

**Boiler House, Belper  
Court, Pedro Street,  
Hackney**

**Historic Environment  
Desk Based  
Assessment**

Client: LONDON BOROUGH OF HACKNEY

AB Heritage Project No:50125

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## Boiler House, Belper Court, Pedro Street, Hackney Historic Environment Desk Based Assessment

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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Potter Raper Partnership, on behalf of the London Borough of Hackney to produce a Historic Environment Desk Based Assessment covering a proposed development at the Boiler House to Belper Court, Pedro Street, Hackney E5 0BE.
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology and heritage, where such works are deemed appropriate.

### 1.2 Site Location & Description

- 1.2.1 The site is located immediately to the south of and adjacent to Belper Court, Pedro Street, Hackney. The site is directly across the street from Clapton Park Estate (Figure 1).
- 1.2.2 The site covers an area of c. 800 sqm and is centred on National Grid Reference (NGR) TQ 3594 8585.
- 1.2.3 The site currently comprises a large, rectangular boiler room building which occupies the north-east corner of the plot between Pedro Street and Rushmore Road, with Pedro Street bounding the site to the east and Rushmore Road to the north. To the south is Belper Court, a modern three-storey, red brick residential block and to the west is another modern three-storey residential block on the corner of Rushmore Road and Overbury Street.
- 1.2.4 The Clapham Park housing estate lies directly opposite the site, which is centred around a paved open court yard c. 50m east of Belper Court.
- 1.2.5 The River Lee Navigation channel lies c. 365m due east of the site and Hackney Marsh lies c. 680m to the east.

### 1.3 Geology & Topography

- 1.3.1 The site is situated within the Lea Valley on one of the river terraces (Cocoran *et. al*, 2011).
- 1.3.2 The bedrock geology underlying the site comprises London Clay. The British Geological Survey (BGS, 2017) records no superficial deposits within the site. However, deposits of river terrace gravels and alluvium associated with previous channels of the River Lea have a potential to extend into the boundary of the site.
- 1.3.3 The floor level of the existing building is between c. 5.22m and 6.82m aOD (above Ordnance Datum). The surrounding ground level is 6.5m – 6.8m aOD (Drawing No. (EX) 001 Existing Structure - Ground Floor Plan).

## 1.4 Proposed Development

- 1.4.1 The proposed development is for the demolition of the existing building and the construction of a new eight-storey block of residences, ranging from 2 to 4 bedrooms, with outdoor communal areas and associated car parking. The new building will have a decreasing floor plan as the storeys ascend and provide 28 dwellings (Figure 2).
- 1.4.2 The design for the foundations has not yet been finalised but they are likely to be piled with the excavation for the pile mats and the pile caps likely to be c. 1m. No substantial ground reduction is planned for the site. Services will be installed within all new service trenches, the locations of which are currently uncertain. The depths of the new service trenches are likely to be between c. 0.8m and 1.5m (M. Morter, 2017, *pers. comm.* 29<sup>th</sup> June).

## 2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of cultural heritage 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 archaeological resource or historic building resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Aims of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (December 2014).
- 2.2.2 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
- 2.2.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13335. 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](http://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, including the National Heritage List for England;
  - A site-walk over was undertaken on the 12<sup>th</sup> of June 2017;
  - A visit to the London Metropolitan Archive on 7<sup>th</sup> June and the Hackney Archives on 22<sup>nd</sup> June 2017;
  - Additional relevant documentary and online historic sources;
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites;
  - Information on heritage assets recorded on the HER;



- Readily accessible information on the site's history from readily available historic maps and photographs held at the London Metropolitan Archive;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;

2.2.5 The impact of proposed development on the known and potential cultural heritage 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 & Study Area

2.3.1 During consultation, Adam Single, (Greater London Archaeological Advisor, Historic England) requested that a Desk-Based Assessment be undertaken prior to any subsequent evaluation works and agreed with Chloe Smith (Heritage Consultant; AB Heritage) that a 500m study area for the project would be sufficient. He also highlighted the potential for prehistoric remains to survive in the Lea Valley and recommended that the assessment consult 'Mapping Past Landscapes in the Lower Lea Valley' (Corcoran et al, 2011). With regard to the below ground deposits, he noted that many parts of the Leaside are covered in significant levels of made ground or have been subject to quarrying activity so this should be taken into account when assessing impacts.

## 2.4 Methodology of Works

2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

2.4.3 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	
<b>NATIONAL</b>	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).
<b>REGIONAL</b>	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.
<b>LOCAL</b>	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.
<b>NEGLIGIBLE</b>	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.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.4 The importance of already identified cultural 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.

2.4.5 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 and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage 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 a cultural heritage resource, especially where anticipated buried deposits exist. 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
<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable 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.
<b>UNCERTAIN</b>	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 Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage 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**

## **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 Potter Raper Partnership, 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 (June 2017) 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.

### **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.
- 3.3.5 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### **3.4 Local Planning Policy**

### **3.5 The London Plan 2011: Historic Environment and Landscapes, with 2016 alterations**

#### *Policy 7.8: Heritage Assets and Archaeology*

- 3.5.1 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.
- 3.5.2 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.
- 3.5.3 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.

- 3.5.4 The resulted deterioration of deliberate neglect or damage to a heritage asset will be disregarded when making a decision on a development proposal.
- 3.5.5 Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting.

### **3.6 Hackney Development Management Local Plan (DMLP), Adopted July 2015**

#### *Policy DM28 – Managing the Historic Environment*

- 3.6.1 Policy DM28 of the Hackney Development Management Local Plan (DMLP) outlines requirements of development in or adjacent to Conservation Areas, Listed Buildings, other heritage assets, and archaeology. These requirements are given below. Item A refers to Conservation Areas and Item B refers to alterations to Listed Buildings and are therefore not applicable to the proposed development and have been omitted below.

#### *C. Other Heritage Assets*

*Hackney will seek to ensure the protection and enhancement of other heritage assets including London Squares, Registered Parks and Gardens of Special Historic Interest, and locally listed and designated assets. Development proposals should not be detrimental to the appearance and character of such Assets, and where relevant the wider historic environment.*

#### *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.*

#### *E. Harm To or Total Loss of a Designated Heritage Asset*

*Where a proposal will lead to substantial harm to or total loss of significance of a designated heritage asset, it must be demonstrated that efforts to retain or restore the significance of the heritage asset have been explored and that the public benefits of redevelopment, including securing its optimum viable use, outweighs the adverse impact on the significance of the designated heritage asset...'*



## 4. CULTURAL HERITAGE RESOURCE BASELINE

### 4.1 Known Cultural Heritage Assets

#### Within the Proposed Development Site

- 4.1.1 The site is located within Lea Valley Archaeological Priority Area [AB 25], designated due to the location of the River Lea, characterised by alluvial deposits which have been shown to preserve important archaeological and palaeoenvironmental remains, dating from the prehistoric period and later.
- 4.1.2 The site is covered by the Pedro Street Historic Landscape Characterisation [AB 28]. This is characterised by housing dating to the period 1945 - 2006.

#### Within the Study Area

- 4.1.3 There are seven Grade II Listed Buildings within the 500m study area, the closest of which is the Mandeville Community School (formerly Clapton Lower School) [AB 14] located adjacent to c. 240m north-west of the proposal site.
- 4.1.4 The projected route of a Roman road [AB 7] is recorded directly to the south of the site.
- 4.1.5 The Lea Bridge Conservation Area [AB 27] is located c. 900m to the north of the site. The Lea Bridge Conservation Area includes mainly 19<sup>th</sup> century buildings, reflecting the historic uses of the River Lea, including former industrial buildings, the line of the former Lea Bridge Dock, and historic public houses. 'These buildings, along with the open spaces and mature trees, form a coherent and distinctive townscape, surrounded by an open landscape and riverside setting' (Hackney Council, 2005).

### 4.2 Previous Works in the Study Area

- 4.2.1 An archaeological evaluation undertaken in 1993-1994 within the Clapton Park Estate, on the eastern side of Mandeville Street, c. 200m to the south-east of the site, revealed post-medieval remains [AB 11], including a layer of 19<sup>th</sup> century plough soil, which also contains some residual 17<sup>th</sup> century pottery fragments. No finds of archaeological significance were recorded within the extent of the trenches.
- 4.2.2 A watching brief on Mandeville Street in 2010, c. 230m to the north of the site, encountered modern brick and concrete rubble dumping layers and deposits of alluvial clay.

### 4.3 Palaeoenvironmental Evidence

- 4.3.1 The site is situated within the Lea Valley, within the area of the valley floor, which would formerly have comprised stream channels, wetland areas and islands of higher ground. Within this area, it has been noted that: 'significant remains of wetland and dryland occupation, structures and artefacts are preserved in the alluvium as well as environmental remains suitable for past landscape reconstruction' (Cocoran et. al, 2011).
- 4.3.2 The ground rises c. 240m to the west of the site, at the margin with the river terrace gravels, which are thought to be have potential for evidence of Palaeolithic date.

- 4.3.3 While the British Geological Survey (BGS 2017) records no superficial deposits within the site itself, it is located at the edge of the recorded alluvial deposits associated with previous channels of the River Lea, so alluvium may extend into the boundary.
- 4.3.4 The bedrock surface in the valley area is generally recorded at -1 and 0m OD with the Pleistocene gravels at c. 1-3m OD and the surface of alluvium at c. 3-4m OD.
- 4.3.5 Before the 19<sup>th</sup> century, the river pattern was influenced by streams from the valley side and tributaries from the east. The main channel of the River Lea flowed across the Hackney Marshes in a series of meanders, which were straightened out in the 20<sup>th</sup> century. Subsurface modelling of this stretch of the River Lea indicates that the deepest part of the valley floor, possibly representing a late glacial channel, may have been on the western side of the floodplain, immediately to the east of Clapton Park (Cocoran et. al, 2011).
- 4.3.6 An exploratory hole survey was undertaken within the boundary of the site during May / June 2017. This comprised three test pits (TP) of 1.2m in length, two boreholes (BH), five window samples (WS) and five concrete cores (DH) (REC, 2017) (Figure 3).
- 4.3.7 The results of the test pits were largely inconclusive due to concrete obstructions but TP 2, located in the south-east corner of the building, identified the base of the concrete foundations at 0.9m below the ground surface (bgs).
- 4.3.8 The bore holes were excavated to between 10.4m (BH2) and 12.2m (BH1) bgs. These identified London Clay deposits at between a depth of 5.4m in BH1 in the north-west corner of the site and 8m bgs in BH2, on the eastern side of the site. This was overlain by gravel deposits encountered between 2.5m in BH2 and 3.7m bgs in BH1. This was overlain by alluvium deposits encountered 1.5m in BH2 and 2.9m bgs in BH2. Made ground deposits were revealed beneath the concrete floor slab of between 1.5m and 2.9m in depth.
- 4.3.9 The window sample holes were excavated to a depth of between 2.4m (WS3) and 4m bgs (WS4). These encountered gravels at depths of between 1.7m in WS3 on the eastern side of the site and 2.8m bgs in WS4, in the north-east corner of the site. This was overlain by alluvium present between a depth of 0.8m in WS3 and 1.7m in WS4. Layers of alluvium described as 'dark' in the logs were encountered between 1.4m and 1.7m bgs in WS1, located in the centre of the site and between 0.9m and 1.6m bgs in WS5, located on the eastern side of the site.
- 4.3.10 Concrete cores were also drilled, which identified that within the centre of the building the foundations are more than 1m thick (DH2) and between 0.27m and 0.40m thick across other areas of the centre and eastern part of the building.

#### **4.4 Archaeology & History Background**

##### *Prehistoric (c. 500, 000 BC – AD 43)*

- 4.4.1 As has been previously noted (Section 4.3), the site lies within the Lea Valley in an area historically covered by the river channel which is known to have a potential for the recovery of prehistoric deposits, as reflected in the designation of the Lea Valley Archaeological Priority Area [AB 25].

- 4.4.2 A handaxe [AB 1] was recovered in the 19<sup>th</sup> century on Dunlace Road, c. 445m to the south-west of the site.
- 4.4.3 A series of structures comprising posthole and stakeholes and two parallel ditches [AB 3] were recorded at c. 5.35m OD during an evaluation at Millfield's Road, c. 450m to the north of the site. This occupation is thought to date to the Bronze Age and be associated with the use of the area as pasture. The surface of natural Pleistocene gravels was recorded at c. 4.83m OD, which was overlain by brickearth-like deposits of sandy silt.

Roman (c. AD 43 – AD 410)

- 4.4.4 The projected line of a Roman road [AB 7] running from London to Great Dunmow is recorded c. 85m to the north of the site.
- 4.4.5 Roman sarcophagi have been found in proximity of an island in the river channel c. 580m to the south-east of the site, and since Roman cemeteries are usually found at roadside locations, it has been suggested that the Roman road from Homerton to Leyton may also made use of this island (Cocoran et. al, 2011).

Medieval (AD 410 – AD 1536)

- 4.4.6 In the late Saxon period Hackney formed part of the manor of Stepney, which had been held by the Bishops of London since the early 7<sup>th</sup> century. The name Hackney is recorded in 1198 as *Hacas ey*, a Saxon word meaning "a raised place in the marsh", when the area was dominated by agricultural activity. The centre of the medieval settlement of Hackney, was focused around the church of St Augustine's founded c.1300, c. 1.4m to the south-west of the site. The name Clapton comes from the Saxon word *Clop'ton* meaning 'farm on the hill'. The economy of the village and surrounding area continued to be based on agriculture for the next four centuries (Hackney Council, 2007).
- 4.4.7 The River Lea, is one of the oldest of London's waterways. The Danes sailed up the River Lea in the late 9<sup>th</sup> century to sack Hereford, and since the early 13<sup>th</sup> the River has been used regularly for the transportation of goods (Hackney Council, 2005).
- 4.4.8 In the 12<sup>th</sup> century, the Hackney Marsh [AB 22], located c. 275m to the east of the site, was Lammas land, which were parish lands with pasturage rights from Lammas Day (August 1st). In 1185 records show the land was divided into marshy meadows and bog.

The Post Medieval Period (AD 1537 – AD 1900)

- 4.4.9 The 16<sup>th</sup> and 17<sup>th</sup> centuries witnessed the growth in residential development in this part of Hackney and many fine houses (now demolished) stood around the church, in Homerton High Street, and in Lower Clapton (Hackney Council, 2007). Residual 17<sup>th</sup> century pottery sherds [AB 11] found in later deposits during evaluation at Clapton Park, c. 210m to the north-east of the site, may indicate occupation in the area.
- 4.4.10 Rocque's Map of Hackney, surveyed in 1745 (Plate 1), shows the pattern of settlement across the landscape in the mid - 18<sup>th</sup> century, prior to the construction of the Hackney Cut. The wider area was scattered with small hamlets, such as Hackney to the south-west of the site, 'Humerton' (Homerton) along the modern Homerton High Street to the south of the site; and Clapton, a linear development along the modern Lower Clapton Road, to the west of the



site. The site itself is located in a rural area, characterised by fields on the borders of the Hackney Marshes. The large house and grounds of Hackney House are shown to the south-west of the site. No features are shown within the area of the site.



Plate 1: Rocque's Map of Hackney, 1745. Approx. location of site dashed in red (Hackney Archives)

- 4.4.11 Many improvements have been made to the navigation along the River Lea throughout its history; including dredging, removing obstacles from the waterway, cutting new channels and locks and constructing flood relief channels (Hackney Council, 2005). The river was improved between Hertford and the River Thames under an Act of 1767 and the River Lea Navigation (Hackney Cut), c. 260m to the east of the site, was opened in 1768 to facilitate a quicker and easier route for boats travelling between Lea Bridge and Bow Locks (Canal & River Trust 2017; Hackney Council n.d). Warehouses and wharfs were built on the banks of the River, although in many areas it retained its open rural character (Hackney Council, 2005).
- 4.4.12 A reservoir [AB 9] was located at Clapton prior to 1784, c. 50m to the east of the site, which supplied water to the hamlets of Hackney and Clapton. The reservoir was bought by the East London Water Works Company who filled it in and sold the land. However, there is no indication of a reservoir in this location on any of the available 18<sup>th</sup> century maps (Plates 1 & 2).
- 4.4.13 The Hopkin's Estate Map of 1775 (Plate 2) indicates that the proposal site was in the outlying fields of the Hackney House estate, which by this time was in the ownership of John Hopkins' estate. The site lies within the vicinity of fields named Five Acres and Further Six Acres. Once again, no evidence of any features is shown within the area of the site.

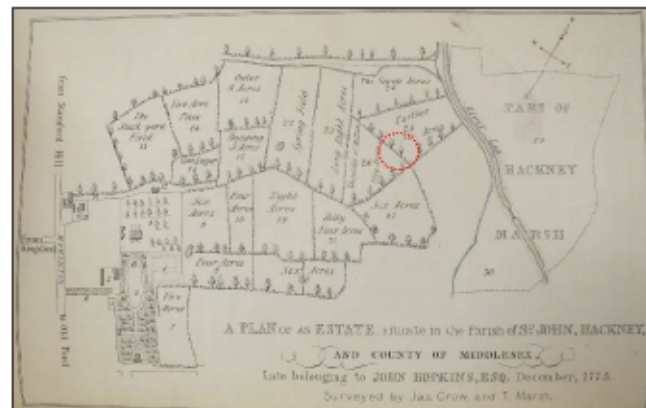


Plate 2: Hopkin's Estate Map, 1775 (Hackney Archives)

- 4.4.14 Starling's Plan of the Parish of St John Hackney (not reproduced), surveyed 1831, shows that the site remains within arable fields through the first half of the 19<sup>th</sup> century.
- 4.4.15 For much of the 19<sup>th</sup> century Hackney was still a sought after and fashionable place to live, but as public transport systems improved, Hackney ceased to be a detached village and became part of East London with rapid links by horse omnibus, tram and rail to the City. From the 1870s the wealthier residents began to move out of the area and by the First World War, the middle and upper classes had deserted Hackney (Hackney Council, 2007).
- 4.4.16 Another reservoir [AB 13] constructed by East London Waterworks in 1852/3 to provide safe water to the surrounding area, is recorded c. 630m to the north of the site. These waterworks ceased to be used by 1969 but are considered important for their industrial heritage. Bricklodge Bridge [AB 12], the site of a 19<sup>th</sup> century footbridge over the waste channel running from the waterworks is recorded c. 420m to the east of the site.
- 4.4.17 In 1866, landowners sold their land between Clapton Road (to the west) and the Hackney Cut (to the east) to The London and Suburban Land and Building Company (Limited) (Hackney Archives ref: M273). This area, known as Clapton Park, was then laid out with a street grid and land was divided into smaller plots.
- 4.4.18 The Ordnance Survey map of 1870-73 (available online) shows the site continued to be used as farmland. Development in the form of a grid of residential streets had been laid out on the western side of Chatsworth Road. Only a few houses had been completed and the eastern half of the estate remains rural.
- 4.4.19 By 1894-6, the Ordnance Survey Map (Plate 3) shows the land to the east of Chatsworth Road has also been laid out in a grid of roads and terraced housing lines most of the streets, including Pedro Street and Rushmore Road. The T-junction that forms the south end Pedro Street has not yet been established. The site was occupied by a terrace of six houses with rear gardens to the south and small front gardens to the north.



Plate 3: Ordnance Survey Map, 1894-6 (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)

Modern Period (AD 1801 – present)

- 4.4.20 The London County Council map of 1913 (Plate 4) shows that the street layout around Pedro Street and Rushmore Road remains chiefly unchanged from the previous map (Plate 3). The area of Daubeny Fields to the south-east of the proposal site has become much more ordered and has been renamed Daubeny Road. To the south of the site, the school which in 1894 was surrounded by green space, is now bounded by Daubeny Road to the east, Colne Road to the north, Durrington Road to the west and Ashenden Road to the south – each with its own terrace of houses. The site remained occupied by a terrace of houses.



Plate 4: London County Council map, 1913 (London Metropolitan Archives)

- 4.4.21 London County Council bomb damage maps (Saunders, 2005) show that the Clapton Park housing estate suffered several direct hits from V1 flying bombs and some of the houses were damaged beyond repair. However, the map indicates that the site suffered general and minor bomb damage but nothing considered to be structurally devastating.
- 4.4.22 Ordnance Survey Maps from the 1970s (available online), show that parts of the Clapton Park estate were redeveloped, with Victorian terraces replaced with high rise blocks. Two such blocks were the 19-storeyed Norbury and Ambergate courts, located on Mandeville Street, to the south-east of the site but these were demolished in 1993 (Baker, 1995). The terrace of Victorian houses that had occupied the site appear to have been removed during the late 1960s and the existing boiler house building was constructed during the c. early 1970s.



## 4.5 Site Visit

- 4.5.1 A site visit was undertaken by Chloe Smith (Heritage Consultant, AB Heritage) on the 12<sup>th</sup> June 2017. 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.
- 4.5.2 The site is currently occupied by a two storey, boiler house building of brick construction, immediately adjacent to the pavement of Pedro Street to the north (Photo 1). On the Rushmore Street side to the west, a small paved yard is bounded by a low metal railing adjacent to the pavement (Photo 2).



Photo 1: The site from the front of Pedro Street, looking north-east



Photo 2: The site from the north-west

- 4.5.3 Evidence for below ground services is present on the western and northern sides of the existing building, with pipes and cables continuing beneath the current ground surface (Photo 1 & 2).
- 4.5.4 On the western side of the site, a narrow piece of concreted yard is present and the site is bounded by a brick wall (Photo 3).



**Photo 3: View of the western side of the site from Rushmore Road to the north**

4.5.5 The site is surrounded by modern developments of blocks of multi-storey residential accommodation (Photo 4). Despite this, numerous trees line the streets and some garden areas are present at the rear of the residential blocks (Photo 4), such as that to the rear of Belper Court, to the south-west of the site (Photo 5).



**Photo 4: View from the northern side of the site to the surrounding residential blocks to the north-east**



**Photo 5: The garden at the rear of Belper Court, looking towards the north-east**

## 5. CULTURAL HERITAGE POTENTIAL & MITIGATION

### 5.1 Known Cultural Heritage Resource

- 5.1.1 The site is located within Lea Valley Archaeological Priority Area [AB 25], designated due to the location of the River Lea, characterised by alluvial deposits which have been shown to preserve important archaeological and palaeoenvironmental remains, dating from the prehistoric period and later.
- 5.1.2 The site is covered by the Pedro Street Historic Landscape Characterisation [AB 28]. This is characterised by housing dating to the period 1945 - 2006.

### 5.2 Past Impact Within the Site Boundary

- 5.2.1 The site appears to have been within farmland from at least the mid - 18<sup>th</sup> century. Agricultural impacts may have included ploughing, cutting drainage channels etc. These are considered to have the potential to have had fairly low impacts upon any surviving below ground archaeological deposits.
- 5.2.2 The construction and subsequent demolition and clearing of the Victorian terraced housing which formerly covered most of the site is likely to have impacted below ground deposits. Some examples of late 19<sup>th</sup> century terraces are known to have included basements or cellars and should they have been present on the proposed development site (currently unconfirmed) then this would have resulted in a higher level of impact. The southern part of the site was occupied by rear gardens during this period and is likely to have suffered less impact than the street frontages on the northern and central parts of the site.
- 5.2.3 The construction of the existing boiler house building also has the potential to have impacted upon surviving below ground archaeological deposits. The foundations of this building are assumed to be mass concrete strip foundations located under the wall lines with a mass concrete foundation beneath the chimney and columns (Drawing No. (EX) 002 Existing Structure - Section 01), and the exploratory holes identified that the foundations within the central and eastern part of the building are a minimum of 1m deep.

### 5.3 Potential Archaeological Resource

- 5.3.1 The site is situated within the Lea Valley, where there is a potential for the recovery of 'significant remains of wetland and dryland occupation, structures and artefacts are preserved in the alluvium as well as environmental remains suitable for past landscape reconstruction' (Cocoran *et al*, 2011), as indicated by the designation of the area as an Archaeological Priority Area [AB 25].
- 5.3.2 The bedrock surface in the valley area is generally recorded at -1 and 0m OD with the Pleistocene gravels at c. 1-3m aOD and the surface of alluvium at c. 3-4m aOD (Cocoran *et al*, 2011).
- 5.3.3 The ground level of the site is recorded at c. 5.22m and 6.82m aOD, with the surrounding ground level at 6.5m - 6.8m aOD (Drawing No. (EX) 001 Existing Structure - Ground Floor Plan). The exploratory holes have identified that the alluvium is present between 0.8m on the



eastern side of the site and 2.9m below ground surface (bgs) in the north-west corner of the site. The gravels were present 1.7m bgs in the eastern part of the site and 3.7m bgs in the north-west corner of the site.

- 5.3.4 Therefore, potential prehistoric remains would likely be encountered at a minimum of c. 1 - 4m below current ground level, should such deposits survive within the site. These deposits are likely to be encountered deeper down in the western and northern parts of the site.
- 5.3.5 There is considered to be a Medium - High potential for palaeoenvironmental remains and a Low - Medium potential for prehistoric remains to survive within the site (in line with Section 2.4). Should significant prehistoric remains be encountered, they could be considered of Regional importance, due to the scarcity of such remains generally (in line with Table 1; Section 2.4).
- 5.3.6 The projected route of a Roman road [AB 7] is recorded c. 85m to the north of the site, (although no physical remains of the road have been recorded within the study area) and Roman activity is known elsewhere in the wider study area and landscape; but there is currently no evidence to suggest that such remains extend into the proposed development site, which may have been in a river channel during this period (see Section 4.3).
- 5.3.7 Therefore, it is considered that there is a Low potential for archaeological remains of Roman activity to survive within the proposed development site. Should remains of roadside activity be encountered they are likely to be considered of Local - Regional importance, due to the paucity of Roman remains in this area.
- 5.3.8 The site appears to have been located in the rural hinterlands of the surrounding hamlets (Hackney, Clapton and Homerton) for much of the Medieval and Post-Medieval periods. Later building phases on site are likely to have truncated the upper levels of below ground deposits. However, there is considered to be a Negligible to Low potential for the recovery of significant remains of Medieval and Post-Medieval activity. Should remains of Medieval or Post-Medieval activity be encountered they are likely to be associated with agricultural activity (e.g. ploughsoil etc.) and would be considered of Local importance, at most.

## 5.4 Predicted Impact of Proposed Development

- 5.4.1 The proposed development is for the demolition of the existing building which currently occupies the site and the construction of a new eight-storey block of residences, with outdoor communal areas and associated car parking. The foundations are likely to be piled with the pile pads excavated to a depth of c. 1m. There will be no substantial ground reduction across the site. The new service trenches will likely be c. 0.8m to 1.5m deep although their precise location is currently unknown.
- 5.4.2 The removal of the foundations for the existing building would likely impact upon surviving Prehistoric deposits within the eastern part of the site, where the deposits are shallower, as would the excavation of pile mats and caps and service trenches in this area.
- 5.4.3 The predicted magnitude of impact upon surviving palaeoenvironmental and prehistoric deposits is thought to be Low (in line with Table 2; Section 2.4), with a Minor significance of effect (in line with Table 3; Section 2.4).

## **5.5 Outline Recommendations**

- 5.5.1 It is recommended that an archaeological watching brief be maintained during the grubbing out of existing floor slab and foundations. This will allow for an early opportunity to assess the likely survival of archaeological deposits at the uppermost horizon and to inspect ready-made sections in previous foundation trenches.
- 5.5.2 It may be necessary to insert evaluation trench(es) across the area previously occupied by the Boiler House. This will afford an opportunity for a controlled investigation of the level of past truncation and the potential for surviving, intact archaeological and palaeoenvironmental rich deposits. This information will allow for a measured and proportionate scheme of mitigation, if necessary.
- 5.5.3 All recommendations are subject to the approval of the from the Local Planning Archaeologist.

## 6. REFERENCES

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<http://www.legislation.gov.uk/ukpga/1979/46/contents>
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- Heritage Gateway <http://www.heritagegateway.org.uk/Gateway/Results.aspx>
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[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
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- Robinson, W. 1842. *The History and Antiquities of the Parish of Hackney in the County of Middlesex*. Vol 1.

### 6.1 Cartographic Sources and Original Documents

- Rocque's map of Hackney. 1745 (HA: Hac 1745)
- Map of Stratford le Bow (HA: Hackney 1799)
- Starling's Plan of the Parish of St John Hackney, 1831
- Hackney Rectory Tithe Map and Award (HA: Hac 1843)



- Clapton Park Estate: Abstract of the Title of The London and Suburban Land and Building Company (Limited) to Freehold Land at Lower Clapton in the County of Middlesex. 31 Dec. 1866. (HA: M273).
- Sales Particulars. Building plots on the Clapton Park Estate (Redwald Street, Maclaren Street, Rushmore Road, Pedro Street). 16 Oct 1877. (HA: M3555)
- Ordnance Survey Map Sheet III 99, 60 inch: 1894, 1909, 1938
- Ordnance Survey Map London Sheet XII 16, 25 inch: 1894
- Ordnance Survey Map London Sheet II 16, 25 inch: 1914, 1915, 1936
- London County Council map, 1913 (LMA)
- Proposed Clearance Areas. 1937-1950. (HA: H/PD/3/6/2)
- Ordnance Survey Plan Sheet TQ 3686 SW: 1949, 1963

## **Appendices**

## Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the GLHER, and other sources within the 500m study area.

### Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

HLC - Historic Landscape Character Area

MLO – GLHER monument prefix

APA - Archaeological Priority Area

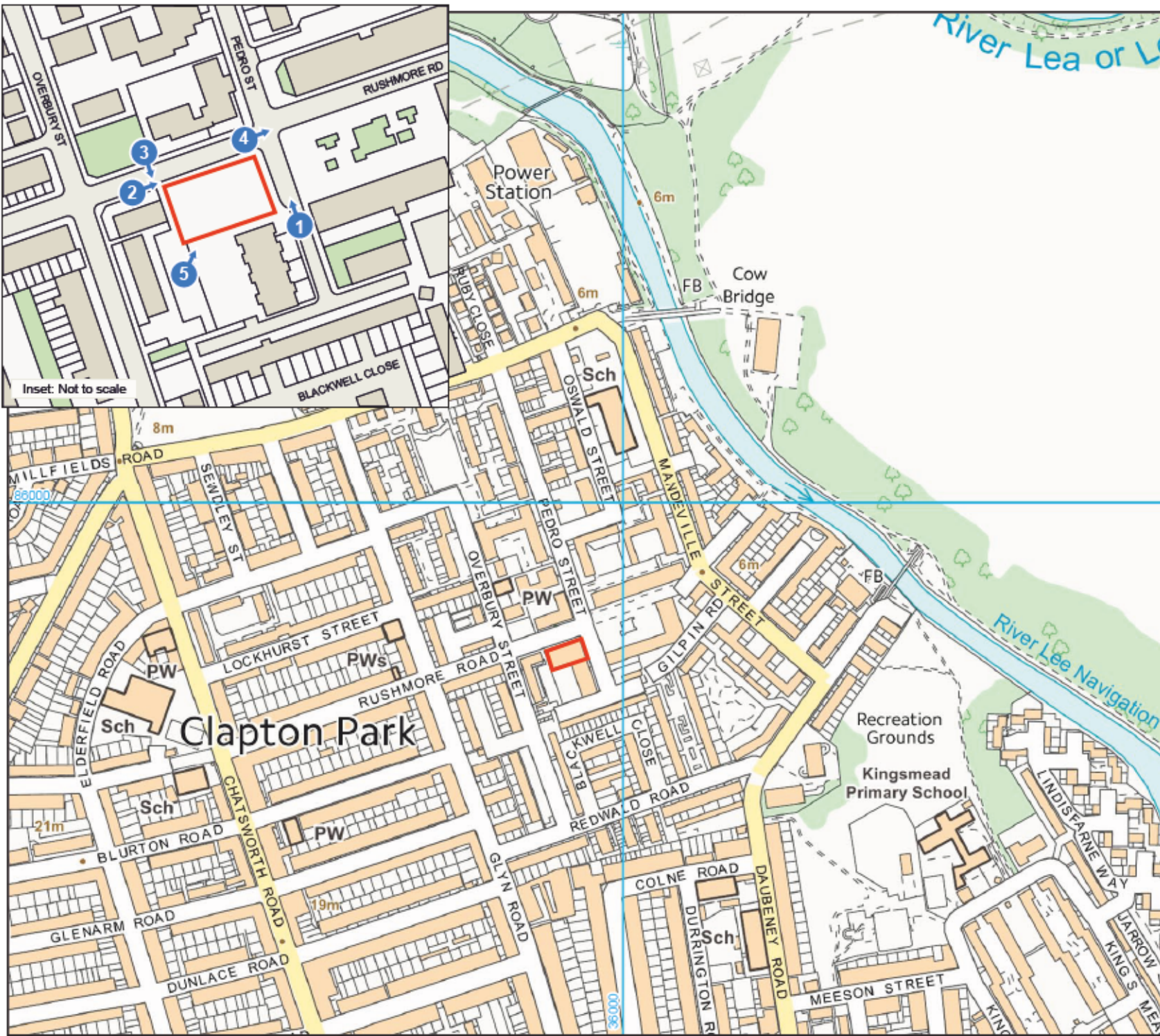
AB No.	Period	Mon Type	Name	Status	NGR	Ref
1	PALAEOLITHIC	FINDSPOT	DUNLACE RD (EAST SIDE OF). FOUND 1868-1878 1 HANDAXE POINTED, ROLLED, STAINED.		TQ 3580 8560	MLO1662
2	PALAEOLITHIC	FINDSPOT	DUNLACE ROAD, CLAPTON PARK, CLAPTON, HACKNEY {PALAEOLITHIC AXE}.		TQ 3568 8560	MLO1891
3	BRONZE AGE	DITCH, STAKE HOLE, POST HOLE, STRUCTURE?	MILLIFIELDS Road, CLAPTON, HACKNEY {BRONZE AGE STRUCTURES AND DITCHES}. A SERIES OF POSTHOLE AND STAKEHOLE STRUCTURES AND TWO PARALLEL DITCHES WERE RECORDED DURING AN EVALUATION IN 2005-6. THIS OCCUPATION MAY DATE TO THE BRONZE AGE AND BE ASSOCIATED WITH THE USE OF THE AREA AS PASTURE.		TQ 35891 86271	MLO99033
4	ROMAN	INHUMATION, COFFIN	134NEAR? RUSHMORE RD. WHITE MARBLE SARCOPHAGUS FOUND 1867. CONTAINED MALE SKELETON.		TQ 3556 8571	MLO1673
5	ROMAN	FINDSPOT	134NEAR? RUSHMORE RD. SMALL BRASS COIN OF GALLIENUS FOUND NEAR SARCOPHAGUS.		TQ 3556 8571	MLO38734
6	ROMAN	FINDSPOT	RUSHMORE RD. COIN OF NERO FOUND C 1843 DURING DIGGING OF WALL AT REAR OF ORPHAN ASYLUM		TQ 3550 8570	MLO1680
7	ROMAN	ROAD	ROMAN ROAD RUNNING FROM LONDON TO GREAT DUNMOW {LINE OF ROMAN ROAD}		TQ 3856 8784	MLO106811
8	MEDIEVAL	FINDSPOT	DAUBENEY RD. Ring- 1 OF 16 ORDERED IN HIS WILL BY SIR EDWARDS SHAW, GOLDSMITH & ALDERMAN OF THE CITY		TQ 3610 8560	MLO24381

9	MEDIEVAL TO 19TH CENTURY	RESERVOIR, RESERVOIR	CLAPTON. A RESERVOIR WAS LOCATED AT CLAPTON PRIOR TO 1784 WHICH SUPPLIED WATER TO THE HAMLET OF CLAPTON AND HACKNEY.		TQ 36042 86028	MLO22987
10	POST-MEDIEVAL	HOUSE	GLENARM RD. ON C19 MAPS. PLAN OF ESTATE & ILLUSTRATION FOR SALE 1861.		TQ 3568 8560	MLO25543
11	POST MEDIEVAL	CULTIVATION SOIL	CLAPTON PARK ESTATE. A LAYER OF PLOUGHSOIL CONTAINING C19 POTTERY, WITH A FEW RESIDUAL C17 SHERDS. OVERLAYING AND CUTTING THIS WERE VICTORIAN AND MODERN FEATURES AND DEMOLITION DEBRIS.		TQ 3617 8595	MLO59413
12	19TH CENTURY TO MODERN	FOOTBRIDGE	DAUBENEY ROAD [BRICKLIDGE BRIDGE], HACKNEY MARSHES, HACKNEY {SITE OF FOOTBRIDGE}. THE SITE OF A C19 FOOTBRIDGE OVER THE EAST LONDON WATERWORKS CHANNEL. THE CHANNEL; RUNS NEXT TO THE RIVER LEE HACKNEY CUT NAVIGATION.		TQ 36342 85899	MLO73110
13	POST MEDIEVAL TO MODERN	RESERVOIR, NATURE RESERVE, SCULPTURE, SCULPTURE	WATERWORKS LANE, OFF LEA BRIDGE ROAD [MIDDLESEX FILTER BEDS NATURE RESERVE], HACKNEY {C19 FILTER BEDS NOW NATURE RESERVE}. THE MIDDLESEX FILTER BEDS ARE IMPORTANT FOR THEIR INDUSTRIAL HERITAGE. CONSTRUCTED BY EAST LONDON WATERWORKS IN 1852/3 IN ORDER TO PROVIDE SAFE WATER TO THE SURROUNDING AREA. CEASED USE BY 1969 AND BECAME OVERGROWN. LEASED TO LEE VALLEY REGIONAL PARK AUTHORITY IN 1988 AND OPENED AS NATURE RESERVE.		TQ 3591 8645	MLO108022
14	19TH CENTURY	BOARD SCHOOL	CLAPTON PARK LOWER SCHOOL (MANDEVILLE PRIMARY SCHOOL). LATE C19 LONDON BOARD SCHOOL. LARGE BUILDING OF STOCK BRICK WITH DRESSINGS OF RED BRICK AND TERRA COTTA AND HIGH PITCHED ROOFS.	Grade II LB	TQ 36001 86065	MLO83861
15	19TH CENTURY	BOARD SCHOOL, DATE STONE	DAUBENEY JUNIOR SCHOOL. 1884 LONDON BOARD SCHOOL DATED ON PLAQUE SOUTH END. LONG 2-STOREY BUILDING WITH 17 BAYS. DAUBENEY JUNIOR SCHOOL AND INFANTS SCHOOL FORM A GROUP WITH THE FORECOURT RAILINGS TO THE JUNIOR SCHOOL.	Grade II LB	TQ 36126 85583	MLO83520
16	19TH CENTURY	CHURCH	FORMER CHURCH OF ST PAUL. 1890-91 BY H C BOYS, ARCHITECT TO THE GROCERS' COMPANY. CRUCIFORM CHURCH WITH AISLES, SOUTH PORCH AND CROSSING TOWER WITH BROAD SPIRE.	Grade II LB	TQ 35903 85461	MLO83479

17	19TH CENTURY TO MODERN	DISINFECTOR HOUSE, POWER STATION	HACKNEY BOROUGH DISINFECTING STATION. DISINFECTING BY GORDON AND GUNTON FOR HACKNEY BOROUGH COUNCIL. A SINGLE-STOREY STRUCTURE IN RED BRICK WITH STONE DRESSINGS. The STEAM-CLEANING OPERATION WAS POWERED BY THE BOROUGH ELECTRICITY STATION NEXT DOOR (NOW DEMOLISHED). A RARE AND COMPLETE SURVIVAL OF A PURPOSE-BUILT DISINFECTING STATION.	Grade II LB	TQ 35887 86215	MLO83791
18	19TH CENTURY TO MODERN	DISINFECTOR HOUSE	SHELTER HOUSE. SHELTER HOUSE. 1900-1, BY GORDON AND GUNTON FOR HACKNEY BOROUGH COUNCIL. BUILT TO ACCOMMODATE PEOPLE HAVING THEIR BELONGINGS CLEANSED. TWO-STOREYS, RED BRICK WITH STONE DRESSING IN AN ARTS AND CRAFTS STYLE.	Grade II LB	TQ 35908 86192	MLO83792
19	19TH CENTURY TO MODERN	DISINFECTOR HOUSE, HOUSE	CARETAKER'S LODGE. CARETAKER'S LODGE. 1900-1, BY GORDON AND GUNTON FOR HACKNEY BOROUGH COUNCIL. THE BUILDING PROVIDED ACCOMMODATION FOR A CARETAKER RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS ASSOCIATED WITH THE DISINFECTING STATION.	Grade II LB	TQ 35914 86171	MLO83793 DLO18752
20	MODERN	FARMYARD, PATH	DAUBENEY ROAD [CLAPTON PARK], HACKNEY, E9 {LATE 19TH CENTURY PUBLIC PARK}. CLAPTON PARK IS ON LAND FORMERLY THE SITE OF A FARMYARD, WHICH WAS ITSELF BUILT ON WHAT WAS PROBABLY AN OLD ROMAN FOSS-WAY LEADING DIRECTLY ACROSS THE OLD RIVER LEA.		TQ 3626 8572	MLO104211
21	MODERN	ELECTRICITY PYLON, ELECTRICITY SUB STATION	LOWER LEA VALLEY {SITES OF 1970S OVERHEAD POWER TRANSMISSION LINE PYLONS}. THESE SITES WERE OCCUPIED BY PYLONS AND ASSOCIATED SUB STATIONS FOR TWO ELECTRICITY POWER LINES OF 275KV AND 132KV. THEY WERE CONSTRUCTED IN 1971, SOME OF THEM ON THE FOOTPRINTS OF EARLIER PYLONS DATING TO 1953. THEY WERE DEMOLISHED AS PART OF A REDEVELOPMENT ASSOCIATED WITH THE OLYMPICS.		TQ 37451 84428	MLO99080
22	MODERN	COMMUNITY CENTRE, TERRACE	MILLFIELDS ROAD/DAUBENEY ROAD/HOMERTON ROAD/EASTWAY [HACKNEY MARSHES], HACKNEY {PUBLIC OPEN LAND}. HACKNEY MARSHES WERE FORMERLY LAMMAS LAND, WHICH IN THE 12TH CENTURY WAS DIVIDED INTO MARSHY MEADOWS.		TQ 3661 8606	MLO104219
23	UNDATED	INFANT SCHOOL	DAUBENEY INFANTS' SCHOOL. 1-STOREY 5-BAY BUILDING OF STOCK BRICK WITH RED BRICK DRESSINGS AND STONE GABLE COPINGS. SIMILAR STYLE TO DAUBENEY JUNIOR SCHOOL.	Grade II LB	TQ 36126 85583	MLO83521

24	UNDATED	RAILINGS	FORECOURT RAILINGS TO DAUBENY JUNIOR SCHOOL. LOW PORTLAND STONE PLINTH HAS TALL RAILINGS. DAUBENEY JUNIOR AND INFANT'S SCHOOLS FORM A GROUP WITH THE FORECOURT RAILINGS TO THE JUNIOR SCHOOL.	Grade II LB	TQ 36127 85628	MLO83536
25	N/A	ARCHAEOLOGICAL PRIORITY AREA	LEA VALLEY	APA	TQ 3622 8601	DLO35783
26	N/A	ARCHAEOLOGICAL PRIORITY AREA	LOWER CLAPTON	APA		DLO35781
27	N/A	CONSERVATION AREA	LEA BRIDGE CONSERVATION AREA. THE LEA BRIDGE CONSERVATION AREA INCLUDES MAINLY 19TH CENTURY BUILDINGS, REFLECTING THE HISTORIC USES OF THE RIVER LEA, INCLUDING FORMER INDUSTRIAL BUILDINGS, THE LINE OF THE FORMER LEA BRIDGE DOCK, AND HISTORIC PUBLIC HOUSES. THESE BUILDINGS, ALONG WITH THE OPEN SPACES AND MATURE TREES, FORM A COHERENT AND DISTINCTIVE TOWNSCAPE, SURROUNDED BY AN OPEN LANDSCAPE AND RIVERSIDE SETTING.	CA		
28	N/A	HISTORIC LANDSCAPE CHARACTERISATION	PEDRO STREET 1945 – 2006 HOUSING.	HLC		





Inset: Not to scale

**KEY**



-  Site Boundary
-  Photograph Location



Figure 1: Site Location  
(inset shows location of photos)

Project: Pedro Street.	
Date: 19/06/17	Job No: 50125
Drawn by: PL	Approved by: KKP





**KEY**

- 1 Bedroom, 2 person flat
- 2 Bedroom, 4 person flat
- 2 Bedroom, 4 person flat
- 3 Bedroom, 5 person flat
- 1 Bedroom, 2 person flat
- 2 Bedroom, 4 person flat
- 2 Bedroom, 4 person flat
- Communal
- Balconies

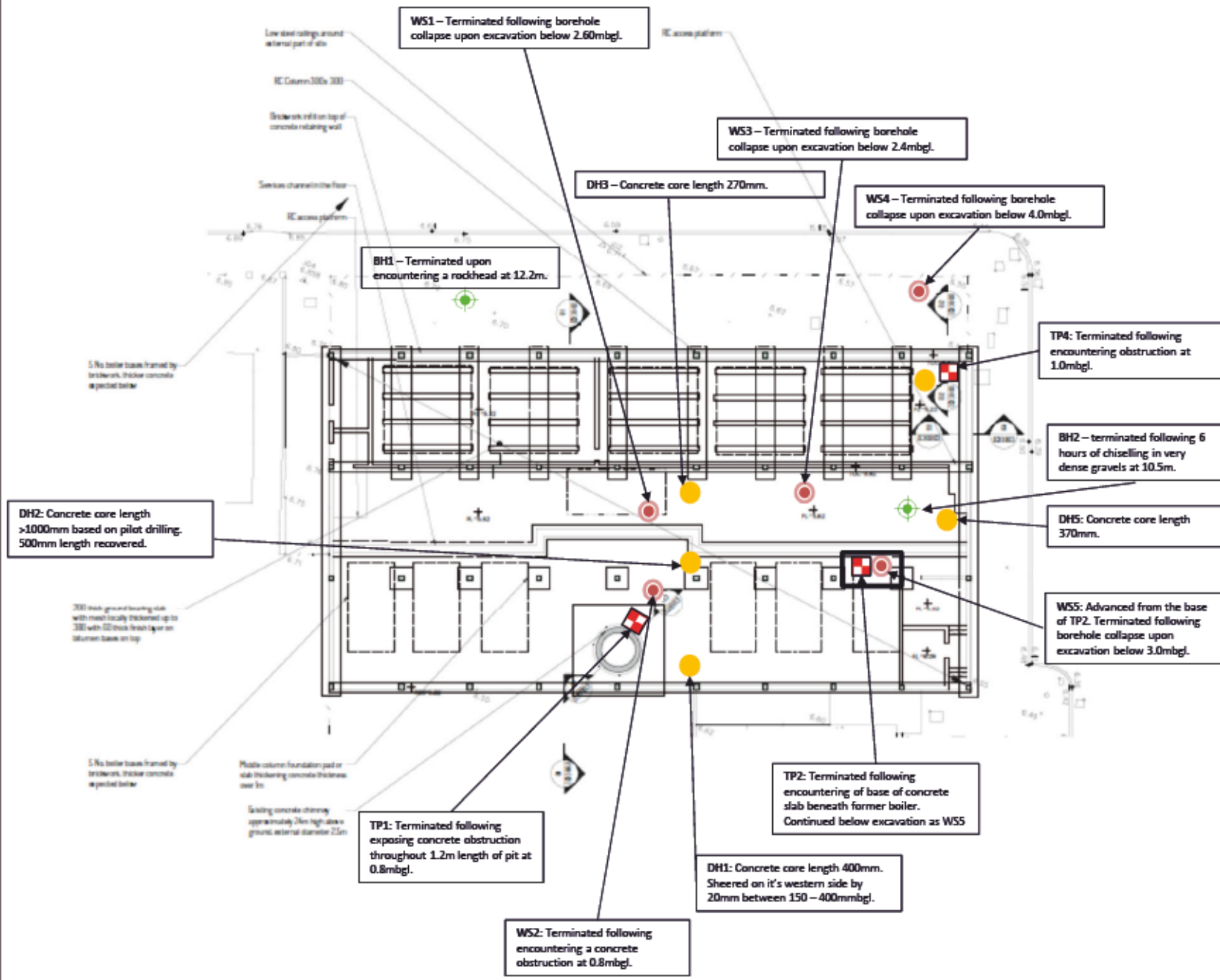


Figure 2: Proposed Plans

Project: Pedro Street.

Date: 29/06/17 Job No: 50125

Drawn by: PL Approved by: KKP



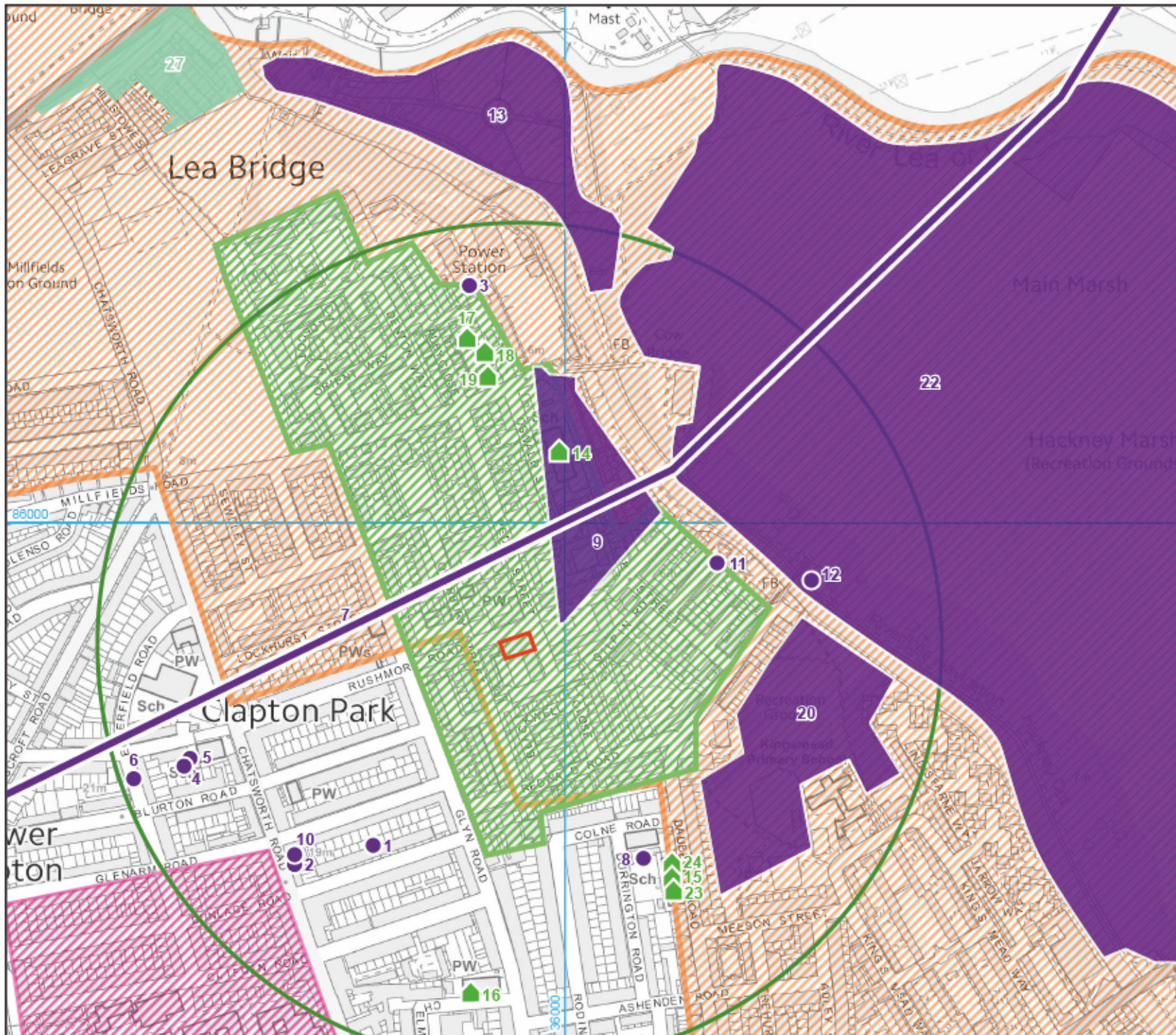
**KEY**

- Cable percussive borehole location
- Window sample borehole location
- Foundation inspection pit location
- Concrete core location

Figure 3: Exploratory Hole Location Plan with Summary of Findings

Project: Pedro Street.	
Date: 29/06/17	Job No: 50125
Drawn by: PL	Approved by: KKP





**KEY**

- Site Boundary
- Search Area (500m)
- ▲ Listed Building
- Monument
- Lea Valley APA (AB 25)
- Pedro Street HLC (AB 28)
- Lower Clapton CA (AB 26)
- Lea Bridge CA

0  300m

Figure 4: Cultural Heritage Features Map

Project: Pedro Street.	
Date: 22/06/17	Job No: 50125
Drawn by: PL	Approved by: KKP





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