

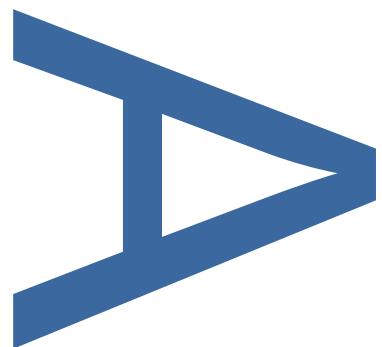
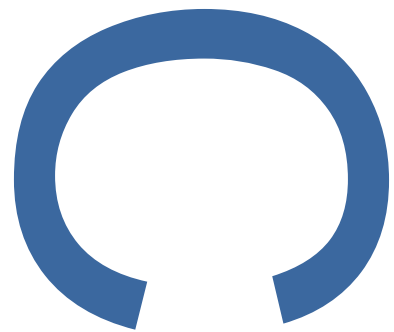
**ALBANY RIVERSIDE
HIGH STREET, BRENTFORD
LONDON BOROUGH OF HOUNSLOW
TW8 0D**

**AN ARCHAEOLOGICAL WATCHING
BRIEF**

PCA REPORT NO: R12738

SITE CODE: K4479

DECEMBER 2016




PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

**ALBANY RIVERSIDE, HIGH STREET, BRENTFORD,
HOUNSLOW, LONDON, TW8 0DS**

AN ARCHAEOLOGICAL WATCHING BRIEF

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**ALBANY RIVERSIDE, HIGH STREET, BRENTFORD, HOUNSLOW, LONDON
TW8 0DS; AN ARCHAEOLOGICAL WATCHING BRIEF**

Site Code: BTF16

Local Planning Authority: London Borough of Hounslow

Central National Grid Reference: TQ 18230 77678

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December 2016

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December 2016

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1. ABSTRACT

- 1.1.1 This report details the results and working methods of an archaeological watching brief that was undertaken on geotechnical investigations at the Waterman's Art Centre, Albany Riverside, High Street, Brentford, Hounslow, London TW8 0DS.
- 1.1.2 The aim of the project was to establish the nature of the site's underlying geology and to establish whether any archaeological remains from the prehistoric or historic periods were present and what impact post-medieval and modern development had had on any potential earlier archaeological deposits and structures.
- 1.1.3 The watching brief confirmed that the underlying geology consisted of London Clay, overlain in the north of the site by made ground and by river silts in the south. No significant archaeological features or materials were observed. The London Clay was seen at a depth of between 1.10m and 4.90 m below ground level (BGL).

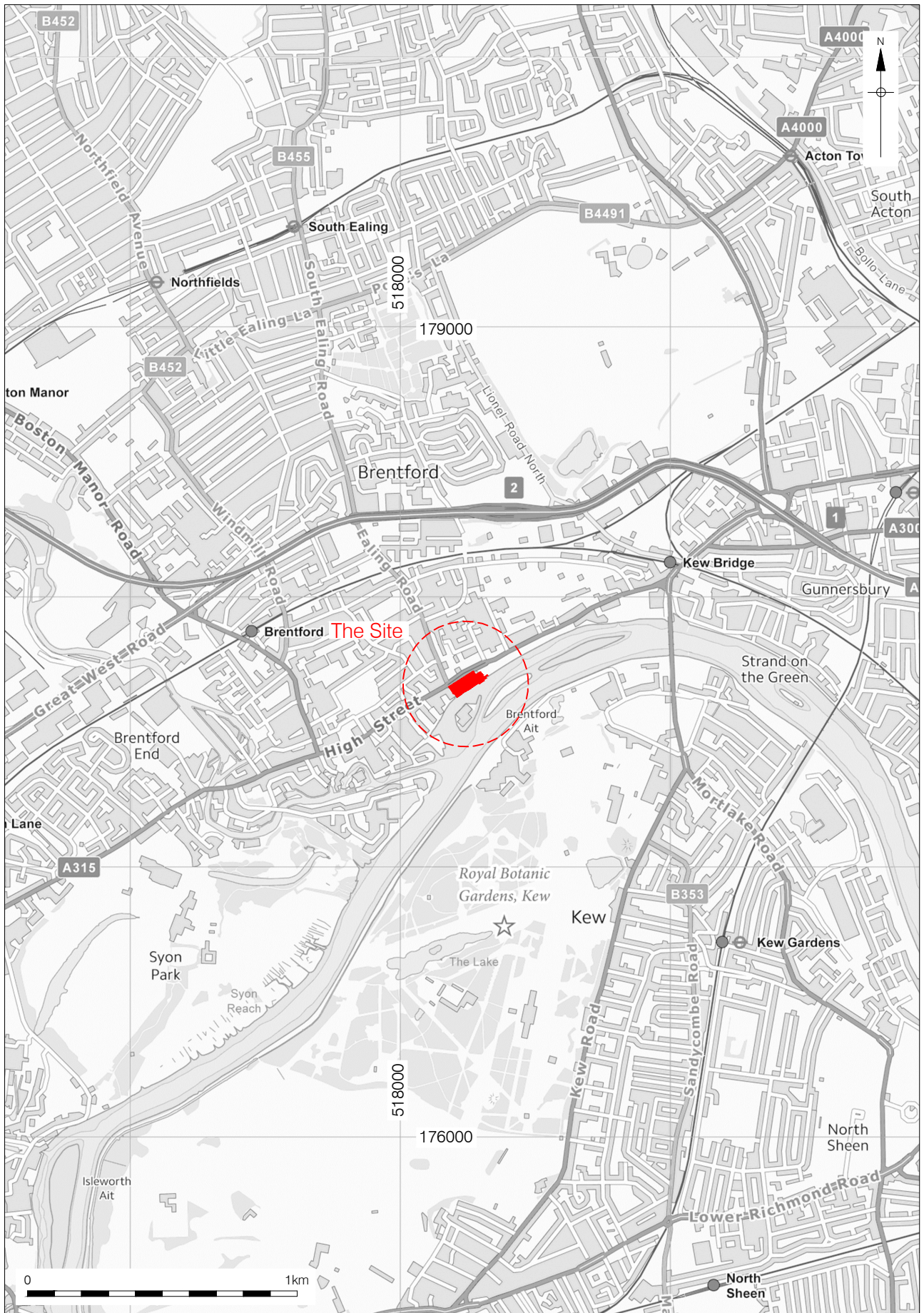
2. INTRODUCTION

- 1.1.4 Pre-Construct Archaeology Limited (PCA) was commissioned by CgMs Consulting to carry out an archaeological watching brief on a series of boreholes on land at Albany Riverside, Brentford, Hounslow, London TW8 8BH (Figure 1).
- 1.1.5 The work was undertaken by PCA between Wednesday 2nd November and Tuesday 8th November 2016. The purpose of the exercise was to record any archaeological features or finds revealed during geotechnical investigations. The overall aim of the watching brief was to produce a predictive model for the natural topography of the site, the levels of ground disturbance, and the possible extent of any surviving deposits of archaeological interest.
- 1.1.6 The site measured c. 48m north to south by c. 145m east to west, covering an area of approximately 6960 sq. metres. The site is bounded to the north by the High Street, to the west by an alley called Smith Hill, to the east by Waterman's Park and to the south by a narrow subsidiary channel of the Thames River, flanked by a pair of islands known as Lott's Ait and Brentford Ait.
- 1.1.7 The site is currently occupied by Max Factor House to the west, comprising a three storey building with an undercroft area below the northern part of the building. The Watermans Art Centre to the east comprises a three storey building, constructed 1984 with later additions/alterations. The site is earmarked for re-development in the near future.
- 1.1.8 The site is centred at National Grid Reference (NGR) TQ 18230 77678.
- 1.1.9 A number of investigations were undertaken by a geotechnical contractor and monitored by PCA. The complete data was compiled in order that surface levels of a number of stratigraphic units could be correlated across the site. A number of stratigraphic units were recorded and two broad units or phases identified. The results have been used to interpret the variation in elevation of the different stratigraphic units across the site and therefore predict the potential survival of archaeologically significant deposits.
- 1.1.10 This report has been made with reference to an archaeological desk-based assessment for the site, previously prepared by CgMs Consulting, and the geo-archaeological deposit model report prepared by Quest for the same site.

Research Objectives

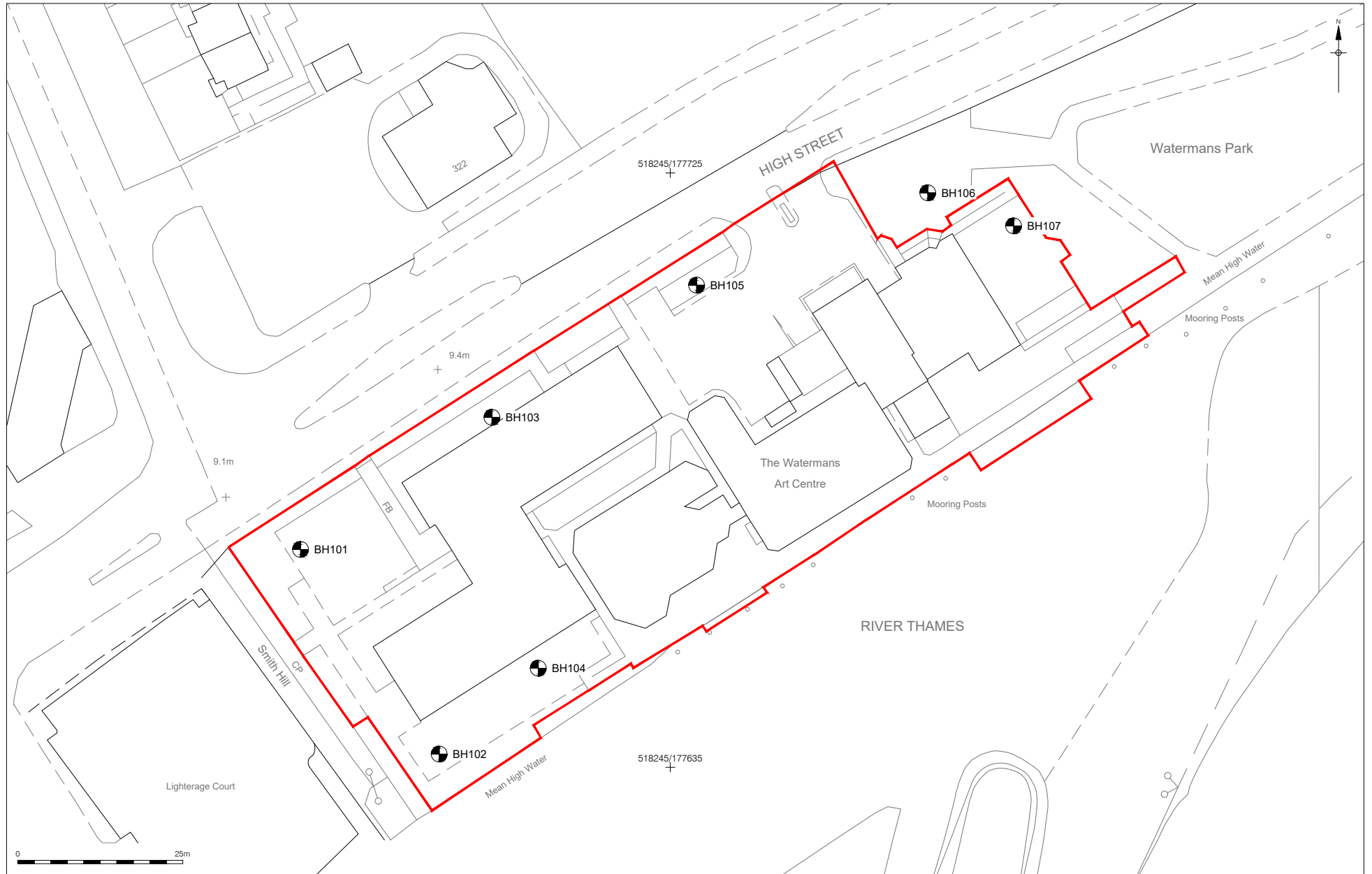
- 1.1.11 As outlined in the Written Scheme of Investigation (Bradley 2016), the objectives of the watching brief were:-
- What is the nature of the natural geology?
 - What is the evidence for prehistoric occupation?
 - What is the evidence for Roman occupation?
 - What is the evidence for Anglo Saxon occupation?
 - What is the evidence for medieval structures on the site?

- What evidence is there for the post-medieval development of the site? To what extent has post-medieval and modern development of the site impacted on potential earlier archaeological deposits and structures?
- 1.1.12 The site was supervised by Aidan Turner of PCA. The site was project managed by Tim Bradley, also of PCA. The project was commissioned by CgMs Consulting.
- 1.1.13 Following the completion of the project the site archive will be deposited in its entirety with the London Archaeological Archive and Research Centre (LAARC) under the unique code BTF16.



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Figure 1
 Site Location
 1:20,000 at A4



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Figure 2
 Detailed Site Location
 1:800 at A4

3 PLANNING BACKGROUND

- 3.1.1 The Albany Riverside site, High Street, Brentford is proposed for redevelopment. Proposals are likely to comprise a residential-led redevelopment of the site, including a basement. The site lies within Archaeological Priority Areas as defined by the London Borough of Hounslow.
- 3.1.2 Developments which may adversely impact upon sites of archaeological interest are covered by national legislation and national, regional and local planning guidance.
- 3.1.3 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 the National Planning Policy Framework (NPPF), by the current London Development Plan and the Hounslow Local Plan and by any other material considerations.
- 3.1.4 This report follows the preparation of an Archaeological Desk Based Assessment, and has been commissioned to further inform the planning authority of the likely extent and nature of any potential below ground archaeological features which could be adversely affected by any future modification or redevelopment of the site.

4 GEOLOGY AND TOPOGRAPHY

The following geological and topographic background to the site is drawn from the archaeological desk based assessment (CgMs 2016).

Geology

- 4.1.1 The solid geology of the site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions.
- 4.1.2 Further detail is provided by British Geological Survey Sheet 270 (South London 1998) which shows the superficial geology of the site to comprise deposits of Langley Silt Brickearth, defined as 'sandy clay and silt'.

Topography

- 4.1.3 The natural topography of the site would have comprised a drop from north to south, away from the High Street towards the foreshore of the River Thames. Evidence from sites immediately west of the site has indicated that areas adjacent to the river have formerly been built up with areas of made ground, prior to development.
- 4.1.4 The site itself is terraced between the High Street and the river, following previous and existing development, together with subsequent remediation. The High Street frontage of the site is level at c.9.1-9.2m AOD, with an immediate drop to c.6.3 to 6.6m AOD at the lowest level of the buildings where it forms an under-croft carpark. The site slopes slightly towards the river to the southwest, to a lowest point of 5.12m AOD. The walkway along the river frontage rises from the southwestern corner of the site towards the centre, to a maximum of 9.29m AOD, before dropping away towards the north-eastern boundary adjacent to Watermans Park.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1.1 The following archaeological and historical background is summarised from the archaeological desk based assessment for the site, prepared by CgMs Consulting (2016).

Prehistoric

5.1.2 Palaeolithic faunal remains have been identified at Brentford Dock, to the west of the site.

5.1.3 Also to the west of the site, a Mesolithic, Neolithic and Bronze Age lithic working site/occupation/settlement site has been identified, with a similar site identified at 240-246 High Street.

Roman

5.1.4 The line of Brentford High Street to the north of the site follows the alignment of the Roman road from London to Silchester.

5.1.5 Occupation layers, ditches, pits, post holes and ard marks were noted during excavations at 233-246 High Street, west of the site and a gully and occupation layer noted close by. Peat deposits from this period were identified at Ferry Lane, to the west of the site. Roman field boundaries were observed at the former Brentford Gasworks site, immediately east of the site.

Anglo Saxon and Medieval

5.1.6 There is no entry for Brentford in Domesday Book, suggesting that at that time the area was recorded under Isleworth.

5.1.7 Evidence of medieval activity is restricted to isolated finds recovered from neighbouring sites and a field boundary ditch at the former Brentford Gasworks, which lay to the east of the site.

5.1.8 It is likely that during these periods the site lay in marginal agricultural land situated between the road and the river.

Post-Medieval

5.1.9 John Rocque's Survey of London (1745) shows the site occupied by buildings fronting Brentford High Street, with open area to the rear. This is shown in more detail on the 1777 Plan of Ealing.

5.1.10 The Ealing Tithe Map (1839), together with the associated Award shows the site occupied by a variety of houses and premises fronting the High Street, with yards and gardens to the rear, fronting onto the river. The Royal Hotel, formerly the Bell, lies within the centre of the site, while further houses, yards, an area of vacant ground (Award ref 81) and a brewery on the eastern boundary.

5.1.11 The First Edition Ordnance Survey (1863-5) shows the study site occupied with buildings along the western and southern boundaries, and within the north eastern and south eastern corners.

5.1.12 The Second Edition Ordnance Survey (1895) shows alterations and additions to the buildings within the site, including the appearance of a vicarage towards the western

end. The Third Edition Ordnance Survey (1915) shows further alterations to the buildings across the site.

- 5.1.13 By 1931 the entire site had been subsumed into the gasworks complex. From west to east the site comprised a coke storage plant, coke bunkers, a weighbridge and elevated yard with workshops below, together with two retort houses and associated infrastructure
- 5.1.14 Gas production ceased at the Brentford works in 1963 and the site was subsequently redeveloped, along with Waterman's Park adjoining the study site's eastern boundary. By the 1980s the study site had been redeveloped with the construction of Max Factor House on the western side, and the Watermans Art Centre (built 1984) to the east.

6 METHODOLOGY

- 6.1.1 The geotechnical investigation of the site was undertaken between 2th November and 14th November 2016. This comprised seven boreholes (BH 101 to 107). A selection of these investigations were monitored by PCA as a watching brief, with all logs being consulted (Figure 2).
- 6.1.2 Some of the boreholes have not been reviewed in detail as they did not penetrate the ground to sufficient depth in order to contribute information useful in creating the deposit model. The data produced from these interventions has been referred to as it provides useful information about the deposits which make up the upper sequence of the site.
- 6.1.3 The stratigraphic sequence from within the site has been assessed, and led to the identification of two broad units or phases. In conjunction with the archaeological monitoring of the site, the interventions were also monitored by Quest in order to produce a geoarchaeological deposit model report (Quest 2016).
- 6.1.4 It was possible to identify several broad deposits that could be correlated across different sequences. Data from cores and interventions that did not contain relevant sequences, and layers that could only be identified in a very small number of sequences, were not considered in order to prevent distortions in the overall interpretation of the site. This data has, however, been included in Appendix 1 of this report.
- 6.1.5 The completed archive, comprising all written, drawn and photographic records from the site, will be deposited with the London Archaeological Archive and Research Centre under the Site Code BTF16.

7 DEPOSIT MODEL SEQUENCE

The character of this site consisted of a sequence of modern features and natural deposits.

Phase 1 – Natural Deposits

- 7.1.1 Across the site, the underlying geology was found to be formed from a very dense, stiff, dark brownish, silt clay. These beds were encountered in the investigations at depths ranging from 1.10m and 4.90 m below ground level (bgl), estimated to be approximately 5.26m OD (BH105) to 0.57m OD (BH102).
- 7.1.2 These marine sedimentary deposits were laid down at the beginning of the Eocene Period around 50 million years ago and as such have no archaeological interest. They do, however, immediately underlie the more archaeologically significant river terrace gravels in many locations along the River Thames and therefore provide a clear marker indicating the base of Pleistocene deposits.
- 7.1.3 It was noticeable that the any natural sequence of superficial or 'drift' deposits was absent from the site. No real evidence for either River Terrace Gravels or the Langley Silt Member was identified. These deposits are usually formed of distinctive layers of clean, bright yellow, sandy gravels and homogenous orangey brown silts, respectively.
- 7.1.4 Any survival of deposits from the Langley Silt Member, often known locally in the Greater London area as 'brickearth', would have been of potential significance as it would indicate that the locations in which the deposit was found would not have undergone any major reduction in height through either erosion or later landscaping. The absence of any unmodified brickearth deposits on the site tends to suggest the opposite is true.

Phase 2 – Made Ground

- 7.1.5 In the northern area of site, the London Clay deposits were overlain by deposits of made ground, which appeared to be largely formed of mixed silty sands and rubble. In the northern-most boreholes these deposits, particularly towards their base, often appeared formed from re-worked brickearth type soils and mixed with demolition materials. These boreholes were located at the base of a retaining wall supporting the site's boundary with the High Street.
- 7.1.6 In the southern area of site, the natural clay deposits were overlain by a mixture of dark greyish clayey gravels and occasionally loose black sandy gravels. These may be formed of reworked and redeposited material, either built up by the river, or dumped on the southern slopes of the site, in order to level it.
- 7.1.7 As both the northern and southern areas appeared to have been substantially altered in order to terrace the site, and the central area having been built upon, it appeared unlikely that archaeologically significant strata would survive.

- 7.1.8 The deposits of made ground ranged in thickness from 0.92m to 0.2m and were found at a height of between 9.15m OD in BH 106 and 5.37m OD in BH 102.

Phase 3 –Modern features

- 7.1.9 The made ground was in most locations overlain by tarmac over a sub base of reinforced concrete. On the western edge of the site this was in some places absent and the surface was instead made up of block paving or concrete slabs laid on sand. Some of the most peripheral area on the western edge of the site were landscaped, as was the bulk of southern strip between Max Factor House and the river wall.
- 7.1.10 In some locations below ground structures impeded exploration. Along the length of the retaining wall a 0.40m thick concrete slab or footing proved very resistant to drilling. This may represent an extended ‘toe’ of this wall or a buried concrete structure. A mixture of silty sands and demolition material was found dumped above this, forming a make-up layer supporting the concrete sub -base of the car park area.
- 7.1.11 In areas where of substantial structures are present the survival of any archaeological remains appears highly unlikely. The southern landscaped strip may retain some potential for the survival of archaeological features, but this depends on the extent of any modifications to the site during redevelopment in the early 1980’s, which may have been significant.
- 7.1.12 These deposits ranged in thickness from 0.10m to 3.50m and were found a ground level between 9.25m OD and 5.72m OD.

8 CONCLUSIONS

- 8.1.1 The sequences recorded from the borehole logs have provided information concerning patterns of buried deposits across the area. There are a number of broad conclusions that can be drawn from the archaeological watching brief exercise, and these are further supported by the results of the parallel geoarchaeological exercise (Quest 2016).
- 8.1.2 The site investigation recorded the development of some of the upper part of the underlying geology of the area. This consisted of London Clay. The dates of deposition of this formation mean that these deposits are described only in passing.
- 8.1.3 Above the London Clay deposits, the river terrace gravels appeared to be absent from the site, suggesting that the Thames river channel had removed these deposits through erosion.
- 8.1.4 Some dark grey and blackish grey gravels were recorded in places. These appear to be more recent river alluvium or perhaps small outliers of gravels contaminated through industrial activity on the site.
- 8.1.5 The site is shown by the *British Geological Survey of England & Wales* map to be on the southern edge of an area covered by alluvium from the Langley Silt Member, known locally as 'brickearth'. The brickearth is typically formed of orangey-brown silt clays, or similarly coloured silty sands. Evidence for this deposit, in an unmodified state, was absent from the site. It was, however, noted that some of the deposits of made ground, recorded at the northern edge of the site, was formed of a mixture of building rubble and an orangey -brown silt sand. This may well represent material from the Langley Silt Member redistributed during the re-development and terracing of the site.
- 8.1.6 The Langley Silt Member deposits appear to have been laid down in or near the edge of the Thames river at during the last Devensian glacial episode. Although these deposits are themselves unlikely to contain archaeological materials, their survival is of potential significance, as sites of archaeological interest in the immediate area have contained features cut into such deposits. The lack of these deposits on the site tends to indicate that the site may have undergone a reduction in height, through either erosion, later landscaping or both processes.
- 8.1.7 Due to the size and manor of construction of the Art Centre and Offices, which consists of substantial structures with a terraced under croft car park, it is unlikely that features or objects of archaeological significance would survive within a recognisable archaeological context.
- 8.1.8 There are discrepancies in the relative heights the modern made ground, which are the result of variable levels of later truncation over relatively small distances. However, the broad model for the surface of the made ground gives a general indication for the level at which deposits of potential archaeological interest might be encountered. Due to the extensive terracing of the site, the only location with any possible potential to contain features of interest is on the southern side of the site, where the ground level is likely to
-

have been built up, rather than reduced. This material is likely to be encountered at a broad level of c. 1.40m OD (BH 102) and 1.71m OD (BH 104), beneath up to 4m of modern deposits.

- 8.1.9 The monitoring exercise has shown that the northern side of the has been heavily terraced and is underlain by a sequence of made ground directly over undisturbed London Clay. The site's history of industrial use and redevelopment is likely to be the contributory factor in this truncation.
- 8.1.10 On the southern side of the site the London Clay appears to be overlain by a mixture of alluvial gravelly clays, probably representing relatively recent deposits formed by the river Thames. As the river wall is here retained by a substantial concrete wall, it is unclear whether or not these are naturally lain deposits, or material dredged up and dumped behind the current revetment.
- 8.1.11 The semi waterlogged environment, combined with the risk of flooding, would probably have restricted human occupation of the area and, as a result, any activity would likely be of marginal nature and associated with exploitation of the river edge. It is possible that post waterfront structures or features could survive here, but no evidence for this was observed during the watching brief.
- 8.1.12 Although the site lies relatively close to areas which have produced archaeological materials from the prehistoric and historic periods, no artefacts from these periods were identified.

9 ACKNOWLEDGEMENTS

- 9.1.1 PCA would like to thank CgMs Consulting for commissioning the fieldwork and of Historic England GLAAS for monitoring the fieldwork.
- 9.1.2 The author would like to thank Matthew Thorogood, and his workforce, of CC Ground Investigations Ltd; for their cooperation during the site investigation work, the CAD office for the illustrations and Tim Bradley for project management and editing.

10 BIBLIOGRAPHY

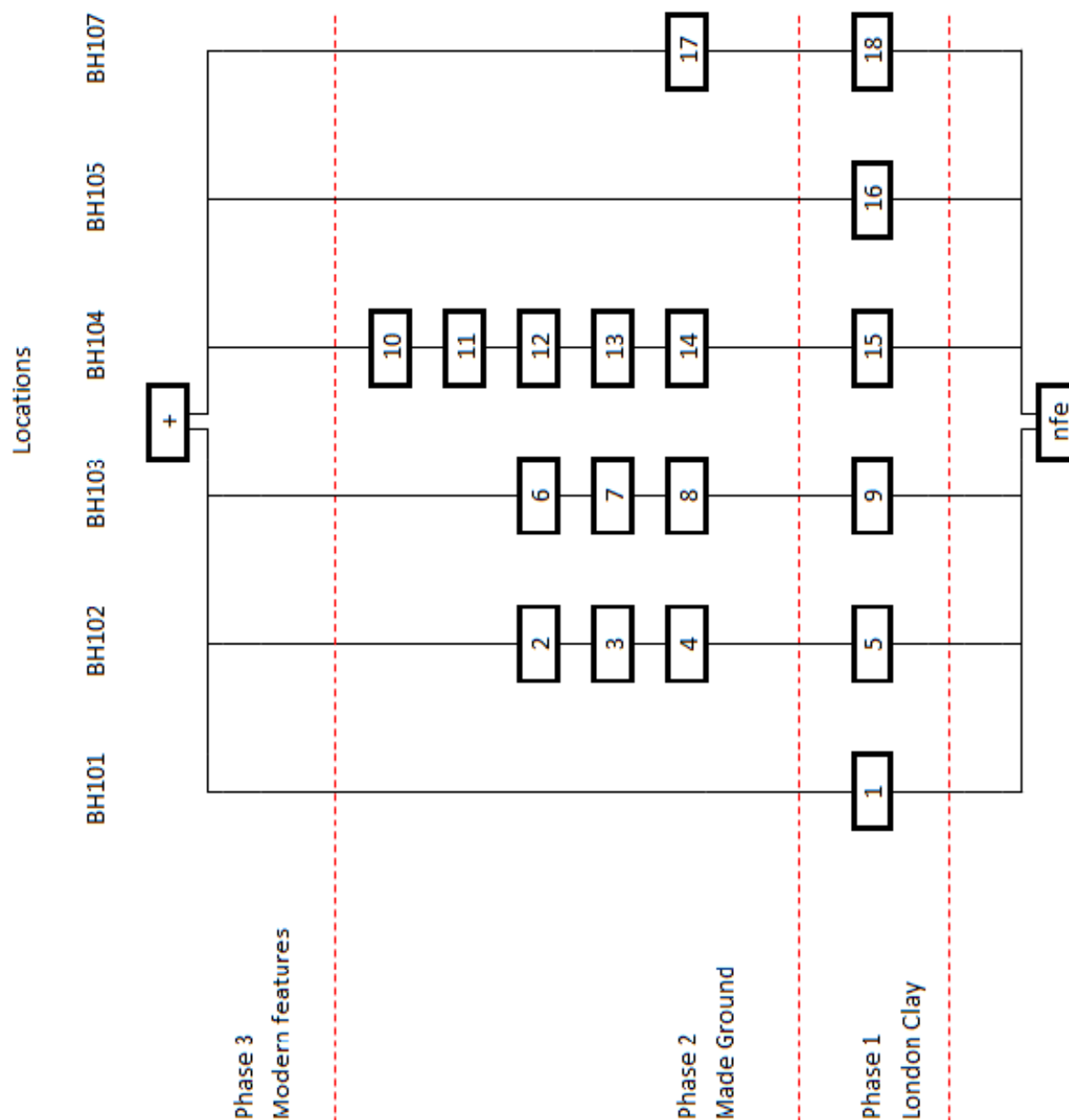
British Geological Survey of England & Wales, Geology Viewer; accessed Nov. 24th 2016,
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

CgMs Consulting 2016, *Archaeological Desk Based Assessment, Albany Riverside, High Street Brentford, Hounslow, London TW8* Unpublished document.

APPENDIX 1: DEPOSIT MODEL DATA

Site Code	Context No.	Pit / Borehole No.	Type	Description	Highest Level (m AOD)	Depth (m BGL)	Thickness (m)	Phase
HAC 16	1	BH101	Layer	London Clay	3.59	1.3	1.5	1
HAC 16	2	BH102	Layer	Made Ground	4.47	1	2	2
HAC 16	3	BH102	Layer	Made Ground	2.47	3	1	2
HAC 16	4	BH102	Layer	Made Ground	1.47	4	0.9	2
HAC 16	5	BH102	Layer	London Clay	0.57	4.9	5.6	1
HAC 16	6	BH103	Layer	Made Ground	5.34	1	0.2	2
HAC 16	7	BH103	Layer	Made Ground	5.14	1.2	1	2
HAC 16	8	BH103	Layer	Made Ground	4.14	2.2	1	2
HAC 16	9	BH103	Layer	London Clay	3.14	3.2	7.05	1
HAC 16	10	BH104	Layer	Made Ground	5.81	0	0.8	2
HAC 16	11	BH104	Layer	Made Ground	5.01	0.8	1.7	2
HAC 16	12	BH104	Layer	Made Ground	3.31	2.5	0.8	2
HAC 16	13	BH104	Layer	Made Ground	2.51	3.3	0.8	2
HAC 16	14	BH104	Layer	Alluvium	1.71	4.1	0.7	2
HAC 16	15	BH104	Layer	London Clay	1.01	4.8	25.2	1
HAC 16	16	BH105	Layer	London Clay	5.26	1.1	8.9	1
HAC 16	17	BH107	Layer	Made Ground	4.7	3.2	1.2	2
HAC 16	18	BH107	Layer	London Clay	3.5	4.4	35.6	1

APPENDIX 2: STRATAGRAPHIC MATRIX



APPENDIX 3: OASIS FORM

Project details

Project name	ALBANY RIVERSIDE, HIGH STREET, BRENTFORD, HOUNSLOW, LONDON TW8 0; A DEPOSIT MODELLING EXERCISE
Short description of the project	This report details the results and working methods of an archaeological watching brief that was undertaken on geotechnical investigations at the Waterman's Arts Centre, Albany Riverside, High Street, Brentford, Hounslow, London TW8. The aim of the project was to establish the nature of the sites underlying geology and to discover whether any archaeological remains were present and what impact post-medieval and modern development had had on any potential earlier archaeological deposits or structures. The watching brief confirmed that the underlying geology consisted of London Clay, overlain in the north of the site by made ground and by river silts in the south. No significant archaeological feature or materials were observed.
Project dates	Start: 02-11-2016 End: 14-11-2016
Previous/future work	No / Not known
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Community Service 2 - Leisure and recreational buildings
Current Land use	Industry and Commerce 2 - Offices
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"

Project location

Country	England
Site location	GREATER LONDON HOUNSLOW BRENTFORD Albany Riverside, High Street, Brentford, Hounslow, London
Postcode	TW8 0DS
Study area	6960 Square metres
Site coordinates	TQ 1823 7768 51.485201992758 -0.297041468588 51 29 06 N 000 17 49 W Point
Height OD / Depth	Min: 0.57m Max: 5.26m

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd.
Project brief originator	CgMs Consulting
Project design originator	Pre-Construct Archaeology Limited
Project director/manager	Tim Bradley
Project supervisor	Aidan Turner
Type of sponsor/funding body	Consultancy
Name of sponsor/funding body	CgMs Consulting

Project archives

Physical Archive Exists?	No
Physical Archive recipient	LAARC
Digital Archive recipient	LAARC
Digital Contents	"Stratigraphic"
Digital Media available	"Spreadsheets","Text"
Paper Archive Exists?	No
Paper Archive recipient	LAARC
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet","Matrices","Plan","Report","Unpublished Text"

**Project
bibliography 1**

Publication type Grey literature (unpublished document/manuscript)

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