

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

**AN ARCHAEOLOGICAL
INVESTIGATION**

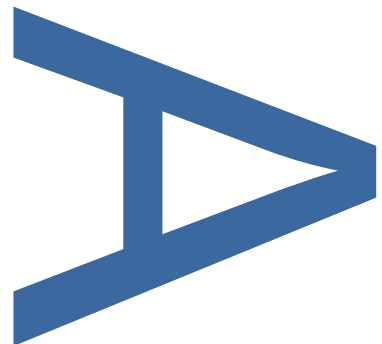
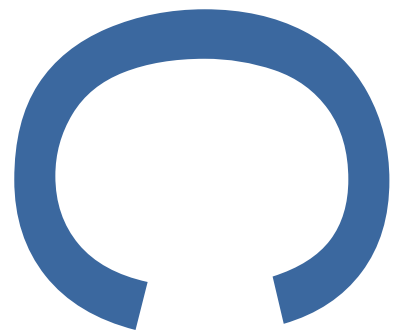
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**PLANNING APPLICATION NUMBER:
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PRE-CONSTRUCT ARCHAEOLOGY



DOCUMENT VERIFICATION

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

AN ARCHAEOLOGICAL INVESTIGATION

Quality Control

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The Pump House, Tidal Basin Road, Silvertown E16 3BX

An Archaeological Investigation

Site Code: TDB14

Central National Grid Reference: TQ 4001 8080 (540058 180783)

Local Planning Authority: London Borough of Newham

Planning Application Number: 13/02356/VAR

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April 2016

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1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological investigation undertaken during ground reduction for a new basement level at the Pump House, Tidal Basin Road, Silvertown, London E16 3BX.
- 1.2 The work was commissioned by CgMs Consulting on behalf of C J O'Shea Group and was in response to an archaeological condition attached to planning permission (ref 13/02356/VAR) granted for the development of the site.
- 1.3 The site has previously been the subject of a desk-based assessment and watching brief during geotechnical site investigations; these demonstrated extensive disturbance to the upper strata of the site following its disuse in the second half of the 20th century. Further to this, the archaeology adviser to the London Borough of Newham, Adam Single of the Greater London Archaeological Advisory Service (GLAAS) at Historic England, agreed that no mitigation work was required to the upper level of the site (representing its late post-medieval / modern potential). However, based upon the known presence of deep deposits of alluvium, a watching brief was required to monitor the basement excavation works.
- 1.4 The basement excavation followed the piling of the site to create the buried superstructure of the building. Thereafter mechanical plant was used to excavate the alluvium from between the piles. This exercise was initially subject to an archaeological brief, however, the extremely confined nature of the excavation – working between piles – made this a slow and unproductive process. It was therefore arranged for the on-site plant to excavate two evaluation-type trenches through the alluvium to below the formation level for the basement in two separate areas. These were executed and showed only sterile alluvial clay to be present. The investigation was thereupon halted.
- 1.5 A single wooden stake or pile was discovered at depth surviving between the piles and a damaged section of wall was recorded along the southern limit of the site. Both were attributed to the activities relating to the rail yard that existed at the site and dated to the early 20th century.
- 1.6 No other archaeological remains were uncovered. The main part of the stratigraphy consisted of alluvial clays with the possible discovery of an isolated sand bank at a height of -0.64m OD.

2 INTRODUCTION

- 2.1 An archaeological investigation was undertaken during between the 14th and 18th March 2016 by Pre-Construct Archaeology Ltd (PCA) on a parcel of land adjacent to the Tidal Basin Pumping Station at Tidal Basin Road, Silvertown, London E16 3BX (Figure 1).
- 2.2 The National Grid Reference of the site is TQ 4001 8080 (540058 180783)
- 2.3 The investigation was commissioned by CgMs Consulting on behalf of C J O'Shea and was monitored for the Local Planning Authority by their Archaeological Advisor at GLAAS, Adam Single.
- 2.4 The field investigation was supervised by Wayne Perkins and project managed by Chris Mayo of PCA. All work was undertaken following the appropriate Historic England and IFA guidelines.
- 2.5 Planning permission has been granted by the London Borough of Newham under application number 13/02356/VAR.
- 2.6 The study site comprised of 0.412 hectares and is situated adjacent to the Tidal Basin Pumping Station. It lies within an Archaeological Priority Area as designated by the London Borough of Newham. The archaeological and historical background of the site was documented in an archaeological Desk Based Assessment (Mills Whipp 2009) which demonstrated that beneath the modern site surface exists approximately 2.8 to 3.5m of modern land fill dumped from the 19th century as ground consolidation atop the Plaistow marshes.
- 2.7 The archaeological investigation followed the methodology set out in a Written Scheme of Investigation (WSI) prepared for the site by Pre-Construct Archaeology Limited (Mayo 2016) and was intended to locate, define, record and date any surviving archaeological deposits, features or finds on the site.
- 2.8 The site has previously been the subject of a watching brief during geotechnical site investigations which showed extensive disturbance to the upper strata of the site following its disuse in the second half of the 20th century. Based upon the known presence of deep deposits of alluvium, a watching brief was required to monitor only the deep basement excavation works, by which alluvium was excavated from between the recently constructed piles. This exercise was initially subject to an archaeological brief, however, the extremely confined nature of the excavation made it a slow and unproductive process. It was therefore arranged for the on-site plant to excavate two evaluation-type trenches through the alluvium to below the formation level for the basement in two separate areas. These were executed and showed only sterile alluvial clay to be present. The investigation was thereupon halted.
- 2.9 A single wooden post (or pile) was found between the modern concrete piles PA 122 and PA 138. A section of fragmented wall, 9.2m in length was recorded running along the southern limit of the site.
- 2.10 Two distinct layers of alluvium were uncovered; the main layer was a mid-grey blueish clay up

to 2.4m thick. In Trial Trench 2 a second layer, more clayey and sandy in nature, was exposed at a depth of -0.64m OD.



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Figure 1
 Site Location
 1:20,000 at A4



Area of Watching Brief

Wall

Capping Beam

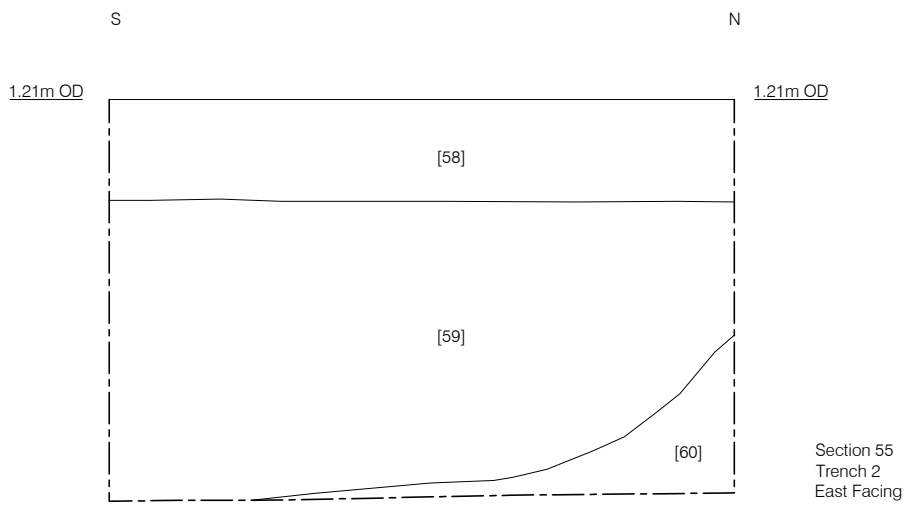
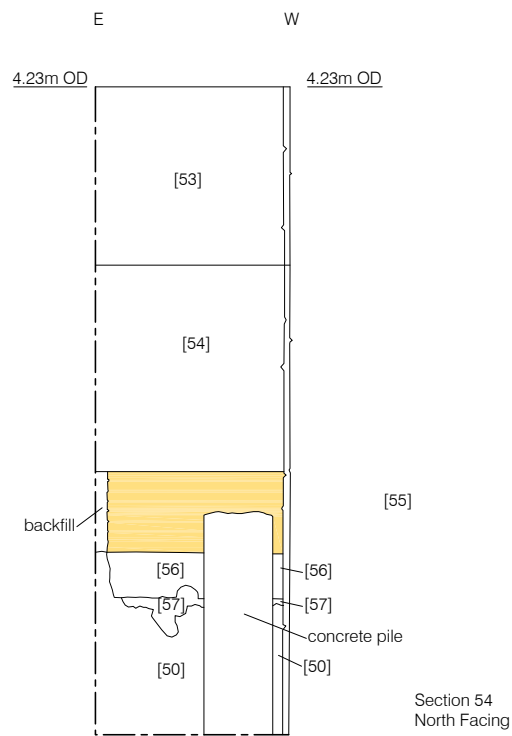
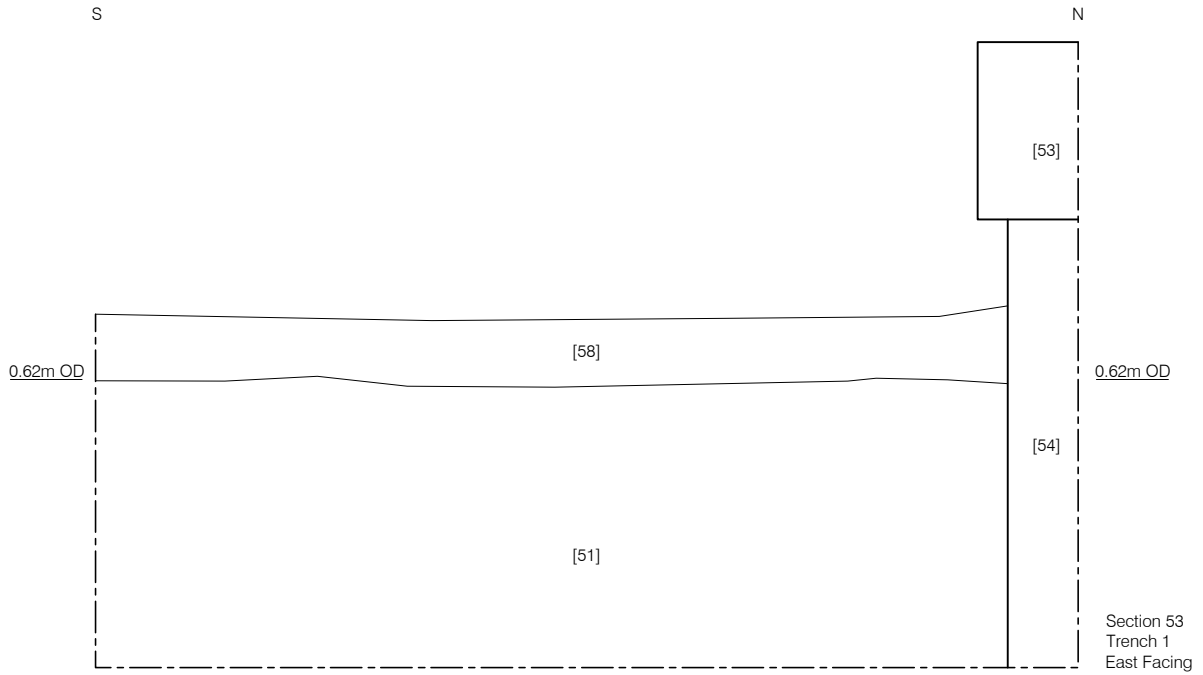
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Figure 2
Watching Brief Location
1:500 at A4



Wall



Figure 3
Sections
1:60 at A4

3 PLANNING BACKGROUND

3.1 National Planning Policy: The National Planning Policy Framework (NPPF)

3.1.1 In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF), replacing Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment' which itself replaced Planning Policy Guidance Note 16 (PPG16) 'Archaeology and Planning'. It provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of heritage assets.

3.1.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance NPPF, by current Unitary Development Plan policy and by other material considerations.

3.2 Regional Guidance: The London Plan

3.2.1 The over-arching strategies and policies for the whole of the Greater London area are contained within the Greater London Authority's London Plan (July 2011, updated 2015) which includes the following statement relating to archaeology.

Policy 7.8

Heritage assets and archaeology

Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic

and natural landscape character within their area.

3.3 The London Borough of Newham: Core Strategy and UPD

3.3.1 The Newham LDF Core Strategy was adopted in January 2012 and contains the following general policy which protects heritage.

SP5 Heritage and other Successful Place-making Assets

Objective

Recognise the value of heritage and other assets (natural, cultural, architectural, and infrastructural) through their protection, conservation, and enhancement.

Policy

The value of heritage and other assets (natural, cultural, architectural, and infrastructural) which contribute to local character and successful places will be recognised by protection, conservation, and enhancement of the assets and their settings.

To this end, proposals which address the following in their concept, design and implementation will be supported:

1. An approach to urban design that recognises the strengths and weaknesses of local character and seeks to contribute positively to the composition of the townscape, achieving better integration and enhancement of new and old, natural and built environments, infrastructure and living environments;
2. The need to conserve and enhance designated and non designated heritage assets, with any change to them based on an understanding of the nature of their significance and the contribution of their settings to that significance, seeking to increase their presence and encourage wider appreciation, ownership of, and access to them; and
3. The need for innovation to realise the value of assets and secure viable, sustainable and appropriate futures for them, particularly where they are under-performing, reconciling this with the sensitivity to change presented by many (see also Policies SC4, INF6 and INF7).

Reasoned justification

In seeking to create distinctive and successful places, it is vital that existing assets are recognised in design so that their full potential can be realised in line with national and London-wide policies. Starting with heritage, until recently traditionally this has to some extent been overlooked in Newham both by statutory agencies such as English Heritage, and others responsible for change in the borough, from home owners through to large-scale developers. This is partly due to Newham's relatively recent development when compared to some areas which means heritage assets have been seen as less significant than older ones elsewhere, and partly the inevitable result of incremental changes (with limited character-based direction) which add up to more significant ones. As such, Newham currently has relatively few Conservation Areas and listed buildings despite having a range of identifiable heritage features including many fine examples of Victorian and Edwardian buildings, docks and waterways. It also means that through neglect, distinctiveness has been eroded and the physical condition of some assets has deteriorated: this is reflected in the fact that the borough contains a variety of heritage assets on the 'Heritage At Risk' register, for example 15% of listed buildings and monuments were considered to be 'At Risk' in 2009.

Therefore in turn, the importance of attending to (protecting, conserving and enhancing) both designated heritage assets and those more informally recognised, together with their setting, is indicated. The former includes those buildings, monuments, structures, parks, etc, that are subject to national listing/ scheduling, and those areas designated as Conservation Areas; the latter includes Areas of Townscape Value, Archaeological Priority Areas and locally listed buildings.

This value includes adding interest and legibility, (as landmarks) to an area; the contribution to community building as a focus for community memory and activity; the contribution to sustainability by embodying energy if they continue in use; and harder economic value as visitor attractions either individually or as part of a place for spending time and money in, or in the case of waterways, as transport routes. In turn they can be seen as important to create neighbourhoods which are desirable to invest and stay in,

hence the need to address their presence and encourage wider ownership of and access to them. In relation to archaeological remains, where excavation is unavoidable, the expectation will be that appropriate recording, analysis and dissemination of findings is undertaken.

A more holistic approach to heritage in place-making is logically extended to other character assets, whether natural, cultural (e.g. meeting places and places of social display and other cultural activity), architectural or infrastructural (e.g. stations) as part of the transformation plans for the borough (see Policies SP1 and SP3). These are indicated in relevant spatial policies and more extensively but not exhaustively in the Newham Character Study (2010). This approach recognises that all these asset types have in common sensitivity to change that directly or indirectly affects them and those that benefit from them including the difficulty presented by competition with uses able to pay higher values for land. Moreover, many such assets are underperforming in one way or another, often due to a lack of integration with the wider environment including other assets, so that their settings detract from them, they are underused or create a barrier effect. This highlights the importance of composition - ensuring coherent and sensitive ensembles of assets and their settings, as well as innovation and change both from the present situation and to address evolving circumstances, including climate change. Innovation includes appropriate deployment of 'meanwhile' uses and other suitable measures to activate spaces and structures to help bring them back into people's day-to-day experience of places, improving security, resilience to climate change and energy efficiency and enabling immediate community benefit. However, any such change needs to be based on an understanding of the sensitivity to change of the asset in question, ensuring it is appropriately valued and accommodated in order to avoid causing harm to its significance.

- 3.3.2 A number of 'saved' policies in the Newham Unitary Development Plan continue to inform planning decisions following the adoption of the Core Strategy. The following 'saved' policy promotes the conservation, protection and enhancement of the boroughs archaeological heritage.

POLICY EQ43

The council will promote the conservation, protection and enhancement of the archaeological heritage of the borough. Developers of sites of potential archaeological importance will be required to produce a written report, as part of the application for planning permission, on the results of an archaeological assessment or field evaluation carried out by a suitably qualified archaeological contractor; and when remains of importance are identified, the council will seek preservation of the remains in situ. On other important sites, where the balance of other factors is in favour of granting planning permission by means of the imposition of conditions on the grant of planning permission, and possibly by legal agreements, the council will ensure that adequate provision is made for the protection, excavation and recording of remains, and the subsequent publication of the records of excavation, providing a written account of the archaeological exploration, including records of finds.

3.4 Site Specific Planning Background

- 3.4.1 The site lies within an Archaeological priority Area (APA) as defined by the London Borough of Newham.

3.4.2 Planning permission has been granted by the London Borough of Newham under application number 13/02356/VAR 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.'

3.4.3 Attached to the permission is the following condition:

6 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).

3.4.4 An archaeological Desk Based Assessment (Mills Whipp 2009) had previously been prepared for a different application on the same site.

3.4.5 In advance of the archaeological work a Written Scheme of Investigation (WSI) was prepared for the site by Pre-Construct Archaeology Limited (Mayo 2016). This was approved by GLAAS.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 The archaeological desk based assessment (Mills Whipp 2009) concluded that the archaeological potential for the area of the subject site is generally low and that the proposed basement will only affect the 19th century made ground horizons and the upper part of the marsh deposits which are mainly alluvial in nature.
- 4.2 The DBA describes in detail the 19th century construction of the Royal Victoria Dock:
- During the first half of the 19th century, a combination of low rates of pay and the development of the Canning Town and North Woolwich Railway system, spurred the growth of the docks. The developers of the Royal Victoria Dock obtained a Parliamentary Act in 1850 to build on the Plaistow Marshes. They completed the construction of the dock in 1855. The land was bought cheap as much of it lay eight to ten feet (2.43m-3.04m) below high-water level.
 - During the excavation of the Royal Docks, the Plaistow Level marsh deposits and the floodplain gravels were dug out. To the east of the subject site, the surface of the marsh, estimated to be at an approximate height of 1.25m OD, was buried beneath 4m of up-cast. In the vicinity of the subject site, the existing ground level is at approximately 4.1m OD to 4.8m OD, i.e. between c.2.80m and 3.50m above the surface of the marsh; the difference being made up of modern fill.
 - To the north of the dock, the Royal Victoria and Albert Docks Cut was excavated at the property boundary of the London and St. Katharine land. This is illustrated on the 1869 Ordnance Survey map adjacent to the northern side of the subject site. The map also shows the site to be occupied by an open area with the Tidal Basin Station and two buildings at its western end. A similar situation is shown on the 1894 OS map with a sluice added to the Royal Albert and Victoria Docks Cut. The Ordnance Survey map of 1916 shows a railway line crossing the subject site which by 1952 has expanded into a fan of railway lines for the goods yard north of the dock warehouses.
- 4.3 In December 2014 PCA undertook a watching brief at the site during a geotechnical site investigation. The works primarily focussed on the upper site strata, where the potential for post-medieval and modern remains relating to the dock activity was likely to exist.
- 4.4 The watching brief found 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 (Seddon 2014).

5 GEOLOGY AND TOPOGRAPHY

- 5.1 The background below is taken from the DBA report (Mills Whipp 2009).
- 5.2 Although the subject site lies approximately 500m north of the River Thames, it is within the low-lying floodplain of South Newham referred to in the 19th century as the Plaistow Level and East Ham Level. The solid geology underlying this area consists of Blackheath Beds, Woolwich & Reading Beds and Thanet Beds overlying the Cretaceous Upper Chalk (Ordnance Survey 1974 sheet 257). Covering these basal formations are near surface deposits composed of naturally accumulated floodplain gravel and alluvium. In several areas, peat deposits have been recorded at the interface between the gravel and alluvium. The natural gravels have been recorded at -1.75m Ordnance Datum (OD) while the top of the marsh has been estimated at 1.25m OD, approximately 2.80m and 3.50m below present ground level.
- 5.3 On parts of the floodplain to the east of the subject site, a series of low gravel hills ('eyots') were deposited, possibly as periglacial features, which formed islands of dry ground. The floodplain was probably seasonally inundated throughout prehistory and in the early historic period when networks of ancient channels combined to form the low-lying marshland around the gravel islands. No such formations are known within the vicinity of the subject site, the nearest lying by Prince Regent Lane approximately .2km east of the subject site.
- 5.4 A couple of kilometres north of the marsh, an earlier river floodplain formed a gravel revetment, a series of low hills referred to as Terrace Gravel, which provided dry ground on which the early settlements lay.
- 5.5 Approximately 400m west of the subject site the River Lea, referred to as Bow Creek, enters the Thames. The subject site lies at the north-eastern corner of the junction between the Bow Creek and Thames floodplain.
- 5.6 The geotechnical site investigation in 2014 comprised the excavation of 12 test pits but these only reached to approximately 2.0m below modern ground level, and did not encounter natural geology.

6 ARCHAEOLOGICAL METHODOLOGY

6.1 The aims and objectives of the watching brief as set out in the Written Scheme of Investigation were as follows:

- To record comprehensively any archaeological remains that may be impacted by any ground works in connection with removal of alluvium from between the existing piles;
- To survey the location of any archaeological features recorded within these areas;
- To determine the extent, condition, nature, character, quality and date of any archaeological remains present in the areas and to establish the ecofactual and environmental potential of archaeological deposits and features;
- To provide information that may be used in the formulation of an appropriate mitigation strategy.

6.2 All works were undertaken in accordance with the guidelines set out by Historic England and the Chartered Institute for Archaeologists

6.3 All invasive construction groundworks at the site which threatened potential archaeological deposits were monitored by an archaeologist under archaeological watching brief conditions. Between the 14th and 18th May 2015 the removal of the clay alluvium from between the concrete piles was conducted under the supervision of the attendant archaeologist. Additionally two trial trenches were excavated to the north and north-west of the site respectively.

6.4 The dimensions of the interventions were as follows:

- Trench 1 6.85m by 2.13m by 2.81m deep
- Trench 2 4.63m by 2.13m by 3.13m deep
- Watching Brief area = approx. 396m²

6.5 All layers encountered were inspected and recorded in section at 1:10 & 1:50 using standard single context recording methods. The recording systems adopted during the investigations were fully compatible with those widely used elsewhere in London, as presented in PCA's *Operations Manual 1* (Taylor 2009). The site archive was organized so as to be compatible with the archaeological archives produced in the London area.

6.6 A full photographic record was made during the archaeological investigation, comprising digital photographs

6.7 All levels were taken from the plans supplied by the contractor's architects (WSP).

6.8 The complete archive produced during the watching brief, comprising written, drawn and photographic records will be deposited with the London Archaeological Archive and Research Centre (LAARC) identified by site code TDB14. No finds have been recovered from the site.

7 ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural Sedimentary Deposits

7.1.1 At the base of Trench 2 was a mid-brown yellowish sandy clay [60] which could only be seen at its surface, recorded at the base of the trench at -0.64m OD (Figure 3, Sections 53, 55).

7.1.2 Sealing it in all interventions was alluvial clay, record as layer [50] in the south-east quadrant, layer [51] in Trench 1 and layer [59] in Trench 2 (Figure 3). It was a mid-grey, blueish clay which oxidised to a reddish brown after contact with the air. Although silty in places it was mottled with pockets of pure, dark blue clay. In all interventions it was seen to be a pure alluvium, sterile and lacking in archaeological material. The alluvial clay was recorded:

- At 0.62m OD in Trial Trench 1 (Section 53 located against the northern limit of the site) and excavated to a depth of -1.68 m.
- At 0.41m OD in Trial Trench 2 (Section 55 in the north-west portion of the site) and excavated to a depth of – 1.89m OD.
- At -0.07 m OD in in the south-east quadrant of the site (Section 54 under the brick wall and foundations) and excavated to a depth of -0.83 m OD.

7.1.3 The surface of the alluvium as described above had been truncated by previous development.

7.2 Phase 2: Modern Features (19th – 20th Century)

7.2.1 A small fragment of brick wall comprising of eight courses [55] survived for a length of 9.2m in the south-east quadrant. It was 0.60m high with bricks measuring 250mm x 110mm x70mm with 20mm cement-mortar joints. It was a mix of yellow ‘London’ bricks mixed with red engineering bricks that were ‘frogged.’ It was set upon a concrete foundation layer [56] 0.35m thick which in turn had been set upon a layer of re-used, water-rounded river cobbles[57], some of great size ≥ 220 mm. This is likely to be the remains of a structure relating to the goods yards and warehouses associated with the early 20th century rail network at the site (Figure 3, Section 54).

7.2.2 Wall [55] was recorded along the new southern piled wall at a height of 1.13m OD (Figure 3).

7.2.3 A single vertical post [52] was partially uncovered to a depth of 0.41m from 0.83m OD in between two modern piles (PA122 and PA 138) and was recorded as having a diameter of 0.16m. In turn, it had been strengthened by another wooden bar of ‘machined’ wood, rectangular in section and set at 45 degrees to the main post. This addition suggests that this also belongs to the early 20th century.

8 CONCLUSIONS

- 8.1 The investigation identified two phases within the strata recorded:-
- Phase 1 consisted of natural deposits consisting entirely of alluvium or waterborne material relating to the Palaeolithic period river channels that became progressively silted up over time. The layers were undated and featureless.
 - Phase 2 consisted of modern (late 19th to mid 20th century) structural elements which had removed most of the 19th century 'made ground' layers and truncated around 0.60m from the top of the alluvium.
- 8.2 The lower natural stratigraphic unit, the sandy clay [60] in Trench 2, may represent an earlier sandbank within the floodplain horizon in which the site was formerly located.
- 8.3 The upper natural deposits of mid grey blueish clay were seen across the site and represent alluvial material. The surface of the clay had been truncated by prior building work and its upper elevation as recorded was not its 'true' level. The alluvial clay was seen to continue to below - 1.89 m OD, the lowest achievable depth in Trial Trench 2.
- 8.4 Phase 2 consisted entirely of modern elements; both the frogged brick in the wall section and the machined wood of the pile suggest an early-20th century date for both the wooden pile and the wall fragment.
- 8.5 The previous archaeological work on the site in 2014 concluded 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 (Seddon 2014,5).' This conclusion is substantiated by this second phase of investigation.
- 8.6 The site will be published as an entry in the annual Fieldwork Round-Up of the *London Archaeologist*. The completed archive will be deposited with LAARC under site code TDB14.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Ltd would like to thank Duncan Hawkins of CgMs Consulting for commissioning the work and C J O'Shea for funding it. We also thank Adam Single of GLAAS for monitoring the work on behalf of the London Borough of Newham.
- 9.2 The author would like to thank the staff of O'Shea for their assistance on site, Ray Murphy for the CAD work and Chris Mayo for project management and editing.

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Plate 1: Trench 1, Section 53: Alluvial clays (view to south west), scale 0.5m



Plate 2: Trial Trench 2, Section 55: Alluvial clays (view to west), scale 0.5m



Plate 3: South-East Quadrant, Section 54: Fragment of wall [55] (view to south), scale 0.5m



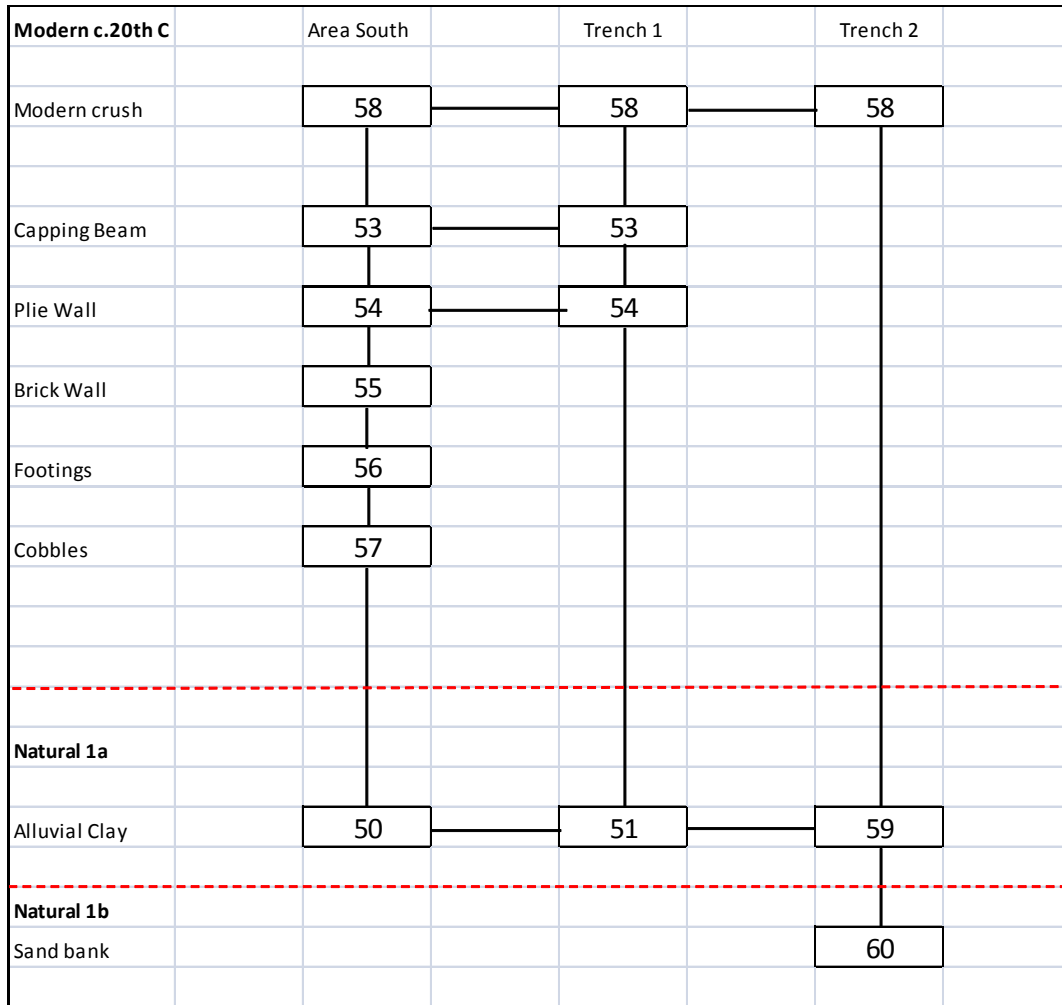
Plate 4: Site conditions: Density of piles in south-east sector (view to north west)



11 APPENDIX 1: CONTEXT DESCRIPTIONS

Context No.	Section No.	Type	Description	Interpretation	Thickness (m)	Level m AOD	Phase
50	51,52	Layer	Alluvial, mid-grey blueish silty clay	Natural	n/a	0.05m	1
51	53	Layer	Same as = [50]	Natural	n/a	0.41m	1
52	*	Structure	Vertical post	Wooden pile	0.16m diameter	0.83m	2
53	53, 54	Structure	Grey formed concrete	Capping beam	1.4m	4.2 to 3.07m	2
54	53, 54	Structure	Grey poured concrete	Pile wall	1.25m	1.92 m	2
55	54	Structure	8 Courses of red & yellow brick	Wall	0.65m	1.13m	2
56	54	Structure	Concrete footings for [55]	Foundation	0.36m	0.48m	2
57	54	Structure	Layer of rounded cobbles	Foundation	0.20m	0.13m	2
58	52, 53	Layer	Layer of modern 'crush'	Pile mat	0.62m	1.17m	2
59	55	Layer	Alluvial clay same as = [50], [51]	Natural	2.40m	0.41m	1
60	55	Layer	Sandy clay sandbank (?)	Natural	n/a	0.64m	1

12 APPENDIX 2: MATRIX



13 APPENDIX 3: OASIS FORM

OASIS ID: preconst1-246361

Project details

Project name	The Pumphouse, Tidal Basin Rd, Silvertown E16 3BX
Short description of the project	The basement excavation followed the piling of the site to create the buried superstructure of the building. Thereafter mechanical plant was used to excavate the alluvium from between the piles. This exercise was initially subject to an archaeological brief, however, the extremely confined nature of the excavation - working between piles - made this a slow and unproductive process. It was therefore arranged for the on-site plant to excavate two evaluation-type trenches through the alluvium to below the formation level for the basement in two separate areas. These were executed and showed only sterile alluvial clay to be present. The investigation was thereupon halted. A single wooden stake or pile was discovered at depth surviving between the piles and a damaged section of wall was recorded along the southern limit of the site. Both were attributed to the activities relating to the rail yard that existed at the site and dated to the early 20th century. No other archaeological remains were uncovered. The main part of the stratigraphy consisted of alluvial clays with the possible discovery of an isolated sand bank at a height of -0.64m OD.
Project dates	Start: 14-03-2016 End: 18-03-2016
Previous/future work	Yes / No
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	Area of Archaeological Importance (AAI)
Current Land use	Other 15 - Other
Monument type	WALL Modern
Monument type	TIMBER PILE Modern
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON NEWHAM CANNING TOWN The Pumphouse, Tidal Basin Road, Silvertown E16 3BX
Postcode	E16 3BX
Study area	0.41 Hectares
Site coordinates	TQ 540058 180783 50.940975766896 0.192307380105 50 56 27 N 000 11 32 E Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: -0.64m Max: 0.41m

Project creators

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

Project director/manager	Chris Mayo
Project supervisor	Wayne Perkins
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", "Images vector", "Spreadsheets", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	TDB14
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Miscellaneous Material", "Plan", "Section"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	The Pump House, Tidal Basin Road, Silvertown, London E16 3BX: An Archaeological Investigation
Author(s)/Editor(s)	Perkins, W.
Other bibliographic details	PCA R12466
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