

Archaeological Desk-Based Assessment



**138 Stoke Newington High Street
Hackney
London
N16 7JN**

On behalf of

Mr Ben Rosenberg

July 2021

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Cover: View looking northeast towards former post office at 138 Stoke Newington High Street

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1 Executive Summary

Border Archaeology (BA) has been commissioned to undertake an Archaeological Desk-Based Assessment with regard to a proposed residential and commercial development at the site of the former Post Office, 138 Stoke Newington High Street, Hackney, London N16 7JN, the results of which can be briefly summarised thus:

Early Prehistoric (Palaeolithic-Mesolithic): The potential for evidence of early prehistoric, in particular Palaeolithic remains in the vicinity of the site has been assessed as **Moderate to High**. There have been few archaeological or geoarchaeological interventions in very close proximity to the site; consequently, it is difficult to draw fully informed conclusions about the likely depth of archaeological deposits in this specific area. Nevertheless, considerable lithic finds of Palaeolithic date and possible evidence for buried land surfaces have been identified in the surrounding area, mostly discovered during late 19th century suburban development in Stoke Newington and Stamford Hill. However, it should be noted that the depth, extent and survival of these buried land surfaces or 'floors' remains unclear, previous investigations suggest that they may be encountered at depths broadly ranging between 1.2m and 3.65m below existing level or possibly to an even greater depth (c. 6-9m) in places.

The site also lies within the floodplain of the palaeo-channel of the Hackney Brook, the projected course of which appears to have run slightly to the E of the site. Based on the results of previous investigations in the vicinity of this watercourse (at Bayston Road and Northwold Road) there would appear to be potential for groundworks to encounter deposits associated with the Hackney Brook which could potentially yield evidence of Palaeolithic and Mesolithic artefacts and material of palaeo-environmental significance.

Prehistoric (Neolithic-Iron Age): The potential for encountering remains of Neolithic to Iron Age date has been assessed as **Low**, reflecting the limited evidence of later prehistoric finds recorded in the immediate and wider vicinity of the site, based on consultation of available archaeological records.

Romano-British: 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 possibly burials.

Medieval: The potential to encounter evidence of archaeological features of medieval date is considered to be **Moderate**. The development site is located at the E end of the Archaeological Priority Area associated with the medieval settlement of Stoke Newington and to the S of another focus of settlement located at the point where the High Street forded the Hackney Brook at Stamford Bridge; consequently, there is some potential for sub-surface remains associated with medieval roadside settlement to be encountered.

Post-Medieval: The potential to encounter evidence of post-medieval remains has been assessed as **Moderate**. The site appears to have been occupied by dwellings by no later than the mid-18th century and documentary and cartographic sources show that the site was occupied by rows of densely-packed, low-grade terraced housing (Draper's Court) during the early to mid-19th century. These cottages were demolished to make way for the existing

Post Office building in the mid to late 1870s. There would thus appear to be some potential for groundworks to evidence of structural remains or deposits associated with post-medieval activity within the site.

Past Developmental Impact: While the archaeological potential would, *prima facie*, appear, based on the available archaeological and historical records, to be **Moderate to High** (with particular reference to encountering early prehistoric remains); it would appear that the construction of the existing Post Office and its basement and subsequent remodelling and underpinning of the foundations in the late 1930s will have significantly truncated buried deposits and features to a considerable depth across the footprint of the site (to a probable depth of 3.7m below existing ground level). As the basement extension for the proposed new building is, based on the latest design drawings supplied, not intended to exceed a depth of 3.1m below existing ground level; it thus appears unlikely that groundworks for this basement will encounter significant and well-preserved archaeological remains.

However, it should be noted that there has been no prior archaeological investigation within the site and only one trial pit excavated within the site; consequently, based on the available information, it is difficult to be absolutely certain regarding the maximum extent and depth of modern made ground deposits and truncation of archaeological features and deposits across the entirety of the site.

Overall Conclusion: The overall archaeological potential of the site at No. 138 Stoke Newington High Street has been assessed as **Moderate**. While the site is located within two Archaeological Priority Areas relating to multi-period archaeological activity at Stoke Newington (with particular reference to encountering lithic finds and possibly *in situ* remains of Palaeolithic date, including evidence for a possible Palaeolithic 'working floor' and the course of the Hackney Brook) and the Roman road of Ermine Street, it appears likely that the insertion of the basement and deep foundations for the existing Post Office building will have heavily truncated buried archaeological remains although the full extent of this truncation is difficult to ascertain with complete confidence, based on the available information.

Recommendations: It is BA's considered opinion that, *prima facie*, the archaeological potential of the site does **not** present an impediment to the proposed development. Given the **Moderate** potential of the site for archaeological remains, it is respectfully suggested that a programme of archaeological work (the details to be agreed with the Greater London Archaeological Advisory Service) would be appropriate in this instance.

However, in view of the likely degree of truncation of buried deposits and features by modern basements and building foundations associated with the existing Post Office, it is thus suggested that a programme of archaeological monitoring and recording of geotechnical investigations (for instance, in the form of trial pits) within the site prior to construction of the proposed basement extension may be the most appropriate form of mitigation in the first instance, to confirm the depth of made ground deposits across the site and determine the survival of significant archaeological remains, if any have indeed survived truncation by the existing modern building.

Dependent on the results of this programme of monitoring and recording, it is possible that no further work will be required or that further investigation may be necessary, should significant archaeological remains be identified.

2 Introduction

Border Archaeology (BA) has been instructed by Mr Ben Rosenberg to produce an Archaeological Desk-Based Assessment (ADBA) with regard to a planning application for a proposed residential and commercial development at the site of the former Post Office, 138 Stoke Newington High Street, Hackney, London N16 7JN (*fig. 1*).

In more detail, the proposed development entails the erection of a three-storey extension to the front elevation and a roof extension to the rear along Brooke Road to accommodate 7 residential units (3 x 3 bedroom units and 4 x 1 bedroom units) and retaining commercial space on ground floor, as well as the extension of the existing basement, addition of lightwells to the side elevation, the provision of communal amenity space, refuse and cycle parking and other minor associated alterations (Hackney Council Planning Ref. 2021/0848).

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, defined as parts of the historic environment considered significant because of their historic, evidential or aesthetic and/or communal interest.

2.1 Site Location, Soils & Geology

The site of the proposed development comprises a rectangular single-storey building located at the junction of Stoke Newington High Street and Brooke Road, originally built in the late 19th century as a Post Office and heavily altered in the early to mid-20th century. The building ceased to be used as a Post Office in 2018 and has been derelict since that date.

The site is located at an approximate height of -25m AOD based on modern Ordnance Survey data, with ground level dropping markedly (by about 1.1m) from W to E across the site. It is situated within the Stoke Newington Conservation Area as designated by Hackney Borough Council and two Archaeological Priority Areas (both Tier 2) relating to Stoke Newington (DLO38406) and the Roman road of Ermine Street (DLO38404) as designated by the London Borough of Hackney and the Greater London Archaeology Advisory Service.

The British Geological Survey (BGS) identifies the underlying solid geology as consisting of Clay, Silt and Sand of the London Clay Formation, formed about 48-56 million years ago in the Palaeogene Period overlain by superficial Sand and Gravel deposits of the Hackney Gravel Member, formed up to 2 million years ago in the Quaternary Period within a local environment previously dominated by rivers (BGS 2021). Immediately to the N of the site, the London Clay is overlain by 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

A trial pit recently dug within the footprint of the Post Office (within the W part of the building adjacent to the party wall with the neighbouring property at No. 140) recorded made ground (brick rubble and concrete) extending to a depth of 3.78m below existing ground level (although it should be noted that full stratigraphic details were not available at time of writing). The BGS does not contain any records of geotechnical investigations either within or in especially close proximity to the site.

A record of a borehole excavated to a depth of 32 feet (9.75m) in 1859 at Stoke Newington High Street about 350m N of the site (TQ 3365 8670) revealed the following sequence of deposits, namely:

- 0-0.61m: Light clay
 - 0.61-1.06m: Gravel (pebbles)
 - 1.06-1.37m: Gravel
 - 1.37-2.74m: Sand and Gravel
 - 2.74-4.25m: Yellow sand
 - 4.25-4.74m: Greenish loam
 - 4.74-5.33m: Fine yellow sand
 - 5.33- 7.47m: Sand and gravel
 - 7.47-9.75m: London Clay
-



Site Boundary

FOR ARCHAEOLOGICAL CONTEXTUAL
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Fig: 1

Drawing Name:	Site Location Plan
Site:	138 Stoke Newington High Street, Hackney, London N16 7JN
Project type:	Archaeological Desk-Based Assessment

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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

- 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 2nd 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 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

Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	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.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	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 134 archaeological monuments, 12 events, and 47 listed buildings were recorded within a 500m radius of the site.
- 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 undertaken, which determined the topography of the site and existing land use and provided further information on possible past ground disturbance within the site.

4 Archaeological Assessment

4.1 Early Prehistoric (Palaeolithic – Mesolithic)

It should first be noted that there has been no prior archaeological investigation within the site and few archaeological or geoarchaeological investigations are recorded in the Greater London HER in especially close proximity to the development site. Geotechnical information (in terms of borehole data) is similarly limited, based on consultation of the British Geological Survey and other relevant sources of available information.

However, the proposed development is located within an area which has historically exhibited significant evidence of Palaeolithic activity including extensive finds of lithics, faunal remains and organic material and possible *in-situ* buried land surfaces of Palaeolithic date, which were chiefly discovered and recorded by local archaeologists, antiquarians and geologists (most notably Worthington George Smith) during the construction of the existing suburban streets and housing in the vicinity of Stamford Hill and Stoke Newington in the late 19th /early 20th century (Oxford Archaeology 2017, 49).

The site is located on the northern fringe of the Hackney Gravel Member, a substantial outcrop of Quaternary gravel terrace geology within the Clapton, Stoke Newington, Hackney Downs and Shoreditch areas which is mapped by the British Geological Survey as an intermediate deposit between the Lynch Hill Terrace, generally thought to have been deposited during OIS 8 (c. 303,000-245,000 BP) and the Taplow Terrace, probably deposited during OIS 6 (c. 186,000-130,000 BP) (Gibbard 1994; Juby 2011). Immediately to the N and NW of the site, the BGS records the Quaternary deposits as consisting of fine-grained, wind-blown ‘brickearth’ deposits of the Langley Silt Complex, believed to have been deposited during the Late Devensian/Last Glacial Maximum (c. 17,000 BP)

Significant quantities of Palaeolithic artefacts have been recovered in the vicinity of Stoke Newington, derived both from the Hackney Gravel deposits and the Langley Silt ‘brickearths’ further to the N. The majority of the assemblage consists of hand axes, cores and associated debitage of Acheulian type, many of which were rolled but which also included some material that was in mint condition and which appeared to have been recovered *in-situ* as a knapping scatter (Smith 1894; Wymer 1999; Juby 2011). A considerable proportion of these finds were made by the pioneering local antiquarian and archaeologist Worthington George Smith (between 1877 and 1909) who extensively published the results of his findings and also produced important records of the local stratigraphy where exposed (Smith 1884; Smith 1894; Green et al. 2004; Juby 2011). Of particular relevance are the discoveries which have been made in the vicinity of Stoke Newington regarding the existence of a possible *in-situ* prehistoric land surface or ‘floor’ of Palaeolithic date and the course of the palaeo-channel of the Hackney Brook.

- *The Palaeolithic ‘floor’*

Substantial accumulations of finds, including large quantities of flint handaxes, cores, retouched flakes and flint flakes, along with a rich assemblage of faunal and palaeoenvironmental remains, were recovered in association with a possible land surface or series of land surfaces first identified by Smith (and another local archaeologist, Joseph Greenhill) and termed as a Palaeolithic ‘working floor’. These discoveries appear to have been predominantly focused to the E of Stamford Hill/Stoke Newington High Street, within an area to the S of Cazenove Road (to the NE of the site) extending E from Alkham Road as far as Geldeston Road (including Kyverdale,

Osbaldestone and Fountayns Roads) and also extending southwards towards Northwold Road and Stoke Newington Common and possibly as far as Bayston Road/Tyssen Road (Wymer 1999, 64; Juby 2011), with some outlying land surfaces identified to the W of Stoke Newington High Street (Greenhill 1884; Smith 1894). The nature and extent of this buried land surface (or surfaces) have yet to be fully characterised and mapped and the depth at which it occurs appears to vary considerably (Green et al., 2004; Juby 2011, 108-109).

In those locations where the 'working floor' was recorded, the stratigraphy appears to have consisted broadly of the following sequence, consisting of topsoil overlying a sandy loam or 'brickearth' deposit with very abraded Palaeolithic implements described by Smith as a 'contorted drift', ranging between approximately 1.22-1.52m in depth, which in turn overlaid the 'working floor' deposit, characterised as a relatively thin layer of sub-angular ochreous or grey gravel, measuring generally between 12.7cm and 15.2cm in thickness (Smith 1884; Smith 1894, 204). Underlying the 'working floor' deposit was a fine buff-coloured sand containing freshwater and land molluscs, interpreted as a stratified fluvial deposit and characterised by recent studies as the Stoke Newington Sands (Green 2004). This stratified sands in turn overlaid a gravel deposit at the base of the section, which was found at a depth of 3.65m (12 feet) and extended in some locations to between 20 or 30 feet in depth (between 6.1-9.1m below ground level); this deposit contained very abraded and ochreous implements, and moderately-abraded lithics in the upper parts, as well as mammalian fossils including bones, teeth and elephant tusks.

However, the depths at which these Palaeolithic 'working floors' and associated finds were discovered in the late 19th century appear to have varied considerably, ranging broadly between 21m and 27m OD. This suggests that either the 'floor' had considerable local relief or (more likely) that there was more than one episode of occupation during the Palaeolithic (Green et al., 2004; Juby 2011, 108-109). Within the NE corner of Stoke Newington Common (about 240m NE of the site), evidence of the 'working floor' and a substantial quantity of associated finds were encountered at a depth of c.1.2m (4 ft) below existing ground level (MLO12179) while further to the N, in the vicinity of Alkham Road (c.490m NE of the site), two distinct layers containing flint implements and faunal remains were found 'on top of the gravels' at respective depths of c.1.2m (4 ft) and 3.65m (12 ft) below existing ground level (MLO12138).

Although the majority of the finds made by Smith and his fellow investigators were focused to the E of Stamford Hill/Stoke Newington High Street, further evidence of possible 'working floors' and associated lithic finds was also identified to the W of the High Street. In 1883, Greenhill recorded a section dug during the laying out of a new residential street at Ayrsoe Road (about 415m W of the site); in which he identified evidence for the ochreous gravel deposit or 'floor' at a depth of 20ft (c. 6m) below existing ground level, from which 10 unabraded flint implements were recovered and a large number of flakes (MLO 10691; Greenhill 1884). Further evidence of a possible 'working floor' of Palaeolithic date was recorded by Smith at a depth of 3.65m below ground level within the southern part of Abney Park Cemetery, just to the W of Stoke Newington High Street (about 440m NW of the site), 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; Juby 2011, 109).

- *The Hackney Brook*

The course of the palaeo-channel of the Hackney Brook, a tributary of the River Lea which appears to have formed during the Late Devensian/Early Holocene, has been mapped from Hampstead in north west London to where it

joined the River Lea south east of Hackney (Juby 2011, 113-14). The course of the Hackney Brook is shown on 18th/early 19th century historic mapping and was still visible above ground until the mid-19th century when it was culverted (and still exists as a sub-terranean watercourse). It extended SE across what is now Abney Park, crossing the Stoke Newington Road at Stamford Bridge and continuing SE along present-day Northwold Road before curving to the SE and skirting along Hackney Downs. However, it appears that its original course may have lain further to the W (closer to the present-day High Street), as evidence for a buried palaeo-channel was identified by Smith as running roughly N-S along the W side of present-day Bayston Road, where he noted a depression in the road as representing evidence of what he termed a 'Palaeolithic brook' (Smith 1894, 200; Juby 2011, 113-14 and fig. 6.4). At its closest point, the course of this channel seems to have run about 40-50m ESE of the site. The drop in elevation of the site at No. 138 Stoke Newington High Street (downslope from W to E) may well reflect its proximity to the bed of the Hackney Brook.

Of especial relevance is the section recorded by Smith on the west side of Bayston Road at the junction with Tyssen Road, located about 178m SE of the site, which recorded the stratigraphy of the palaeo-channel of the Hackney Brook (MLO24603; Smith 1894, 200). Unfortunately, the quality of the drawing (and accompanying description) is less meticulous compared to Smith's other, more detailed measured sections and consequently the depth of deposits can only be estimated approximately; however, it appears that the section extends approximately 12 feet (3.65m) in depth from ground level which is marked as 'J' on Smith's drawing and has been identified at approximately 24.4m OD in recent studies (Green et al. 2004)

The sequence of deposits (as described from the base of the section) consists of layer A, defined as lower gravels, overlain by the stratified fluvial sands (Layer B, characterised as Stoke Newington Sands), immediately above which is a second, thinner gravel deposit (Layer C) which may represent the 'working floor' (MLO 54798). This gravel deposit, which appears to occur at an approximate depth of 1.3m (c. 23.1m OD) below existing ground level (based on the section drawing), is cut by the bed of the Hackney Brook which in turn is filled by a fine horizontally bedded sand (marked as Layer E), above which is a 'contorted drift' or brickearth deposit, sealed by topsoil (Smith 1894; Juby 2011, 113-117). Full details of the finds recovered from this section are not given by Smith although he refers to one 'beautiful unabraded Palaeolithic implement with numerous keen-edged flakes' recovered from the bank of the stream.

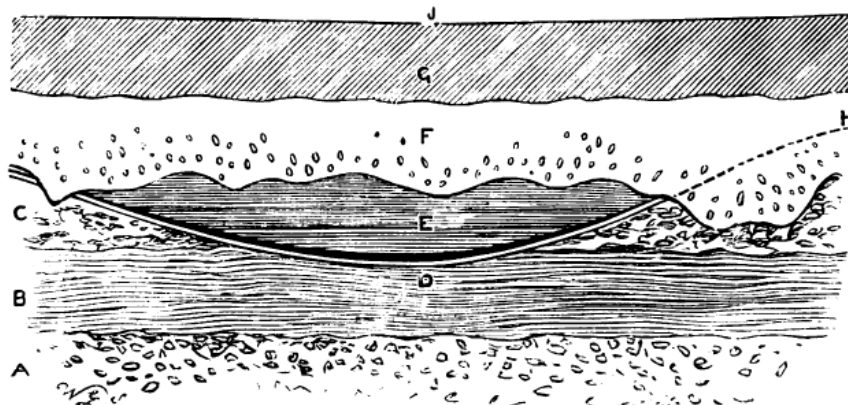


Plate 1: Extract from page 200 of W.G. Smith's publication, 'Man the Primeval Savage' (1894), showing the section recorded to the immediate W of Bayston Road and S of Tyssen Road – approximate scale 1/6 of an inch to one foot
(Reproduced by courtesy of the London Metropolitan Archives)

Significantly, Smith also recovered two worked birch stakes, measuring 4ft in length, together with a modified flint flake from excavations in Bayston Road, apparently to the N of the section recorded at the junction with Tyssen Road (MLO9160; MLO32633; Smith 1894, 269). The function of the stakes is unclear (it is possible that they could represent evidence of a spear, elements of a shelter or possibly a beaver dam) and the exact context in which these finds were made remains uncertain; however, if they were recovered from the Palaeolithic 'floor', suggested by their unabraded condition, then they would be regarded as being of exceptional rarity as an early example of hominin tools made from organic materials (Juby 2011, 123).

In more recent years, there have only been a small number of archaeological investigations in the vicinity of the study area, which have yielded relatively limited evidence of Palaeolithic remains compared to the extensive discoveries made by Smith, Greenhill and others in the late 19th century. Trial pit 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.580m 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.395m NE 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 and 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 N and NE of the site has similarly 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 late 19th century residential development) 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 20th century made ground (ELO8460; AOC Archaeology 2007).

Despite the substantial nature and quality of the Palaeolithic assemblages recovered during the 19th century, the few modern attempts to relocate the 'working floor' have failed and the location, extent and nature of the 'floor' and its geological context remains largely unknown, with some recent studies even questioning the existence of

the floor and suggesting that the deposits rich in Palaeolithic artefacts were simply the result of downslope movement from artefact-rich bearing sediments at higher levels, which would account for the varying heights at which the 'floor' has been encountered but does not explain the evidence for refitting elements within the 'floor' noted by Smith (Gibbard 1994, 85, 170; Green et al, 2004, 204; July 2011, 109).

However, a recent assessment of the evidence has suggested that the 'floor' may actually represent number of episodic occupation events occurring on a fluvially accumulating sediment body, the Stoke Newington Sands (Green et al., 2004). These sediments had been locally truncated during the Late Devensian/Early Holocene by the erosional actions of the Hackney Brook, resulting in the incorporation of Palaeolithic artefacts within the latter's alluvium. This may account for the largely negative results of modern investigations, which recover artefactual finds of Palaeolithic date but fail to identify evidence for an *in-situ* 'working floor'.

Conclusion: The potential for evidence of early prehistoric, in particular Palaeolithic remains in the vicinity of the site has been assessed as **Moderate to High**. There have been relatively few archaeological or geoarchaeological interventions in very close proximity to the site; consequently, it is difficult to draw fully informed conclusions about the likely depth of archaeological deposits in this specific area. Nevertheless, considerable lithic finds of Palaeolithic date and possible evidence for buried land surfaces have been identified in the surrounding area, mostly discovered during late 19th century suburban development in Stoke Newington and Stamford Hill. However, it should be noted that the depth, extent and survival of these buried land surfaces or 'floors' remains unclear, previous investigations suggest that they may be encountered at depths broadly ranging between 1.2m and 3.65m below existing level or possibly to an even greater depth (c. 6m) in places.

The site also lies within the floodplain of the palaeo-channel of the Hackney Brook, the projected course of which appears to have run slightly to the E of the site. Based on the results of previous investigations in the vicinity of this watercourse (at Bayston Road and Northwold Road) there would appear to be potential for groundworks to encounter deposits associated with the Hackney Brook which could potentially yield evidence of Palaeolithic and Mesolithic artefacts and material of palaeo-environmental significance. Evidence of lithic finds and buried land surfaces of Palaeolithic date, if encountered, would be regarded as being of **High** significance as the nature and extent of Palaeolithic activity in the vicinity of Stoke Newington is of exceptional importance in archaeological terms but has yet to be satisfactorily characterized.

However, based on available information, it appears likely that there will have been significant truncation to underlying deposits (to an approximate depth of 3.7m) as a result of the insertion of the rear basement for the Post Office and subsequent underpinning of the building foundations carried out as part of the re-modelling of the Post Office which appear to have taken place in the late 1930s. It would thus appear that the construction of the basement and subsequent underpinning works is likely to have significantly truncated archaeological deposits across most, if not all of the site. However, should excavations be required below the level of the existing basement and foundations, then it is considered that there would be good potential for lithic finds and possibly *in-situ* deposits of Palaeolithic origin to be encountered.

4.2 Prehistoric (Neolithic to Iron Age)

Archaeological evidence for later prehistoric activity in the vicinity of the site is limited in scope, restricted to a small quantity of lithics and prehistoric pottery recovered from excavations at 55 Northwold Road (about 395m NE

of the site) and an isolated find of a single Iron Age gold coin made at Harcombe Road (about 470m WSW of the site). The likelihood of encountering stratified remains of later prehistoric date would appear to be minimal although there would appear to be limited potential for residual finds to be encountered.

Conclusion: The potential for encountering remains of Neolithic to Iron Age date has been assessed as **Low**, reflecting the limited quantity of later prehistoric finds recorded in the immediate and wider vicinity of the site, based on consultation of the Greater London Historic Environment Record.

4.3 Romano-British

The site is located immediately 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 High 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 (about 1.7m SE of the site) and within the grounds of Springfield Park, about 1.3km to the NE, 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 possibly burials, although it appears likely there will have been significant truncation of sub-surface deposits as a result of the construction of the foundations and rear basement of the existing Post Office. 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 this section of Ermine Street remain poorly understood.

4.4 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 at the E end of the archaeological priority area associated with 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 (Baker 1995, 38).

The main focus of medieval settlement at Stoke Newington appears to have been located primarily along Church Street, extending to the W of Ermine Street (represented by Stoke Newington High Street), which remained a well frequented highway throughout the throughout the medieval period, marking the boundary between the parishes of Hackney (to the E) and Stoke Newington (to the W).

Documentary records and cartographic evidence indicates that there were two inns and several houses situated on Stoke Newington High Street, opposite the entrance to Church Street by the late 16th/17th century, but it is unclear how far this settlement activity extended to the S of the junction with Church Street and whether this represented a continuation of settlement already established in the late medieval period (Baker 1995, 38). Immediately to the E of Stoke Newington High Street lay a substantial area of unenclosed common pasture (Stoke Newington Common) which was gradually enclosed during the 18th/19th centuries). Further to the E of the High Street was a separate settlement at Shacklewell, focused along the roadway of Shacklewell Lane (Baker 1995, 35).

There is also evidence for another focus of medieval settlement about 350m to the N of the site at Stamford Bridge, where the High Street forded the Hackney Brook to the N of Stoke Newington (Baker 1995, 38-39). Various finds of medieval objects (including swords, daggers and a spur of 14th 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 masonry structure 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.

Conclusion: The potential to encounter evidence of medieval occupation in the vicinity of the site has been assessed as **Moderate**. The site is located at the E end of the Archaeological Priority Area associated with the medieval settlement of Stoke Newington and to the S of another focus of settlement located at the point where the High Street forded the Hackney Brook at Stamford Bridge; consequently, there is some potential for sub-surface remains associated with medieval roadside settlement to be encountered. Evidence of stratified occupation features and deposits of medieval date would be considered to be of **Medium to High** importance, as the extent and character of medieval settlement in the Stoke Newington are has yet to be fully characterised. While there is potential for evidence of medieval activity to be encountered; it appears likely that any buried occupation deposits and features of medieval date will have been heavily disturbed by the construction of the existing Post Office building, its basement and associated foundations.

4.5 Post-medieval

Cartographic and documentary evidence appears to indicate that there was a growth of settlement along the E side of Stoke Newington High Street, to the S of the junction with Church Street, from the late 17th/early 18th century onwards (Baker 1995, 38-39). This area, which lay within the parish of St John's Hackney, was distinct from the main settlement of Stoke Newington, extending to the W of the High Street along Church Street, which lay within the manor and parish of Stoke Newington.

This expansion in settlement is well-illustrated by the parish rate books for Hackney, which record 16 residents in Newington in 1720, increasing to 35 in 1735 and rising to 91 by 1761 (Baker 1995, 38). This rapid growth appears

to have been fostered by the Tyssen family who had acquired possession of the principal manor of Hackney in the late 17th century and remained as substantial landowners in the parish until the 20th century (Baker 1995, 38-39).

John Rocque's map of London and its environs dated 1746 (*fig. 10*) is the first plan to show the site and the locality of Stoke Newington in appreciable topographical detail; it still lay within a predominantly rural environment in the mid-18th century, surrounded by agricultural fields, market gardens and unenclosed common to the immediate E of the site. More specifically, the site lay towards the S end of a row of buildings extending southwards along the E side of Stoke Newington High Street from the junction with Church Street. These buildings are shown as extending slightly back from the street frontage with gardens to the rear, with market gardens depicted to the S.

The depiction of the site and its surrounding locality on Thomas Milne's 1800 land use map (*fig. 11*) is largely identical to that recorded on the 1746 map; it still lay with a built-up area along the E side of the High Street although unfortunately Milne's map provides little useful detail regarding the layout of buildings within the site. There appears to have been little expansion of settlement further along the E side of the High Street, with meadows and market gardens bordering the site to the S and E. However, there does appear to have been a significant expansion of building activity along the W side of the High Street, directly opposite the site.

Significantly greater topographical detail regarding the pattern of settlement within the site and its immediate vicinity (including details of buildings and associated plots) is provided by the 1831 parish map of St John's Hackney (*fig. 12*). This map is the earliest to show the individual buildings occupying the site of the proposed development, and records the site as occupied by a row of six terraced cottages flanking the N side of a narrow lane leading to the E of the High Street, with a separate row of cottages on the S side of the lane. This lane can be identified from property deeds as Draper's Court, one of several alleys and courts densely packed with tenements which were established along the E side of Stoke Newington High Street during the late 18th/early 19th century.

In terms of the wider landscape surrounding the site, the 1831 parish map shows that there had been a significant expansion of settlement both to the N and S along the eastern side of Stoke Newington High Street, as well as some further development to the NE of the High Street along Sanford Lane. A lane is shown as running along the rear boundary of the properties lining the High Street up towards Sanford Lane, which can be identified with present-day Lawrence's Buildings. However, there were still extensive swathes of agricultural land and common depicted on the 1831 map to the E and SE of the site.

The 1843 tithe map for the parish of St John's Hackney (*fig. 13*) provides a broadly similar depiction of the site and its surroundings to that given on the 1831 parish map; however, several small buildings are depicted at the E end of the two rows of cottages flanking the N and S sides of Draper's Court, which may represent outhouses or workshops. The street name possibly suggests an historical connection with the textile industry; however census returns for 1841-1871 show that Draper's Court was then occupied by a mixture of labourers, bricklayers and artisans while reports submitted by the Medical Officer for Hackney Borough from c.1850-72 show that the 12 dwellings were occupied by up to 20 families and were clearly low-grade, overcrowded slum housing with frequent reports of diseases such as cholera and smallpox (Wellcome Library Archives).

A greater level of detail is provided by the Ordnance Survey 1st edition 25-inch map of 1870 (*fig. 14*), which specifically names the alleyway and its associated cottages as 'Drapers Court'. The depiction of the two rows of

densely packed cottages and ancillary buildings to the E largely resembles that depicted on the 1843 tithe map, while the street running N along the rear boundary of the properties along the High Street up to Sanford Lane is marked for the first time as Lawrence's Buildings.

Significant changes to the pattern of land use within the site and its immediate vicinity occurred in about 1875-1880, following the construction of the Stoke Newington and Edmonton Railway in 1872, with the demolition and clearance of the slum housing at Draper's Court and elsewhere along the frontage of the High Street and the construction of the existing grid of residential streets to the E of Stoke Newington High Street/Stamford Hill on land leased by the Tyssen family (Baker 1995, 41-43). The extent of these changes is clearly shown on the Ordnance Survey 2nd edition 25-inch map of 1893 (*fig. 15*).

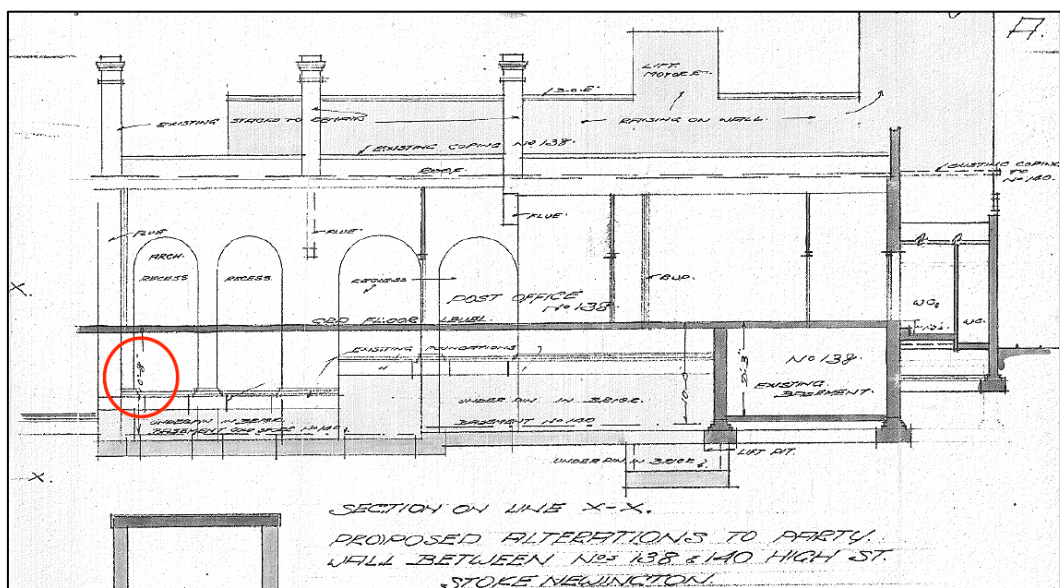
The alleyway of Draper's Court had been replaced by the long sinuous roadway of Brooke Road, extending eastwards towards Upper Clapton, while the Post Office is marked for the first time at the NE corner of the High Street and Brooke Road, shown as a long rectangular building aligned E-W, roughly occupying the footprint of the former N row of cottages at Draper's Court. A photograph of the building taken c.1910 (*Plate 2*) shows that it was a rectangular building of brick construction in Tudor Gothic style with a two-storey gabled frontage facing the High Street with a two-storey gabled entrance porch and long single-storey façade along Brooke Street. The original building, erected c.1878, was extended to the rear along Brooke Street in 1883 to accommodate a sorting office (NA WORK 30/3494) and further alterations were made to the ground, first floor and roof in 1893 (NA WORK 30/3496). It is presumed that the basement at the rear of the premises was constructed at some time between 1883 and 1893.



*Plate 2: Extract from a photograph taken c.1910 showing the Post Office at the corner of the High Street and Brook Road
(Reproduced by courtesy of the London Metropolitan Archives)*

Within the immediate surrounding locality, the 1893 map shows that the pattern of land usage had changed substantially since 1870, with the former semi-rural environment replaced by the existing grid of residential streets along both sides of Stoke Newington High Street, lined with a mixture of terraced and semi-detached houses.

Little change to the layout of the Post Office building at Stoke Newington High Street is indicated on the OS 3rd edition map of 1915 (*fig. 16*). However, in the late 1930s it appears that major changes to the building took place to accommodate the widening of Brooke Road, with the demolition of the two-storey gabled façade and porch and the remodelling of the W end of the building with its existing chamfered corner entrance fronting SW directly onto the High Street. These changes to the plan form of the building are shown on the OS 4th edition 25-inch map of 1939 (*fig. 17*). At about the same time, it appears that the foundations of the building were deepened and underpinned in brick to a maximum depth of approximately 3.7m, based on a drawing dated 1938 (*Plate 3*) showing proposed alterations to the party wall between the Post Office and the property at No. 140.



*Plate 3: Drawing showing proposed alterations to party wall between Nos. 138 and 140 High Street Stoke Newington (1938)
(Reproduced by courtesy of the client)*

Little change is recorded to the layout of the buildings within the site on the 1946 Bomb Damage Map (*fig. 18*). However, the Post Office and immediate surrounding area are recorded as having some 'minor blast damage' probably resulting from a high explosive bomb dropped during the London Blitz of 1940-41 which landed on the W side of Stoke Newington High Street (about 45m SW of the site) causing extensive damage to the buildings in that area. No significant changes are recorded within the boundaries of the site on later 20th century Ordnance Survey maps dated 1953, 1966, 1971 and 1982.

Conclusion: The potential to encounter evidence of post-medieval remains has been assessed as **Moderate**. The site appears to have been occupied by dwellings by no later than the mid-18th century and documentary and cartographic sources show that the site was occupied by rows of densely-packed, low-grade terraced housing (Draper's Court) during the early to mid-19th century. These cottages were demolished to make way for the existing Post Office building in the mid to late 1870s. While the possibility of encountering evidence of post-medieval occupation features cannot entirely be discounted, it appears likely that the construction of the Post Office and later alterations including the underpinning of the foundations will have substantially truncated evidence of post-medieval buildings within the site. Evidence of structural remains or occupation deposits of post-medieval date would probably be considered to be of **Medium** significance in archaeological terms.

5 Historic Environment Record Gazetteers & Maps

#	MonUID	PrefRef	Name	Date	NGR
1	MLO12921	080000/00/00	Findspot: Palaeolithic Material, Stoke Newington	Palaeolithic	TQ 3350 8630
2	MLO12134	080001/00/00	Lithic Working Site, Abney Park Cemetery	Palaeolithic	TQ 3340 8680
3	MLO12138	080037/00/00	Lithic Working Site, Alkham Road	Palaeolithic	TQ 3395 8680
4	MLO39083	080037/01/00	Findspot: Bones & Antlers, Alkham Road	Palaeolithic	TQ 3395 8680
5	MLO24603	080039/00/00	Water Channel/Stream, Bayston Road	Palaeolithic	TQ 3375 8625
6	MLO54798	080039/01/00	Lithic Working Site, Bayston Road	Palaeolithic	TQ 3375 8625
7	MLO11733	080040/00/00	Findspot: Handaxes, Benthall Road	Palaeolithic	TQ 3403 8650
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	Findspot: Lithic Finds, Stoke Newington Common	Palaeolithic	TQ 3385 8655
11	MLO1643	080045/00/00	Findspot: Palaeolithic Material, Darville Road	Palaeolithic	TQ 3380 8620
12	MLO11632	080050/00/00	Findspot: Handaxe, Rectory Road	Palaeolithic	TQ 3380 8640
13	MLO1641	080052/00/00	Findspot: Palaeolithic Material, Leswin Road	Palaeolithic	TQ 3367 8624
14	MLO5661	080057/00/00	Findspot: Palaeolithic Material, Tyssen Road	Palaeolithic	TQ 3380 8650
15	MLO10691	080062/00/00	Lithic Working Site, Ayrson Road	Palaeolithic	TQ 3320 8640
16	MLO18885	080068/00/00	Findspot: Lithic Flakes, 55 Northwold Road	Palaeolithic	TQ 3398 8663
17	MLO9160	080084/00/00	Possible Shelter, Bayston Road	Palaeolithic	TQ 3375 8635
18	MLO32633	080084/01/00	Findspot: Handaxe, Bayston Road	Palaeolithic	TQ 3375 8635
19	MLO74969	084903/00/000	Palaeolithic Land Surface, Defoe Road	Palaeolithic	TQ 3329 8650
20	MLO32044	MLO32044	Findspot: Palaeolithic Flake, Abney Park Cemetery	Palaeolithic	TQ 3340 8680
21	MLO12039	080061/00/00	Palaeolithic/Mesolithic Finds, Stoke Newington Common	Palaeo./Meso.	TQ 3385 8655
22	MLO6651	080072/00/00	Water Channel/Stream, 55 Northwold Road	Palaeo./Meso.	TQ 3398 8663
23	MLO8520	080069/00/00	Lithic Working Site, 55 Northwold Road	Mesolithic	TQ 3398 8663
24	MLO1663	080070/00/00	Findspot: Undated Potsherds, 55 Northwold Road	Prehist. - Med.	TQ 3398 8663
25	MLO1642	080049/00/00	Findspot: Gold Stater, Harcombe Road	Iron Age	TQ 3320 8620
26	MLO25542	080157/00/00	Findspot: Medieval Sherds, 55 Northwold Road	Medieval	TQ 3398 8663
27	MLO1532	MLO1532	Medieval Finds, Stoke Newington High Street	Medieval	TQ 3365 8675
28	MLO1609	MLO1609	Medieval Road, Stoke Newington Church Street	Medieval	TQ 3305 8630
29	MLO10515	MLO10515	Possible Medieval Road, Sh'acklewell 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	PM House, Fleetwood Street	Post-med.	TQ 3343 8657
35	MLO74970	084904/00/000	PM Ditch, Defoe Road	Post-med.	TQ 3329 8650
36	MLO74971	084905/00/000	PM Features, Defoe Road	Post-med.	TQ 3329 8650
37	MLO74972	084906/00/000	PM Quarry, Defore Road	Post-med.	TQ 3329 8650
38	MLO5956	220145/00/00	Site of House, Stoke Newington Church Street	Post-med.	TQ 3335 8662

#	MonUID	PrefRef	Name	Date	NGR
39	MLO7558	MLO7558	Abney Park Cemetery	Post-med.	TQ 3340 8680
40	MLO11653	MLO11653	Site of C18 Almshouses, Rectory Road	Post-med.	TQ 3371 8665
41	MLO83462	MLO83462	The Rochester Castle, Stoke Newington High St (GII)	Post-med.	TQ 3359 8643
42	MLO83641	MLO83641	Forecourt Wall to West Hackney House (GII)	Post-med.	TQ 3372 8667
43	MLO83677	MLO83677	9-17 Sandford Terrace (GII)	Post-med.	TQ 3378 8645
44	MLO83693	MLO83693	18-21 Sandford Terrace (GII)	Post-med.	TQ 3378 8649
45	MLO83706	MLO83706	The Clarence Tavern (GII)	Post-med.	TQ 3325 8657
46	MLO83708	MLO83708	87 Stoke Newington Church Street (GII*)	Post-med.	TQ 3329 8654
47	MLO83709	MLO83709	Forecourt Walls to Number 91 (GII)	Post-med.	TQ 3327 8655
48	MLO83710	MLO83710	107-109, Stoke Newington Church Street (GII)	Post-med.	TQ 3322 8652
49	MLO83711	MLO83711	113 Stoke Newington Church Street (GII)	Post-med.	TQ 3319 8653
50	MLO83712	MLO83712	117 Stoke Newington Church Street (GII)	Post-med.	TQ 3318 8653
51	MLO83713	MLO83713	Bilney Lodge (GII)	Post-med.	TQ 3314 8648
52	MLO83720	MLO83720	157 Stoke Newington High Street (GII)	Post-med.	TQ 3365 8664
53	MLO83721	MLO83721	Forecourt Wall, Gates & Railings to Number 191 (GII)	Post-med.	TQ 3362 8662
54	MLO83722	MLO83722	Monument to Issac Watts, Abney Park Cemetery (GII)	Post-med.	TQ 3335 8672
55	MLO83723	MLO83723	130 Stoke Newington Church Street (GII)	Post-med.	TQ 3315 8656
56	MLO83724	MLO83724	9 Stoke Newington Church Street (GII)	Post-med.	TQ 3358 8653
57	MLO83725	MLO83725	93 Stoke Newington Church Street (GII)	Post-med.	TQ 3327 8654
58	MLO83726	MLO83726	115 Stoke Newington Church Street (GII)	Post-med.	TQ 3318 8653
59	MLO83727	MLO83727	137 Stoke Newington Church Street (GII)	Post-med.	TQ 3312 8647
60	MLO83732	MLO83732	157 Stoke Newington High Street (GII*)	Post-med.	TQ 3361 8661
61	MLO83733	MLO83733	Entrance Lodges, Gates & Railings, Abney Park Cemetery (GII)	Post-med.	TQ 3363 8670
62	MLO83740	MLO83740	11 Victorian Grove (GII)	Post-med.	TQ 3350 8616
63	MLO83789	MLO83789	Spreat Monument, Abney Park Cemetery (GII)	Post-med.	TQ 3335 8682
64	MLO83798	MLO83798	Monument to Doctor Nathaniel Rogers, Abney Park Cemetery (GII)	Post-med.	TQ 3334 8661
65	MLO83799	MLO83799	Monument to John Swain, Abney Park Cemetery (GII)	Post-med.	TQ 3345 8680
66	MLO83800	MLO83800	Monument to William Tyler, Abney Park Cemetery (GII)	Post-med.	TQ 3332 8672
67	MLO83801	MLO83801	Monument to Frank Bostock, Abney Park Cemetery (GII)	Post-med.	TQ 3331 8676
68	MLO83802	MLO83802	Monument to James Braidwood (GII)	Post-med.	TQ 3333 8664
69	MLO83803	MLO83803	Monument to Agnes Forsynth, Abney Park Cemetery (GII)	Post-med.	TQ 3351 8665
70	MLO83804	MLO83804	Monument to Henry Richard, Abney Park Cemetery (GII)	Post-med.	TQ 3336 8661
71	MLO83805	MLO83805	Monument to Andrew Holmes Reed, Abney Park Cemetery (GII)	Post-med.	TQ 3336 8661
72	MLO83806	MLO83806	Monument to John Jay, Abney Park Cemetery (GII)	Post-med.	TQ 3335 8669
73	MLO83807	MLO83807	Monument to Samuel Robinson, Abney Park Cemetery (GII)	Post-med.	TQ 3353 8676

#	MonUID	PrefRef	Name	Date	NGR
74	MLO83808	MLO83808	Monument to General William & Catherine Booth, Abney Park Cemetery (GII)	Post-med.	TQ 3334 8661
75	MLO83820	MLO83820	157 Stoke Newington High Street (GII)	Post-med.	TQ 3358 8647
76	MLO83832	MLO83832	Mortuary Chapel, Abney Park Cemetery (GII)	Post-med.	TQ 3336 8681
77	MLO83841	MLO83841	81 Stoke Newington Church Street (GII*)	Post-med.	TQ 3331 8654
78	MLO83842	MLO83842	91 Stoke Newington Church Street (GII)	Post-med.	TQ 3327 8654
79	MLO83843	MLO83843	107-109 Stoke Newington Church Street (GII)	Post-med.	TQ 3321 8653
80	MLO83867	MLO83867	West Hackney House (GII)	Post-med.	TQ 3372 8667
81	MLO83964	MLO83964	Walls, Railings & Gates at S End of Abney Park Cemetery	Post-med.	TQ 3335 8657
82	MLO83965	MLO83965	79 Stoke Newington Church Street (GII)	Post-med.	TQ 3333 8654
83	MLO83966	MLO83966	89 Stoke Newington Church Street (GII)	Post-med.	TQ 3328 8654
84	MLO83968	MLO83968	The Coach & Horses PH (GII)	Post-med.	TQ 3363 8651
85	MLO83969	MLO83969	Forecourt Wall, Railings & Gates to Number 187 & Wall to S (GII)	Post-med.	TQ 3362 8659
86	MLO98410	MLO98410	WWI Zeppelin Bombing, 16 Alkham Road	Post-med.	TQ 3390 8672
87	MLO98720	MLO98720	Site of mid C20 Plate Glass Works, George Downing Estate	Post-med.	TQ 3382 8672
88	MLO99088	MLO99088	Monument to Joanna Vassa, Abney Park Cemetery (GII)	Post-med.	TQ 3335 8671
89	MLO104215	MLO104215	Quaker Burial Ground, Yoakley Road	Post-med.	TQ 3313 8667
90	MLO104247	MLO104247	West Hackney Recreation Ground, Manse Road/Evering Road	Post-med.	TQ 3371 8599
91	MLO104252	MLO104252	Sanford Terrace, Rectory Terrace	Post-med.	TQ 3384 8652
92	MLO105277	MLO105277	War Memorial, Abney Park Cemetery	Post-med.	TQ 3335 8675
93	MLO105278	MLO105278	Location of a WWI Recruitment Drive, Church Street	Post-med.	TQ 3353 8656
94	MLO105931	MLO105931	Former Vogue Continental Cinema, High Street	Post-med.	TQ 3360 8611
95	MLO106061	MLO106061	154-156 Stoke Newington High Street	Post-med.	TQ 3364 8645
96	MLO106069	MLO106069	129 Stoke Newington Church Street	Post-med.	TQ 3314 8651
97	MLO106074	MLO106074	Our Lady of Good Counsel Church, Bouverie Road	Post-med.	TQ 3325 8669
98	MLO106080	MLO106080	71-73 Stoke Newington Church Street	Post-med.	TQ 3337 8654
99	MLO106081	MLO106081	The Blue Legume, 101 Stoke Newington Church Street	Post-med.	TQ 3323 8654
100	MLO106082	MLO106082	108 Stoke Newington Church Street	Post-med.	TQ 3323 8656
101	MLO106084	MLO106084	Vine House, 5 Victorian Grove	Post-med.	TQ 3352 8616
102	MLO106085	MLO106085	Vine House, 7 Victorian Grove	Post-med.	TQ 3351 8616
103	MLO106086	MLO106086	Wesleyan Schools, 41-47 Leswin Road	Post-med.	TQ 3366 8631
104	MLO106087	MLO106087	Pillar Box, Junction of Brooke Road & Rectory Road	Post-med.	TQ 3385 8634
105	MLO106088	MLO106088	Fire Station, 61 Leswin Road	Post-med.	TQ 3365 8638
106	MLO106093	MLO106093	13 Victorian Grove	Post-med.	TQ 3349 8616
107	MLO106094	MLO106094	15 Victorian Grove	Post-med.	TQ 3348 8616
108	MLO106095	MLO106095	17-19 Victorian Grove	Post-med.	TQ 3346 8616
109	MLO106099	MLO106099	62 Stoke Newington Church Street	Post-med.	TQ 3343 8657
110	MLO106101	MLO106101	Coronation & Imperial Avenues	Post-med.	TQ 3352 8603

#	MonUID	PrefRef	Name	Date	NGR
111	MLO106102	MLO106102	Railings, 13 Summerhouse Road	Post-med.	TQ 3347 8662
112	MLO106103	MLO106103	Stoke Newington Bookshop, 159 Stoke Newington High Street	Post-med.	TQ 3360 8647
113	MLO106167	MLO106167	121 Stoke Newington Church Street	Post-med.	TQ 3316 8653
114	MLO106293	MLO106293	Former Northwold Road Synagogue, 16 Northwold Rd	Post-med.	TQ 3373 8664
115	MLO106294	MLO106294	1-21 Stamford Hill	Post-med.	TQ 3361 8679
116	MLO106296	MLO106296	Rosa, 3 Stoke Newington Church Street	Post-med.	TQ 3359 8653
117	MLO106297	MLO106297	Affinity, 5 Stoke Newington Church Street	Post-med.	TQ 3359 8653
118	MLO106300	MLO106300	The Three Crowns PH, 175 Stoke Newington High Street	Post-med.	TQ 3360 8656
119	MLO106302	MLO106302	St Michael & All Angels Church, Northwold Road	Post-med.	TQ 3411 8662
120	MLO106340	MLO106340	Victorian Rectory, 306 Amhurst Road	Post-med.	TQ 3365 8596
121	MLO106335	MLO106335	359 Amhurst Road	Post-med.	TQ 3361 8593
122	MLO106405	MLO106405	Former West Hackney National Schools, 9a Evering Road	Post-med.	TQ 3366 8603
123	MLO106442	MLO106442	William Patten Primary School	Post-med.	TQ 3353 8651
124	MLO106450	MLO106450	The Jolly Butchers, 202-204 Stoke Newington High St	Post-med.	TQ 3364 8661
125	MLO106527	MLO106527	St Paul's Church, Stoke Newington High Street	Post-med.	TQ 3362 8599
126	MLO106530	MLO106530	1-150 Gibson Garden	Post-med.	TQ 3374 8673
127	MLO106612	MLO106612	Civilian War Memorial, Abney Park Cemetery (GII)	Post-med.	TQ 3336 8665
128	MLO106732	MLO106732	St Paul's West Hackney Churchyard, Evering Road	Post-med.	TQ 3369 8597
129	MLO106855	MLO106855	Abney Congregational Chapel Churchyard	Post-med.	TQ 3335 8653
130	MLO107874	MLO107874	C19 Methodist Chapel, High Street	Post-med.	TQ 3363 8632
131	MLO108296	MLO108296	23-25 Stamford Hill	Post-med.	TQ 3362 8683
132	MLO108297	MLO108297	27-33 Stamford Hill	Post-med.	TQ 3361 8686
133	MLO109268	MLO109268	Site of WWI Zeppelin Bomb Damage, 43-45 Dynevor Rd	Post-med.	TQ 3344 8620
134	MLO113410	MLO113410	Findspot: Tudor Medallion	Post-med.	TQ 3300 8600

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

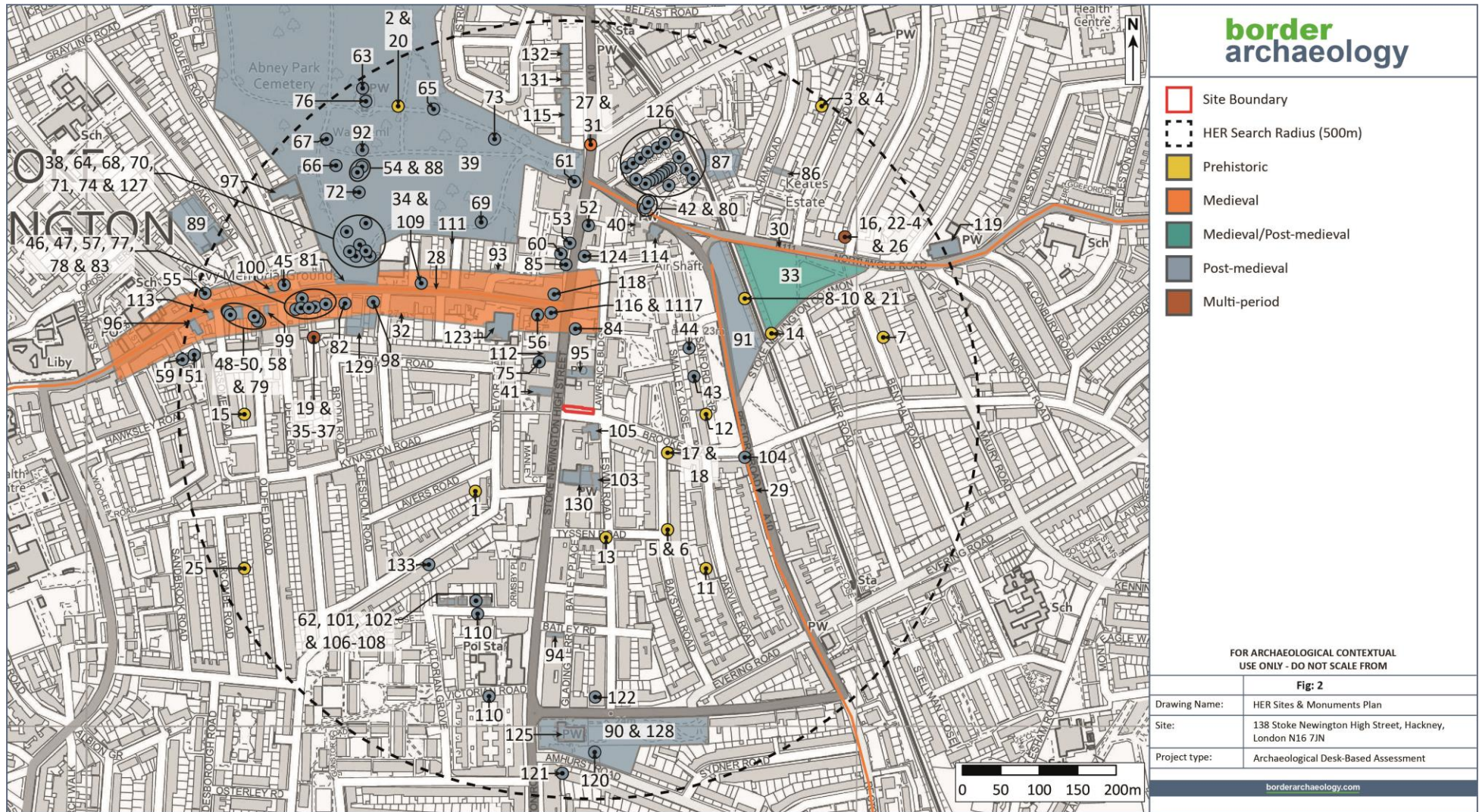
#	EvUID	Name	Date	NGR
E1	ELO3829	Eval.: 14 Kyverdale Road	1987	TQ 3396 8670
E2	ELO9407	WB: Skinners School for Girls	1993	TQ 3354 8654
E3	ELO3179	Eval.: Former Council Depot, Defoe Road	2000	TQ 3329 8649
E4	ELO8192	WB: Cazenove Road, Alkham Road and Northwold Road	2006-2007	TQ 3417 8681
E5	ELO7588	DBA: George Downing Estate	2007	TQ 3381 8675
E6	ELO8460	Eval.: George Downing Estate	2007	TQ 3388 8670
E7	ELO10216	WB: 24 Stoke Newington Common	2009	TQ 3405 8656
E8	ELO12814	DBA: Wilmer Place	2012	TQ 3359 8667
E9	ELO18609	Eval.: Rear of 149 High Street	2018	TQ 3358 8645
E10	ELO20134	Eval.: Abney Park	2019	TQ 3360 8673
E11	ELO20597	Survey: Stoke Newington Church Street	2020	TQ 3326 8656
E12	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

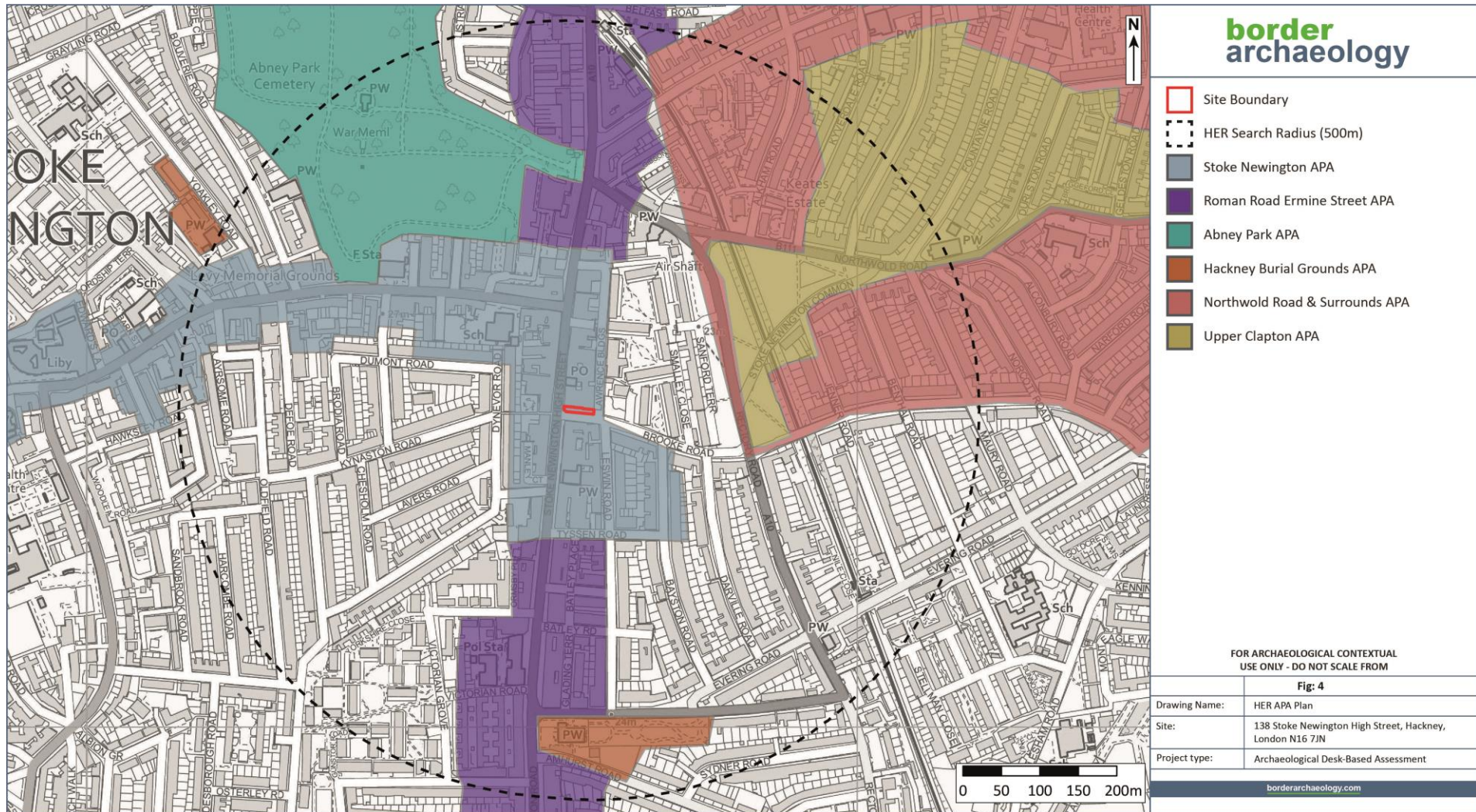
#	DesigUID	PrefRef	Name	Grade	NGR
B1	DLO18667	1235420	85 & 87, Stoke Newington Church Street	II*	TQ 3329 8654
B2	DLO18691	1235537	187, 189 & 191 High Street	II*	TQ 3361 8661
B3	DLO18800	1265043	81 & 83 Stoke Newington Church Street	II*	TQ 3331 8654
B4	DLO18421	1096116	The Rochester Castle PH, 145 Stoke Newington High Street	II	TQ 3359 8643
B5	DLO18600	1235229	Forecourt Wall to West Hackney House	II	TQ 3372 8667
B6	DLO18636	1235311	9-17 Sandford Terrace	II	TQ 3378 8645
B7	DLO18652	1235341	18-21 Sandford Terrace N16	II	TQ 3378 8649
B8	DLO18665	1235418	The Clarence Tavern	II	TQ 3325 8657
B9	DLO18668	1235421	Forecourt Walls to Number 91	II	TQ 3328 8655
B10	DLO18669	1235422	105 & 107, Stoke Newington Church Street	II	TQ 3322 8652
B11	DLO18670	1235423	113 Stoke Newington Church Street	II	TQ 3319 8653
B12	DLO18671	1235424	117 Stoke Newington Church Street	II	TQ 3318 8653
B13	DLO18672	1235425	Bilney Lodge	II	TQ 3314 8648
B14	DLO18679	1235432	218 & 220 High Street	II	TQ 3365 8665
B15	DLO18680	1235433	Forecourt Wall, Gates & Railings to Number 191	II	TQ 3362 8662
B16	DLO18681	1235434	Monument to Isaac Watts in Abney Park Cemetery	II	TQ 3335 8672
B17	DLO18682	1235468	130 Stoke Newington Church Street	II	TQ 3315 8656
B18	DLO18683	1235479	9 & 11 Stoke Newington Church Street	II	TQ 3358 8653
B19	DLO18684	1235502	93 Stoke Newington Church Street	II	TQ 3327 8654
B20	DLO18685	1235505	115 Stoke Newington Church Street	II	TQ 3318 8653
B21	DLO18686	1235507	137 Stoke Newington Church Street	II	TQ 3312 8647
B22	DLO18692	1235538	Entrance Lodges, Gates & Railings to Abney Park Cemetery	II	TQ 3363 8670
B23	DLO18699	1235551	9 & 11 Victorian Grove	II	TQ 3350 8616
B24	DLO18748	1253452	Spreat Monument in Abney Park Cemetery	II	TQ 3335 8682

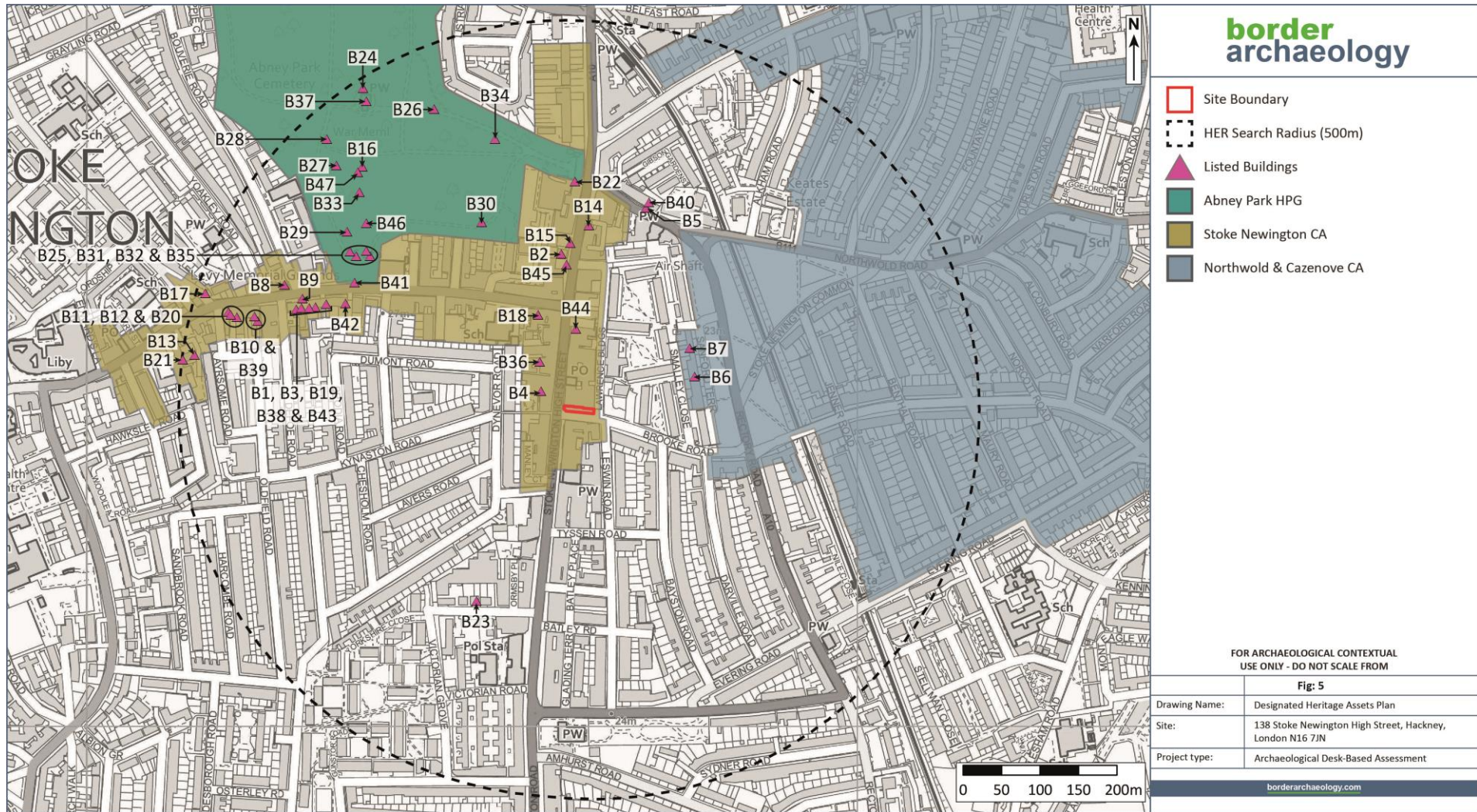
#	DesigUID	PrefRef	Name	Grade	NGR
B25	DLO18757	1257263	Monument to Dr Nathaniel Rogers in Abney Park Cemetery	II	TQ 3335 8661
B26	DLO18758	1257265	Monument to John Swan in Abney Park Cemetery	II	TQ 3345 8680
B27	DLO18759	1257266	Monument to William Tyler in Abney Park Cemetery	II	TQ 3332 8672
B28	DLO18760	1257291	Monument to Frank Bostock in Abney Park Cemetery	II	TQ 3331 8676
B29	DLO18761	1257293	Monument to James Braidwood in Abney Park Cemetery	II	TQ 3333 8664
B30	DLO18762	1257295	Monument to Agnes Forsyth in Abney Park Cemetery	II	TQ 3351 8665
B31	DLO18763	1257296	Monument to Henry Richard in Abney Park Cemetery	II	TQ 3336 8661
B32	DLO18764	1257298	Monument to Andrew Holmes Reed in Abney Park Cemetery	II	TQ 3336 8661
B33	DLO18765	1257299	Monument to John Jay in Abney Park Cemetery	II	TQ 3335 8669
B34	DLO18766	1257303	Monument to Samuel Robinson in Abney Park Cemetery	II	TQ 3353 8676
B35	DLO18767	1257360	Monument to William and Catherine Booth in Abney Park	II	TQ 3334 8661
B36	DLO18779	1264903	157 High Street	II	TQ 3358 8647
B37	DLO18791	1265023	Mortuary Chapel of Abney Park Cemetery	II	TQ 3336 8681
B38	DLO18801	1265044	91 Stoke Newington Church Street	II	TQ 3327 8654
B39	DLO18802	1265045	109 & 111 Stoke Newington Church Street	II	TQ 3321 8653
B40	DLO18826	1265172	West Hackney House	II	TQ 3373 8668
B41	DLO18923	1365745	Walls, Gate-Piers, Railings & Gate at S End of Abney Park Cemetery	II	TQ 3335 8657
B42	DLO18924	1365746	75-79 Stoke Newington Church Street	II	TQ 3333 8654
B43	DLO18925	1365747	89 Stoke Newington Church Street	II	TQ 3328 8654
B44	DLO18927	1365749	The Coach & Horses PH	II	TQ 3363 8651
B45	DLO18928	1365750	Forecourt Wall, Railings & Gates to Number 187 & Wall to S	II	TQ 3362 8659
B46	DLO37683	1419855	Stoke Newington Civilian War Memorial	II	TQ 3336 8665
B47	DLO33049	504583	Monument to Joanna Vassa in Abney Park Cemetery	II	TQ 3335 8671

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









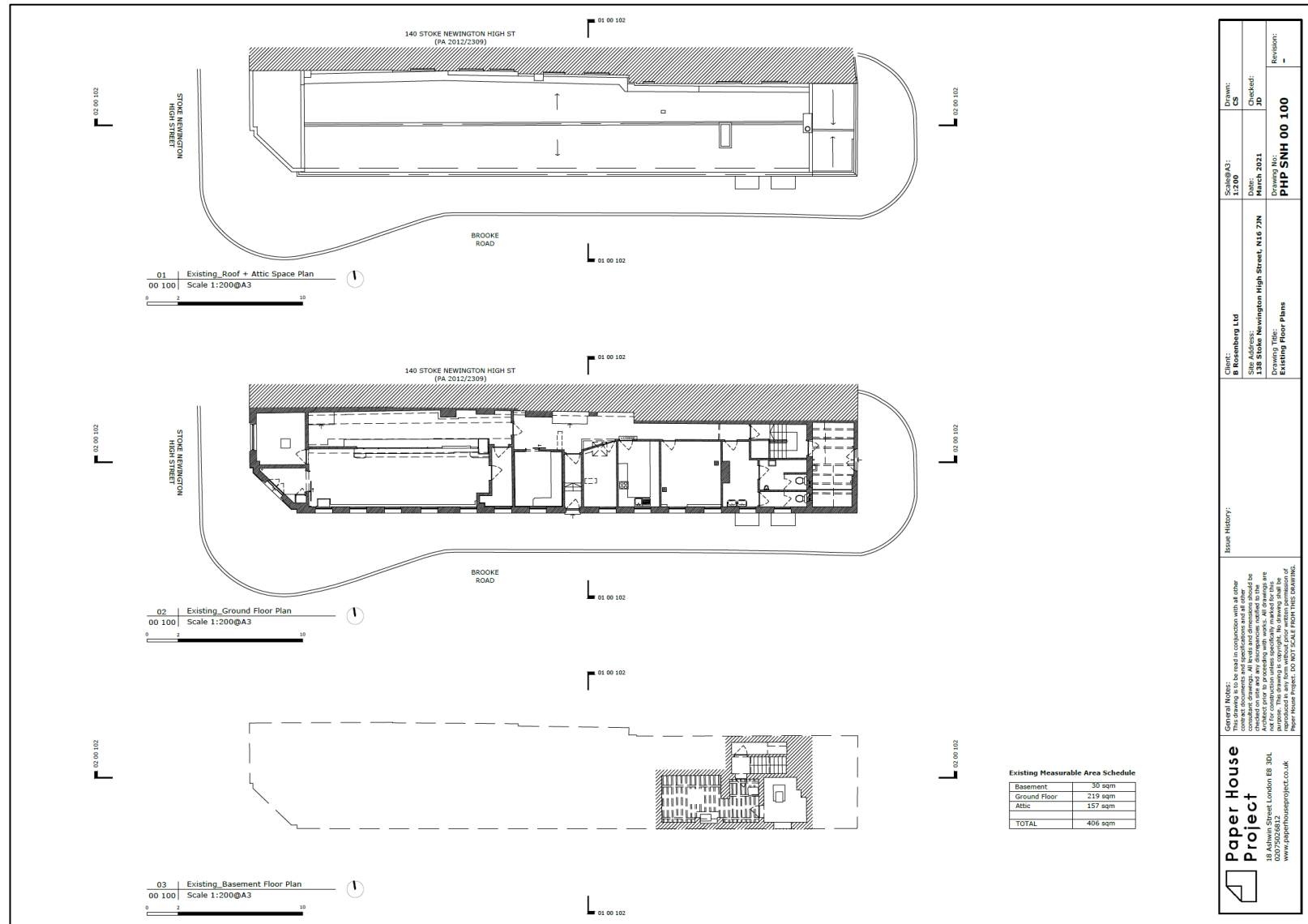


Fig. 6: Existing site plan (Reproduced by courtesy of the client)

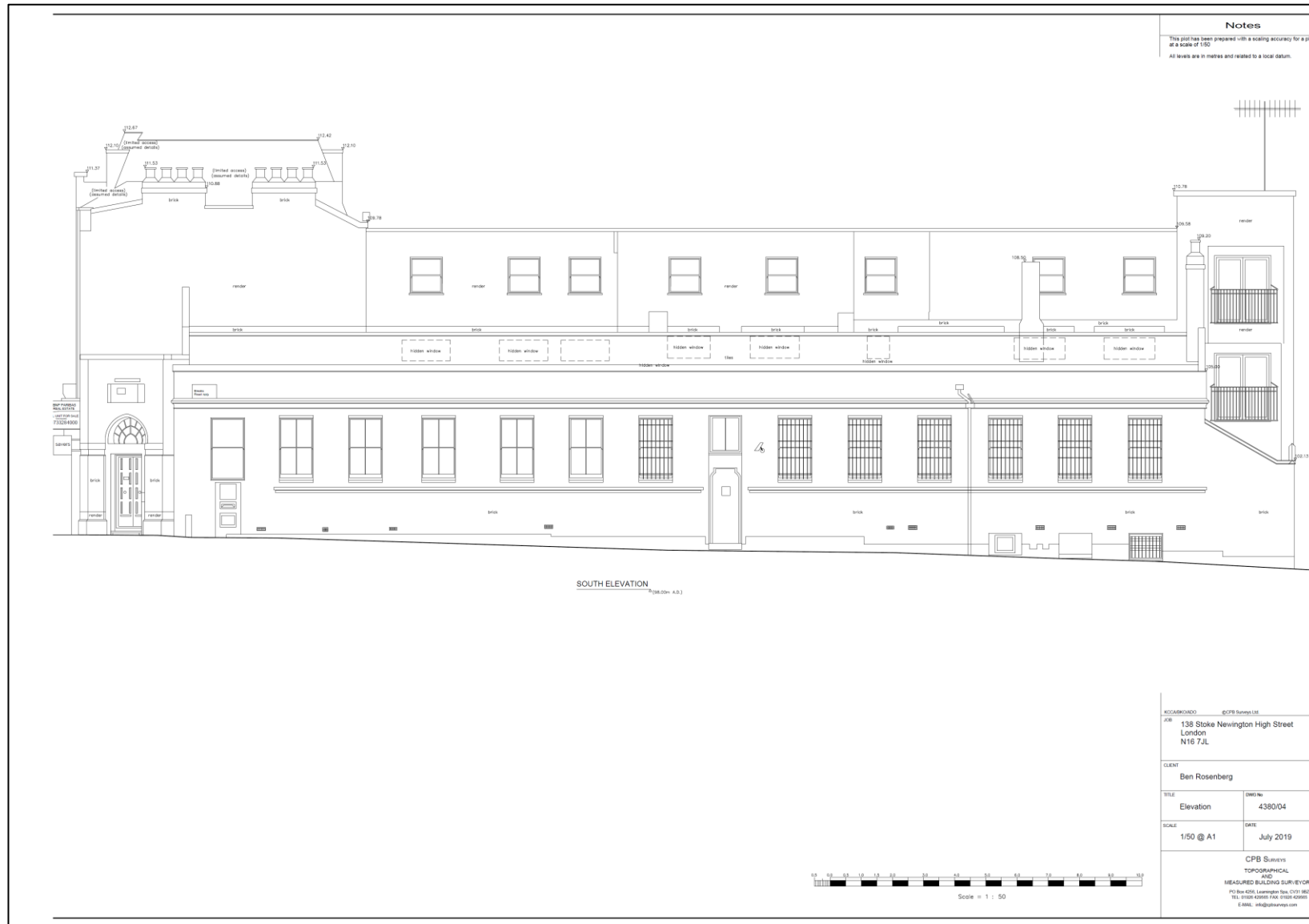


Fig. 7: Existing site elevation (Reproduced by courtesy of the client)

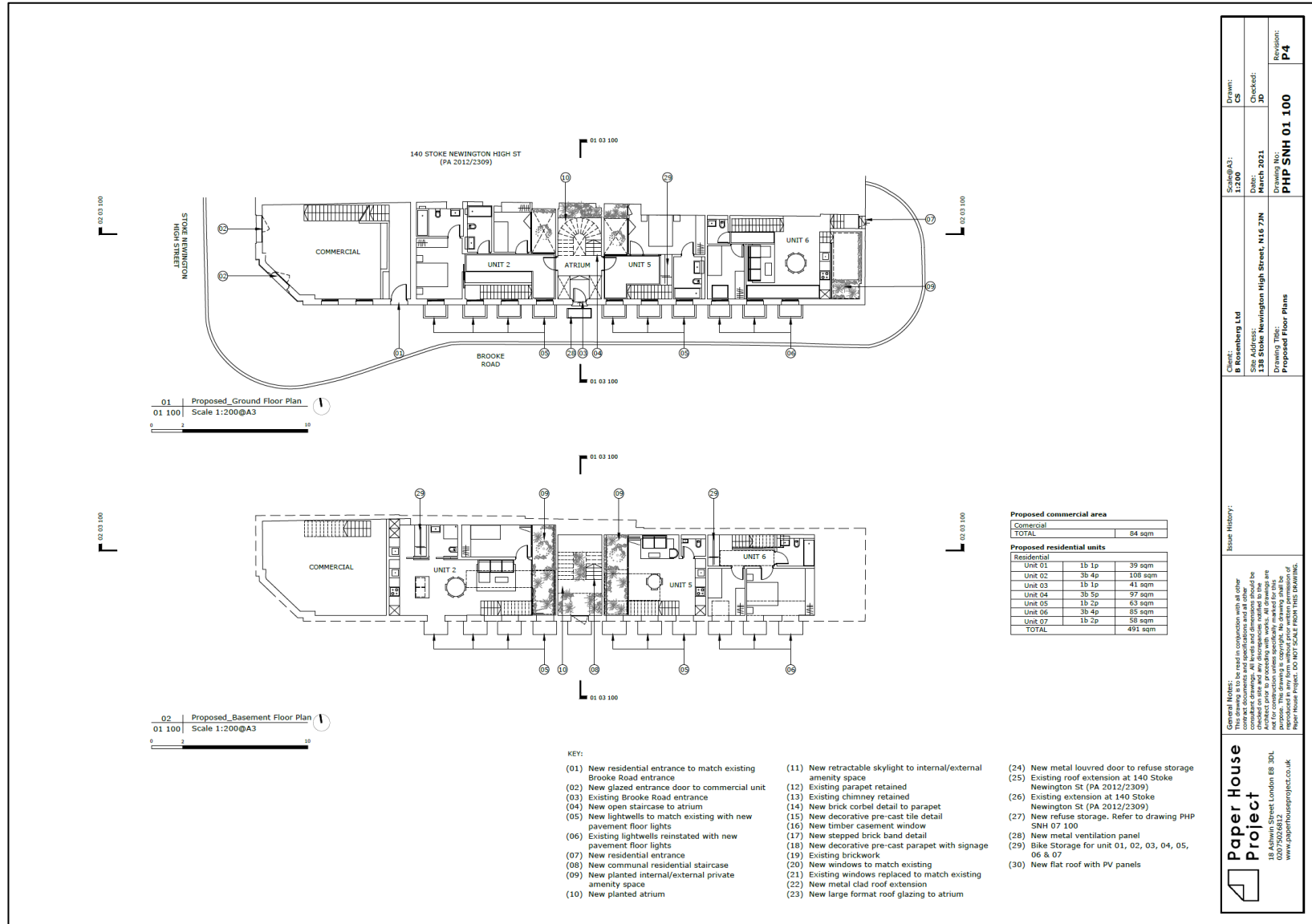


Fig. 8: Proposed site plans (Reproduced by courtesy of the client)

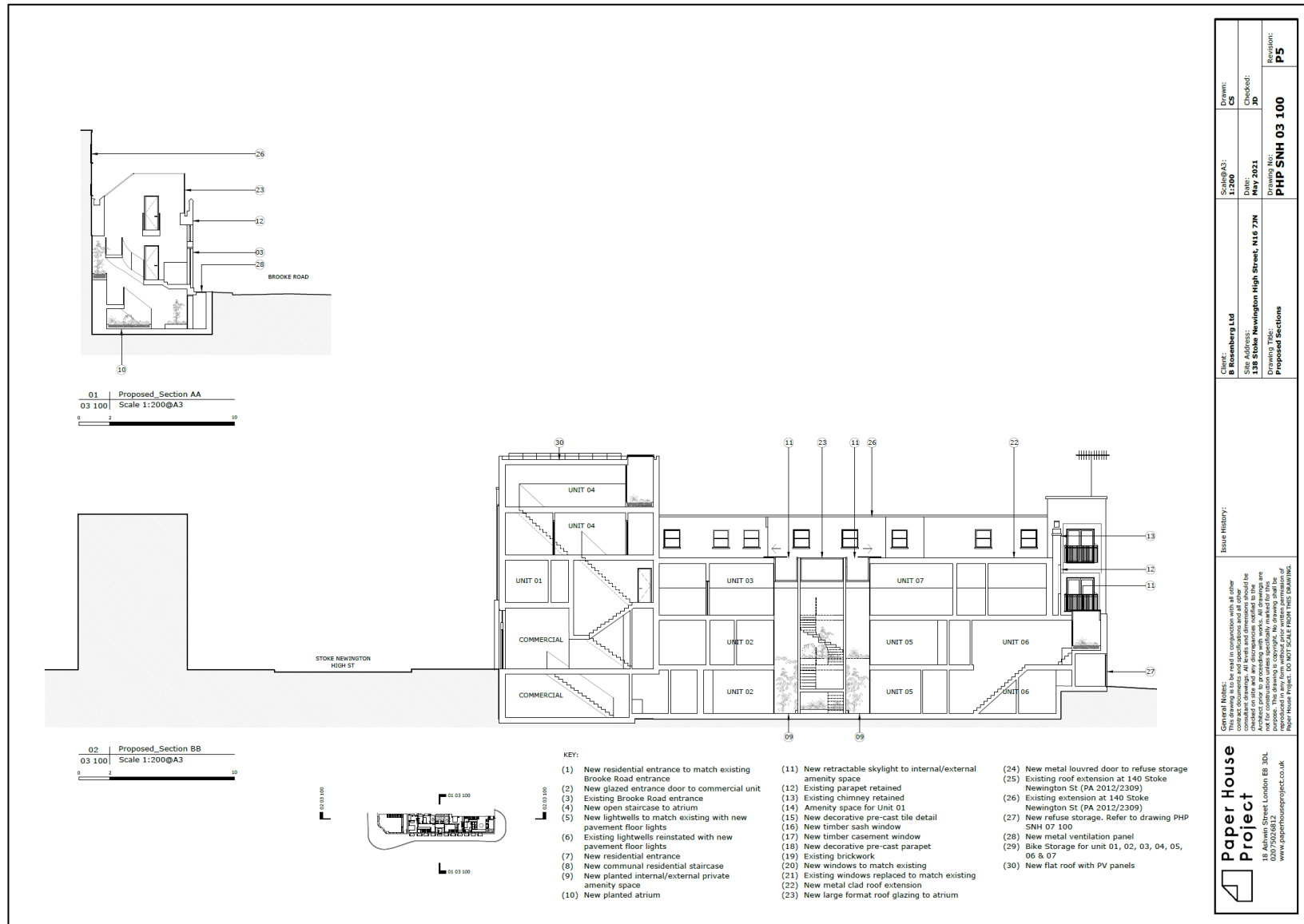


Fig. 9: Proposed site section showing basement (Reproduced by courtesy of the client)

6 Site Assessment

The former Post Office building at No. 138 Stoke Newington High Street, which has been derelict since 2018, occupies a prominent corner plot at the junction of Stoke Newington High Street and Brooke Road. The building is currently boarded up and it was not possible to access the interior.

The existing building is a single storey structure of brick construction; the entrance at the W end was significantly remodelled in the late 1930s (*Plate 4*) while the adjoining single-storey gabled structure extending along Brooke Road as far as Lawrence's Buildings, also appears to have been heavily altered but is largely of late 19th or early 20th century date (*Plates 5 & 6*).



Plate 4: View looking NE towards frontage of No. 138 Stoke Newington High Street at the junction with Brooke Road

No features of visible archaeological interest were noted, although it is noticeable that the site runs noticeably downslope from W to E (roughly from c. 25 to 24m OD), this drop in elevation may well reflect the proximity of the site to the bed of the palaeo-channel of the Hackney Brook, the projected course of which appears to run about 40-50m ESE of the site at its closest point.



Plate 5: View looking ENE showing frontage of No. 138 Stoke Newington High Street running along Brooke Road



Plate 6: View looking WNW towards rear of No. 138 Stoke Newington High Street

7 Conclusions

7.1 Potential Impacts

The following description of the proposed development is based on design drawings and information (including a Design and Access Statement) supplied by the client in early July 2021 and are assumed to be correct at time of writing (*figs. 8-9*). Subsequent issuing of more detailed, revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may require revisions to this report. In summary, the proposed development entails the construction of a three-storey extension to the front elevation of No. 138 and the addition of a roof extension to the rear along Brooke Road to accommodate 7 residential units (3 x 3 bedroom units and 4 x 1 bedroom units) and retaining commercial space on ground floor. The proposed development also includes the extension of the existing basement, addition of lightwells to the side elevation, the provision of communal amenity space, refuse and cycle parking and other minor associated alterations.

Clearly in archaeological terms the principal impact will be the extension of the existing basement (currently located at the rear of the premises) which will extend across the entire footprint of the structure (*fig. 9*). Based on information supplied by the client, this new basement will extend to a depth of 3.1m below existing ground level, approximately 0.6m less than the probable depth of the existing foundations of the Post Office. It thus appears likely that the insertion of the basement and deep foundations for the existing Post Office building will have heavily truncated buried archaeological remains although the full extent of this truncation is difficult to ascertain with complete confidence, based on the available information.

7.2 Overall Conclusions

The overall archaeological potential of the site at No. 138 Stoke Newington High Street has been assessed as **Moderate**. The site is located within two Archaeological Priority Areas relating to multi-period archaeological activity at Stoke Newington (with particular reference to encountering lithic finds and possibly *in situ* remains of Palaeolithic date, including evidence for a possible Palaeolithic 'working floor' and the course of the Hackney Brook) and the Roman road of Ermine Street. Consequently, it appears probable that the insertion of the basement and deep foundations for the existing Post Office building (which appear to extend to an approximate depth of 3.7m below existing ground level) will have significantly truncated buried archaeological remains although the full extent of this truncation is difficult to ascertain with complete confidence, based on the available information.

Recommendations: It is BA's considered opinion that, *prima facie*, the archaeological potential of the site does **not** present an impediment to the proposed development. Given the **Moderate** potential of the site for archaeological remains, it is respectfully suggested that a programme of archaeological work (the details to be agreed with the Greater London Archaeological Advisory Service) would be appropriate in this instance.

In view of the likely degree of truncation of buried deposits and features by the existing modern basement and building foundations, it is thus suggested that a programme of archaeological monitoring of geotechnical investigations (for instance, in the form of trial pits) within the site prior to construction of the proposed basement extension may be the most appropriate form of mitigation in the first instance, to confirm the depth

of made ground deposits across the site and ascertain the survival of significant archaeological remains, if any have survived truncation by the existing modern building. Dependent on the results of this programme of recording, it is possible that no further work will be required or that further investigation may be necessary, should significant archaeological remains be identified.

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10 Cartography

(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 (including Stoke Newington) surveyed by Charles Budgen (British Library)

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

1838: Tithe map and apportionment for West Hackney Parish

1870- OS 1st edition 25-inch Map

1878: Stanford's Map of London and Environs

1893: OS 2nd edition 25-inch Map

1915: OS 3rd edition 25-inch Map

1939: OS 4th 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)

11 Appendix 1: Historic Maps



Fig. 10: Extract from John Rocque's Map of London and its environs (1746) with site circled in red (Reproduced by courtesy of the National Archives)

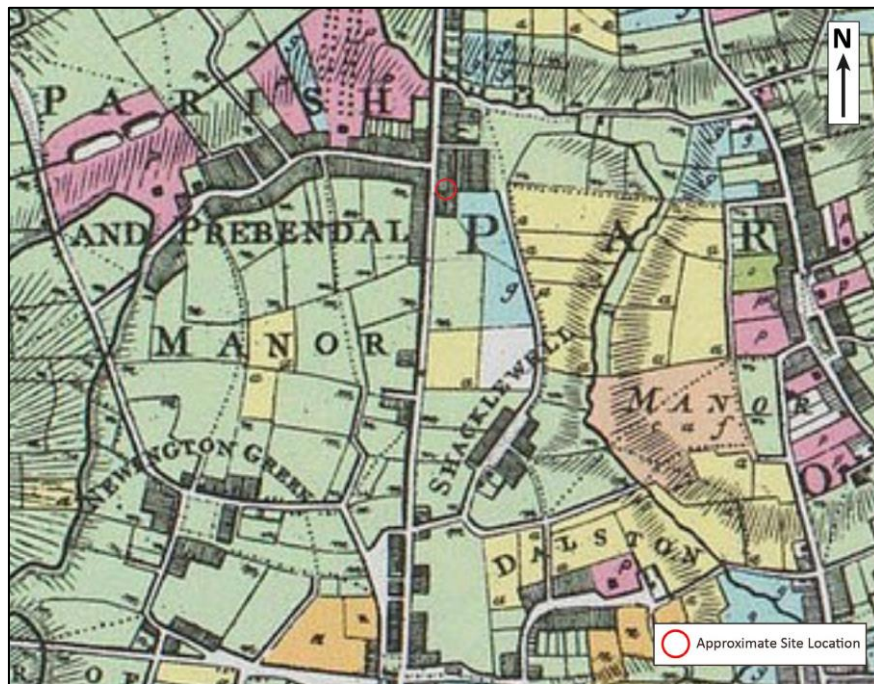


Fig. 11: Extract from Thomas Milne's Land Use Map of London (1800) with site marked in red (Reproduced by courtesy of the London Metropolitan Archives)



Fig.12: Extract from a Map of the Parish of Hackney (1831) with site marked in red
(Reproduced by courtesy of the London Metropolitan Archives)



Fig. 13: Extract from the West Hackney parish tithing map (1843) with site marked in red
(Reproduced courtesy of the National Archives)



Fig.14: Extract from the OS 1st edition 25-inch map (1870) with site marked in red
(Reproduced by courtesy of the National Archives)



Fig.15: Extract from the OS 2nd edition 25-inch map (1893) with site marked in red
(Reproduced by courtesy of the National Archives)

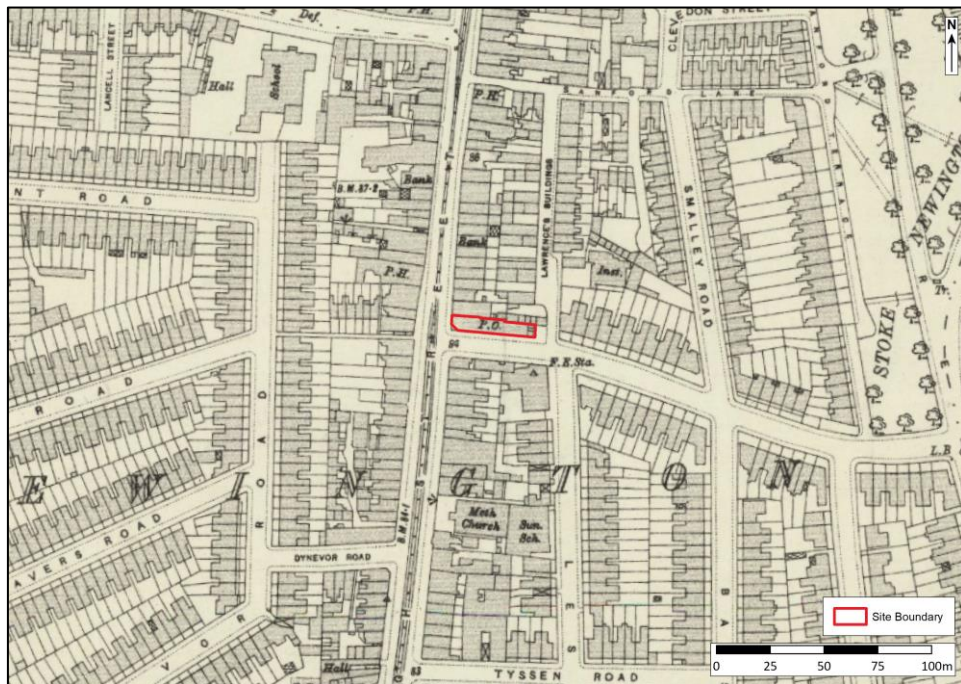


Fig.16: Extract from the OS 3rd edition 25-inch map (1915) with site marked in red
(Reproduced by courtesy of the National Archives)



Fig.17: Extract from the OS 4th edition 25-inch map (1939) with site marked in red
(Reproduced by courtesy of the National Archives)



*Fig. 18: 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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Editing	George Children MA MCI fA		
Artwork	Owain Connors MA PhD		
Issue No.	Status	Date	Approved for issue
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