

**14 Holywell Row,
London**

**Archaeological
Assessment**

DRAFT

Client: NEPTUNE GROUP
AB Heritage Project No:10712
Date: 08/01/2016

14 Holywell Row, Hackney, London Archaeological Assessment

Client Neptune Group
Project Number 10712
Prepared By Zoe Edwards
Illustrated By Zoe Edwards
Approved By Andy Buckley

Rev Number	Description	Undertaken	Approved	Date
1.0	DRAFT	ZE	AB	08/01/2015

This document has been prepared in accordance with AB Heritage standard operating procedures. It remains confidential and the copyright of AB Heritage Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited

Enquiries To:

AB Heritage Limited (Head Office)
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Email: info@abheritage.co.uk
Tel: 03333 440 206



CONTENTS

1.0	Introduction	2
1.1	Project Background	2
1.2	Site Location & Description.....	2
1.3	Geology & Topography.....	2
1.4	Proposed Development	2
2.	Aims & Methodology	3
2.1	Aims of Works	3
2.2	Methodology of Works	3
2.3	Consultation.....	4
2.4	Assessment of the Cultural Heritage Resource	4
2.5	Impact Assessment Criteria.....	5
2.6	Limitations	7
3.	Planning & Legislative Framework	8
3.1	Introduction.....	8
3.2	Statutory Protection for Heritage Assets.....	8
3.3	National Planning Policy.....	8
3.4	The London Plan 2011: Historic Environment and Landscapes, with March 2015 alterations.....	9
3.5	Hackney Development Management Local Plan (DMLP), Adopted July 2015	9
4.	Archaeological Resource Baseline.....	11
4.1	Statutory Designated Features	11
4.2	Non-Statutory Designated Features	11
4.3	Historic Environment Record Data.....	12
4.4	Previous Archaeological Works in the Study Area.....	12
4.5	Archaeology & History Background	12
4.6	Historic Map Sources.....	15
4.7	Site Visit.....	16
5.	Archaeological Potential & Mitigation	19
5.1	Known Heritage Resource.....	19
5.2	Past Impacts within the Site Boundary	19
5.3	Potential Archaeological Resource	20
5.4	Outline Recommendations	20
6.	References.....	22
6.1	Documentary, Cartographic & Photographic Sources	22

6.2	Online Sources	22
6.3	Other Sources	23

PLATES

Plate 1: The First Edition OS Map of London, Sheet XXVII SW, showing the proposed development site in red

Plate 2: The 1969 OS Map of London, Sheet XXVII SW, showing the proposed development site in red

PHOTOS

Photo 1: The front of the building at the proposed development site

Photo 2: A view of the existing office space on the ground floor

FIGURES

Figure 1: Site Location

Figure 2: Proposed Basement Plan

Figure 3: Map of Cultural Heritage Features

APPENDICES

Appendix 1	Gazetteer of Cultural Heritage Features	25
------------	---	----

EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Neptune Group to produce an Archaeological Assessment ahead of construction works for a new basement beneath the existing building of 14 Holywell Row, Hackney, London, EC2A 4JB (Figure 1).

This assessment has reviewed all of the known heritage features within a 250m study area (see Figure 4) around the proposed development site boundary in order to gain an understanding of the potential for the presence of archaeological features within the site boundary, and the potential impact of the proposed development upon these should they survive.

Based on the known and potential archaeological resource identified within and around the site, along with predicted past impacts within the limits of the site, it has been concluded that there is a medium potential for the potential for archaeological features to be present beneath the surface of the proposed development site which date to the medieval and / or post medieval, and low – medium potential for the presence of such features of all other dates. These features may relate to a former Georgian building at 14 Holywell Row [**AB 17**], or features relating to the APA [**AB 57**] in which the site is located.

Therefore, it has been recommended that an archaeological Watching Brief be undertaken during initial groundworks as part of the basement construction. This will allow confirmation on whether archaeological features survive or not, and for the recording of any archaeological material uncovered during the works.

The recommendations are subject to the approval of the GLAAS Archaeology Advisor for Hackney.

1.0 INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Neptune Group to produce an Archaeological Assessment ahead of construction works for a new basement beneath the existing building at alterations to the building at of 14 Holywell Row, Hackney, London, EC2A 4JB.
- 1.1.2 The scope of works relates to the below ground archaeological resource and includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; the presence of known and potential heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such a works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site encompasses a plot of land covering a total area of c. 0.007ha, with an approximate centre-point of TQ 3311 8215. The proposed development site is occupied by an existing building (see Figure 1), which is currently being used for office space.
- 1.2.2 The building fronts onto Holywell Row, and is bound to the north-east and south-west by attached terraced buildings. Nearby points of reference include Barbican Station, which is c. 700m to the south-west of the proposed development site, and Shoreditch town, c. 600m to the north.

1.3 Geology & Topography

- 1.3.1 The proposed development site lies upon the clay, silt, and sand of the London Clay Formation. This sedimentary bedrock was formed in the Palaeogene Period, in a local environment dominated by deep seas.
- 1.3.2 The superficial deposits are of the Taplow Gravel Formation, and consist of sand and gravel. These were formed in the Quaternary Period, in a local environment dominated by rivers (BGS 2015).
- 1.3.3 The site is level at c. 15m above OD.

1.4 Proposed Development

- 1.4.1 The Archaeological Assessment examines works associated with the construction of a new basement beneath the 14 Holywell Row. The work will provide additional office space (*pers. comm.* N Watson 2015) and will underlie the majority of the footprint of the existing building. Figure 2 provides a plan for the proposed basement.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving cultural heritage resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.2 The Greater London Historic Environment Records (GLHER) is the primary source of information concerning the current state of archaeological knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The Historic England website professional pages, particularly the National Heritage List For England
 - A site-walk over on the 24th November 2015
 - Additional relevant documentary and online historic sources
- 2.2.3 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
 - Information on heritage assets recorded on the GLHER
 - Readily accessible information on the site's history from readily available historic maps and photographs

- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation

- 2.3.1 On 10th November 2015, John Gould (Archaeology Advisor; GLAAS), confirmed to Zoe Edwards (Assistant Heritage Consultant; AB Heritage) that a 250m study area from the centre-point of the proposed development site would be sufficient in order to develop an understanding of the archaeological potential within the proposed development site.
- 2.3.2 During consultation between Zoe Edwards and Sarah-Jane Hathaway (GLHER Officer) on 26th November it was confirmed that the GLHER does not hold shapefiles for the Locally Listed buildings in Hackney, and that the GLHER will be gradually updated to incorporate these now that their absence has been highlighted. However, this data will be unavailable for this assessment.
- 2.3.3 It was confirmed to Zoe Edwards by Timothy Walder (Senior Conservation and Design Officer; Planning and Regulatory Service Division at the London Borough of Hackney) on 30th November 2015, that 14 Holywell Row is a Locally Listed Building, along with a number of others along Holywell Row.

2.4 Assessment of the Cultural Heritage Resource

- 2.4.1 This Archaeological Assessment contains a record of the known and potential archaeological resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

- 2.4.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.3 The importance of already identified heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.4.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological resource is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon an archaeological resource, given that often the resource is largely below ground. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely

'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the archaeological resource is determined by correlating the magnitude of Impact against value of the archaeological resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Neptune Group, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (January 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 As mentioned above, the scope of this report covers only below ground archaeology associated with the construction of the basement.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "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.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 The London Plan 2011: Historic Environment and Landscapes, with March 2015 alterations

Policy 7.8: Heritage Assets and Archaeology

- 3.4.1 This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s heritage assets, whether designated or non-designated.
- 3.4.2 Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.
- 3.4.3 Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

3.5 Hackney Development Management Local Plan (DMLP), Adopted July 2015

Policy DM28 – Managing the Historic Environment

- 3.5.1 Policy DM28 of the Hackney Development Management Local Plan (DMLP) outlines requirements of development in relation to archaeology.

D. Archaeology

Developments must not adversely affect important archaeological remains or their settings. Proposals within Archaeological Priority Areas likely to affect important archaeological remains must be accompanied by an appropriate desk-based archaeological assessment and, where necessary, a field evaluation.

Archaeological assessments may be required for other development proposals where it is considered important archaeological remains may be present. There is a presumption in favour of physical preservation in situ of important archaeological remains. Mitigating measures must be taken to ensure the preservation of all remains of archaeological importance, either in situ

preservation or a programme of excavation, recording, publication and archiving of remains.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 There is one statutory designated feature occupying the area of the proposed development site. This consists of the South Shoreditch Conservation Area [**AB 53**], which has been designated as such for the historic and architectural character of the area, born out of the furniture trade in the area during the 19th and 20th centuries.

Within the Study Area

- 4.1.2 The study area contains a further 17 statutory designated features, which consist of Modern Listed Buildings [**AB 32 – 47**], and the Sun Street Conservation Area [**AB 54**]. Most notable are:
- Those in closest proximity to the proposed development site, including a number of Listed features, gunposts along Worship Street, Scrutton Road, and Curtain Road, within c.150m of the site [**AB 34, 40 & 45**].
 - The Listed Church of St Michael [**AB 46**] at located at c. 200m north of the proposed development site. This building holds Grade I Listed status, indicating that it is of exceptional architectural and historic interest (Historic England 2015).

4.2 Non-Statutory Designated Features

Within the Proposed Development Site

- 4.2.1 Documentation examined as part of this assessment shows that the building at the proposed development site at 14 Holywell Row [**AB 17**] is Locally Listed (Hackney Council 1991).
- 4.2.2 The Shoreditch Archaeological Priority Area (APA) [**AB 57**] encompasses the proposed development site. Such areas are highlighted for their known potential to contain specific archaeological deposits. However, details of the nature of the potential archaeological resource within this APA could not be sourced due to updates and amendments being made to the APAs of Greater London at the time of writing.

Within the Study Area

- 4.2.3 Additional Locally Listed buildings along Holywell Row have been added to the gazetteer (Appendix 1) including number 15 Holywell Road, immediately adjacent to the proposed development site. Other Locally Listed buildings within the study area have been exempt from this study due to the lack of available data on these features in the GLHER (see Section 2.3).

4.3 Historic Environment Record Data

Within the Proposed Development Site

- 4.3.1 The GLHER does not have any recorded features within the boundary of the proposed development site. However, a record for the locally Listed building at 14 Holywell Row building [AB 17] has been added to the gazetteer of this document (see Appendix 1).

Within the Study Area

- 4.3.2 Locally Listed buildings in close proximity to the proposed development site, including numbers 15 – 21 and 25 – 27 on Holywell Row [AB 58], have been added to the gazetteer (Appendix 1).
- 4.3.3 The GLHER holds records for the surrounding 250m study area, consisting of 55 features of Prehistoric to Modern date, inclusive of the aforementioned designated features. The majority of these features consist of Modern buildings.

4.4 Previous Archaeological Works in the Study Area

- 4.4.1 While no previous archaeological works have been undertaken within the boundary of the proposed development site, a large number of previous works have been completed within the study area.
- 4.4.2 In closest proximity to the proposed development site was the discovery of Medieval quarry pits containing domestic refuse [AB 7], on Worship Street at c. 70m south-west of the proposed development site, which were identified during archaeological evaluation works (GLHER Event Number ELO9748).
- 4.4.3 A high concentration of previous archaeological works is located at the junction between Appold Street and Worship Street, c. 120m to the south-east of the proposed development site (GLHER Event numbers: ELO2678, 9396, 9416 & 11101). Features in this area include the location of landfill dumps [AB 22] dating from the 17th to the 19th century.
- 4.4.4 The results of these and other previous archaeological works have been compiled into the GLHER and are therefore incorporated into Section 4.5 on the Archaeology & History Background, and the gazetteer accompanying this document (Appendix 1).

4.5 Archaeology & History Background

Prehistoric (c. 500, 000 BC – AD 43)

- 4.5.1 There is substantial evidence of prehistoric activity in the area now covering Greater London (Bidduph 2003). Some such evidence includes occupational features, which often took advantage of the water sources available to provide a variety of resources to support settlements.
- 4.5.2 While there are no known heritage features of prehistoric date within the boundary of the proposed development site, a probable Holocene palaeochannel [AB 1], c. 200m to the south of the proposed development site.

Roman (AD 43 – AD 410)

- 4.5.3 During the Roman period, Hackney was utilised for farmland to provide resources for the Roman town of *Londinium* to the south. A number of Roman roads passed through Hackney, including the roads to York and Colchester (Hackney Council 2014).
- 4.5.4 While no known records for Roman features exist within the boundary of the proposed development site, there are four such records within the surrounding study area [AB 2- 5].
- 4.5.5 The majority of recorded features of Roman date within the study area consist of findspots. These include the findspot of a bone needle [AB 4] on Scrutton Road, at c. 70m north of the proposed development site, a figurine [AB 3] on Paul Street at c. 190m north-west of the proposed development site, and a pot [AB 2] on Bonhill Street at c. 200 west of the site.

Medieval (AD 410 – AD 1536)

- 4.5.6 Various names for the earliest settlements in Hackney have been recorded through the Medieval, although the name Hackney is not recorded until 1198. The name likely derived from 'ey' (meaning raised place in a marsh), and the name of the Danish person; *Haca* or *Hacon*, who is believed to have owned areas around the River Lea (Hackney Council 2014).
- 4.5.7 No cultural heritage features of Medieval date within the boundary of the proposed development site. However, there are four features which date to this period within the study area [AB 6 - 14]. This includes the Saxon Finsbury Manor [AB 10] at c. 120m to the south-west of the proposed development site. This was a substantial building, accessed via a gatehouse and bridge through walls and a moat.
- 4.5.8 Holywell Priory [AB 8] was founded in the early 12th century at c. 200m north-east of the proposed development site, but was dissolved by 1539. By the end of the Medieval period, Hackney had become a popular residence for the wealthy in London (Baker 1995). Other evidence of occupation in the area surrounding the proposed development during this period comes from Worship Street c. 60m south of the proposed development site, where deposits such as pottery, leather, and organic matter [AB 14] were recorded during excavations.

Post Medieval (AD 1537 – AD 1800)

- 4.5.9 The area surrounding the proposed development site continued to develop during the post medieval period, as the population increased to support the demands of industry.
- 4.5.10 One cultural heritage feature of this date is known within the boundary of the proposed development site [AB 17], while a further 15 features of this date are located within the surrounding study area [AB 15, 16 & 18 - 30].
- 4.5.11 The plague in London was prevalent in the mid-1600s, when c. 30m east of the site, a pit [AB 30] was excavated to bury those which had died from the disease. During the 17th and 19th centuries this area was used as a cemetery, while the area is now occupied by a car park.
- 4.5.12 There is known to have been a building at 14 Holywell Row since at least 1786 when insurance documents were filed for the property (Royal and Sun Alliance Insurance Group). The architecture of the existing building [AB 17] at the proposed development site is suggestive of origins in the Georgian era, however, this building was 'seriously damaged'

(London Bomb Damage Map) during the Second World War, which may suggest that the existing features are not part of its original Post Medieval architecture.

- 4.5.13 Other features which demonstrate the historic development of the area beyond general occupation, include the site of an early playhouse [AB 18] at c. 200m north-east of the proposed development site, which perished in the Great Fire of London, along with possible Civil War defences c. 200m to the north-north-east of the site at Holywell Mount [AB 15].
- 4.5.14 The majority of the remaining cultural heritage features of this date consist occupational features, such as refuse dumps [AB 16, 22, 23, 25 – 29], and the remains of former buildings and structures [AB 19 – 21].

Modern (AD 1801 – Present)

- 4.5.15 Many of the 24 known cultural heritage features of modern date in the study area [AB 31 - 54] depict an era of substantial development during the 19th century, which supported the growth of furniture manufacture and trade within the area of the South Shoreditch Conservation Area [AB 53]. Products from this trade may have been transported from the area via the North London Railway which was present in the area during the mid-19th century [AB 49 & 51], at c. 200m east of the proposed development site. These railway lines no longer exist.
- 4.5.16 The existing building [AB 17] at the proposed development site is the only known cultural heritage feature of modern date within the site boundary.
- 4.5.17 The local listing details (The Hackney Society 2011 - 2015) for 14 Holywell Row [AB 17] show that the Georgian property was re-built in the early – mid 19th century to mimic the Georgian features of its predecessor. Later alterations are likely to have been made after the building suffered 'serious' bomb damage during the Second World War, as shown on the London Bomb Damage Map (see Section 4.6).
- 4.5.18 Many of the nearby features consist of Grade II Listed traffic controlling gunposts along Worship Street, Scrutton Road, and Curtain Road, within c.150m of the site [AB 34, 40 & 45].
- 4.5.19 Additional features of this date within the study area primarily consist of buildings,

Undated

- 4.5.20 The three known cultural heritage features of unknown date which are located within the study area [AB 55 - 58] include the Locally Listed buildings on Holywell Row [AB 58]. It remains unclear whether they are all original Georgian buildings, or 19th century buildings which mimic Georgian architecture [AB 17]. These buildings include numbers 15 – 21 and 25 – 27 Holywell Row.
- 4.5.21 In addition, there is a single known cultural heritage feature within the proposed development site, which consists of the Shoreditch Archaeological Priority Area (APA) [AB 57]. Archaeological Priority Areas highlight the potential for an area to contain archaeological material; however, no documentation could be sourced as part of this assessment to determine the nature of the potential archaeological resource identified in this area.

4.6 Historic Map Sources

- 4.6.1 The earliest examined map of the area is Langley and Belch's 1819 New Map of London, in which Holywell Road is present. No buildings are depicted on this map, but a chapel is noted on the eastern side of the road close to the proposed development site. The exact location of this chapel remains uncertain.
- 4.6.2 Later 19th century maps of London, including Cruchley's 1846 New Plan of London, and Reynold's 1847 Map, show Holywell Road leading onto Chapel Street to the north. The area of the former Chapel Street appears to represent the road now named Scrutton Street (see Figure 1).
- 4.6.3 The First Edition OS Map of London shows the same road names as on the maps of the earlier 19th century, and depicts terraced buildings along Holywell Road. Number 14, along with the adjacent buildings, show an apparent small external space at the rear of the building which may be a courtyard.

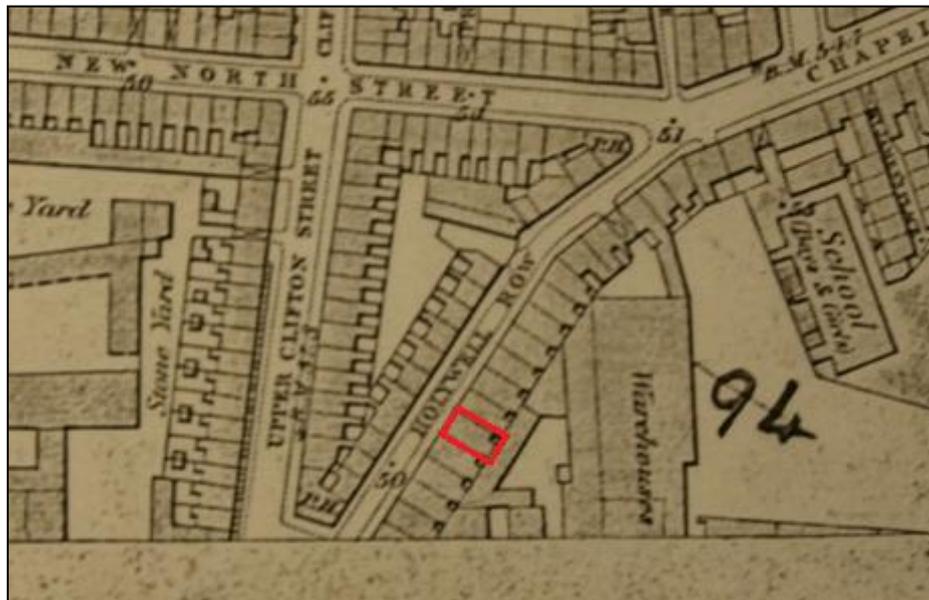


Plate 1: The First Edition OS Map of London, Sheet XXVII SW, showing the proposed development site in red (© Crown Copyright 2015. Ordnance Survey Licence Number 100050237)

- 4.6.4 It is evident from the c. 1941 London Bomb Damage Map of the area that the building present at 14 Holywell Row was 'seriously' damaged during the Second World War (London Bomb Damage Map).
- 4.6.5 An altered or new building appears to be present at the proposed development site by the time of the 1969 OS map of London. This appears to reflect the layout of the existing proposed development site, before the external area at the rear of the building was covered (see Section 4.7).

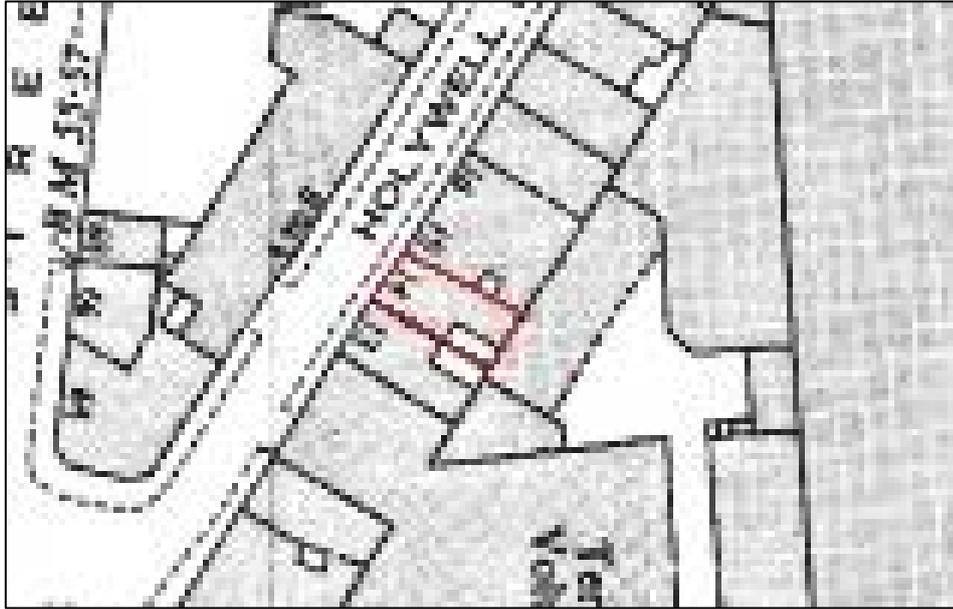


Plate 2: The 1969 OS Map of London, Sheet XXVII SW, showing the proposed development site in red (© Crown Copyright 2015. Ordnance Survey Licence Number 100050237)

4.7 Site Visit

- 4.7.1 A site visit was undertaken at 14 Holywell Row on 24th November 2015, by Zoe Edwards (Assistant Heritage Consultant; AB Heritage). The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.7.2 The building at the proposed development site occupies the full footprint of the site boundary, with a west-facing front onto Holywell Row. The building is accessed through a door on the southern end of the building.



Photo 1: The front of the building at the proposed development site

- 4.7.3 The front door leads to a hallway, towards a narrow staircase and to the upper floors, and a ground floor room, which currently used as office space. The upper floors are in use as live/work space.



Photo 2: A view of the existing office space on the ground floor

- 4.7.4 No basement currently exists at the site. The past impacts identified during the site visit included the construction of the existing building itself, along with the laying of any services that may be present beneath it.

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

Within the Proposed Development site

- 5.1.1 There are three known cultural heritage features within the proposed development site.
- 5.1.2 This includes the present building at 14 Holywell Row [AB 17]. While the present building was built in the 19th century, it successfully mimics its Georgian predecessor. This building was 'seriously' damaged during the Second World War (London Bomb Damage Map) and may have been subject to alterations since this date.
- 5.1.3 The remaining two cultural heritage features covering the proposed development site consist of:
- The South Shoreditch Conservation Area [AB 53], which was designated to conserve the present character of the area and is of Regional importance, in line with Table 1; and
 - The Shoreditch Archaeological Priority Area [AB 57], which highlights that there is potential for previously unrecorded archaeological features in the area, which are currently of unknown importance (see Section 4.2)

Within the Study Area

- 5.1.4 There are an additional 56 cultural heritage features within the study area surrounding the proposed development site.
- 5.1.5 The majority of these features consist of Listed Buildings of the Modern period [AB 32 – 47 & 50], including the Grade I Listed Church of St Michael [AB 46] at c. 200m north of the proposed development site, and various buildings and features along Worship Street and Curtain Road, within c.150m of the site.
- 5.1.6 Little evidence of activity is available until the medieval period, when the Saxon Finsbury Manor [AB 10] was situated at c. 120m to the south-west of the proposed development site. The area of settlement expanded during the later Post Medieval, when the area was exposed to the plague and the Great Fire of London. A plague pit [AB 30] was excavated at c. 30m south of the proposed development site, and later used as a cemetery, while nearby buildings perished in the fire. This was followed by substantial development and re-development in the Modern period as a result of the expanding furniture trade in the area during the 19th and 20th century, which was subsequently characterised by the designation South Shoreditch Conservation Area [AB 53].

5.2 Past Impacts within the Site Boundary

- 5.2.1 The past impacts within the site boundary include those associated with the construction of the original property itself, along with the subsequent demolition / rebuilding of the property in the 19th century. There may be impacts resulting from the bombing of the site during the

Second World War, while more recent impacts may include the addition of service pipes and drains.

5.3 Potential Archaeological Resource

5.3.1 Given the proximity of the nearby known heritage resource, and the known historic development within the boundary of the proposed development site, the potential archaeological resource is perceived to include:

- A medium potential for the presence of finds and features of medieval date, which may be of at least local importance in line with Table 1. Such features may relate to the nearby Saxon Finsbury Manor [AB 10].
- A medium potential for the presence of post medieval features, including remains of the former Georgian building at 14 Holywell Row [AB 17], which is likely to be of Local importance in line with Table 1.
- A low – medium potential for the presence of finds and features of all other dates, of unknown importance, which may relate to the location of the proposed development site with the Shoreditch APA [AB 57].

These statements have been made in consideration of the past impacts below the surface at the proposed development site.

5.3.2 Predicted Impact of Proposed Development The focus of this assessment is on the proposed construction of a new basement beneath the footprint of the existing building at 14 Holywell Row.

5.3.3 Based on the known heritage resource within the proposed development site and the surrounding study area it is possible that the construction of the proposed basement may cause medium to high impacts (Table 1) upon any potential previously unrecorded archaeological material relating to the remnants of a former Georgian building [AB 17]; likely resulting in a Minor Significance of Effect (see Table 3).

5.3.4 The proposed basement may also result in high direct impacts upon previously unrecorded archaeological features of unknown importance, related to the Shoreditch APA [AB 57]. The Significance of Effect (Table 3) of such impacts cannot be determined as their potential importance remains unknown.

5.4 Outline Recommendations

5.4.1 Based on the known and potential archaeological resource within the boundary, and the potential impact of the proposed development, it is recommended that an Archaeological Watching Brief be undertaken during initial groundworks associated with the construction of the basement, to ascertain the presence / survival of archaeology.

5.4.2 Where such remains survive they could then be recorded and impacts effectively mitigated via preservation by record. Such a proposal would ensure that policies covering the protection of Archaeology detailed in Section 3.3 are adhered to.

- 5.4.3 This recommendation is only guidance and would be subject to the approval of the GLAAS Archaeology Advisor for Hackney.

6. REFERENCES

6.1 Documentary, Cartographic & Photographic Sources

1969 OS Map of London, Sheet XXVII SW

c. 1941 London Bomb Damage Map of London

Department of Communities and Local Government (DCLG). 2012. National Planning Policy Framework (NPPF)

First Edition OS Map of London, Sheet XXVII SW

Institute for Archaeologists 1994; rev.2001 & 2008 Standard and Guidance for Desk-Based Assessment

Royal and Sun Alliance Insurance Group. 1786. London Metropolitan Archive Reference Number CLC/B/192/F/001/MS11936/338/522312

6.2 Online Sources

Baker T F T ed. 1995. 'Hackney: Hackney Village', in A History of the County of Middlesex: Volume 10, Hackney, pp. 18-22. Available from: <http://www.british-history.ac.uk/vch/middx/vol10/pp18-22> [Accessed 26/11/2015]

BGS (British Geological Society) 2015. Geology of Britain viewer <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Biddulph 2003. London Archaeologist: A History of Greater London and Beyond. Available from: http://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-457-1/dissemination/pdf/vol10/vol10_06/10_06_154_161.pdf [Accessed: 26/11/2015]

Hackney Council 2014. History and Heritage of Hackney. Available from: <http://www.hackney.gov.uk/xp-factsandfigures-history.htm#.VbllHbhC70> [Accessed: 26/11/2015]

Hackney Council 2015. The Hackney Development Management Local Plan (DMLP). Available from: <http://www.hackney.gov.uk/Assets/Documents/Development-management-local-plan.pdf> [Accessed 26/11/2015]

Historic England 2015. Listed Buildings. Available from: <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/> [Accessed: 01/12/2015]

Historic England. The National Heritage List for England. <http://list.historicengland.org.uk/advancedsearch.aspx>

The Hackney Society, 2011-2015. "14 Holywell Row, EC2A," in Hackney Buildings Catalogue, Item #19693, Available from: <http://hackneybuildings.org/items/show/19693> [Accessed 30/11/2015]

The London Plan 2011: Historic Environment and Landscapes, with March 2015 alterations
Available from: <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan> [Accessed: 23/11/2015]

6.3 Other Sources

Personal communication between Zoe Edwards (Assistant Heritage Consultant; AB Heritage) and N Watson (Neptune Group) on 24th November 2015.

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the Greater London Historic Environment Record, and other sources within the 250m study area.

Abbreviations

MLO GLHER Number

NGR National Grid Reference

CA Conservation Area

LB Listed Building

APA Archaeological Priority Area

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
1	Prehistoric	Monument	A probable Holocene palaeochannel		TQ 33068 81941	MLO98710
2	Roman	Findspot	Roman pot found on Bonhill Street		TQ 3290 8215	080384/00/00
3	Roman	Findspot	Roman figurine found on Paul Street		TQ 3300 8230	080092/00/00
4	Roman	Findspot	Roman needle found on Scrutton Street		TQ 3314 8221	MLO1877
5	Roman	Monument	Buff urn containing burnt bones and traces of cloth wrapping		TQ 329 819	040262/00/00
6	Medieval	Findspot	Many leather products in the fill of a stream		TQ 3290 8211	082093/01/00
7	Medieval	Monument	Late Medieval quarry pits, containing domestic refuse and later industrial moulds		TQ 3304 8211	MLO57916
8	Medieval	Monument	Holywell Priory, Priory of Virgin Mary and St John the Baptist, founded between 1133 and 1150 and dissolved around 1539		TQ 3337 8237	MLO12164
9	Medieval - Post Medieval	Monument	Site of a probable watercourse, backfilled in the late 16th century		TQ 3290 8211	082093/00/00
10	Medieval - Post Medieval	Monument	Site of Finsbury Manor, with Saxon origins. It was at one point moated and walled, with a gatehouse and bridge.		TQ 330 821	080399/00/00

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
11	Medieval - Post Medieval	Monument	An undated pit, a late 15th to early 16th century pit, a series of mid-16th century dumped deposits and an early 17th century well		TQ 32919 82114	MLO98490
12	Medieval - Modern	Monument	2 or 3 windmills marked on historic maps of 1559		TQ 3300 8215	081695/00/00
13	Medieval - Modern	Monument	Leather, pottery and organic matter found during excavation		TQ 3290 8210	080488/00/00
14	Medieval - Modern	Monument	Worship Street			080246/00/00
15	Post Medieval	Monument	The site of Holywell Mount, possibly the remains of Civil War defences		TQ 3325 8228	MLO10297
16	Post Medieval	Monument	A series of Post Medieval consolidation and levelling dumps of material		TQ 33360 82109	MLO98732
17	Post Medieval - Modern	Building	14 Holywell Row, which is locally Listed. The building was re-built to mimic its Georgian predecessor in the early - mid 19th century, presumably due to serious WW2 bomb damage	Locally Listed	TQ 3311 8215	Locally Listed ID 125
18	Post Medieval - Modern	Monument	Site of an early playhouse, disused by 1625 and destroyed in the great fire		TQ 3330 8220	080175/00/00
19	Post Medieval - Modern	Monument	Red-brick drain		TQ 3304 8211	MLO57918
20	Post Medieval - Modern	Monument	The foundations of the Hearn Street/Worship Street gas works		TQ 3330 8210	083381/00/00
21	Post Medieval - Modern	Findspot	Fragments of moulded Caen limestone from a 16th century building, re-used in a 19th century foundation		TQ 3318 8205	084080/00/00
22	Post Medieval - Modern	Monument	17th century, 18th century and 19th century landfill dumps		TQ 3318 8205	084081/00/00
23	Post Medieval - Modern	Monument	20th century basement overlaying a silty dump containing finds of the 17th century		TQ 3297 8212	084823/00/000

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
24	Post Medieval - Modern	Monument	Finsbury Square (nos 27-30), EC1 {Brickearth extraction pits}		TQ 3294 8197	MLO76269
25	Post Medieval - Modern	Monument	Post medieval refuse, including pottery, brick, tiles, animal bone and clay pipes fragments		TQ 33087 81945	MLO98238
26	Post Medieval - Modern	Monument	Garden soil and various dumped refuse deposits and demolition debris containing pottery, glass and ceramic building material dating from the 17th to 20th centuries		TQ 33061 81767	MLO98046
27	Post Medieval - Modern	Monument	Garden soil and various dumped refuse deposits and demolition debris containing pottery, glass and ceramic building material dating from the 17th to 20th centuries			MLO98046
28	Post Medieval - Modern	Monument	Post medieval refuse, including pottery, brick, tiles, animal bone and clay pipes fragments		TQ 33087 81945	MLO98238
29	Post Medieval - Modern	Monument	This area was subject to industrial and domestic dumping from the 17th to mid-18th century		TQ 33196 82282	MLO98728
30	Post Medieval - Modern	Monument	17th century cemetery, closed sometime in the mid-19th century. Previously used as a plague pit, now a car park.		TQ 3319 8216	MLO25725
31	Modern	Monument	The site of a 19th century gunpost		TQ 33362 82158	MLO83663
32	Modern	Listed Building	Early C19 terrace, at Nos 15 - 23 (odds) on Christopher Street	Grade II LB	TQ 33027 82014	423664
33	Modern	Listed Building	Nos 24 & 26 Curtain Street, with 18th - 19th century shop fronts	Grade II LB	TQ 33269 82177	423708
34	Modern	Listed Building	3 Posts to North of Hearn Street. Early-mid C18 cast gunposts, the northern one inscribed "S.L.S.," the southern with an illegible maker's name.	Grade II LB	TQ 33248 82145	423710
35	Modern	Listed Building	Post at South corner of Hearn Street. Early-mid C19 cast gunpost inscribed: "S.L.S."	Grade II LB	TQ 33245 82130	423709

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
36	Modern	Listed Building	Post at east side of corner to Plough Yard. Early-mid C19 cast iron gunpost with "S.L.S." on the plinth	Grade II LB	TQ 33341 82120	424216
37	Modern	Listed Building	St Michael's Church School	Grade II* LB	TQ 33046 82368	424390
38	Modern	Listed Building	Clergy House to West of the Church of St Michael	Grade II* LB	TQ 33061 82357	424486
39	Modern	Listed Building	Nos 2 & 4 Paul Street - two mid-C19 buildings in Italianate style, fronting onto Worship Street	Grade II LB	TQ 33013 82106	425858
40	Modern	Listed Building	Post at north corner of Scrutton Street. Early-mid C19 cast gunpost with maker's name, "BAILEY AND PEGG, 81 BANKSIDE" on collar	Grade II LB	TQ 33004 82241	425859
41	Modern	Listed Building	Nos 91 to 101 (odd) Worship Street, 1862 by Philip Webb	Grade II* LB	TQ 33175 82098	426312
42	Modern	Listed Building	The Cock & Magpie Public House	Grade II LB	TQ 32996 82078	426306
43	Modern	Listed Building	Post at west corner of Clifton Street	Grade II LB	TQ 33068 82094	426311
44	Modern	Listed Building	Early 19th century house at 44 Worship Street	Grade II LB	TQ 33007 82078	426314
45	Modern	Listed Building	Nos 103 & 105 on the north side of Worship Street. Probably early C18 with early-mid C19 fronts.	Grade II LB	TQ 33208 82101	426313
46	Modern	Listed Building	Church of St Michael	Grade I LB	TQ 33095 82352	424485
47	Modern	Listed Building	Post on the north corner of Hewitt Street	Grade II LB	TQ 33270 82220	423711
48	Modern	Monument	A series of 19th century remains have been recorded across the Bishops Place development area off Worship Street		TQ 33360 82109	MLO98735
49	Modern	Monument	A railway viaduct was recorded in detail for its architectural and engineering style prior to its demolition		TQ 33326 82103	MLO98737
50	Modern	Listed Building	The Griffin Public House, c.1889		TQ 33154 82401	MLO83974

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
51	Modern	Building	The Holywell and Kingsland Viaducts were constructed between 1861 and 1865 to carry a branch of the North London Railway from Dalston Junction to Broad Street Station		TQ 3349 8317	MLO101176
52	Modern	Monument	A hotel converted for use as an auxiliary hospital by the Red Cross during World War One		TQ 32947 82035	MLO106902
53	Modern	CA	South Shoreditch Conservation Area, designated as such for the historic concentration of the furniture trade within South Shoreditch and Hoxton from the mid-1850's to the mid 1950's. In Zone 2: Holywell Row - the historic and architectural character of this zone contains buildings of transition between the modern City Fringe to the south and the heart of the historic furniture trade to the north. There are a variety of historic buildings ranging from warehouses and workshops to shops, most of typical brick construction with vertical accents and of usually three to five storeys.		AREA	Unknown
54	Modern	CA	Sun Street Conservation Area: The area demonstrates the juxtaposition of early nineteenth century domestic buildings with mid-late nineteenth century commercial and industrial premises at a unified scale, which is characteristic of this area of South Shoreditch		AREA	
55	Undated	Monument	Undated alluvial deposit		TQ 33201 82289	MLO98727
56	Undated	Monument	A series of waterborne and waterlaid sediments		TQ 33360 82109	MLO98731
57	Undated	APA	Shoreditch Archaeological Priority Area		AREA	DLO35771
58	Undated	Buildings	Locally Listed Buildings at Nos. 15 - 21 and 25 - 27 Holywell Row	Locally Listed	AREA	TQ 3311 8215



Legend

 Site Boundary

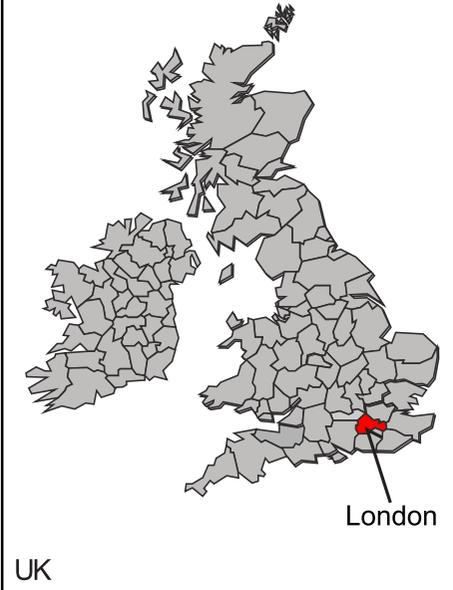


Figure 1: Site Location

Project: 14 Holywell Row, London

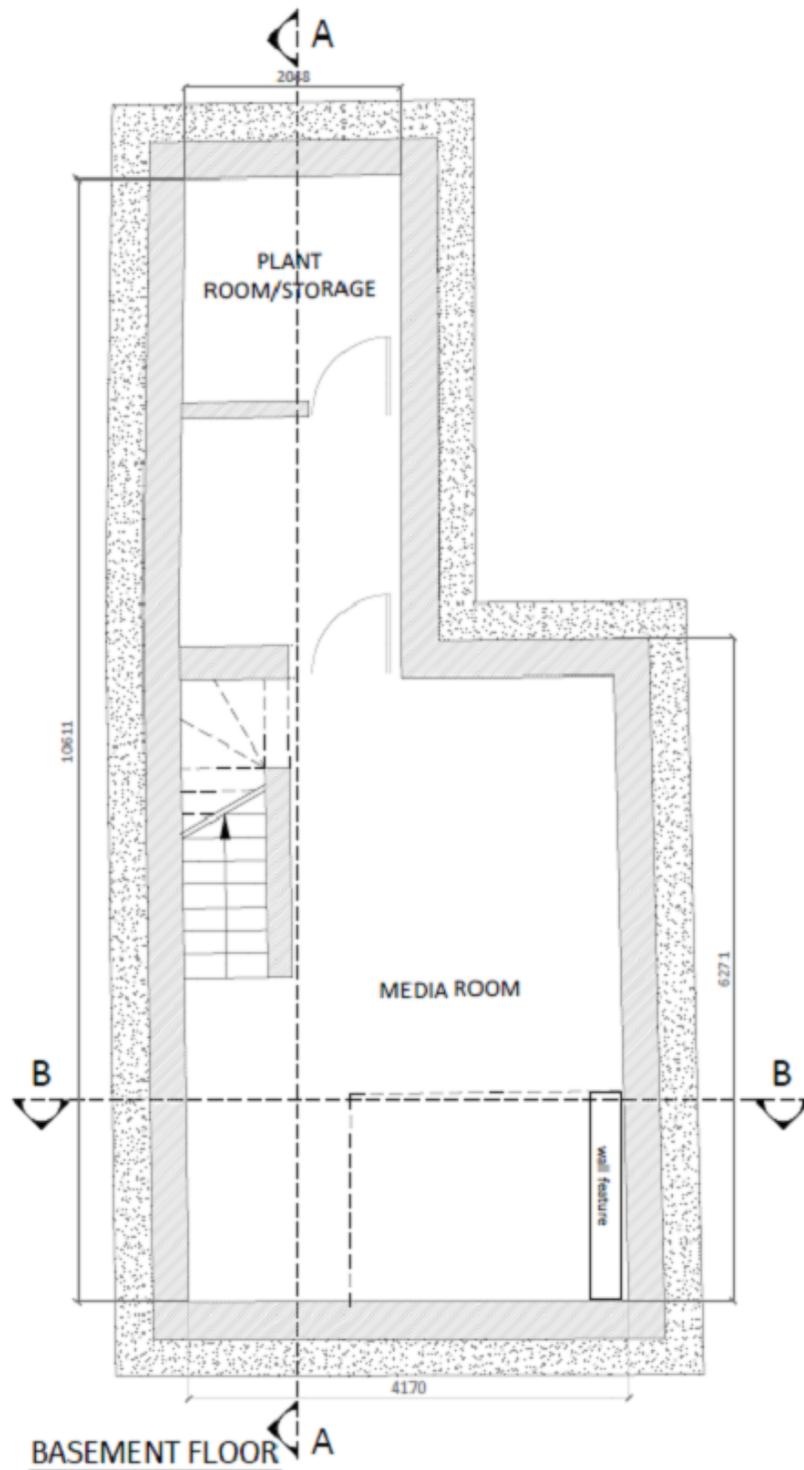
Date: 20/11/15

Job Number: 10712

Drawn by: ZE

Approved by: HS





NOT TO SCALE

Figure 2: Proposed Basement Plan

Project: 14 Holywell Row, London

Job Number: 10712

Reproduced from client plans, dated
25/04/15



Legend

- Monument Point
- ▲ 14 Holywell Row Locally Listed Building [AB17]
- ▲ Locally Listed Buildings, Holywell Row [AB58]
- ▲ Listed Building
- Monument Linear
- Monument Area
- South Shoreditch Conservation Area [AB53]
- Sun Street Conservation Area [AB54]
- Shoreditch APA [AB57]
- 250m Study Area
- Site Boundary

Figure 3: Map of Cultural Heritage Features	
Project: 14 Holywell Row, London	
Date: 01/12/15	Job Number: 10712
Drawn by: ZE	Approved by: HS





AB Heritage Limited
Caerus Suite, 150 Priorswood Road
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk