

**THE PUMPHOUSE,
TIDAL BASIN ROAD, SILVERTOWN,
LONDON E16 3BX**

**SUMMARY REPORT ON AN
ARCHAEOLOGICAL WATCHING
BRIEF**

**LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF NEWHAM**

**PLANNING APPLICATION NUMBER:
13/02356/VAR**

PCA REPORT NO: 11935

SITE CODE: TDB14

DECEMBER 2014




DOCUMENT VERIFICATION

THE PUMPHOUSE, TIDAL BASIN ROAD,
SILVERTOWN, LONDON E16 3BX

SUMMARY REPORT ON AN ARCHAEOLOGICAL
WATCHING BRIEF

Quality Control

Pre-Construct Archaeology Ltd	
Project Number	K3822
Report Number	R11935

	Name & Title	Signature	Date
Text Prepared by:	Guy Seddon		December 2014
Graphics Prepared by:			December 2014
Graphics Checked by:			December 2014
Project Manager Sign-off:	Chris Mayo		December 2014

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Limited
Unit 54
Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

THE PUMPHOUSE, TIDAL BASIN ROAD, SILVERTOWN, LONDON E16 3BX
SUMMARY REPORT ON AN ARCHAEOLOGICAL WATCHING BRIEF

Site Code: TDB14

Local Planning Authority: London Borough of Newham

Planning Reference Number: 13/02356/VAR

Central National Grid Reference: TQ 4001 8080

Written by: Guy Seddon
Pre-Construct Archaeology Limited
December 2014

Project Manager: Chris Mayo

Commissioning Client: CgMs Ltd
on behalf of
C J O'Shea Group

Contractor: Pre-Construct Archaeology Limited
Unit 54, Brockley Cross Business Centre
96 Endwell Road
Brockley
London SE4 2PD

Tel: 020 7732 3925

Email: cmayo@pre-construct.com

Website: www.pre-construct.com

© Pre-Construct Archaeology Limited

December 2014

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Limited cannot be held responsible for errors or inaccuracies herein contained.

CONTENTS

1	Introduction	3
2	Results	4
3	Conclusions	5
4	Bibliography	5
5	Deposit Descriptions	6
6	Test-Pit Photographs	7
7	OASIS Report Form	13
	Figure 1: Plan Showing Locations Of Excavated Test-Pits	15

1 INTRODUCTION

1.1 This report details the results of a watching brief undertaken by Pre-Construct Archaeology Ltd on land containing The Pumphouse, Tidal Basin Road, Silvertown, London E16 3BX on the 10th December 2014.

1.2 Planning permission has been granted for:

'the redevelopment of the site for the construction of a 24 storey tower containing flexible B1/A1/A3 commercial space at ground floor level and 161 residential units on the floors above. The tower will include basement parking for 32 car park spaces, 8 motorcycle and 201 cycle spaces. The construction of a neighbouring three-storey block, providing energy centre for the proposed development plus B1 commercial space. An open deck at first floor level, providing landscaped amenity space. The deck will provide facilities for residents and employees accommodated in the building. The remainder of the site will provide a further 7 car park spaces, 10 motor cycle spaces, and a further 50 bicycle spaces and landscaping.'

1.3 Attached to the permission is the following condition:

Works to the development hereby approved shall not commence until a programme of archaeological work in accordance with a written scheme for investigation has been submitted to and approved in writing by the Local Planning Authority. The submission shall also include a detailed design and method statement for the foundation design and all new grounds works. The relevant Phase of development shall only take place in accordance with the approved scheme. The archaeological works shall only be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: As important archaeological remains may exist on site the Local Planning Authority wishes to secure the provision of an archaeological investigation and the recording of any remains prior to commencement of development, in accordance with Policies EQ43 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from 27th September 2007 by direction from the Secretary of State), Policy 7.8 of the London Plan and Policy SP5 of the Newham Core Strategy (adopted 26 January 2012).

1.4 Mr Adam Single, Archaeology Advisor to the London Borough of Newham, has recommended that the basement construction works require an archaeological watching brief in order to examine any industrial remains present on the site, which were expected to relate to activity associated with the Royal Victoria Dock and, from the early 20th century, the use of the site for intensive railway activity. The desk-based assessment had demonstrated that beneath the modern site surface exists approximately 2.8m to 3.5m of modern fill dumped from the 19th century atop the Plaistow Marshes as ground consolidation. CgMs Consulting instructed PCA to prepare a Written Scheme of Investigation for the archaeological watching brief (Mayo 2014) and this was approved by Mr Single.

- 1.5 The methodology was adjusted from the outset into a proactive method of investigation whereby a series of twelve test-pits excavated across the site were implemented and archaeologically recorded so as to assess the ground conditions which were to be impacted by the proposed basement reduction (Figure 1). The pits generally measured 700mm in width by approximately 2.00m in length.
- 1.6 The study site comprises 0.412 hectares and is situated north of the Royal Victoria Dock, adjacent to the Tidal Basin Pumping Station. It lies within an Archaeological Priority Area defined within the London Borough of Newham's Unitary Development Plan adopted in June 2001. The archaeological and historical background of the site is thoroughly documented in the Archaeological Desk-Based Assessment (DBA) (Mills Whipp 2009).
- 1.7 No archaeological finds or features were observed during the exercise.
- 1.8 The twelve test pits were excavated to a depth of c.2.0m below the present ground surface (considered to reflect the approximate formation level for the scheme) or the top of the first archaeological horizon which might have been encountered. The pits were excavated using a wheeled mechanical excavator fitted with a smooth bladed ditching bucket.

2 RESULTS

- 2.1 Test Pits 1, 2, 3, 5, 6, 7, 8 and 9 showed that in these locations over 2m of modern made ground (comprising demolition rubble such as brick and concrete, plastic and metal waste and frequent charcoal, clinker and gravel in a sandy-silt matrix) underlay the current ground surface, which comprised landscaped topsoil and turf. A large slab of brickwork was found in Test Pit 1 at a depth of 0.60m from the current ground surface. Upon initial inspection it was thought that it may have been the remnant of a brick path but further investigation proved it to be a large chunk of un-crushed demolition rubble within a thick layer of rubble.
- 2.2 Within the base of Test Pits 4 (1.83m OD), 10 (1.69m OD), 11 (1.56m OD) and 12 (2.29mOD) a compact layer of clinker was observed. It is probable that this clinker deposit originated from the use of the site as a railway depot from the early 20th century: historic maps show that initially there was only one line running east-west across the northern edge of the study site but this developed into a fan of railway lines for the goods yard that was associated with the dock warehouses until redevelopment of the area in the mid 1980's.

3 CONCLUSIONS

- 3.1 The results of the watching brief strongly suggest that during the redevelopment of the area in the mid 1980's the study area underwent a thorough programme of clearance, which is highly likely to have removed any structures or features associated with the industrial heritage of the area apart from a dumped clinker deposit across the north of the site, which is considered to represent insignificant waste associated with the railways. The clinker deposit was the only layer which pre-dated the 1980s clearance work at the site; it was itself found at approximately 2.0m BGL.
- 3.2 Given the absence of archaeological remains demonstrated by this investigation, no further work is considered to be appropriate for this planning condition.

4 BIBLIOGRAPHY

Mayo, C. 2014, 'The Pumphouse, Tidal Basin Road, Silvertown, London E16 3BX: Written Scheme of Investigation for Archaeological Watching Brief on Groundworks', unpublished report for PCA

Mills Whipp Projects 2009 'Site WE8, Pumping Station Royal Victoria Dock London Archaeological Desktop Assessment', unpublished report for Mills Whipp Projects

5 DEPOSIT DESCRIPTIONS

TP No	Deposit Description	Date	Thickness	Top level m OD
1	Topsoil	Modern	0.20m	4.47
1	Made Gound	Modern	0.70m+	4.27
2	Topsoil	Modern	0.30m	3.00
2	Made Gound	Modern	2.00m+	2.97
3	Topsoil	Modern	0.18m	2.80
3	Made Gound	Modern	1.62m+	2.62
4	Topsoil	Modern	0.20m	3.03
4	Made Gound	Modern	1.00m	2.83
4	Clinker	Post-Med	0.20m+	1.83
5	Topsoil	Modern	0.25m	3.10
5	Made Gound	Modern	1.55m+	2.85
6	Topsoil	Modern	0.23m	3.20
6	Made Gound	Modern	1.97m+	2.97
7	Topsoil	Modern	0.18m	3.59
7	Made Gound	Modern	2.02m+	3.41
8	Topsoil	Modern	0.23m	3.98
8	Made Gound	Modern	1.77m+	3.75
9	Topsoil	Modern	0.30m	3.77
9	Made Gound	Modern	1.80m+	3.47
10	Topsoil	Modern	0.22m	3.09
10	Made Gound	Modern	1.18m	2.87
10	Clinker	Post-Med	0.20m+	1.69
11	Topsoil	Modern	0.13m	3.06
11	Made Gound	Modern	1.37m	2.93
11	Clinker	Post-Med	0.10m+	1.56
12	Topsoil	Modern	0.12m	3.39
12	Made Gound	Modern	0.98m	3.27
12	Clinker	Post-Med	0.10m+	2.29

6 TEST-PIT PHOTOGRAPHS

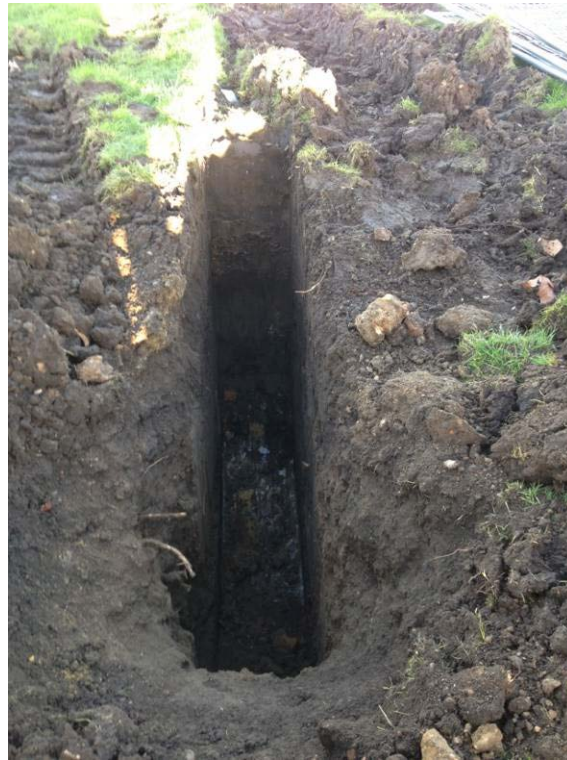
TEST PIT 1



TEST PIT 2



TEST PIT 3



TEST PIT 4



TEST PIT 5



TEST PIT 6



TEST PIT 7



TEST PIT 8



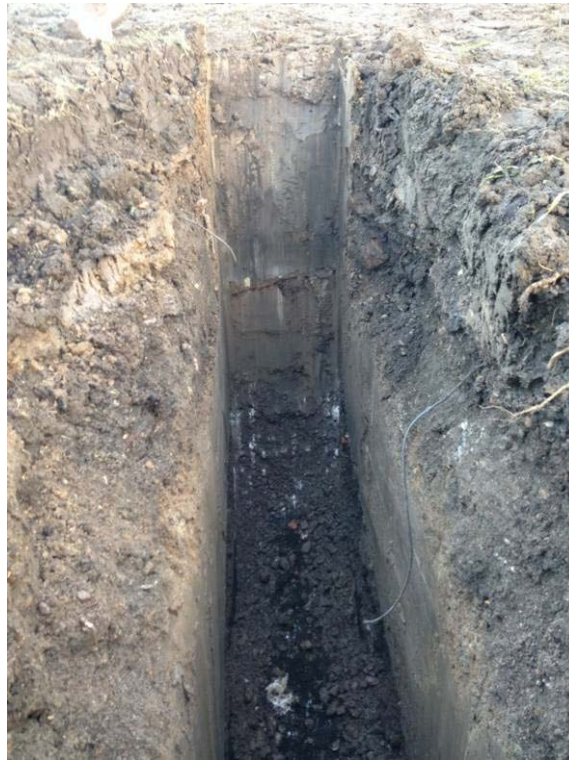
TEST PIT 9



TEST PIT 10



TEST PIT 11



TEST PIT 12



7 OASIS REPORT FORM

OASIS ID: preconst1-198486

Project details

Project name	THE PUMPHOUSE, TIDAL BASIN ROAD, SILVERTOWN, LONDON E16 3BX: A WATCHING BRIEF
Short description of the project	twelve test pits were excavated to a depth of c.2.0m below the present ground surface (considered to reflect the approximate formation level for the scheme) or the top of the first archaeological horizon which might have been encountered. No archaeological finds or features were observed during the exercise. The results of the watching brief strongly imply that during the redevelopment of the area in the mid 1980's the site underwent a thorough programme of clearance, which is highly likely to have removed any structures or features associated with the industrial heritage of the area apart from a dumped clinker deposit across the north of the site, which is considered to represent insignificant waste associated with the railways. The clinker deposit was the only layer which pre-dated the 1980s clearance work at the site.
Project dates	Start: 10-12-2014 End: 10-12-2014
Previous/future work	No / Not known
Any associated project reference codes	TDB14 - Sitecode
Any associated project reference codes	13/02356/VAR - Planning Application No.
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Vacant Land 3 - Despoiled land (contaminated derelict and ?brownfield? sites)
Monument type	NONE None
Significant Finds	NONE None
Investigation type	""Test-Pit Survey"", ""Watching Brief""
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON NEWHAM CANNING TOWN THE PUMPHOUSE, TIDAL BASIN ROAD, SILVERTOWN
Postcode	E16 3BX
Study area	0.41 Hectares
Site coordinates	TQ 4001 8080 51.5082583604 0.0177183062909 51 30 29 N 000 01 03 E Point
Lat/Long Datum	Unknown

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Consultant
Project design originator	Chris Mayo

Project director/manager	Chris Mayo
Project supervisor	Guy Seddon
Type of sponsor/funding body	Developer
Name of sponsor/funding body	C J O'Shea Group

Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	TDB14
Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography", "Spreadsheets", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	TDB14
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Notebook - Excavation", " Research", " General Notes", "Plan", "Section"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	THE PUMPHOUSE, TIDAL BASIN ROAD, SILVERTOWN, LONDON E16 3BX: Summary Report on an Archaeological Watching Brief
Author(s)/Editor(s)	Seddon, G.
Other bibliographic details	PCA R11935
Date	2014
Issuer or publisher	Pre-Construct Archaeology Ltd
Place of issue or publication	London
Description	A4 client report with blue covers

Entered by	Chris Mayo (cmayo@pre-construct.com)
Entered on	19 December 2014

Figure 1: Plan showing locations of excavated Test-Pits

Provided by C J O'Shea Group, with thanks.

Coordinates shown indicate approximate centre of pit.

PCA

PCA SOUTH

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTH

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WEST

BLOCK 4
CHILCOMB HOUSE
CHILCOMB LANE
WINCHESTER
HAMPSHIRE SO23 8RB
TEL: 01962 849 549
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468 333
EMAIL: info.midlands@pre-construct.com

