

**10 REGENT'S WHARF
All Saints Street
London N1**

London Borough of Islington

**Pre-determination Investigation Report:
Archaeological monitoring of a geotechnical trial pit**

Site code SNT16

NGR 530569 183455

OASIS reference molas1-265376

Sign-off history

issue no.	issue date	prepared by	reviewed by	reason for issue
1	13/10/2016	Tony Mackinder (Senior Archaeologist)	Christina Holloway (Contract Manager)	Report for client

MOLA code: P0892



www.mola.org.uk

© MOLA

Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED
tel 0207 410 2200 fax 0207 410 2201 email: enquiries@mola.org.uk
Museum of London Archaeology is a company limited by guarantee
Registered in England and Wales
Company registration number 07751831 Charity registration number 1143574
Registered office Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED



Contents

Executive summary	1
<u>1</u> Introduction	<u>2</u>
1.1 Site background	2
1.2 Designated heritage assets	2
1.3 Aims and objectives	2
<u>2</u> The monitoring	<u>3</u>
2.1 Methodology	3
2.2 Results	3
<u>3</u> Bibliography	<u>5</u>
<u>4</u> NMR OASIS archaeological report form	<u>6</u>

Figures

Fig 1 Site location

Fig 2 Location of geotechnical trial pit (RSK Ltd, 2016)

Executive summary

This report presents the results of the archaeological monitoring by MOLA of a single geotechnical trial pits at 10 Regent's Wharf, All Saints Street, London N1. The investigation was commissioned by City South Projects Ltd on behalf of Regent's Wharf Unit Trust, and the trial pit was excavated by the client's contractor, RSK Ltd. The monitoring followed a desk-top historic environment assessment of the site prepared by MOLA in March 2016.

The site is not within a local planning authority Archaeological Priority Area.

The archaeological monitoring of geotechnical investigations is a method of rapidly assessing – as far as reasonably possible – the nature of the archaeological resource within a site. The aim is to help to determine the site's potential for archaeological remains; when carried out prior to a planning application the results can inform the Local Planning Authority's consideration of the archaeological implications of the scheme.

MOLA monitored the digging of the trial pit since it was located in an area where a 19th century lime kiln, one of three, was indicated on an Ordnance Survey map of 1871–1874. The work took place under the site code SNT16, on the 6th of October 2016.

The pit (0.35m x 0.40m) was excavated to a depth of 2.0m. A brick and stone structure was noted, probably the foundation of a nearby column, the yellow bricks suggesting a 19th century date. This structure and the deposits observed do not appear to be part of a lime kiln, but would be in keeping with the nearby column and the late 19th–early 20th century warehouse directly to the north.

1 Introduction

1.1 Site background

- 1.1.1 The archaeological monitoring took place at Regent's Wharf, All Saints Street, London N1, hereafter called 'the site', on the 6th of October 2016. The OS National Grid Reference for the site is 530569 183455. The site code is SNT16.
- 1.1.2 A desk-top historic environment assessment (HEA) was prepared by MOLA in March 2016 (MOLA, 2016a) and provides in-depth detail on the natural geology, current topography, the archaeological and historical background of the site and an initial interpretation of its archaeological potential.
- 1.1.3 The fieldwork was undertaken in advance of a planning application in order to provide the client, City South Projects Ltd on behalf of Regent's Wharf Unit Trust, with further information on the archaeological potential within the site. Since it has taken place at the pre-planning stage, the results may also help the local planning authority (LPA) to formulate appropriate recommendations for any further assessment, fieldwork or other archaeological mitigation which may form a condition as part of planning consent.

1.2 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. The site is not within an LPA Archaeological Priority Area.

1.3 Aims and objectives

- 1.3.1 The aim of archaeological investigation prior to the determination of planning consent is to define – as far as reasonably possible – the nature of the archaeological resource within a site using appropriate methods and practices. The results should help to clarify the site's potential for archaeological remains and so inform the LPA's consideration of the archaeological implications of the planning application. The pre-determination investigation will enable the LPA – where necessary – to set out an appropriate strategy for any further investigation and/or mitigation which may form a condition as part of planning consent; or – where archaeological assets are thought to be of national or international significance, ie of schedulable quality – for preservation *in situ*.
- 1.3.2 Guidelines set out by the Greater London Archaeological Advisory Service for archaeological projects in Greater London (GLAAS, 2015) note that the archaeological monitoring of geotechnical test pits and boreholes provides a method of rapidly assessing the potential of archaeological deposits. Although due to health and safety and access constraints it may not be possible to clean and record the archaeological profile of geotechnical test pits, effort should be made to confirm the presence/absence of archaeological deposits, including the depth of modern intrusions, key stratigraphic components and natural geology, and any relevant borehole data should be examined by a geoarchaeologist. Remains or deposits suitable for scientific dating should be collected, in order to assist in the design of an appropriate mitigation strategy, if required (GLAAS 2015, 17).
- 1.3.3 Objectives for the investigation were set out in the Written Scheme of Investigation (WSI) (MOLA 2016b, Section 2), and were to clarify (within the constraints of the investigation):
- record the depth of any natural deposits reached;
 - identify and record any archaeological remains in the geotechnical trial pit and – if possible – clarify their nature and significance. Archaeological remains could comprise:
 - remains of the mid-19th century lime kilns shown on historic maps;
 - truncated building footings, cellars and demolition deposits associated with the mid to late-19th century industrial use of the site.

2 The monitoring

2.1 Methodology

- 2.1.1 The methodology of the investigation was in accordance with the preceding Written Scheme of Investigation (MOLA, 2016b).
- 2.1.2 The excavation of one trial pit outside number 10 Regent's Wharf by the client's contractors, RSK Ltd, was attended by a MOLA Senior Archaeologist (Fig 2). Other geotechnical investigations taking place at the same time in the site, were not archaeologically monitored.
- 2.1.3 The slab and modern made ground was broken out and cleared by the contractors, and the trial pit then excavated by hand by the contractors, and monitored by the MOLA archaeologist who made records of the deposits encountered. Measurements of the depth of deposits were taken from ground level ground level, ie c 21.2–21.4m above Ordnance Datum (OD).
- 2.1.4 No finds were recovered. The site records will be deposited under the site code SNT16 in the Museum of London archaeological archive.

2.2 Results

- 2.2.1 An irregular shaped trial pit (TP08) was located adjacent to a column to investigate its foundations, and a deeper pit measuring 0.35m east-west x 0.40m north-south was excavated. A supervisor from MOLA monitored the digging of the trial pit as it was located in an area where a 19th century lime kiln, one of three, was indicated on an Ordnance Survey map of 1871–1874 (MOLA, 2016a).
- 2.2.2 The modern cobbles and sandy bedding deposits had already been removed, and these were c 0.60 thick in total.
- 2.2.3 Further excavation found modern deposits down to the top of a stone plinth 0.60m below ground level (b g l). This was located in the north west corner of the trial pit. This stone block was on top of an offset yellow brick plinth at 1.0m b g l that continued vertically downwards and possibly stepping out at 2.0m b g l where excavation was halted. Although a soft clayey silt deposit that looked archaeological was found adjacent to this structure, it was above a brown clayey deposit that may be modern. This appears to backfill around the brick structure.
- 2.2.4 The location of this brick and stone structure means this was probably the foundation of the nearby column, the yellow bricks suggesting a 19th century date. This structure and the deposits observed do not appear to be part of a lime kiln, but would be in keeping with the nearby column and the late 19th–early 20th century warehouse directly to the north.



TP08 looking north, stone block is just visible in northwest corner of trial pit



TP08 looking northwest, showing column, stone block is just visible in northwest corner of trial pit

3 Bibliography

- ACAO, 1993 *Model briefs and specifications for archaeological assessments and field evaluations*, Association of County Archaeological Officers
- Archaeological Archive Forum, 2011 *Archaeological Archives: a guide to best practice in creation, compilation transfer and curation*
- BADLG, 1991 *Code of Practice, British Archaeologists and Developers Liaison Group*
- ClfA [Chartered Institute for Archaeologists] 2014a *Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment*, Reading.
- ClfA [Chartered Institute for Archaeologists] 2014b *By-Laws, Standards and Policy Statements of the Institute for Archaeologists, Standard and guidance: field evaluation*
- Disused Burial Grounds (Amendment) Act 1981
- English Heritage 2008 *SHAPE 2008: A Strategic framework for Historic environment Activities and Programmes in English Heritage. Guidance for external grant applicants*. Swindon English Heritage.
- GLAAS, 2015 *Guidelines for Archaeological Projects in Greater London*. Greater London Archaeological Advisory Service (Historic England), GLAAS Guidance Paper, Revised April 2015
- MOLA, 2016a Regent's Wharf, 10–18 All Saints Street, London N1 9RL: Historic environment assessment. Unpublished report for City South Projects Ltd on behalf of Regent's Wharf Unit Trust, March 2016
- MOLA, 2016b Regent's Wharf, 10–18 All Saints Street, London N1: Archaeological Monitoring of Geotechnical Site Investigations, *Written Scheme of Investigation*. Issued 5th October 2016
- Museum of London, 1994 *Archaeological Site Manual 3rd edition*
- Museum of London, 2002 *A research framework for London archaeology 2002*
- Museum of London, 2009 *General Standards for the preparation of archaeological archives deposited with the Museum of London*
- Museums and Galleries Commission, 1992 *Standards in the Museum Care of Archaeological Collections*.
- Society of Museum Archaeologists, 1993 *Selection, Retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland*.
- Society of Museum Archaeologists, 1995 *Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*.
- Standing Conference of Archaeological Unit Managers, 1991 revised 1997 *Health and Safety in Field Archaeology, Manual*
- Treasure Act 1996 *Code of Practice (2nd Revision)* 1996, DCMS
- Treasure (Designation) Order 2002, TSO

4 NMR OASIS archaeological report form

OASIS ID: molas1-265376

Project details

Project name	Regent's Wharf, 10-18 All Saints Street, N1
Short description of the project	Archaeological monitoring of a geotechnical trial pit, that was located in an area where a 19th century lime kiln was indicated on the Ordnance Survey map of 1871-1874, found a stone plinth on a yellow brick plinth. This is probably to support a nearby column to the late 19th-early 20th century warehouse directly to the north.
Project dates	Start: 07-10-2016 End: 07-10-2016
Previous/future work	No / Not known
Any associated project reference codes	SNT16 - Sitecode
Type of project	Recording project
Site status	None
Current Land use	Industry and Commerce 2 - Offices
Investigation type	"Watching Brief"
Prompt	Voluntary/self-interest

Project location

Country	England
Site location	GREATER LONDON ISLINGTON ISLINGTON Regent's Wharf, 10-18 All Saints Street, N1
Postcode	N1
Site coordinates	TQ 30557 83453 51.534370894184 -0.117446133872 51 32 03 N 000 07 02 W Point

Project creators

Name of Organisation	MOLA
Project brief originator	Client
Project design originator	MOLA
Project director/manager	Christina Holloway
Project supervisor	Tony Mackinder
Type of sponsor/funding body	Client
Name of sponsor/funding body	City South Projects Ltd

Project archives

Physical Archive Exists?	No
Physical Archive recipient	Museum of London Archaeological Archive
Physical Archive ID	SNT16
Digital Archive recipient	Museum of London Archaeological Archive
Digital Archive ID	SNT16
Digital Media available	"Text"
Paper Archive recipient	Museum of London Archaeological Archive
Paper Archive ID	SNT16
Paper Media available	"Notebook - Excavation', ' Research', ' General Notes', 'Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Regent's wharf, 10-18 All Saints Street, London N1
Author(s)/Editor(s)	Mackinder, T
Date	2016
Issuer or publisher	MOLA
Place of issue or publication	London
Description	Brief client report

Entered by	Tony Mackinder (tmackinder@mola.org.uk)
Entered on	13 October 2016

Please e-mail [Historic England](#) for OASIS help and advice

© ADS 1996-2012 Created by [Jo Gilham and Jen Mitcham, email](#) Last modified Wednesday 9 May 2012

Cite only: <http://www.oasis.ac.uk/form/print.cfm> for this page

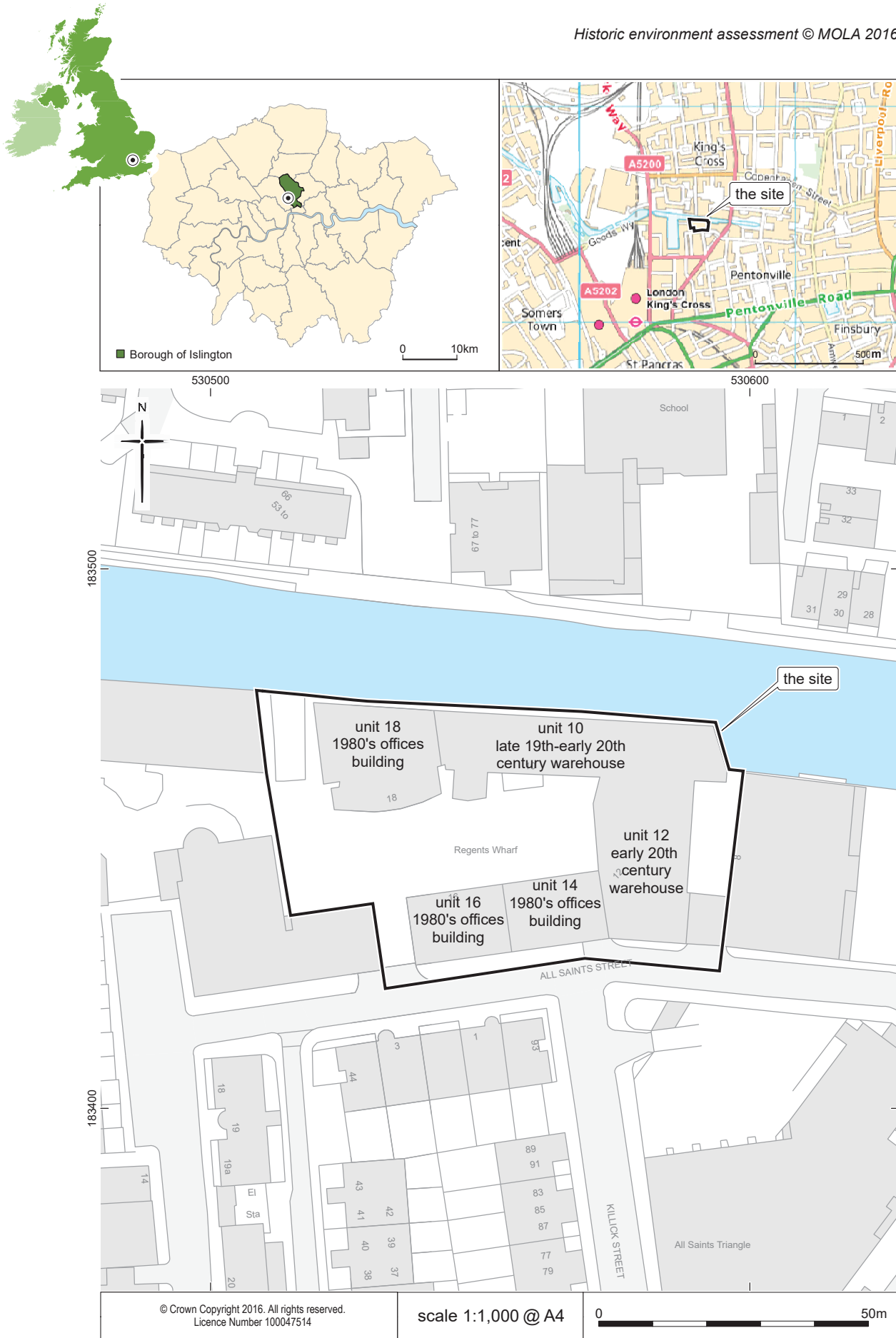
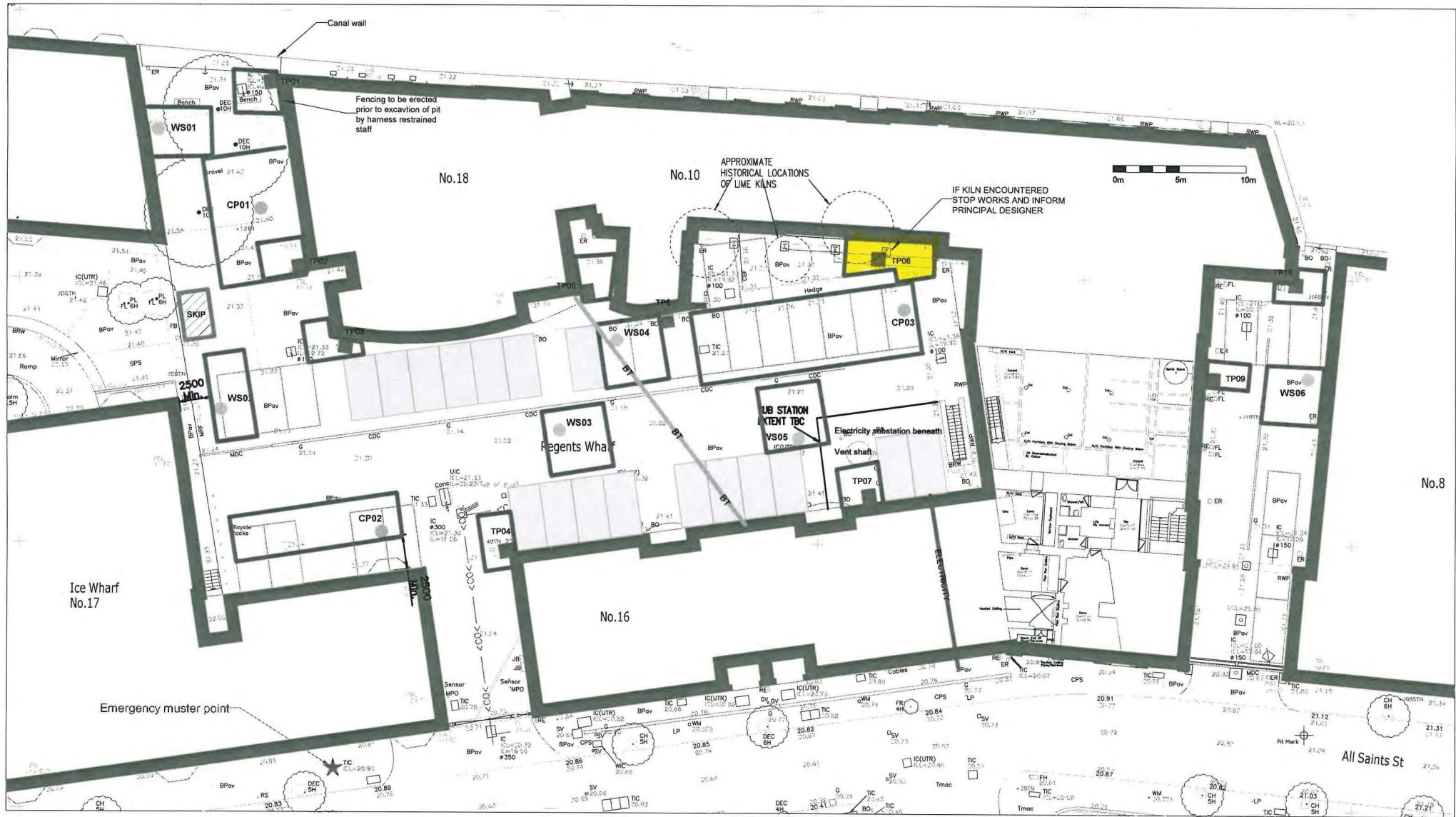


Fig 1 Site location



LEGEND:

- CABLE PERCUSSION BOREHOLE
- WINDOW SAMPLE BOREHOLE
- FOUNDATION TRIAL PIT

- NOMINAL CAR PARKING SPACE FROM LEASE PLAN
- CAR PARKING BAY NOT TO BE AFFECTED BY WORKS
- APPROX. FENCED WORKING AREA

SITE CONSTRAINTS PLAN

Client: Grafton Advisor (2006) LLP	Figure: 3
Site: Regents Wharf, London	Job Number: 28468
Scale: SEE SCALE BAR	Revision: 00