

## Archaeological Desk-Based Assessment



**Land to rear of  
2-28 Belfast Road  
Hackney  
London N16 6UH**

On behalf of

**London Borough of Hackney  
c/o Robinson Low Francis**

**September 2020**

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*Cover: View looking southwest towards the entrance to the site, to the rear of Nos. 2-28 Belfast Road*

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## 1 Non-Technical Summary

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Border Archaeology (BA) has been commissioned to carry out an Archaeological Desk Based Assessment (ADBA) regarding the proposed demolition of former light industrial buildings and construction of a new NHS surgery on land to the rear of Nos. 2-28 Belfast Road, Hackney, London N16 6UH. The results can be briefly summarised thus:

**Prehistoric:** The potential for encountering evidence of prehistoric activity (with particular reference to early prehistoric remains) has been assessed as **Moderate to High**. The site is located immediately northwest of an Archaeological Priority Area associated with the discovery of exceptionally rare *in-situ* Palaeolithic remains, comprising a series of soil horizons or 'working floors' containing substantial assemblages of worked flint and faunal remains, which were found to the south, east and west of site during the construction of the railway and residential development in the surrounding area in the late 19<sup>th</sup> century. While recent investigations undertaken close to the site have failed to reveal evidence of *in situ* Palaeolithic remains, there remains potential for deep excavations to reveal evidence of stratified land surfaces and finds of Palaeolithic date.

**Romano-British:** The potential to reveal Romano-British remains in the vicinity of the site has been assessed as **Moderate**. This assessment reflects the location of the site immediately east of the major Roman routeway of Ermine Street. Recent fieldwork carried out in the immediate vicinity of the site has yielded little evidence of Romano-British occupation, although in view of the close proximity of the site to the line of the Roman road, there would appear to be potential to encounter evidence of roadside settlement and possibly burials.

**Medieval:** The potential to encounter evidence of medieval occupation in the vicinity of the site has been assessed as **Moderate**. The site is located to the north of a long-established crossing point of the Hackney Brook (Stamford Bridge) roughly midway between the settlements of Stoke Newington and Stamford Hill. Finds of medieval date have been recovered near to this ford and further to the SE during excavations at Northwold Road, although no conclusive evidence has been found to indicate a focus of medieval settlement to the north of the Hackney Brook.

**Post-Medieval:** The potential for encountering evidence of archaeological features of post-medieval date has been assessed as **Moderate**. During the 18<sup>th</sup> and early 19<sup>th</sup> centuries, the site lay to the rear of two properties facing Stamford Hill which were then enlarged in the mid-19<sup>th</sup> century to form a single large dwelling (Ibston Lodge) with landscaped gardens extending to the south and east of the house. There is potential to encounter evidence of buried structural remains associated with these buildings and the associated gardens, although it is likely that these will have been disturbed by the construction of the existing works building on the site in the early 1930s.

**Summary Conclusion & Recommendations:** The overall potential of the site in archaeological terms has been assessed as **Moderate to High**, with particular reference to encountering evidence of early prehistoric remains. The potential to encounter evidence of Romano-British, medieval and post-medieval remains has been assessed as **Moderate**. However, it is BA's considered opinion that, *prima facie*, based on the available evidence, the archaeological potential of the site does not present an impediment to the development.

**Recommendations:** Given the Moderate to High archaeological potential of the site (particularly for early prehistoric remains) it is recommended that an appropriate programme of archaeological work, 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.

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## 2 Introduction

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Border Archaeology (BA) was instructed by Robinson Low Francis on behalf of the London Borough of Hackney to undertake an Archaeological Desk Based Assessment with regard to a planning application relating to the demolition of former light industrial buildings and construction of a new NHS surgery on land to the rear of Nos. 2-28 Belfast Road, Hackney, London N16 6UH (*fig. 1*).

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the proposed development site and may be required in relation to the planning process, so that the local planning authority can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential or aesthetic and/or communal interest.

### 2.1 Site Location, Soils and Geology

The site, which stands at an approximate height of 25m AOD, consists of a triangular yard area (covering an approximate area of 1941 sq. m) which is occupied by a single-storey former light-industrial works (the footprint of which covers about 976 sq. m.). The site is located to the rear (S) of late Victorian terraced houses fronting onto Belfast Road and is bounded to the SW by Stoke Newington railway station and to the E and SE by the rear gardens of late Victorian houses along Cazenove Road.

The site is not located within a Conservation Area; however it is located within an Archaeological Priority Area (APA) associated with the Roman road of Ermine Street (DLO38404) as designated by the London Borough of Hackney and the Greater London Archaeology Advisory Service. It is also situated immediately NW of another APA (Northwold Road and surrounds) where significant evidence of Palaeolithic activity has been previously identified.

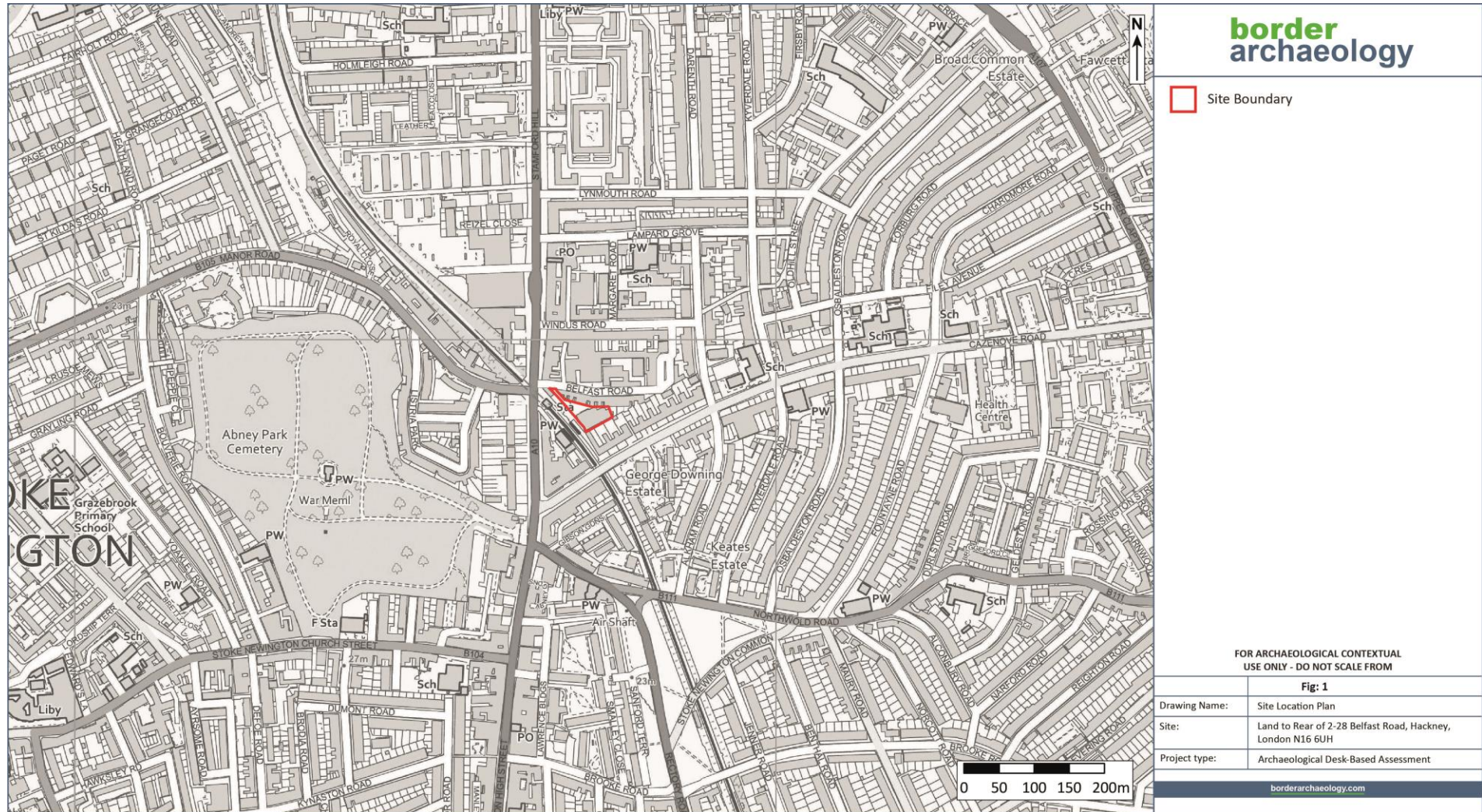
The British Geological Survey lists the underlying solid geology within the E portion of the site as comprising-Clay, Silt and Sand of the London Clay Formation, formed about 48-56 million years ago in the Palaeogene Period, with overlying superficial deposits consisting of sandy clays and silts of the Langley Silt Member, aeolian (wind-blown) sedimentary deposits formed up to 2 million years ago during the Quaternary Period (BGS 2020).

No records of geotechnical investigations have been identified within the site itself. Records of a geotechnical borehole excavated in 1990 at 86 Cazenove Road recorded the following sequence of deposits, namely:

- 0-1.82m: Clay
- 1.82-7.62m: Sand/Gravel
- 7.62-16.45m: London Clay
- 16.45-32.30m: Reading Beds
- 32.30-50.29m: Thanet Sands
- 50.29-91.44m: Chalk

A watching brief in 2007 on water mains replacement works in the vicinity of Cazenove Road and Northwold Road identified natural brickearth deposits overlain by made ground, at depths ranging between 0.6-1.2m below existing ground level (Compass Archaeology 2007).

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□ Site Boundary

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Fig: 1

Drawing Name:	Site Location Plan
Site:	Land to Rear of 2-28 Belfast Road, Hackney, London N16 6UH
Project type:	Archaeological Desk-Based Assessment

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## 3 Methodology

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### 3.1 Aims and 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 and Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. 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.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2<sup>nd</sup> Edition (Historic England 2017)*, *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (Historic England 2019)* and *Preserving Archaeological Remains (Historic England 2016)*.

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 189 stating 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 *Hackney Local Plan 2033 (Adopted 2020)*, in particular Policy LP 6 (Archaeology) which states that ‘*All new development must protect, or enhance, and promote archaeological heritage (both above and below ground). The interpretation and presentation of archaeological heritage to the public will be encouraged. Proposals that would adversely affect*

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*nationally important archaeological remains or their setting will be refused. Where development is proposed on sites of archaeological significance or potential significance, desk-based assessments and, where necessary, archaeological field evaluation, will be required before development proposals are determined’.*

**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.

### 3.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the site, information was collected on the known cultural heritage features within a 500m study area around the site, the results of which are shown on a series of maps (*figs. 2-5; Tables 2-4*). These maps show the location of known archaeological and built heritage features (including SAMs, archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referred to in the text.

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

- Greater London Historic Environment Record (GLHER) - information from past investigations, find spots and documentary and cartographic sources and aerial photographs. A total of 107 archaeological monuments, 11 events, 36 listed buildings and 21 locally listed buildings were recorded within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- The British Library, the National Archives and the London Metropolitan Archives – historic maps, published and unpublished archaeological and historical accounts.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Historic England Archive – collections of vertical and oblique aerial photographs dating back to 1933 were consulted.

A site visit was carried out on 4<sup>th</sup> September 2020, which determined the topography of the site and existing land use and provided further information on possible past ground disturbance within the site.

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## 4 Archaeological Assessment

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### 4.1 Prehistoric

The site of the proposed development is located immediately N of a Tier 2 Archaeological Priority Area (Northwold Road and surrounds) associated with the discovery of significant evidence of *in-situ* remains of early prehistoric date chiefly made during the construction of residential housing E of Stamford Hill/Stoke Newington Street in the late 19<sup>th</sup> century (Oxford Archaeology 2017, 49). Substantial evidence of early prehistoric remains has been identified in the vicinity of the site, recovered both from the extensive brickearth (Langley Silt Complex) deposits which characterize the superficial geology in this area and from the top of the underlying gravel deposits (Hackney Gravels) which in turn overlie the London Clay bedrock.

Of particular importance was the discovery of a substantial, *in-situ* lithic assemblage of Lower Palaeolithic date made by the local antiquarian and pioneering archaeologist Worthington George Smith during the construction of new residential developments to the E of Stamford Hill from 1878 to 1909 (Smith 1894, 203-4; Jubly 2011, 100-117). These discoveries appear to have been predominantly focused within an area to the S of Cazenove Road (to the SE of the site) extending E from Alkham Road as far as Geldeston Road (including Kyverdale, Osbaldestone and Fountayns Roads) and southwards towards Northwold Road and Stoke Newington Common (Wymer 1999, 64).

Smith's findings included three distinct soil horizons described as 'working floors' which contained a substantial and well-preserved lithic assemblage of Lower Palaeolithic date including large quantities of flint handaxes, cores, retouched flakes and flint flakes, along with a rich assemblage of faunal and palaeoenvironmental remains including mammoth bones, antlers, shells, plant remains and some birch stakes and yew fragments. The 'working floor' found at Alkham Road was described by Smith as comprising 'a stratum of some five or six inches of sub angular ochreous gravel, in some places only one or two inches in thickness, or only visible as a line of slightly contrasted colour. Amongst the flints, which have grey or bright ochreous crusts, are pieces of sandstone, Hertfordshire conglomerate, quartzite, white quartz, Lydian stone, and pieces of other rocks, but none of the very large blocks of stone so often described as belonging to the Thames valley drift at London' (Smith 1894, 204).

The depths at which these Palaeolithic 'working floors' and associated finds were discovered in the late 19<sup>th</sup> century appears to have varied considerably (Jubly 2011, 108-109). Within the NE corner of Stoke Newington Common (about 330m SE of the site), evidence of a 'working floor' and a substantial quantity of associated finds were encountered at a depth of c.1.2m below existing ground level (MLO12179) while further to the N, in the vicinity of Alkham Road (c.215m ESE of the site), two distinct layers containing flint implements and faunal remains were found 'on top of the gravels' at depths of c.1.2m (4 ft) and 3.65m (12 ft) below existing ground level (MLO12138).

Further evidence of lithic working floors was recorded by Smith at a depth of 1.2m in Osbaldeston Road (MLO 11273; c.300m E of the site) and Fountayne Road (MLO12176; c.400m ESE) and N of the junction of Kyverdale Road and Cazenove Road (MLO10663; c. 200m NE of the site). The area containing the most significant concentration of Palaeolithic finds has been designated as a Tier 1 Archaeological Priority Area (Upper Clapton), reflecting its exceptional importance as one of the largest Palaeolithic lithic assemblages in southern England, which is of especial rarity as the finds were largely recovered from *in-situ* primary contexts (Oxford Archaeology 2017, 10-11).

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In addition to the discoveries made to the E of Stamford Hill, evidence of Palaeolithic remains has also been identified in the wider surrounding area. Further evidence of a possible 'working floor' of Palaeolithic date was recorded by Smith at a depth of 3.65m within the southern part of Abney Park Cemetery, just to the W of Stoke Newington High Street, from which a large quantity of worked flints was recovered including 26 flint handaxes, 15 cores, 139 retouched and 220 untouched flint flakes (MLO 12134). Evidence of another lithic working site was found during the construction of a railway cutting at Stoke Newington Common in 1870 (MLO11634) and a quantity of Paleolithic flint implements was recovered from Lampard Grove, c.250m NNE of the site (MLO8601).

Recent archaeological investigations in the vicinity of the study area have yielded only limited evidence of early prehistoric remains compared to the extensive discoveries made by Smith in the late 19<sup>th</sup> century. Excavations along the N side of Northwold Road adjoining Stoke Newington Common in 1971 recovered a quantity of Palaeolithic flints but failed to record the 'working floor' recorded by Smith (MLO12039). Excavation of trial trenching at 65-69 Cazenove Road in 1976 (ELO2941; c.210m NE of the site) identified London Clay with patches of gravel within 1m of the existing ground level, overlain by brickearth deposits and cut by a N-S aligned channel 2m deep and filled with a coarse red and grey gravel. Evidence of a soil horizon of probable Palaeolithic date was identified but no lithics were recovered, possibly suggesting that the N extent of the 'working floor' identified by Smith may not have extended much further N of Cazenove Road (Juby 2011, 104-5).

Excavations undertaken in 1981 on the site of a house in 55 Northwold Road, to the NE of Stoke Newington Common (ELO4180; c.345m SE of the site) revealed evidence of a deeply stratified sequence of deposits, at the base of which was a gravel deposit with sandy lenses between 0.20 and 1.10m thick, overlying the London Clay bedrock, interpreted as having formed as a result of the action of a braided stream on the site during cold, possibly periglacial climatic conditions. A quantity of worked flint dated to the Lower Palaeolithic was recovered from this gravel layer (at about 3m below the modern ground surface) which in turn was overlain by a sterile clayey silt. This clayey silt was in turn overlain by accumulations of clayey silt alluvium which were probably derived from the nearby Hackney Brook. Within the upper level of this alluvium (at depths ranging between 2.7 and 2.9m bgl) a large quantity of later Mesolithic finds, including flakes, blade fragments and flint knapping debris was found, which were presumed to be associated with a nearby lithic working site (MLO8520; Harding & Gibbard 1983).

More recent fieldwork undertaken to the S and E of the site has failed to reveal further evidence of prehistoric remains. A watching brief on water mains replacement works in 2006-7 within the vicinity of Cazenove Road and Northwold Road revealed no significant archaeological finds or features, with exposed deposits consisting of modern road make-up layers overlying brick rubble made ground deposits (associated with the residential development which occurred in the late 19<sup>th</sup> century) which in turn overlaid truncated natural brickearth deposits at depths ranging between 0.6-1.2m below existing ground level (ELO8192; Compass Archaeology 2007). An evaluation on the George Downing estate in 2007 produced similarly negative results, with natural brickearth deposits identified at depths of between 0.9 and 1.5m below ground level, which overlaid Hackney Gravels in places and were in turn overlain by topsoil and 20<sup>th</sup> century made ground (ELO8460; AOC Archaeology 2007).

**Conclusion:** The potential for encountering evidence of buried features, deposits and finds of prehistoric date has been assessed as **Moderate to High**. Significant evidence of *in-situ* Palaeolithic remains, comprising a series of soil horizons or 'working floors' containing a substantial assemblage of worked flint, faunal and palaeoenvironmental remains, has been identified to the S, E and W of the site, chiefly as a result of findings made during the construction

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of the railway and residential development in the surrounding locality of Stoke Newington in the late 19<sup>th</sup> century. While more recent archaeological interventions in the immediate vicinity of the site have failed to reveal evidence of *in situ* Palaeolithic remains, there nevertheless remains potential to encounter further evidence of Palaeolithic finds and possibly stratified deposits, which may be encountered at varying depths below ground level (possibly at depths ranging between 1.2 to 3.65m). Should the groundworks for the proposed development reveal evidence of early prehistoric remains, these would be considered to be of **High** significance as the full extent of Palaeolithic activity recorded in this area during the late 19<sup>th</sup> century has yet to be satisfactorily established.

## 4.2 Romano-British

The site is located about 25m E of the line of the major Roman roadway of Ermine Street, running from London (*Londinium*) to York (*Eboracum*) via Lincoln (*Lindum*), this section of which is represented by the present day A10 (Stoke Newington Street/Stamford Hill) (Margary 1973, 194). An Archaeological Priority Area comprising a buffer zone of 100m on either side of the course of the Roman road has been designated by Hackney Council and the Greater London Archaeology Advisory Service, this reflects the potential to encounter evidence of the road itself and associated roadside settlement and burial activity (Oxford Archaeology 2017, 36-37).

Previous fieldwork undertaken in close proximity to the site has revealed little evidence of Romano-British activity, although a number of Roman coffined burials have been identified in the wider surrounding area, including a single stone sarcophagus burial found in 1867 at Lower Clapton (near to the former Orphan Asylum) and within the grounds of Springfield Park, about 930m NE of the site, where several stone coffins were found in c.1814 and 1837 (Cockburn et al., 1969, 71; Robinson 1842, 29-31). It remains unclear whether these represent isolated burials or evidence of a more extensive roadside burial ground extending to the E of Ermine Street.

**Conclusion:** The potential to encounter Romano-British remains has been assessed as **Moderate**. This assessment reflects the location of the site within the Archaeological Priority Area associated with the important Roman routeway of Ermine Street. Previous archaeological investigations carried out in the immediate vicinity of the site have yielded little evidence of Romano-British occupation, although in view of the close proximity of the site to the line of the Roman road, there would nevertheless appear to be some potential to encounter evidence of roadside occupation and, particularly, burials. Evidence of Romano-British activity, if encountered, would be regarded as being of **Medium to High** importance as the nature and extent of Roman roadside settlement and burial activity along Ermine Street remain poorly understood.

## 4.3 Medieval

Archaeological interventions in the vicinity of the site have revealed only sparse evidence of medieval occupation, chiefly consisting of limited finds of Anglo-Saxon and later medieval pottery recovered during excavations at No. 55 Northwold Road in 1981 (Harding & Gibbard 1983; MLO 1663; MLO25542). Consequently, one must rely chiefly on documentary evidence and reports of findings made by local antiquarians for evidence of medieval settlement in the vicinity of the site. The site of the proposed development is located to the N of the settlement of Stoke Newington, first recorded as 'Neuton' in the Domesday Survey of 1086 (when it was held by the canons of St Paul's Cathedral) and to the S of the linear roadside settlement of Stamford Hill, first recorded in late 13<sup>th</sup> century records as 'Sanford' or 'Saundfordhill' (Gover et al. 1942, 107; Baker 1995, 38). The focus of medieval settlement at Stoke

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Newington appears to have been located along Church Street, extending to the W of Ermine Street (the present-day A10).

The etymology of Stamford Hill (denoting 'the sandy ford') probably refers to the point where Ermine Street forded the Hackney Brook, a small tributary of the River Lea, to the N of Stoke Newington, about 150m SSW of the site at its closest point (Baker 1995, 38). The highway of Ermine Street remained a well-frequented thoroughfare throughout the medieval period, marking the boundary between the parishes of Hackney (to the E) and Stoke Newington (to the W) and finds of medieval date have been made in close proximity to the ford although it remains uncertain whether there was a focus of roadside settlement to the N of the ford during this period.

Various finds of medieval objects (including swords, daggers and a spur of 14<sup>th</sup> century date) were reportedly made in 1839 during the widening of the highway at the point where it crossed the Hackney Brook by means of a long-established stone bridge. This bridge was of medieval origin, first recorded in 1255 and later marked on early post-medieval mapping as 'Stamford Bridge' (Robinson 1842; MLO1532; MLO12096). The GLHER places the site of the medieval settlement of Stamford Hill on higher ground considerably northwards of the stream crossing (MLO1574) but the source for this identification is unclear. Later documentary evidence appears to indicate that the area N of the Hackney Brook remained as sparsely settled common flanking either side of the road from Stoke Newington to Stamford Hill until its gradual enclosure during the late 17<sup>th</sup>/early 18<sup>th</sup> century (Baker 1995, 38-39).

**Conclusion:** The potential to encounter evidence of medieval occupation in the vicinity of the site has been assessed as **Moderate**. The site is located N of a long-established crossing point of the Hackney Brook (Stamford Bridge) roughly midway between the settlements of Stoke Newington and Stamford Hill. Finds of medieval date have been recovered near to this ford and further to the SE during excavations at Northwold Road, although no evidence has been found to clearly indicate a focus of medieval occupation to the N of the Hackney Brook. Should evidence of medieval activity be revealed, this would be considered to be of **Medium** importance as it could inform understanding of the nature and density of medieval settlement in the vicinity of Stamford Hill.

#### 4.4 Post-Medieval

Based on the available evidence, it appears likely that there was no significant expansion of settlement northwards of Stoke Newington beyond Stamford Bridge until the late 17<sup>th</sup> century. Historic mapping indicates that there was a gradual enclosure of roadside common and an associated extension of settlement north of Stamford Bridge from the early 18<sup>th</sup> century onwards. This expansion appears to have been fostered by the Tyssen family who had acquired possession of the principal manor of Hackney in the late 17<sup>th</sup> century and remained as substantial landowners in the parish until the 20<sup>th</sup> century (Baker 1995, 38-39). Land along the E side of Stamford Hill was being leased out by the Tyssen family to brickmakers for quarrying brickearth as early as 1694 (Baker 1995, 39).

John Rocque's map of London and its environs dated 1746 (*fig. 6*) depicts several buildings and associated garden plots along the E side of Stamford Hill to the N of the crossing of the Hackney Brook. These appear to have comprised a scattering of cottages and taverns, including 'The Birdcage', an historic tavern on the E side of Stamford Hill at the junction with present-day Windus Road (about 100m NNW of the site) which is first recorded in 1732 and was later completely rebuilt in 1892 (MLO 106445). The site of the proposed development is shown on Rocque's map as partially lying within the NE portion of a rectangular garden plot immediately E of a detached

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building (possibly a single house or a pair of dwellings) set slightly back from the road, with the eastern part of the site lying within enclosed fields. Further northwards along Stamford Hill, a large horseshoe-shaped pond is shown, immediately N of which is a detached rectangular building which can be probably identified with the Bird Cage Inn, with other buildings depicted to the E of the pond.

Documentary and cartographic evidence indicates that further development along the E side of Stamford Hill, north of the Hackney Brook, took place during the mid-late 18<sup>th</sup> century. Five houses are recorded as having been built in the vicinity of the Bird Cage Inn by c.1785, four of which are described as being situated N of the pond adjacent to the inn with a fifth located S of the pond (Baker 1995, 39). An Ordnance Survey drawing of Hackney and its environs dated 1799 (*fig. 7*) shows that further building activity had taken place along the E side of the highway to the N of Stamford Bridge, with the laying out of several side-streets to the E of Stamford Hill, one of which can probably be identified with present-day Belfast Road, which was then known as Stamford Terrace (but is not specifically named on the OS map). The westernmost portion of the site is still shown on the 1799 map as occupying a garden to the immediate rear of a building set slightly back from the highway, with the eastern portion lying within an irregularly shaped field extending further to the E and SE. Further to the N, the large pond S of the Bird Cage Inn had been filled in (c. 1795) and partially built over with houses (Baker 1995, 39).

Thomas Milne's map of London and its environs dated 1800 (*fig. 8*) supplies some useful information on land use in the immediate vicinity of the site. The W portion of the site is depicted as lying to the immediate rear of two properties, while the eastern portion of the site then lay within a small pasture enclosure bordered to the E by arable fields and to the S by market gardens. Cartographic and documentary evidence indicates that there had been a further intensification of roadside settlement extending N from the Hackney Brook along both sides of Stamford Hill during the first half of the 19<sup>th</sup> century, although the land behind the properties to the E and W of the road still remained largely open and agricultural in character.

Thomas Starling's 1831 map of the parish of Hackney (*fig. 9*) provides the earliest accurate and topographically detailed depiction of the site, which is shown as lying to the S of Stamford Terrace. The terrace appears to have been extended further eastwards since c.1800 with houses, commercial buildings and courtyards laid out along its northern side. The site itself is shown as lying to the rear of two conjoined houses facing the highway of Stamford Hill, with a small square structure (presumably an outbuilding) depicted close to the NW corner of the site. The eastern half of the site is shown as lying within the NW corner of a large irregularly shaped field extending to the E and S of the site, which was then in the ownership of W.G. Daniel-Tyssen, the N and W portions of which were under pasture, with a series of market gardens or arable fields depicted further to the E and SE.

The Hackney tithe map of 1843 (*fig. 10*) supplies more detail regarding the layout of the site and details of land use and ownership. The site is again shown as lying to S of Stamford Terrace, to the immediate rear of two conjoined properties (marked as Plot Nos. 172 and 173) which had been leased from W.G. Daniel-Tyssen by one Edward Moxey. It appears that the houses had been extended eastwards as the westernmost portion of the site appears to extend beneath the rear wing of the northern house (No. 172) which was occupied by Moxey himself. The southern property (No. 173) was occupied by one Howel Jacobson and included a large rectangular plot to the S and E of the house which is described as a 'pleasure garden' in the accompanying tithe award. The central and E portions of the development site appear largely to lie within this extensive 'pleasure garden' as depicted on the

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tithe map, with the easternmost part extending within an irregularly shaped field recorded in the tithe award as a 'market garden' (Plot No. 176).

By 1870, it appears that the two houses depicted on the 1843 tithe map to the immediate W of the site had been amalgamated or rebuilt to form a single dwelling marked on the OS 1<sup>st</sup> edition 25-inch map as 'Ibston Lodge' (*fig. 11*). The OS map appears to show that the westernmost portion of the site extended beneath the rear wing of the house while the majority of the site lay within extensive landscaped and wooded grounds extending to the S and E of Ibston Lodge, comprising a series of tree-lined walks and a circular pond in the SW corner of the grounds.

Substantial changes to the pattern of land usage in the immediate vicinity of the site occurred in the early 1870s, with the demolition of Ibston Lodge to make way for the construction of Stoke Newington railway station, opened in May 1872 by the Great Eastern Railway on the line of the newly-built Stoke Newington and Edmonton Railway. The new railway station is first shown on Stanford's 1878 map of London. At some time between 1878 and 1896, intensive housing development occurred to the E of Stamford Hill and the present row of two-storey brick terraced houses was built along the S side of Belfast Road (still known as Stamford Terrace) which is first depicted on the OS 2<sup>nd</sup> edition map of 1896 (*fig. 12*). The land to the rear of this terrace (comprising the development site) is shown on the 1896 map as occupied by an L-shaped building and narrow rectangular structure further to the E, both of which are marked as greenhouses and appear to have formed part of a horticultural nursery. The OS 3<sup>rd</sup> edition map of 1915 (*fig. 13*) shows that Stamford Terrace had been renamed as Belfast Road and the greenhouse structures within the site are specifically marked as a nursery.

At some point between 1915 and 1933, the greenhouse structures associated with the nursery appear to have been demolished and replaced by the existing single-storey industrial premises occupying the central and eastern portions of the site, which are first shown on an oblique aerial photograph of the site taken in 1933. This building is marked as a light engineering works on the OS 4<sup>th</sup> edition map of 1936 (*fig. 14*) with a small detached rectangular structure depicted to the W of the main building, which was later used as an electricity sub-station.

During the London Blitz, a high-explosive bomb is recorded as having landed in the vicinity of Belfast Road in October 1940, causing significant damage to the terraced houses immediately N of the site. The London County Council Bomb Damage map of 1946 (*fig. 15*) records the terrace as being 'seriously damaged, doubtful if repairable'; however the houses were repaired after the war and appear to have largely remained intact. The engineering works appears to have avoided damage and continued to be used for that purpose until about 1970, after which it was temporarily used as a warehouse and later as a Council training centre and workshops.

**Conclusion:** The potential for encountering evidence of archaeological remains of post-medieval date has been assessed as **Moderate**. During the 18<sup>th</sup> and early 19<sup>th</sup> centuries, the site lay to the rear of two properties facing Stamford Hill which were then enlarged to form a single large dwelling (Ibston Lodge) with extensive landscape gardens extending to the E and S of the house. Ibston Lodge was demolished in 1872 to make way for Stoke Newington railway station and the surrounding area was developed for housing; however the site of the proposed development was occupied by a horticultural nursery until c.1930 when the existing single-storey industrial building was constructed as a light engineering works. There is potential to encounter buried remains of 18<sup>th</sup>-19<sup>th</sup> century buildings and associated garden features, which would probably be considered to be of **Low to Medium** importance in archaeological terms, although it is likely that some disturbance to sub-surface features will have been caused by the construction of the existing modern works buildings on the site.

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## 5 Historic Environment Record Gazetteers and Maps

BA Ref.	MonUID	PrefRef	Name	Date	NGR
1	MLO12134	080001/00/00	Lithic Working Site, Abney Park Cemetery	Palaeolithic	TQ 3340 8680
2	MLO12132	080006/00/00	Findspots: Handaxes, Northwold Road	Palaeolithic	TQ 3420 8670
3	MLO8601	080032/00/00	Findspots: Lithic Finds, Lampard Grove	Palaeolithic	TQ 3380 8715
4	MLO12138	080037/00/00	Lithic Working Site, Alkham Road	Palaeolithic	TQ 3395 8680
5	MLO39083	080037/01/00	Findspot: Bones, Antlers etc.	Palaeolithic	TQ 3395 8680
6	MLO11733	080040/00/00	Findspot: Handaxes, near N End of Benthall Road	Palaeolithic	TQ 3403 8650
7	MLO11651	080041/00/00	Findspot: Handaxes, Cazenove Road	Palaeolithic	TQ 3400 8690
8	MLO11634	080043/00/00	Lithic Working Site, Stoke Newington Common Railway Cutting	Palaeolithic	TQ 3385 8655
9	MLO12179	080044/00/00	Lithic Working Site, Stoke Newington Common	Palaeolithic	TQ 3385 8655
10	MLO38760	080044/01/00	Findspots: Lithic Finds, Stoke Newington Common	Palaeolithic	TQ 3385 8655
11	MLO12176	080047/00/00	Lithic Working Site, Fountayne Road	Palaeolithic	TQ 3420 8680
12	MLO18259	080048/00/00	Palaeolithic Surface, 65-69 Cazenove Road	Palaeolithic	TQ 3395 8697
13	MLO11632	080050/00/00	Findspot: Handaxe & Scraper, Rectory Road	Palaeolithic	TQ 3380 8640
14	MLO11273	080054/00/00	Lithic Working Site, Osbaldeston Road	Palaeolithic	TQ 3405 8688
15	MLO5661	080057/00/00	Findspot: Handaxe, Tyssen Road	Palaeolithic	TQ 3380 8650
16	MLO18885	080068/00/00	Findspot: Lithic Flakes, 55 Northwold Road	Palaeolithic	TQ 3398 8663
17	MLO6651	080072/00/00	Water Channels, 55 Northwold Road	Palaeolithic	TQ 3398 8663
18	MLO10663	080074/00/00	Lithic Working Site, Kyverd Ale Road	Palaeolithic	TQ 3395 8700
19	MLO66612	083437/00/00	Lithic Working Site, 65069 Cazenove Road	Palaeolithic	TQ 3410 8690
20	MLO32044	MLO32044	Findspot, Palaeolithic Flake, Abney Park Cemetery	Palaeolithic	TQ 3340 8680
21	MLO12039	080061/00/00	Prehistoric Surface, NE Corner Stoke Newington Common	Palaeo. - Meso.	TQ 3385 8655
22	MLO22082	080007/00/00	Findspot: Handaxes & Flake	Palaeo. - Neo.	TQ 3420 8670
23	MLO8520	080069/00/00	Lithic Working Site, 55 Northwold Road	Mesolithic	TQ 3398 8663
24	MLO1663	080070/00/00	Findspot: Potsherds, 55 Northwold Road	Prehistoric - Med.	TQ 3398 8663
25	MLO25542	080157/00/00	Findspot: Medieval Potsherds, 55 Northwold Road	Medieval	TQ 3398 8663
26	MLO1532	MLO1532	Medieval Finds, Stoke Newington High Street	Medieval	TQ 3365 8675
27	MLO1574	MLO1574	Site of Medieval Village, Stamford Hill	Medieval	TQ 3365 8760
28	MLO1609	MLO1609	Medieval Road, Stoke Newington Church Street	Medieval	TQ 3305 8630
29	MLO10515	MLO10515	Possible Medieval Road, Skacklewell Lane/Rectory Road	Medieval	TQ 3390 8601
30	MLO10516	MLO10516	Possible Medieval Road, Northwold Road	Medieval	TQ 3417 8665
31	MLO12096	MLO12096	Site of Medieval Bridge, Stamford Bridge	Medieval	TQ 3365 8675
32	MLO22985	MLO22985	Possible Medieval Village, Stoke Newington	Medieval	TQ 3334 8652
33	MLO104250	MLO104250	Stoke Newington Common	Med. - PM	TQ 3392 8656
34	MLO12074	080138/00/00	Site of House, Fleetwood Street	Post-med.	TQ 3343 8657
35	MLO5956	220145/00/00	Site of House, Stoke Newington Church Street	Post-med.	TQ 3335 8662
36	MLO7558	MLO7558	Abney Park Cemetery (GII)	Post-med.	TQ 3340 8680



BA Ref.	MonUID	PrefRef	Name	Date	NGR
37	MLO11653	MLO11653	Site of C18 Almshouses, Rectory Road	Post-med.	TQ 3371 8665
38	MLO83462	MLO83462	The Rochester Castle PH, 145 Stoke Newington High St	Post-med.	TQ 3359 8643
39	MLO83463	MLO83463	Scouts Hall, Bouverie Road (GII)	Post-med.	TQ 3321 8674
40	MLO83470	MLO83470	10 Bethune Road (GII)	Post-med.	TQ 3327 8720
41	MLO83597	MLO83597	4 Manor Road (GII)	Post-med.	TQ 3356 8697
42	MLO83641	MLO83641	Forecourt Wall to West Hackney House (GII)	Post-med.	TQ 3372 8667
43	MLO83677	MLO83677	9-17 Sandford Terrace (II)	Post-med.	TQ 3378 8645
44	MLO83693	MLO83693	18-21 Sandford Terrace (II)	Post-med.	TQ 3378 8649
45	MLO83705	MLO83705	53 Stamford Hill (GII)	Post-med.	TQ 3360 8714
46	MLO83720	MLO83720	157 Stoke Newington High Street (GII)	Post-med.	TQ 3365 8664
47	MLO83721	MLO83721	Forecourt Wall, Gates & Railings to Number 191 (GII)	Post-med.	TQ 3362 8662
48	MLO83722	MLO83722	Monument to Issac Watts, Abney Park Cemetery (GII)	Post-med.	TQ 3335 8672
49	MLO83724	MLO83724	9 Stoke Newington Church Street (GII)	Post-med.	TQ 3358 8653
50	MLO83732	MLO83732	157 Stoke Newington High Street (GII*)	Post-med.	TQ 3361 8661
51	MLO83733	MLO83733	Entrance Lodges, Gates & Railings to Abney Park Cemetery (GII)	Post-med.	TQ 3363 8670
52	MLO83770	MLO83770	K2 Telephone Kiosk Outside Cotswold House (GII)	Post-med.	TQ 3366 8732
53	MLO83789	MLO83789	Spreat Monument, Abney Park Cemetery (GII)	Post-med.	TQ 3335 8682
54	MLO83798	MLO83798	Monument to Doctor Nathaniel Rogers, Abney Park Cemetery (GII)	Post-med.	TQ 3334 8661
55	MLO83799	MLO83799	Monument to John Swain, Abney Park Cemetery (GII)	Post-med.	TQ 3345 8680
56	MLO83800	MLO83800	Monument to William Tyler, Abney Park Cemetery (GII)	Post-med.	TQ 3332 8672
57	MLO83801	MLO83801	Monument to Frank Bostock, Abney Park Cemetery (GII)	Post-med.	TQ 3331 8676
58	MLO83802	MLO83802	Monument to James Braidwood, Abney Park Cemetery (GII)	Post-med.	TQ 3333 8664
59	MLO83803	MLO83803	Monument to Agnes Forsyth, Abney Park Cemetery (GII)	Post-med.	TQ 3351 8665
60	MLO83804	MLO83804	Monument to Henry Richard, Abney Park Cemetery (GII)	Post-med.	TQ 3336 8661
61	MLO83805	MLO83805	Monument to Andrew Holmes Reed, Abney Park Cemetery (GII)	Post-med.	TQ 3336 8661
62	MLO83806	MLO83806	Monument to John Jay, Abney Park Cemetery (GII)	Post-med.	TQ 3335 8669
63	MLO83807	MLO83807	Monument to Samuel Robinson, Abney Park Cemetery (GII)	Post-med.	TQ 3353 8676
64	MLO83808	MLO83808	Monument to General William & Catherine Booth, Abney Park Cemetery (GII)	Post-med.	TQ 3334 8661
65	MLO83820	MLO83820	157 Stoke Newington High Street (GII)	Post-med.	TQ 3358 8647
66	MLO83832	MLO83832	Mortuary Chapel, Abney Park Cemetery (GII)	Post-med.	TQ 3336 8681
67	MLO83867	MLO83867	West Hackney House (GII)	Post-med.	TQ 3372 8667
68	MLO83891	MLO83891	36 Manor Road (GII)	Post-med.	TQ 3336 8712
69	MLO83963	MLO83963	7 Stamford Grove West (GII)	Post-med.	TQ 3401 8729
70	MLO83968	MLO83968	The Coach & Horses PH (GII)	Post-med.	TQ 3363 8651
71	MLO83969	MLO83969	Forecourt Wall, Railings & Gate to Number 187 & Wall to S (GII)	Post-med.	TQ 3362 8659
72	MLO83964	MLO83964	Walls, Railings & Gates at the S End of the Cemetery (GII)	Post-med.	TQ 3335 8657

BA Ref.	MonUID	PrefRef	Name	Date	NGR
73	MLO98410	MLO98410	Site of First WWI Bombing in London, 16 Alkham Road	Post-med.	TQ 3390 8672
74	MLO98720	MLO98720	Site of mid-C20 Plate Glass Works, George Downing Estate	Post-med.	TQ 3382 8672
75	MLO99088	MLO99088	Monument to Joanna Vassa, Abney Park Cemetery (GII)	Post-med.	TQ 3335 8671
76	MLO104249	MLO104249	Allens Gardens (GII)	Post-med.	TQ 3330 8723
77	MLO104252	MLO104252	Sanford Terrace	Post-med.	TQ 3384 8652
78	MLO105277	MLO105277	War Memorial, Abney Park Cemetery	Post-med.	TQ 3335 8675
79	MLO105278	MLO105278	Location of a WWI Recruitment Drive, Church Street	Post-med.	TQ 3353 8656
80	MLO106048	MLO106048	18a-d Manor Road (LLB)	Post-med.	TQ 3346 8706
81	MLO106049	MLO106049	20 Manor Road (LLB)	Post-med.	TQ 3345 8707
82	MLO106061	MLO106061	154-156 Stoke Newington High Street (LLB)	Post-med.	TQ 3364 8645
83	MLO106074	MLO106074	Our Lady of Good Counsel Church, 24 Bouverie Road (LLB)	Post-med.	TQ 3325 8669
84	MLO106080	MLO106080	71-73 Stoke Newington Church Street (LLB)	Post-med.	TQ 3337 8654
85	MLO106088	MLO106088	61 Leswin Road (LLB)	Post-med.	TQ 3365 8638
86	MLO106099	MLO106099	62 Stoke Newington Church Street	Post-med.	TQ 3343 8657
87	MLO106102	MLO106102	13 Summerhouse Road (LLB)	Post-med.	TQ 3347 8662
88	MLO106103	MLO106103	Stoke Newington Bookshop, 159 Stoke Newington High Street	Post-med.	TQ 3360 8647
89	MLO106292	MLO106292	44 Oldhill Street (LLB)	Post-med.	TQ 3408 8722
90	MLO106293	MLO106293	Former Northwold Road Synagogue, 16 Northwold Road (LLB)	Post-med.	TQ 3373 8664
91	MLO106294	MLO106294	1-21 Stamford Hill (LLB)	Post-med.	TQ 3361 8679
92	MLO106296	MLO106296	Rosa, 3 Stoke Newington Church Street (LLB)	Post-med.	TQ 3359 8653
93	MLO106297	MLO106297	Affinity, 5 Stoke Newington Church Street (LLB)	Post-med.	TQ 3359 8653
94	MLO106300	MLO106300	The Three Crowns PH, 175 Stoke Newington High St (LLB)	Post-med.	TQ 3360 8656
95	MLO106302	MLO106302	St Michael and All Angels Church (LLB)	Post-med.	TQ 3411 8662
96	MLO106380	MLO106380	Stamford Mansions, Stamford Grove East (LLB)	Post-med.	TQ 3405 8731
97	MLO106431	MLO106431	28 Lampard Grove (LLB)	Post-med.	TQ 3384 8713
98	MLO106439	MLO106439	50-62 (Even) Oldhill Street (LLB)	Post-med.	TQ 3413 8728
99	MLO106442	MLO106442	William Patten Primary School (LLB)	Post-med.	TQ 3353 8651
100	MLO106444	MLO106444	Grove Mansions, 1-12 Stamford Grove West (LLB)	Post-med.	TQ 3404 8730
101	MLO106445	MLO106445	The Birdcage, 58 Stamford Hill (LLB)	Post-med.	TQ 3368 8703
102	MLO106450	MLO106450	The Jolly Butchers 202-204 Stoke Newington High St (LLB)	Post-med.	TQ 3364 8661
103	MLO106530	MLO106530	1-150 Gibson Gardens (LLB)	Post-med.	TQ 3374 8673
104	MLO106612	MLO106612	Civilian War Memorial, Abney Park Cemetery	Post-med.	TQ 3336 8665
105	MLO106855	MLO106855	Site of Abney Congregational Chapel Church	Post-med.	TQ 3335 8653
106	MLO108296	MLO108296	23-25 Stamford Hill (LLB)	Post-med.	TQ 3362 8683
107	MLO108297	MLO108297	27-33 Stamford Hill (LLB)	Post-med.	TQ 3361 8686

Table 2: Gazetteer of archaeological monuments recorded on the GLHER within a 500m radius of the site

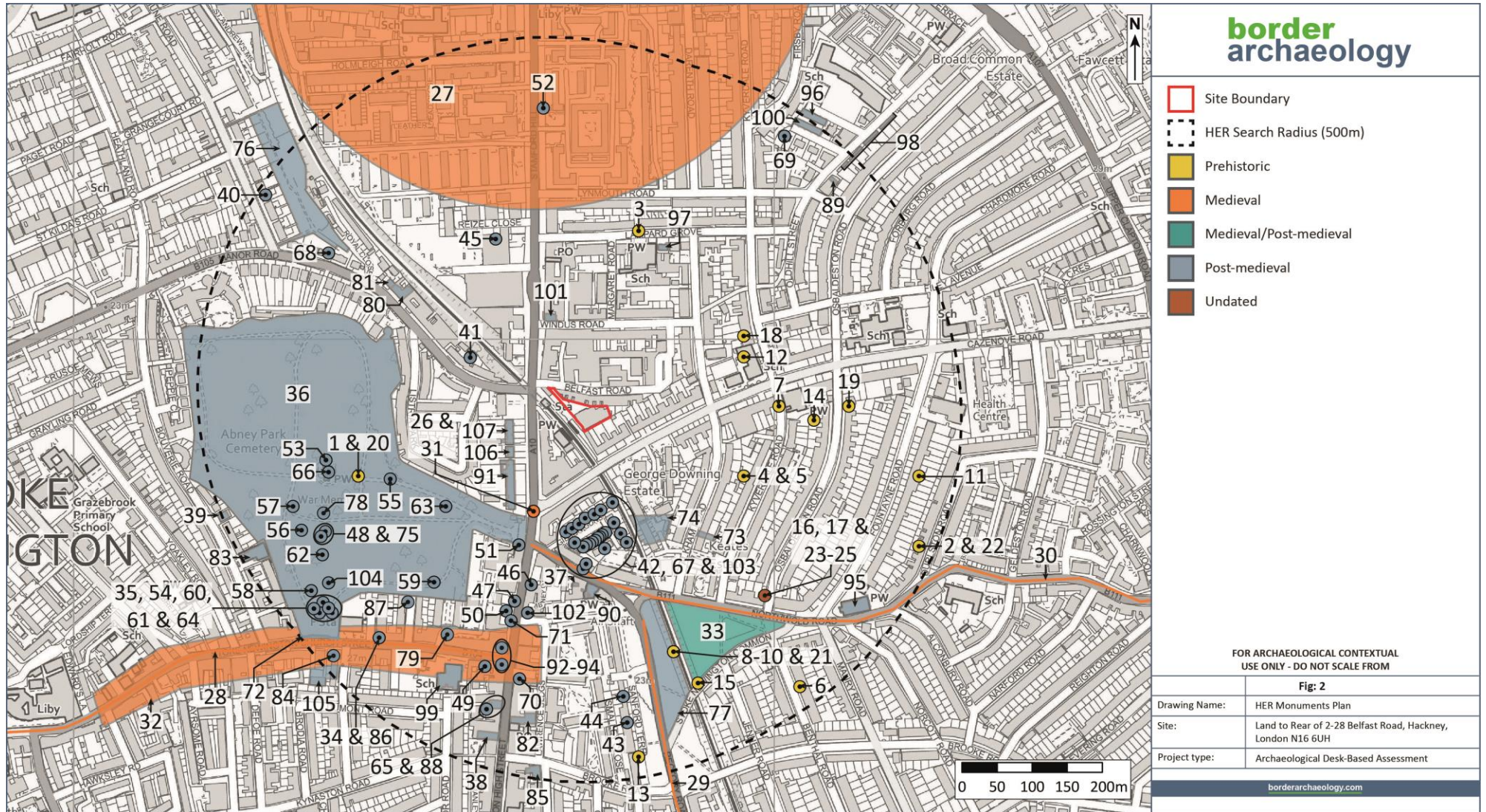
BA Ref.	EvUID	Name	Date	NGR
E1	ELO3829	Eval.: 14 Kyverdale Road	1987	TQ 3396 8670
E2	ELO9407	WB: Skinners School for Girls	1993	TQ 3354 8654
E3	ELO8192	WB: Cazenove Road, Alkham Road & Northwold Road	2006-2007	TQ 3417 8681
E4	ELO7588	DBA: George Downing Estate	2007	TQ 3381 8675
E5	ELO8460	Eval.: George Downing Estate	2007	TQ 3388 8670
E6	ELO10216	WB: 24 Stoke Newington Common	2009	TQ 3405 8656
E7	ELO12814	DBA: Wilmer Place, Stoke Newington High Street	2012	TQ 3359 8667
E8	ELO18609	Eval.: 149 High Street	2018	TQ 3358 8645
E9	ELO20134	Eval.: Abney Park	2019	TQ 3360 8673
E10	ELO2941	Eval.: 65-69 Cazenove Road	N/R	TQ 3395 8697
E11	ELO4180	Excavation: 55 Northwold Road	N/R	TQ 3404 8665

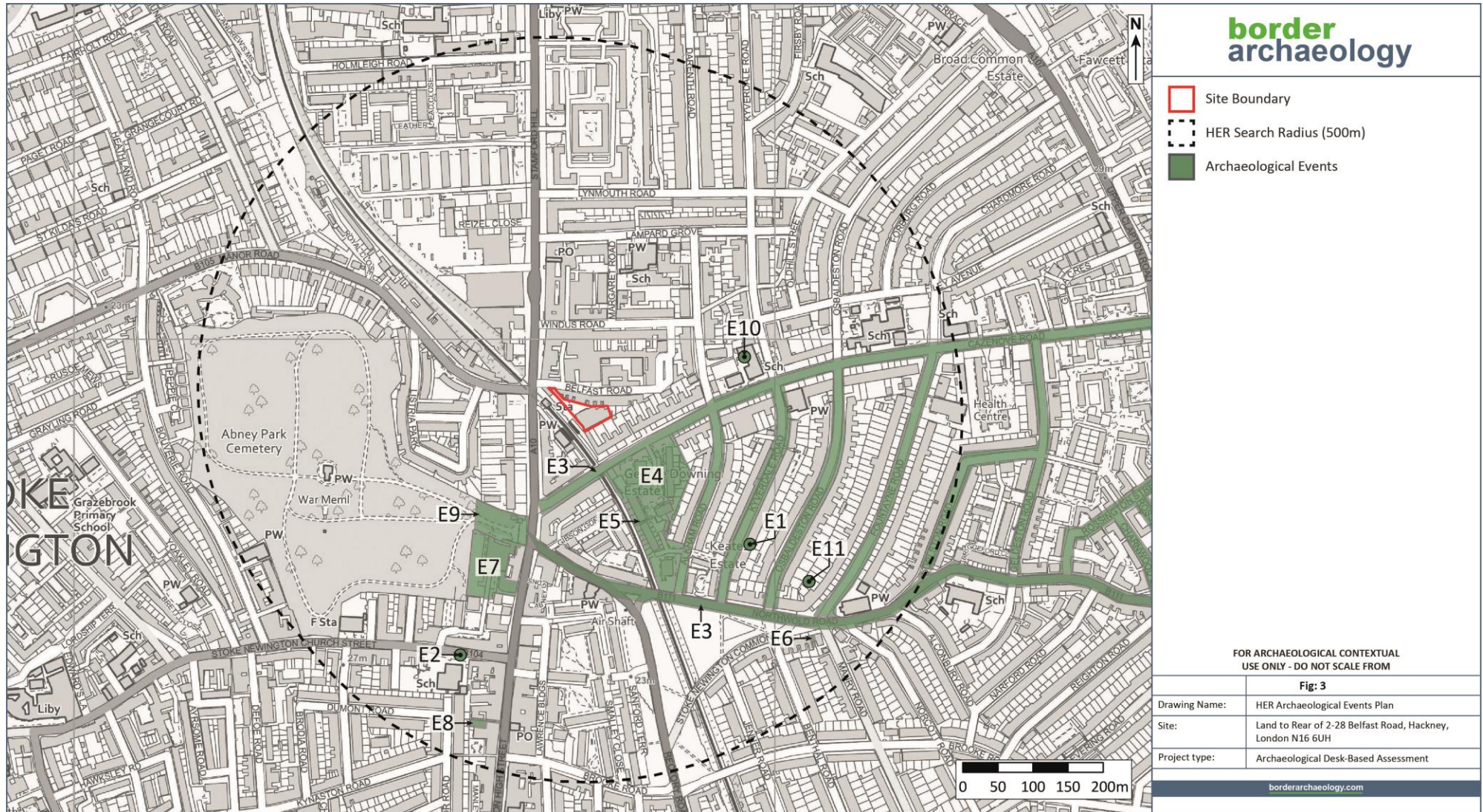
Table 3: Gazetteer of archaeological events recorded on the GLHER within a 500m radius of the site

BA Ref.	DesigUID	Pref Ref	Name	Grade	NGR
B1	DLO18421	1096116	The Rochester Castle Public House, 145 Stoke Newington High Street	II	TQ 3359 8643
B2	DLO18429	1193025	2-32 Bethune Road	II	TQ 3327 8720
B3	DLO18556	1226894	4 Manor Road	II	TQ 3356 8697
B4	DLO18600	1235229	Forecourt Wall to West Hackney House	II	TQ 3372 8667
B5	DLO18636	1235311	9-17 Sandford Terrace	II	TQ 3378 8645
B6	DLO18652	1235341	18-21 Sandford Terrace	II	TQ 3378 8649
B7	DLO18664	1235417	51 & 53 Stamford Hill	II	TQ 3360 8714
B8	DLO18679	1235432	218 & 220 High Street	II	TQ 3365 8665
B9	DLO18680	1235433	Forecourt Wall, Gates & Railings to Number 191	II	TQ 3362 8662
B10	DLO18681	1235434	Monument to Isaac Watts in Abney Park Cemetery	II	TQ 3335 8672
B11	DLO18683	1235479	9 & 11 Stoke Newington Church Street	II	TQ 3358 8653
B12	DLO18691	1235537	187, 189 & 191 High Street	II*	TQ 3361 8661
B13	DLO18692	1235538	Entrance Lodges, Gates & Railings to Abney Park Cemetery	II	TQ 3363 8670
B14	DLO18729	1235732	K2 Telephone Kiosk Outside Cotswold House	II	TQ 3366 8733
B15	DLO18748	1253452	Spreat Monument in Abney Park Cemetery	II	TQ 3335 8682
B16	DLO18757	1257263	Monument to Dr Nathaniel Rogers in Abney Park Cemetery	II	TQ 3335 8661
B17	DLO18758	1257265	Monument to John Swain in Abney Park Cemetery	II	TQ 3345 8680
B18	DLO18759	1257266	Monument to William Tyler in Abney Park Cemetery	II	TQ 3332 8672
B19	DLO18760	1257291	Monument to Frank Bostock in Abney Park Cemetery	II	TQ 3331 8676
B20	DLO18761	1257293	Monument to James Braidwood in Abney Park Cemetery	II	TQ 3333 8664
B21	DLO18762	1257295	Monument to Agnes Forsyth in Abney Park Cemetery	II	TQ 3351 8665
B22	DLO18763	1257296	Monument to Henry Richard in Abney Park Cemetery	II	TQ 3336 8661
B23	DLO18764	1257298	Monument to Andrew Holmes Reed in Abney Park Cemetery	II	TQ 3336 8661
B24	DLO18765	1257299	Monument to John Jay in Abney Park Cemetery	II	TQ 3335 8669
B25	DLO18766	1257303	Monument to Samuel Robinson in Abney Park Cemetery	II	TQ 3353 8676

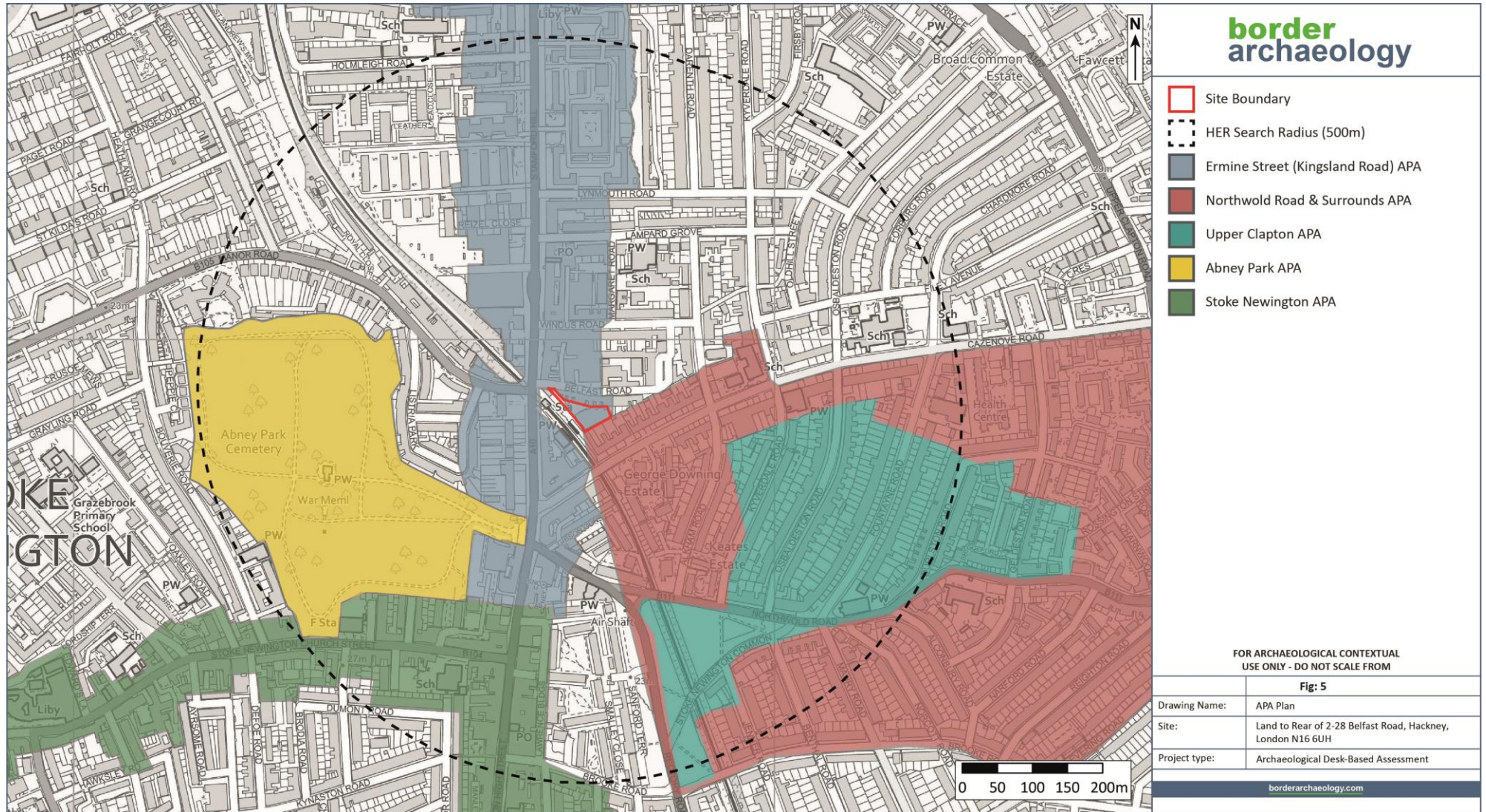
BA Ref.	DesigUID	Pref Ref	Name	Grade	NGR
B26	DLO18767	1257360	Monument to General William and Catherine Booth in Abney Park Cemetery	II	TQ 3334 8661
B27	DLO18779	1264903	157 High Street	II	TQ 3358 8647
B28	DLO18791	1265023	Mortuary Chapel of Abney Park Cemetery	II	TQ 3336 8681
B29	DLO18826	1265172	West Hackney House	II	TQ 3373 8668
B30	DLO18850	1265633	24-54 Manor Road	II	TQ 3336 8712
B31	DLO18922	1365744	2-6, 7 & 8 Stamford Grove West	II	TQ 3401 8729
B32	DLO18923	1365745	Wall, Gate-Piers, Railings & Gate at S End of Abney Park Cemetery	II	TQ 3335 8657
B33	DLO18927	1365749	The Coach & Horses PH	II	TQ 3363 8651
B34	DLO18928	1365750	Forecourt Wall, Railings & Gates to Number 187 & Wall to S	II	TQ 3362 8659
B35	DLO33049	1392851	Monument to Joanna Vassa in Abney Park Cemetery	II	TQ 3335 8672
B36	DLO37683	1419855	Stoke Newington Civilian War Memorial	II	TQ 3336 8665
B37	24252	DLO37214	18 Manor Road	LLB	TQ 3346 8706
B38	24258	DLO37215	20 Manor Road	LLB	TQ 3345 8707
B39	24287	DLO37239	Our Lady of Good Counsel Church, 24 Bouverie Road	LLB	TQ 3325 8669
B40	24288	DLO37245	71-73 Stoke Newington Church Street	LLB	TQ 3337 8654
B41	24540	19669	44 Oldhill Street	LLB	TQ 3408 8722
B42	24541	19671	Former Northwold Road Synagogue, 16 Northwold Road	LLB	TQ 3373 8664
B43	24542	19672	1-33 Stamford Hill	LLB	TQ 3361 8679
B44	24560	19674	Rosa, 3 Stoke Newington Church Street	LLB	TQ 3359 8653
B45	24561	19675	Affinity, 5 Stoke Newington Church Street	LLB	TQ 3359 8653
B46	24562	19678	The Three Crowns PH, 175 Stoke Newington High Street	LLB	TQ 3360 8656
B47	24563	19680	St Michael and All Angels Church, 22-24 Northwold Road	LLB	TQ 3411 8662
B48	26467	19981	1-150 Gibson Gardens	LLB	TQ 3374 8673
B49	26651	19833	28 Lampard Grove	LLB	TQ 3384 8713
B50	26669	19435	61 Leswin Road	LLB	TQ 3365 8638
B51	26811	19844	50-62 (Even) Oldhill Street	LLB	TQ 3413 8728
B52	26901	19847	William Patten Primary School	LLB	TQ 3353 8651
B53	27079	19849	Grove Mansions, 1-12 Stamford Grove West	LLB	TQ 3404 8730
B54	27082	19850	The Birdcage, 58 Stamford Hill	LLB	TQ 3368 8703
B55	27095	19403	154-156 Stoke Newington High Street	LLB	TQ 3364 8645
B56	27096	19855	The Jolly Butchers, 202-204 (Even), Stoke Newington High Street	LLB	TQ 3364 8661
B57	27123	19452	Forecourt Railings, 13 Summerhouse Road	LLB	TQ 3347 8662

Table 4: Gazetteer of listed buildings and locally listed buildings recorded on the GLHER within a 500m radius of the site









- Site Boundary
- HER Search Radius (500m)
- Ermine Street (Kingsland Road) APA
- Northwold Road & Surrounds APA
- Upper Clapton APA
- Abney Park APA
- Stoke Newington APA

FOR ARCHAEOLOGICAL CONTEXTUAL  
USE ONLY - DO NOT SCALE FROM

<b>Fig: 5</b>	
Drawing Name:	APA Plan
Site:	Land to Rear of 2-28 Belfast Road, Hackney, London N16 6UH
Project type:	Archaeological Desk-Based Assessment



## 6 Site Visit

A site visit was undertaken on 4<sup>th</sup> September 2020 to determine the presence of visible features of archaeological interest in the immediate vicinity.

The site of the proposed development is located within a yard to the rear of a terrace of late 19<sup>th</sup> century houses at Nos. 2-28 Belfast Road, on the E side of Stamford Hill (Plate 1). The yard, which is accessed from a narrow tarmac roadway to the immediate W of the terraced houses, is triangular in shape and bordered to the SW by Stoke Newington railway station and to the E and SE by the rear gardens of late Victorian houses along Cazenove Road. The central and eastern portions of the yard are occupied by a large single-storey utilitarian building of brick construction, externally whitewashed, which was originally built in the early 1930s as an engineering works and was more recently used as a training centre, offices and workshops (*Plates 2-4*).

Located along the S side of the yard to the W of this works building is a small gabled brick structure with a tiled roof which appears to be contemporary with the engineering works and is marked on mid-late 20<sup>th</sup> century mapping of the site as an electricity sub-station (although it is unclear what its original function may have been). No features of archaeological or historical interest were noted during the site visit.



*Plate 1: View looking NNW showing W portion of yard to rear of houses along Nos. 2-28 Belfast Road*



*Plate 2: View looking E across yard towards former light industrial works building, constructed in the early 1930s, occupying the central and E portions of the site*



*Plate 3: View NE showing W-facing elevation of former light industrial works building with central porch*

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*Plate 4: View N showing interior of central portion of former works building with steel transverse roof trusses*



*Plate 5: View looking SW showing gabled brick structure used as an electricity sub-station, with railway to rear*

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## 7 Conclusions

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### 7.1 Potential Impacts

Full details of the proposed development were not available at time of writing. In brief, the proposed works will involve the demolition of the existing former industrial works building currently occupying the site and the construction of a new surgery on the site, with associated car parking and landscaping works. Subsequent publication of more detailed, revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

Details of the foundation strategy (including depth and type of foundations) for the proposed new surgery building were unavailable at time of writing. Potential impacts on sub-surface remains could include excavations of foundations for the proposed new surgery and trenching for new services, including drainage and electricity.

Should deep excavation be required for foundation trenching (such as piled foundations) or the installation of services, then it is considered that there may be significant potential to encounter evidence of soil horizons and associated artefacts of Palaeolithic date, which were previously encountered at depths ranging between c.1.2m and 3.65m below existing ground level, based on the results of the investigations carried out by W.G. Smith in the surrounding vicinity during the late 19<sup>th</sup> century.

### 7.2 Overall Conclusion

The overall potential of the site in archaeological terms has been assessed as **Moderate to High**, with particular reference to encountering evidence of early prehistoric remains. This assessment reflects the fact that significant evidence of *in-situ* Palaeolithic remains, comprising a series of soil horizons or 'working floors' containing a substantial assemblage of worked flint, faunal and palaeoenvironmental remains, has been identified to the S, E and W of the site, mostly found during the construction of the railway and residential development in the surrounding locality of Stoke Newington in the late 19<sup>th</sup> century. While recent interventions in the immediate vicinity of the site have not yielded evidence of *in situ* Palaeolithic remains, there nevertheless remains potential to encounter further evidence of stratified deposits and associated finds of Palaeolithic date, which may be encountered at varying depths below ground level (possibly ranging between 1.2 to 3.65m).

The potential to encounter evidence of Romano-British, medieval and post-medieval remains has been assessed as **Moderate**. The site is located within the Archaeological Priority Area associated with the historic routeway of Ermine Street (represented by the modern A10), an important highway of Roman origin. Consequently, there is potential to encounter evidence of Romano-British roadside occupation and burials, as well as later medieval and post-medieval roadside settlement.

**Recommendations:** Given the **Moderate to High** archaeological potential of the site (particularly for early prehistoric remains) it is recommended that an appropriate programme of archaeological work, 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

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## 8 Copyright

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## 10 Cartography and Aerial Photography

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(All maps were obtained from the National Archives unless otherwise stated)

1746: Rocque's Map of London and its Environs (London Metropolitan Archives)

1799: Ordnance Survey drawing of Enfield and district surveyed by Charles Budgen (British Library)

1831: Map of the Parish of Hackney (London Metropolitan Archives)

1838: Tithe map and apportionment for Chingford Parish (NA IR 30/21/20)

1870- OS 1<sup>st</sup> edition 25-inch Map

1878: Stanford's Map of London and Environs

1896: OS 2<sup>nd</sup> edition 25-inch Map

1914: OS 3<sup>rd</sup> edition 25-inch Map

1936: OS 4<sup>th</sup> edition 25-inch Map

1946: LCC Bomb Damage Map

1953: OS provisional edition 1:1250 Map

1964: OS National Survey 1:2500 Map

1982: OS 1:1250 Map

(Aerial photographs of the study area dating back to 1933 were consulted using records held at the Historic England Archive).

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11 Appendix 1: Historic Maps



Fig.6: Extract from John Rocque's Map of London and its environs (1746) with site circled in red (Reproduced by courtesy of the National Archives)



Fig.7: Extract from an Ordnance Survey drawing of Hackney and district (1799) with site marked in red (Reproduced by courtesy of the British Library)

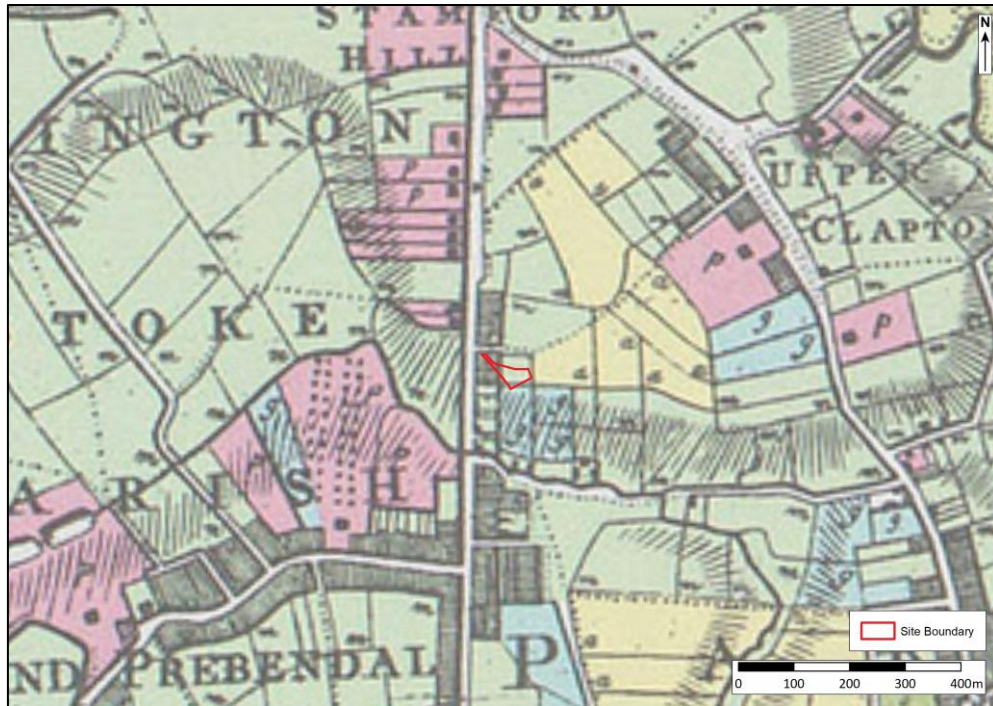


Fig.8: Extract from Thomas Milne's Land Use Map of London (1800) with site marked in red  
(Reproduced by courtesy of the London Metropolitan Archives)



Fig.9: Extract from a Map of the Parish of Hackney (1831) with site marked in red  
(Reproduced by courtesy of the London Metropolitan Archives)



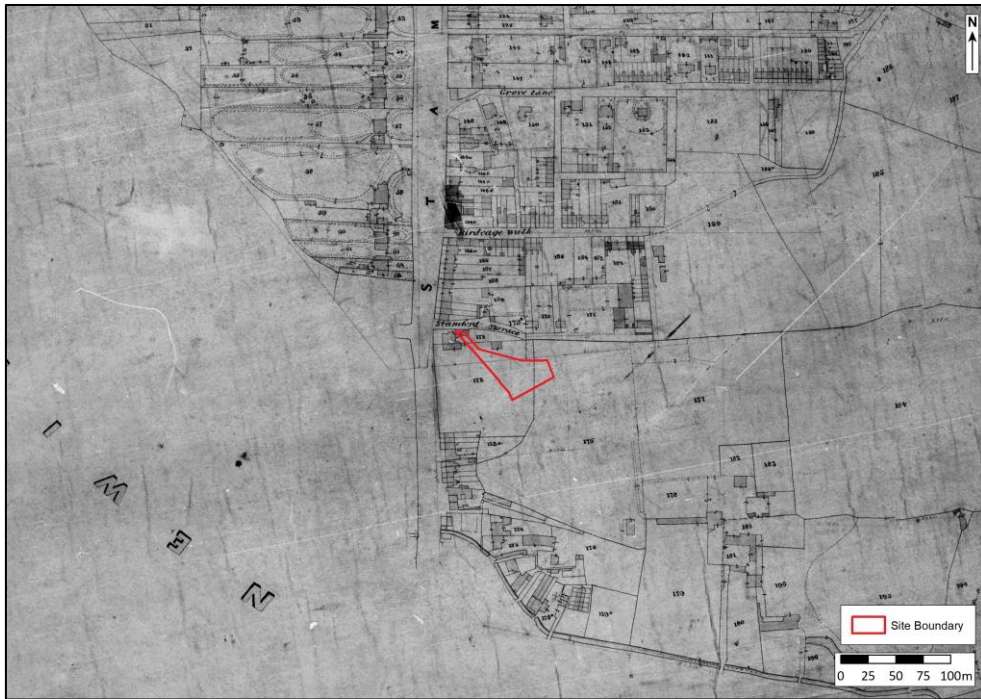


Fig.10: Extract from the Tithe Map of the Parish of Hackney (1843) with site marked in red  
(Reproduced by courtesy of the National Archives)

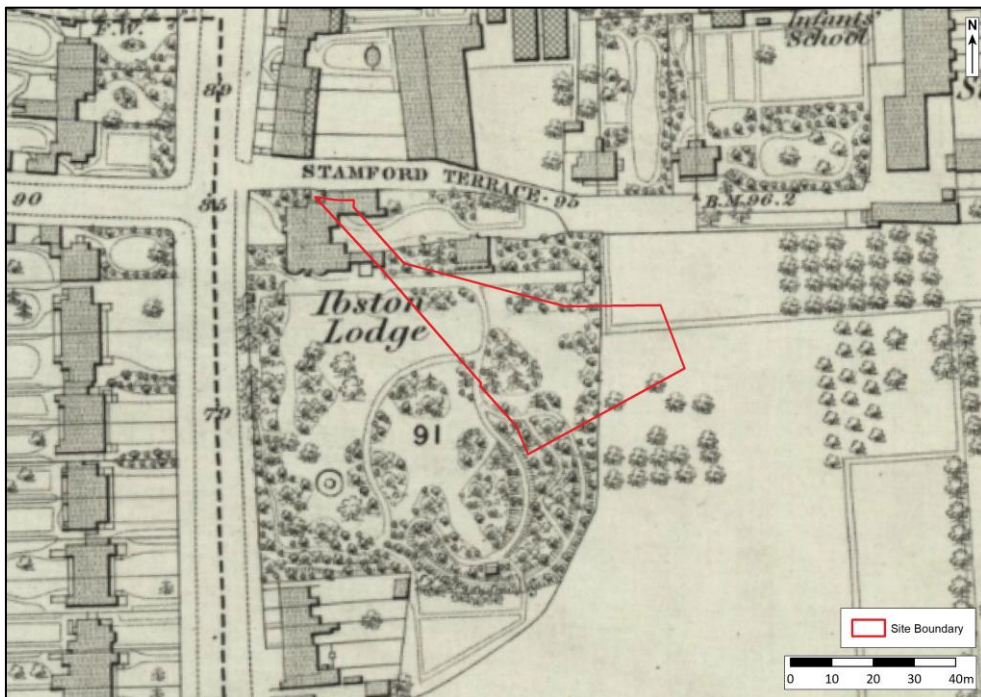


Fig.11: Extract from the OS 1<sup>st</sup> edition 25-inch map (1870) with site marked in red  
(Reproduced by courtesy of the National Archives)

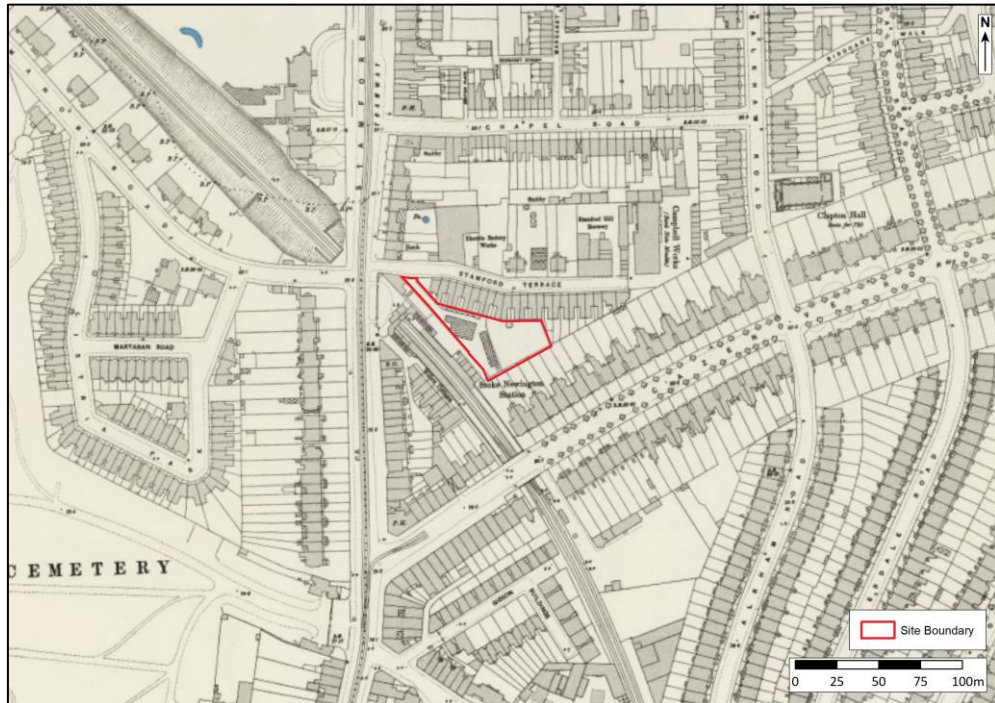


Fig.12: Extract from the OS 2<sup>nd</sup> edition 25-inch map (1896) with site marked in red  
(Reproduced by courtesy of the National Archives)

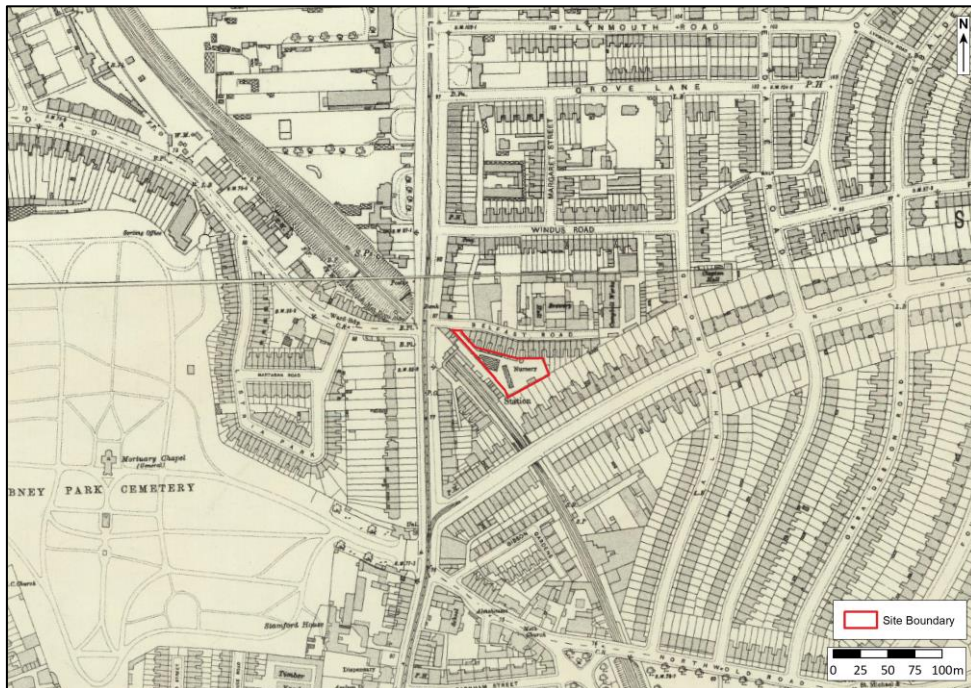


Fig.13: Extract from the OS 3<sup>rd</sup> edition 25-inch map (1915) with site marked in red  
(Reproduced by courtesy of the National Archives)

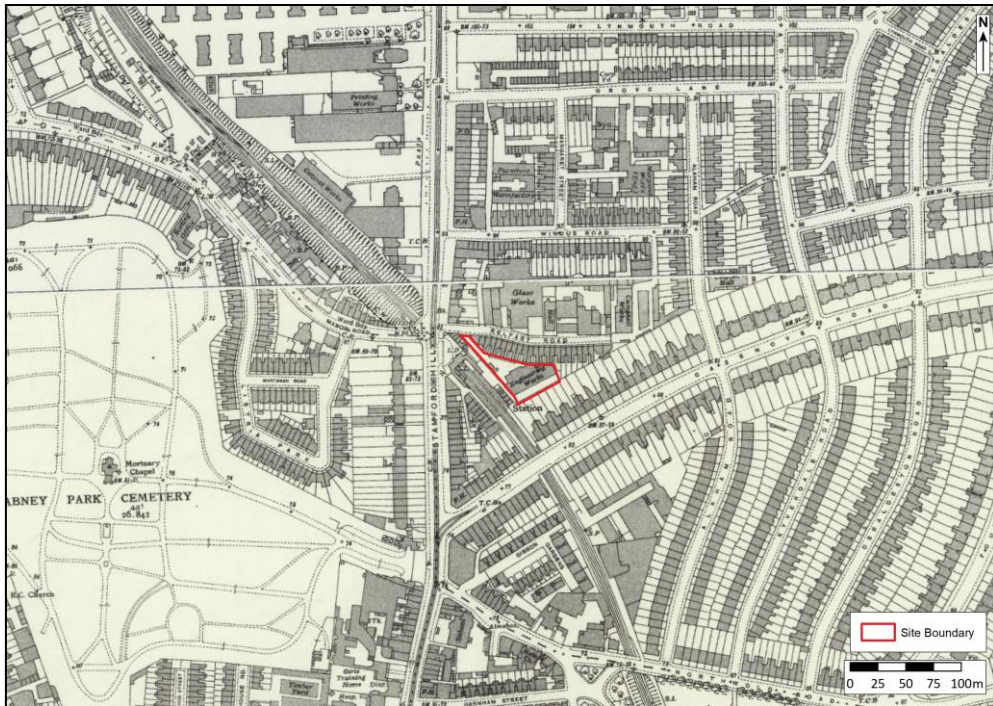


Fig.14: Extract from the OS 4<sup>th</sup> edition 25-inch map (1936) with site marked in red  
(Reproduced by courtesy of the National Archives)



Fig.15: Extract from the LCC Bomb Damage Map (1946) with site marked in red  
(Reproduced by courtesy of the London Metropolitan Archives)

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