

**117 WILTON WAY, HACKNEY, LONDON E8 1BH**

**AN ARCHAEOLOGICAL EVALUATION**

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NGR: TQ 3487 8479	Report No. 3617
District: Hackney	Site Code: WIY 10
Approved: Claire Halpin MIFA	Project No. 3936
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## **CONTENTS**

### ***OASIS SUMMARY SHEET***

#### ***SUMMARY***

- 1 INTRODUCTION**
- 2 DESCRIPTION OF THE SITE**
- 3 TOPOGRAPHY, GEOLOGY AND SOILS**
- 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**
- 5 METHODOLOGY**
- 6 DESCRIPTION OF RESULTS**
- 7 CONFIDENCE RATING**
- 8 DEPOSIT MODEL**
- 9 DISCUSSION**
- 10 DEPOSITION OF THE ARCHIVE**

#### ***ACKNOWLEDGEMENTS***

#### ***BIBLIOGRAPHY***

#### ***APPENDICES***

- 1 HISTORIC ENVIRONMENT RECORD DATA (HER)**
- 2 CONCORDANCE OF FINDS**

**OASIS SUMMARY SHEET**

<b>Project details</b>			
<b>Project name</b>	117 Wilton Way, Hackney, London E8 1BH		
<p><i>In August 2010 Archaeological Solutions (AS) carried an archaeological evaluation at No. 117 Wilton Way, Hackney, London E8 1BH (NGR TQ 3487 8479). The evaluation was commissioned by Thornsett Group and was undertaken in compliance with a planning condition attached to planning permission for redeveloping the site for residential use.</i></p> <p><i>The site is situated within the historic core of Hackney, and it known to be the site of the site of the 17<sup>th</sup> century Spurstowe's Almshouses, rebuilt in the early 19<sup>th</sup> century.</i></p> <p><i>In the event the evaluation revealed brick wall foundations which are believed to belong to the almshouses and dating to the early 19<sup>th</sup> century.</i></p>			
Project dates (fieldwork)	9 <sup>th</sup> , 16 <sup>th</sup> and 17th August 2010		
Previous work (Y/N/?)	N	Future work (Y/N/?)	N
P. number	3936	Site code	WIY 10
Type of project	Archaeological Evaluation		
Site status	-		
Current land use	Disused theatre		
Planned development	Residential conversion		
Main features (+dates)	Early 19 <sup>th</sup> century walls of the almshouses		
Significant finds (+dates)	-		
<b>Project location</b>			
County/ District/ Parish	Greater London	London Borough of Hackney	Hackney
HER/ SMR for area	Greater London HER		
Post code (if known)	E8 1BH		
Area of site	c. 2600m <sup>2</sup>		
NGR	TQ 3487 8479		
Height AOD (min/max)	15.50/15.70m		
<b>Project creators</b>			
Brief issued by	EH GLAAS		
Project supervisor/s (PO)	Zbigniew Pozorski		
Funded by	Thornsett Group		
Full title	117 Wilton Way, Hackney, London E8 1BH. An Archaeological Evaluation		
Authors	Pozorski, Z.		
Report no.	xx		
Date (of report)	August 2010		

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## AN ARCHAEOLOGICAL EVALUATION

### **SUMMARY**

*In August 2010 Archaeological Solutions (AS) carried an archaeological evaluation at No. 117 Wilton Way, Hackney, London E8 1BH (NGR TQ 3487 8479). The evaluation was commissioned by Thornsett Group and was undertaken in compliance with a planning condition attached to planning permission for redeveloping the site for residential use.*

*The site is situated within the historic core of Hackney, and it known to be the site of the site of the 17<sup>th</sup> century Spurstowe's Almshouses, rebuilt in the early 19<sup>th</sup> century.*

*In the event the evaluation revealed brick wall foundations which are believed to belong to the almshouses and dating to the early 19<sup>th</sup> century.*

### **1 INTRODUCTION**

1.1 In August 2010 Archaeological Solutions (AS) carried an archaeological evaluation at No. 117 Wilton Way, Hackney, London E8 1BH (NGR TQ 3487 8479; Figs. 1 & 2). The evaluation was commissioned by Thornsett Group and was undertaken in compliance with a planning condition attached to planning permission for redeveloping the site for residential use (London Borough of Hackney Planning Ref. 2009/2673).

1.2 The evaluation was undertaken in accordance with an advice from English Heritage Greater London Archaeological Advisory Service (EH GLAAS) and a written scheme of investigation (specification) prepared by AS (dated 26/04/2010) and approved by EH GLAAS. The evaluation was carried out according to the EH GLAAS' *Archaeological Guidance Papers* (AGPs, revised 1998), in particular *Archaeological Guidance Paper No 3; Standards and Practices in Archaeological Fieldwork in London* and *No 5; Evaluations*. The project also conformed to the Institute for Archaeologists (IfA) *Code of Conduct and Standard and Guidance for Archaeological Field Evaluation* (revised 2008), as well as the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.3 The evaluation aimed to determine the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development. In particular, it aimed to establish the presence or absence of any remains relating to the 17<sup>th</sup>/19<sup>th</sup> century almshouses known to be located within the site. It was also important to understand the level of truncation on the site.

### *Planning policy context*

1.4 PPG16 (1990), the national Planning Policy Guidance Note which applies to archaeology and PPG15 (1994), the national Planning Policy Guidance Note which applies to conservation of the historic environment (by protecting the character and appearance of Conservation Areas and protecting listed buildings (of architectural or historical interest) from demolition and unsympathetic change and safeguarding their settings as far as is possible) have been replaced by Planning Policy Statement 5 (2010), the national Planning Policy Statement that applies to the historic environment

1.5 PPS5 states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The Planning Policy Statement aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. It aims to conserve England's heritage assets in a manner appropriate to their significance. It states that opportunities to capture evidence from the historic environment and to contribute to our knowledge and understanding of our past, and to make this publicly available, should be taken, particularly where a heritage asset is to be lost.

## **2 DESCRIPTION OF THE SITE**

2.1 No. 117 Wilton Way is located in Hackney, which lies at the centre of the London Borough of Hackney and approximately 4.5km to the north-east of the City of London (Fig. 1). The main thoroughfare through Hackney, known as Mare Street, is situated c. 30m to the east and lies on a north to south alignment between Lower Clapton 900m to the north and Bethnal Green 2km to the south. The site lies along the northern frontage of Wilton Way, immediately before the road turns southwards towards Hackney Town Hall (Fig. 2). It is bounded to the south by Wilton Way, to the east by an alley known as Sylvester Path and to the north by No. 13 Sylvester Path, and lies to the rear of the Hackney Empire Theatre. To the immediate west of the site lie government offices occupying No. 115 Wilton Way. The site is roughly rectangular in plan, covering an area of c. 600m<sup>2</sup>, and is currently occupied by former 'Bullion' theatre building at No. 117 Wilton Way, which was subject to the initial stages of demolition when the evaluation was carried out.

## **3 TOPOGRAPHY, GEOLOGY AND SOILS**

3.1 The site is located at c. 15.50m AOD in a predominantly flat relief, which slopes down only slightly towards the north-west to south-east aligned course of the River Lea 2.5km to the north-east (Fig. 1). Hackney lies within the London Basin, which covers London and majority of south-east England

(British Geological Survey 1978). The solid geology consists of Cretaceous chalk overlain by Palaeocene and Eocene deposits, although Eocene London Clay has been found extensively in Hackney (Pozorski, Unger & Newton 2008). However, an archaeological evaluation undertaken in Mere Street 550m to the south revealed only natural brickearth overlain by recent made ground deposits (Williams 2005). A second archaeological evaluation conducted on Sidworth Street 700m to the south revealed a series of made ground layers overlying the gravel natural, and an orange brown sandy silt brickearth deposit (Ginns 2006).

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### *Prehistoric*

4.1 The prehistory of Greater London is well-documented and the London Borough of Hackney has produced a wealth of prehistoric finds (Sugden & Tyler 2002). Early prehistoric flints are known from the gravel and brickearth deposits in Hackney and the site has potential for artefactual evidence of prehistoric occupation of the gravel terrace. Given that Hackney lies a considerable distance from the River Thames and 2.5km to the south-west of the River Lea, only a single prehistoric findspot has been recorded in the area surrounding the site. An archaeological evaluation undertaken at 277 – 287 Mere Street revealed a single unstratified flint blade consistent with a Mesolithic or early Neolithic date and which may have been dredged from the nearby Hackney Brook (GLHER MLO73894).

### *Romano-British*

4.2 The Roman settlement of *Londinium* had a large influence on the land surrounding the urban centre and was situated only 4.5km to the south-west of the site. Smaller settlements, often situated close to the roads to and from *Londinium*, are known across Greater London. Ermine Street passed to the west of the borough of Hackney and a smaller Roman road is known to run from London to Colchester. Nevertheless, Romano-British artefacts are sparse in Hackney and none are recorded in the immediate area, although a residual Roman tile was found within an Anglo-Saxon quarry pit approximately 400m to the north (Pozorski, Unger & Newton 2008). Romano-British inhumations and a coin hoard are known from other locations within the borough (Perring & Brigham 2000, 166).

### *Anglo-Saxon*

4.3 Although it is likely that *Londinium* was occupied after the Roman abandonment, evidence suggests that Anglo-Saxon settlement did not become prominent until the 7<sup>th</sup> century. There is little evidence of Anglo-Saxon occupation in Hackney although significant remains such as a 6m clinker-built boat that was discovered south of Lea Bridge in 1830 are known (Mancers 1998). Local historians suggest that its name, *Hakeneia*, originated in the Saxon period associated with the personal name *Hacas* and may translate to

'Island or dry ground in the marshes' (Mills 1991, 152). There has been a single Saxo-Norman discovery within the area of the site comprising graveyard layers discovered during a watching brief at St Augustine's Tower, which may date to the Saxon period and are presumably associated with St Augustine's Church (GLHER MLO71661).

### *Medieval*

4.4 The site lies within an area of significant archaeological potential, particularly associated with the medieval and later historic core of Hackney. The site lies to the rear of the line of medieval activity along Mare Street and is thought to be the site of Spurstowe's Almshouses depicted on the late 19<sup>th</sup> century 1<sup>st</sup> edition Ordnance Survey map (See Section 4.9, below). The settlement of Hackney was not mentioned as a Domesday settlement, but was believed to have been a hamlet of the manor of Stepney (Weinreb & Hibbert 1983, 349). It was first documented in 1198 as *Hakeneia* and consisted of a linear settlement situated along the present line of Mare Street and was an outlying medieval village from the City of London.

4.5 Medieval remains are significantly more extensive in comparison to those from earlier periods (Sugden & Tyler 2002). The medieval church of St Augustine formerly stood on Mare Street, whilst the old tower of the former St Augustine Church on Mere Street is Grade I listed and thought to be 16<sup>th</sup> century or earlier (GLHER MLO83894). The course of Morning Lane is although believed to be medieval in date (GLHER MLO1578), whilst Bohemian Place, located 200m to the north-east, was an 'ancient mansion' owned by Thomas Vyner (GLHER MLO11641). An archaeological evaluation undertaken at 64 – 76 Wilton Way and 70m to the south-west of the site revealed a late 12<sup>th</sup>/early 13<sup>th</sup> century rubbish pit cutting one of five pits of unknown date, and sealed by later ploughsoil and garden soil (GLHER MLO62992). The rubbish pit and five other pits of unknown date was sealed by a layer of medieval/post-medieval ploughsoil, which itself was overlain by Victorian garden soil (GLHER MLO62993).

### *Post-medieval & modern*

4.6 The settlement of Hackney continued to develop throughout the post-medieval and later periods and was regarded as an agreeable place outside the City of London, with a number of pleasure grounds, during the 17<sup>th</sup> and 18<sup>th</sup> centuries (MoLAS 2000). It remained largely rural as late as the early 19<sup>th</sup> century, when growing industrial use and housing development began to characterise the area, increasing exponentially during the Victorian period. A number of Grade II listed early 19<sup>th</sup> century houses are recorded in the area, including those along Mare Street, Hackney Grove and Sylvester Path (see Appendix 1). An archaeological evaluation undertaken at 277 – 287 Mere Street revealed three quarry pits, a small rubbish and plough soils of 18<sup>th</sup> century date (GLHERs MLO73895 – 7), whilst an evaluation at 64 – 76 Wilton Way revealed Victorian garden soil (GLHER MLO62994).



4.7 The former village of Hackney had been consumed of the conurbation of Greater London by the 20<sup>th</sup> century. Significant modern structures located in the vicinity of the site include The Hackney Empire Theatre at No 291 Mare Street, which is a Grade II\* listed variety theatre built in the Victorian Baroque style in 1901 by Frank Matcham for Oswald Stoll's "Empire" circuit (GLHER MLO83617), and the Grade II listed Portland stone Hackney Town Hall dating from 1934 (GLHER MLO83783). Archaeological work at the Hackney Empire Theatre recorded an earlier well constructed of brick and related to the buildings in the north of the site as seen on Rocque's map of 1745 (GLHER MLO76850). Late 18<sup>th</sup> century and early 19<sup>th</sup> century features probably contemporary with the clearance and levelling of the site that preceded the construction of the theatre were also recorded (GLHER MLO76851).

#### *The site*

4.8 As noted previously, the site lies within an area of significant archaeological potential, particularly associated with the medieval and later historic core of Hackney, and has potential for artefactual evidence of prehistoric occupation of the gravel terrace. The site is located in area of medieval and post-medieval activity and may contain an evidence of street frontage structures or 'back-yard' deposits (such as rubbish pits, industrial features, property boundaries or other structures). The GLHER database also reveals that the site is believed to be the location of the 17<sup>th</sup> century Spurstowe's Almshouses built by Dr William Spurstowe, vicar of for poor widows of parish in Wilton Way (GLHER MLO10290).

4.9 Local history sources reveal that Spurstowe's Almshouses were founded in 1666 by Dr. William Spurstowe; a gift of charity that was settled and enlarged in 1667 by his brother Alderman Henry Spurstowe (Baker 1995). A 42-year lease concerning the almshouses permitted the digging of brickearth in 1818, whilst it is known that stock, bought with surplus income between 1757 and 1812, was spent on rebuilding the almshouses in 1819 (*ibid.*). Parish records reveal that an 1835 Chancery Scheme allowed building work on the almshouse estate, which was still in progress by 1855, yet it is unclear whether the development took place within the site. The charity's receipts suggest that almshouses were located in Graham Road, Greenwood Road, and Navarino Road, as well as *Wilton Road* (later Wilton Way) by 1893, whilst the aforementioned 1819 almshouses replacing the original 1666 structure within the site were built with a decree that they might later be sold (*ibid.*).

4.10 The original 1666 Spurstowe's Almshouses within the site are believed to be depicted by a watercolour of c. 1750 date (LMA Ref. ACC/1845/138/1). The Middlesex *Victoria County History* reveals that the 1819 rebuilding of Spurstowe's Almshouses in Wilton Way consisted of a single-storeyed range of brick with stone dressings built at the cost of £1,352, and included shallow pediments over the windows and doorways (Baker 1995); a feature not consistent with the earlier watercolour. The early 19<sup>th</sup> century almshouses stood on the western side of Sylvester Path, as shown by Roque's 1747 map



of the parish of Hackney (Fig. 4), were known as Nos. 1 - 11 (odd) Sylvester Path and apparently remained within the site until their demolition in 1966.

4.11 A number of records of Reverend Dr Willams Spurstowe's charity are held in the London Metropolitan Archives (LMA) the majority of which lain undiscovered in St Matthew's Church at Bethnal Green until 1983 (LMA Ref. ACC/1845). The documents reveal that the original Spurstowe's Almshouses and Alderman Henry Spurstowe additions were copyhold of the manor of Kings Hold and were transferred to trustees by a deed of gift dated 22 August 1667. Although the original deed of gift was lost by 1800, a stone inscription was placed over the door of the almshouses by Henry Spurstowe's son in 1689. A copy of the inscription placed over doorway survives (LMA Ref. ACC/1845/16/9) and an accompanying note records that the original stone slab was placed in centre of almshouses when they were rebuilt in 1819.

## 5 METHODOLOGY

5.1 Three trenches were excavated using a mechanical 360° excavator fitted with a toothless ditching bucket (Fig. 2), and were carried out prior to the demolition of the main structures on the site. The proposed locations of two trenches (1 and 2) were approved by EH GLAAS; however, the trenches were shortened as their proposed locations could not be achieved prior to further demolition. Instead, Trench 1A was excavated in the location which may have potentially revealed remains of the almshouses. After the backfilling of Trench 1A, its western end was reopened within Trench 2. Trench 1 measured 10 x 1.60m, Trench 1A: 7 x 1.60m and Trench 2: 8 x 1.60m.

5.2 The concrete floor covering the building interior was mechanically removed and undifferentiated overburden was excavated under close archaeological supervision. Exposed surfaces were cleaned by hand and examined for archaeological features. Deposits were recorded using *pro forma* recording sheets, drawn to scale, and photographed as appropriate. Excavated spoil was searched for finds and the trenches were scanned by a metal detector.

## 6 DESCRIPTION OF RESULTS

### Trench 1 (Fig. 2, DP 3)

<i>Sample section 1 (DP 4): E end, SSW facing</i>		
<i>0.00 = 15.60m AOD</i>		
0.00 – 0.22m	M1000	Concrete floor of the building interior.
0.22 – 0.65m	L1001	Layer of CBM rubble mixed with brown, loose, sandy silt.
0.65 – 1.23m	L1002	Made ground. Mid to dark grey, compact, clayey silt.
1.23m +	L1003	Natural greenish mid yellow, compact, clay.

*Description:* Trench 1 contained remains of two walls (M1009 and M1010/M1004) and a modern sewage pipe with concrete cover.

M1009 (1.20+ x 0.72 x 0.36m) was located in the eastern end of the trench (DP 5). It was aligned north-east/south-west and was parallel to the eastern wall of the theatre. The wall was made of red, regular and smooth, bricks (0.23 x 0.10 x 0.065m) bonded with white creamy mortar. Eight courses of bricks were visible and the wall had English bond.

M1010 (0.53 x 0.42m) survived only in the northern section of the trench, 5m to the west of the eastern wall of the theatre (DP 6). The wall was aligned north-east/south-west. It was made of red, regular and smooth, bricks (0.23 x 0.10 x 0.063m) bonded with white creamy mortar. The wall was likely the same feature as M1004 (Trenches 1A and 2).

### **Trench 1A** (Fig. 2, DP 7)

<i>Sample section 2 (DP 8): E end, SSW facing</i>		
<i>0.00 = 15.60m AOD</i>		
0.00 – 0.50m	M1000	Floor. As above, Tr. 1.
0.50 – 0.94m	L1001	Rubble. As above, Tr. 1.
0.94 – 1.53m	L1002	Made ground. As above, Tr. 1.
1.53m +	L1003	Natural clay. As above, Tr. 1.

*Description:* Trench 1A contained Wall M1004. The part of the trench with the wall was reopened within Trench 2 and therefore Wall M1004 is described below.

### **Trench 2** (Fig. 2, DP 9-10)

<i>Sample section 3 (DP 11): N end, ESE facing</i>		
<i>0.00 = 15.60m AOD</i>		
0.00 – 0.50m	M1000	Floor. As above, Tr. 1.
0.50 – 1.40m	L1001	Rubble. As above, Tr. 1.
1.40 – 1.63m	L1002	Made ground. As above, Tr. 1.
1.63m +	L1003	Natural clay. As above, Tr. 1.

*Description:* Five walls (M1004, M1005, M1006, M1007 and M1008) and modern concrete slab were present in Trench 2.

M1004 (10+ x 0.80 x 0.51m) was located along the trench, c. 5m to the west of the eastern wall of the building, and was aligned north-east/south-west (DP 12-14). The wall was exposed along the eastern side of the trench as well as in the area where Trench 1A was located. M1004 was made of red with some yellowish, regular and smooth, bricks (0.23 x 0.10 x 0.65m) bonded with creamy, sandy mortar with chalk lumps and laid in English bond with regular finish. The wall was present c. 0.40m below the surface and it had ledges (0.04 – 0.05m) on both sides c. 0.60m below the surface. Up to three courses

of bricks survived above the ledge and eight below. The wall was situated directly above the natural clay L1003. No construction cut was found. The wall was not plastered and it had several black stains, presumably from ash. Four walls were adjacent and perpendicular to M1004, located to its western side; however, none of them was tied with M1004.

M1005 (1.60+ x 0.72 x 0.29m+; DP 15) was located in the southern end of the trench. It was made of mid to dark red, regular and smooth, bricks (0.23 x 0.10 x 0.065m) bonded with creamy, sandy mortar with chalk lumps. Five courses of bricks survived above the ledge (0.045m wide) and four below. The ledge was two courses of bricks below the ledge of M1004. The wall had English bond.

Walls M1006 and M1007 were constructed in the same manor and from the same materials as M1005. M1006 (1.60+ x 0.71x 0.33m; DP 16) was located in the central part of the trench, 3m to the north of M1005 and 3.40m to the south of M1007. The ledge on the northern side of the wall measured 0.06m of width and 0.045m on the southern side. Nine courses of bricks were present (five above the ledge). M1007 (1.60+ x 0.56 x 0.15m+; DP 17) was located in the northern end of Trench 2 and also in Trench 1A. Seven courses of bricks were visible.

Between Walls M1006 and M1007, 1.53m to the north of M1006, the remains of another wall (M1008) were present. The wall was in poor condition due to modern truncation. It measured (in section) 0.46 x 0.33m and was made of the same materials as other walls; however, it had no ledge, was situated on higher ground and was of lighter construction than other walls, in general.

The south-western part of the trench was occupied by modern concrete structure, possibly service cover M1011 (2.65 x 0.85+ x 0.32m, DP 18).

## **7 CONFIDENCE RATING**

7.1 Trench 1 contained a modern sewage pipe with concrete cover (DP 3). That structure was present along the entire trench and did not allow investigating the area to the required level. It is not felt that any factors inhibited the recognition of archaeological features or finds within Trenches 1A and 2.

## **8 DEPOSIT MODEL**

8.1 The area of evaluation was located within the existing building and the top deposit present was a concrete floor M1000 (0.20 – 0.50m thick). It overlay a modern rubble (L1001) and significant layer of made ground L1002.

8.2 The natural clay, L1001, was present at 1.20 – 1.60m below existing ground level and comprised a greenish mid yellow, compact, clay.

## **9 DISCUSSION**

9.1 The site had a potential for archaeological remains, in particular for medieval and post medieval activity. Such remains have been found in vicinity of the site which is located historic core of Hackney. The site is the a location of the 17<sup>th</sup> century Spurstowe's Almshouses, rebuilt in the early 19<sup>th</sup> century.

9.2 In the event the evaluation revealed numerous brick walls which were clearly a part of the same, rectangular structure located parallel to Sylvester Path and comprising the main, presumably front wall (M1004) and probably partition walls of the structure interior. The walls seem to be constructed in the same period although the purported partition walls have not been tied to the front wall, only to be tightly placed against it. Wall M1008 may have been a slightly later add-on or a garden wall if the area between M1006 and M1007 has stayed open.

9.3 The structure, due to the characteristics of materials used, seems to be constructed in the early 19<sup>th</sup> century. This suggests that the revealed masonry remains belonged to Spurstowe's Almshouses as rebuilt in 1819. The location and dimensions of the structure match those which could be seen in cartographic sources, e. g. 1830 Hackney Village map. No indication of 17<sup>th</sup> century construction has been found as it was, presumably, replaced by a later, more robust redevelopment. Wall M1009, located within Trench 1, was made in similar way as walls of the almshouses, but its character remains unknown.

9.4 Modern truncation significantly damaged the site within its northern part although the remains of the almshouses were in good condition and it is possible that entire system of walls (foundations) is still present on the site. The walls were present direct below deposits related to the construction of the theatre but no other remains of the almshouses, such as floors, were found. Also no residual finds were recovered during the evaluation. The area seems to be cleared of previous structures and deposits prior to the rebuilding of the almshouses.

## **10 DEPOSITION OF THE ARCHIVE**

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site at London Archaeological Archive and Resource Centre (LAARC). The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

## **ACKNOWLEDGEMENTS**

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AS would also like to acknowledge the input and advice of Mr. David Divers of English Heritage Greater London Archaeological Advisory Service.

AS would like to thank Ms. Melanie Bell of the Greater London Historic Environment Record (GLHER).

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## APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA (HER)

The following sites are those that lie within the assessment area (c. 250m radius of the site). The table has been compiled from data held by the Greater London Historic Environment Record (GLHER).

GLHER	NGR TQ	Description
<b>Prehistoric (to AD 43)</b>		
MLO73894	3487 8466	Evaluation undertaken at 277 – 287 Mere Street revealed a single unstratified flint blade most consistent with a Mesolithic or early Neolithic date and may have been dredged from the nearby Hackney Brook
<b>Anglo-Saxon (AD 410 – 1066)</b>		
MLO71661	3498 8499	Watching brief undertaken at St Augustine's Tower revealed a graveyard soil, presumably associated with St Augustine's Church
<b>Medieval (AD 1066 – 1539)</b>		
MLO62992	3480 8475	Evaluation at 64 – 76 Wilton Way revealed a late 12 <sup>th</sup> /early 13 <sup>th</sup> century rubbish pit cutting one of five pits of unknown date, and sealed by later ploughsoil and garden soil
MLO62993	3480 8475	Evaluation at 64 – 76 Wilton Way revealed a layer of medieval/post-medieval ploughsoil sealed a late 12 <sup>th</sup> - early 13 <sup>th</sup> century rubbish pit and five other pits of unknown date, and was overlain by Victorian garden soil
MLO11641	3500 8497	Bohemia Place comprises an 'ancient mansion' of lath and plaster with front addition added by Sir Thomas Vyner under Charles II
MLO1578	3526 8474	The line of Morning Lane marked on Roque's map and may be medieval in date
MLO83894	34993 85007	Old tower of former Church of St Augustine on Mere Street is a Grade I listed tall tower of 4 stages in Kentish ragstone with diagonal buttresses and high plinth thought to be 16 <sup>th</sup> century or earlier
<b>Post-medieval &amp; later (AD 1540 – present)</b>		
MLO73895	3487 8466	Evaluation undertaken at 277 – 287 Mere Street revealed three quarry pits of 18 <sup>th</sup> century date
MLO73896	3487 8466	Evaluation undertaken at 277 – 287 Mere Street revealed a small rubbish pit of 18 <sup>th</sup> century date
MLO73897	3487 8466	Evaluation undertaken at 277 – 287 Mere Street revealed plough soils thought to be of post-medieval date
MLO75898	3472 8498	An archaeological evaluation at 282 Mare Street revealed a site heavily truncated by 19 <sup>th</sup> and 20 <sup>th</sup> century activity down to the level of the drift geology, that was almost 2m deep, but no archaeological features were identified
MLO62994	3480 8475	Evaluation at 64 – 76 Wilton Way revealed Victorian garden soil overlying medieval/post-medieval ploughsoil and a number of earlier pits
MLO76850	34916 84760	Archaeological work at the Hackney Empire Theatre recorded post-medieval features including the well,

		constructed of brick and related to the buildings in the north of the site as seen on Rocque's map of 1745, and associated with a soil horizon probably from cultivation, either agriculture or subsequent domestic gardening
MLO76851	34916 84760	Archaeological work at the Hackney Empire Theatre recorded late 18 <sup>th</sup> century and early 19 <sup>th</sup> century features probably contemporary with the clearance and levelling of the site that preceded the construction of the Theatre in 1900, including the large east-west aligned brick drain that dated to the early 19 <sup>th</sup> century
MLO10290	3490 8480	Dr William Spurstowe, vicar of Hackney, erected six almshouses for poor widows of parish in Wilton Way
MLO83614	34970 84582	224 Mare Street is a Grade II listed early 19 <sup>th</sup> century house of three storeys and basement
MLO83893	34964 84559	222 Mare Street is a Grade II listed c. 1900 large corner building with three bays on Mare Street, five on Darnley Road and a canted angle with half-octagonal turret
MLO83601	34967 84587	224 Mare Street is a Grade II listed early 19 <sup>th</sup> century house with alterations
MLO83615	34965 84598	Nos. 228 - 232 (even) Mare Street are Grade II listed early 19 <sup>th</sup> century terrace, each with three storeys and basement
MLO83548	34869 84620	Nos. 25 & 27 Hackney Grove are a pair of Grade II listed early 19 <sup>th</sup> century houses, each with three storeys and basement
MLO83902	34873 84637	No 33 Hackney Grove is a Grade II listed early 19 <sup>th</sup> century house of two storeys, attic and basement,
MLO83828	34912 84804	No. 4. Sylvester Path is a Grade II listed probably mid to late 18 <sup>th</sup> century terraced house
MLO83736	34898 84808	No. 4. Sylvester Path is a Grade II listed early 18 <sup>th</sup> century building of two storeys, attic and basement
MLO83783	34873 84698	Hackney Town Hall on Mere Street II is Grade II listed Portland stone building constructed 1934 - 37 by Lanchester & Lodge
MLO83617	34911 84748	No 291 Mere Street (The Hackney Empire Theatre) is a Grade II* listed variety theatre built 1901, by Frank Matcham for Oswald Stoll's "Empire" circuit in the Victorian Baroque style
MLO83602	34980 85002	No 354 Mere Street (The Midland Bank) is Grade II listed and is the old Town Hall of Hackney originally built in 1802 as a house and converted to use as the town hall in 1900
MLO83947	34880 84752	Boundary wall and public conveniences attached to Hackney Town Hall on Wilton are Grade II listed and built 1934 - 37 by Lanchester & Lodge
<b>Undated remains</b>		
MLO62990	3480 8475	Evaluation at 64 – 76 Wilton Way revealed three quarry pits and two pits of unknown date, one of which was cut by a late 12 <sup>th</sup> - early 13 <sup>th</sup> century rubbish pit
MLO71662	3498 8499	Watching brief undertaken at St Augustine's Tower revealed a brick rubble deposit underlying stone paving slabs to the south and west of the standing tower, which were presumed to be laid in the late 19 <sup>th</sup> century and early 20 <sup>th</sup> century

MLO83549	34876 84620	The forecourt wall to No 25 Hackney Grove is a Grade II listed low stone-coped stuccoed brick wall with square pier at end
MLO83784	34925 84685	The Hackney Town Hall Civic Garden walls and lamp piers on Mere Street are Grade II listed
MLO75897	34916 84760	An archaeological watching brief was carried during groundworks for major refurbishment at the Hackney Empire Theatre recorded a 10m wide palaeochannel cut through the river terrace on a north to south alignment which was sealed by a brickearth like deposit

## PHOTOGRAPHIC INDEX



DP 1. Former theatre, 117 Wilton Way, Hackney, London. View NNE.



DP 2. Groundworks inside the building. View NNE.



DP 3. Trench 1. View ESE.



DP 4. Trench 1, N end. Sample section. View NNE.



DP 5. Trench 1, Wall M1009. View ESE.



DP 6. Trench 1, Wall M1010/M1004. View SSE.





DP 7. Trench 1A with Wall M1004. View W.



DP 8. Trench 1A, E end. Sample section. View NNE.



DP 9. Trench 2. View NE.



DP 10. Trench 2. View NNE.



DP 11. Trench 2, N end. Sample section. View WSW.



DP 12. Trench 2, Wall M1004. View NE.





DP 13. Trench 2, Wall M1004. View SW.



DP 14. Trench 2, Wall M1004. View ESE.



DP 15. Trench 2, Wall M1005. View SSE.



DP 16. Trench 2, Wall M1006. View SSE.



DP 17. Trench 2, Wall M1007. View NNW.

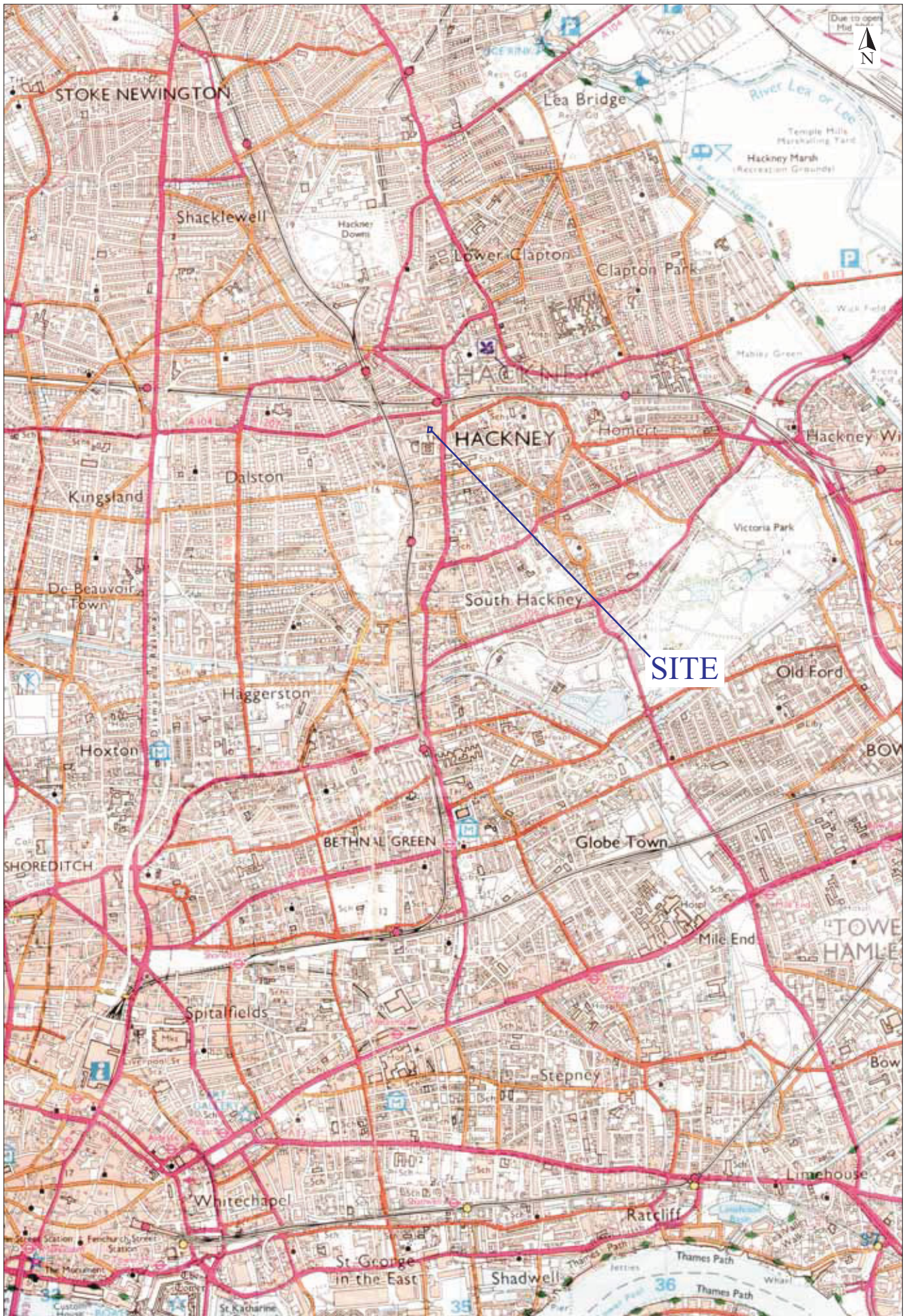


DP 18. Trench 2. Concrete ?slab M1008. View NW.









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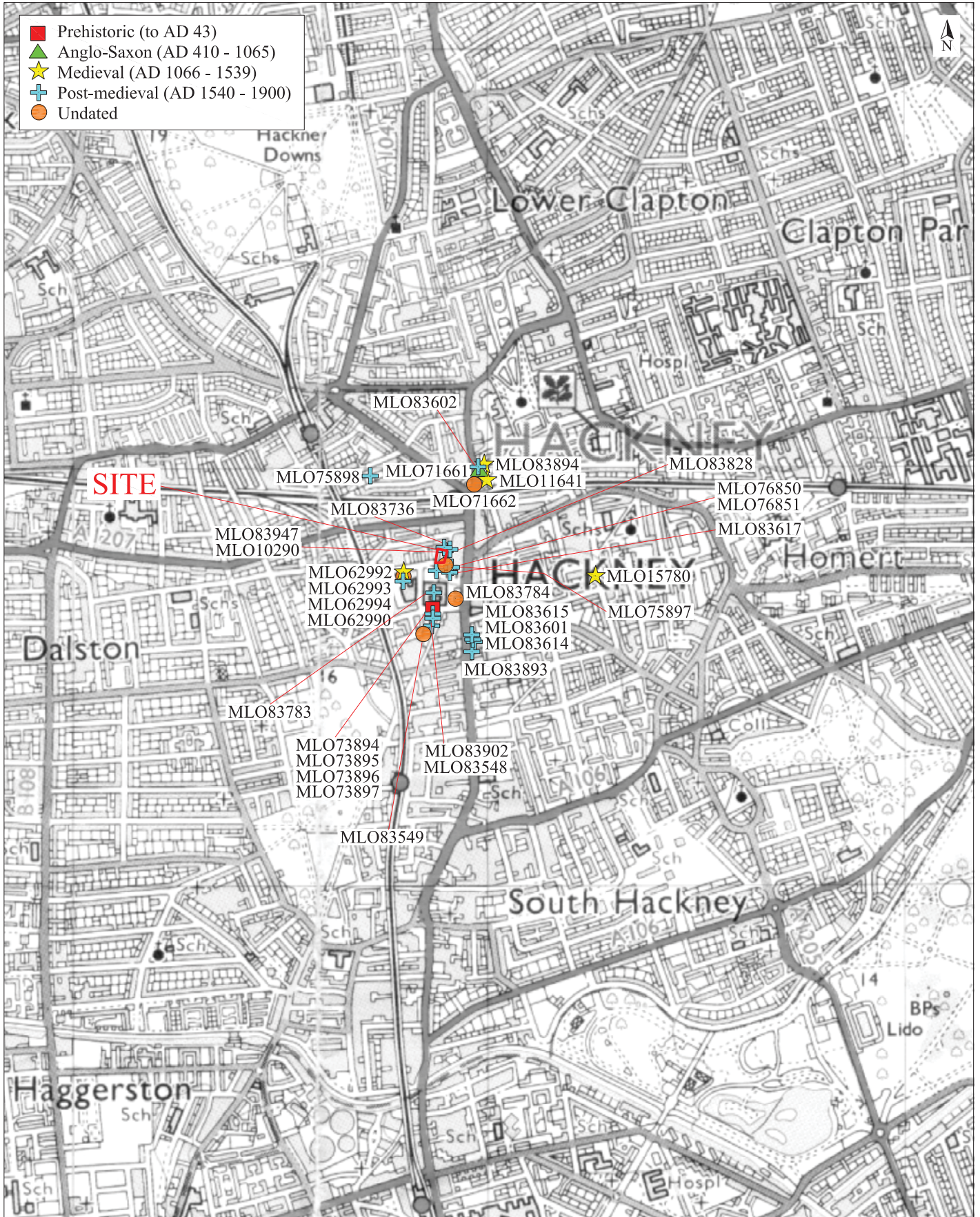
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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4





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**Fig. 2 Trench location plan**  
 Scale 1:750 at A4

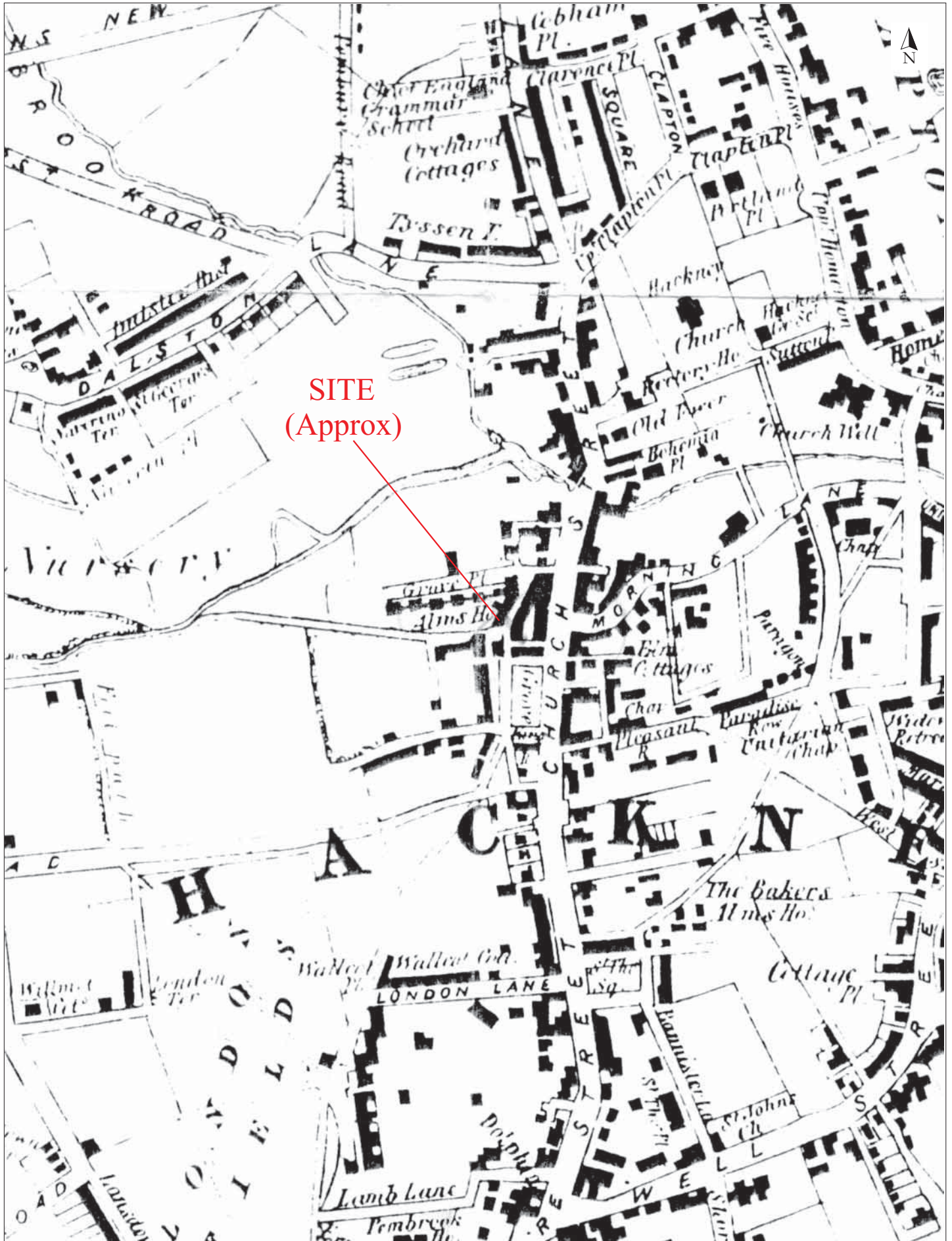




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**Fig. 3 HER data**  
 Scale 1:12,500 at A4

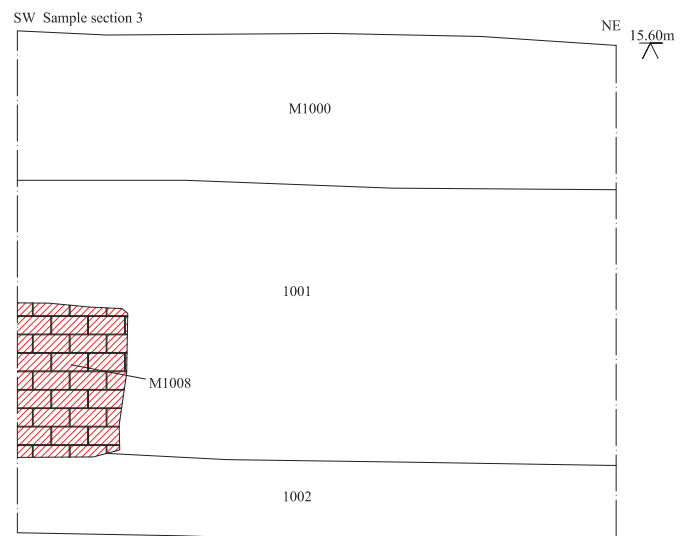
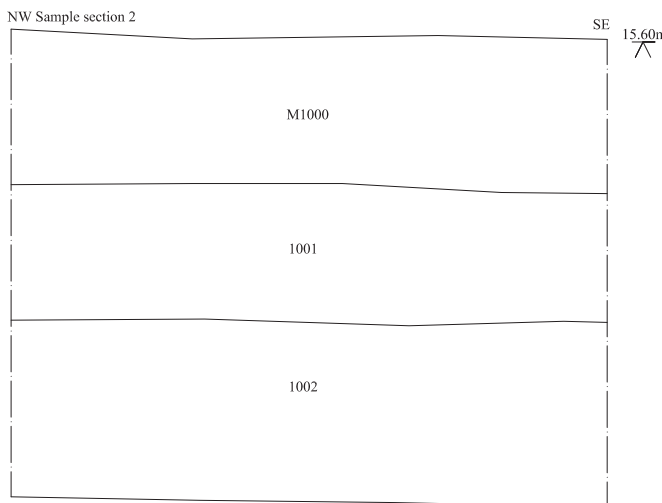
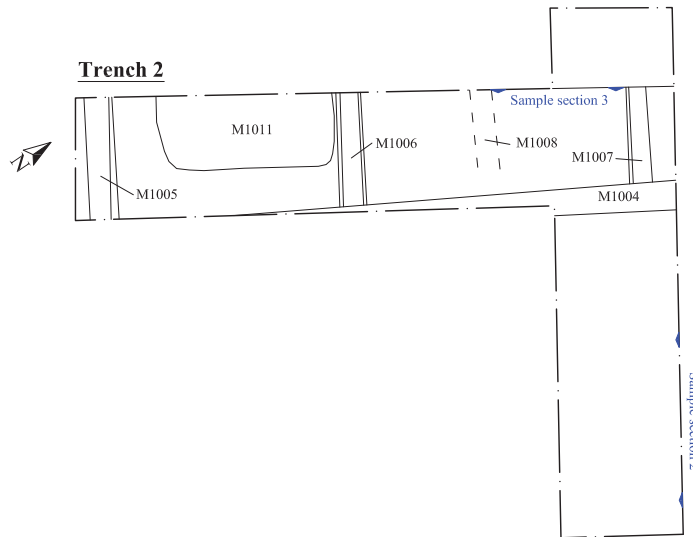
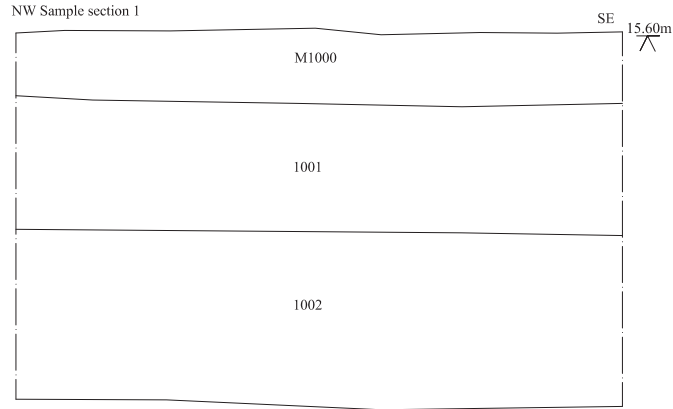
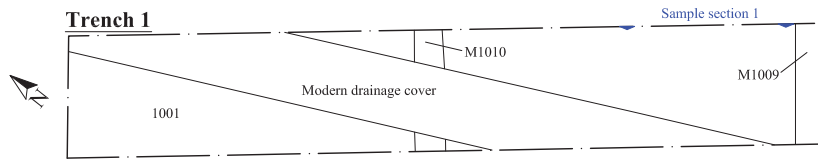




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Fig. 4 Rocque's map of Hackney, 1747

Not to scale

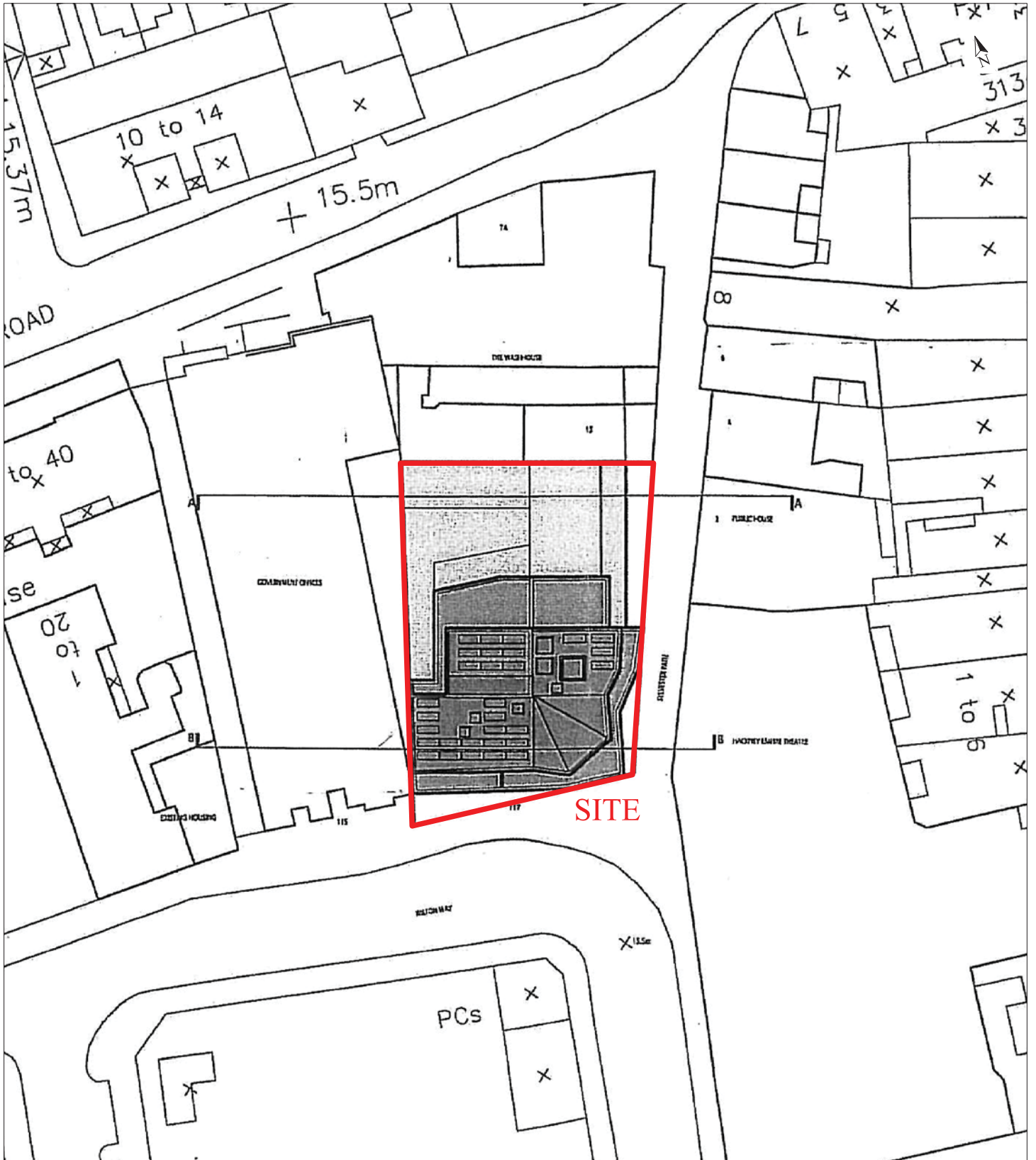


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**Fig. 5 Trench plans and sections**

Scale plans at 1:100 and sections at 1:25 at A4





0 25m

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**Fig. 6 Proposed development plan**  
 Scale 1:500 at A4