

LONDON BOROUGH OF TOWER HAMLETS – SMALL SITES INITIATIVE 37 LARK ROW, E2 9JA

Archaeological Desktop Review

AUGUST 2019



37 Lark Row, E2 9JA
Archaeological Desktop Review

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Summary

An archaeological desk-top review has been carried out for a land parcel located at 37 Lark Row, E2 9JA, in the London Borough of Tower Hamlets (the Site). This involved a rapid information-gathering and review of the Site and a 500m study area using information from publicly held sources. A brief assessment of potential heritage/archaeological constraints and opportunities at the Site has been made.

Non-designated data was retrieved from the Greater London Historic Environment Record (GLHER). A total of 50 non-designated heritage assets and 13 previous archaeological events have been recorded within the 500m study area. None of these assets or events are located within the Site itself. Most known heritage assets within the 500m study area date to the Medieval, Post-Medieval period and Modern periods.

The Site does not lie within an Archaeological Priority Area. However, there is potential for buried archaeological remains to survive at the Site, particularly from the medieval period and the 19th century. In the 19th century the Site was occupied by buildings including a workhouse. A mortuary (presumably attached to the workhouse) was added in the late 19th century and it is possible that burials of the occupants remain on Site. It is possible that these 19th and 20th century buildings may have damaged earlier archaeological remains.

There is also a possibility of Pleistocene (Ice Age) activity being preserved in the river gravels.

There are no designated heritage assets within the Site itself. However, any proposed future development of the Site will likely have to consider potential impacts to the setting and character of the two nearest Conservation Areas – Regents Canal which is adjacent to the Site and Victoria Park which is also a Registered Park and Garden. The setting of the scheduled Bonners Bridge which crosses the canal to the south-east is also of relevance. The setting of the Listed Buildings and Locally Listed Buildings are not considered to extend into the Site area due to intervening built form.

For any future planning application, early consultation with The Greater London Archaeological Advisory Service (GLAAS) is recommended to fully understand the requirements to inform a planning application for the Site. An archaeological desk-based assessment will likely be a minimum requirement. The Borough's Conservation Officer should also be contacted to discuss the potential impacts to the setting of the Conservation Areas/ Registered Park and Garden.

1 INTRODUCTION

1.1 Background

Arcadis Consulting (UK) Limited (Arcadis) has been commissioned by London Borough of Tower Hamlets (LBTH) 'the Client' to undertake a number of technical surveys on a parcel of land at 37 Lark Row, E2 9JA ('the Site').

LBTH is seeking to unlock small, publicly owned sites in the borough. This is with the aim to increase the supply of small surplus sites to market, potentially increase affordable housing availability and, at the same time, to encourage individual and community led housebuilders to take on the sites for development.

In preparation for marketing the sites to prospective purchasers (autumn 2019), LBTH is commissioning planning, legal and technical due diligence surveys. The purpose of the surveys is to enable purchasers to make robust and sensible proposals for the land in terms of both development-potential and land value.

The objective of this archaeological desktop review is to identify potential constraints due to the presence of below ground archaeological remains and above ground heritage assets on Site.

1.2 Scope of Works

The scope of the review is to carry out a desk-top search of publicly available information on designated and non-designated heritage assets within a study area of 500m of the Site boundary. Using this information, a brief appraisal of potential heritage/archaeological constraints and opportunities at the Site has been made, focusing on key constraints. The appraisal also highlights the likely future need for detailed assessment to support a planning application for development.

1.3 Limitations

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This report has been compiled from a number of sources, which Arcadis believes to be trustworthy. However, Arcadis is unable to guarantee the accuracy of information provided by others. The report is based on information available at the time. Consequently, there is a potential for further information to become available, which may change this report's conclusion and for which Arcadis cannot be responsible.

2 SITE OVERVIEW

The Site is located at NGR 535092, 183579 and covers an area of approximately 260 square metres.

The Site is currently an unoccupied triangular parcel of land situated between Lark Row to the south and Regent's Canal (part of the Grand Union Canal) to the north. The northern boundary is defined by metal railings which separate the Site from the canal. The western boundary is bordered by a building housing a substation, while to the east the boundary is undefined, but demonstrated by the shift from vegetation to a paved footpath. The Site is partially covered in vegetation, trees and bushes, whilst another section has paved areas containing planters. The Site is publicly accessible. The topography of the Site is generally flat at approximately 17m AOD.

The Site is located on the London Clay Formation – clay, silt and sand with the sedimentary bedrock being formed approximately 48 – 56 million years ago in the Palaeogene Period (British Geological Survey Online Map Viewer, access May 2019). Superficial deposits were identified as Hackney Gravel Member (*Ibid*).

3 DATA SOURCES

Information on designated and non-designated heritage assets that are located within 500m of the Site was assessed. Designation data was derived from the National Heritage List for England on 29 July 2019. Non-designation data was received from the Greater London Historic Environment Record (GLHER) on 29 July 2019. Information on Conservation Areas was obtained from the Government's Environment Data Service. Information on the workhouses was supplemented by information found on www.workhouses.org.uk.

Numbers in brackets in the text are unique identifiers (Project ID. numbers) assigned to heritage assets for the purposes of this report. A list of all heritage assets including relevant archaeological events can be found in Tables 1, 2 and 3. Designated heritage assets including Locally Listed Buildings, Archaeological Priority Areas and Conservation Areas are shown on Figure 1. Non-designated heritage assets and events (archaeological investigations) are shown on Figure 2.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Nationally and Locally Designated Heritage Assets

The site is located within a Conservation Area. Apart from this, there are no designated heritage assets located within the Site itself. Within the 500m study area, there is one scheduled monument, one registered park and garden, 12 Listed Buildings and six further Conservation Areas. The Site is not located within an Archaeological Priority Area however there are five APAs within 500m. There are also several locally listed buildings within the 500m study area.

Scheduled Monuments

There is one scheduled monument within the 500, study area (**SM1**) - Bonner Hall Bridge. This is an early Victorian Bridge crossing Regent's Canal approx. 300m to the south-east of the Site. It is built in red brick with stone voussoirs. There may potentially be views from the Site to the bridge and (depending on the height of any new development) its setting might be relevant to any future application.

Listed Buildings

There are 12 Listed Buildings within the 500m Study Area, all of which are Grade II listed. The closest (**LB6**) lies approx. 250m to the west of the Site (12-20 Mare Street), on the other side of Regents Canal. There does not appear to be any intervisibility between this heritage asset and the Site due to intervening built form. Its setting and character should therefore not be affected by any proposed development (depending on the height of the proposed development). The remaining Listed Buildings are similarly shielded or are such a distance away that their settings should not be much of a consideration relevant to any future planning application.

Conservation Areas

The Site is located within The Regents Canal Conservation Area (**CA1**). Regents Canal was completed in 1820 to connect Birmingham, the Midlands and the North with the River Thames. The designation protects the special character of the banks of the canal as well as such features as the locks, bridges, wharves, moorings and towpath. As well as the canal, this CA includes some historic townscape to the west of the Site (Vyner Street) which is closely associated with it.

There are six further Conservation Areas within the 500m study area including Victoria Park CA (**CA2**). Victoria Park (**CA2**) is a large Conservation Area which is bisected by Regents Canal. It is also a Registered Park and Garden (**RPG1**) and is partly covered by an APA (**APA 1**). It is designated due to its park, its formal axial road pattern and its Victorian terraces, many of which are Listed. The boundary of Victoria Park Conservation Area lies only approx. 30m to the east of the Site. Any future proposed development of the Site would likely have to consider impacts to the setting and character of Conservation Areas **CA1** and **CA2**. Due to distance and intervening urban form, it is not considered that the setting of the other 4 Conservation Areas would be a relevant factor in terms of future development of the Site.

Archaeological Priority Areas

The Site is not located within any Archaeological Priority Areas (APAs). However there are five APAs within the 500m study area. Victoria Park APA (**APA 5**) is the closest at approx. 30m away. The Park has been classed as an APA due to its proximity to known multi-period sites and its un-developed nature (with the resultant possibility of archaeological remains surviving below ground).

The Site lies approx. 150m to the east of the southern end of Hackney Settlements APA (**APA 1**). Hackney is medieval settlement with likely Saxon origins. Its name is derived from a Saxon place-name 'Hacas ey' meaning a raised place in the marsh. Mare Street is thought to follow the course of a Roman Road between Cambridge and London (**50**). The word 'Mare' probably derives from the middle English word 'mere' which means boundary and possibly refers to the historic boundary with Stepney (now Bethnal Green). The APA includes settlement expansion along Mare Street from the 17th and 18th centuries. This APA is also important due to its superficial geology - the Hackney Gravel Member river terrace gravels – which have high potential to contain Palaeolithic and Mesolithic remains.

Whilst APAs do not receive statutory protection and are not designated heritage assets they have been identified in the Borough's Heritage Resource Document as areas where potential for below-ground archaeological remains to survive is high and where archaeological investigations are therefore likely to be required (<https://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Development-control/Conservation-areas/4-Tower-Hamlets-Heritage-Resource.pdf>). Historic England's website provides more information about APAs and the different levels of sensitivity to development (<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>).

Locally Listed Buildings

There are no Locally Listed Buildings within the Site however there are 12 within the 500m study area. The closest to the Site is 1-30 Christchurch Square (LLB3), located approx. 60m north of the Site.

While locally listed buildings do not receive statutory protection and are not designated heritage assets, they have been identified by the Borough (on their website) as having local significance for their contribution to local character and distinctiveness (https://www.towerhamlets.gov.uk/ignl/planning_and_building_control/conservation_and_urban_design/listed_buildings.aspx).

Due to intervening urban form, the nature of the Locally Listed Buildings and the distance from the Site, it is not anticipated setting of these assets would be affected by any future proposed re-development of the Site (depending on the height of the proposed development).

Locally Listed War Memorials

There are no Locally Listed War Memorials within the 500m study area.

4.2 Non-designated Heritage Assets

There are no non-designated heritage assets within the Site however there are 50 heritage assets recorded within the 500m study area. These date from the Prehistoric to the Modern period.

There is not Prehistoric evidence from the study area. An archaeological investigation 320m to the south of the site (see **EV6** below) recorded Pleistocene river gravels but no actual archaeological material, as far as can be seen.

During the Roman period (AD43-410) the Site was not far from the Roman Road to Cambridge which is now followed by Mare Street (**50**) however no Roman finds have been recorded within the study area.

For the early medieval /Saxon period (c AD 410- 1066) there is little evidence apart from Saxon placename evidence (e.g. Hackney). Hackney and other Saxon place names in the area suggests that the area may have been marshy in this period (see Section 4.1) .

In the Medieval period (AD1066- c 1500) the Site is surrounded by medieval activity: Mare Street (**50**) was presumably still in use and it a Cambridge Heath Road to the south (**11**) attracted settlement and farming activity. Recorded sites of this period include: a manor house and a chapel to the south-east on Bonner Road (**20, 4**); the possible medieval settlement at Cambridge Heath to the north-west (**40**); a medieval house at Shore Road to the north of the Site (**41**); a hermitage (**21**) at Bethnal Green to the south-west along with remains associated with settlement at Bethnal Green (**6, 7, 8, 10, 22**); medieval farming and remains of a barn on Mare Street to the west (**29, 30**) not far from village remains on Mare Street (**3**) and a well on Mare Street (**5**).

The area expanded in the Post-Medieval period (AD c 1500-1900). The evidence takes the form of below ground settlement features e.g. walls and pits on Mare Street (**1, 28, 47**); findspots at Patriot's Peel Green (**9**); a quarry, cellar, pit and dump at Grand Union Place (**14, 15, 16, 17**) and another quarry at Ash Grove (**2**). The creation of Regent's Canal in the early 19th century (**18, 19**) attracted industry, some of which is known of from archaeological below-ground investigation (**31**) and others can be seen from historic maps (see Plate 1) such as the timber yard south-east of the Site and wharves to the west. There is also a gasholder station (**38**) and Empress Coachworks (**44**) within the study area. Cemeteries are recorded in the study area (**33, 34, 43, 48**) with **33** also reputedly being for plague victims and **43** being for cholera victims.

Post-medieval and modern houses (23, 24, 25, 26, 27, 45, 46, 49), squares (32) a Hospice and garden (39) are also recorded reflecting the increasing residential development of the canal area.

In the modern period (c. 1900 - present) the eastern part of the Site appears from OS mapping (see Plate 1) to have been within the grounds of the Bethnal Green Workhouse (also known as Waterloo Road Workhouse - 37). The map shows that the western part of the Site contained structures of unknown function. By the time the 1882 OS map was surveyed a mortuary is shown on the central portion of the Site and this is shown as extended in 1916. This may have been associated with the Workhouse. The workhouse was known as Waterloo House from 1914.

Plate 1: OS map of 1876 showing Bethnal Green Workhouse (from www.workhouses.org.uk)



4.3 Historic Mapping Analysis

A brief analysis of historic mapping has been carried out in the Geo-technical and Geo-environmental Desk Study and is not repeated here. The Zetica Unexploded Bomb Risk report for the Site details that it lies within an area of high bomb risk. The Bomb Site National Archives indicated five high explosive bombs were dropped to the north, within approx. 100m of the Site.

4.4 Previous Archaeological events

No previous archaeological event (investigation) has occurred at the Site but 13 events have taken place within the 500m study area, as recorded by the GLHER. These range from building recording through to intrusive archaeological investigations. Most of the resulting archaeological findings from the intrusive archaeological events have already been described in Section 4.2.

The only exception to this is **EV6**, a 2006 evaluation, located c. 320m south east of the Site. The trial trenches identified a range of ground deposits, natural terraced gravel, dating to the Pleistocene period (c. 2,500,000 – 12,000). The remains of damage related to what is believed to be modern disturbance from WW2 bomb explosion were also identified. There remains a possibility of further Pleistocene deposits to be present on Site.

Table 1: Nationally and Locally Designated Heritage Assets within the 500m study area.

Project ID	Asset Name	Designation Grade	NHLE/GLHER Entry Number	Easting	Northing
Scheduled Monuments					
SM1	Bonner Hall Bridge, Regent's Canal	Scheduled	1001967	535416	183446
Listed Buildings					
LB1	Railings, gate and gate piers at St James Vicarage	II	1065087	535476	183253
LB2	456, Hackney Road E2	II	1065174	534734	183246
LB3	2-24, Approach Road E2	II	1065327	535249	183117
LB4	27-45, Approach Road E2	II	1065328	535215	183144
LB5	Gate Piers at Bonner Hall (between park and Sewardstone Road)	II	1065842	535403	183428
LB6	12-20, Mare Street E8	II	1226896	534863	183585
LB7	Trough just north of junction with Westgate road	II	1226901	534826	183924
LB8	Railed Wall and Gate	II	1240995	534718	183261

Project ID	Asset Name	Designation Grade	NHLE/GLHER Entry Number	Easting	Northing
LB9	St James Vicarage	II	1241735	535490	183259
LB10	Parmiters School	II	1250912	535282	183160
LB11	Railed Wall and Gate Piers at Parmiters School	II	1357737	535266	183171
LB12	The former London Chest Hospital, the south wing of 1863-5 and sanitary tower of 1890-2, together with the Victorian Gas Lamp, Dwarf Wall, Railings and Entrance Gates	II	1433870	535399	183256
Registered Parks and Gardens					
RPG1	Victoria Park	II*	1000178	536170	183923
Conservation Areas					
CA1	Regent's Canal	-	-	536132	182611
CA2	Victoria Park	-	-	536095	183825
CA3	Bethnal Green Gardens	-	-	535059	182777
CA4	Hackney Road	-	-	534121	183108
CA5	Broadway Market	-	-	534522	183842
CA6	Mare Street	-	-	534941	184266
CA7	Fremont and Warneford	-	-	535022	183814
Locally Listed Buildings					
LLB1	Ada Street, [Ada Street Workshops], E8	-	DLO37631	534608	183625
LLB2	Andrews Road, (Nos.35-38 (consecutive)), [],	-	DLO37669	534694	183518
LLB3	Christchurch Square (Nos.1-30),	-	DLO37649	535098	183651

Project ID	Asset Name	Designation Grade	NHLE/GLHER Entry Number	Easting	Northing
LLB4	Gore Road, (Nos.24-42),	-	DLO37657	535283	183775
LLB5	Gore Road, (Nos.49-89),	-	DLO37656	535474	183681
LLB6	Mare Street, (Nos.), [5-11 Victoria Buildings],	-	DLO37671	534818	183534
LLB7	Mare Street, (Nos.137), [The London Fields Public House],	-	DLO37670	534832	183983
LLB8	Tudor Road, (Nos.53-55),	-	DLO37595	535018	184007
LLB9	Tudor Road, (Nos.61-63), [],	-	DLO37596	535059	184016
LLB10	Tudor Road , (Nos.14-26 (even)), [],	-	DLO37668	534970	183974
LLB11	Victoria Park Road, (Nos.101-111 (odd)), [],	-	DLO37654	535275	183834
LLB12	Victoria Park Road, (Nos.113-117),	-	DLO37651	535314	183849

Archaeological Priority Areas

APA1	Hackney Settlements	Tier II	DLO38398	535162	185043
APA2	Hackney Commons	Tier III	DLO38413	534767	184987
APA3	St James's Cemetery and Bonner Manor	Tier II	DLO37813	535457	183280
APA4	Bethnal Green	Tier II	DLO37819	535020	182757
APA5	Victoria Park	Tier II	DLO37820	536174	183933

Table 2: Non-Designated Heritage Assets within the 500m study area

Project ID	Asset Name	Site Type	GLHER Number	Period	Easting	Northing
1	Mare Street (Nos 86-100), London, E9	Wall and Pit	MLO100512	Post Medieval	534873	183946
2	Ash Grove	Brickearth pit	MLO10790	Post-medieval	534805	183705
3	Mare St	village	MLO25546	Medieval to post-medieval	534855	183705
4	Bonner Rd	chapel	MLO30316	Medieval to post-medieval	535415	183275

Project ID	Asset Name	Site Type	GLHER Number	Period	Easting	Northing
5	Mare Street, South Hackney, Hackney	possible site of a well	MLO312	Medieval to Post Medieval	534832	183538
6	Bethnal Green	Village	MLO3948	Medieval to Post Medieval	535050	183150
7	Bethnal Green	Findspot of pitchfork	MLO3962	Medieval to Post Medieval	535050	183150
8	Bethnal Green	Findspot of a knife	MLO3963	Medieval to Post Medieval	535050	183150
9	Patriots Peel Green, Bethnal Green, Tower Hamlets {Post Medieval Needle Case}	Findspot of a needle case	MLO3964	Post Medieval	535050	183150
10	Bethnal Green	Findspot of a bowl	MLO3965	Medieval to Post Medieval	535050	183150
11	Cambridge Heath Rd	Road	MLO3985	Medieval to post medieval	534850	183500
12	Cambridge Heath	?	MLO3987	Post Medieval	535050	183550
13	Grand Union Place	Cultivation soil	MLO64215	undated	534985	183615
14	Grand Union Place	Quarry	MLO64217	Post Medieval	534985	183615
15	Grand Union Place	cellar	MLO64219	Post Medieval	534985	183615
16	Grand Union Place	Pit	MLO64220	Post Medieval	534985	183615
17	Grand Union Place	Dump	MLO64221	Post Medieval	534985	183615
18	Grand Union Canal	Grand Union Canal	MLO7523	Post-medieval	535146	183578
19	Grand Union Canal	Grand Union Canal	MLO7524	Post Medieval	535146	183578
20	Bonner Rd	Manor House	MLO7595	Medieval	535415	183275
21	Bethnal Green	Hermitage	MLO8189	Medieval	534950	183150
22	Bethnal Green	Findspot of a jug	MLO8194	Medieval to Post Medieval	535050	183150
23	77 Old Ford Rd	Terraced House	MLO9470	Post Medieval	535305	183127
24	79 Old Ford Rd	Terraced House	MLO9523	Post Medieval	535308	183128
25	87 Old Ford Rd	Terraced House	MLO9640	Post Medieval	535323	183134
26	89 Old Ford Rd	Terraced House	MLO9647	Post Medieval	535330	183137

Project ID	Asset Name	Site Type	GLHER Number	Period	Easting	Northing
27	91 Old Ford Rd	Terraced House	MLO9655	Post Medieval	535333	183131
28	Mare Street (102-110), Hackney, London, E8	A pit, a wall and and a well found by evaluation	MLO98242	Post-medieval	534874	183976
29	Mare Street, 23-47, Hackney	Evidence of medieval farming	MLO98371	Medieval	534811	183613
30	Mare Street, 23-47, Hackney	Site of a barn	MLO98372	Medieval	534815	183610
31	Mare Street, 23-47, Hackney	Post-medieval industrial site	MLO98373	Post Medieval to Modern	534815	183610
32	Westgate Street/Mare Street/King Edward's Road, [Mare Street Triangle]	19th century public square	MLO101411	Post Medieval	534830	183922
33	Richmond Road/Broadway Market [London Fields], Hackney, E8 3EU	London Fields Public Park (formerly Lammas Land owned by Hackney Manor and reputedly a place of burial for plague victims in 1665)	MLO104244	Medieval to Modern	534605	184231
34	Mare Street (No.153) [Mare Street] Shoreditch, Hackney, Ec2a	baptist chapel and burial ground. Chapel now demolished	MLO104413	Modern	534841	184043
35	Mare Street (Nos 114-142), Hackney, E8 3sg	basements	MLO106771	19th century	534882	184006
36	Cambridge Heath Road, Bethnal Green, London, E2 9nr	Cambridge Heath Road Workhouse and hospital	MLO106868	19th century	535008	183198
37	Waterloo Road, Bethnal Green, London E2 9hx	Bethnal Green Workhouse/ Waterloo Road Workhouse	MLO107023	19th century	535130	183469
38	Emma Street /Pritchard's Road, Bethnal Green, Tower Hamlets	Marina place gasholder station,	MLO107795	19th century	534616	183407
39	Mare Street, Hackney, E8 4sa	St Joseph's Hospice and Garden	MLO108036	Early 20th century	534889	183757

Project ID	Asset Name	Site Type	GLHER Number	Period	Easting	Northing
40	Mare street/westgate street/king edward's road, south hackney, Hackney	A settlement of a possible medieval origin is marked on the Rocque Map of 1745 as Cambridge Heath	MLO1592	Medieval to modern	534857	183902
41	Shore Road (nos 14-18), south hackney, hackney	Site of a medieval house which was once the home of the prior of St John of Jerusalem	MLO18878	medieval	535154	184028
42	St James Avenue, Bethnal Green, Tower Hamlets, E2	Churchyard of St James the Less	MLO71207	19th century	535555	183262
43	Peel Grove Bethnal Green, Tower Hamlets, e2	Peel Grove Burial Ground (Cholera graveyard)	MLO71211	19th century	535090	183121
44	Corbridge Crescent (nos 1-4), e2	Empress Coach Works	MLO72002	19th century	534768	183440
45	Mare street, south hackney, hackney, e8	Group of terraced houses	MLO83892	19th century	534867	183652
46	Mare street, lower hackney, hackney, e8	Site of a terrace of houses	MLO90012	19th century	534868	183690
47	Mare street (102-110), hackney, e8	17th-18th century structures and 18th-19th century cellars, well, soakaway, pits and ditches found by excavation	MLO98176	Post-medieval	534923	183929
48	Peel grove, St john's school, Bethnal Green London E2 9LR	Inhumation burials	MLO107222	19th century	535078	183107
49	Sharon gardens, (nos.42)	House	MLO106523	Modern	535340	183894
50	Mare street, hackney	Line of Roman road along present route of Mare Street	MLO1676	Roman to present	534951	184475

Table 3: Archaeological Events within 500m study area

Project ID	Event Name	Event Type	GLHER Number	Easting	Northing
EV1	Mare Street (No 86-100), London, E9 7SJ	Evaluation	ELO10226	534869	183950
EV2	Mare Street (Nos 114-142), Hackney, E8 3SG	Evaluation	ELO11350	534885	184006
EV3	Mare Street (Nos 139-141), Hackney, E8	Borehole Survey	ELO14192	534838	184018
EV4	Mare Street (102-110), Hackney, E8	Excavation	ELO6708	534926	183939
EV5	Mare Street (Nos 102-110), Hackney, E8	Evaluation	ELO6809	534876	183975
EV6	Mare Street (Nos 23-47), Hackney, E8	Excavation	ELO7402	534813	183614
EV7	London Chest Hospital Bonner Rd London E2	Evaluation	ELO18021	535404	183277
EV8	Mare Street [Mare Street Baptist Chapel Ground] (No. 143) London E8 London Borough of Hackney	Excavation	ELO18510	534832	184046
EV9	Peel Grove [St John's School] London E2 9LR	Evaluation	ELO11655	535078	183108
EV10	Peel Grove [St John's C of E School], Bethnal Green, Tower Hamlets	Excavation	ELO12523	535090	183111
EV11	Northiam Street [Grand Union Place] Hackney E6	Excavation	ELO9389	534943	183599
EV12	Corbridge Crescent (Nos. 1-3) [Empress Coach Works] London E2 9DS	Watching brief and Evaluation	ELO19819	534768	183441
EV13	King Edward's Road [Kingshold Estate] Hackney London E9	Borehole Survey	ELO9400	535326	184012

5 KEY CONSTRAINTS AND RISKS

The Site does not lie within an Archaeological Priority Area. However, there is potential for buried archaeological remains to survive at the Site, particularly from the medieval period and the 19th century. In the 19th century the Site was occupied by buildings including a workhouse. A mortuary (presumably attached to the workhouse) was added in the late 19th century and it is possible that burials of the occupants remain on Site. It is possible that these 19th and 20th century buildings may have damaged earlier archaeological remains.

There is also a possibility of Pleistocene (Ice Age) activity being preserved in the river gravels.

There are no designated heritage assets within the Site itself. However, any proposed future development of the Site will likely have to consider potential impacts to the setting and character of the two nearest Conservation Areas – Regents Canal (**CA1**) which is adjacent to the Site and Victoria Park (**CA2**) which is also a Registered Park and Garden. The setting of the scheduled Bonners Bridge (**SM1**) which crosses the canal to the south-east may also be impacted. The setting of the Listed Buildings and Locally Listed Buildings are not considered to be an issue to intervening built form shielding them from view.

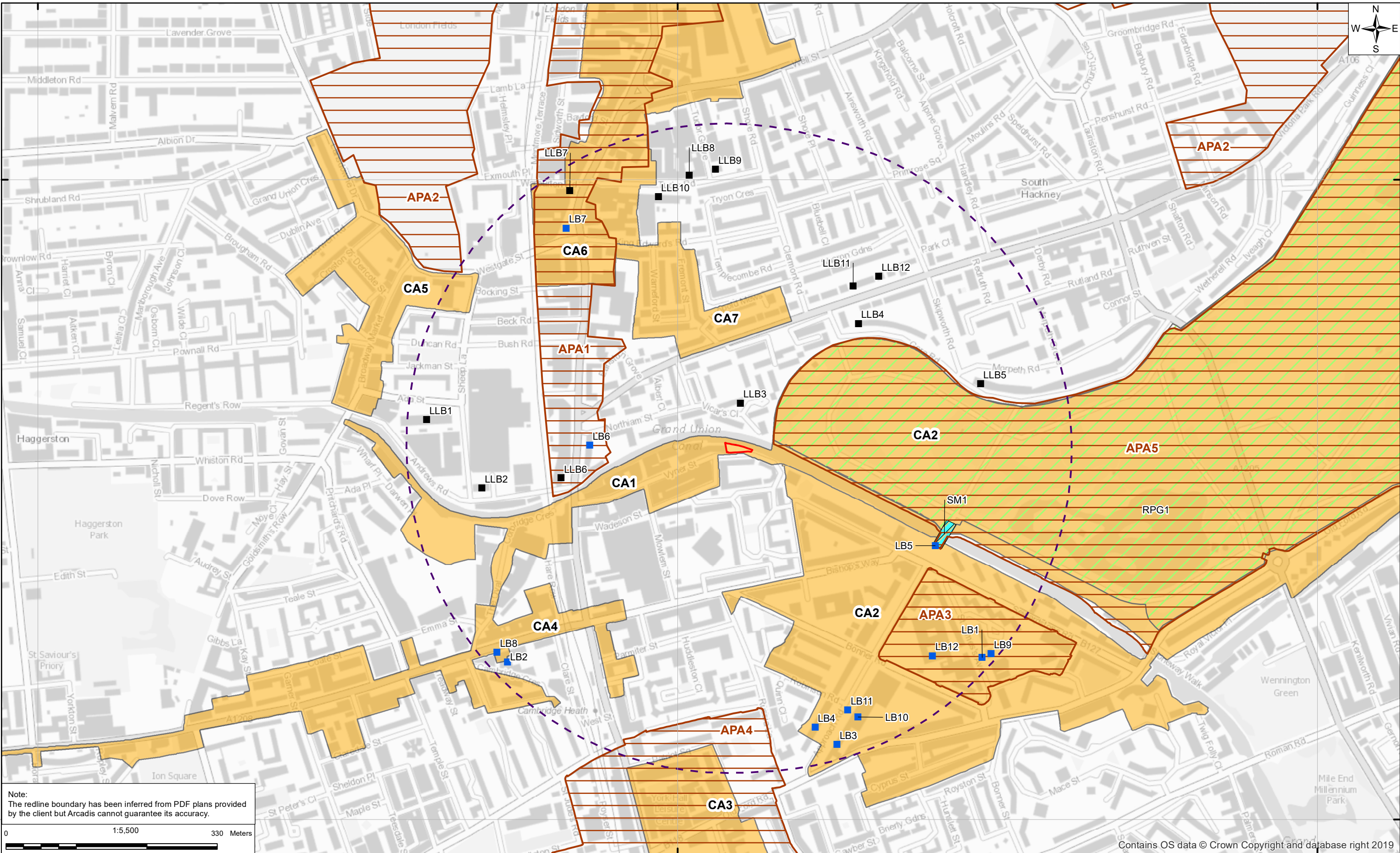
6 RECOMMENDATIONS

It is recommended that consultation with Greater London Archaeological Advisory Service (GLAAS) is undertaken at the earliest opportunity to understand the likely requirements of planning submission for the Site. It is anticipated that GLAAS will ask for a full archaeological desk-based assessment to fully assess the archaeological potential of the Site. As part of this assessment, specific reference of the impact to the setting and character of built designated heritage assets, the scheduled monument, the Conservation Areas and Registered Park and Garden will need to be made. GLAAS may also request pre-determination archaeological trial trenching to assess the presence or absence of archaeological deposits. The Borough's Conservation Officer should also be contacted to discuss the potential impacts to the setting of the Conservation Areas/ Registered Park and Garden.

FIGURES

Figure 1: Nationally and Locally Listed Heritage Assets

Figure 2: Non-designated Heritage Assets and Archaeological Events



Note:
The redline boundary has been inferred from PDF plans provided by the client but Arcadis cannot guarantee its accuracy.

0 1:5,500 330 Meters

REV	Date	Description	Drawn	Check	Approv
01	29 Aug 19	INITIAL ISSUE	PN	JN	AP

- Legend**
- Site Boundary
 - 500m Buffer Study Area
 - Listed Buildings
 - Locally Listed Buildings
 - Archaeological Priority Areas
 - Scheduled Monuments
 - Registered Parks and Gardens
 - Conservation Areas



TOWER HAMLETS

Site
Lark Row,
E2 9JA

Client

Tower Hamlets Council

Client

London Borough of Tower Hamlets,
Town Hall,
Mulberry Place,
5 Grove Crescent,
London E14 2BG


Suitability Description:			
Issued for information			
Designed	D.EVANS	Date 29 Aug 19	Signed
Drawn	P. NEHETE	Date 29 Aug 19	Signed
Checked	J. NORMAN	Date 29 Aug 19	Signed
Approved	A. PUGH	Date 29 Aug 19	Signed
Scale:	1:5,500	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	S2	Project Number:	10030721

PROJECT:

London Borough of Tower Hamlets
Small Sites Initiative

TITLE:

Figure 1
Nationally and Locally
Designated Heritage Assets,
(Lark Row)

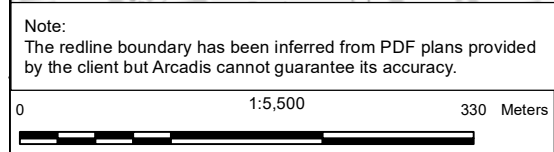


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for natural and
built assets




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Legend

-  Site Boundary
-  500m Buffer Study Area
-  Archaeological Events

Non-Designated Heritage Assets

-  Points
-  Lines
-  Polygons

PROJECT:	London Borough of Tower Hamlets Small Sites Initiative
TITLE:	Figure 2 Non-designated Heritage Assets, Archaeological Events, (Lark Row)

Drawing Number:	Revision:
10030721-ARC-07-XX-DR-YY-0024-01	01

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