827 – Greenwood's Map of London

1862 – Stanford's Library Map of London and its Suburbs

1870 – Ordnance Survey

1959 – Ordnance Survey

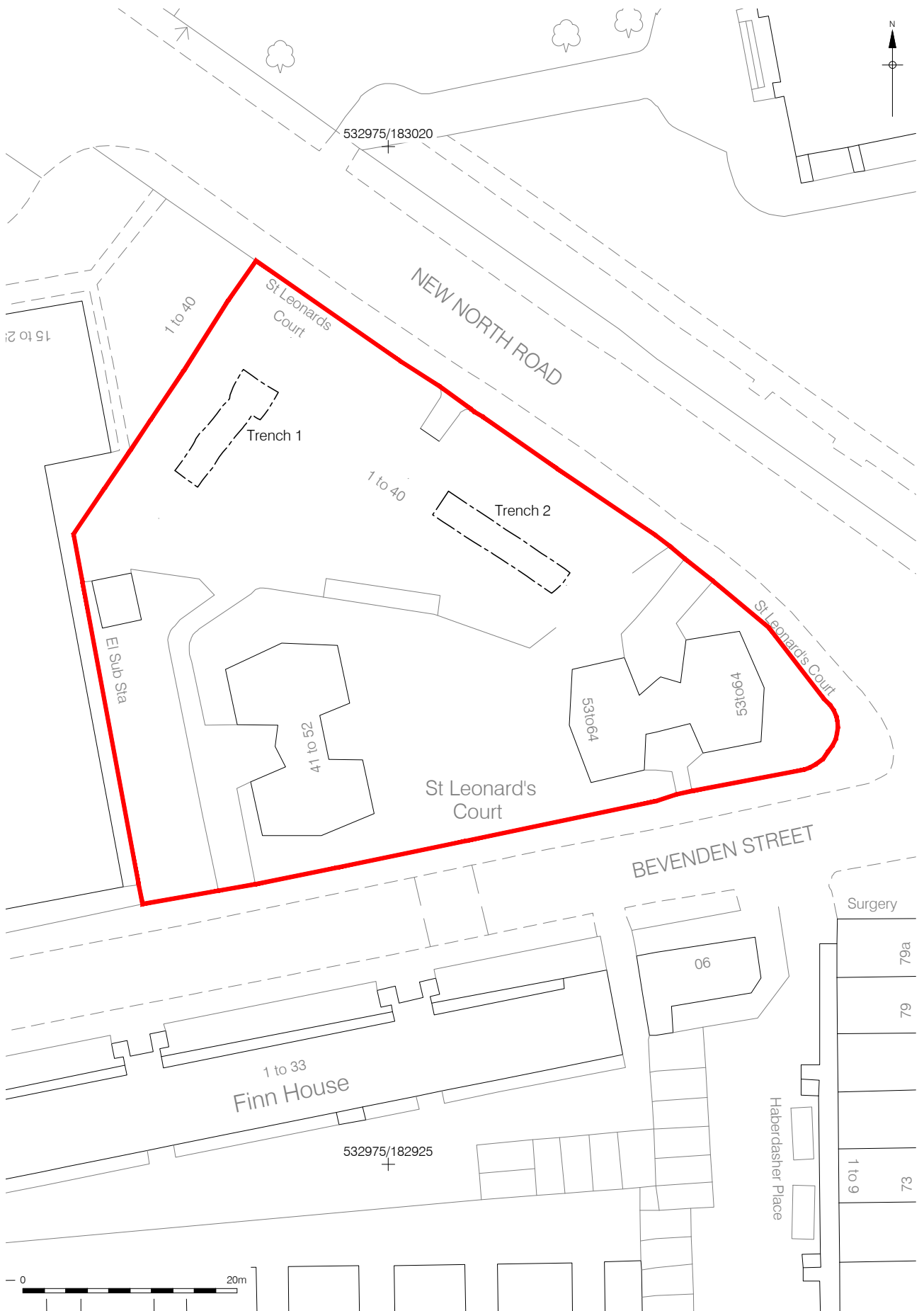


Contains Ordnance Survey data © Crown copyright and database right 2016

© Pre-Construct Archaeology Ltd 2016

07/09/16 RM

Figure 1
Site Location
1:12,500 at A4



© Crown copyright 2016. All rights reserved. License number PMP36110309

© Pre-Construct Archaeology Ltd 2016

07/09/16 RM

Figure 2
Trench Location Plan
1:500 at A4

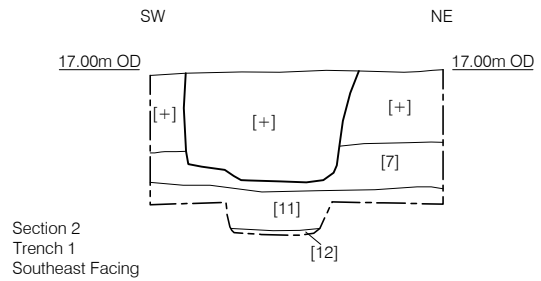
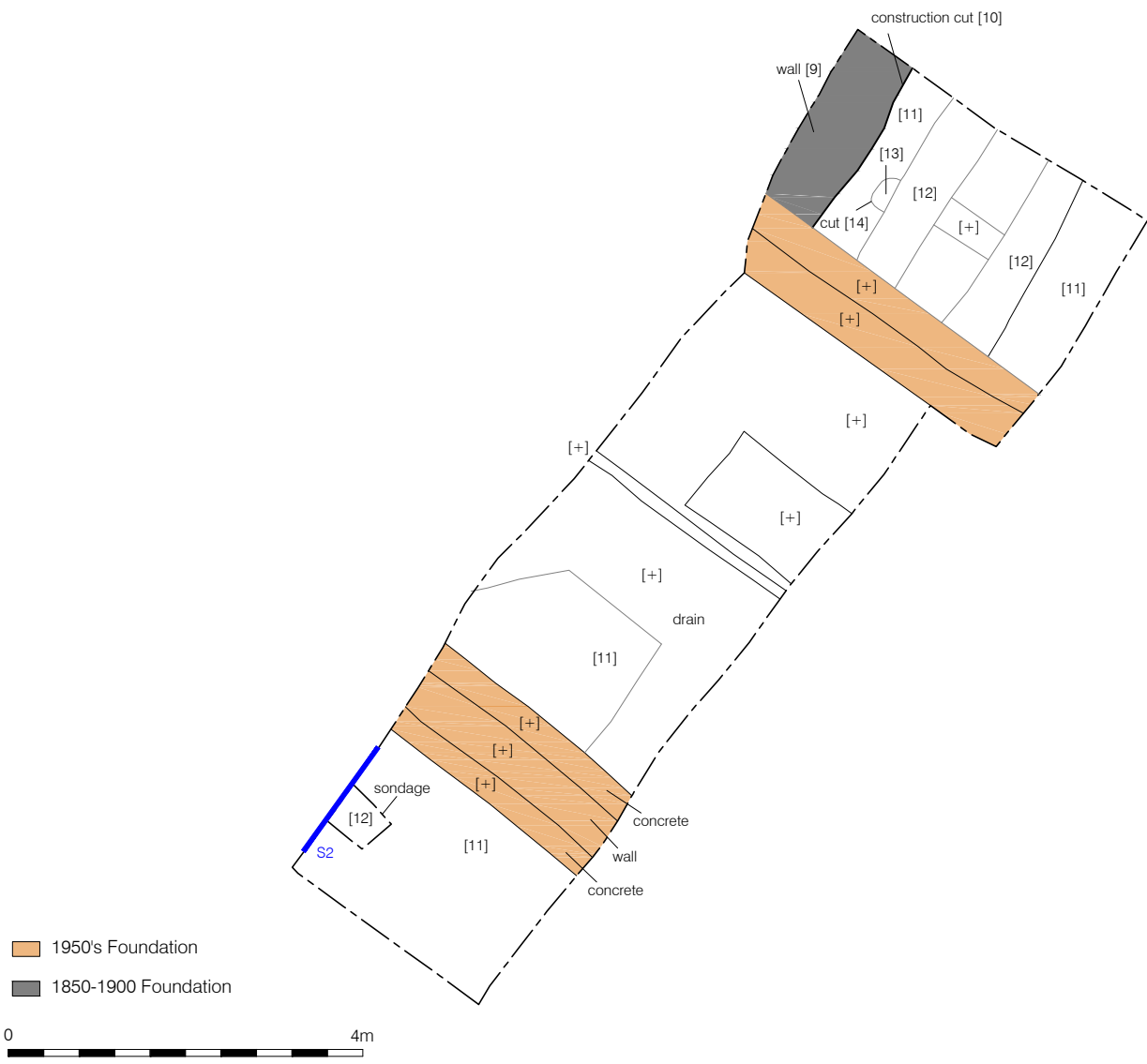
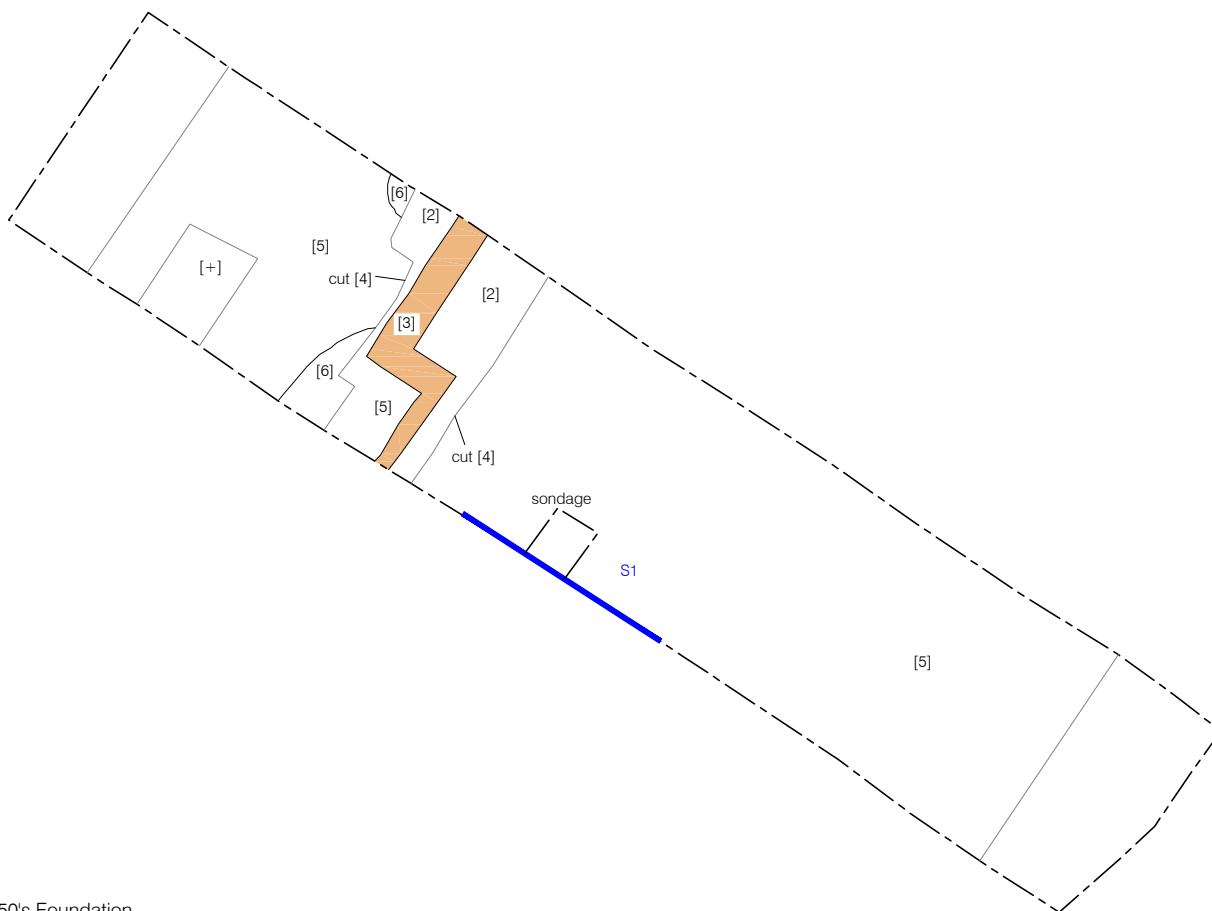


Figure 3
Plan and Section of Trench 1
Plan 1:125 and Section 1:40 at A4



1950's Foundation

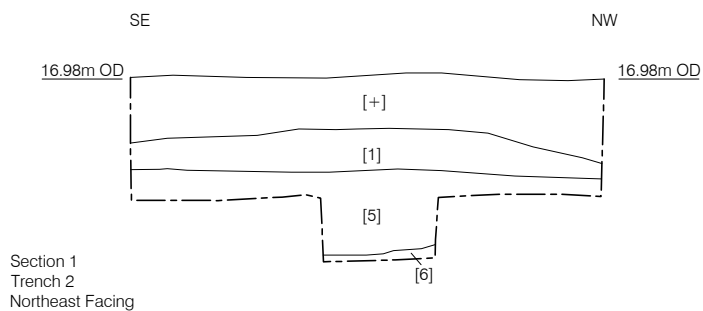
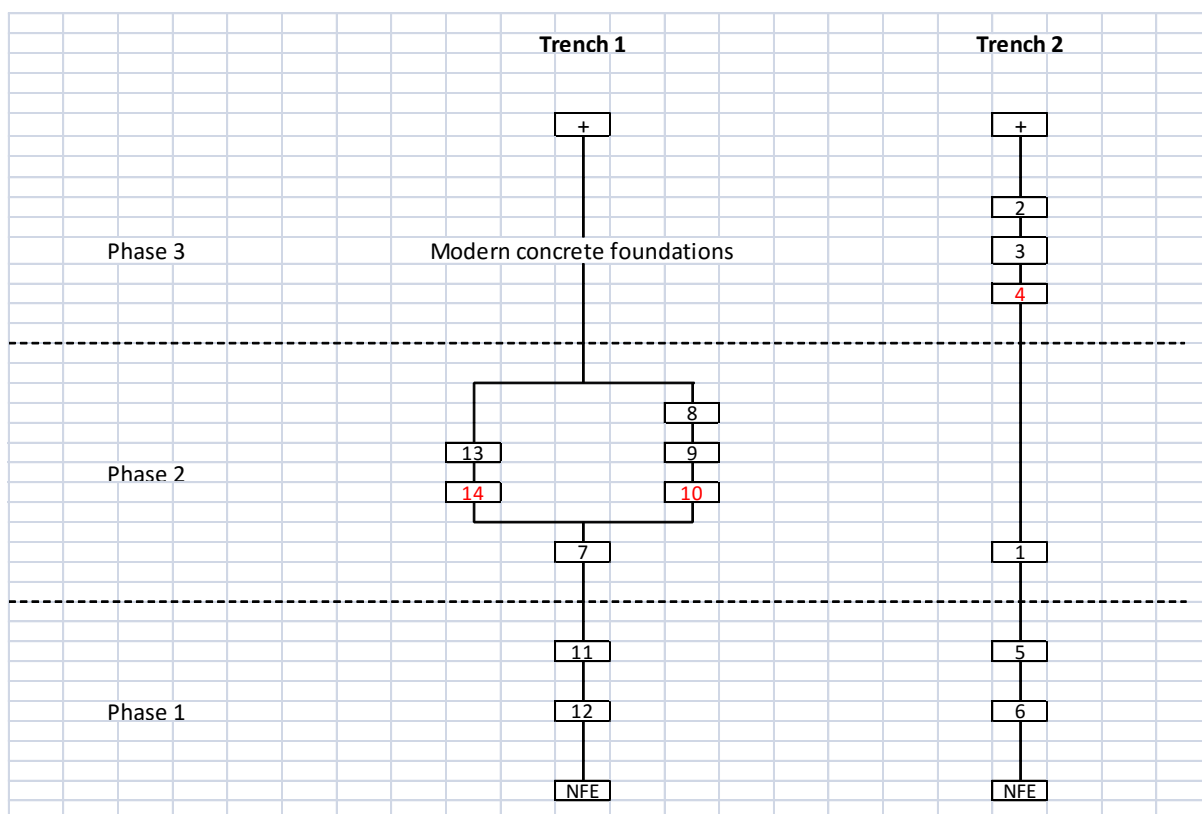


Figure 4
Plan and Section of Trench 2
Plan 1:125 and Section 1:40 at A4

APPENDIX 1: CONTEXT INDEX

Context No.	Trench No.	Phase	Plan	Section	Type	Description	Highest Level	Lowest Level
1	2	2	Tr. 2	1	Layer	Post-med layer	16.73m OD	16.53m OD
2	2	3	Tr. 2	1	Fill	Construction cut backfill	16.33m OD	
3	2	3	Tr. 2	1	Masonry	Masonry foundation	16.33m OD	
4	2	3	Tr. 2	1	Cut	Construction cut for [3]	16.33m OD	
5	2	1	Tr. 2	1	Layer	Natural brickearth	16.34m OD	16.31m OD
6	2	1	Tr. 2	1	Layer	Natural gravel	16.35m OD	16.08m OD
7	1	2	Tr. 1	2	Layer	Post-med layer	16.60m OD	16.56m OD
8	1	2	Tr. 1	2	Fill	Construction cut backfill	16.40m OD	
9	1	2	Tr. 1	2	Masonry	Masonry foundation	16.40m OD	
10	1	2	Tr. 1	2	Cut	Construction cut for [9]	16.40m OD	
11	1	1	Tr. 1	2	Layer	Natural brickearth	16.40m OD	16.32m OD
12	1	1	Tr. 1	2	Layer	Natural gravel	16.16m OD	16.15m OD
13	1	2	Tr. 1	2	Fill	Fill of pit [14]	16.41m OD	
14	1	2	Tr. 1	2	Cut	Post-med pit filled by [13]	16.41m OD	16.26m OD

APPENDIX 2: SITE MATRIX



APPENDIX 3: OASIS REPORT FORM

OASIS ID: preconst1-262019

Project details

Project name Evaluation on Land at St Leonard's Court, Hoxton, Hackney

Short description of the project Two evaluation trenches were excavated (Trenches 1 and 2) up to 1.21m below current ground level. Natural brickearth capping terrace gravel was recorded in both evaluation trenches between 16.40m OD and 16.34m OD. The natural brickearth was overlaid by re-deposited brickearth dated to the post-medieval period in turn truncated by a masonry foundation, located in the northern area of the site (Trench 1), dated between 1850 and 1900. This foundation was interpreted as part of a mid to late 19th century re-development of 'Critchell Place' originally constructed in 1822. Archaeological evidence of the 1950s re-development of the site was also recorded. The facing frontage of the building fronting New North Road was rebuilt (Northern Block) whilst its north-eastern frontage remained unchanged (until the final demolition in 2015) since its original construction in 1822. More archaeological evidence of another rectangular smaller building located to the south-east of the Northern Block was also recorded. No archaeological deposits pre-dating the post-medieval period were observed during the archaeological evaluation.

Project dates Start: 30-08-2016 End: 02-09-2016

Previous/future work Yes / No

Any associated project reference codes NWN16 - Sitecode

Type of project Field evaluation

Site status None

Current Land use Vacant Land 1 - Vacant land previously developed

Monument type NONE None

Significant Finds POTTERY Post Medieval

Methods & techniques & "Targeted Trenches"

Development type Urban residential (e.g. flats, houses, etc.)

Prompt Direction from Local Planning Authority - PPG16

Position in the After full determination (eg. As a condition)
planning process

Project location

Country England

Site location GREATER LONDON HACKNEY HACKNEY St Leonard's Court

Postcode N1 6JA

Study area 2500 Square metres

Site coordinates TQ 3294 8299 51.529652388319 -0.083280006955 51 31 46 N 000 04 59
W Point

Lat/Long Datum Unknown

Height OD / Depth Min: 16.31m Max: 16.4m

Project creators

Name of Pre-Construct Archaeology Limited
Organisation

Project brief Local Planning Authority (with/without advice from County/District
originator Archaeologist)

Project design Helen Hawkins
originator

Project Helen Hawkins
director/manager

Project supervisor Ireneo Grosso

Type of London Council
sponsor/funding
body

Name of MACE
sponsor/funding
body

Project archives

Physical Archive PCA
recipient

Physical Archive ID NWN16

Physical Contents "Ceramics"

Digital Archive LAARC
recipient

Digital Archive ID NWN16

Digital Contents "none"

Digital Media "Spreadsheets", "Survey", "Text"
available

Paper Archive LAARC
recipient

Paper Archive ID NWN16

Paper Contents "none"

Paper Media "Diary", "Matrices", "Plan", "Report", "Section", "Unpublished Text"
available

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title LAND AT ST LEONARD'S COURT, HOXTON, LONDON BOROUGH OF
HACKNEY, N1 6JA: AN ARCHAEOLOGICAL EVALUATION

Author(s)/Editor(s) Grosso, I.

Date 2016

Issuer or publisher PCA

Place of issue or London
publication

Entered by archive (archive@pre-construct.com)

APPENDIX 4: PLATES



Plate 1: Trench 1, looking north-east showing natural brickearth [11]



Plate 2: Trench 1, looking SW showing central area of trench



Plate 3: Trench 1 looking south-west showing natural gravel [12] in the centre and masonry [9] on the right of the picture.



Plate 4: Trench 1 showing south-east facing section 2



Plate 5: Trench 2, looking north-west showing natural brickearth [5]



Plate 6: Trench 2 showing north-east facing section 1

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

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN
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

