



## Archaeological Desk-Based Assessment

On behalf of

**Second Home**

Concerning

**Land East of Britannia House**

**68-80 Hanbury Street**

**Spitalfields**

**London E1 5JL**

January 2020



**REPORT SPECIFICATION**

**Compilation:**

Stephen Priestley MA PhD

**Artwork:**

Owain Connors MA PhD

**Editing:**

George Children MA MCI fA

**Final Edit & Approval:**

George Children MA MCI fA

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*Cover: View looking south towards site adjacent to Britannia House from the junction of Hanbury Street and Spital Street*



## GENERAL ENQUIRIES

e: info@borderarchaeology.com

t: 01568 610101

### Administration

The Plaza, Owen Way, Leominster Enterprise Park, Leominster, HR6 0LA

### Post-Ex Facility – Leominster

Telephone 01568 610101

Email postex@borderarchaeology.com

### Post-Ex Facility – Milton Keynes

Telephone 01908 533233

Email postexmk@borderarchaeology.com

## REGIONAL OFFICES

### Milton Keynes

Common Farm  
Calverton Lane  
Milton Keynes, MK19 6EU  
t: 01908 533233

### Leeds

No1 Leeds  
26 Whitehall Road  
Leeds, LS12 1BE  
t: 01138 314589

### Shoreditch

The Old Fire Station,  
140 Tabernacle Street,  
London, EC2A 4SD  
t: 02033 015670

### Newport

Merlin House  
No1 Langstone Business Park  
Newport, NP18 2HJ  
t: 01633 920270

### Bristol

First Floor,  
Citibase Bristol Aztec West,  
Aztec Centre, Aztec West  
Almondsbury,  
Bristol, BS32 4TD  
t: 01172 034299

### Winchester

Basepoint Business Centre,  
Winnall Valley Road,  
Winchester, SO23 0LD  
t: 01962 353133



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## 1 Non-Technical Summary

Border Archaeology Ltd has undertaken an Archaeological Desk-Based Assessment regarding the proposed construction of a six-storey extension, comprising offices with commercial premises at ground floor level to the east of Britannia House, 68-80 Hanbury Street, Spitalfields, London E1 5JL. The results are summarised thus:

**Prehistoric:** The potential for encountering archaeological evidence of prehistoric activity has been assessed as **Low to Moderate**. Although recorded evidence of prehistoric activity in the immediate locality is slight, the discovery of worked flint during recent investigations at 55 Brick Lane (to the southwest of the site) suggests some limited potential for encountering artefactual evidence of prehistoric activity.

**Romano British:** The potential for evidence of Romano-British activity being encountered has been assessed as **Low to Moderate**. Little evidence of Romano-British occupation has been identified in especially close proximity to the site. However, the site appears to have been located on the eastern periphery of a large extra-mural cemetery extending to the north and northeast of Roman Londinium and limited evidence of burial activity has been identified on the northern periphery of the study area. The full extent of this cemetery has yet to be determined and there remains some potential for groundworks within the site to reveal evidence of burial activity of Romano-British date.

**Medieval:** The potential for revealing evidence of buried archaeological features or deposits of medieval date has been assessed as **Low to Moderate**. Archaeological and documentary evidence suggests that the site lay within an extensive tract of largely undeveloped pasture land on the eastern fringes of the city throughout the medieval and early post-medieval periods. There appears to be limited potential for groundworks to reveal evidence of buried land surfaces and boundary or cultivation features.

**Post-medieval:** The potential for evidence of post-medieval activity to be identified has been assessed as **Moderate**. Documentary and cartographic evidence shows that the site remained as undeveloped pasture fields until the early 1680s, when Hanbury Street (then Montague Street) and other adjoining streets were laid out and rapidly developed with housing. Late 18<sup>th</sup> century maps show five houses along the northern edge of the site, fronting onto Hanbury Street. By the 1870s, a large complex of commercial buildings (including stables) erected on the site, which was damaged during the Second World War and demolished shortly afterwards. There is potential to reveal buried remains of the late 17<sup>th</sup> century townhouses and late 19<sup>th</sup> century commercial premises (including cellarage) which occupied the site, although these would be considered to be of low to medium importance in archaeological terms.

**Overall Conclusion:** The archaeological potential of the site may be assessed in general terms as **Low to Moderate**, reflecting the location of the site outside the Archaeological Priority Area associated with the Romano-British extra-mural cemetery at Spitalfields and the medieval precinct of St Mary Spital, the limited results of previous fieldwork in the immediate vicinity of the site and the relatively shallow depth of the proposed groundworks. There is slightly greater potential to encounter sub-surface remains of post-medieval buildings and other occupation features and deposits. However, it is BA's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development.

**Recommendations:** Given the **Low to Moderate** archaeological potential of the site, it is suggested that an appropriate programme of archaeological work (most likely a watching brief), the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

## 2 Introduction

This Archaeological Desk-Based Assessment (ADBA) was undertaken by Border Archaeology Ltd (BA) in response to an instruction from Marcus Wright Esq., Second Home, with regard to the construction of a proposed six storey extension, comprising offices with commercial premises at ground floor level within an existing car park to the E of Britannia House, 68-80 Hanbury Street, Spitalfields, London E1 5JL (NGR TQ 33981 81894).

The site is not located within an Archaeological Priority Area (APA); the nearest APA being that relating to Spitalfields and Brick Lane, the E boundary of which lies about 35m W of the site (Historic England 2017). However, it is situated within the boundary of the Conservation Area of Brick Lane and Fournier Street as defined by Tower Hamlets Borough Council.

The site does not contain any designated (protected) heritage assets, such as Scheduled Ancient Monuments (SAMs), listed buildings or registered parks and gardens.

### 2.1 Topography, Soils & Geology

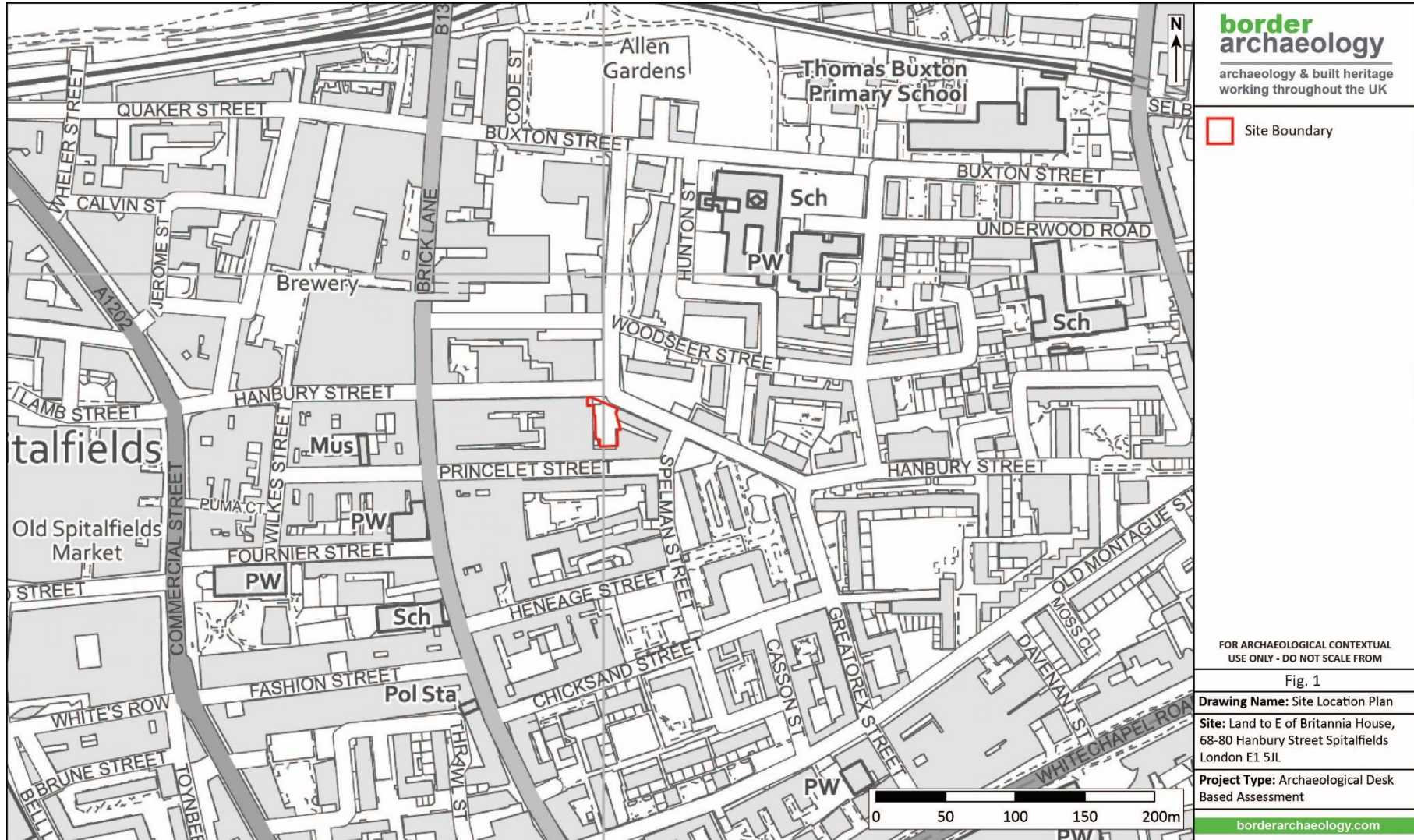
The site, which covers an approximate area of 463 sq. m. is currently occupied by a car park and associated modern outbuildings immediately to the E of Britannia House, a five-storey office building erected in the early 1970s (*fig. 1*). It is bordered to the N by Hanbury Street, to the E by a four-storey modern building at Nos. 82-102 Hanbury Street and to the S by Nos. 63-65 Princelet Street. The site stands at an approximate height of 14m OD.

The British Geological Survey records the underlying drift geology as consisting of clay and silt deposits of the Langley Silt Complex, formed up to 2 million years ago in the Quaternary Period, within an environment formerly dominated by rivers, while the underlying solid geology comprises clay, silt and sand of the London Clay Formation (BGS 2019)

The nearest engineering borehole record obtained from the British Geological Survey website (BGS 2019), undertaken at However, geotechnical boreholes excavated for the Crossrail Scheme to the NW of the site recorded natural river terrace gravels underlying the brickearth at a depth of 3.8m below existing ground level (BGS 2019).

An archaeological watching brief undertaken at 31 Spelman Street in 1995 (ELO 4594; Mackinder 1995) identified natural gravels at depths ranging between 9.4m and 10.4m OD overlain by brickearth and made ground deposits (roughly between 3 to 4m below existing ground level), while an evaluation undertaken at the Spitalfields Hotel (86 Brick Lane) in 2014-15 identified natural gravels at an approximate depth of 9.55m OD in the central northern part of the site, about 1.45m below modern ground level (ELO 20192; Godsiffe 2015)





## 3 Methodology

### 3.1 Aims & Objectives

This ADBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built-heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

### 3.2 Criteria for Assessment of Potential & Importance of Heritage Assets

#### 3.2.1 Potential

This Assessment contains a record of the known and potential archaeological assets in the vicinity of the site. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

**Low** – Very unlikely to be encountered.

**Moderate** – Possibility that features may be encountered in the vicinity of the site.

**High** – Remains highly likely to survive in the vicinity of the site.

#### 3.2.2 Importance

The criteria used to determine the importance of archaeological assets in the vicinity of the proposed development site (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in the *Design Manual for Roads and Bridges* Vol. 11 Section 3 part 2 (Highways Agency 2009) and

BA is also fully cognisant of general guidelines on the assessment of heritage assets contained in the *National Policy Planning Framework* Chapter 16, in particular paragraph 189 which states that ‘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 (MCHLG 2019).’

This Assessment also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the *London Plan* (Policy 7.8 Heritage Assets and Archaeology) and in the *Tower Hamlets Core Strategy* (adopted 2010), in particular Policy SP10 which sets out the requirements to protect the settings of all levels of designation of archaeological remains and to preserve and enhance the wider built heritage and historic environment of the borough, enabling the creation of locally distinctive neighbourhoods.



**Table 1: Factors for assessing the importance of archaeological and built heritage assets**

<b>Very High</b>	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
<b>High</b>	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
<b>Medium</b>	Designated or undesignated assets that contribute to regional research objectives.
<b>Low</b>	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
<b>Negligible</b>	Assets with very little or no surviving archaeological interest.
<b>Unknown</b>	The importance of the resource has not been ascertained.

In order to understand the full archaeological and historical context of the site, information was collected on the known cultural heritage features within a 250m study area around the site, the results of which are shown on a series of maps (*figs. 2-3*). These show the location of known cultural heritage features (including SAMs, archaeological events and monuments) within the study area, which have been assigned a unique reference number (**BA 1,2,3**, etc.). These are listed in the associated gazetteers.

The research carried out for this ADDBA consists of the following elements:

- Greater London Historic Environment Record (HER) - the HER includes information from past investigations, find spots and documentary and cartographic sources.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- The National Record of the Historic Environment database (<http://pastscape.org.uk>)
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- London Metropolitan Archives, Tower Hamlets Local History & Archives, the British Library and the National Archives – historic maps, engraved and watercolour views, old photographs and published histories.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Historic England Archive, Swindon– vertical and oblique aerial photographs of the study area were consulted dating back to 1945.

The ADDBA included a site visit carried out on 4<sup>th</sup> November 2019 which determined the topography of the site and existing land-use and provided further information on possible past ground disturbance within the site. Observations made during the site visit have been incorporated into this report.

## 4 Archaeological Assessment

This section analyses the information available from historical sources and records of archaeological work carried out in the vicinity of the designated study area and discusses its implications with regard to the nature and significance of the archaeological resource within the study area and the potential impact on archaeological features and deposits within the site (*figs.2 & 3; Tables 2 & 3*).

### 4.1 Prehistoric

Limited evidence of prehistoric activity has been identified within the search area defined for the purposes of this study, based on consultation of the Greater London Historic Environment Record and other sources of archaeological information. The underlying geology in the immediate vicinity of the site as recorded by the British Geological Survey, consisting of clays and silts of the Langley Silt Complex (brickearths) overlying London Clay (BGS 2019) would not appear at first sight to be especially conducive to the preservation of evidence for prehistoric activity.

However, it may be noted that previous archaeological investigations in the surrounding area have identified natural river terrace gravels underlying the brickearths. An archaeological watching brief undertaken at 31 Spelman Street in 1995 (ELO 4594; Mackinder 1995) identified natural gravels at depths ranging between 9.4m and 10.4m OD overlain by brickearth deposits and made ground (roughly between 3 to 4m below existing ground level), while archaeological monitoring of trial pits for the Crossrail Scheme on the N side of Buxton Street in 1992 identified natural gravel at a depth of 2.45m below ground level. More recently, an evaluation undertaken at the Spitalfields Hotel (86 Brick Lane) in 2014-15 identified natural gravels at an approximate depth of 9.55m OD in the central northern part of the site, about 1.45m below modern ground level (ELO 20192; Godsiffe 2015).

These gravel deposits, if encountered, could possibly offer potential for recovery of lithic finds dating back to the Palaeolithic, although these finds would almost certainly be residual in context.

Recorded evidence of prehistoric activity in the immediate vicinity of the site is limited to a quantity of worked flint including an arrowhead (much of which was burnt) and debitage of unspecified date which was identified during the archaeological evaluation of trial pits in 2017-18 at 55 Brick Lane, about 210m SW of the site (ELO 19415; Lewis 2019). Unfortunately, it is not altogether clear at what depth these lithics were recovered; they must be therefore considered as residual finds. Nevertheless, they do indicate that there may be potential to reveal further evidence of prehistoric activity in the vicinity of the site.

**Conclusion:** The potential for encountering archaeological evidence of prehistoric activity has been assessed as **Low to Moderate**. Although recorded evidence of prehistoric activity in the immediate locality is generally slight, the discovery of worked flint during recent investigations at 55 Brick Lane to the SW of the site suggests some potential for encountering artefactual evidence of prehistoric activity. Based on the results of previous archaeological and geotechnical investigations nearby, there would appear to be potential for deep excavations to encounter evidence of natural gravels which may offer potential for the recovery of early prehistoric lithic finds.

## 4.2 Romano-British

The site is located on the E edge of Spitalfields, which during the Romano-British period lay within an extensive extra-mural suburb to the E of the Roman city of *Londinium*. This area appears to have been sparsely occupied, marginal ground used for quarrying and possibly industrial activities (including glassworking) before being given over to use for burials. By the late 1<sup>st</sup> century AD, a large extra-mural cemetery had been established to the N and NE of *Londinium* extending for a considerable distance to the E and W of the Roman road Ermine Street leading N towards Lincoln (the course of which is represented by present-day Bishopsgate). Excavations have also demonstrated the presence of another large extra-mural cemetery to the E of the city, extending along the S side of present-day Aldgate High Street (Barber & Bowsher 2000).

The precise extent of the northern cemetery is not known, although its existence has been attested by antiquarian discoveries and more recent archaeological investigations. The late 16<sup>th</sup> century antiquary John Stow provided a lengthy account of cremation and inhumation burials made within *'a large field, of olde time called Lolesworth, now Spittle field, which about the year 1576, was broken up for clay to make Bricks, in the digging whereof many earthen pots, called Vrnae, were found full of ashes, and burnt bones of men, to wit, of the Romans that inhabited here ...everie of these pots had in them with the Ashes of the dead, one peece of Copper money, with the inscription of the Emperour then rainging: some of them were of Claudius, some of Vespasian, some of Nero, of Anthonius Pius, of Traianus, and others. There hath also beene found in the same field divers coffins of stone, containing the bones of men'* (Kingsford 1906, 168; RCHME 1928, 159).

In contrast to the eastern cemetery beyond Aldgate, which has been subject to a large number of archaeological excavations (Barber & Bowsher 2000), the northern cemetery has not been as comprehensively investigated; although the excavations at Spitalfields Market between 1991 and 2002 identified about 150 burials of Romano-British date, among which were several high-status burials including two robbed sarcophagi, a mausoleum and an especially rare survival of an intact stone sarcophagus containing a decorated lead coffin with the body of a young adult female of high-status dated to the early 4<sup>th</sup> century AD.

The E extent of the northern cemetery remains unclear, it may have extended as far E as Brick Lane which appears to have denoted the eastern limit of the large field known during the medieval and early post-medieval periods as Lollesworth, although the possibility that it may have continued further eastwards should certainly not be discounted. In connection with this, it is worth noting that a number of burials have been recorded to the E of Brick Lane, comprising two urned cremations and several inhumations with fragments of coffin furniture and other finds, all of which appear to have been found close to the junction of Buxton Street and Code Street (about 230m N of the site) although the precise location and provenance of these finds is poorly documented.

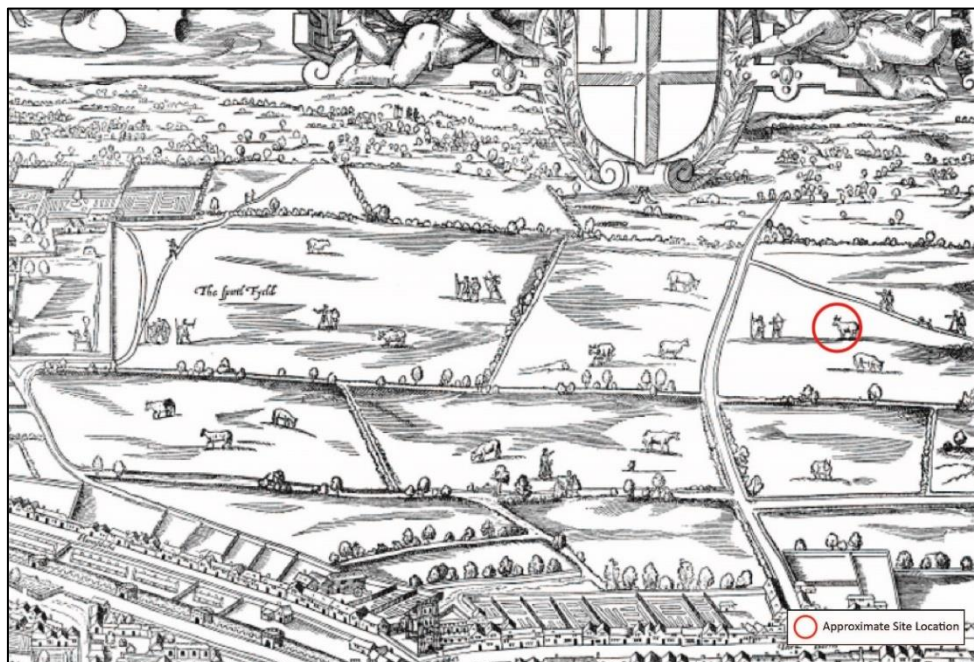
There have been several archaeological interventions in the vicinity of the site; however these have not yielded significant evidence of Romano-British burial activity or occupation. A fragment of a circular flat stand of Samian ware was found in the vicinity of Spitalfields Auction Market in 1865 but must be regarded as an unstratified find. A single Roman coin was also recovered during an archaeological evaluation in 1995 on the Great Eastern Buildings site in Quaker Street but no other deposits, features or finds of Roman date were identified (ELO14226; Bowsher 1997).



**Conclusion:** The potential for evidence of Romano-British activity being encountered has been assessed as **Low to Moderate**. Relatively little evidence of Romano-British occupation has been identified in the immediate vicinity of the site, based on the results of previous fieldwork. However, the site appears to have been located on the eastern periphery of a large extra-mural cemetery extending to the N and NE of Roman *Londinium*, significant remains of which were found during excavations at Spitalfields Market. Several cremation and inhumation burials of Roman date have previously been found about 230m N of the site. The full extent of this cemetery has yet to be determined and consequently there remains some potential for groundworks within the site to reveal evidence of burial activity of Romano-British date, although it is likely that any surviving deposits or features will have been disturbed (perhaps heavily) by extensive post-medieval building activity within the site.

### 4.3 Medieval

Throughout the medieval period, the site appears to have lain within a sparsely settled, predominantly rural landscape of open common fields, mostly under pasture, which were gradually enclosed piecemeal during the later medieval period for use as horticultural gardens or tenter plots (for the hanging or dyeing of cloth or hides). The Agas woodcut map of London dated c.1560 depicts the Spitalfields area and shows that it still remained largely undeveloped agricultural land on the margins of the city at that date (*Plate 1*).



*Plate 1: Extract from Ralph Agas' Map of London (c.1560)  
(Reproduced by courtesy of London Metropolitan Archives)*

The site lay within the NW part of the extensive manor of Stepney (coterminous with the boundaries of the parish of St Dunstan's Stepney), which appears to have been a possession of the bishopric of London since the early 7<sup>th</sup> century AD (Baker 1998, 19). To the W of the site was Lollesworth Field, a substantial field which roughly encompassed the area later known as Spitalfields; the etymology of the place name (of Old English origin probably denoting 'enclosure of a person named Lulla') suggests an Anglo-Saxon origin. Later medieval records allude to

the presence of a spring called 'Snekockeswell' within Lollesworth Field, which may suggest that the field was predominantly marshland at this time. The precise E extent of Lollesworth Field is unclear but it may well have been defined by the N-S trackway later known by the mid-16<sup>th</sup> century as Brick Lane.

Recorded evidence for early medieval activity in the immediate vicinity of the site is limited; archaeological monitoring of a test pit excavated for the Crossrail Scheme in 1992 identified a steep-sided cut feature with a brownish grey silty clay fill (at about 2.30m bgl) which was sealed by a deposit interpreted as a land surface of probable medieval date. It is possible that it could be of early medieval date although no finds were recovered from the fill of the feature. The GLHER also records an isolated findspot of two coloured glass beads of Anglo-Saxon date which were discovered in Brick Lane in 1906 but otherwise no other evidence of early medieval activity has been found in close proximity to the site.

Evidence of later medieval activity is similarly limited in scope. The site is located about 480m E of the Scheduled Monument associated with the Augustinian Priory and Hospital of St Mary without Bishopsgate (later known as St Mary Spital), which was originally founded in 1197 by Walter Brun, a citizen of London and his wife Roisia on land to the E of Bishopsgate (on the W side of Lollesworth Field) and subsequently re-founded and rebuilt in 1235. Adjoining the hospital precinct was an extensive cemetery which originated as an earlier extra-mural and extra-parochial burial ground. The precinct was intensively excavated between 1991 and 2007, shedding considerable light on the layout of the hospital and conventual buildings (Thomas et al., 1997; Harward et al., 2019).

The central and eastern portions of Lollesworth field were leased by the bishop of London to Sir John Philpot in the mid-14<sup>th</sup> century, at which point the field was subdivided into several enclosures. The lease was subsequently acquired by St Mary Spital in about 1392 who continued to hold the field until the dissolution of the priory and hospital in 1539, during which time it was let out as agricultural land, tenter plots and nursery gardens (Thomas et al., 1997, 66). Lollesworth is referenced as 'Spittelond' or 'Spyttlefeildes' in documentary records from the late 1390s onwards, reflecting its close historical association with St Mary Spital (Gover, Mawer & Stenton 1942, 151). The land to the E of Lollesworth Field (within which the site is located) appears to have remained as undeveloped meadows throughout the late medieval and early post-medieval periods forming part of the Bishop of London's manor of Stepney; later maps suggest that it lay towards the N end of a large meadow extending S towards the Whitechapel Road.

Archaeological evidence for medieval occupation in close proximity to the site is slight, which would seem to reflect the predominantly pastoral and undeveloped character of the study area throughout this period. Several findspots of medieval pottery sherds including jars, cooking pots and other vessels are recorded in a cluster to the E of Spital Street (about 100m due N of the site) which might be indicative of activity nearby although the exact provenance of these finds is uncertain.

**Conclusion:** The potential for encountering evidence of medieval occupation in the vicinity of the site has been assessed as **Low to Moderate**. Archaeological and documentary evidence suggests that the site lay within an extensive tract of largely undeveloped pasture land on the eastern fringes of the city throughout the medieval and early post-medieval periods. It is possible that evidence of buried land surfaces and boundary or cultivation ditches might be encountered; however it is likely, based on the results of previous fieldwork, that they would lie beneath a considerable amount of modern and post-medieval overburden (possibly extending to a depth in excess of 2m in places based on the results of previous investigations nearby).

#### 4.4 Post-Medieval

Cartographic and documentary evidence shows that, by the mid-16<sup>th</sup> century, the site still remained as undeveloped land on the E fringes of the city, occupied by a mixture of enclosed pasture fields, tenter plots and archery grounds. Ralph Agas's woodcut plan of c.1560 shows the course of Brick Lane to the E of Spitalfields, running roughly N from the Whitechapel Road and a series of enclosed fields to the E of the lane, sub-divided by several trackways and hedge boundaries running to the E and SE.

By the mid-16<sup>th</sup> century it appears that extensive quarrying for brickearth was taking place both in Spitalfields itself and within the fields extending to the E of Brick Lane, the name of which is first recorded in 1542 and suggests a close association with the brickmaking industry (Gover, Mawer & Stenton 1942, 155). Stow records that Lollesworth Field 'was broken up for Clay to make Bricke' in about 1576 and several archaeological interventions in the immediate vicinity of the site (at Brick Lane, Spelman Street and Quaker Street) have recorded evidence of cut features and deposits associated with brickearth extraction which can be broadly assigned an early post-medieval (16<sup>th</sup>-early 18<sup>th</sup> century) date (MoLAS, 1992; Mackinder 1995; Bowsher 1997)

The site appears to have been located to the SW of the probable line of the Civil War defences which were hastily erected within the extra-mural suburbs of London by the City Militia Committee between 1642 and 1643. This extensive defensive circuit was short-lived in nature, being largely demolished by Parliamentary forces in 1646 and information on their extent is largely based on a contemporary description by Lithgow (1643) and later plans of the defences drawn up by Stukeley (1720) and Vertue (1738). The defences consisted of about 28 separate strongpoints, comprising a mixture of hornworks, rectangular and bastioned forts, star forts and other defensive earthworks, which were linked by a substantial rampart and ditch (Marsh 2013, 275-98).

The eastern line of this defensive circuit appears to have extended NNW of a fort at Wapping to a 'hornwork' on the Whitechapel Road (which stood just to the W of the present-day Royal London Hospital). From the Whitechapel fort, the precise course of the defensive line is not entirely clear but it seems to have continued NW to 'a redoubt with two flanks near Brick Lane' the location of which is disputed but may have been situated either close to the junction of Brick Lane and Cheshire Street or at the junction of Rhoda Street and Swanfield Street, . In either case, it would appear likely that the projected line of the Civil War defences ran some distance (at least 220m) to the NE of the site at Hanbury Street (Sturdy 1975 334-38; Smith & Kelsey 1996, 129-32).

The fields to the E of Brick Lane (including the site) appear to have remained largely undeveloped until the early 1680s. Morgan's map of London dated 1682 shows that the area W of Brick Lane had already been heavily urbanized by that date, with a dense grid of streets laid out and lined with properties, including Wentworth Street, Fashion Street and Browns Lane (the W portion of present-day Hanbury Street). The area to E of Brick Lane is only partially shown; while some eastwards expansion of building activity had evidently taken place towards the N and S ends of Brick Lane, the central part (which is obscured by the map legend) appears not yet to have been intensively developed.



However, documentary records show that building activity had begun in about 1680 to the E of the central portion of Brick Lane, within an estate of six acres known as Bradshaw's Close which had been acquired by Edward Montague of Horton (Northants), forming part of a more extensive landholding known as the 'Halifax Estate' in Spitalfields and Mile End which was held by Edward's son George Montague who was later created as Earl of Halifax (Sheppard 1957, 278-279).

Montague leased Bradshaw's Close in March 1681 to a citizen and carpenter of London named Nicholas Booth who granted a series of 61 sub-leases to various individuals, heralding the rapid development of this area. Within this plot of land, several streets were laid out from the early 1680s onwards comprising Montague Street (equating to present-day Hanbury Street to the E of Brick Lane), Pelham Street (now Woodseer Street between Brick Lane and Spital Street) and Booth Street (now represented by Princelet Street). Further sub-leases of building plots were made by Nicholas Booth's wife after his death in 1684 (Sheppard 1957, 278).

By the early 18<sup>th</sup> century, both sides of Montague Street, Pelham Street and Princelet Street appear to have been developed with housing and further streets had been laid out to the N, E and SE within the district known as 'Mile End New Town', including Well Street (the eastward continuation of Montague Street), Spital Street (to the N of Montague Street) and High Street (further to the SE) as shown on Joel Gascoyne's map of the parish of Stepney (1703) and a later plan of Spitalfields and Mile End contained in Thomas Bowles' 1731 map of London and its suburbs (*figs. 7 & 8*). Documentary records suggest that the scale of building activity declined somewhat during the first half of the 18<sup>th</sup> century and Rocque's map of 1746 (*fig. 9*) shows that, while Montague Street and Well Street were heavily built up by that date, large parts of Mile End New Town, S of Booth Street and to the E of Well Street remained as undeveloped fields and market gardens (Sheppard 1957, 279).

The new parish of Christ Church Spitalfields was carved out of the NW extremity of Stepney parish to serve the rapidly growing community in Spitalfields, with a new church being built to designs by Nicholas Hawksmoor which was begun in 1714 and finally completed in 1729. The E boundary of the new parish of Spitalfields, separating it from the hamlet of Mile End New Town ran on a slightly staggered N-S alignment immediately E of the site and then heading N along Spital Street; it is unclear whether the alignment of the parish boundary was based upon existing property boundaries or simply reflects the extent of the built up area of Spitalfields at that date.

More detail regarding the layout of buildings in the immediate vicinity of the site is provided by Richard Horwood's plan of London dated 1799 (*fig. 10*) which appears to show five properties lying within the boundary of the site, on the S side of Montague Street, labelled consecutively as Nos. 18 to 22 (from W to E). The rear yards of two properties fronting onto Booth Street also appears to have been located within the boundaries of the site. No change is indicated on Horwood's revised plan of 1817 or Greenwood's map of 1827 (*fig. 11*). Examination of parish rate assessments and insurance records for c.1800-1820 indicates that Nos. 18 & 19 Montague Street were occupied by a furrier and dressmaker respectively, No. 20 by a coal dealer named Daniel Smith while Nos. 21-22 were occupied by Edward and William Sykes, variously described as cabinet makers, coal and timber merchants.

By no later than 1832, it appears that No. 18 was occupied by James Thomason, a timber merchant and owner of the Phoenix Saw Mills, who remained in occupancy there until the mid-1870s. The saw mills appear to have been located to the rear of No. 18 and a timber yard is depicted in this location on the OS 1<sup>st</sup> edition map of 1875 which

may have been associated with the saw mills. No. 19 was occupied from c.1840 to 1861 by Benjamin and Alfred Taylor, a family of cane chair makers, while No. 20 was occupied by a succession of tenants including a plasterer, greengrocer and chair maker. The two houses at No. 21-22 Montague Street which were still owned by William Sykes in the early 1840s appear to have been occupied as shops with lodging houses above by c.1861; the inhabitants are variously listed in the 1861 census return as a master butcher, a boot-maker, shoemaker, cabinet maker and basket weaver and their respective families.

Significant changes to the layout of the buildings occupying the site appears to have taken place at some time before the mid-1870s, as depicted on the OS 1<sup>st</sup> edition map of 1875 and Goad's Insurance Plan of 1890 (*figs. 13 & 14*). The 1875 map shows that the houses at Nos. 18-20 Montague Street had been demolished to make way for a covered gateway with an oblong outbuilding to the E (aligned parallel to the street frontage) leading into a large yard extending to the rear of the street frontage. Within the central and S part of the yard, a substantial rectangular building is depicted (within the S half of the existing car park site) with other ranges of buildings associated with a timber yard further to the W (outside the site boundary). A brewery is marked immediately to the SE of the site, between Montague Street and Well Street (marked on the OS 1<sup>st</sup> edition map as Preston Street).

It appears from Goad's Insurance Plan of 1890 that the large building occupying the S half of the site was used as stable block with carpenter's shop and hayloft above, forming part of a substantial complex of premises belonging to Tingle, Jacobs & Co., a prominent firm of London carmen (responsible for goods deliveries) who appear from local street and trade directories to have been in occupation there from the mid-1870s onwards and continued to occupy the premises until the Second World War. Goad's plan shows that it was of brick construction and stood to a height of three storeys and also had a basement. To the rear of this building, a rectangular structure is marked as a hay and straw cutting warehouse. The 1890 map also shows that the covered entrance and adjacent outbuilding depicted on the 1875 map as fronting onto Montague Street (now renamed as Hanbury Street) had been demolished and a large rectangular two storey building oriented N-S with a pitched roof erected to the immediate left of the yard entrance, with a hoist to the rear.

At the E end of the site, the two adjoining houses at Nos. 21 & 22 Montague Street appear to have remained intact and were occupied as shops with lodgings above; trade directories and census returns show that they were respectively occupied by a butcher and a boot maker respectively and appear as Nos. 80 & 82 Hanbury Street on Goad's Insurance Plan. Goad's plan shows that these houses were three storeys high, of brick construction with tiled roofs. A sausage factory is marked on the 1890 plan immediately to the rear of this pair of houses, of timber construction with a tiled roof, which was presumably associated with the butcher's premises at 80 Hanbury Street.

Little change to the layout of the buildings within the site is indicated on the OS 2<sup>nd</sup> edition map of 1896 (*fig. 15*); while the OS 3<sup>rd</sup> edition map of 1916 (*fig. 16*) shows that the sausage factory to the rear of Nos. 80 & 82 Hanbury Street had been demolished. It appears that most of the buildings on the site were severely damaged by bombing during the Second World War, most likely as the result of a high explosive bomb which is recorded as having fallen just to the NW of the junction of Hanbury Street and Spital Street in September 1940, causing significant damage to houses in the immediate surrounding area. The London County Council Bomb Damage Map (*fig. 17*) records that the Tingle Jacobs & Co. premises were 'Seriously Damaged – Repairable at Cost' while the two adjoining houses to the E at Nos. 80-82 Hanbury Street suffered minor blast damage.

By 1953, it appears that the majority of the buildings on the site, with the exception of two buildings in the NE corner of the site, had been demolished (*fig. 18*). Planning application records held at Tower Hamlets Council indicate that these buildings were derelict by the early 1970s and appear to have been demolished around the same time that Britannia House was built in 1972-73. Britannia House was originally built as light industrial and warehouse premises but was converted to offices in the early 1990s; the adjacent site to the E appears to have been used as a car park since the early 1970s.

Archaeological investigations in the vicinity of the site have largely revealed remains of post-medieval date, including features associated with brick extraction, structural remains of 17<sup>th</sup>/18<sup>th</sup> century townhouses and later 19<sup>th</sup> century houses and commercial buildings. The nearest intervention to the site is a watching brief undertaken by MoLAS on foundation and lift-shaft trenches for a development at 31 Spelman Street (about 80m S of the site) in 1994 (ELO4594; Mackinder 1995). Natural gravels were observed at depths ranging between 9.4m OD and 10.4m OD which were overlain by natural brickearth deposits which had been truncated in places by post-medieval rubbish pits and extraction pits which appeared to be of mid-16<sup>th</sup> to 17<sup>th</sup> century date. Extending across the site were brick wall foundations, several brick-lined ash pits and two brick wells relating to housing of early 18<sup>th</sup> century date; one of the wells appeared to have been infilled at some time between 1740 and 1760. Similar evidence of 18<sup>th</sup> century walls and cesspits associated with domestic housing was encountered during an evaluation and watching brief at the Great Eastern Buildings in Quaker Street (about 250m NW of the site) in 1995 (Bowsher 1997).

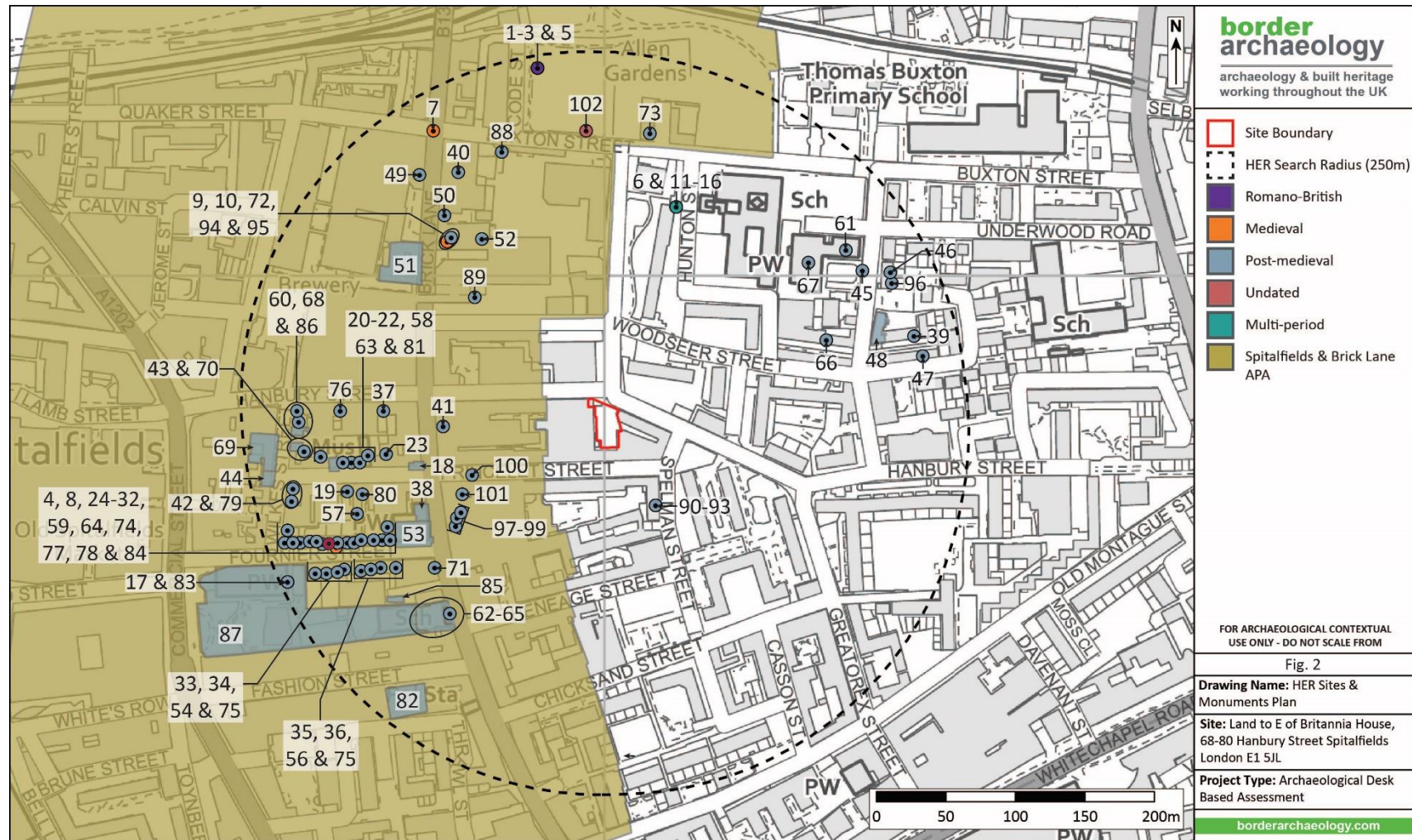
Further evidence of early post-medieval structural remains was identified during a watching brief undertaken in 2011 on groundworks at the Truman Brewery in Spital Street (about 150m N of the site) in 2011. Immediately beneath a modern concrete slab floor, the roof of a brick vaulted structure was exposed, constructed of unfrogged brick and thus presumed to be of pre-1800 date (ELO12124; LP Archaeology 2011). An archaeological evaluation undertaken in 2014-15 at the Spitalfields Hotel, 86 Brick Lane (about 100m SW of the site, revealed evidence of post-medieval layers and pits relating to episodes of dumping/backfill and levelling, possibly associated either with a late 19<sup>th</sup> century brewery or an early 20<sup>th</sup> century public baths which occupied the site (ELO20192; Godsiffe 2015).

**Conclusion:** The potential for evidence of post-medieval activity to be encountered during the works associated with the development has been assessed as **Moderate**. It appears unlikely that evidence of buried features associated with the Civil War fortifications to the E of the City of London will be encountered in the immediate vicinity of the site, although there is potential for encountering features and deposits associated with early post-medieval brick extraction in the locality recorded from documentary sources.

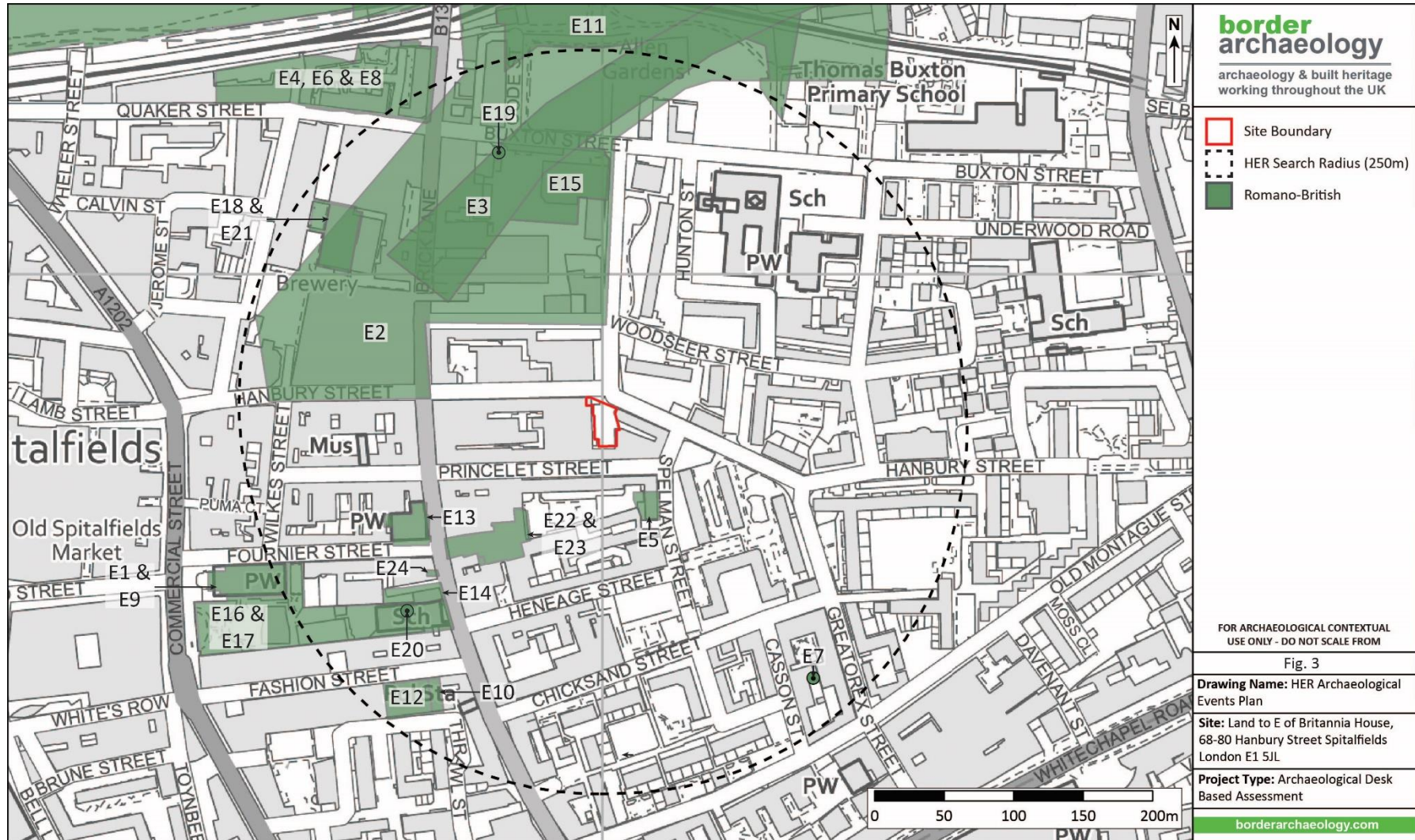
Documentary and cartographic evidence shows that the site remained as undeveloped pasture fields until the early 1680s, when Hanbury Street (then Montague Street) and other adjoining streets were laid out and rapidly developed with housing. Horwood's map of 1799 shows five houses along the northern edge of the site, fronting onto Hanbury Street. By the 1870s, three of these houses had been demolished and a large complex of commercial buildings (including stables) erected on the site, which in turn were badly damaged during the Second World War and demolished shortly afterwards. There is certainly potential for groundworks to encounter buried remains of the late 17<sup>th</sup> century townhouses and late 19<sup>th</sup> century commercial premises (including cellarage) which formerly occupied the site, possibly at a relatively shallow depth, although it is unclear to what extent these structures may have been truncated by modern demolition and construction works. However, these remains, if encountered, may be regarded as being of low to medium importance in archaeological terms.



5 Historic Environment Record Maps & Gazetteers







#	PrefRef	Name	Date	NGR
1	080809/01/00	RB Cremation Urns	Romano-British	TQ 3390 8210
2	080809/02/00	RB Inhumations	Romano-British	TQ 3390 8210
3	080809/03/00	RB Pottery	Romano-British	TQ 3390 8210
4	080810/00/00	RB Bone Handle	Romano-British	TQ 3380 8180
5	080812/00/00	RB Pottery	Romano-British	TQ 3390 8210
6	080852/00/00	RB Pottery	Romano-British	TQ 3400 8200
7	080897/00/00	Early Medieval Glass Beads, Brick Lane	Medieval	TQ 3387 8210
8	080929/00/00	Medieval Axe Head	Medieval	TQ 3380 8180
9	083525/00/00	Medieval Deposit, Truman Brewery Site	Medieval	TQ 3388 8202
10	083526/00/00	Early Medieval Feature, Truman Brewery Site	Medieval	TQ 3388 8202
11	081031/00/00	Med./PM Pottery	Med./PM	TQ 3400 8200
12	081032/00/00	Med./PM Pottery	Med./PM	TQ 3400 8200
13	081033/00/00	Med./PM Pottery	Med./PM	TQ 3400 8200
14	081034/00/00	Med./PM Pottery	Med./PM	TQ 3400 8200
15	081035/00/00	Med./PM Pottery	Med./PM	TQ 3400 8200
16	081038/00/00	Med./PM Pottery	Med./PM	TQ 3400 8200
17	MLO76170	Vaults, Christchurch	Post-med.	TQ 3377 8178
18	MLO89354	C18 century house, 65 Brick Lane/ 27 Princelet Street	Post-med.	TQ 3386 8186
19	MLO92701	14 Princelet Street (GII)	Post-med.	TQ 3381 8184
20	MLO92702	9 Princelet Street (GII)	Post-med.	TQ 3379 8187
21	MLO92703	15 Princelet Street (GII)	Post-med.	TQ 3381 8186
22	MLO92704	17 Princelet Street (GII)	Post-med.	TQ 3382 8186
23	MLO92705	23 Princelet Street (GII)	Post-med.	TQ 3384 8187
24	MLO92772	15 Fournier Street (GII)	Post-med.	TQ 3376 8180
25	MLO92773	19 Fournier Street (GII)	Post-med.	TQ 3377 8180
26	MLO92774	21 Fournier Street (GII)	Post-med.	TQ 3378 8180
27	MLO92775	25 Fournier Street (GII)	Post-med.	TQ 3379 8180
28	MLO92776	29 Fournier Street (GII)	Post-med.	TQ 3381 8180
29	MLO92777	31 Fournier Street (GII)	Post-med.	TQ 3381 8180
30	MLO92778	33 Fournier Street (GII)	Post-med.	TQ 3382 8180
31	MLO92779	37 Fournier Street (GII)	Post-med.	TQ 3383 8180
32	MLO92780	39 Fournier Street (GII)	Post-med.	TQ 3384 8180
33	MLO92781	31 Fournier Street (GII)	Post-med.	TQ 3379 8178
34	MLO92782	Area Railings at 8 & 10 Fournier Street (GII)	Post-med.	TQ 3381 8178
35	MLO92783	Area Railings at 12 Fournier Street (GII)	Post-med.	TQ 3382 8178
36	MLO92784	Area Railings at 16 & 18 Fournier Street (GII)	Post-med.	TQ 3383 8178
37	MLO92792	34 Hanbury Street (GII)	Post-med.	TQ 3383 8190
38	MLO92894	Jamme Masjid Mosque, 59 Brick Lane (GII)	Post-med.	TQ 3386 8183
39	MLO92825	Victoria Cottages (GII)	Post-med.	TQ 3422 8195
40	MLO92895	Former Stables at Trumans Brewery (GII)	Post-med.	TQ 3389 8207
41	MLO92945	122 Brick Lane (GII)	Post-med.	TQ 3388 8189
42	MLO92984	6 Wilkes Street (GII)	Post-med.	TQ 3377 8183
43	MLO92985	10 Wilkes Street (GII)	Post-med.	TQ 3377 8187



#	PrefRef	Name	Date	NGR
44	MLO92986	13-15 Wilkes Street (GII)	Post-med.	TQ 3375 8185
45	MLO93034	Garden Wall at St Anne's Presbytery (GII)	Post-med.	TQ 3418 8200
46	MLO93040	Howard House (GII)	Post-med.	TQ 3420 8200
47	MLO93041	Victoria Cottages (GII)	Post-med.	TQ 3422 8194
48	MLO93042	14-22 Deal Street (GII)	Post-med.	TQ 3419 8196
49	MLO93055	Brewmaster's House, Trumans Brewery (GII)	Post-med.	TQ 3386 8207
50	MLO93056	Engineer's House, Trumans Brewery (GII)	Post-med.	TQ 3388 8204
51	MLO93084	The Directors House, Truman Brewery, 91 Brick Lane (GII*)	Post-med.	TQ 3385 8200
52	MLO93085	Black Eagle Brewery (GII)	Post-med.	TQ 3391 8202
53	MLO93118	59 Brick Lane (GII*)	Post-med.	TQ 3386 8181
54	MLO93119	Area Railings at 2 & Christchurch Rectory, Fournier Street (GII)	Post-med.	TQ 3379 8178
55	MLO93120	Area Railings at 6 Fournier Street (GII)	Post-med.	TQ 3380 8178
56	MLO93121	Area Railings at 14 Fournier Street (GII)	Post-med.	TQ 3382 8178
57	MLO93150	22 Princelet Street (GII)	Post-med.	TQ 3382 8182
58	MLO93151	13 Princelet Street (GII)	Post-med.	TQ 3381 8186
59	MLO93195	2 Wilkes Street (GII)	Post-med.	TQ 3377 8181
60	MLO93196	16 Wilkes Street (GII)	Post-med.	TQ 3377 8189
61	MLO93275	St Anne's Presbytery (GII)	Post-med.	TQ 3417 8201
62	MLO93292	Christchurch School, 47a Brick Lane (GII)	Post-med.	TQ 3387 8175
63	MLO93303	19 Princelet Street (GII*)	Post-med.	TQ 3382 8187
64	MLO93318	35 Fournier Street (GII)	Post-med.	TQ 3383 8180
65	MLO93332	Drinking Fountain, Christchurch School, 47a Brick Lane (GII)	Post-med.	TQ 3388 8175
66	MLO93339	Albert Cottages (GII)	Post-med.	TQ 3415 8195
67	MLO93358	St Anne's RC Church (GII*)	Post-med.	TQ 3414 8200
68	MLO93366	18 Hanbury Street (GII)	Post-med.	TQ 3377 8190
69	MLO93367	17-25 Wilkes Street (GII)	Post-med.	TQ 3375 8187
70	MLO93378	3 Princelet Street (GII)	Post-med.	TQ 3378 8187
71	MLO93427	57 Brick Lane (GII)	Post-med.	TQ 3387 8178
72	MLO93428	Vat House, Trumans Brewery (GII)	Post-med.	TQ 3388 8202
73	MLO93432	35 Buxton Street (GII)	Post-med.	TQ 3403 8210
74	MLO93453	27 Fournier Street (GII)	Post-med.	TQ 3380 8180
75	MLO93454	Area Railings at 20 Fournier Street (GII)	Post-med.	TQ 3384 8178
76	MLO93459	24 Hanbury Street (GII)	Post-med.	TQ 3380 8190
77	MLO93491	17 Fournier Street (GII)	Post-med.	TQ 3377 8180
78	MLO93492	23 Fournier Street (GII)	Post-med.	TQ 3379 8180
79	MLO93529	2 Princelet Street (GII)	Post-med.	TQ 3377 8184
80	MLO93530	16 Princelet Street (GII)	Post-med.	TQ 3382 8184
81	MLO93545	11 Princelet Street (GII)	Post-med.	TQ 3380 8186
82	MLO98127	Post-med. Cellar, 40-44 Fashion Street	Post-med.	TQ 3385 8169
83	MLO98213	Burials, Christ Church	Post-med.	TQ 3377 8178
84	MLO98918	Post-med. Dump, 35 Fourier Street	Post-med.	TQ 3384 8181
85	MLO99482	Brickearth Quarrying & C18 Activity, 49-51 Brick Lane	Post-med.	TQ 3384 8176
86	MLO100979	14 Wilkes Street (GII)	Post-med.	TQ 3377 8188

#	PrefRef	Name	Date	NGR
87	MLO104323	Christchurch Churchyard	Post-med.	TQ 3379 8175
88	MLO107245	Post-med. Cellar, Trumans Brewery	Post-med.	TQ 3392 8208
89	081062/00/00	Site of Court House, Hanbury Street	Post-med.	TQ 3390 8198
90	082990/00/00	Post-med. Pit, 31 Spelman Street	Post-med.	TQ 3403 8183
91	082991/00/00	Post-med. Wall, 31 Spelman Street	Post-med.	TQ 3403 8183
92	082992/00/00	Post-med. Well, 31 Spelman Street	Post-med.	TQ 3403 8183
93	082993/00/00	Post-med. Courtyard & Slag, 31 Spelman Street	Post-med.	TQ 3403 8183
94	083523/00/00	Post-med. Structure, Truman Brewery Site	Post-med.	TQ 3388 8202
95	083524/00/00	Post-med. Well, Truman Brewery Site	Post-med.	TQ 3388 8202
96	222336/00/00	Flats, Deal Street	Post-med.	TQ 3420 8199
97	505007/00/00	Post-med. Terrace, 90 Brick Lane	Post-med.	TQ 3389 8181
98	505008/00/00	Post-med. Terrace, 92 Brick Lane	Post-med.	TQ 3389 8182
99	505009/00/00	Post-med. Terrace, 94 Brick Lane	Post-med.	TQ 3389 8183
100	505010/00/00	Post-med. Terrace, 96 Brick Lane	Post-med.	TQ 3390 8185
101	505011/00/00	Post-med. Terrace, 98 Brick Lane	Post-med.	TQ 3389 8184
102	083527/00/00	Undated Deposit, Buxton Street	Undated	TQ 3398 8210

Table 2: Gazetteer of Archaeological Sites and Monuments recorded on the Greater London HER in the vicinity of the site

#	EvUID	Name	Date	NGR
E1	ELO7144	Excavation: The Spitalfields Project, Christ Church, Spitalfields	1984-1986	TQ 3377 8178
E2	ELO10968	DBA: Crossrail, Acton Lane/Lea Valley	1991	TQ 2932 8211
E3	ELO10970	Trial Pit & Borehole Survey: Crossrail Package B, Charing Cross Road to Bond Street	1992	TQ 2973 8134
E4	ELO4356	Eval.: Great Eastern Buildings, Quaker Street	1995	TQ 3383 8214
E5	ELO4594	WB: 31 Spelman Street	1995	TQ 3403 8183
E6	ELO10813	DBA: Great Eastern Buildings, Brick Lane/Quaker Street	1995	TQ 3379 8213
E7	ELO10708	DBA: 2-10 Casson Street & 79-81 Old Montague Street	1996	TQ 3415 8170
E8	ELO14226	WB: Great Eastern Buildings, Quaker Street	1996	TQ 3383 8214
E9	ELO708	Excavation: Christ Church, Corner of Fournier Street & Commercial Street	2003	TQ 3377 8178
E10	ELO13557	DBA: 44 Fashion Street	2004	TQ 3386 8169
E11	ELO10485	DBA: Bridge GE19 Site, Brick Lane	2005	TQ 3398 8218
E12	ELO6718	Eval.: 40-44 Fashion Street	2006	TQ 3385 8169
E13	ELO6975	Eval.: Jamme Masjid Trust Mosque, 35 Fourier Street & 59-64 Brick Lane	2006	TQ 3385 8182
E14	ELO8705	Eval.: 49-51 Brick Lane	2009	TQ 3384 8176
E15	ELO11660	DBA: Spital Street	2010	TQ 3396 8206
E16	ELO11928	DBA: Christchurch C of E Primary School, 47a Brick Lane	2010	TQ 3379 8175
E17	ELO19180	DBA: Christchurch Spitalfields C of E Primary School, 47A Brick Lane	2010	TQ 3379 8175
E18	ELO11941	HBR: Block C, Truman Brewery, 91 Brick Lane	2011	TQ 3380 8202
E19	ELO12124	WB: Truman Brewery, Spital Street	2011	TQ 3392 8208
E20	ELO14170	WB: Christ Church Primary School, 47a Brick Lane	2011	TQ 3387 8175

#	EvUID	Name	Date	NGR
E21	ELO12567	DBA: Truman Brewery, Brick Lane	2012	TQ 3380 8202
E22	ELO13003	DBA: Spitalfields Hotel, 86 Brick Lane	2013	TQ 3391 8181
E23	ELO20192	Eval.: Spitalfields Hotel, 86 Brick Lane	2014	TQ 3391 8181
E24	ELO19415	Eval.: 55 Brick Lane	2017	TQ 3387 8178

*Table 3: Gazetteer of Archaeological Events recorded on the Greater London HER in the vicinity of the site*

## 6 Site Visit

BA undertook a site visit on the 4<sup>th</sup> November 2019 to determine the presence of features of potential archaeological interest in the immediate vicinity of the site. The site is currently occupied as a car park and loading bay immediately adjacent to and E of Britannia House, a four-storey office building originally erected in the early 1970s (*Plate 2*). The interior of the car park is flanked by ranges of modern single-storey utilitarian buildings to the S and E (*Plates 3 & 4*)

No visible features of archaeological interest were noted during the site visit.

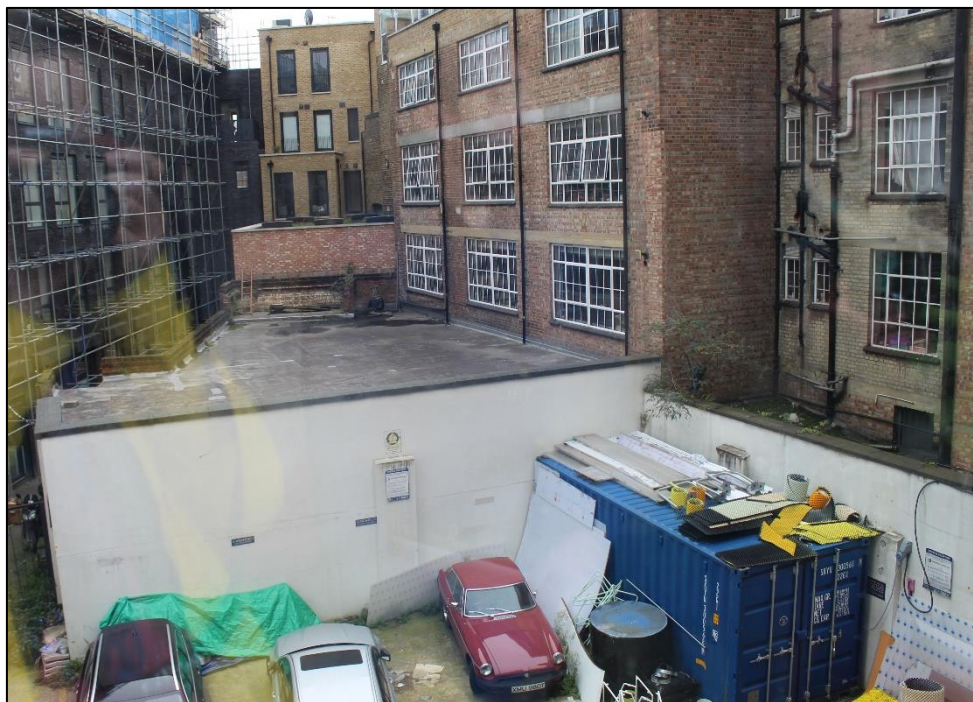


*Plate 2: View looking S towards entrance to site from the junction of Hanbury Street and Spital Street*





*Plate 3: View looking S showing interior of car park with single storey utilitarian buildings to S and E*



*Plate 4: Elevated view from Britannia House showing interior of car park and modern single storey utilitarian buildings*

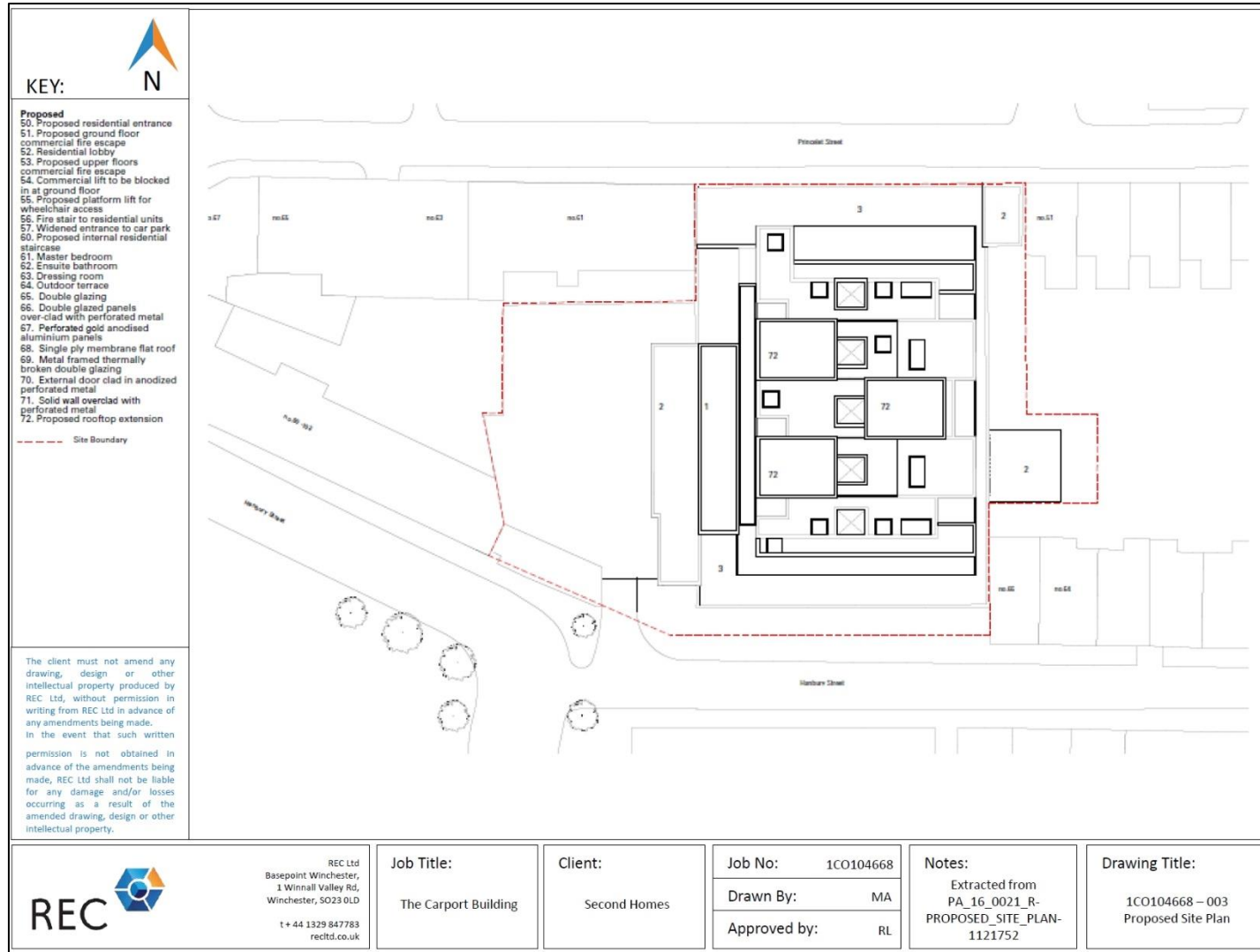


Fig. 4: Proposed outline site plan (Reproduced by courtesy of REC)

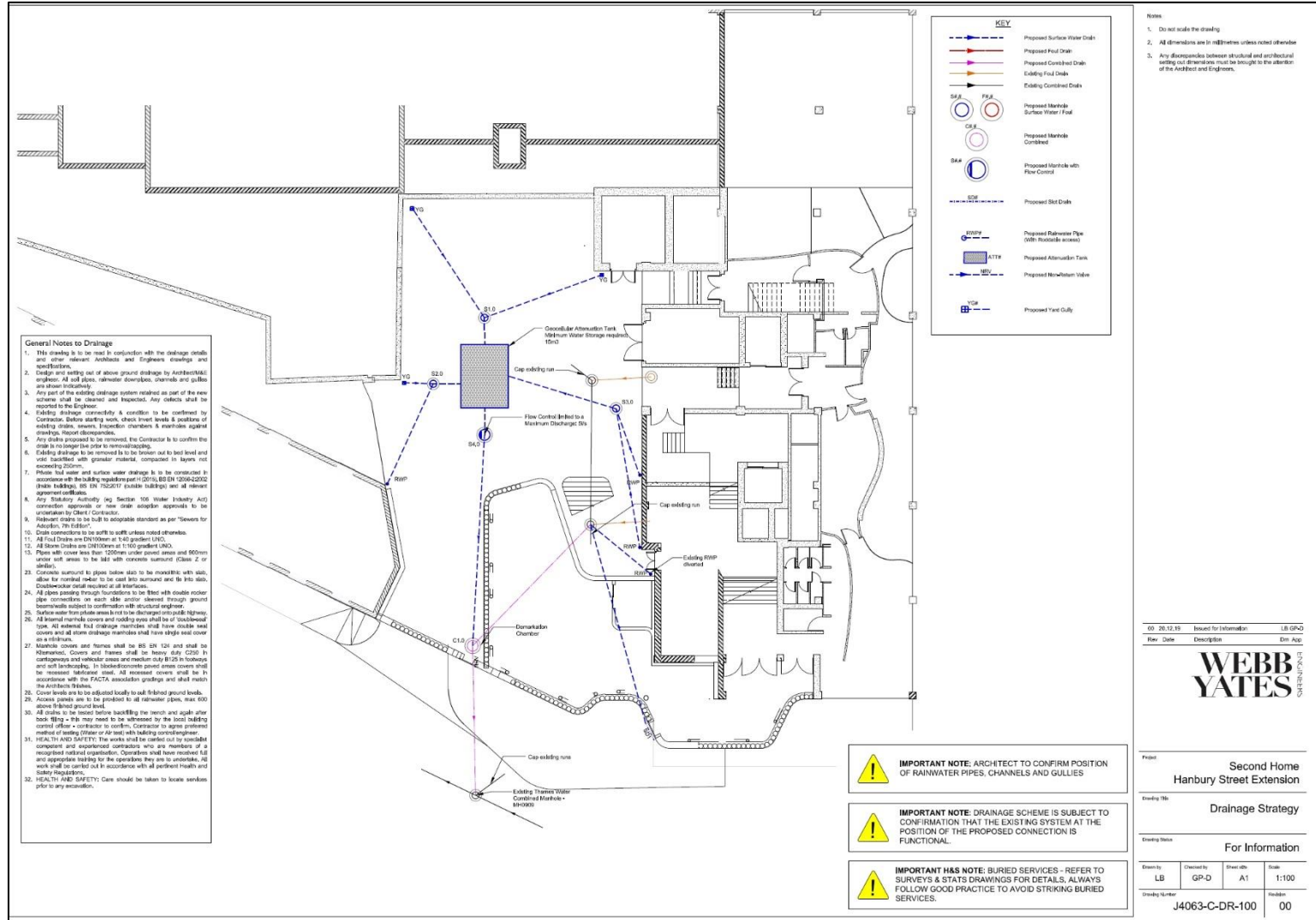


Fig. 5 Proposed drainage plan (Reproduced by courtesy of Webb Yates)



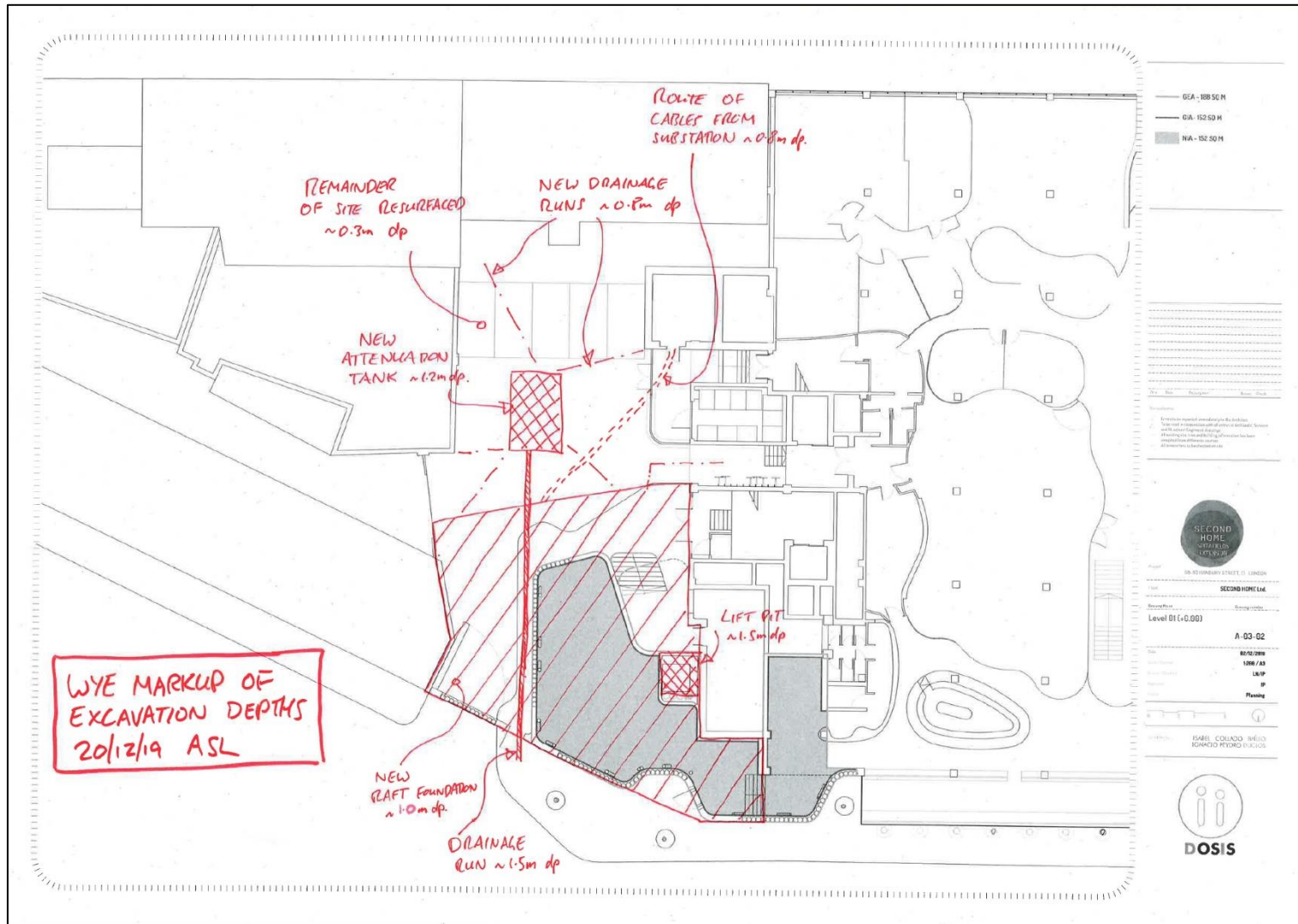


Fig. 6: Sketch Plan showing approximate location and depths of excavations for foundations and drainage works (Reproduced by courtesy of Second Home)

## 7 Conclusions

### 7.1 Potential Impacts

The following description of the proposed development is based on design drawings supplied on 18<sup>th</sup> October 2019 and additional information regarding drainage and foundation groundworks provided on 2<sup>nd</sup> January 2020 (*figs. 4-6*). It is presumed that this information is correct at the time of writing; subsequent revisions to the proposed designs may necessitate alterations to this report.

In outline, the proposed development involves the erection of a six-storey extension attached to the E of the existing Second Home building at Britannia House, comprising flexible office space, Class B1 (Business), with a small ground floor café, Class A3 (Restaurants and cafés) along the frontage to Hanbury Street at ground level.

The proposed extension will have a reinforced concrete raft foundation, extending to a maximum approximate depth of 1.00m below existing ground level (bgl). The remainder of the site will be resurfaced to a depth of c.0.30m bgl. Based on the proposed design drawings, it appears that the six-storey extension will not have a basement; however, excavations to an approximate depth of 1.5m bgl will be required for a lift pit to be located within the NW corner of the proposed building. Excavations will also be required for a geocellular attenuation tank to be located beneath the car park to the S of the proposed extension to an approximate depth of 1.2m bgl, with a drainage run excavated to a depth of 1.5bgl leading from the attenuation tank to the main sewer running along Hanbury Street. Two new drainage runs will also be excavated to a depth of 0.80m bgl to the SW and SE of the attenuation tank.

Detailed geotechnical information for the site was not available at time of writing; however it is appears likely that, due to the relatively shallow depth of the proposed foundations and associated drainage works (not exceeding 1.5m in depth) and in view of the findings from previous archaeological interventions in the surrounding area (particularly the results of the watching brief at Spelman Street, to the S of the site) that the groundworks will encounter extensive made ground deposits of post-medieval and modern date. It is possible that evidence of post-medieval cellarage or other sub-surface features may be encountered, either relating to the late 19<sup>th</sup> century stable building which was located within the central and southern parts of the site or the late 17<sup>th</sup> century townhouses which formerly occupied the frontage of Hanbury Street.

### 7.2 Overall Conclusions

The overall archaeological potential of the site has been assessed as **Low to Moderate**. This reflects the location of the site outside the Archaeological Priority Area associated with the Romano-British extra-mural cemetery at Spitalfields and the medieval precinct of St Mary Spital, the limited results of previous fieldwork in the immediate vicinity of the site and the relatively shallow depth of the proposed groundworks for the new extension.

There is slightly increased potential for excavations to reveal evidence of buried structural remains of post-medieval date (including cellarage) relating either to the late 17<sup>th</sup> century townhouses which stood along the N edge of the site (fronting onto Hanbury Street) or the late Victorian commercial buildings recorded within the central and southern portions of the site.

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## 8 Copyright

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## 10 Cartography & Aerial Photography

(All maps were obtained from the London Metropolitan Archives unless otherwise stated):

- c.1560: Woodcut Map of London by Ralph Agas
- 1682: William Morgan's Map of London & Westminster
- 1703: Joel Gascoyne's Map of the Parish of St Dunstan, Stepney
- 1731: Thomas Bowles's Map of London & Suburbs (British Library)
- 1746: A map of London and Westminster by John Rocque



1799: Richard Horwood's Plan of the Cities of London and Westminster

1817: Richard Horwood's Plan of the Cities of London and Westminster (second edition)

1827: Plan of London surveyed by C. & J. Greenwood

1874- OS 1<sup>st</sup> edition 1:1056 Map of Westminster

1897: OS 2<sup>nd</sup> edition 25-inch Map

1916: OS 3<sup>rd</sup> edition 25-inch Map

1953: OS provisional edition 1:2500 Map

1971 – OS National Survey 1:1250 Map

(Historic engravings and photographs of the study area, dating back to the mid-16<sup>th</sup> century were consulted using records held at the British Library, Tower Hamlets and the London Metropolitan Archives)

11 Appendix 1: Historic Maps



Fig. 7: Extract from Joel Gascoyne's Plan of the Parish of St Dunstan Stepney (1703)  
(Reproduced by courtesy of the London Metropolitan Archives)



Fig. 8: Extract from a Map of Spitalfields and Mile End, contained in Thomas Bowles Map of London and suburbs (1731)  
(Reproduced by courtesy of the British Library)



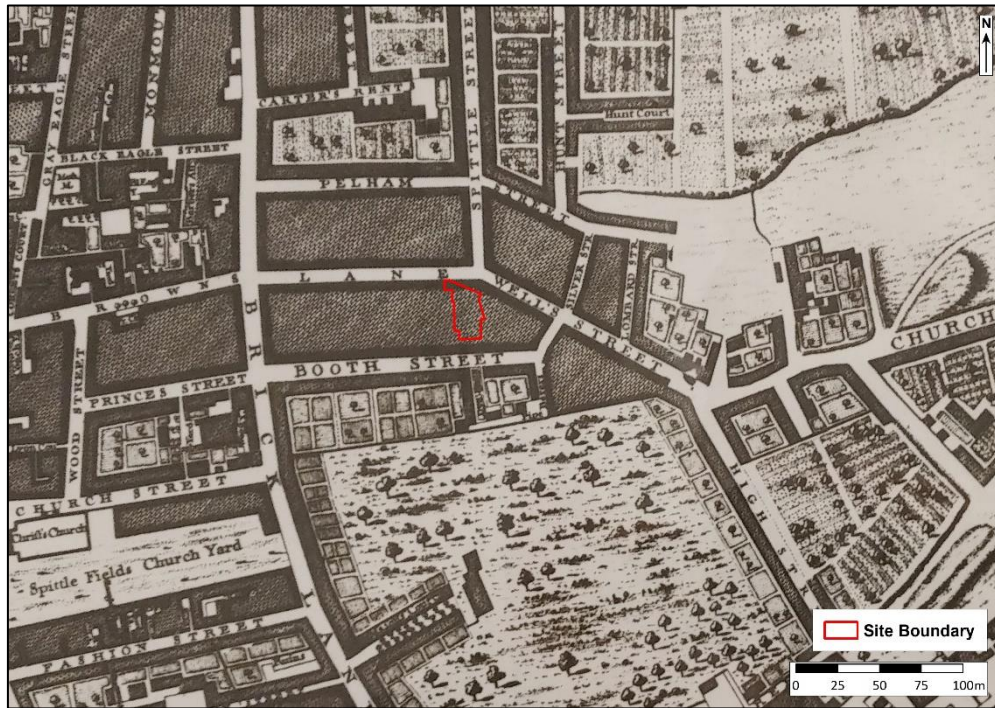


Fig. 9: Extract from John Rocque's Survey of London and Westminster (1746)  
(Reproduced by courtesy of London Metropolitan Archives)

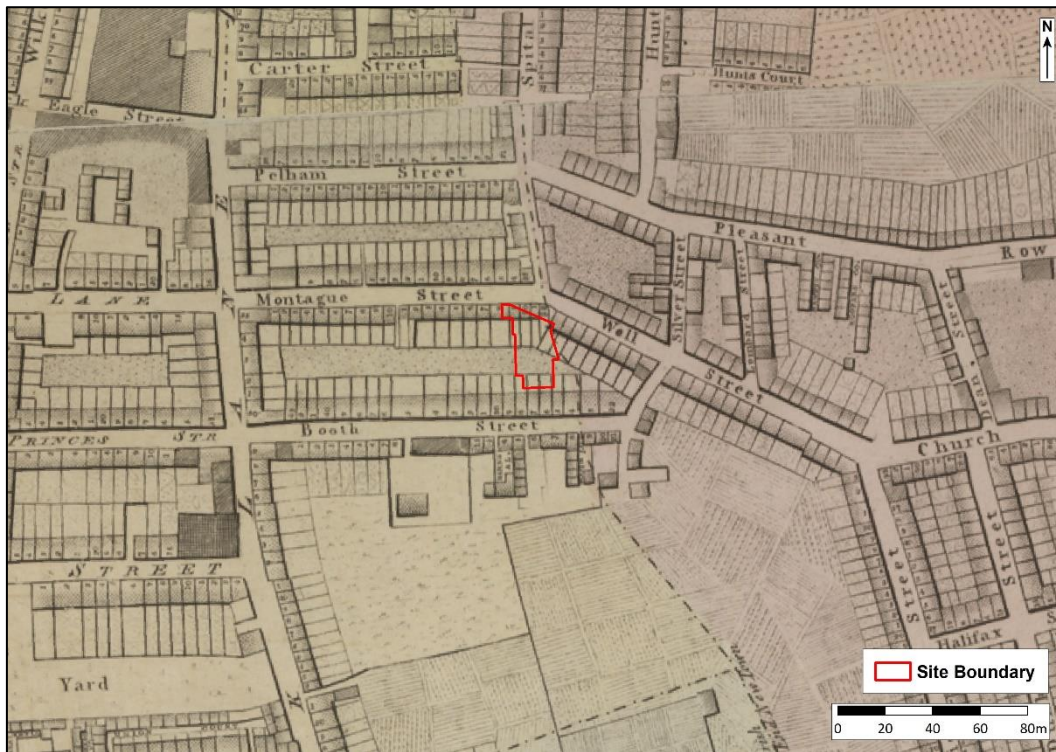


Fig. 10: Extract from Extract from Richard Horwood's Plan of the Cities of London and Westminster (1799)  
(Reproduced by courtesy of London Metropolitan Archives)





Fig. 11: Extract from Map of London surveyed by C & J. Greenwood (1827)  
(Reproduced by courtesy of London Metropolitan Archives)



Fig. 12: Extract from Stanford's Map of London (1862)  
(Reproduced by courtesy of London Metropolitan Archives)



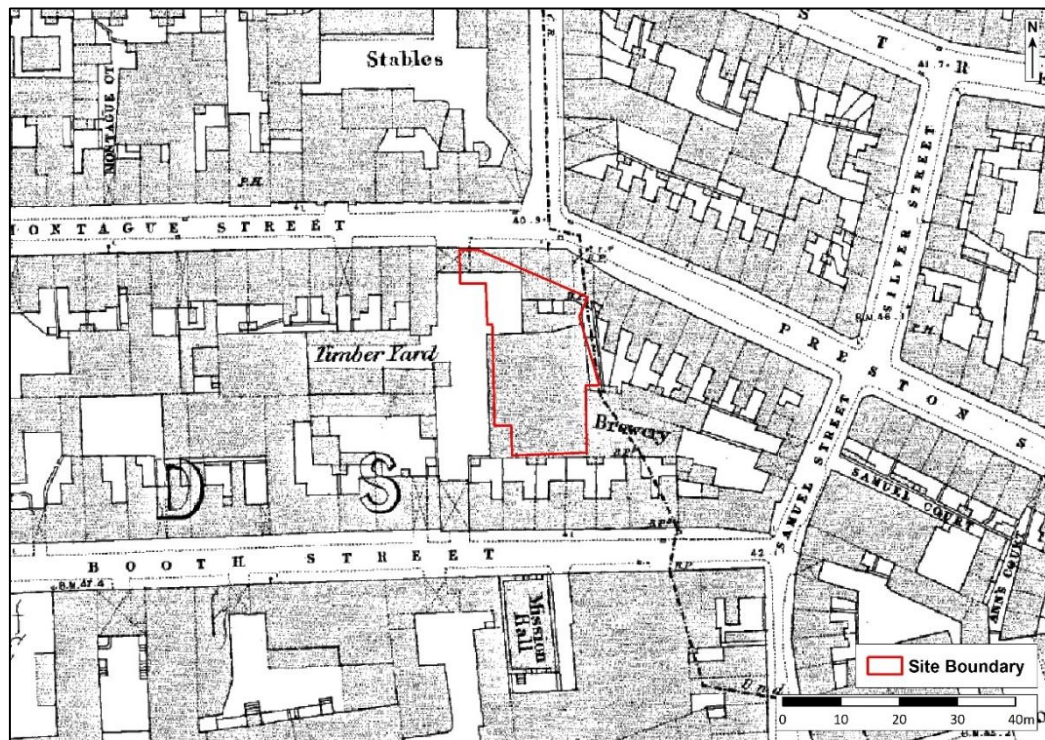


Fig. 13: Extract from the OS 1<sup>st</sup> edition 1:1056 map (1874)  
(Reproduced by courtesy of London Metropolitan Archives)

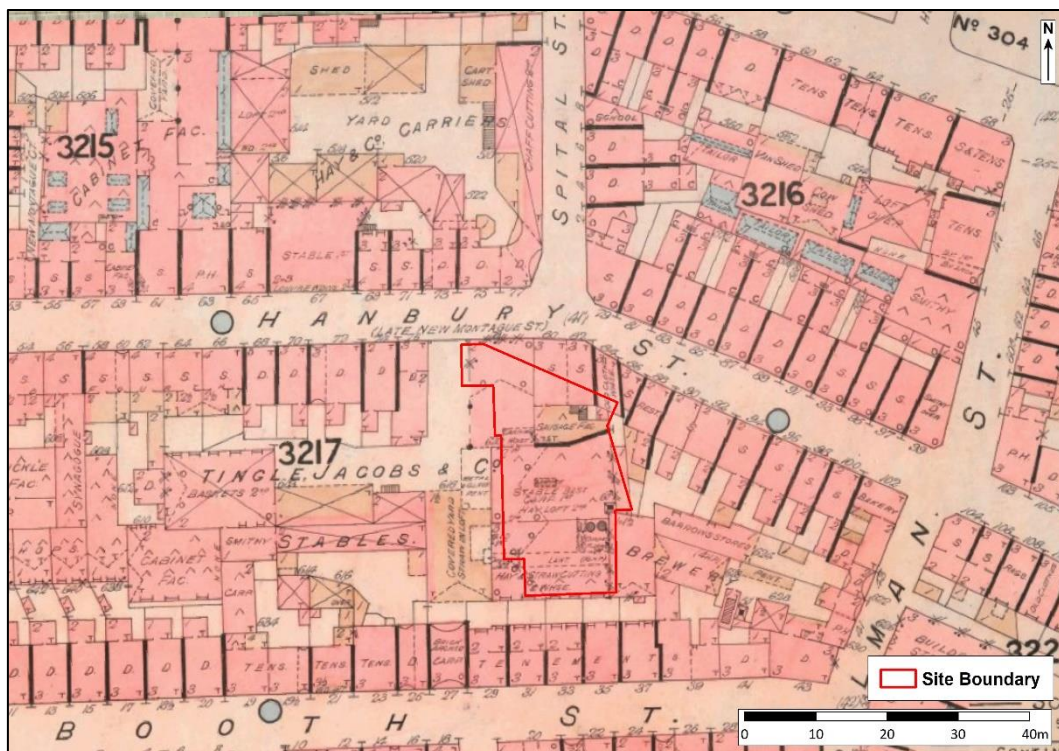


Fig. 14: Extract from Goad's Insurance Map (1890)  
(Reproduced by courtesy of London Metropolitan Archives)





Fig. 15: Extract from the OS 2<sup>nd</sup> edition 25-inch map (1896)  
(Reproduced by courtesy of London Metropolitan Archives)

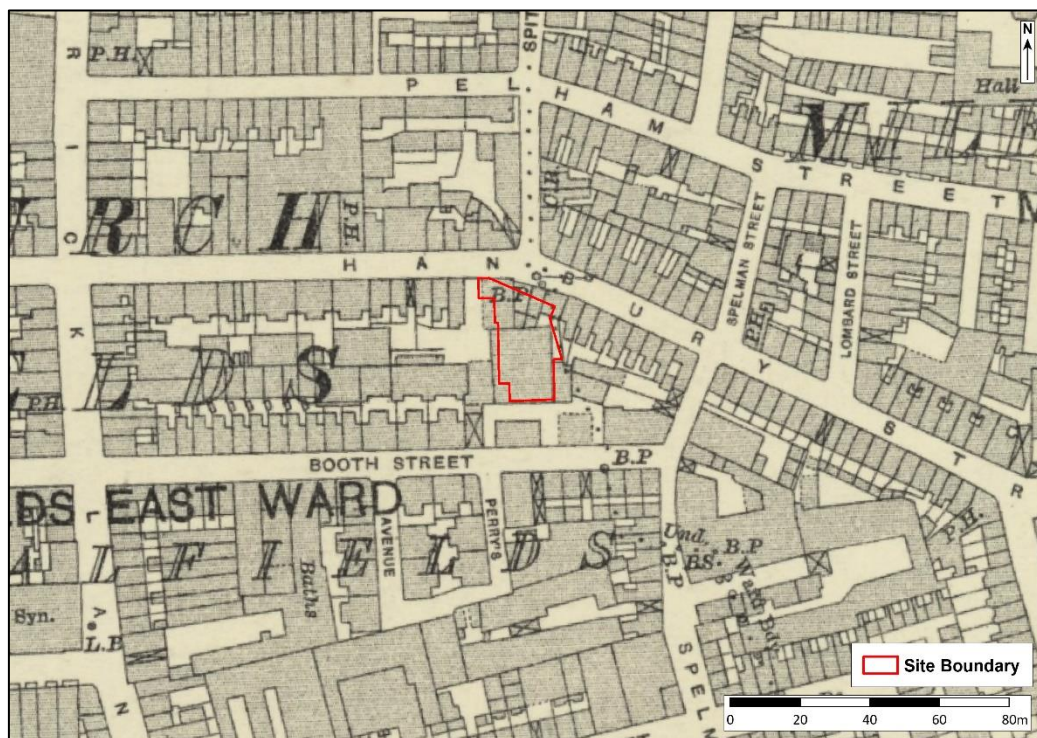


Fig. 16: Extract from the OS 3<sup>rd</sup> edition 25-inch map (1916)  
(Reproduced by courtesy of London Metropolitan Archives)





Fig. 17: Extract from the London County Council Bomb Damage Map (1946)  
(Reproduced by courtesy of London Metropolitan Archives)

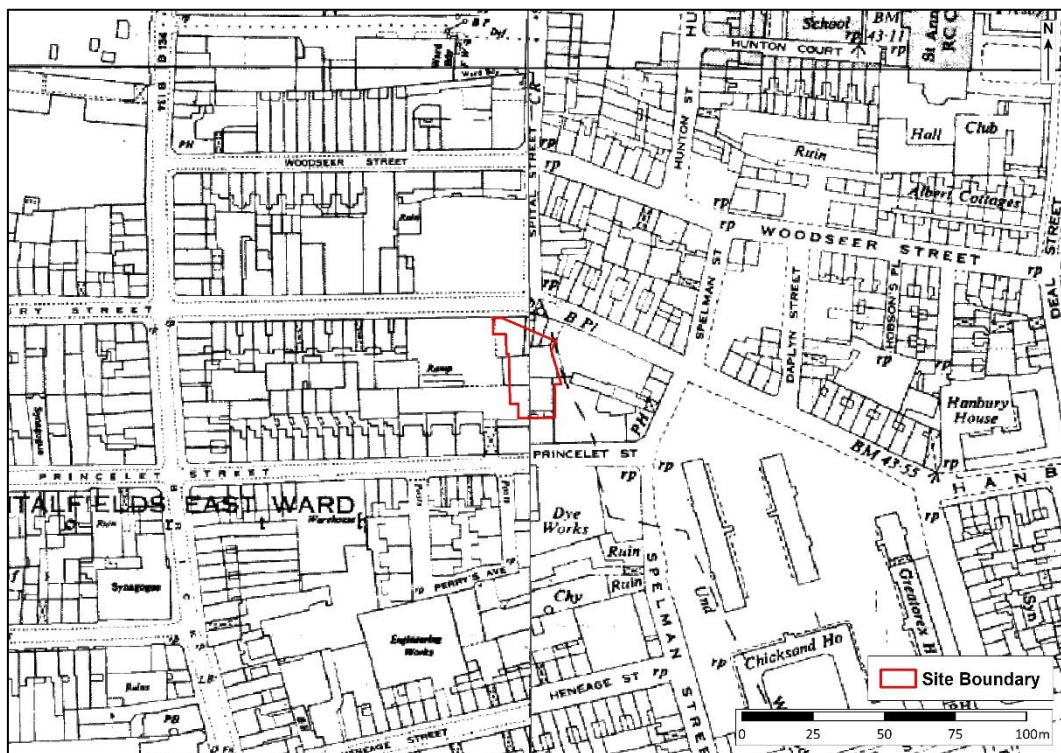


Fig. 18: Extract from the OS provisional edition 1:2500 map (1953)  
(Reproduced by courtesy of the National Archives)



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