



HBCC draft letter of objection to applications for a new single dwelling in the rear garden of 179, Stoke Newington Church Street: applications refs 2025/1747(Full) and 2025/1757(LBC)

The London and Middlesex Archaeological Society (LAMAS) promotes London's archaeology, local history, and historic buildings. The LAMAS Historic Buildings and Conservation Committee reviews applications for listed building consent and seeks to ensure a sustainable future for vital aspects of London's built heritage.

We have examined these applications and **object to the proposal** on the grounds of the absence of the lack of:

- (i) An assessment of the potential for the site to contain archaeological deposits, and
- (ii) a Standard Construction Management Statement for the safe excavation and removal of the large quantities of spoil that the proposed excavation will require or for the delivery of the considerable volume of concrete and other materials required for the proposed house.

On the first, Stoke Newington is known to have been settled before the Norman Conquest, though little is known about the nature of the settlement, and it is likely that the area has archaeological deposits dating from well before then. The application includes reliable maps from the mid-C19, showing the site occupied by the present main house with a garden behind, but nothing earlier ~~other~~ than Roque's map of 1741 which also suggests its occupation by houses with garden behind. The site is in what is thought to have historically been the centre of the village, between the Roman road which was more or less on the line of the present High Street and the site of the church and its burial ground. The former Manor House is also known to have been directly opposite the site. Hence the potential for the site to contain deposits dating from before the mid-C18 is significant.

The applicant should be required, in line with accepted archaeological practice, to submit a formal assessment of the potential of the site to contain archaeological deposits and to propose a scheme of investigation, including the detection, recording and appropriate further action, such as excavation and removal, while the stripping of the site for the new house and excavation for its basement are under way.

On the second, access to the rear garden of 179 Church Street is through a narrow-ramped passageway beneath the main house, which will be obstructed if not closed by some material movements even if they can be moved mechanically, such as a series of conveyor belts. This passageway would also severely restrict the size of plant, such as excavators, which could reach the rear garden. Church Street has narrow footways and limited road space, and the necessary traffic in and out of the site will obstruct the highway and pose a risk for both those on foot and in vehicles. When materials are being transferred into or from vehicles on the road or pumped into the site from a concrete delivery waggon and a concrete pump, this obstruction will become severe, quite possibly requiring all pedestrians to cross the road to the north footway. The logistical problems posed by constructing the proposed house will be severe and pose a significant risk to those using Church Street.

The applicant should be required to submit a formal method statement setting out the scope of the logistical problems in terms of material quantities and the duration of the construction work, and proposing methods for their handling which are safe both for the public and for those working on the site and are compatible with the layout of the main house and the nature of Church Street.

Vicki Fox (Hon. Secretary)

LAMAS – Historic Buildings & Conservation Committee

22 September 2025