

**45 FOLGATE STREET,
LONDON E1 6BX**

**AN ARCHAEOLOGICAL
INVESTIGATION**

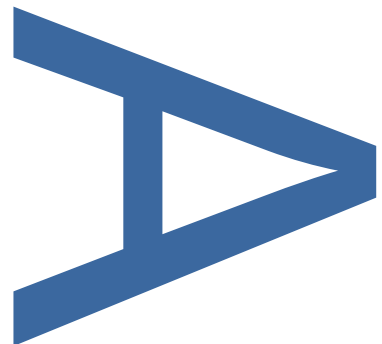
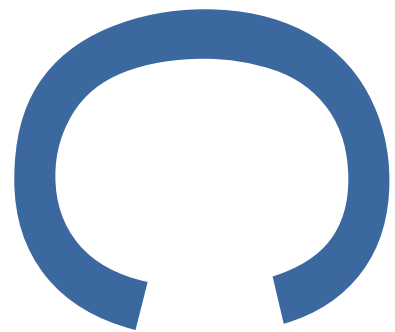
**PLANNING APPLICATION NUMBER:
PA/15/00074**

**LOCAL PLANNING AUTHORITY: LONDON
BOROUGH OF TOWER HAMLETS**

PCA REPORT NO: R12548

SITE CODE: FOS15

APRIL 2016





PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

45 FOLGATE STREET, LONDON E1 6BX
AN ARCHAEOLOGICAL INVESTIGATION

Quality Control

Pre-Construct Archaeology Ltd	
Project Number	K4314
Report Number	R12548

	Name & Title	Signature	Date
Text Prepared by:	Amelia Fairman		April 2016
Graphics Prepared by:	Chris Mayo		April 2016
Graphics Checked by:	Josephine Brown		April 2016
Project Manager Sign-off:	Chris Mayo		April 2016

Revision No.	Date	Checked	Approved

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

45 FOLGATE STREET, LONDON, E1 6GL

AN ARCHAEOLOGICAL INVESTIGATION

MUSEUM OF LONDON SITE CODE: FOS15

PLANNING APPLICATION NUMBER: PA/15/00074

LOCAL PLANNING AUTHORITY: LONDON BOROUGH OF TOWER HAMLETS

CENTRAL NGR: TQ 33595 81959

COMMISSIONING CLIENT: CgMs CONSULTING

On behalf of **FOLGATE STREET, LONDON REAL ESTATE S.a.r.l**
(5 Rue Jean Monnet, L2180, Luxembourg)

WRITTEN AND RESEARCHED BY: JAMES RICHARD WEBB
PRE-CONSTRUCT ARCHAEOLOGY LIMITED
APRIL 2016

PROJECT MANAGER: CHRIS MAYO

Contractor: Pre-Construct Archaeology Limited
Unit 54, Brockley Cross Business Centre
96 Endwell Road, Brockley
London SE4 2PD
Tel: 020 7358 8950 | 020 7732 3925
Email: cmayo@pre-construct.com
Website: www.pre-construct.com

© Pre-Construct Archaeology Limited

April 2016

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent.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	Non-Technical Summary.....	3
2	Introduction.....	4
3	Planning Background.....	5
4	Geology And Topography.....	9
5	Archaeological And Historical Background.....	9
6	Archaeological Methodology.....	10
7	The Archaeological Sequence.....	11
8	Conclusions.....	15
9	Acknowledgments.....	16
10	Bibliography.....	16

APPENDICES

11	Appendix 1: Pottery Assessment.....	23
12	Appendix 2: Clay Tobacco Pipe Assessment.....	26
13	Appendix 3: Ceramic Building Material Assessment.....	28
14	Appendix 4: Faunal Assessment.....	29
15	Appendix 5: Glass Assessment.....	31
16	Appendix 6: Context Index.....	32
17	Appendix 7: Site Matrices.....	33
18	Appendix 8: Report Oasis Form.....	34

PLATES

Plate 1:	Trench 1, view north.....	13
Plate 2:	Trench 2, view west.....	13
Plate 3:	Trench 1, view north.....	13
Plate 4:	Pile-cap 1, view east.....	13
Plate 5:	Trench 2, view east – reworked brickearth [18].....	14
Plate 6:	View north-west, general site arrangement.....	14
Plate 7:	Pile-cap 2, view north.....	14
Plate 8:	Pile-cap 3, view north.....	14

ILLUSTRATIONS

Figure 1:	Site Location.....	17
Figure 2:	Trench Locations & Monitored Areas of Watching Brief.....	18
Figure 3:	Plan of Evaluation Trenches 1 & 2.....	19
Figure 4:	Sections 4 & 5.....	20
Figure 5:	Plan of Watching Brief Areas Monitored.....	21
Figure 6:	Section 13.....	22

1 NON-TECHNICAL SUMMARY

- 1.1 This report details the working methods and results of an archaeological investigation undertaken by Pre-Construct Archaeology Limited at 45 Folgate Street, London E1 6GL (Figure 1). The fieldwork was undertaken discontinuously from 29th January 2016 till 18th April 2016 for CgMs Consulting on behalf of London Real Estate S.a.r.l.
- 1.2 In January and February 2016 PCA executed two test-trenches at the site within the rear car-park area, which identified the presence of post-medieval made ground layers sealing natural brickearth at the surface of which a pit had been excavated and then backfilled in the 17th century.
- 1.3 Based upon the results of the evaluation, a mitigation watching brief was then undertaken which monitored the excavation of pile-caps, ground-beams, service trenches and the extension to the existing basement at the site, in March and April 2016 (Figure 2).
- 1.4 The watching brief recorded the brickearth across the site sealed by post-medieval levelling deposits. However no further cut features were observed. A localised and ephemeral brick wall was seen within the made ground horizons.
- 1.5 Upon approval of this report and with confirmation that no further work is required, the completed archive will be deposited with LAARC under site code FOS15.

2 INTRODUCTION

- 2.1 An archaeological investigation was undertaken at 45 Folgate Street, London E1 6GL in the London Borough of Tower Hamlets by Pre-Construct Archaeology Ltd (PCA). The work comprised a trial-trench evaluation, completed between 29th January and 1st February 2016, followed by a mitigation watching brief conducted discontinuously between 26th February and 18th April 2016 (Figure 2).
- 2.2 The site is bound to the north by the rear of properties off Commercial Street, to the east by 47 Folgate Street, to the south by Folgate Street and to the west by 35-41 Folgate Street. The site is located at National Grid Reference TQ 33595 81959 (Figure 1). Until recently it has been occupied by a commercial property (offices) arranged over a lower ground, ground and five upper floors. The northern part of the site was occupied by a surface level car park, accessed via an undercroft entrance on Folgate Street.
- 2.3 The trial-trenches were supervised by James Langthorne of PCA and the watching brief was supervised by James Richard Webb; the project was managed by Chris Mayo, all of PCA. This report was written by James Richard Webb.
- 2.4 The archaeological work was commissioned by CgMs Consulting on behalf of the client London Real Estate S.a.r.l, and the project was monitored by John Gould of the Greater London Archaeological Advisory Service (GLAAS) at Historic England (HE), the Archeological Advisor to the London Borough of Tower Hamlets. The work was undertaken in accordance with an approved Written Scheme of Investigation (Mayo 2015), Historic England's Guidelines for Archaeological Projects in Greater London (2015) and MoRPHE (English Heritage 2006).
- 2.5 The proposed redevelopment of the site was granted planning consent by the LB Tower Hamlets under application number PA/15/00074. The application was supported by a desk-based assessment prepared by CgMs Consulting (Dicks 2015). Planning consent was granted subject to an archaeological planning condition.
- 2.6 In 2015 an archaeological watching brief was completed by PCA during a geotechnical site investigation (Fairman 2015 and Figure 2).
- 2.7 The site archive was identified using the unique site code FOS15, issued by the Museum of London. The completed archive comprising written, drawn and photographic records will, upon completion of the project, be deposited with the London Archaeological Archive and Research Centre (LAARC) under that code.
- 2.8 The site lies approximately 60m east of a Scheduled Ancient Monument designated around the site of the Priory and Hospital of St Mary Spital. In addition, the site lies immediately north of an 'Area of Archaeological Importance' identified on the Borough's Proposals Map defined around the site of the Medieval priory and hospital. (Dicks, 2015)

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 London Borough of Tower Hamlets, Local Plan: Strategic Policies

3.3.1 The local planning authority responsible for the study site is the London Borough of Tower Hamlets whose strategic policy (adopted September 2012) stipulates as follows:

SP12

Improve, enhance and develop a network of sustainable, connected, well-designed places across the borough through:

- a. Ensuring places are well-designed so that they offer the right lay out to support the day to day activities of local people
- b. Retaining and respecting the features that contribute to each places' heritage, character and local distinctiveness
- c. Ensuring places have a range and mix of dwelling types and tenures to promote balanced, socially mixed communities
- d. Ensuring places have access to a mixed-use town centre that offers a variety of shops and services
- e. Ensuring places have a range and mix of a high quality publicly accessible green spaces that promote biodiversity, health and well-being
- f. Promoting places that have access to a range of public transport models in order for local people to access other parts of the Borough and the rest of London
- g. Ensuring places provide for a well- connected, safe and attractive network of streets and spaces that make it easy and pleasant to walk and cycle
- h. Ensuring spaces promote wider sustainability and assist in reducing society's consumption of resources and its carbon footprint
- i. Ensuring development proposals recognise their role and function in helping to deliver the vision, priorities and principles for each place

3.4 Site Specific Constraints

3.4.1 The site lies approximately 60m east of a Scheduled Ancient Monument designated around the site of the Priory and Hospital of St Mary Spital. In addition, the site lies immediately north of an 'Area of Archaeological Importance' identified on the Borough's Proposals Map defined around the site of the medieval priory and hospital (Dicks 2015).

3.5 Planning Permission

3.5.1 Planning consent to develop the site was granted by the London Borough of Tower Hamlets under application number PA/15/00074. The proposed development was the "*Erection of a rear extension to the existing office building at ground to fourth floor level, together with alterations to front and rear facades, the replacement of the mansard roof and associated landscaping works.*"

3.5.2 Attached to the permission is the following condition:

- 16 A. No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a

programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B. If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C. No development or demolition shall take place other that in accordance with the Written Scheme of Investigation approved under Part (B).

D. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the National Planning Policy Framework (2012).

Informative: Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

3.5.3 A desk-based assessment has been prepared for the site (Dicks 2015), and in June 2015 PCA undertook a watching brief for CgMs Consulting during a geotechnical site investigation (Fairman 2015). This was followed in January – February 2016 by a trial-trench evaluation at the rear of the site (herein reported)

3.5.4 Mr John Gould of the Greater London Archaeological Advisory Service (GLAAS), Historic England, as Archaeology Advisor to the London Borough of Tower Hamlets, recommended that the groundworks necessary to construct the consented development be subject to an archaeological watching brief in order to record any remains which may be present on the site.

3.5.5 In accordance with this requirement a Written Scheme of Investigation was prepared for the client by PCA (Mayo 2015) and approved by GLAAS.

3.6 Research Objectives

3.6.1 The watching brief aimed to address the following primary objectives:

- To determine the natural topography of the site, and the height at which it survives.

- To determine the presence or absence of prehistoric deposits/activity.
- To determine the presence or absence of roman deposits /activity.
- To establish the presence or absence of medieval deposits/activity.
- To establish the presence or absence of post-medieval deposits/activity.
- To establish the extent of past post depositional impacts on the archaeological resource.

4 GEOLOGY AND TOPOGRAPHY

- 4.1 According to the British Geological Survey (England and Wales, Sheet 256 North London 1994) the solid geology of the site is London Clay. The drift geology of the site is shown as Taplow Gravel. Immediately to the south-east of the site, the British Geological Survey shows the Taplow Gravel overlain by Langley Silt Formation (Brickearth). (Dicks, 2015)
- 4.2 The site is generally level at approximately 14.5m Ordinance Datum (OD).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The Desk-Based Assessment (Dicks 2015) set out the detailed archaeological and historical background to the site. That document concluded that the potential of the site was as follows:
- The site of 45 Folgate Street, London E1 has been assessed for its below-ground archaeological potential. The site lies approximately 60m east of a Scheduled Ancient Monument designated around the site of the Priory and Hospital of St Mary Spital. In addition, the site lies immediately north of an 'Area of Archaeological Importance' identified on the Borough's Proposals Map defined around the site of the Medieval priory and hospital.
 - The potential for archaeological remains dating to the Roman period is considered to be low-moderate. The remains of Roman ditches and quarry pits could conceivably be present.
 - The potential for archaeological remains dating to the Medieval period is considered to be low, although evidence of land division could conceivably be present.
 - The site probably lay undeveloped until the early-mid 17th century. During the 17th, 18th and 19th centuries Wheeler Street and properties fronting the street occupied the eastern part of the study site. The study site is considered to have a potential for Post-Medieval cellars and dump deposits.
- 5.2 In June 2015 Pre-Construct Archaeology Limited undertook an archaeological watching brief during the excavation of three trial-pits and three boreholes to assess the archaeological potential of the site (Fairman 2015 and Figure 2). Excavations in the basement suggested that the extant slab directly overlies natural horizons.
- 5.3 Excavations in the car park however highlighted the presence of made ground deposits of up to 2.8m in thickness over natural horizons. It should however be noted that the trial pits were all located around the periphery of the car park with service trenches in close proximity and may therefore have been subjected to greater levels of disturbance than within the main footprint of the car park.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The proposed methodology of the archaeological work was detailed in the approved Written Scheme of Investigation (Mayo 2015).
- 6.2 Two evaluation trenches were excavated within the rear the car park area. These were excavated by machine operating under close archaeological supervision. The trenches had dimensions as follows (see also Figure 2):

Trench	Dimensions in plan	Max depth	Alignment
1	3.06m by 2.28m	1.75m	Approx. N-S
2	3.50m by 2.27m	1.65m	Approx. E-W

- 6.3 The watching brief monitored the northerly basement extension and the excavation of pile-caps and ground-beams for the ground floor extension, plus some limited service trenches. This work was conducted by mechanical excavator operating under archaeological supervision. Where safe to do so, all deposits and features were investigated as far as was reasonably practical and safe. The areas monitored are shown in Figure 2. The deepest area of excavation, for the extension to the existing basement, reached a maximum depth of approximately 4.2m BGL, 10.28m OD.
- 6.4 Following excavations relevant faces of the trenches were inspected and cleaned using appropriate hand tools and then recorded.
- 6.5 All recording systems adopted during the investigations were fully compatible with those most widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now presented in PCAs *Operations Manual 1* (Taylor 2009). Individual descriptions of all archaeological and geological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the site plan and section locations being at scale of 1:20 / 1:50 and the sections at 1:10 as applicable. The OD heights of all principle strata were calculated and indicated on the appropriate plans and sections. A digital photographic record was made during the works.
- 6.6 A site TBM (14.08m OD) was calculated by traversing from an an original OSBM (15.35m OD) at Christ Church Spitalfields.
- 6.7 The areas investigated during the archaeological works were located using a combination of triangulation from known points around the site perimeter along with proposed development plans. These plans have been digitized and tied to the OS Grid.
- 6.8 The completed archive produced during the evaluation and watching brief, comprising written, drawn and photographic records, will be deposited with the London Archaeological Archive and Research Centre (LAARC) under the allocated site code FOS15. The numbering system was sequential to that started during the geotechnical watching brief in 2015 (Fairman), from which the above MoL code originated.

7 THE ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural

7.1.1 Natural brickearth [7], [15] and [21] was found at approximate heights of 11.30m OD in the north of the site and 11.46m OD in the south (Figure 4, Plates 1 & 5). The brickearth was seen to continue below the basal limit of excavation, within the basement extension, at approximately 10.28m OD.

7.1.2 The natural seen was consistent with the records of the British Geological Survey (England and Wales, Sheet 256 North London 1994), i.e. Langley Silt Formation.

7.2 Phase 2: 17th Century

7.2.1 Cut into the brickearth at approximately 11.34m OD was a sub-oval pit [20] (Figure 3) which continued to a depth of at least 0.5m; beyond this the pit continued however it was not possible within the confines of the excavated trench to see its base. It measured 1.1m N-S by 0.8m E-W

7.2.2 The pit was filled with a silty sand [19] from which several pottery sherds and clay tobacco pipe fragments were recovered. The pottery sherds are spot dated from as early as AD 1630 (Appendix 1) and the clay tobacco pipe dated from as early as AD 1660,(Appendix 2), suggesting that the pit was dug around the second half of the 17th century – perhaps as a brickearth quarry then used as a rubbish disposal pit. The brickearth around the edge of the pit showed signs of trample suggesting that this level was being worked and exploited during this period.

7.2.3 Above the 17th century pit was a layer of redeposited brickearth and silt [14] and [18] (Figure 4, Plates 1 & 5). No dating material was found within the layer, which was up to 0.49m m thick and found at an upper height of 11.86m OD. The layer is considered to represent ground levelling.

7.2.4 Made ground [13] and [17] lay above the redeposited brickearth layer, from an upper height of approximately 12.16m OD (Figure 4). It was up to 0.35m thick. Pottery recovered from the layer gives a spot date in the 17th century, and it is considered that the layer represents further ground raising, perhaps consistent with dump layers recorded during watching briefs at 35-41 Folgate Street and 29-33 Folgate Street (Dicks 2015, 12).

7.2.5 Sealing the above, at an upper level of 13.28m OD, and with a thickness of 0.93m, was a further layer of made ground [12] (Figure 4). The layer comprised a very mixed deposit of slightly silty clay with patches of redeposited brickearth. Pottery sherds from the layer imply a deposition date in the 17th century (Appendix 1).

7.2.6 At the surface of layer [12] in Trench 1 was seen an ephemeral, unbonded wall which comprised a single line of bricks, aligned E-W, laid on their stretcher base directly onto the made ground beneath (Figure 4, Plate 3). The bricks are dated from 1450 to 1600 and are therefore considered to be reused in this feature, which may have formed a crude garden feature at the rear of properties on Folgate Street in the 17th century (see Dicks 2015, Figure 4). The 'wall' ran for a length of at least 1.2m, and was recorded at an upper height of 13.01m OD.

7.3 Phase 3: 19th-20th Century Made Ground

7.3.1 The site was covered in various deposits of made ground [1], [2], [4], [8], [9], [10] and [16]. These had a combined thickness of up to 1.2m OD from an upper height of approximately 13.80m OD (Figure 4, Plates 1-5, 7-8). These layers undoubtedly attest to the later post-medieval redevelopment of the site as evidenced through historic map regression (see Dicks 2015, Figures 6-12). The layers yielded an assemblage of artefacts which further suggest the original 17th century development of site and immediate area: context [9] for example contained ceramic building material (CBM) dating from 1618 to 1800, clay tobacco pipe (CTP) dating from 1660-70, glass and pottery from the late 17th century and animal bone considered to reflect a late 18th or early 20th century date. However, the layer also contained fragments of polystyrene. The clear implication is that material such as this has been deposited on site to raise and level the ground having originated from adjacent sites – perhaps even the site itself - during the excavation of basements.

7.4 Phase 4: Modern

7.4.1 The entire site was sealed by modern concrete and tarmac [+], beneath which were numerous modern service pipes and their associated backfill [3].[+]. Modern ground level at the site sat at heights between approximately 13.90m OD and 14.10m OD.



Plate 1: Trench 1, view north



Plate 3: Trench 1, view north



Plate 2: Trench 2, view west



Plate 4: Pile-cap 1, view east



Plate 5: Trench 2, view east – reworked brickearth [18]



Plate 7: Pile-cap 2, view north



Plate 6: View north-west, general site arrangement



Plate 8: Pile-cap 3, view north

8 CONCLUSIONS

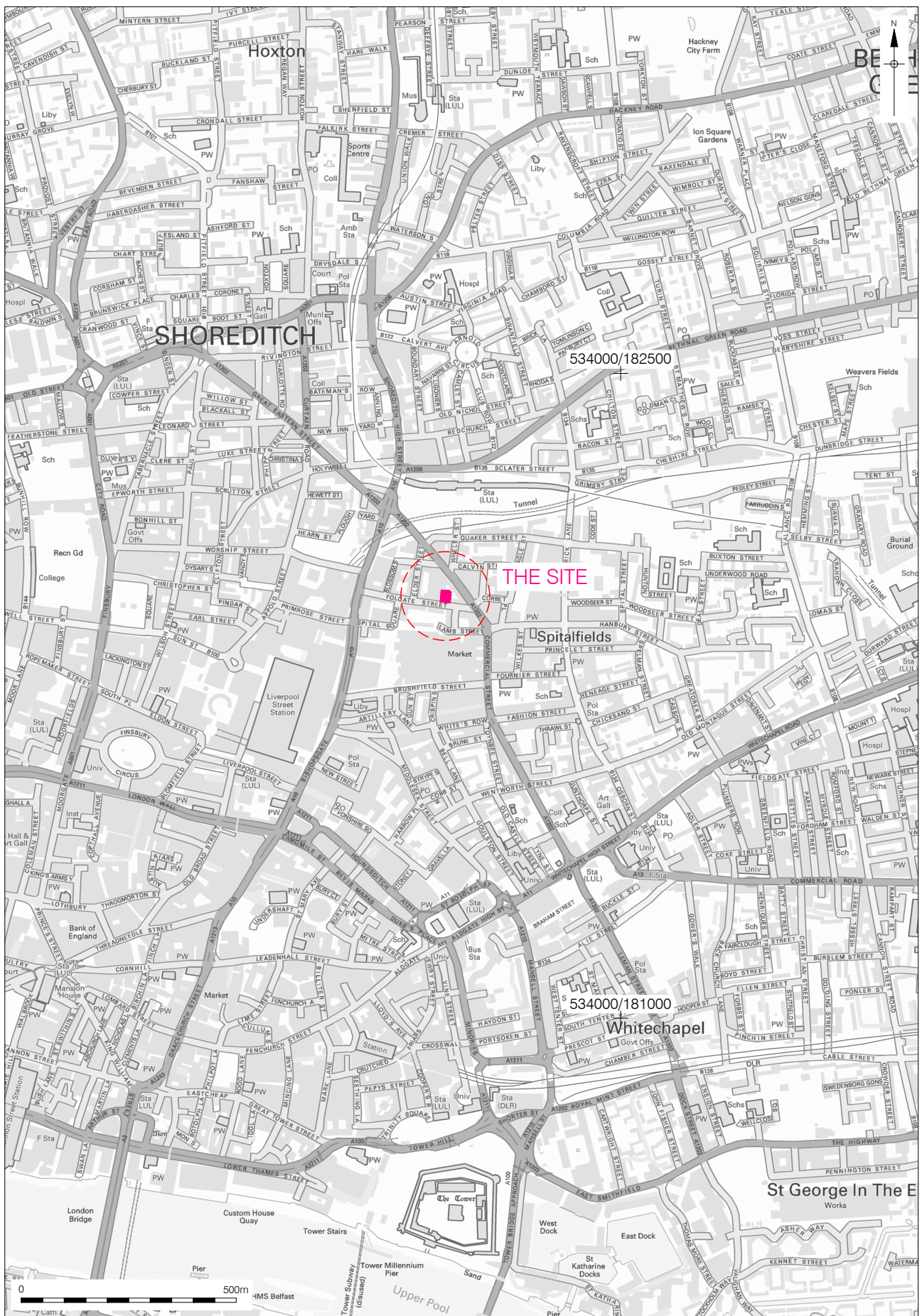
- 8.1 The archaeological investigations, comprising a geotechnical watching brief, evaluation and mitigation watching brief, have recorded activity at the site dating from the post-medieval to modern periods.
- 8.2 Natural deposits were seen to correspond exactly with the British Geological Survey Data (Dicks 2015): London Clay was sealed by Taplow Gravel, both observed during the boreholes (Fairman 2015), in turn sealed by a thick deposit of Langley Silt (Brickearth) recorded at upper heights between 11.30m and 11.46m OD.
- 8.3 The surface of the brickearth in the immediate area is known to have been exploited in the early post-medieval period (Harward *et al* 2015) for quarrying, and it is considered that the pit recorded in Trench 1 attests to such activity – with the resultant pit then being used as a convenient rubbish pit in the second half of the 17th century. The base of the feature could not be reached within the confines of the trench, however the location of Trench 1 lies beyond the impact zone from the current works.
- 8.4 The brickearth was sealed by multiple layers of made ground dating from the 17th century, which served to level and raise the ground. The finds assemblage recovered from these layers demonstrate little signs of abrasion (see Appendices 1, 2 and 4) which implies that the dumped material originated from very close by. On this basis it is conceivable that the dumped material represents upcast waste from the excavation of the numerous cellars which formed part of the local buildings from the 17th century onwards (see Dicks 2015, Figure 4 onwards); the ephemeral wall seen in Trench 1 may have been part of a backyard or garden feature to the rear of one such property.
- 8.5 Subsequent made ground layers continued to raise the ground to its current level into the 19th and 20th centuries,.
- 8.6 Beyond the aforementioned pit, no other archaeological cut features could be discerned during the mitigation watching brief.
- 8.7 No further work is recommended for the current development.
- 8.8 Once the project is deemed complete, the completed archive comprising all site records from the fieldwork will eventually be deposited by Pre-Construct Archaeology Limited with LAARC (London Archaeological Archive and Research Centre) under site code FOS15. Until then the archive will be stored at PCA's offices in Brockley, London.
- 8.9 The results of the archaeological investigation will be published as an entry in the London Archaeologist '*Fieldwork Round Up*'.

9 ACKNOWLEDGMENTS

- 9.1 Pre-Construct Archaeology Ltd would like to thank CgMs Consulting for commissioning the work and London Real Estate S.a.r.l for funding it. We also thank John Gould of GLAAS for monitoring the project on behalf of the local authority.
- 9.2 The supervisor would like to thank Sinclair Johnston for their onsite assistance.
- 9.3 The author would like to thank Amparo Valcarcel and Chris Jarrett for providing spot dates for the archaeological material recovered.
- 9.4 The author would also like to thank Chris Mayo for his help, advice, project management and editing, and Hayley Baxter for the CAD illustrations.

10 BIBLIOGRAPHY

- Dicks, S, 2015, 'Archaeological Desk-Based Assessment: 45 Folgate Street, London', unpublished document for CgMs Consulting, reference: SD/18290.
- Fairman, A. 2015 '45 Folgate Street, London E1 6BX: Summary report on an Archaeological Monitoring Exercise', unpublished report for PCA.
- Harward, C, Holder, N & Jeffries, N, 2015, The Spitalfields suburb 1539–c 1880: excavations at Spitalfields Market, London E1, 1991–2007, MOLA Monograph Series 61
- Greater London Archaeology Advisory Service 2015. *Standards for Archaeological Work*. Historic England
- Mayo, C. 2015. '45 Folgate Street, Tower Hamlets, E1 6GL: Written Scheme of Investigation for an Archaeological Watching Brief', PCA unpublished report.
- Taylor, J with Brown, G 2009, *Fieldwork Induction Manual: Operations Manual 1*, Pre-Construct Archaeology Limited.

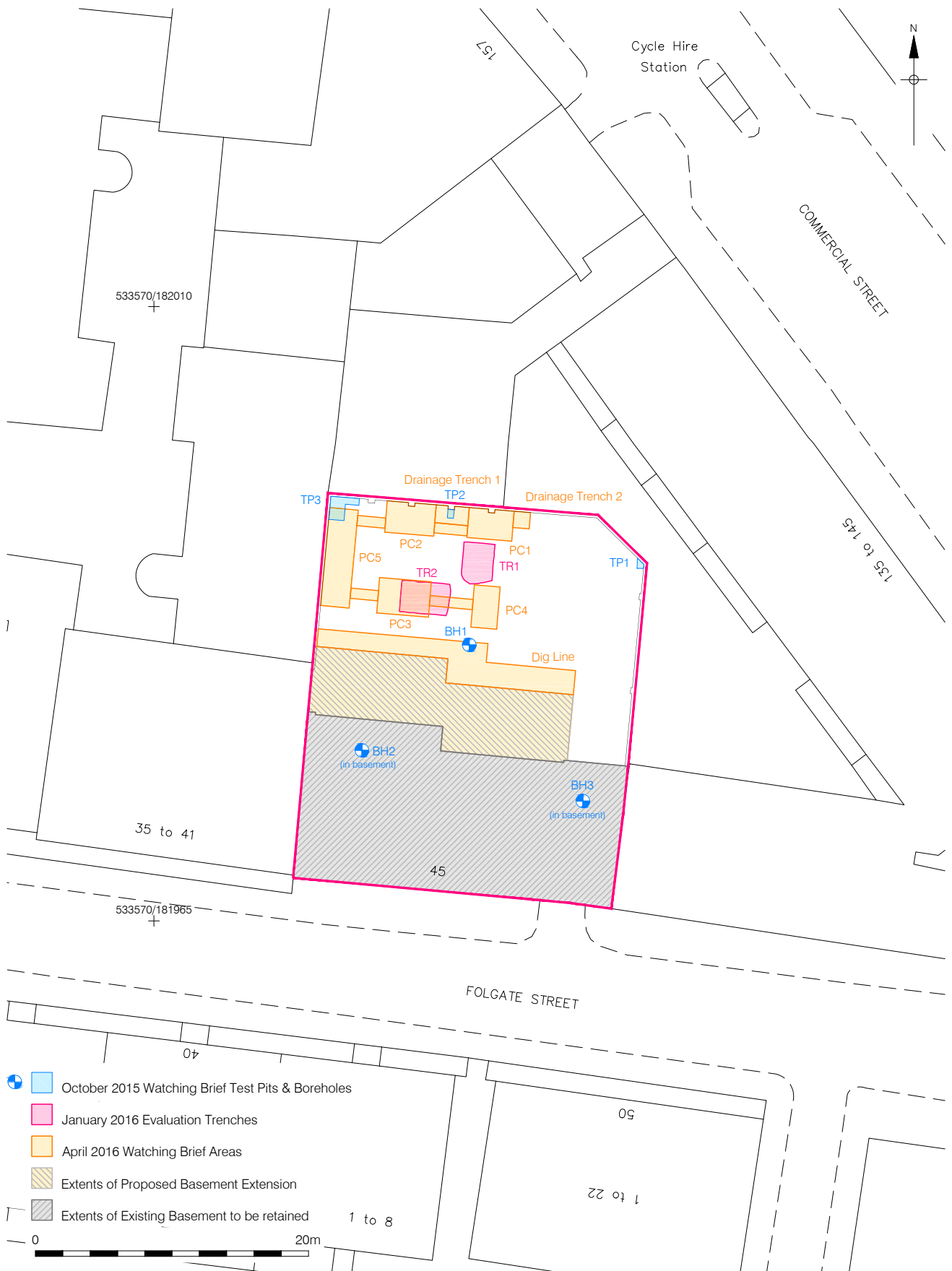


Contains Ordnance Survey data © Crown copyright and database right 2016

© Pre-Construct Archaeology Ltd 2016

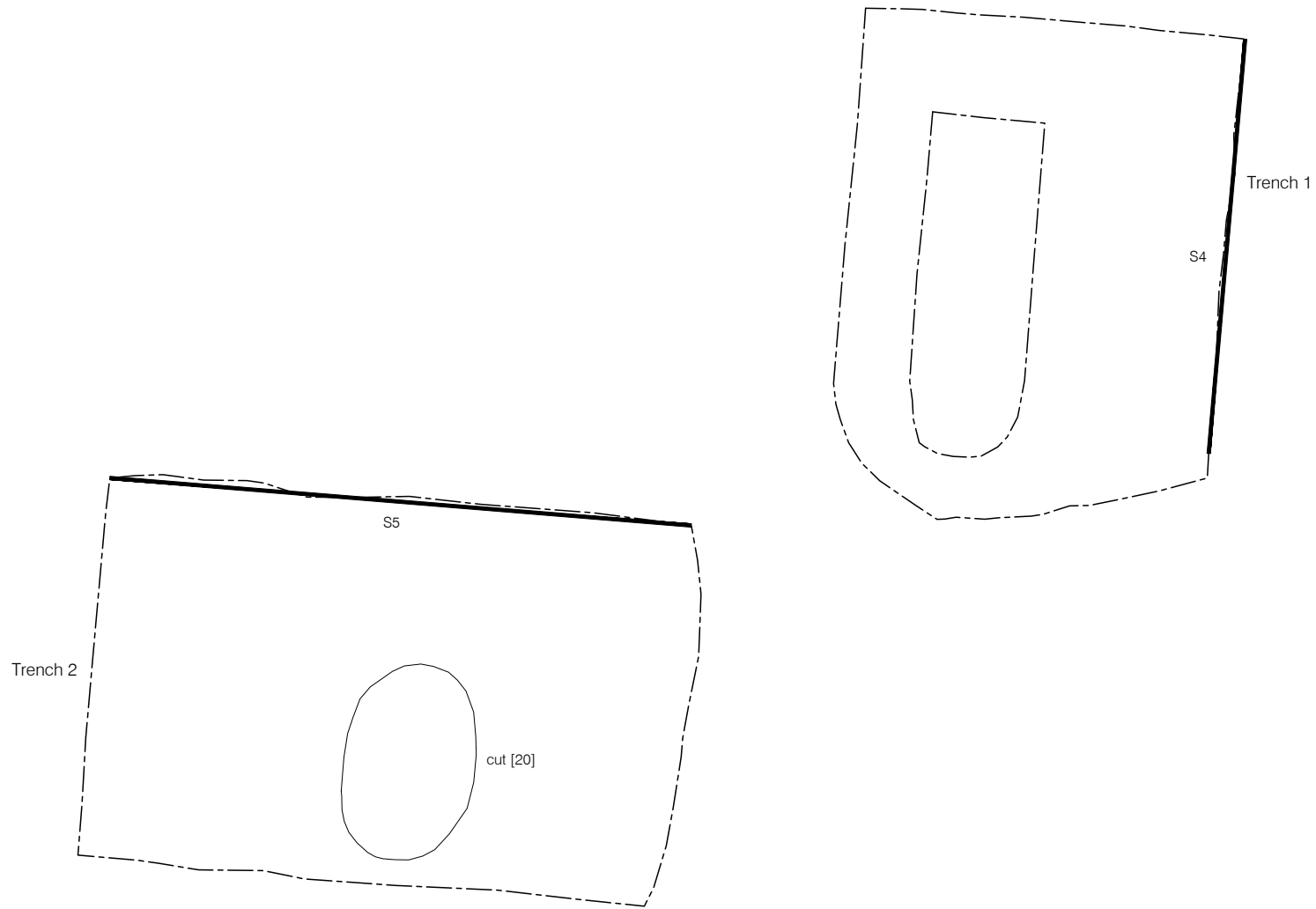
28/04/16 HB

Figure 1
Site Location
1:12,500 at A4



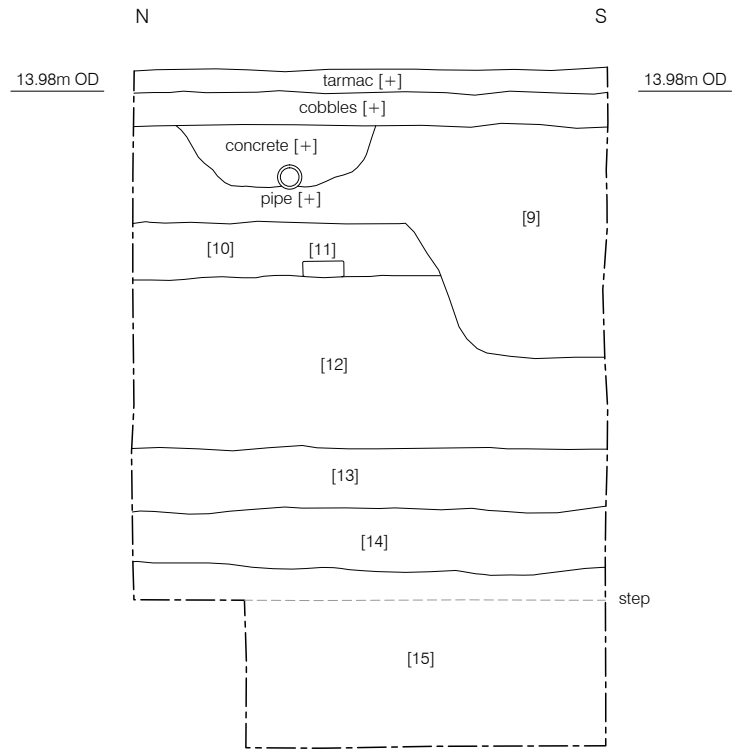
© Crown copyright 2016. All rights reserved. License number PMP36110309
 © Pre-Construct Archaeology Ltd 2016
 28/04/16 HB

Figure 2
 Trench Locations & Monitored Areas of Watching Brief
 1:400 at A4

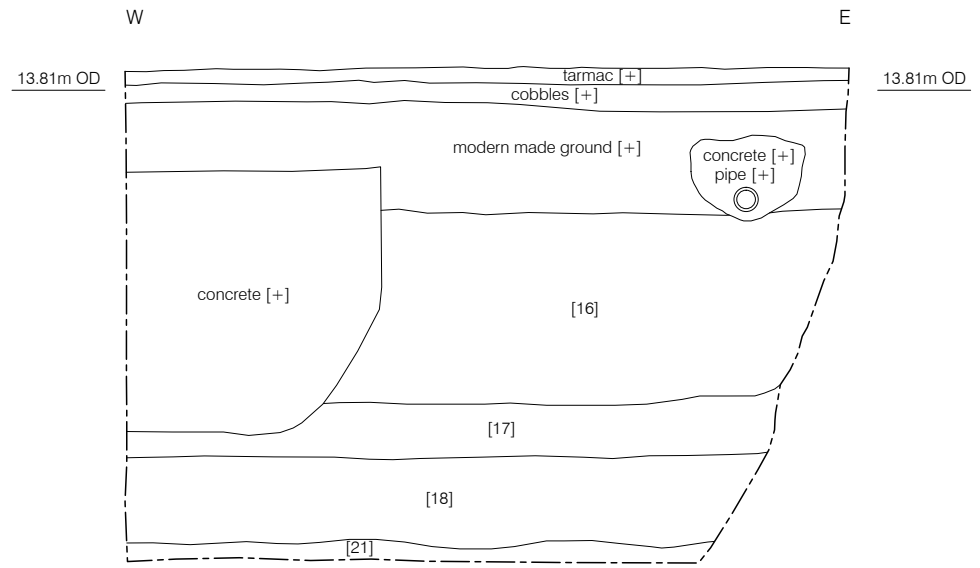


© Pre-Construct Archaeology Ltd 2016
28/04/16 HB

Figure 3
Plan of Evaluation Trenches 1 & 2
1:40 at A4



Section 4
West facing
Trench 1

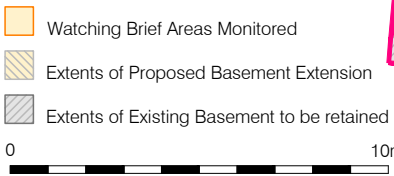
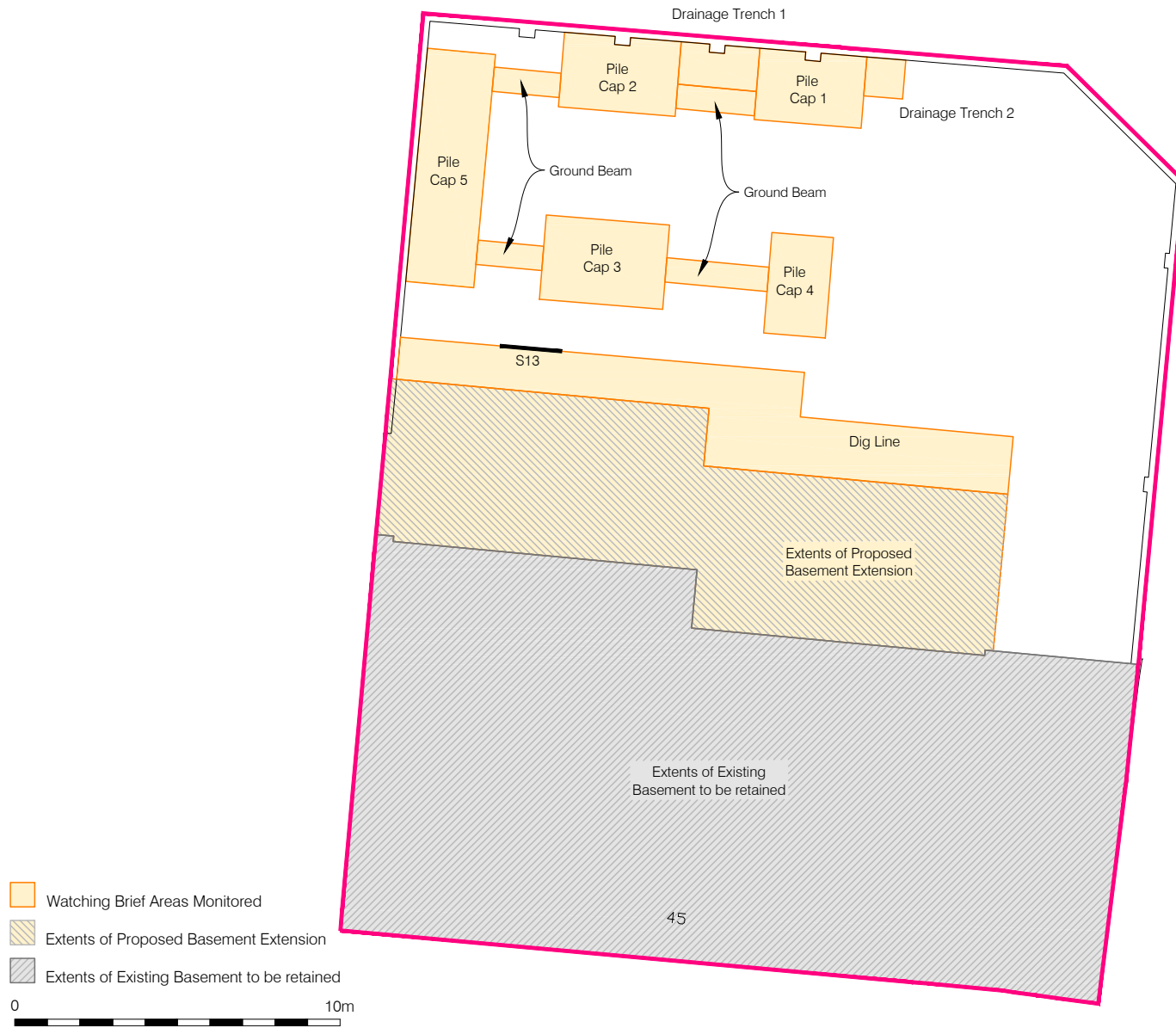


Section 5
South facing
Trench 2



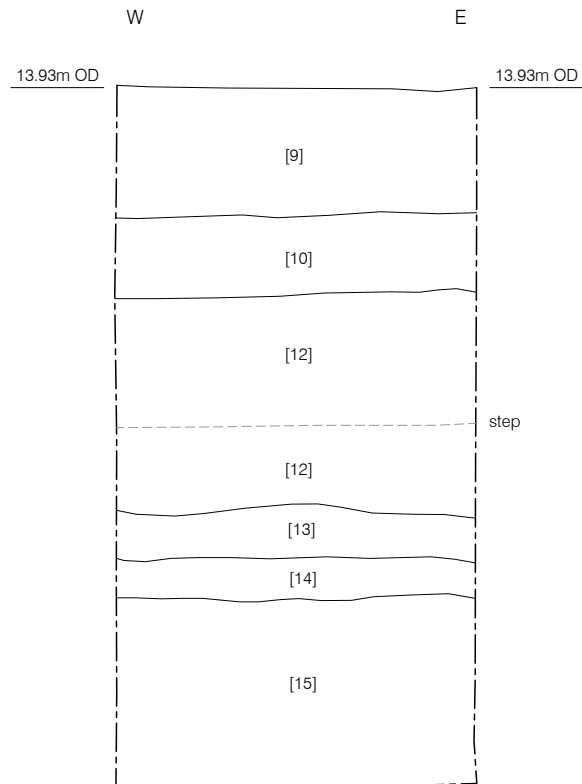
© Pre-Construct Archaeology Ltd 2016
27/04/16 HB

Figure 4
Sections 4 & 5
1:40 at A4



© Pre-Construct Archaeology Ltd 2016
28/04/16 HB

Figure 5
Plan of Watching Brief Areas Monitored
1:200 at A4



Section 13
 South facing
 Watching Brief Area



© Pre-Construct Archaeology Ltd 2016
 27/04/16 HB

Figure 6
 Section 13
 1:40 at A4

11 APPENDIX 1: POTTERY ASSESSMENT

By Chris Jarrett, Pre-Construct Archaeology Limited

11.1 Introduction

11.1.1 A small assemblage of pottery was recovered from the excavation (59 sherds/55 estimated number of vessels /6.479kg, of which four sherds/4 ENV/212g was unstratified. The pottery dates to the post-medieval period and more specifically the 17th century. The assemblage is in a good condition, although it is present as mostly sherd material, with only three items having a complete profile. The majority of the pottery could be assigned to a form. None of the sherds were deemed to be residual and shows no evidence of abrasion and therefore the assemblage was mostly deposited fairly rapidly after breakage or on its discard. The material was found in five contexts as small sized groups (under 30 sherds). The classification of the pottery types is according to the Museum of London Archaeology (2014). The assemblage is discussed as a spot dating index.

11.2 Spot dating Index

SC: sherd count, ENV: estimated number of vessels, Wt (g), weight in grams

11.2.1 Unstratified

Pottery type	Code	Date range	SC	ENV	Wt (g)	Form(s)
Surrey-Hampshire border whiteware with green glaze	BORDG	1550-1700	2	2	140	Bowl or dish
London tin-glazed ware with plain white glaze (Orton style C)	TGW C	1630-1846	1	1	37	Bowl, straight-sided/porringer
London tin-glazed ware with blue- or polychrome-painted decoration and external lead glaze (Orton style D)	TGW D	1630-1680	1	1	35	Bowl, medium rounded

11.2.2 Context [9], spot date: late 17th century

Pottery type	Code	Date range	SC	ENV	Wt (g)	Form(s)
Surrey-Hampshire border whiteware with brown glaze	BORDB	1600-1700	1	1	9	Rounded mug
Surrey-Hampshire border whiteware with green glaze	BORDG	1550-1700	1	1	4	-
Surrey-Hampshire border whiteware with clear (yellow) glaze	BORDY	1550-1700	5	4	81	Bowl or dish, bowl, flared, porringer, tripod pipkin, type 1 (internally lid-seated)
Frechen stoneware	FREC	1550-1700	1	1	22	Jug, rounded
Metropolitan slipware	METS	1630-1700	3	3	304	Bowl or dish, bowl, rounded, dish, small
Essex-type post-medieval fine redware	PMFR	1580-1700	3	3	34	-
London-area post-medieval redware	PMR	1580-1900	3	3	237	Bowl, rounded
London-area post-medieval slipped redware with green glaze	PMSRG	1480-1650	1	1	8	Open form
Surrey-Hampshire border redware	RBOR	1550-1900	1	1	20	-
English tin-glazed ware	TGW	1570-1846	1	1	80	Charger
London tin-glazed ware with plain	TGW C	1630-1846	2	1	28	?lid, conical

Pottery type	Code	Date range	SC	ENV	Wt (g)	Form(s)
white glaze (Orton style C)						
London tin-glazed ware with blue- or polychrome-painted decoration and external lead glaze (Orton style D)	TGW D	1630-1680	3	3	28	charger

Total: 25 sherds, 23 ENV, 855g

11.2.3 Context [12], spot date: 1580–1700

Pottery type	Code	Date range	SC	ENV	Wt (g)	Form(s)
Essex-type post-medieval fine redware with brown glaze	PMFRB	1580-1700	1	1	31	Porringer

11.2.4 Context [13], spot date: 1580–1900 (probably 17th century)

Pottery type	Code	Date range	SC	ENV	Wt (g)	Form(s)
London-area post-medieval redware	PMR	1580-1900	1	1	109	Chamber pot

11.2.5 Context [16], spot date: 1630–1680

Pottery type	Code	Date range	SC	ENV	Wt (g)	Form(s)
Frechen stoneware	FREC	1550-1700	1	1	42	Jug, rounded
Metropolitan slipware	METS	1630-1700	1	1	48	Jug, rounded
London tin-glazed ware with blue- or polychrome-painted decoration and external lead glaze (Orton style D)	TGW D	1630-1680	1	1	144	Charger

Total: three sherds, 3 ENV, 234g

11.2.6 Context [19], spot date: 1630–1650

Pottery type	Code	Date range	SC	ENV	Wt (g)	Form(s)
Surrey-Hampshire border whiteware	BORD	1550-1700	1	1	7	Porringer
Surrey-Hampshire border whiteware with green glaze	BORDG	1550-1700	1	1	23	-
Surrey-Hampshire border whiteware with olive glaze	BORDO	1550-1700	1	1	334	Chamber pot
Surrey-Hampshire border whiteware with clear (yellow) glaze	BORDY	1550-1700	1	1	136	Tripod pipkin, type 2 (external lid-seated)
Metropolitan slipware	METS	1630-1700	6	4	1348	Dishes: rounded and small, jug, rounded
Essex-type post-medieval black-glazed redware	PMBL	1580-1700	3	3	851	Chamber pot, mug, rounded
Essex-type post-medieval fine redware	PMFR	1580-1700	1	1	440	Jug
Essex-type post-medieval fine redware with green glaze	PMFRG	1580-1700	2	2	474	Cauldron
London-area post-medieval redware	PMR	1580-1900	6	6	1222	Bowl or dish, bowl, flared, chamber, jar, tall rounded (Deptford/Woolwich type)
Surrey-Hampshire border redware	RBOR	1550-1900	2	2	114	Bowl, small rounded
Westerwald stoneware	WEST	1590-1900	1	1	89	Jug

Total: 25 sherds, 23 ENV, 5.038kg

11.3 Significance, potential and recommendations for further work

11.3.1 The pottery has some significance at a local level and consists of pottery types frequently found in the London area. A few items are of interest and were recovered from deposit [19]. Firstly, there is the complete profile of a mid 17th-century Essex-type post-medieval black-glazed redware rounded mug. Secondly, present is the constricted rim of a German Westerwald stoneware jug which has applied on the neck a band of moulded decoration which features a small medallion of a devils face with two long haired seated supporters, each with a leg stretching up to the medallion and unidentified objects held in their feet, while a fourth medallion features a bearded face (perhaps Jesus or God). Three Metropolitan slipware dishes are also recorded in the group. Many of the redware (PMFR, PMR and RBOR) vessels in fill [19] also show evidence of external sooting and were therefore used for cooking. Context [16] was of note for containing a Metropolitan slipware jug with slip-trailed writing on it and surviving as 'GOO...', besides a tin-glazed charger dating to the third quarter of the 17th century, which has a blue grape motif with green also partially existing in the design. Other groups of comparable pottery have been recovered locally from Spitalfields Market (Harward et al) and Crispin Street (Jarrett 2014). The pottery has the potential to date the contexts it was recovered from and infer upon activities associated with the study area. As the assemblage of pottery is small and would be difficult to publish as an article in its own right, then there are no recommendations for further work on the material.

11.4 References

- Harward, C. Holder, N and Jeffries, N. 2015 The Spitalfields suburb 1539–c 1880: excavations at Spitalfields Market, London E1, 1991–2007. MOLA Monograph Series 61
- Jarrett, C. 2014, 'The Post-Roman Pottery' in B Sudds and A. Douglas with C. Phillpotts, 'Excavations At Crispin Street, Spitalfields: From Roman Cemetery To Post-Medieval Artillery Ground'. Trans Londondon Middlesex Arch Soc 64. Supplement: specialist contributions http://www.lamas.org.uk/images/documents/LAMAS_Trans_65_CrispinStreetPDFsupplement.pdf
- Museum of London Archaeology, 2014. Medieval and post-medieval pottery codes. <http://www.mola.org.uk/resources/medieval-and-post-medieval-pottery-codes>

12 APPENDIX 2: CLAY TOBACCO PIPE ASSESSMENT

By Chris Jarrett, Pre-Construct Archaeology Limited

12.1 Introduction

12.1.1 A small sized assemblage of clay tobacco pipes was recovered from the site (one box). All of the fragments are in a good condition, indicating fairly rapid deposition after breakage. Clay tobacco pipes occur in two contexts as small (under 30 fragments) sized groups. All of the clay tobacco pipes (29 fragments, comprised of seventeen bowls and twelve stems), of which three bowls are unstratified, were classified by Atkinson and Oswald's (1969) typology (suffixed AO). The quality of finish has been recorded (A: average, G: good, P: poor) besides the degree of rim milling (milling index) expressed in quarters. The material is discussed as a spot dating index,

12.2 Spot dating Index

12.2.1 Unstratified

Part	type	Date range	No. of fragments	Finish	Milling Index	Comments
Bowl	AO13	1660–1680	1	G	4/4	Angled stem
Bowl	AO13	1660–1680	1	P	2/4	
Bowl	?AO15		1	A	2/4	Spur missing

12.2.2 Context [9], spot date: 1660-1670

Part	Type	Date range	No. of fragments	Finish	Milling Index	Comments
Bowl	AO10	1640–1660	1	A	0	Bottered rim (rounded with a tool), no milling
Bowl	AO10	1640–1660	1	A	1/4	
Bowl	AO10	1640–1660	1	A	2/4	
Bowl	AO10	1640–1660	1	A	3/4	
Bowl	AO11	1640–1670	1	A	3	Bottered rim
Bowl	AO12	1640–1660	1	A	0	Bottered rim, no milling
Bowl	AO15	1660–1680	1	A	1/4	Bottered
Bowl	AO15	1660–1680	1	A	4/4	
Bowl	AO9		2	A	4/4	Bottered
Stem			6			Thick diameter, wide bores

12.2.3 Context [19], spot date: 1660-1680

Part	Type	Date range	No. of fragments	Finish	Milling Index	Comments
Bowl	AO13	1660–1680	1	A-G	0	Bottered rim, no milling
Bowl	AO15	1660–1680	1	A		Rim missing
Bowl	AO15	1660–1680	1	A	3/4	Narrow bowl

Part	Type	Date range	No. of fragments	Finish	Milling Index	Comments
Bowl	AO15	1660–1680	1	A	4/4	Narrow bowl
Stem			6			Thick diameter, wide bores

12.3 Significance, potential and recommendations for further work

12.3.1 The clay tobacco pipes have little significance, although it is interesting that the assemblage has a higher ratio of the heart-shaped AO11 and AO12 type bowls: otherwise the bowls are consistent with those types frequently found in this part of the London. All of the bowl types date to the mid 17th century and characteristically for this period do not have makers' marks. The main potential of the material is to date the contexts they were recovered from. There are no recommendations for further work on the material.

12.4 References

Atkinson D. and Oswald, A., 1969 'London clay tobacco pipes'. *Journal of British Archaeology Association*, 3rd series, Vol. 32, 171-227.

13 APPENDIX 3: CERAMIC BUILDING MATERIAL ASSESSMENT

By Amparo Valcarcel, Pre-Construct Archaeology Limited

13.1 Catalogue

Context	Fabric	Form	Size	Date range of material		Latest dated material		Spot date	Spot date with mortar
9	3063;3064	Flemish yellow glazed floor tile; local tin-glazed	2	1450	1800	1450	1800	1618-1800	No mortar
11	3033	Post medieval sandy red fabric	1	1450	1700	1450	1700	1450-1600	No mortar
19	2279	Post medieval pan tile	1	1630	1850	1630	1850	1630-1850	No mortar

13.2 Review

13.2.1 The small building material assemblage (4 fragments, 2.64kg) reflects the post medieval development of this site. One sandy red brick fabric (3033) was recovered from [11], and was manufactured for city using local London brick clay between 1450 and 1700.

13.2.2 There is one yellow glazed Flemish floor tile [9], and one tin-glazed [9] with blue and yellow medallion border, dated 1618-1650, probably made at the Pickleherring pothouse (Dies 57-58, Betts et al. 2010). Curved, nibbed roofing tile which came into force only during the mid 17th century was recovered from context [19].

13.3 Recommendations

13.3.1 The value of this small assemblage lies in dating features from between the 15th and mid 19th century.

13.3.2 No further work is recommended.

13.4 References

Betts, I. & Weinstein, R.I. (2010): Tin glazed tiles from London, Museum of London Archaeology, MOLA.

14 APPENDIX 4: FAUNAL ASSESSMENT

By Kevin Rielly, Pre-Construct Archaeology Limited

14.1 Introduction

14.1.1 The site is located in the Spitalfields area to the east of Liverpool Street Station. Various deposits were recovered during the phases of excavation revealing occupation dating from the 17th century up to the modern era. Small quantities of animal bones were included amongst the finds from these levels. All of the bones were hand recovered.

14.2 Methodology

14.2.1 The bone was recorded to species/taxonomic category where possible and to size class in the case of unidentifiable bones such as ribs, fragments of longbone shaft and the majority of vertebra fragments. Recording follows the established techniques whereby details of the element, species, bone portion, state of fusion, wear of the dentition, anatomical measurements and taphonomic including natural and anthropogenic modifications to the bone were registered.

14.3 Description of faunal assemblage

14.3.1 The site provided a total of 18 hand collected animal bones, derived from four deposits (see Table 1). In order of dating, these deposits are described as natural [15] and [21] followed by 17th century occupation [16] and then 19th/20th century made ground [9] (though dated to the late 17th century by the associated finds).

Deposit:	9	15	16	21
Species				
Cattle	3			19
Cattle-size	2	1	1	
Sheep/Goat	4		2	
Pig	1			
Sheep-size	3			
Goose			1	
Grand Total	13	1	4	19

Table 1. Species abundance by context using total fragment counts

14.3.2 The single bones from [15] is a large cattle-size rib, stained green which is probably equid, while the later collections include a variety of food species and skeletal parts signifying mixed processing and consumer waste. The assemblage from context [21] consisted entirely of cattle horncores, the nature of butchery and the low level of fragmentation suggest these to have been the result of the dumping of industrial waste. The species are represented by relatively small individuals with the exception of a near complete cattle humerus from [9] which may belong to an 'improved' type, these entering the London meat markets in the latter part of the 18th or the beginning of the 19th centuries (after Rixson 2000, 215).

14.4 Conclusion and recommendations for further work

14.4.1 While the bones were relatively well preserved and seemingly from deposits with good dating

evidence, the quantities available from the earlier and later post-medieval phases are rather small. It is possible to suggest the range of animals consumed, essentially comprising prime beef and mutton, but more bones would be required to adequately detail animal usage in this immediate area as well as to compare the data with contemporary collections in this general area, as for example referring to the substantial assemblage from Crispin Street, Spitalfields (Yeomans in prep).

14.4.2 It is therefore recommended that this collection is not worthy of any further study.

14.5 References

Rixson, D, 2000 *The History of Meat Trading*, Nottingham University Press

Yeomans, L, in prep The animal bones, in B, Sudds and A, Douglas, Excavations At Crispin Street, Spitalfields, Pre-Construct Archaeology

15 APPENDIX 5: GLASS ASSESSMENT

By Chris Jarrett, Pre-Construct Archaeology Limited

15.1 Discussion

15.1.1 A single fragment of glass (32g) was recovered from context [9]. The item consists of a naturally weathered pale olive natural glass bottle rim, with a short everted rim, short cylindrical neck and a shallow, wide rounded shoulder. The item is likely to be a case bottle (characterised as an optically moulded square body and base section) and was most likely to have been used to store alcohol. This form appears in the late 16th century and continues to be produced up to the present day: however this item is probably of a late 16th-17th century date (Wilmot 2002, 87, fig.25.1).

15.2 Reference

Willmott, H. 2002, Early post-medieval vessel glass in England, c. 1500-1670. Council for British Archaeology Research Report 132.

16 APPENDIX 6: CONTEXT INDEX

Site Code	Context No.	Type	Description	Phase	Highest Level (approx)	Dimensions (N-S)	Dimensions (E-W)	Thickness/Depth
FOS15	1	Layer	Loose Dark Brown-Black, 19 th century made ground.	3	13.70m OD	Whole Site	Whole Site	2.50m
FOS15	2	Layer	Loose/Soft fine sandy silt mid grey brown. 19 th century levelling.	3	13.50m OD	Whole Site	Whole Site	0.24m
FOS15	3	Layer	Loose mid brown coarse sandy silt. Modern service trench backfill.	4	13.60m OD	Whole Site	Whole Site	0.76m
FOS15	4	Layer	Loose brown grey coarse sandy silt 19 th century made ground.	3	13.50m OD	Whole Site	Whole Site	0.86m
FOS15	5	Layer	Brickearth	1	12.2m OD	Whole Site	Whole Site	2.70m
FOS15	6	Layer	Taplow Gravel	1	8.5m OD	Whole Site	Whole Site	3.2m
FOS15	7	Layer	London Clay	1	5.3m OD	Whole Site	Whole Site	-
FOS15	8	Layer	Loose coarse sandy silt made ground 19 th century levelling.	3	13.60m OD	Whole Site	Whole Site	0.66m
FOS15	9	Layer	Loose silty sand modern made ground.	3	13.80m OD	Whole Site	Whole Site	1.22m
FOS15	10	Layer	Sandy silt early 20 th century made ground.	3	13.28m OD	Whole Site	Whole Site	0.30m
FOS15	11	Masonry	Un-frogged red brick line of bricks.	2	13.01m OD	0.10m	1.20m	0.70m
FOS15	12	Layer	Firm 19 th /20 th made ground.	2	12.98m OD	Whole Site	Whole Site	0.93m
FOS15	13	Layer	Firm mid grey brown C17 made ground.	2	12.18m OD	Whole Site	Whole Site	0.35m
FOS15	14	Layer	Fairly firm, redeposited brickearth	2	11.78m OD	Whole Site	Whole Site	0.35m
FOS15	15	Layer	Brickearth	1	11.48m OD	Whole Site	Whole Site	0.99m
FOS15	16	Layer	Fairly loose 20 th century made ground.	3	13.20m OD	Whole Site	Whole Site	1.01m
FOS15	17	Layer	Firm dark grey brown 17 th century made ground.	2	12.16m OD	Whole Site	Whole Site	0.31m
FOS15	18	Layer	Dirty redeposited brickearth mixed with made ground.	2	11.86m OD	Whole Site	Whole Site	0.49m
FOS15	19	Fill	Fill of pit [20]	2	11.34m OD	1.10m	0.80m	>0.5m
FOS15	20	Cut	Sub-oval pit.	2	11.34m OD	1.10m	0.80m	>0.5m
FOS15	21	Layer	Brickearth	1	11.30m OD	Whole Site	Whole Site	Unseen

18 APPENDIX 8: REPORT OASIS FORM

OASIS ID: preconst1-250193

Project details

Project name	45 Folgate Street, London E1 6BX: An Archaeological Investigation
Short description of the project	In January and February 2016 PCA executed two test-trenches at the site within the rear car-park area, which identified the presence of post-medieval made ground layers sealing natural brickearth at the surface of which a pit had been excavated and backfilled in the 17th century. Based upon the results of the evaluation, a mitigation watching brief was then undertaken which monitored the excavation of pile-caps, ground-beams, service trenches and the extension to the existing basement at the site, in March and April 2016. The watching brief recorded the brickearth across the site sealed by post-medieval levelling deposits. However no further cut features were observed. A localised and ephemeral brick wall was seen within the made ground horizons.
Project dates	Start: 29-01-2016 End: 18-04-2016
Previous/future work	Yes / No
Any associated project reference codes	FOS15 - Sitecode
Any associated project reference codes	PA/15/00074 - Planning Application No.
Type of project	Recording project
Site status	None
Current Land use	Other 3 - Built over
Monument type	PIT Post Medieval
Monument type	WALL Post Medieval
Significant Finds	POT Post Medieval
Significant Finds	GLASS Post Medieval
Significant Finds	CTP Post Medieval
Significant Finds	CBM Post Medieval
Significant Finds	ANIMAL BONE Post Medieval
Investigation type	"Test-Pit Survey", "Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON TOWER HAMLETS TOWER HAMLETS 45 Folgate Street, London
Postcode	E1 6BX
Study area	657 Square metres
Site coordinates	TQ 33595 81959 51.520231472348 -0.074233036029 51 31 12 N 000 04 27 W Point
Lat/Long Datum	Unknown

Height OD / Depth Min: 11.3m Max: 11.46m

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 James Webb
Project supervisor James Langthorne
Type of sponsor/funding body Developer
Name of sponsor/funding body FOLGATE STREET, LONDON REAL ESTATE S.a.r.l

Project archives

Physical Archive recipient LAARC
Physical Archive ID FOS15
Physical Contents "Animal Bones", "Ceramics", "Glass"
Digital Archive recipient LAARC
Digital Archive ID FOS15
Digital Contents "Stratigraphic"
Digital Media available "Images raster / digital photography", "Images vector", "Spreadsheets", "Text"
Paper Archive recipient LAARC
Paper Archive ID FOS15
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 45 Folgate Street, London E1 6BX: An Archaeological Investigation
Author(s)/Editor(s) Webb, J.
Other bibliographic details PCA R12548
Date 2016
Issuer or publisher Pre-Construct Archaeology Limited
Place of issue or publication London
Description A4 grey lit document with PCA covers

Entered by Chris Mayo (cmayo@pre-construct.com)
Entered on 29 April 2016

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

