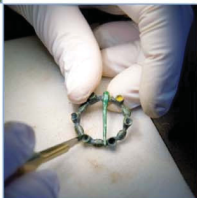
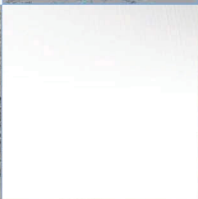
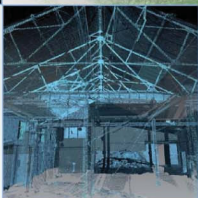
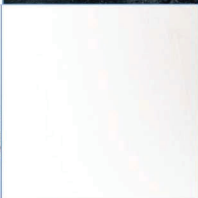
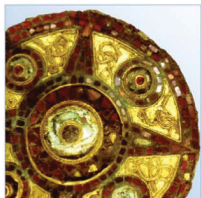
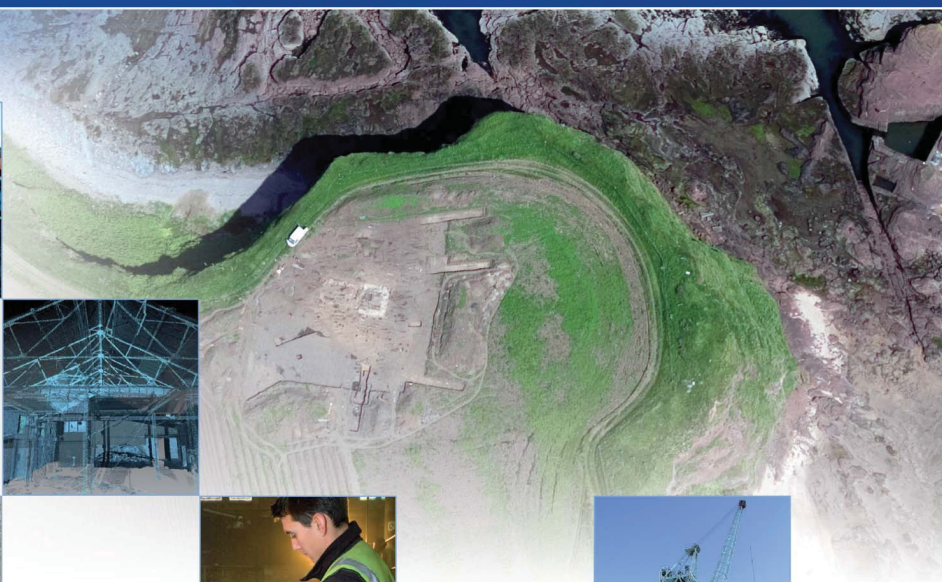
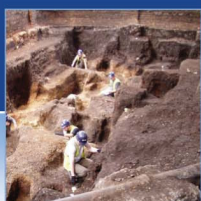


100 Shepherdess Walk, London Borough of Hackney: Archaeological Desk-Based Assessment

Project No: 32139
May 2012



AOC
Archaeology
Group

ARCHAEOLOGY

HERITAGE

CONSERVATION

100 Shepherdess Walk, London Borough of Hackney: Archaeological Desk-Based Assessment

On Behalf of:	Shepherdess Development Ltd c/o Solid Space 83 Weston Street London SE1 3RS
National Grid Reference (NGR):	TQ 3240 8314
AOC Project No:	32139
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Date of Assessment:	May 2012

This document has been prepared in accordance with AOC standard operating procedures.

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CONTENTS

Page

	LIST OF ILLUSTRATIONS	ii
	LIST OF PLATES.....	ii
	LIST OF TABLES.....	ii
	NON-TECHNICAL SUMMARY	iii
1	INTRODUCTION	4
1.1	Project Background.....	4
1.2	Site Location & Description	4
1.3	Published Geological Conditions	4
1.3	Preliminary Consultation	4
2	ASSESSMENT METHODOLOGY & CRITERIA	5
2.1	Assessment Methodology.....	5
2.2	Assessment Criteria	5
2.3	Limitations.....	6
3	PLANNING BACKGROUND	6
3.1	Identified Heritage Assets & Key Planning Considerations.....	6
3.2	National & Local Planning Policy	7
4	ARCHAEOLOGICAL & HISTORICAL BACKGROUND.....	11
4.1	The Prehistoric Periods.....	11
4.2	The Roman Period (AD 43 – AD 410).....	11
4.3	The Early Medieval (AD 410 – AD 1066) & Medieval Periods (AD 1066 – AD 1538).....	11
4.4	The Post-Medieval (AD 1538 – AD 1900) & Modern Period (AD 1900 to present).....	11
5	ADDITIONAL BACKGROUND RESEARCH.....	15
5.1	Previous Archaeological Site Investigations	15
5.2	Previous Geotechnical Site Investigations	15
5.3	Site Walkover and Description.....	15
6	ASSESSMENT OF EVIDENCE	16
6.1	Past Impacts Within the Site Boundary.....	16
6.2	Assessment of Archaeological Potential	17
7	IMPACTS & RECOMMENDATIONS	18
7.1	Development Proposal & Impacts.....	18
7.2	Further Works / Mitigations Recommendations	20
8	BIBLIOGRAPHY	21
8.1	Documentary Sources	21
8.2	Cartographic Sources	21
	APPENDIX A GAZETTEER OF HERITAGE ASSETS.....	39
	APPENDIX B ASSESSMENT CRITERIA	46
	APPENDIX C NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012).....	48

LIST OF ILLUSTRATIONS

- FIGURE 1:** Site Location
- FIGURE 2:** Detailed Site Location Plan
- FIGURE 3:** Proposed Development Plans
- FIGURE 4:** Published Geological Conditions
- FIGURE 5:** Heritage Assets Map
- FIGURE 6:** Extract from Chassereau's Survey of the Parish of St. Leonard in Shoreditch 1746
- FIGURE 7:** Extract from Horwood's Plan of the Cities of London & Westminster, with the Borough of Southwark 1799
- FIGURE 8:** Extract from Pride's Plan of the Manor of Wenlock Barn in the Parishes of St. Leonards, Shoreditch, and St. Luke's 1799
- FIGURE 9:** Extract from Langley & Belch's New Map of London 1812
- FIGURE 10:** Extract from Greenwood's Map of London From and Actual Survey Made in the Years 1825, 1826 and 1827
- FIGURE 11:** Extract from the London Parish Map 1855
- FIGURE 12:** Extract from Cassell's Map of London 1863
- FIGURE 13:** Ordnance Survey Map of 1877, 1:2,500 Scale
- FIGURE 14:** Ordnance Survey Map of 1916, 1:2,500 Scale
- FIGURE 15:** Ordnance Survey Map of 1954, 1: 2,500 Scale
- FIGURE 16:** Ordnance Survey Map of 1968-1973, 1: 1,250 Scale

LIST OF PLATES

- PLATE A:** The area of the proposed development site as shown on the Ordnance Survey Town Plans
- PLATE B:** View of 100 Shepherdess Walk from the south-west
- PLATE C:** View of yard area from the west
- PLATE D:** Plan showing extent of significant impact from basements and garden development works

LIST OF TABLES

- TABLE 1:** Trades listed on the 1882 Kelly's Trade Directory (online version)
- TABLE 2:** Gazetteer of Heritage Assets
- TABLE 3:** Assessing the Importance of a Heritage Assets
- TABLE 4:** Criteria for Determining Magnitude of Impact

NON-TECHNICAL SUMMARY

AOC Archaeology has been commissioned by Shepherdess Developments Ltd to undertake an archaeological desk-based assessment covering the proposed redevelopment works of 100 Shepherdess Walk, London Borough of Hackney.

The site is located in the south-west of the London Borough of Hackney at the junction between Shepherdess Walk and Wenlock Street; National Grid Reference (NGR) TQ 3240 8314. At the time of writing the site is occupied by a two storey institutional residential block of late 20th century date. The proposed development scheme comprises the demolition of the existing structure and erection of a multi storey residential development, with basement level.

The site lies within the Wenlock Barn Archaeological Priority Area; as identified in the Hackney Local Development Framework Core Strategy. The site does not contain any statutory listed buildings, Scheduled Monuments or other designated heritage assets.

Based on the available evidence, there is considered to be a Low Potential for evidence of significant activity dating to the prehistoric, Roman or early medieval periods; a Medium Potential for evidence of activity dating from the medieval and early-medieval (including potential remains of the Wenlocks Barn moated manor house) and a High Potential for post-medieval and modern activity .

Due to the unknown nature of the below ground deposits, AOC Archaeology recommends a programme of archaeological works comprising archaeological monitoring of on-site geotechnical works followed by programmes of watching brief and / or evaluation trenching.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 AOC Archaeology has been commissioned by Shepherdess Development Ltd to undertake an archaeological desk-based assessment (DBA), covering the proposed redevelopment works at 100 Shepherdess Walk, London Borough of Hackney (Figure 1).
- 1.1.2 This report details the results of the desk-based assessment and aims to identify and map the nature of the archaeological and built heritage resource within the site and surrounding study area. Where possible, the DBA will assess the likely impact upon the known and potential heritage resources which will result from the proposed development scheme.
- 1.1.3 This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required. Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological / built heritage surveying, and / or archaeological field evaluation. The results of any further studies can be used to inform upon the nature of any subsequent mitigation measures (if required), and provide advice upon the scope and design of the proposed development

1.2 Site Location & Description

- 1.2.1 The site is located in the south-west of the London Borough of Hackney, c. 750m north-west of Old Street Underground Station, situated northern side of the junction between Shepherdess Walk and Wenlock Street; National Grid Reference (NGR) TQ 3240 8314. The proposed development site is rectangular in plan, measuring approximately 440sqm in size. The site is bound by Shepherdess Walk on the west, Wenlock Street on the south, and adjacent commercial / residential properties on the north and east (Figure 2).
- 1.2.2 At the time of writing the site is occupied by a two storey, flat roofed residential block of late 20th century date, with a small yard to the north. The site is discussed in more detail in Section 5.4.
- 1.2.3 The proposed development scheme comprises the demolition of the existing structure and the erection of a multi-storey residential development with basement (Figure 3). The proposed development scheme is assessed in more detail in Section 7.1.

1.3 Published Geological Conditions

- 1.3.1 Geological mapping for the area (Figure 4) indicates that the geology underlying the proposed development site comprises London Clay overlain by Hackney Gravel.
- 1.3.2 An archaeological evaluation in 2007 at Nos. 3-11 Wenlock Street, immediately adjacent to the eastern boundary of the site, recorded natural sands and gravels occurring at a height of between 15.54m AOD and 16.35m AOD (PCA 2007).

1.3 Preliminary Consultation

- 1.3.1 Preliminary email consultation was undertaken on Tuesday 1st May with Mr. Adam Single of the Greater London Archaeology Advisory Service (GLAAS); archaeological advisor to Hackney Borough Council.
- 1.3.2 Mr. Single noted that the current structure does not appear to possess any industrial or architectural significance, but it does lie on the edge of an Archaeological Priority Zone. The site also lies within

the vicinity of the Wenlocks Barn medieval moated site, as identified in documentary sources. Although the exact location of the moated site is currently unknown, it is thought to be in this part of Hackney.

2 ASSESSMENT METHODOLOGY & CRITERIA

2.1 Assessment Methodology

- 2.1.1 The assessment has been carried out in accordance with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (IfA 1990, rev. 2008 & 2011) and with regard to relevant statutory requirements, national, regional and local guidance, including the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed buildings and Conservation Areas) Act, 1990; the National Planning Policy Framework, 2012; and regional and local planning policy.
- 2.1.2 A study area of a 500m from the approximate site boundaries has been used to assess the likely nature and extent of the archaeological and built heritage resource. The Greater London Historic Environment Record (GLHER) database of archaeological sites, finds, events, monuments, and designations is the primary source of information concerning the current state of archaeological and architectural knowledge in the study area.
- 2.1.3 The assessment has used the sources listed below to identify and map Heritage Assets and other relevant find spots or evidence with the site and defined study area. Heritage Assets can include designated assets (such as Scheduled Monuments, Listed buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.
- 2.1.4 This information forms the description of the heritage baseline conditions, together with:
- Designated Heritage Asset data, downloaded from English Heritage's online National Heritage List for England;
 - Archival and documentary sources held in house and at Hackney Local Studies Library;
 - An assessment of topographical, geological, archaeological and historical information from web based and in-house sources;
 - Cartographic evidence for the study area;
 - An assessment of relevant published and unpublished archaeological sources, including local archaeological journals;
 - A site-walk over; and
 - Published sources listed in Section 8.
- 2.1.5 The heritage assets and other relevant find spots or evidence, identified from the sources listed above have been described and presented numerically in the Gazetteer of Heritage Assets (Appendix A) and are displayed on the Heritage Assets Maps (Figure 5). Where identified finds, features or assets appear within the text, the AOC gazetteer number is shown in round brackets e.g. (AOC X) and can be referenced back to the details listed Appendix A.

2.2 Assessment Criteria

- 2.2.1 The assessment aims to identify the known and likely archaeological potential of the site; the relative value or importance of such a resource / asset; and (where possible) the likely magnitude of impact upon such a resource from the proposed development. The criteria for assessing these factors are laid out in detail in Appendix B.

- 2.2.2 The criteria for assessing archaeological potential is expressed in this report as ranging between the scales of High, Medium, Low and Uncertain.
- 2.2.3 Levels of importance in the report are expressed as ranging between the scales of National, Regional, Local, Negligible and Unknown. The value or importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important. For sites where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.
- 2.2.4 The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the ‘baseline’ conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major; moderate, minor and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied.

2.3 Limitations

- 2.3.1 It should be noted that the report has been prepared under the express instructions and solely for the use of Shepherdess Development Ltd and associated parties. All the work carried out in this report is based upon AOC Archaeology’s professional knowledge and understanding of current (May 2012) 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. AOC Archaeology does not accept responsibility for advising Shepherdess Development Ltd or associated parties of the facts or implications of any such changes in the future.
- 2.3.2 Measurements and distances referred to in the report are sourced from the interactive Multi-Agency Geographic Information for the Countryside service (www.magic.gov.defra.uk). These measurements should be taken as approximations only and should not be used for detailed planning or design purposes.
- 2.3.3 The locations, descriptions and designations of identified cultural heritage features (for example, the National Grid References) are provided from various secondary sources (e.g. GLHER) and presented in the Gazetteer of Heritage Assets (Appendix A) or referenced in the report text. Any inaccuracies with this data lie within the source material.

3 PLANNING BACKGROUND

3.1 Identified Heritage Assets & Key Planning Considerations

- 3.1.1 The site does not contain any previously designated or recorded heritage assets; however the site lies within Wenlock Barn Archaeological Priority Area (AOC 53) as designated in the Hackney Local Development Framework Core Strategy (2010). The Archaeological Priority Area relates to the Wenlocks Barn moated manor house which is believed to have once been present within this area. A study of the cartographic evidence suggests that the site may lie upon, or close to, the location of Wenlocks Barn and any remains associated with the medieval manor house which may survive within the site, would be considered of heritage interest.
- 3.1.2 Three listed buildings lie within 200m of the proposed development site (AOC 12, 15 & 26), the closest being a row of terraced houses (AOC 15), situated opposite the site on Shepherdess Walk.

- 3.1.3 Four locally listed buildings, as designated by Hackney Borough Council, lie within 100m of the site (AOC45 – 48). The closest of these, 106 Shepherdess Walk (AOC 45), lies immediately adjacent to the northern boundary of the site.
- 3.1.4 In addition to the locally listed buildings in proximity to the site, a single 19th or 20th former commercial property, designated as a building of townscape merit by Hackney Borough Council, also lies within 150m of the proposed development.
- 3.1.5 Two Conservation Areas lie in close proximity to the site. The Regents Canal (AOC 51) Conservation Area lies immediately adjacent to the site, with the western side of Shepherdess Walk forming part of the Conservation Area's localised eastern boundary. The Underwood Street (AOC 52) Conservation Area is located approximately 200m to the southeast of the site., Both Conservation Areas are identified in the Hackney Local Development Framework Core Strategy (2010).
- 3.1.6 The proposed development site does not contain, lie within or adjacent to any nationally designated listed buildings, Scheduled Monuments, Registered Battlefields, Registered Park and Gardens or World Heritage Sites. No Scheduled Monuments, Registered Battlefields, Registered Park and Gardens or World Heritage Sites lie within the 500m study radius.

3.2 National & Local Planning Policy

National Planning Policy Framework (March 2012)

- 3.2.1 The National Planning Policy Framework (NPPF) was published on the 27th March 2012 and it immediately superseded a number of Planning Policy Statements and Guidance, including *Planning Policy Statement 5: Planning for the Historic Environment*. The NPPF sets out the government's planning policies for England and outlines a presumption in favour of sustainable development, of which it indicates there are three dimensions: economic, social and environmental. The document sets out 12 Core Planning Principles of which the conservation of heritage assets is one.
- 3.2.2 The NPPF states in Paragraph 17, as one of its core principles, that 'planning should 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.'
- 3.2.3 NPPF does not change the existing legal framework for the designation of scheduled monuments, listed buildings, conservation areas, registered parks and gardens or protected wrecks. The criteria for gaining scheduled monument consent, listed building consent, conservation area consent or licences to deal with protected wrecks are set out in existing laws. The NPPF does not retain all the key definitions outlined in PPS 5 (for example Historic Interest and Architectural and Artistic Interest have been omitted from the new framework). Those definitions which have been retained have not been changed in substance but in some cases have been made more concise.
- 3.2.4 Although PPS 5 has been replaced, the accompanying Practice Guide (DCLG, DCMS & EH 2010) has been retained. The information and guidance in the Practice Guide remains in force and cogent.
- 3.2.5 Section 12 deals specifically with conserving and enhancing the historic environment, though specific reference to heritage issues is made elsewhere in the framework where relevant. Emphasis has been placed on conserving and enhancing the significance of heritage assets and Paragraph 126 indicates that local planning authorities should consider:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

- 3.2.6 To assist in decision making, in Paragraph 128, NPPF requires developers to identify any heritage assets which may be impacted by a proposed development and describe its significance, including any contribution to that significance that may be made by the asset's setting. The level of detail should be proportionate to asset's significance and should allow the planning authority to understand potential impacts to that significance.
- 3.2.7 Paragraph 132 notes that where designated asset's are concerned great weight should be given to the asset's conservation. The paragraph notes that harm can be cause by physical damage to the assets or through development within its setting and that loss of significance should require '*clear and convincing justification*'. Substantial harm to or loss of a designated heritage asset should be 'exceptional' where a Grade II listed building or park and garden are concerned; and should be 'wholly exceptional' where Grade I and II* listed buildings or parks and gardens, scheduled ancient monuments, protected wrecks, battlefields and World Heritage Sites are concerned. Where harm to an asset's significance is less than substantial, any harm should be weighed against the public benefit. Assets which are not designated but which are of schedulable quality should be assessed under the policies for designated assets (Paragraph 139).
- 3.2.8 Impacts upon non-designated heritage assets are also a pertinent planning consideration. Paragraph 135 indicates that impacts upon such assets, whether direct or indirect, shall be taken into account when making the planning decision and the decision maker will have regard to the scale of the significance of the asset and any harm or loss which might be caused to it by the proposed development. Any such impacts should be considered in the planning balance.
- 3.2.9 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to '*record and advance the understanding of the significance of the heritage asset's [...] in a manner appropriate to their importance and the impact, and should make this evidence publicly accessible.*' (Paragraph 141)

The London Plan (July 2011)

- 3.2.10 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.
- 3.2.11 The policies relevant to archaeology or heritage and development issues are outlined below:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic:

- *London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

- *Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

Planning Decisions:

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

POLICY 7.9 HERITAGE-LED REGENERATION

Strategic:

- *Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.*

Planning decisions:

- *The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.*

Hackney Local Development Framework (LDF)

- 3.2.12 The Hackney LDF was adopted in 2010 to replace the Borough's Unitary Development Plan (UDP). The LDF comprises a suite of planning documents, including The Hackney Core Strategy, Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
- 3.2.13 The Core Strategy has been adopted and Policy 25 replaces UDP Policies EQ12: Protection of Conservation; EQ16: Protection of listed buildings; EQ18: Setting of listed buildings; EQ20: Buildings of Local Significance and EQ29: Archaeological Heritage. The relevant Core Strategy is reproduced below:

CORE STRATEGY POLICY 25- HISTORIC ENVIRONMENT

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

- *Buildings of heritage value are a finite resource that record the history and development of different areas of the borough, can define its distinctiveness and give its residents a sense of place. Investment in the historic environment provides long term environmental, social and economic benefits to the community, a focus for regeneration and basis to manage future change. An assessment of Hackney's distinctive historic environment is contained in The*

State of Hackney's Historic Environment report which catalogues the borough's built heritage, and outline the Council's stewardship role in protecting and enhancing it.

- *Conservation areas in Hackney include the historic core of Hackney and key urban open spaces such as Clapton Common and Clissold Park. They also cover large areas of Georgian and Victorian housing, some include associated urban squares such as De Beauvoir, and areas of industrial heritage like South Shoreditch and Lea Bridge. Hackney's conservation area review process emphasises the importance of the distinctive features of a place, its spatial qualities, the significance of its historic buildings and assets. Historic / Heritage assets as defined by PPS5 Planning for the Historic Environment and its supporting Planning Practice Guide, contribute to the townscape as well as intangible aspects such as historic associations and former uses. Clissold Park, Abney Park Cemetery and Springfield Park are designated parks on English Heritage's Register of Parks and Gardens of Special Historic Interest.*
- *Buildings are usually statutory listed because of their architectural or historical significance, and in Hackney this includes Georgian terraces, Victorian villas, cottages, warehouses, music halls and churches. The Council will use the planning process to maintain the integrity and setting of listed buildings, and the features they contain. The Council is committed to protecting buildings, structures and townscape features of particular local interest, value or cherished landmarks, which are not statutorily designated. These individual and groups of buildings and structures are considered to be assets that inform their localities and are part of the essence of Hackney as it continues to adapt and grow.*
- *The archaeological heritage of Hackney is considerable and includes finds from the Palaeolithic era near Stoke Newington, and medieval and Elizabethan remains, including the site of the Globe Theatre in South Shoreditch, together with the remains of the early village settlements. The most tangible remains are the two Roman roads, which today can be traced along Kingsland Road and Old Street. Archaeological Priority Areas have been established on the advice of English Heritage and they can advise the Council that archaeological work should be undertaken in other locations where they consider that such remains may be affected.*

4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

4.1 The Prehistoric Periods

(Palaeolithic c. 500,000 – 10000 BC; Mesolithic c. 10000 to 4000 BC; Neolithic c. 4000-2200 BC; Bronze Age c. 2200-700 BC and Iron Age c. 700 BC - AD 43)

4.1.1 A review of the GLHER data from within the 500m study area indicates that there is currently no substantial evidence for prehistoric activity within the vicinity of the proposed development site.

4.2 The Roman Period (AD 43 – AD 410)

4.2.1 The main focus of Roman period activity in this region was located to the south, within and close to the modern extent of the City of London, which was occupied from AD 43 through to the Roman withdrawal from Britain in AD 410, and beyond.

4.2.2 More substantial evidence of Roman period activity in close proximity to the proposed development site includes possible route of a Roman road (AOC 1) located in the vicinity of Golden Lane c. 350m to the south-west. Currently, no archaeological evidence has been identified to support this interpretation.

4.3 The Early Medieval (AD 410 – AD 1066) & Medieval Periods (AD 1066 – AD 1538)

4.3.1 No physical remains of early medieval activity have been recorded within the study area.

4.3.2 Documentary evidence does indicate there was early medieval activity occurring in the local landscape as place names such as Hoxton and Shoreditch, are all thought to originate in the early medieval period (Weinreb *et al.* 2008). The site lies closest to Shoreditch, with the nucleus of the village believed to have been focused around the junction of Kingsland Road and Old Street c. 1km to the south-east (Weinreb *et al.* 2008, 836).

4.3.3 There is more substantial evidence of medieval activity within the 500m study area. The most significant feature identified associated with this period is the possible location of the manor of Wenlocks Barn.

4.3.4 The only readily available evidence for Wenlocks Barn dates from the early post-medieval period; the earliest known being a survey and rental dated 1557. However, it is described as a prebendal manor (a type of 'manor' which originated during the medieval period) and on some 18th century mapping sources, the (presumed) manor house is shown as surrounded by a curving enclosure; possibly representing some form of moated boundary – which is a feature often associated with a medieval origin.

4.3.5 The GLHER located this potential moated manor house (AOC 4) c. 20m to the south of the site, on the opposite side of Wenlock Road; although this appears to be a generalised location. The Wenlock Barn Archaeological Priority Area (AOC 54), of which the proposed development site occupies the south-west corner, occupies an approximately 350m square area where the medieval manor site is assumed to lie.

4.3.6 Other sites related to medieval activity include the discovery of part of an unnamed road (AOC 2) approximately 200m to the south of the site, and two possible plague pit sites (AOC 3 & 5), located c. 400m to the south.

4.4 The Post-Medieval (AD 1538 – AD 1900) & Modern Period (AD 1900 to present)

4.4.1 Early cartographic sources give some idea of the nature of the general area of the site during the first half of the post-medieval period. The earliest source is Chassereau's 1745 map of Shoreditch (Figure 6), which indicates the area of proposed development site lay well outside the limits of the

urban extent and located within the agricultural hinterland of the city. The land in the immediate vicinity of the site is occupied by fields, as well as an unnamed property with a large yard area, fronting onto an unnamed road which later becomes known as Shepherdess Walk. The building is later shown on Horwood's map of 1799 (Figure 7), which names the property as being 'Wenlocks Barn'.

- 4.4.2 Pride's 1796 map of Wenlocks Barn Manor (Figure 8) provides significantly more detail, and shows a complex of buildings within a large curving enclosure. The original map, held at the London Metropolitan Archives, labels these buildings as '*Wenlocks Manor Farm*', rather than Wenlocks Manor, however it is possible that the farmstead evolved out of an earlier manorial site (as can be noted in examples of numerous similar farmsteads across the country).
- 4.4.3 Pride's map provides a clear picture of how the complex was laid out at this time. The complex consists of two groups of buildings; the first group lies adjacent to the road, consisting of one large rectangular building, with two smaller buildings attached to its southern elevation. The size of this building suggests it could be the former manor house itself. Immediately to the east of this group is a second set of buildings which form three sides of a courtyard; a layout which might suggest these buildings represent stables, coachhouses, and other outbuildings. A water course surrounds the complex on its eastern and southern sides and is possibly the remains of a moat. The lands associated with the manor appear to be relatively extensive, bounded by Hoxton Street to the east, Old Street to the south, Goswell Road to the west, and the approximate line of the Hackney/Islington Borough boundary.
- 4.4.4 Later post-medieval mapping show the site of the possible manor within the evolving streetscape of this part of London. The Langley and Belch map of 1812 (Figure 9) shows the area to the north of City Road as starting to be developed and marks 'Wenlocks Barn' adjacent Shepherdess Walk, albeit still surrounded by open ground, including the 'East India Drill Ground'. It is not clear from the mapping if the Wenlock Barn site still comprises a complex of structures.
- 4.4.5 Greenwood's map of 1827 (Figure 10) shows Wenlock's Barn slowly being absorbed into the urban development of London, as properties are built on both sides of Shepherdess Walk up to Regents Canal in the north. Regents Canal (AOC 9), c. 300m to the west and north-west, provided the main impetus for post-medieval development in this area due to the improved transport opportunities and it spurred on the development of many industrial facilities (as identified on the GLHER) built adjacent to the line of the canal. This included the 19th century former Britannia Iron Works (AOC 10), the Wharf Road Printing Works (AOC 27) and factory (AOC 28) and a warehouse, iron works and pharmaceutical works at the northern end of Wharf Road (AOC 44).
- 4.4.6 Greenwood's map shows Wenlock's Barn still remains detached from the adjacent properties at this time, although it is now surrounding by a network of new streets. By 1855 (Figure 11) the house still remains distinct in comparison to the terraced houses on either side of Shepherdess Walk and, following the construction of Wenlock Street, the property now appears to lie at the northern side of the junction of these two roads. This would suggest the 'Wenlock Barn' site lies within and upon the approximate location of the proposed development site.
- 4.4.7 Cassell's map of 1863 (Figure 12) no longer depicts an isolated building on the northern corner of the Shepherdess Walk/Wenlock Street junction, but instead shows a single block of buildings probably representing a row of terraced houses or similar development. This change suggests the Wenlocks Barn site has been demolished at some point between the late 1850s and early 1860s and redeveloped.

- 4.4.8 The GLHER identifies a range of other buildings within the surrounding area likely dating from this period during the 19th century and attesting to the spread and extent of urban development. These include two groups of listed terraced houses at the northern end (AOC 13 & 16) and southern end (AOC 12) of Shepherdess Walk; the 19th century Church of the Holy Trinity located c. 100m to the south of the proposed development site and the former Blockmaker's Arms Public House (AOC 14) c. 200m to the north-west. Within closer proximity to the site, post-medieval development includes the locally listed Holy Trinity Church hall and vicarage (AOC 47 & 48) c. 100m to the south and the locally listed 'Plumage House' (106 Shepherdess Walk - AOC 45) which sits upon the site's northern boundary.
- 4.4.9 'Plumage House' was formerly known as 'Royal Standard Tavern' and, prior to this, it is thought to have been known as the 'Albert Saloon'. Online sources suggest the Albert Saloon and Pleasure Gardens (1839 – 1857) were located somewhere adjacent to this building, although they are not shown on the available mapping or listed in the trade directories. The Gardens were the site for concerts, vaudevilles and melodramas and could reputedly accommodate c. 10,000 patrons (D.V.L u.d.). If they were located near here, it is possible they may have been situated within and around the open area labelled as 'Drill Ground' on later mapping (adjacent to the site on the east). The online sources could be mistaken and the pleasure gardens may have been located further south along Shepherdess Walk.
- 4.4.10 The most obvious example of surviving 19th century development within the area of the site is an extended group of Grade II listed, 2 storey terraced houses (AOC 15) on the opposite side of Shepherdess Walk, and similar locally listed terraced development further north at Nos. 87 – 105 Shepherdess Walk (AOC 46). Both these sets of buildings are residential in character, fronting directly on to the roadside, and contain basement levels. They are visible on the late 19th and early 20th century Ordnance Survey mapping (Figures 13 & 14). Detailed images of the site in 1873 – 1875, 1896 and 1922 are also shown on Plate A, below.

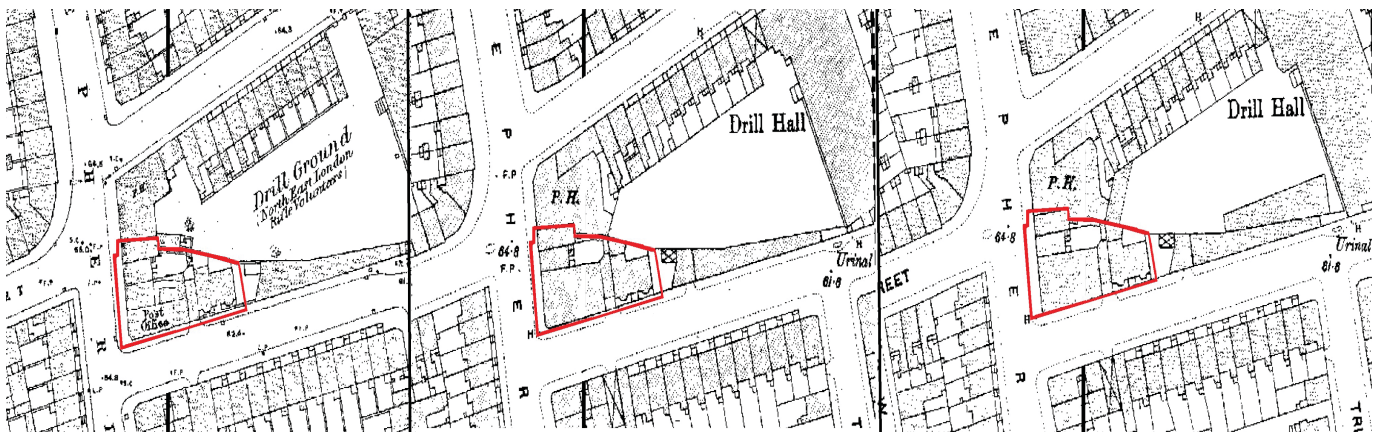


PLATE A: The area of the proposed development site as shown on the Ordnance Survey Town Plans, dated 1873 – 1875, 1896 and 1922 (approximate site outline)

- 4.4.11 The proposed development site appears to contain four terraced properties fronting onto Shepherdess Walk, with a single detached property fronting onto Wenlock Street – possibly joined by a narrow structure with roadside access (such as a garage). The southern most terraced building is labelled as a 'post-office' on the earlier map (Figure 13) and then shown to encompass the adjacent building, making larger than the other terrace properties. The building fronting on to Wenlock Street has bay windows either side of a central entrance (see Plate A), which could suggest a higher status of building; although this is uncertain.

4.4.12 The Trade Directory of 1882 provides a good indication of the types of activity within the site at the end of the 19th century. The directory list within the site Nos. 98 – 104 Shepherdess Walk and No. 1 Wenlock Street. All of these are listed as commercial premises; although they may have had residential properties above. These are listed in Table 1, below.

Street & No.	Name	Occupation
98 Shepherdess walk	John Owen	Grocer
100 Shepherdess walk	Wiliam Brazil	Pork Butcher
102 Shepherdess walk	Joseph Corbett	Cheesemonger
104 Shepherdess walk	Joseph Stanley Aldridge	Tobacconist
106 Shepherdess walk (outside of site boundaries)	/	Royal Standard Public House
1 Wenlock Street	James Thomas	Wholesale Milliner
3 Wenlock Street (Presumed to be outside of site boundaries)	William Hichcock	Blind Maker
	Thomas Richard	Wood Carver

TABLE 1: Trades listed on the 1882 Kelly's Trade Directory (online version)

- 4.4.13 Located adjacent to the northern boundary of the site is a large public house (Royal Standard Tavern), while the yard and our buildings of a military 'Drill Ground' borders the site to the east. Parts of the drill ground were subject to archaeological evaluation works in 2007 which found substantial 19th century levelling deposits and evidence of possible horizontal truncation. This is discussed in more detail in section 5.1.
- 4.4.14 A review of the London County Council Bomb Damage maps indicates that the four Shepherdess Walk properties were damaged beyond repair during World War II, while the Wenlock Street property received general blast damage (Saunders 2005, Map 50). The available 1946 / 1947 aerial photography shows that the four Shepherdess Walk properties within the proposed development site have been demolished with most of the debris having been cleared away to expose what appears to be the ground floor. Limited evidence for wall lines remains. The Wenlock Street property is still present.
- 4.4.15 No further changes are identified as occurring within the site boundary until 1954, at which point the Ordnance Survey map of this date indicates the Wenlock Street property is still present, but the remaining area of the proposed development site is depicted as open ground (Figure 15). The Wenlock Street property and the area of open ground to the west remain until the latter half of the 20th century when the 1968-73 OS map shows that the area within the site boundary has been re-developed and is now occupied by the a new structure labelled as 'Hostel'.
- 4.4.16 This is the building which currently stands within the site and later Ordnance Survey maps show that no subsequent changes have occurred.

5 ADDITIONAL BACKGROUND RESEARCH

5.1 Previous Archaeological Site Investigations

- 5.1.1 No previous archaeological investigations have been undertaken within the site.
- 5.1.2 In 2007 an archaeological evaluation took place at the site of 3 – 11 Wenlock Street, located adjacent to the eastern boundary of the site (PCA 2007) The works comprised the evaluation of five trenches located as shown on Plate A, below.
- 5.1.3 The works identified natural gravels at a level of between 16.35m OD and 15.54mOD, which are thought to underlie the entire site. The gravels were overlain by natural brickearth in Trenches 3,4 and 5 at between 16.6m and 16.36mOD (PCA 2007).
- 5.1.4 Evidence of post-medieval horizontal truncation, followed by 19th century levelling / ground rising, was identified in all five trenches. The layer was between 0.3m and 0.93m in thickness and encountered at a height of 17.39m and 16.67m OD (PCA 2007).
- 5.1.5 The evaluation report identified a sequence of deposits across the site as comprising natural gravels, overlain by a thin layer of brickearth, which in turn was overlain by 19th century levelling deposits. The brickearth appears to have suffered some degree of horizontal truncation, possibly more extreme in the north and east of the site. Several later intrusive features were recorded as cutting the levelling deposit (PCA 2007).

5.2 Previous Geotechnical Site Investigations

- 5.2.1 No previous on site geotechnical investigations have been were undertaken within the site.

5.3 Site Walkover and Description

- 5.3.1 A site walkover was undertaken on 3rd of May 2012 to assess the site and to gain a greater understanding of existing land use and potential for archaeological constraints within the area of the site. An internal inspection was carried out, although full access to the interior was not possible due to the property still being occupied.
- 5.3.2 The site is occupied by a two storey modern brick building with a flat roof. Primary access is through a doorway to the Shepherdess Road frontage. Vehicle storage is provided by gates on the Wenlock Road frontage.
- 5.3.3 The building's footprint occupies the majority of the site apart from a small section at the northern end, which comprises a small yard area primarily occupied by a fire exit stairwell. The ground surface in this area is paved hard standing.
- 5.3.4 The interior of the building has a regular utilitarian layout in keeping with its late 20th century construction. The majority of the building is occupied by individual dormitory rooms and associated washing and toilet facilities. The ground floor also contains several office and reception spaces.
- 5.3.5 All the standing structures and features within the site are of modern date and are not considered to be of architectural or historical interest. There are no visible above ground features of heritage interest within the site.



PLATE B: View of 100 Shepherdess Walk from the south-west



PLATE C: View of yard area from the west

6 ASSESSMENT OF EVIDENCE

6.1 Past Impacts Within the Site Boundary

- 6.1.1 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any below ground archaeological deposits that may survive within the bounds of the proposed development site.
- 6.1.2 There is likely to have been some impact from past development within the site upon the underlying archaeology, if present. The magnitude of this impact is currently unknown, however it could be relatively high if the 19th century development contained basement levels (see below) – albeit localised within the footprint of the past buildings.
- 6.1.3 Further impact may have resulted from similar horizontal truncation as seen at the neighbouring 3 - 11 Wenlock Street site; although there is not evidence to date to suggest this extended over the area of the proposed development site (particular if it was only associated with the formation of the Drill Ground).

- 6.1.4 Three phases of possible past impact have been noted within the site:
- Impact from agricultural and / or land-management activities prior to post-medieval development. This could also include evidence of Wenlock Barn Manor and its (potential) moated enclosure.
 - Impact from development shown on mid-late 19th century mapping. This comprised terraced development on Shepherdess Walk and buildings fronting onto Wenlock Street. It likely required the demolition of any buildings associated with Wenlocks Barn; and
 - Impact from site clearance following Second World War bombing (as shown on aerial photographic evidence) during the late 1960s or early 1970s and construction of the current building within the site.
- 6.1.5 Any evidence related to pre-19th century development (early post-medieval, medieval and / or earlier) would be considered of archaeological interest in itself.
- 6.1.6 With regards to the 19th century development within the site; it is not known if the terraced buildings had basements and there are no surviving examples of similar structures (as drawn on the OS mapping) within the surrounding streets to compare. The terraces opposite the site and further along Shepherdess Walk do have basements (suggesting such features were common in the surrounding area); although these were residential buildings rather than the commercial type of buildings thought to have existed within the site.
- 6.1.7 The terraces with basements at the front of the buildings are drawn on the available detailed OS mapping (see Plate A) in a very particular style; showing the steps at the front of the buildings which provided access over the sunken basement levels. The depictions of the terraced buildings within the site do not have these features; although the Wenlock Street property does have something similar – possibly suggesting a basement level beneath this building.
- 6.1.8 There is also likely to have been a degree of impact from the mid 20th century redevelopment of the site; although the impact would have been restricted as the current building does not incorporate any basement levels. There may have been a possible lower degree of impact in the area of the northern yard, where no modern buildings are present.

6.2 Assessment of Archaeological Potential

- 6.2.1 Whilst there is a moderate level of past impact, it is possible archaeological remains survived within areas of the site subject to lower level of development (e.g. outside buildings footprints). Any such remains would most likely be piecemeal or fragmentary in nature.
- 6.2.2 Based on the available evidence, there is therefore considered to be a:
- Low Potential for evidence of significant activity (e.g. in-situ settlement, occupation, industrial etc.) dating to the prehistoric, Roman, or early medieval periods. The area shows some potential for less significant features, such as land-management / agricultural features; however the high level of impact could suggest this is unlikely within the site itself. Any such remains which are encountered would be considered of Negligible to Local Importance.
 - Medium Potential for evidence of activity dating to the medieval and early post-medieval periods. The cartographic evidence would suggest the successor of Wenlocks Barn Farm was situated on the junction of Wenlock Street and Shepherdess Walk. The farmstead potentially evolved out of an earlier medieval manorial site.

There is therefore a potential within the proposed development site for evidence of this medieval and post-medieval activity; although it is likely to be focused outside areas of later impact. Any

such features could be fragmentary and piecemeal and would be considered of Local to Regional Importance (at most), depending upon level and quality of survival and date.

- High Potential for evidence of activity dating to the later post-medieval and modern periods. These remains are likely to survive in reasonable well, especially adjacent to the northern site boundary, due to the potentially moderate impact associated with the construction of the current building. Any such features, which are encountered would be considered of Negligible to Local Importance, at most.

7 IMPACTS & RECOMMENDATIONS

7.1 Development Proposal & Impacts

Groundworks

- 7.1.1 The proposed development scheme comprises the demolition of the existing building and the construction of a multi-storey residential development. The proposed development will comprise a three storey block on the Shepherdess Walk frontage, and a part four part five storey block on the Wenlock Street frontage. At the time of writing the proposed development scheme has not yet been finalised and the number of storeys for the Wenlock Street block may change.
- 7.1.2 No on-site geotechnical investigations have yet to be undertaken and therefore the proposed foundation design, methodology and depth are unconfirmed. However, it has been indicated that the proposed development will include 'Lower Ground Floor' and basement area beneath the Wenlock Street Block and areas of sunken gardens in the eastern half of the site. This is shown on the proposed site sections (Figure 3) and on Plate D, below.
- 7.1.3 The current proposed scheme information would suggest the street level lies at approximate 19.30m OD at the junction of Wenlock Street and Shepherdess Walk. The proposed basement level beneath the Wenlock Street block will extend c. 1.40m below this level, to a final floor level of 17.90mOD (with slab and foundations below this).
- 7.1.4 The proposed sunken garden and 'lower ground floor' in and around the Wenlock Street block will extend to depth of 0.35m below street level, creating a final floor level of c. 18.95mOD.
- 7.1.5 Archaeological evaluation on the adjacent site identified natural gravels at a height of between 16.35m OD and 15.54mOD, overlain by natural brickearth at a height of between 16.6m and 16.36mOD (PCA 2007) - although the brickearth appeared to have been horizontally truncated. It is possible similar levels exist within the proposed development site; although this will need to be confirmed during on-site geotechnical works. If there has been no horizontal truncation, the natural brickearth may be encountered at a higher level.
- 7.1.6 Based upon the available evidence, it would appear the 0.35m reductions for the sunken gardens will not cause significant impact. A greater degree of impact will result from the basement on the Wenlock Street block. Whilst these will be unlikely to extend significantly into the level of the natural gravels (should they be encountered at this depth) it could (depending upon depth of slab and foundations) impact the upper layers of the overlying brickearth and potential archaeological features lying stratigraphically higher than these deposits (albeit likely overlain by quantities post-medieval made ground).

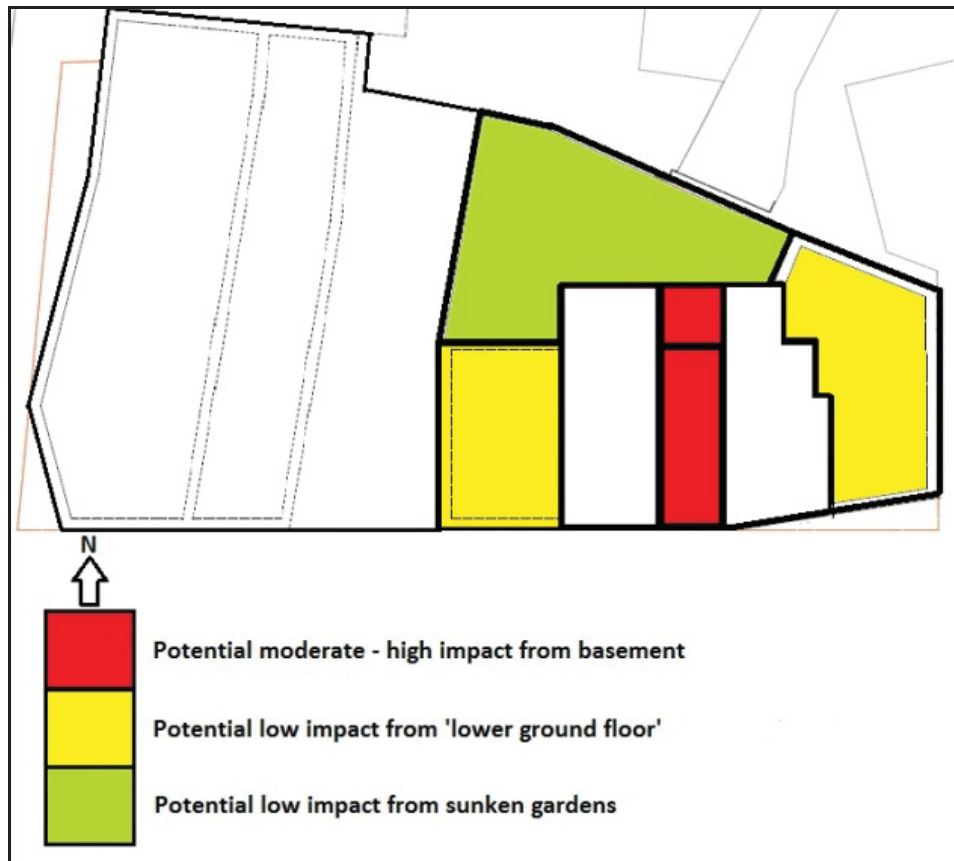


PLATE D: Plan showing extent of significant impact from basements and garden development works

7.1.7 Based upon this appraisal, there is considered likely to be between a Low and Medium magnitude of impact from the proposed development works upon potential below ground archaeology. The validity of this assessment will be dependent upon the nature of the below ground deposits and the final foundation design and depth.

Visual Impact

7.1.8 The site does not lie within any Conservation Area, although it is located adjacent to the Regents Park Conservation Area (AOC 51). Whilst the site does not contain any statutory listed buildings, it does sit opposite a group of Grade II listed terraces (AOC 15) and next to a locally listed building (106 Shepherdess Walk - AOC 45)

7.1.9 Any proposed development scheme will need to consider the guidance expressed in the National Planning Policy Framework in relation to creating '*a positive contribution to local character*' and avoiding detrimental impact upon the setting of designated heritage assets, such as Conservation Areas and listed buildings, and non-designated heritage assets (e.g. Paragraphs 132 and 135).

7.1.10 The proposed development scheme will need to conserve the significance of nearby heritage assets and their settings, by being sympathetic to their form, scale, materials and architectural detail – as stated in the London Plan, and conserving the historic significance of Hackney's designated assets and their setting by ensuring they maintain the integrity and setting of listed buildings etc. – as expressed in the Hackney LDF core strategy.

7.1.11 A key aspect of this is through improving upon the existing building and making a positive contribution to the character of the historic and built environment.

- 7.1.12 The primary visual impact from the proposed development scheme will be on the Shepherdess Walk frontage. Here the level of impact has been minimised by respecting the size and elevations of the neighbouring locally listed building and terrace development on the opposite side of the street.
- 7.1.13 The current 100 Shepherdess Walk building is a plain, unsympathetic mid-20th century structure, which detracts from the earlier more ornate historic buildings in the immediate vicinity. It is considered that as long as the proposed development retains a sympathetic design in terms of form, scale and materials used; it is likely to provide a beneficial impact by improving upon the existing structure and potentially providing a positive contribution to local character.

7.2 Further Works / Mitigations Recommendations

- 7.2.1 Due to the unknown nature of the below ground deposits, and the potential of the site from the possible location of Wenlock Barn Manor, AOC Archaeology recommends a two phase programme of further archaeological works.
- 7.2.2 The first phase of works should be the archaeological monitoring and reviewing of any on-site geotechnical investigation which will be undertaken in advance of any foundation design and / or proposed redevelopment works. This should include a watching brief during any window samples or test pits and the review of any borehole logs.
- 7.2.3 This first phase of works will be used to identify the levels of any potential archaeological deposits and the depth of made ground across the site – including evidence of post-medieval basements, levelling or horizontal truncation (if identifiable) as seen on the adjacent site.
- 7.2.4 The results of this work can be used in conjunction with a review of the final foundation design (including final depth of works associated with basement levels) to confirm magnitude of impact and determine if, and what, further archaeological works will be required.
- 7.2.5 Should only a minimal impact be noted (e.g. unlikely to extend through the post-medieval made ground or only in localised places) this scheme of archaeological works could compromise a programme of watching brief undertaken during development ground works, targeted within the areas of greatest development impact (basements / lower ground floor).
- 7.2.6 Should a more substantial impact be identified, then a programme of evaluation works may be required to determine the level and extent of any potential archaeology. These works could be targeted within the areas of impact as noted above and would inform upon the need for any further mitigation.

Visual Impact

- 7.2.7 In regards to the potential visual impact on adjacent listed and locally listed buildings; no further works are recommended.

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8.2 Cartographic Sources

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- Horwood's Plan of the Cities of London & Westminster, with the Borough of Southwark 1799 (Hackney Archives)
- Pride's Plan of the Manor of Wenlock Barn in the Parishes of St. Leonards, Shoreditch, and St. Luke's 1799 (Hackney Archives)
- Langley & Belch's New Map of London 1812 (Hackney Archives)
- Greenwood's Map of London From and Actual Survey Made in the Years 1825, 1826 and 1827 (Hackney Archives)
- London Parish Map 1855 (Hackney Archives)
- Cassell's Map of London 1863 (Hackney Archives)
- Ordnance Survey Map of 1877, 1: 2,500 Scale (Landmark 2012)
- Ordnance Survey Map of 1916, 1:2,500 Scale (Landmark 2012)
- Ordnance Survey Map of 1954, 1:2,500 Scale (Landmark 2012)
- Ordnance Survey Map of 1968 - 1973 1:1,250 Scale (Landmark 2012)

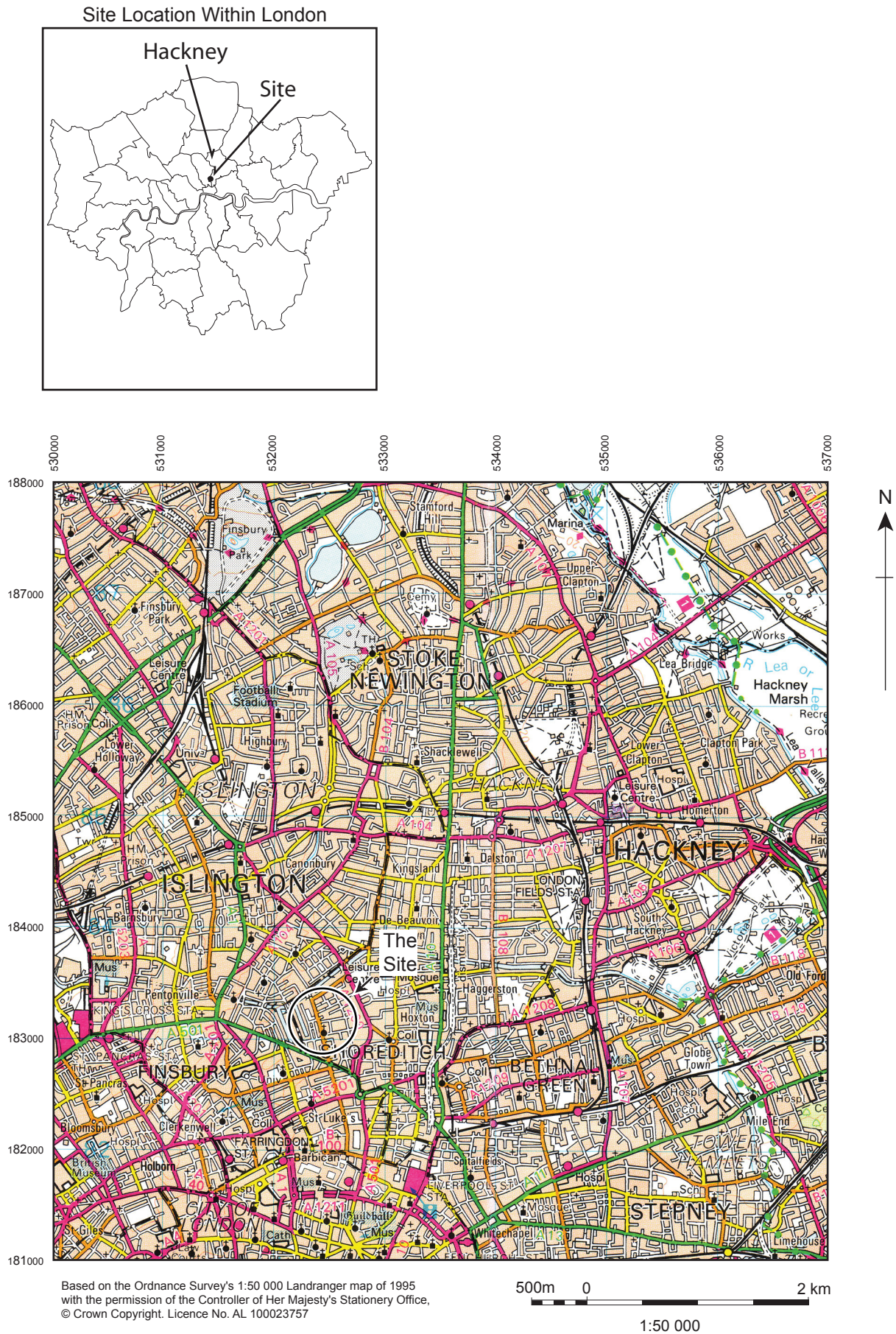
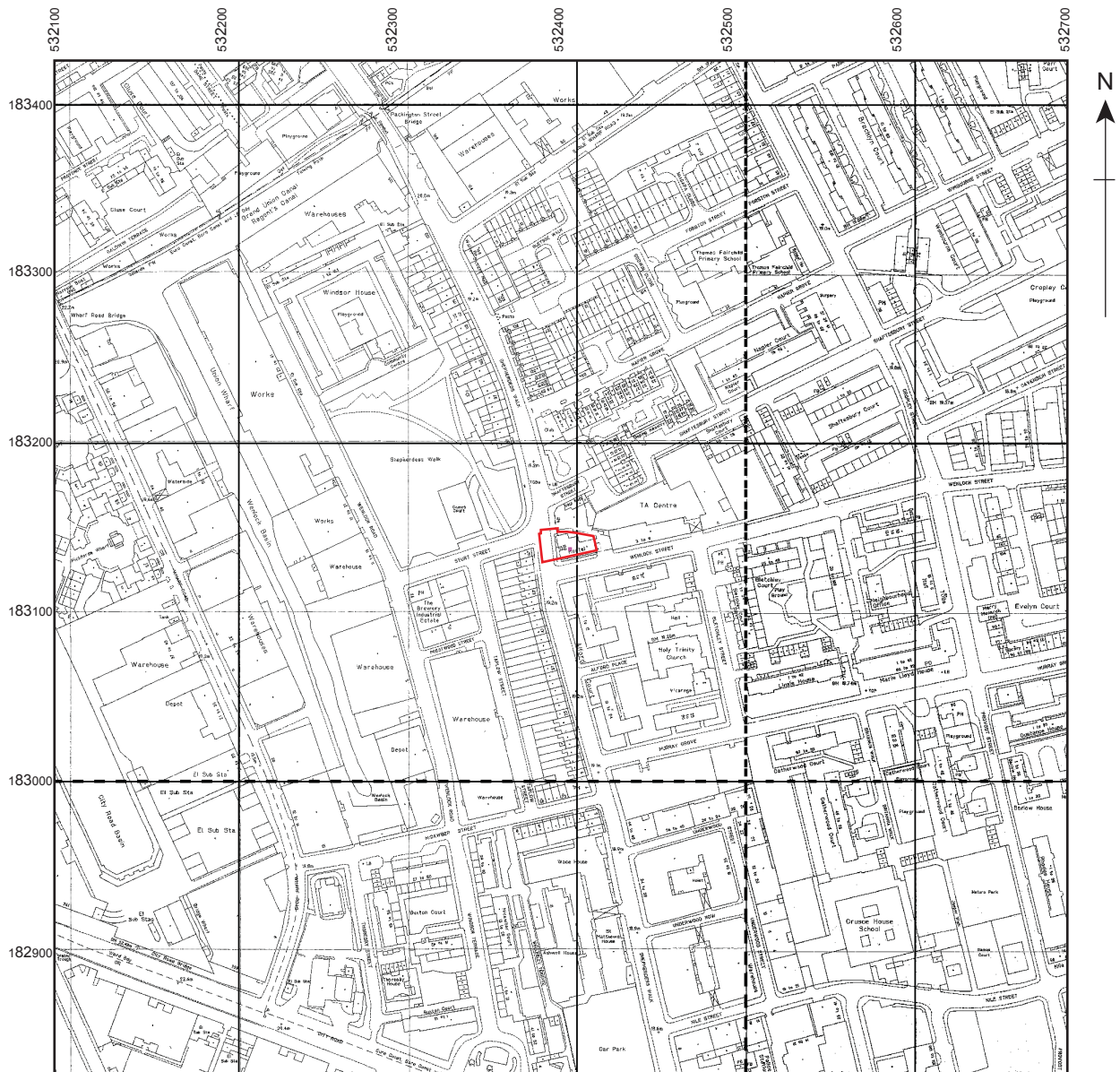


Figure 1: Site Location



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— Site Outline

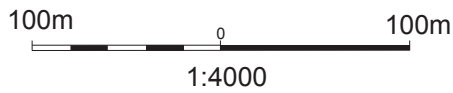
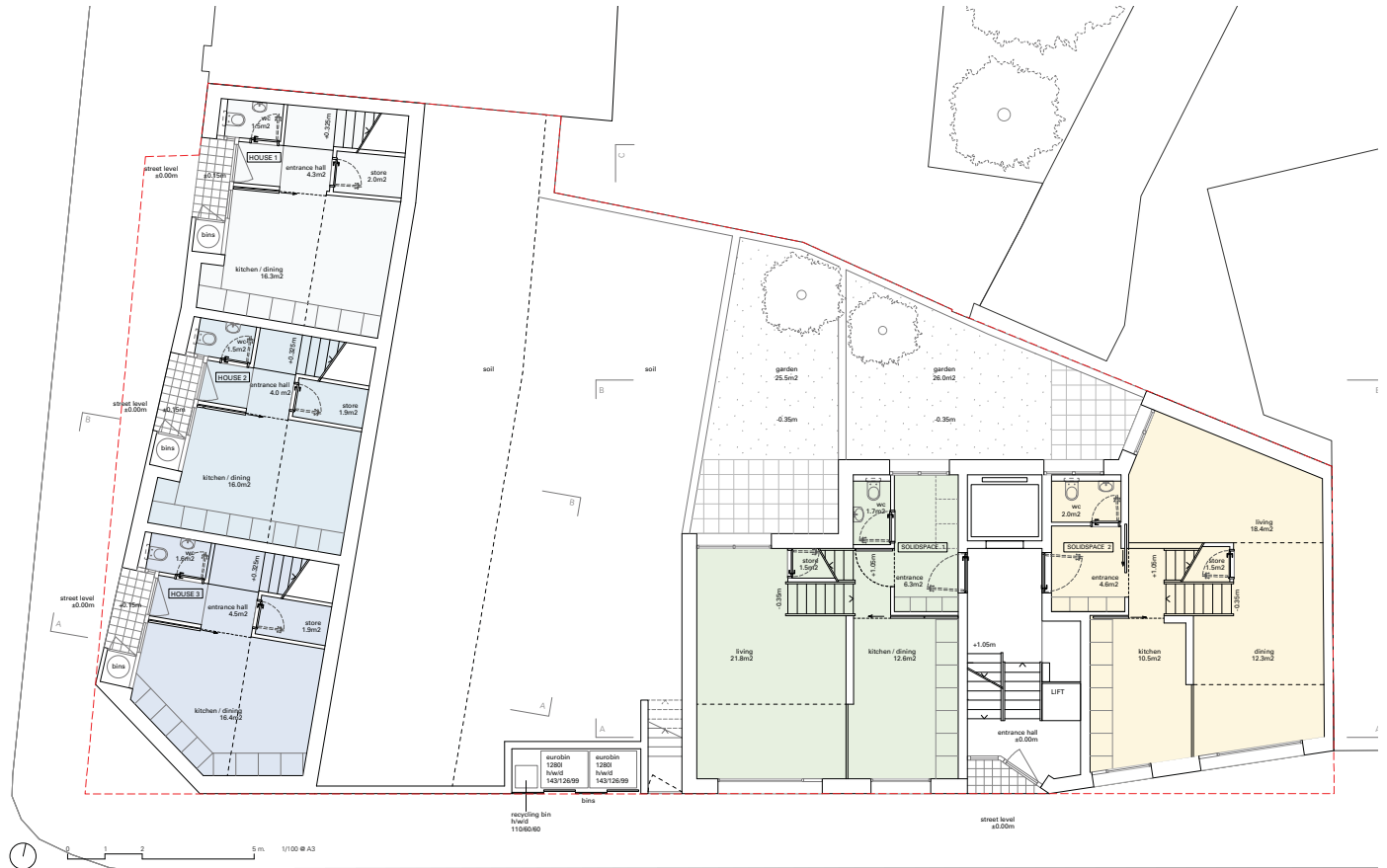


Figure 2: Detailed Site Location Plan

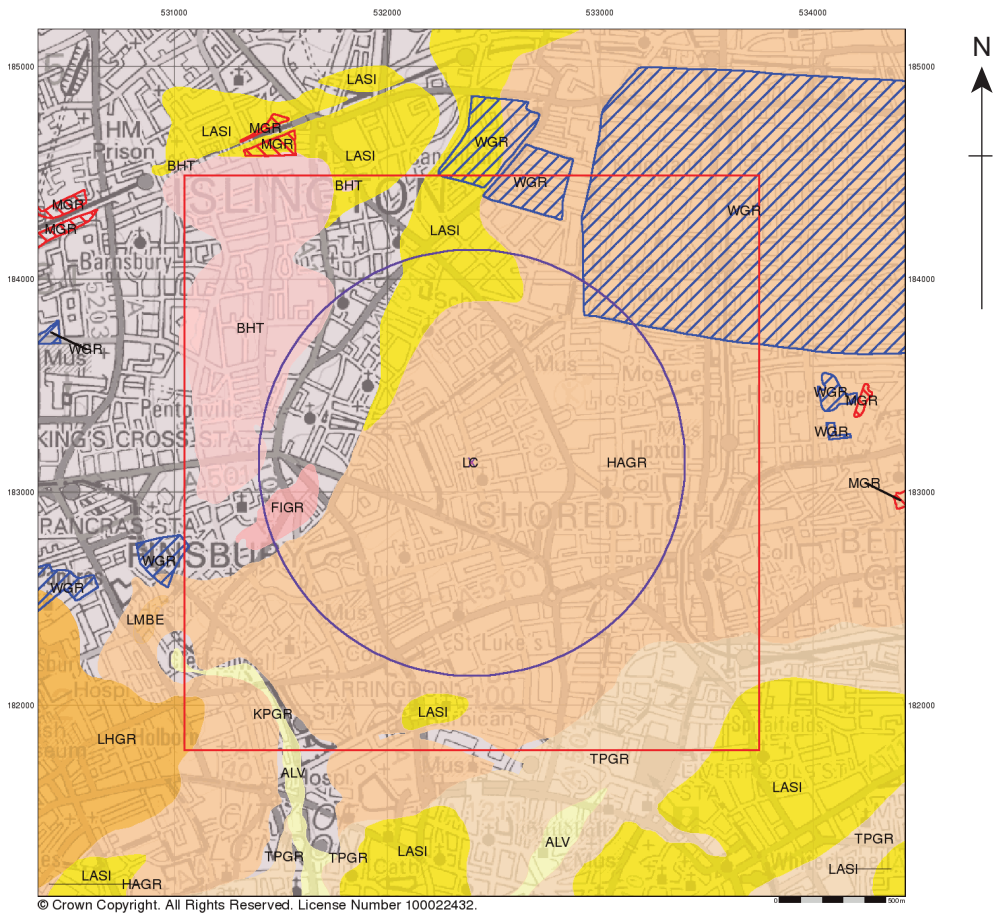


Plan



Section

Figure 3: Development Proposal



Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WGR	Worked Ground (Undivided)	Void	Holocene - Holocene
	MGR	Made Ground (Undivided)	Artificial Deposit	Holocene - Holocene

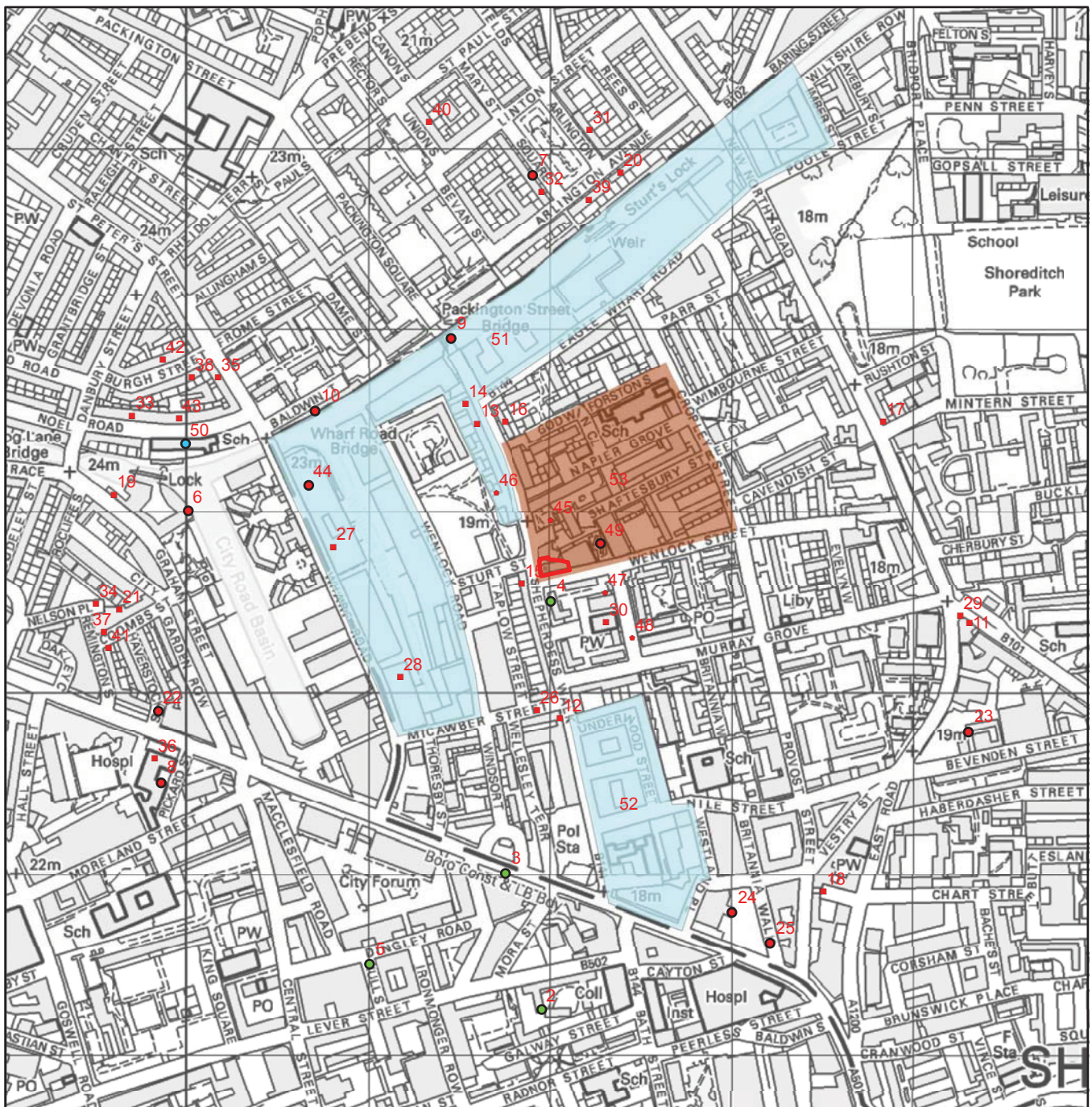
Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Flandrian - Flandrian
	LASI	Langley Silt Member	Clay and Silt	Devensian - Devensian
	KPGF	Kempton Park Gravel Formation	Sand and Gravel	Devensian - Devensian
	HAGR	Hackney Gravel Member	Sand and Gravel	Wolstonian - Wolstonian
	FIGR	Finsbury Gravel Member	Sand and Gravel	Wolstonian - Wolstonian
	TPGR	Taplow Gravel Formation	Sand and Gravel	Wolstonian - Wolstonian
	LHGR	Lynch Hill Gravel Member	Sand and Gravel	Wolstonian - Wolstonian
	BHT	Boyn Hill Gravel Member	Sand and Gravel	Wolstonian - Hoxnian

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	LC	London Clay Formation	Clay, Silt and Sand	Eocene - Eocene
	LMBE	Lambeth Group	Clay, Silt and Sand	Paleocene - Paleocene

Figure 4: Published Geological Conditions



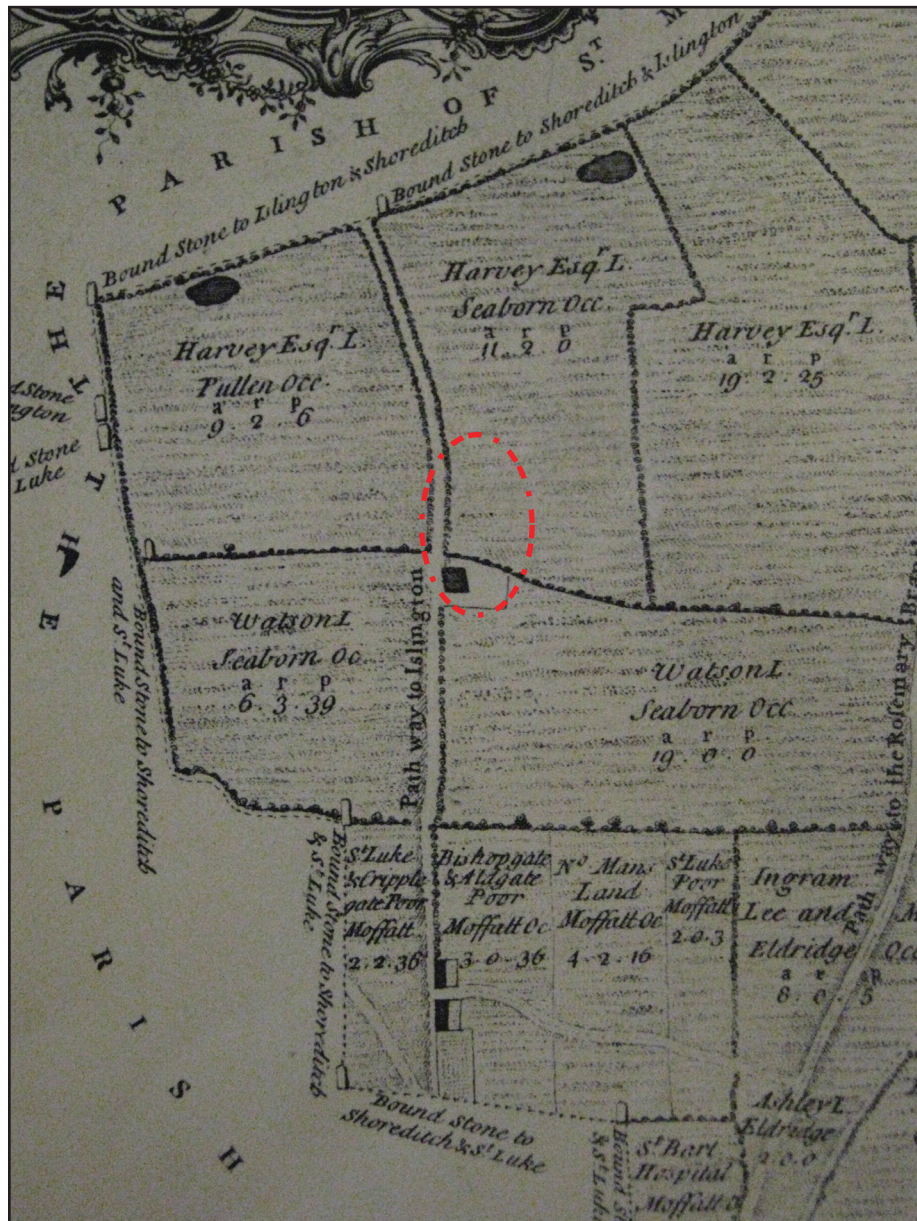
Based on the Ordnance Survey's 1:10K Map Data of 2011
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180 90 0 180 Meters



- Roman
- Medieval
- Post Medieval
- Modern
- Conservation Areas
- Area of Archaeological Significance
- Listed Buildings
- Locally Listed Buildings

Figure 5: Heritage Assets Map



— Approximate Site Outline

Not to Scale

Figure 6: Extract from Chassereau's Survey of the Parish of St. Leonard in Shoreditch 1746 (Hackney Archive)

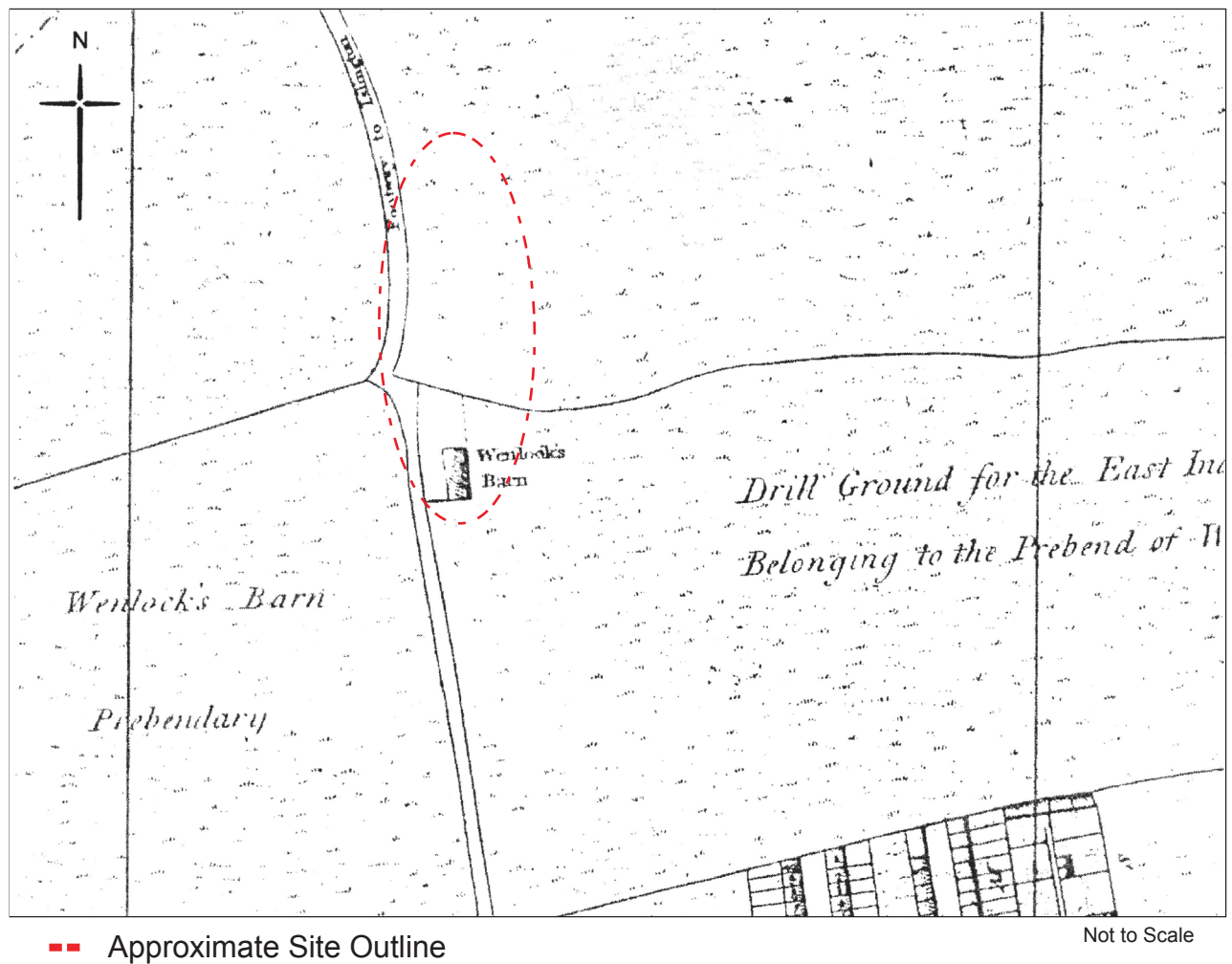
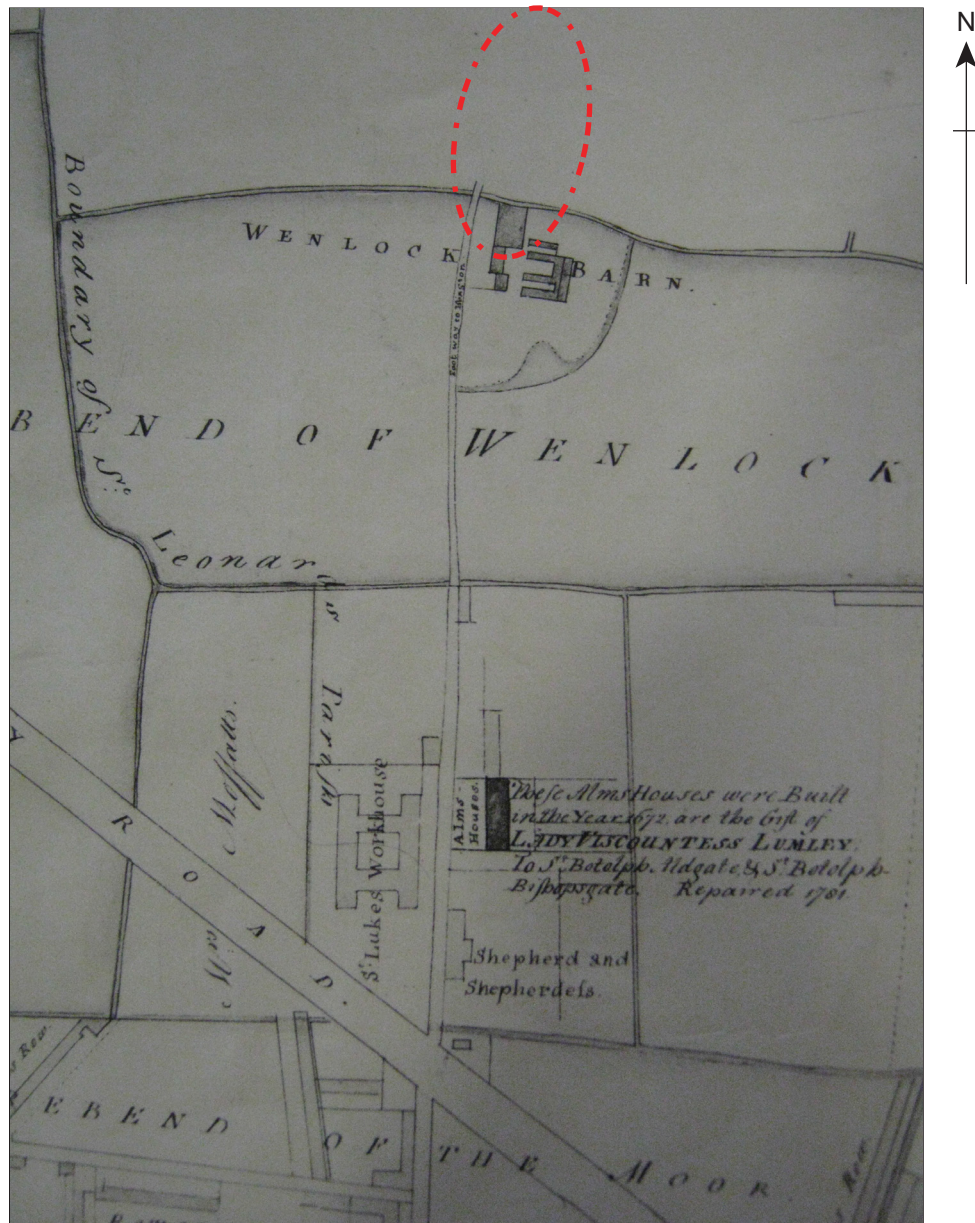


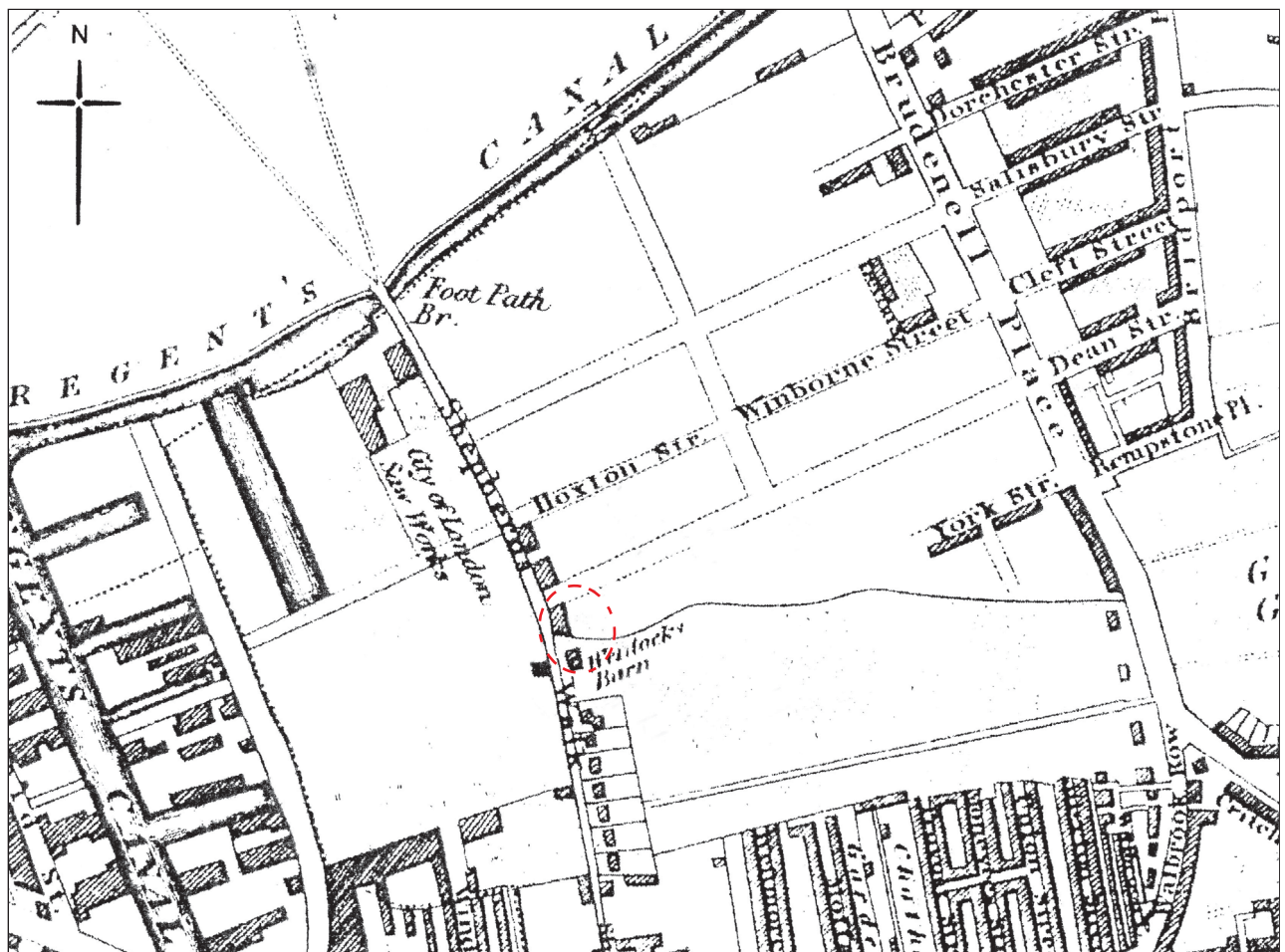
Figure 7: Extract from Horwood's Plan of the Cities of London & Westminster with the Borough of Southwark 1799 (Hackney Archive)



--- Approximate Site Outline

Not to Scale

Figure 8: Extract from Pride's plan of the Manor of Wenlock Barn in the Parishes of St. Leonards, Shoreditch and St. Lukes 1799 (Hackney Archive)



--- Approximate Site Outline

Not to Scale

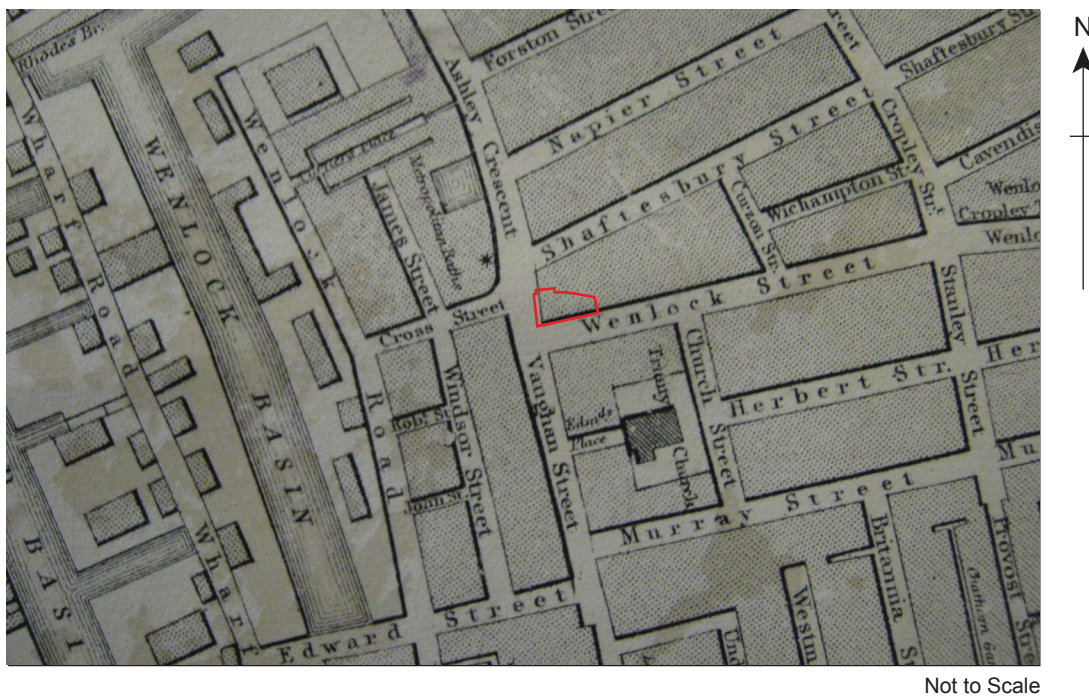
Figure 10: Extract from Greenwood's Map of London from actual survey made in the years 1825, 1826 and 1827 (Hackney Archive)



--- Approximate Site Outline

Not to Scale

Figure 11: Extract from the London Parish Map 1855 (Hackney Archive)



— Site Outline

Figure 12: Extract from Cassell's Map of London 1863 (Hackney Archive)



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— Site Outline

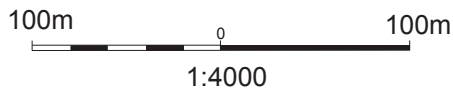


Figure 13: Ordnance Survey Map of 1877, 1:2,500 Scale



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— Site Outline

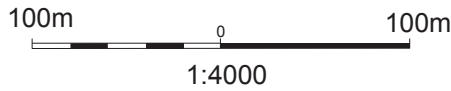
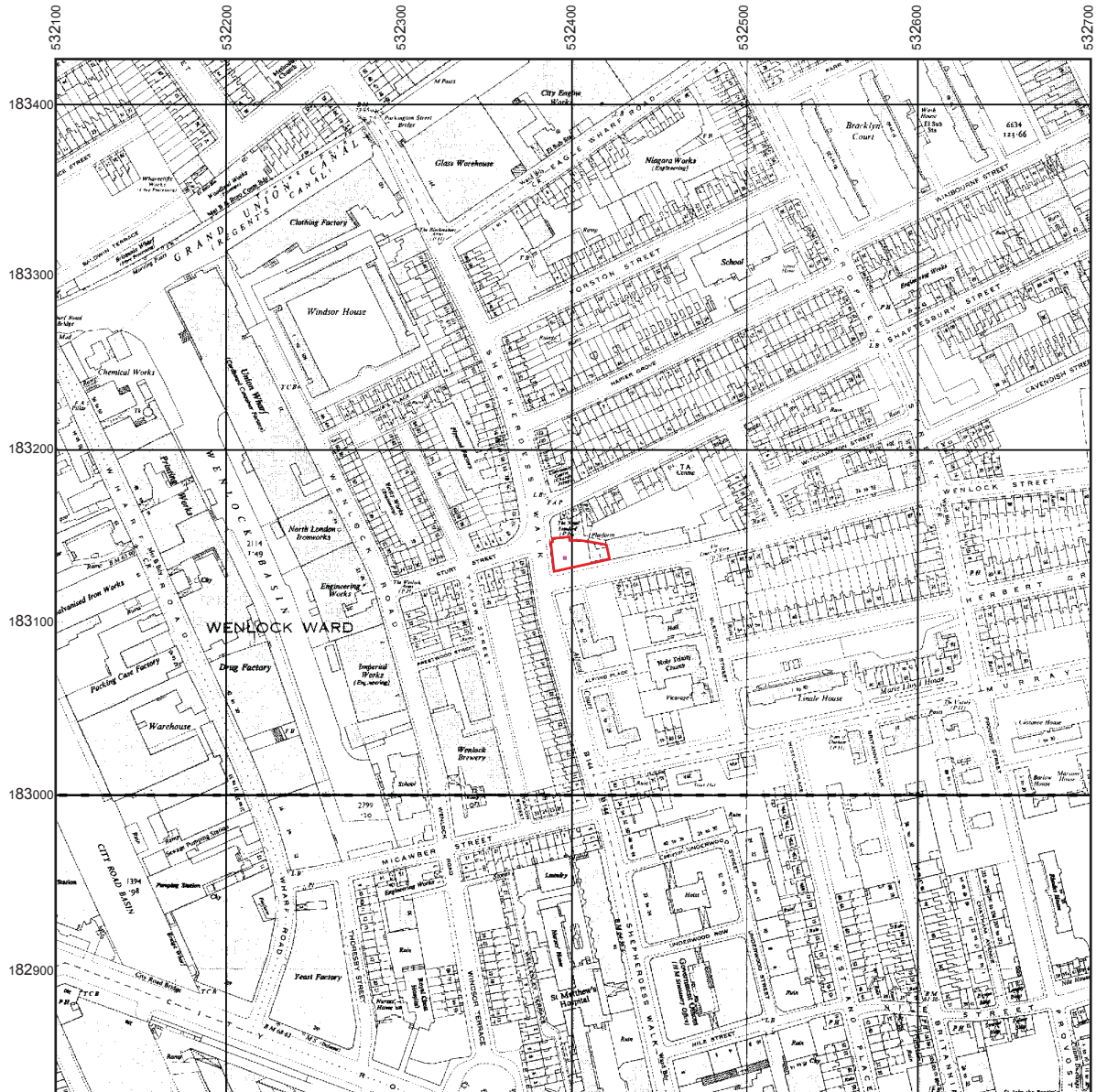


Figure 14: Ordnance Survey Map of 1916, 1:2,500 Scale



Based on the Ordnance Survey's 1:2,500 Historical Map of 1954 with the permission of the Controller of Her Majesty's Stationary Office, © Crown Copyright. Licence No. AL 1000 16114

— Site Outline

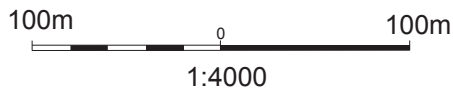
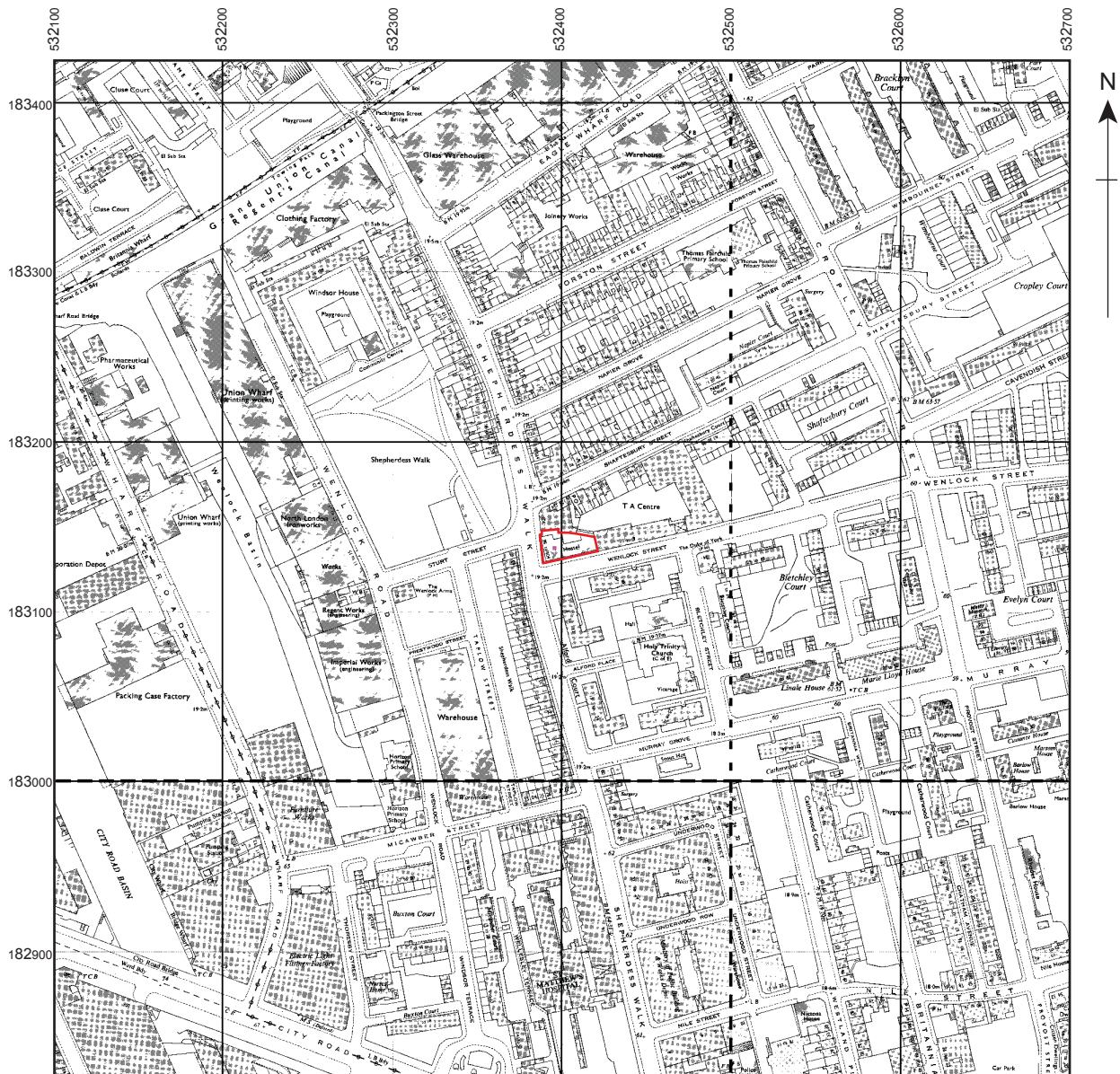


Figure 15: Ordnance Survey Map of 1954, 1:2,500 Scale



Based on the Ordnance Survey's 1:2,500 Historical Map of 1968-73 with the permission of the Controller of Her Majesty's Stationary Office, © Crown Copyright. Licence No. AL 1000 16114

— Site Outline

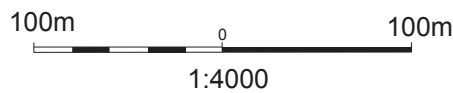


Figure 16: Ordnance Survey Map of 1968-1973, 1:2,500 Scale



APPENDICES

APPENDIX A GAZETTEER OF HERITAGE ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 500m radius from the approximate boundaries of the proposed development site was used to collate the Historic Environment Record data. For the purpose of this assessment, all entries from the provided data were assigned a numerical reference (AOC number).

Abbreviations:

AOC No.: Number assigned to sites, monuments, buildings etc. referred to in the text in round brackets e.g. (AOC 1)

GLHER: Greater London Historic Environments Record

NGR: National Grid Reference

TABLE 2: Gazetteer of Heritage Assets

AOC	PERIOD	NAME	MONUMENT TYPE	SUMMARY	NGR	GLHER REF.
1	ROMAN	GOLDEN LANE	ROAD	THE POSSIBLE LINE OF A ROMAN ROAD.	TQ 3220 8250	MLO315
2	MEDIEVAL	WHITECROSS STREET	ROAD	TRIAL TRENCHING FOUND THE LINE OF AN UNNAMED MEDIEVAL ROAD.	TQ 3239 8265	MLO1450
3	MEDIEVAL	CITY ROAD	PLAGUE PIT	ACCORDING TO LOCAL TRADITION THIS IS THE SITE OF A PLAGUE PIT, BUT THERE IS NO FURTHER EVIDENCE TO SUPPORT THIS.	TQ 3235 8280	MLO11098
4	MEDIEVAL	WENLOCK STREET	MANOR HOUSE, MOATED SITE	POSSIBLE LOCATION OF MOATED MANOR HOUSE	TQ 3240 8310	MLO1463
5	MEDIEVAL	SEWARD STREET	PLAGUE PIT	A LARGE PLAGUE PIT IS DOCUMENTED AS BEING ON THIS SITE.	TQ 322 827	MLO397
6	POST-MEDIEVAL	ST JOHN STREET	SCHOOL	THIS SCHOOL WAS BUILT NEAR, AND A FEW YEARS AFTER, THE ALMSHOUSES.	TQ 320 832	MLO43685
7	POST-MEDIEVAL	27 ARLINGTON SQ (SOUTH WEST SIDE)	HOUSE, TERRACED HOUSE	P[OST-MEDIEVAL HOUSE	TQ 3238 8357	MLO58140

AOC	PERIOD	NAME	MONUMENT TYPE	SUMMARY	NGR	GLHER REF.
8	POST-MEDIEVAL	CITY ROAD	QUARRY, PIT	A LIFT SHAFT WAS EXCAVATED TO A DEPTH OF 2.5M AND A MIXED RUBBLY SOIL WAS PRESENT TO THE FULL DEPTH OF THE EXCAVATION. IT YIELDED 19TH CENTURY POT SHERDS, PIPE BOWLS AND SOME ANIMAL BONES AND WAS THOUGHT TO BE A BACK FILLED CLAY OR SAND AND GRAVEL PIT. NO FURTHER PERIODS RECORDED ON SITE.	TQ 3197 8290	MLO66234
9	POST-MEDIEVAL	REGENTS CANAL	CANAL LOCK	LOCKS, BASINS AND BRIDGES ASSOCIATED WITH REGENTS CANAL	TQ 3245 8350/ TQ 3221 8316/ TQ 3229 8339/ TQ 3209 8339/ TQ 3208 8310/ TQ 3196 8323	MLO73058/ MLO73059/ MLO73060/ MLO73062/ MLO73067/ MLO73069
10	POST-MEDIEVAL	BALDWIN TERRACE	ENGINEERING WORKS, BELL FOUNDRY	FORMER BRITANNIA ENGINEERING WORKS AND BELL FOUNDRY. ONE OF A FEW CANAL SIDE INDUSTRIAL BUILDINGS FROM MID 19TH CENTURY.	TQ 3214 8331	MLO8113
11	POST-MEDIEVAL	53 NEW NORTH ROAD	GRADE II LISTED BUILDING	HOUSE, EARLY-MID C19 BUILDING OF 2 STOREYS ATTIC AND BASEMENT.	TQ 32862 83076	MLO83634
12	POST-MEDIEVAL	1-5 SHEPHERDESS WALK	GRADE II LISTED BUILDING	SHOP AND HOUSES, EARLY C19 TERRACE, EACH HOUSE 3 STOREYS AND BASEMENT.	TQ 32410 82971	MLO83679
13	POST-MEDIEVAL	107-131 SHEPHERDESS WALK	GRADE II LISTED BUILDING	HOUSES, EARLY C19 TERRACE, EACH 3 STOREYS AND BASEMENT.	TQ 32319 83296	MLO83680
14	POST-MEDIEVAL	133 SHEPHERDESS WALK	GRADE II LISTED BUILDING	PUBLIC HOUSE, FORMERLY BLOCKMAKER'S ARMS PUBLIC HOUSE. EARLY-MID C19 BUILDING OF 3 STOREYS.	TQ 32306 83318	MLO83681

AOC	PERIOD	NAME	MONUMENT TYPE	SUMMARY	NGR	GLHER REF.
15	POST-MEDIEVAL	9-67 SHEPHERDESS WALK	GRADE II LISTED BUILDING	STEPS, HOUSE, CRESCENT, CRESCENT, RAILINGS, HOUSE, LONG, SHALLOW EARLY-MID C19 CRESCENT, EACH 2 STOREYS AND BASEMENT.	TQ 32372 83120	MLO83695
16	POST-MEDIEVAL	152 SHEPHERDESS WALK	GRADE II LISTED BUILDING	POST-MEDIEVAL TERRACED HOUSES	TQ 32350 83298	MLO83848
17	POST-MEDIEVAL	70-80 NEW NORTH ROAD	GRADE II LISTED BUILDING	TERRACED HOUSES, EARLY C19 TERRACE, EACH 3 STOREYS AND BASEMENT.	TQ 32767 83298	MLO83879
18	POST-MEDIEVAL	3 POSTS AT HEAD OF STEPS LEADING DOWN TO PROVOST STREET	GRADE II LISTED	BOLLARD, 3 SLENDER CAST GUNPOSTS OF EARLY-MID C19 INSCRIBED ON BASES: "S.L.S. VESTRY."	TQ 32701 82780	MLO83961
19	POST-MEDIEVAL	NUMBER 38 WHARFINGER'S COTTAGE	GRADE II LISTED BUILDING	COTTAGE, AT FORMER TIMBER WHARF ON REGENT'S CANAL. EARLY C19. BRICK WITH PANTILE ROOF.	TQ 31918 83218	MLO86019
20	POST-MEDIEVAL	1 ARLINGTON AVENUE	GRADE II LISTED BUILDING	TERRACED HOUSE, EARLY-MID C19 TERRACE, EACH HOUSE TWO STOREYS AND BASEMENT.	TQ 32477 83573	MLO86551
21	POST-MEDIEVAL	16-18 NELSON PLACE	GRADE II LISTED BUILDING	TERRACED HOUSE, C.1820. YELLOW BRICK SET IN FLEMISH BOND.	TQ 31924 83091	MLO86720
22	POST-MEDIEVAL	CITY ROAD	WALL	WATCHING BRIEF DURING THAMES WATER VICTORIAN MAINS REPLACEMENT WORKS BETWEEN 2009 AND 2011. THE MAJORITY OF TRENCHING EXPOSED MODERN DEPOSITS. A 19TH CENTURY BRICK WALL WERE EXPOSED, INCLUDING THE REMNANTS OF A COAL-CELLAR. AREAS OF REDEPOSITED NATURAL CLAYS WERE EXPOSED AND ARE THOUGHT TO BE DUMPED DURING THE EXCAVATIONS OF THE BASIN IN THE EARLY 19TH CENTURY.	TQ 31967 82979	ELO12027
23	POST-MEDIEVAL	100 EAST ROAD, N1	MADE GROUND	AN ARCHAEOLOGICAL WATCHING BRIEF WAS CARRIED OUT IN 2007. WORK ON FOUR GEOTECHNICAL PITS WAS MONITORED, AND 19TH AND 20TH CENTURY MADE GROUND WAS OBSERVED IN SECTION IN ALL FOUR TRENCHES.	TQ 32861 82956	ELO7533

AOC	PERIOD	NAME	MONUMENT TYPE	SUMMARY	NGR	GLHER REF.
24	POST-MEDIEVAL	CITY ROAD (NOS 159-189), [EAGLE HOUSE]	MADE GROUND	AN ARCHAEOLOGICAL WATCHING BRIEF WAS CARRIED OUT IN 2007. THREE TEST PITS AND SIX WINDOW SAMPLES WERE MONITORED ON THE SITE. EXTENSIVE TRUNCATION WAS VISIBLE IN DEPOSITS AROUND THE PERIMETER OF THE SITE CAR PARK DUE TO THE CONSTRUCTION OF THE EXISTING BUILDING TO THE WEST AND THE FORMER CELLARS OF THE 19TH CENTURY STREETFRONT PROPERTIES.	TQ 32600 82757	ELO9418
25	POST-MEDIEVAL	JUNCTION WITH CITY ROAD (WEST SIDE)	BOLLARD	CANNON BOLLARD, INSCRIBED ON THE PLINTH IS: "ST L / MIDDLESEX / NO. 109". CAST IRON GUN-POST, EARLY-MID 19TH CENTURY, OF A TYPICAL DESIGN IN ITS ORIGINAL LOCATION.	TQ 32642 82723	MLO102593
26	POST-MEDIEVAL	POST OUTSIDE NUMBER 3 MICAWBER STREET	GRADE II LISTED	BOLLARD, CAST GUNPOST INSCRIBED: "ST. L. S. 1838."	TQ 32385 82980	MLO83627
27	POST-MEDIEVAL	44 - 48 WHARF ROAD	GRADE II LISTED BUILDING	PRINTING WORKS, LARGE, MID C19 3-STOREY BUILDING.	TQ 32160 83160	MLO83743
28	POST-MEDIEVAL	18 WHARF ROAD	GRADE II LISTED BUILDING	FACTORY, MID C19 FACTORY BUILDING. 2 STOREYS AND ATTIC.	TQ 32234 83017	MLO83753
29	POST-MEDIEVAL	LAMP HOLDERS AND ARCH OUTSIDE NUMBER 55 (THE STURT ARMS)	GRADE II LISTED	LAMP POST, 2 REEDED CAST IRON POSTS SUPPORT SQUARE LAMP HOLDERS MID C19.	TQ 32852 83084	MLO83880
30	POST-MEDIEVAL	CHURCH OF THE HOLY TRINITY	GRADE II LISTED BUILDING	CHURCH, 1848 BY W RAILTON. NAVE AND AISLES, SQUARE SOUTH-WEST TOWER OF 3 STAGES WITH STONE SPIRE.	TQ 32461 83077	MLO83958
31	POST-MEDIEVAL	NUMBER 1-11 ARLINGTON SQUARE	GRADE II LISTED BUILDING	TERRACED HOUSES. C.1850. THREE STOREYS OVER BASEMENT.	TQ 32443 83620	MLO85880
32	POST-MEDIEVAL	NUMBERS 22-39 ARLINGTON SQUARE	GRADE II LISTED BUILDING	TERRACED HOUSES. C.1850. THREE STOREYS OVER BASEMENT.	TQ 32390 83552	MLO85881

AOC	PERIOD	NAME	MONUMENT TYPE	SUMMARY	NGR	GLHER REF.
33	POST-MEDIEVAL	NUMBERS 55 TO 85 NOEL ROAD	GRADE II LISTED BUILDING	TERRACED HOUSES. C.1845. THREE STOREYS OVER BASEMENT.	TQ 31938 83305	MLO86207
34	POST-MEDIEVAL	THE TRAFALGAR PUBLIC HOUSE AND ATTACHED RAILINGS	GRADE II LISTED BUILDING	PUBLIC HOUSE. C.1845. THE GROUND FLOOR OF LATE C19 OR EARLY 20TH CENTURY DATE. YELLOW BRICK SET IN FLEMISH BOND.	TQ 31903 83086	MLO86224
35	POST-MEDIEVAL	NUMBERS 64 TO 82 ST PETER'S STREET	GRADE II LISTED BUILDING	TERRACED HOUSES. C.1840. YELLOW BRICK SET IN FLEMISH BOND. THREE STOREYS OVER BASEMENT.	TQ 32033 83347	MLO86490
36	POST-MEDIEVAL	ORIGINAL BLOCK OF FORMER ST MARKS HOSPITAL	GRADE II LISTED BUILDING	FORMER HOSPITAL, 1852-4 BY JOHN WALLEN, RAISED 1895-6 BY ROWLAND PLUMBE. RED BRICK, RUSTICATED STONE GROUND FLOOR, BASEMENT.	TQ 31963 82927	MLO86547
37	POST-MEDIEVAL	NUMBERS 18 TO 21 REMINGTON STREET	GRADE II LISTED BUILDING	TERRACED HOUSES. 1846-7. YELLOW BRICK SET IN FLEMISH BOND, THREE STOREYS OVER BASEMENT.	TQ 31907 83066	MLO86598
38	POST-MEDIEVAL	NUMBER 1-20 BURGH STREET	GRADE II LISTED BUILDING	TERRACED HOUSES. C.1847. YELLOW AND BROWN BRICK SET IN FLEMISH BOND. TWO AND THREE STOREYS OVER BASEMENT.	TQ 32004 83347	MLO86668
39	POST-MEDIEVAL	NUMBER 12-21 ARLINGTON SQUARE	GRADE II LISTED BUILDING	TERRACED HOUSES. C.1850. YELLOW BRICK SET IN FLEMISH BOND, THREE STOREYS OVER BASEMENT.	TQ 32442 83543	MLO86684
40	POST-MEDIEVAL	NUMBERS 3 TO 15 UNION SQUARE	GRADE II LISTED BUILDING	TERRACED HOUSES. 1852. YELLOW BRICK SET IN FLEMISH BOND, THREE STOREYS OVER BASEMENT.	TQ 32266 83629	MLO86718
41	POST-MEDIEVAL	NUMBERS 22 TO 27 REMINGTON STREET	GRADE II LISTED BUILDING	TERRACED HOUSES. 1846-7. YELLOW BRICK SET IN FLEMISH BOND, THREE STOREYS OVER BASEMENT.	TQ 31912 83049	MLO86729
42	POST-MEDIEVAL	NUMBERS 21-36 BURGH STREET	GRADE II LISTED BUILDING	TERRACED HOUSES. 1847. YELLOW BRICK SET IN FLEMISH BOND. TWO AND THREE STOREYS OVER BASEMENT.	TQ 31972 83367	MLO86856

AOC	PERIOD	NAME	MONUMENT TYPE	SUMMARY	NGR	GLHER REF.
43	POST-MEDIEVAL	THE ISLAND QUEEN PUBLIC HOUSE	GRADE II LISTED BUILDING	PUBLIC HOUSE WITH ACCOMMODATION OVER. 1851, INTERIOR ALTERED C.1889 AND 1897. STOCK BRICK FAÇADE.	TQ 31990 83302	MLO86878
44	POST-MEDIEVAL	50-60 WHARF ROAD, HACKNEY	INDUSTRIAL BUILDINGS	WAREHOUSE, IRON WORKS, COKE OVEN, PHARMACEUTICAL WORKS. A STANDING BUILDING ASSESSMENT OF 50-60 WHARF ROAD WAS UNDERTAKEN IN 2006. THIS COVERED THREE BUILDINGS ON THE WEST BANK OF WENLOCK BASIN. THE ASSESSMENT FOUND EVIDENCE FOR THEIR 19TH CENTURY CONSTRUCTION, AND DEVELOPMENT DURING THE 20TH CENTURY.	TQ 32149 83207/ TQ 32133 83228/ TQ 32117 83256	MLO98722/ MLO98723/ MLO98724
45	POST-MEDIEVAL	106 SHEPHERDESS WALK (PLUMAGE HOUSE)	LOCALLY LISTED	LARGE DOMESTIC/COMMERCIAL PROPERTY	TQ 32397 83154	/
46	POST-MEDIEVAL	87 – 105 SHEPHERDESS WALK	LOCALLY LISTED	TERRACED HOUSES	TQ 3234 8322	/
47	POST-MEDIEVAL	CHURCH HALL, BLETCHLEY STREET	LOCALLY LISTED	CHURCH OF THE HOLY TRINITY - CHURCH HALL	TQ 3246 8311	/
48	POST-MEDIEVAL	VICARAGE, 3 BLETCHLEY STREET	LOCALLY LISTED	CHURCH OF THE HOLY TRINITY – VICARAGE	TQ 3249 8306	/
49	POST-MEDIEVAL	WENLOCK STREET (NOS. 3-11)	LEVELLING LAYERS, WATERBOURNE DEPOSIT	AN EVALUATION WAS UNDERTAKEN IN 2007. EARLIEST DEPOSITS IDENTIFIED WERE NATURAL CHANNEL DEPOSITS OF THE RIVER THAMES. THE CONFIRMED LEVELLING LAYER WAS FOUND ACROSS THE WHOLE SITE WITH ABUNDANT POST MEDIEVAL FINDS. LATER FEATURES TRUNCATED THE LEVELLING LAYER.	TQ 32455 83164	MLO98741/ MLO98739
50	MODERN	NOEL ROAD [HANOVER PRIMARY SCHOOL]	PRIMARY SCHOOL	THIS BUILDING IS LISTED UNDER THE PLANNING ACT 1990 AS AMENDED FOR ITS SPECIAL ARCHITECTURAL OR HISTORIC INTEREST. YELLOW STOCK BRICK WITH MIXED RED AND BLUE BRICK AND PORTLAND STONE DRESSINGS.	TQ 31997 83274	MLO103017

AOC	PERIOD	NAME	MONUMENT TYPE	SUMMARY	NGR	GLHER REF.
51	N/A	CONSERVATION AREA	CONSERVATION AREA	REGENTS CANAL CONSERVATION AREA	/	CORE STRATEGY REFERENCE 61
52	N/A	CONSERVATION AREA	CONSERVATION AREA	UNDERWOOD 83154STREET CONSERVATION AREA	/	CORE STRATEGY REFERENCE 61
53	N/A	ARCHAEOLOGICAL PRIORITY AREA	ARCHAEOLOGICAL PRIORITY AREA	WENLOCK BARN ARCHAEOLOGICAL PRIORITY AREA	/	CORE STRATEGY REFERENCE 101

APPENDIX B ASSESSMENT CRITERIA

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

- High - The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium - The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- Low - The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where potential or known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 3: Assessing the Importance of a Heritage Assets

SCALE OF HERITAGE ASSET IMPORTANCE	
NATIONAL	The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* listed buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
REGIONAL	Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
NEGLIGIBLE	Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.

UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).
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The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 3 below.

TABLE 4: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
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 to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; 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; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a 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.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

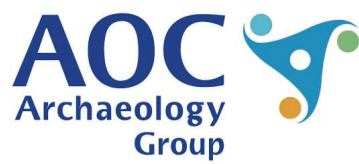
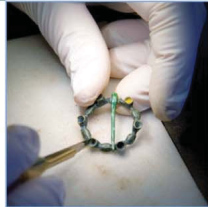
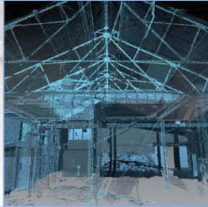
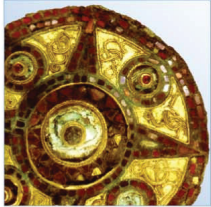
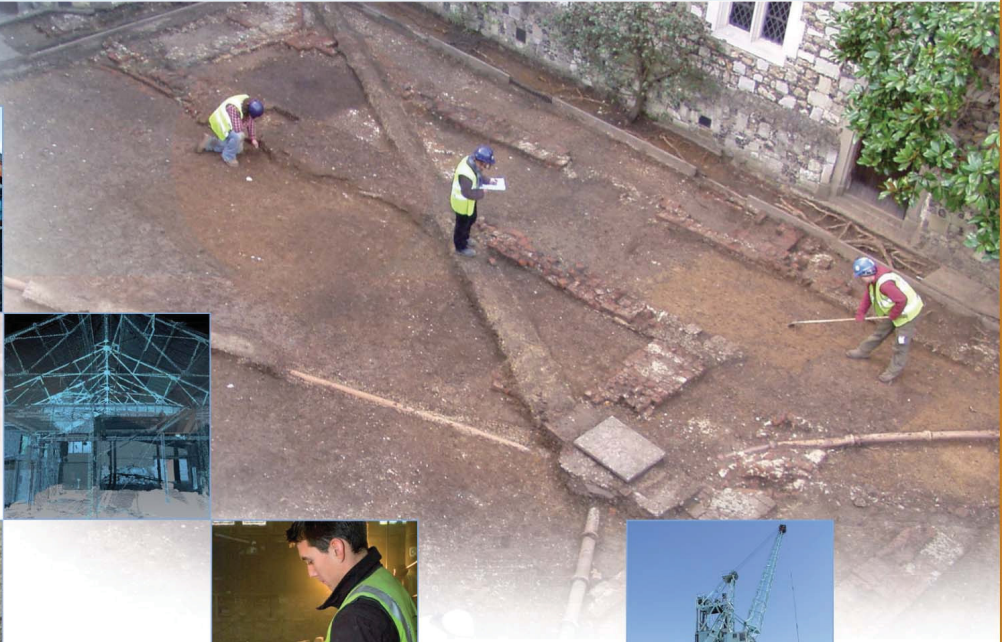
In certain cases it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

APPENDIX C NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)

SECTION 12: CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and
 - opportunities to draw on the contribution made by the historic environment to the character of a place.
127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.
131. In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
133. 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, or all of the following apply:
- the nature of the heritage asset prevents all reasonable uses of the site; and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to 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. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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.
136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.



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