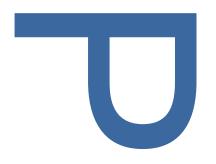
JOLLES HOUSE, BROMLEY HIGH STREET, POPLAR, LONDON BOROUGH OF TOWER HAMLETS, E3 3BL AN ARCHAEOLOGICAL EVALUATION

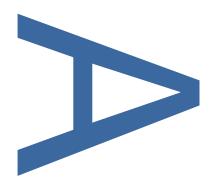


SITE CODE: JLS18



LOCAL PLANNING AUTHORITY: LONDON BOROUGH OF TOWER HAMLETS

NOVEMBER 2018



PRE-CONSTRUCT ARCHAEOLOGY

JOLLES HOUSE, BROMLEY HIGH STREET, POPLAR, LONDON BOROUGH OF TOWER HAMLETS, E3 3BL

AN ARCHAEOLOGICAL EVALUATION

Site Code: JLS18

Central NGR: TQ 37751 82891

Local Planning Authority: LONDON BOROUGH OF TOWER HAMLETS

Commissioning Client: HILL PARTNERSHIPS LIMITED ON BEHALF OF POPLAR

HARCA

Written/Researched by: JAMES LANGTHORNE

Pre-Construct Archaeology Limited

Project Manager: HELEN HAWKINS (MCIfA)

Pre-Construct Archaeology Limited

Contractor: Pre-Construct Archaeology Limited

Unit 54 Brockley Cross Business Centre

96 Endwell Road

Brockley

London SE4 2PD

Tel: 020 7732 3925

E-mail: hhawkins@pre-construct.com

Web: <u>www.pre-construct.com</u>

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DOCUMENT VERIFICATION

Site Name

JOLLES HOUSE, BROMLEY HIGH STREET, POPLAR, LONDON BOROUGH OF TOWER HAMLETS, E3 3BL

Type of project

ARCHAEOLOGICAL EVALUATION Quality Control

Pre-Construct	K5050		
	Name	Signature	Date
Text Prepared by:	J Langthorne		28.11.18
Graphics Prepared by:	R Murphy		28.11.18
Graphics Checked by:	M Roughley	M Roughley	29.11.18
Project Manager Sign-off:	H Hawkins	H Hawkins	29.11.18

Revision No.	Date	Checked	Approved

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

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1 ABSTRACT

- 1.1 This report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd for Hill Partnerships Ltd on behalf of Poplar Harca at Jolles House, Bromley High Street, Poplar in the London Borough of Tower Hamlets, E3 3BL.
- 1.2 The archaeological investigation, carried out between 19th-23rd November 2018, consisted of three trenches. Excavation and recording was conducted in accordance with the standards specified by the Chartered Institute for Archaeologists and following the guidelines issued by Historic England.
- 1.3 A sequence of 18th and 19th century masonry structures potentially relating to both residential and industrial buildings, 20th century made ground deposits, and other features and deposits that overlaid or truncated natural gravelly clay were found in the course of the archaeological investigation. No archaeological evidence that pre-dated the 18th century was found in any of the three trenches indicating that any potential archaeological deposits had been entirely truncated by landscaping works during the post-medieval period. There was no evidence for the churchyard or cemetery that was situated to the north of the Jolles House site.
- 1.4 Natural gravelly clay was only encountered within Trench 1 at a maximum height of 8.87m OD. The presence of structures and other constraints prevented natural deposits being found in the other trenches.

2 INTRODUCTION

- An archaeological investigation commissioned by Hill Partnerships Ltd on behalf of Poplar Harca was undertaken at Jolles House, Bromley High Road, Poplar, E3 3BL in the London Borough of Tower Hamlets, TQ 37751 82891 (Figure 1), between 19th–23rd November 2018. The boundaries of the entire site were defined by Bromley High Street to the north and west, Bow Road to the north, and the A12 Blackwall Tunnel Northern Approach to the east. The Jolles House site encompassed an area of 1246 square metres.
- 2.2 The archaeological evaluation consisted of three trenches: Trenches 1-3 (Figure 2). These trenches represented the first phase of evaluation work on the site. A second phase of trenching may be required subsequent to demolition, this will be confirmed on review of this report by the Archaeological Adviser to the London Borough of Tower Hamlets.
- 2.3 The Written Scheme of Investigation for Archaeological Evaluation (Hawkins 2018) detailed the methodology by which the archaeological investigation was undertaken. The WSI followed Historic England guidelines (Historic England 2015) and those of the Chartered Institute for Archaeologists (CIFA 2014). The evaluation was supervised by James Langthorne. The site was managed by Helen Hawkins for Pre-Construct Archaeology Limited and monitored by Adam Single the Historic England/Greater London Archaeology Advice Service (GLAAS) Archaeology Advisor to the local planning authority.
- 2.4 The Jolles House site lies within an Archaeological Priority Area as defined by the London Borough of Tower Hamlets Core Strategy, and The Blue Anchor Public House in the southeast corner of the site has been subject to a historic building assessment (Garwood 2018)
- 2.5 The site was given the site code JLS18. The complete archive comprising written, drawn and photographic records will be deposited with the Museum of London Archaeological Archive (MLAA).

3 PLANNING BACKGROUND

3.1 National Guidance: National Planning Policy Framework

- 3.1.1 The National Planning Policy Framework (NPPF) was adopted in 2012 and updated in 2018. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. Chapter 16 of the NPPF 2018 concerns the conservation and enhancement of the historic environment.
- 3.1.2 In considering any proposal for development, including allocations in emerging development plans, the local planning authority will be mindful of the policy framework set by government guidance, existing development plan policy and of other material considerations.

3.2 Regional Policy: The London Plan

3.2.1 Additional relevant planning strategy framework is provided by The London Plan, published March 2015. Specifically, Policy 7.8 is of relevance to archaeology within Greater London.

3.3 Local Policy: Archaeology in the London Borough of Tower Hamlets

- 3.3.1 Relevant policy statements for the protection of the buried archaeological resource within the borough are contained within Policy SP10 of the Tower Hamlets Core Strategy 2010 and Policy DM27 of the London Borough of Tower Hamlets Managing Development Document 2013.
- 3.3.2 The Jolles House site does not contain Listed buildings or Scheduled Monuments, nor does it form part of or lie within a World Heritage Site or Conservation Area. The site does lie within an Archaeological Priority Area as defined on the Proposals Map.

3.4 Site Specific Background

3.4.1 A planning application has been submitted for redevelopment of the site. The specifics of the application indicated that following demolition of Jolles House a new apartment block will be constructed which would include extensive landscaping, two attenuation tanks, and associated services. The permission includes the following archaeological condition:

Development shall take place according to the written scheme of investigation (WSI) titled, JOLLES HOUSE, POPLAR, BROMLEY HIGH STREET, BOW, LONDON, E3 3BL WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL EVALUATION written by Pre-Construct Archaeology November 2018 which accompanies the application. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the submitted WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with Policy SP10(2) of the Council's adopted Core Strategy (2010), Policy DM27 of the Council's adopted Managing Development Document (2013) and government guidance set out in the National Planning Policy Framework (2018).

- 3.4.2 The scope of the project led to the Archaeological Advisor for the London Borough of Tower Hamlets to recommend that the site be subject to an archaeological trial trench evaluation. A second phase of trial trenching (Trenches 4 and 5) may be required as a result of this phase of evaluation works.
- 3.4.3 The work herein reported comprised that evaluation and was undertaken in accordance with an archaeological Written Scheme of Investigation which was prepared by PCA (Hawkins 2018) and approved by the Archaeological Advisor to the London Borough of Tower Hamlets.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

- 4.1.1 The British Geological Survey (BGS) of England and Wales defined the local geology of the site as being the clay of the London Clay Formation with superficial deposits of sand and gravel belonging to the Taplow Gravel Formation.
- 4.1.2 A geo-environmental survey carried out at the site in confirmed the presence of London Clay below made ground at depths between 1.85-3.5m below existing ground level (RSA Geotechnics 2017).

4.2 **Topography**

- 4.2.1 The site was on ground that was generally level at a height of approximately 11m OD
- 4.2.2 The closest natural watercourse was Bow Road Creek, the mouth of the River Lea, approximately 250m to the east of the Jolles House site.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

5.1.1 The archaeological and historical background in this section has been summarized from the Archaeological Desk Based Assessment prepared by Pre-Construct Archaeology (Themeli 2018).

5.2 **Prehistoric**

5.2.1 With the exception of two Neolithic stone implements, there was no evidence of prehistoric activity in the vicinity of the Jolles House site. The site was considered to lie outside of the floodplain of the Lea during this period.

5.3 Roman

5.3.1 Three Roman roads are considered to have crossed Tower Hamlets during the Roman period: a road that followed the line of the current Old Street/ Shoreditch High Street, the London to Colchester road, and a third that ran Highway leaving London by the gate at the Tower of London. There has been little evidence of activity or settlement dating to the Roman period in the vicinity of the Jolles House site.

5.4 Saxon & Medieval

5.4.1 The first major development at the site is conjectured to have occurred during the medieval period when the site was likely to have been situated on the alignment of the medieval highway known as Bow Road and partially within the medieval core of Bromley-by-Bow.

5.5 **Post-Medieval and Modern**

5.5.1 Cartographic evidence indicated that site and the surrounding area was developed extensively from the 18th century onwards. By the middle of the 19th century the Jolles House site was occupied by Albert Terrace, Walter Court and an Engine Works, a situation which removed unchanged until the clearance of buildings in the northern part of the site resulting from second World War bomb damage, The site was completely redeveloped in the 1960s with the construction of Jolles House along with other structures; only the Blue Anchor pub remained unchanged.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The Written Scheme of Investigation (Hawkins 2018) defined the aims of the archaeological evaluation as:
 - To establish the presence or absence of prehistoric and Roman activity, and allow the design of a suitable mitigation strategy if appropriate
 - To establish the presence or absence of evidence relating to medieval and postmedieval activity, and record it as appropriate if present; is there any evidence for the churchyard to the north extending into the site?
 - To establish the presence or absence of evidence relating to late post-medieval and modern industrial activity, and record it as appropriate if present
 - To establish the extent of all past post-depositional impacts on the archaeological resource.
- 6.2 All works were undertaken in accordance with the guidelines set out by Historic England and the Chartered Institute for Archaeologists.
- 6.3 The works consisted of the excavation of three trenches. Trenches 1 and 6 were located at the northern end of the site, Trench 1 was located in the garden area immediately fronting Jolles House while both Trenches 2 and 3 were to the rear of Jolles House in the north-eastern area of the site (Figure 2). The dimensions of each trench are detailed in the following table:

Trench	Orientation	Length (m)	Width at top (m)	Depth (m)	Upper height at top (m OD)
1	NE-SW	14.20	4.30	1.93	10.49
2	E-W	5.40	3.20	1.11	9.96
3	E-W	12.70	4.80	2.22	9.69

- The tarmac surface and associated concrete slab or concreted bedding layer, that capped Trenches 2 and 3 was broken out by a JCB. Following the removal of these hard-standing surfaces the homogenous deposits revealed in all three trenches were excavated either by a JCB or an 8 ton 360° machine under archaeological supervision. Following the cessation of excavation all deposits were cleaned by the archaeological team using hand tools and then recorded.
- 6.5 In Trench 2, a solid concrete layer was present at 8.85m OD across the base of the trench.

 Given that the concrete was thick and located at the same height at the top of the truncated gravel in Trench 1, the slab was left in situ.

- The recording systems adopted during the investigations were fully compatible with those widely used elsewhere in London, that is those developed out of the Department of Urban Archaeology Site Manual, now published by the Museum of London (MoLAS 1994), and with the PCA Site Manual (Taylor and Brown 2009).
- 6.7 The locations of the trenches were set out using a GPS. The same device was also used to establish a temporary benchmark on the site at a height of 10.10m OD by Trench 1 and 10.02m OD by Trenches 2 and 3.
- 6.8 A full photographic record was taken, specifically a digital photographic archive maintained throughout the archaeological investigation.
- 6.9 The complete archive produced during the evaluation, comprising written, drawn and photographic records, will be deposited with the Museum of London Archaeological Archive (MLAA).

7 ARCHAEOLOGICAL SEQUENCE

7.1 Archaeological Phase 1: Natural (Figures 3 & 6 and Plates 1 & 2)

- 7.1.1 The earliest deposit recorded in Trench 1 was fairly firm mid reddish brown naturally deposited clay, sand and gravel [10] and it was encountered within the northern and southern sondages at heights between 8.82-8.87m OD.
- 7.1.2 Limitations caused by structures in Trench 2 and the reach of the mechanical excavator in Trench 3 prevented natural deposits being found in either of these trenches.

7.2 Archaeological Phase 2: 18th century (Figures 3 & 7 and Plates 1 & 2)

7.2.1 Layer [13] was present overlying the natural in the southern sondage of Trench 1. The layer was located 2.4m BGL and therefore could not be excavated. No finds were present in the top of the layer but given its stratigraphic location it was presumed to be of c. 18th century date. Truncating layer [13] in the southern sondage of Trench 1 was construction cut [16] containing the remains of a wall foundation [14]. Wall foundation [14] was built of sandy red bricks and sandy yellow mortar, dated to 1700-1800, and was encountered at a maximum height of 8.63m OD.

7.3 Archaeological Phase 3: 19th-20th century (Figures 3, 4, 5, 6 & 8 and Plates 1, 2, 3 & 4)

- 7.3.1 The corner of a further construction cut [6] was recorded at a maximum height of 8.17m OD truncating natural gravel [10] in the northern sondage of Trench 1. Measuring 1.54m north-south by 1.08m east-west, cut [6] was filled by firm, dark brownish grey clay silt with moderate CBM fragments and a fragment of willow pattern pottery.
- 7.3.2 Wall foundation [10] was sealed by a 0.54m thick layer of fairly loose, light grey brown silt and sandy mortar with frequent CBM fragments [9]. This deposit was found at a maximum height of 9.20m OD.
- 7.3.3 A further layer of made ground [18] was the earliest deposit encountered in Trench 3, a loose, mid grey brown sandy silt with frequent flecks of CBM and gravel extended over 1.50m deep and was encountered at a maximum height of 8.39m OD.
- 7.3.4 A series of masonry structures including wall foundations and a manhole were found in all three trenches: [11] and [12] in Trench 1, [2] in Trench 2, and [17] in Trench 3. The structures were composed of type 3032 and 3034 post-Great Fire frogged brick and concreted grey mortar dating to the 19th century and, in the case of [2] and [17], concrete slabs. The dimensions of these structures are delineated in the table below:

Context no.	Туре	North- South (m)	East-West (m)	Maximum Height (m OD)
2	Wall foundation with associated concrete floor	1.70	0.60	8.92
11	Manhole	1.32	1.08	9.64
12	Wall foundation	2.35	1.82	9.75
17	Wall foundation with associated concrete slab	3.66	2.40	8.61

7.4 Archaeological Phase 4: Modern (Figure 6)

- 7.4.1 All four masonry structures were subsequently backfilled by modern made ground composed of fairly loose, mid brown grey silty sand and frequent brick and mortar rubble recorded as [4] in Trench 1, [1] in Trench 2 and [+] in Trench 3. Made ground [4] was 1.10m thick and encountered at a maximum height of 10.02m OD, layer [1] was 1.00m thick and recorded at a height of 9.74m OD, while the made ground in Trench 3 was 0.90m thick and attained a maximum height of 9.29m OD.
- 7.4.2 Trenches 2 and 3 were sealed by the tarmac and associated bedding layer of the current exterior surfaces of the Jolles House site while made ground [4] in Trench 1 was capped by a 0.94m thick layer of sandy silt garden soil [3] and the slabs forming a pathway through the garden area.

8 INTERPRETATION AND CONCLUSIONS

- 8.1 No archaeological features or deposits pre-dating the later post-medieval period were encountered in any of the three evaluation trenches, nor was there any evidence of the 19th century churchyard that lay a short distance to the north of the Jolles House site.
- 8.2 Despite extensive modern truncation represented by thick layers of made ground formed of demolition rubble beneath the current land surfaces of the Jolles House site, masonry structures and construction cuts dating to the 18th and 19th centuries were found in all three trenches. The 18th century brick footing and made ground in in Trench 1 were recorded partially over natural gravelly clay indicating a strong probability that any deposits or features that pre-dated the later post-medieval period had been truncated by construction works and landscaping. Natural deposits were not reached in Trench 3, with made ground continuing to at least 8.39m OD. Given that natural gravel was present at 8.82m OD in Trench 1, it appeared that Trench 3 was located in an area of extensive truncation of the natural deposits. There was no evidence for brickearth in any of the trenches.
- 8.3 It was concluded that the building foundations and slab encountered in Trenches 2 and 3 in the northeastern part of the site appeared to be from two small buildings of uncertain function, possibly ancillary buildings associated with the large industrial building that occupied the central part of the site (Figure 7). The footings found in Trench 1 dating to both the 18th and 19th centuries are likely to have been part of or served residential properties (Figure 8).

9 ACKNOWLEDGEMENTS

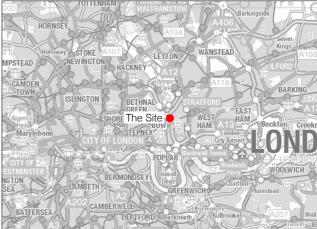
- 9.1 Pre-Construct Archaeology Ltd would like to thank Hill Partnerships Limited for commissioning the archaeological work on behalf of Poplar Harca.
- 9.2 We also thank Adam Single, the Historic England Greater London Archaeology Advice Service (GLAAS) Archaeology Advisor for the London Borough of Tower Hamlets for monitoring the site.
- 9.3 Thanks also to Christopher Lowe of Hill for his help on site, and to Ester Capuz Duran, Ellen Green, and Armi Utriainen of PCA for their hard work on site.
- 9.4 The author would like to thank Helen Hawkins for project managing the site and editing this report, Ray Murphy for CAD illustrations, and John Joyce for logistics.

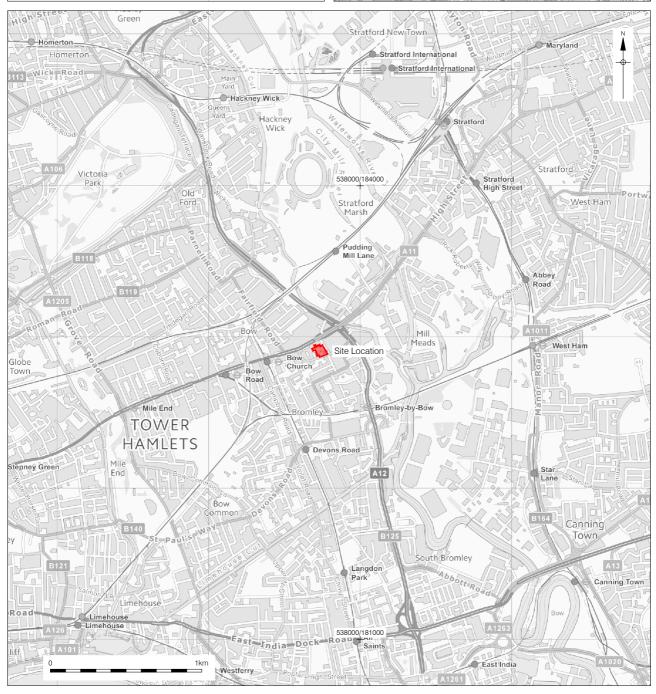
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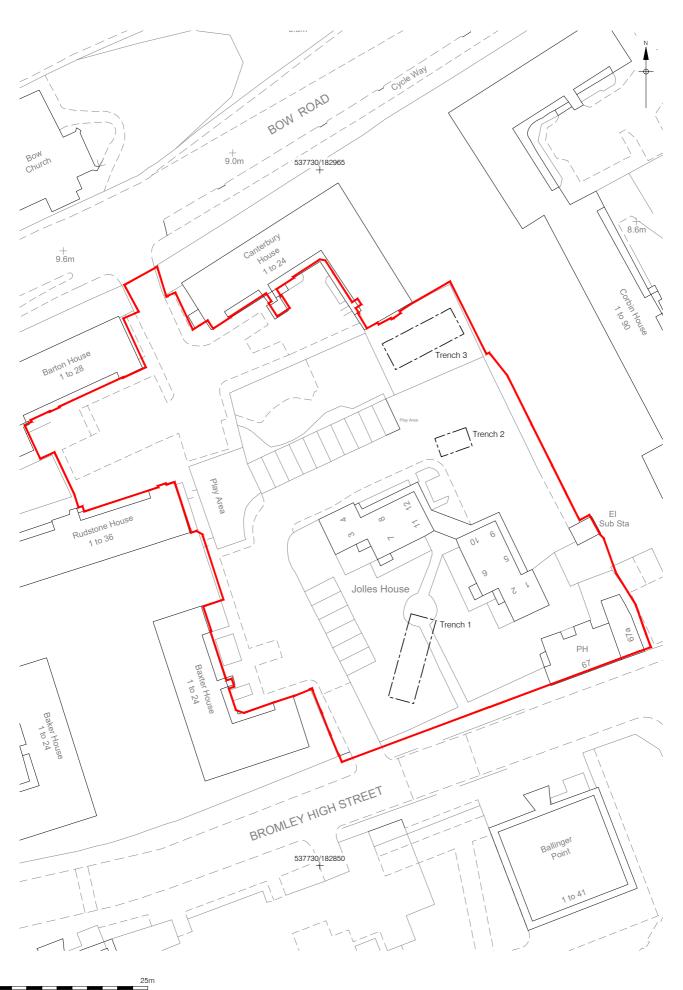
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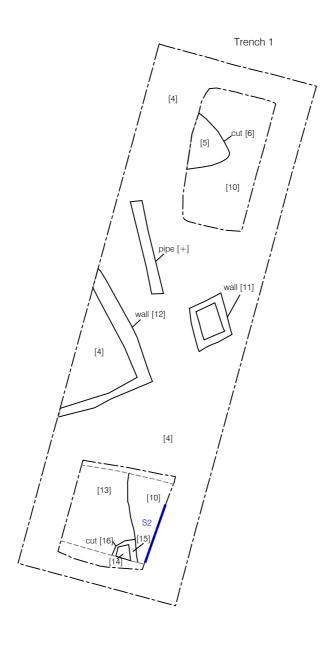




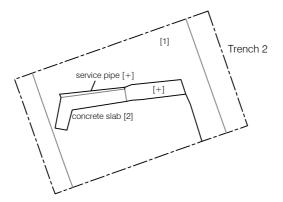




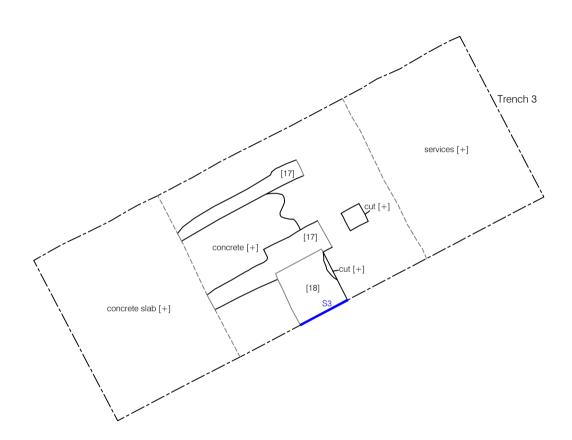






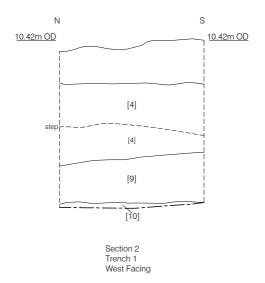


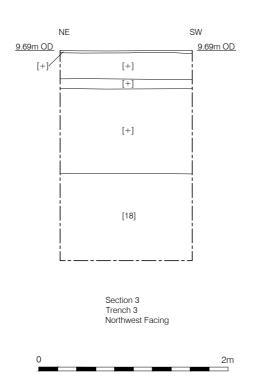




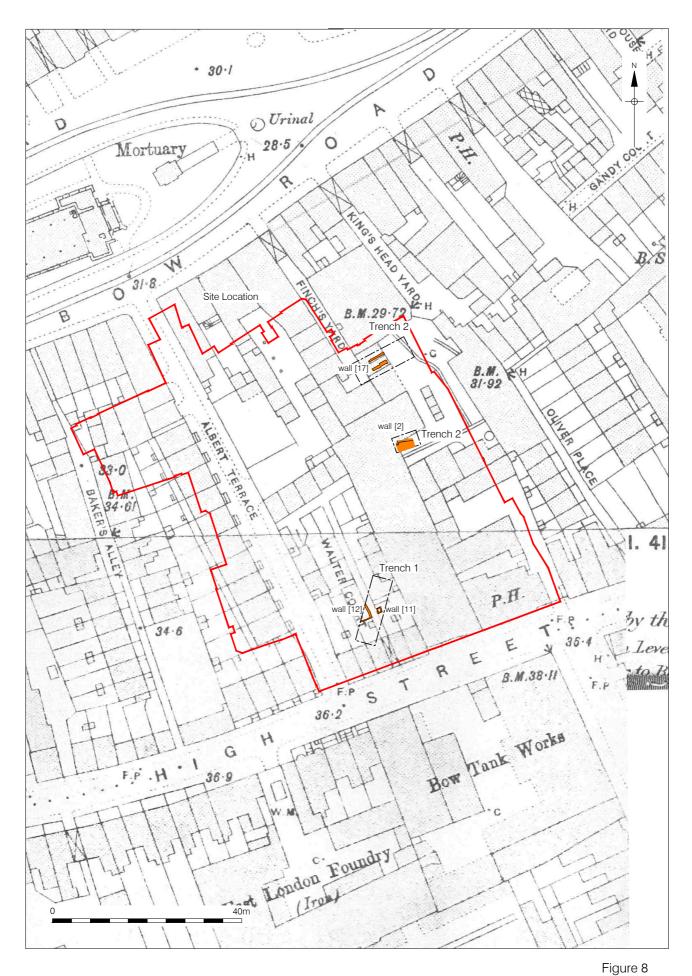














Masonry overlain on Ordnance Survey map, 1893 1:800 at A4

APPENDIX 1: PLATES

Plate 1: North-East facing view of Trench 1 (1m scale).



Plate 2: North-West facing section in Trench 1 (1m scale)



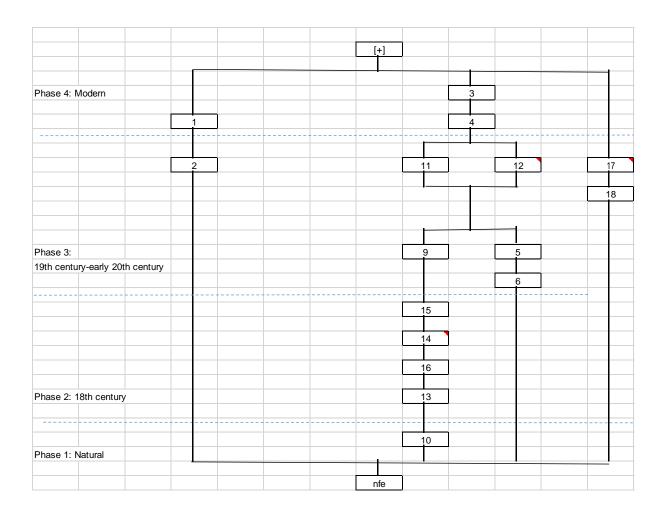
Plate 3: South facing view of Trench 2 (1m scale).

Plate 4: East facing section in Trench 3.

APPENDIX 2: CONTEXT INDEX

	_			Highest Level	Lowest Level	
Context	Туре	Trench	Interpretation	(m OD)	(m OD)	Phase
1	Layer	2	Demolition rubble / Made ground	9.74	9.73	4
2	Masonry	2	Wall foundation and concrete surface	8.92	8.85	3
3	Layer	1	Garden soil	10.55	10.43	4
4	Layer	1	Made ground	10.02	9.97	4
5	Fill	1	Fill of possible potential foundation cut [6]	8.17	-	3
6	Cut	1	Potential foundation cut	8.17	-	3
7	VOID	VOID	VOID	VOID	VOID	VOID
8	VOID	VOID	VOID	VOID	VOID	VOID
9	Layer	1	Demolition rubble/ Made ground	9.20	9.19	3
10	Natural	1	Natural gravel and clay	8.87	8.82	1
11	Masonry	1	Probable manhole	9.64	-	3
12	Masonry	1	Building foundation	9.75	9.74	3
13	Layer	1	Made ground	8.60	-	2
14	Masonry	1	Wall foundation	8.63	8.62	2
15	Fill	1	Backfill in cut [16]	8.62	-	2
16	Cut	1	Construction cut for [14]	8.62	-	2
17	Masonry	3	Building foundation	8.61	-	3
18	Layer	3	Made ground	8.39	8.38	3

APPENDIX 3: SITE MATRIX



APPENDIX 4: CBM REPORT

Amparo Valcarcel, November 2018

Three samples of ceramic building material and mortar were retained from the archaeological evaluation at Jolles House, Poplar, Bromley High Street, Bow, London, E3 3BL (JLS18).

The application of a 1kg masons hammer and sharp chisel to each example ensured that a small fresh fabric surface was exposed. The fabric was examined at x20 magnification using a long arm stereomicroscope or hand lens (Gowland x10). The appropriate Museum of London building material fabric code was then allocated to each item.

The materials consisted of late post-medieval and modern bricks. Three different fabric types were identified: the very sandy red 3046 from [14], and the post Great fire fabrics 3032 and 3034 from [17] and [12]. The bricks are deep frogged and have sharp arises suggesting machine manufacture, bonded with concrete and dated 1820-1900. Fragments from [14] indicated an earlier date [1750-1850].

All these materials reflected the city expansion and the increase of the population in the post-medieval period, related to different phases of rebuilt. No further work is recommended.

Context	Fabric	Form	Size	Date rai	_	Latest da	ted material	•	Spot date with mortar
12	3034	Post Great fire machine frogged brick	2	1666	1900	1666	1900	1820-1900	1820-1900
14	3046	Post-medieval sandy red bricks	2	1450	1900	1450	1900	1750-1850	1700-1800
17	3032	Post Great fire machine frogged brick	1	1666	1900	1666	1900	1820-1900	1820-1900

APPENDIX 5: OASIS FORM

OASIS ID: preconst1-335370

Project details

Project name Jolles House, Bromley High Street, Poplar

the project

Short description of An archaeological evaluation was carried out at Jolles House consisting of three trenches. A sequence of 20th century made ground deposits, and 18th and 19th century masonry structures potentially relating to both residential and industrial buildings, and other features and deposits that overlaid or truncated natural gravelly clay were found in the course of the archaeological investigation. No archaeological evidence that pre-dated the 18th century was found in any of the three trenches indicating that any potential earlier archaeological deposits had been entirely truncated by landscaping works during the post-medieval period. There was no evidence for the churchyard or cemetery that was situated to the north of the Jolles House site.

Project dates Start: 19-11-2018 End: 23-11-2018

Previous/future work Yes / Not known

project codes

Any

reference

associated JLS18 - Sitecode

Type of project Field evaluation

Site status Local Authority Designated Archaeological Area

Current Land use Residential 1 - General Residential

WALL FOUNDATION Post Medieval Monument type

Monument type MANHOLE Post Medieval

Monument type MASONRY STRUCTURE Post Medieval

Monument type MADE GROUND Post Medieval

Monument type MADE GROUND Modern

Significant Finds **CBM Post Medieval**

Methods & "'Sample Trenches"

techniques

Development type Urban residential (e.g. flats, houses, etc.)

Prompt Planning condition

Position in the Not known / Not recorded

planning process

Project location

Country England

Site location GREATER LONDON TOWER HAMLETS BOW Jolles House, Bromley

High Street

Postcode E3 3BL

Study area 1246 Square metres

Site coordinates TQ 37751 82891 51.527606839367 -0.013998065933 51 31 39 N 000 00

50 W Point

Height OD / Depth Min: 8.82m Max: 8.87m

Project creators

Name of Pre-Construct Archaeology Limited

Organisation

Project brief Greater London Archaeological Advisory Service

originator

Project design Helen Hawkins

originator

Project Helen Hawkins

director/manager

Type of House Builder

sponsor/funding

body

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Name

Project archives

Physical Archive MLAA

recipient

Physical Archive ID JLS18

Physical Contents "Ceramics"

Digital Archive MLAA

recipient

Digital Archive ID JLS18

Digital Contents "Ceramics"

Digital Media "Database", "Images raster / digital photography", "Survey", "Text"

available

Paper Archive MLAA

recipient

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PCA

PCA CAMBRIDGE

THE GRANARY, RECTORY FARM BREWERY ROAD, PAMPISFORD **CAMBRIDGESHIRE CB22 3EN** t: 01223 845 522

e: cambridge@pre-construct.com

PCA DURHAM

UNIT 19A, TURSDALE BUSINESS PARK **TURSDALE DURHAM DH6 5PG** t: 0191 377 1111

e: durham@pre-construct.com

PCA LONDON

UNIT 54, BROCKLEY CROSS BUSINESS CENTRE 96 ENDWELL ROAD, BROCKLEY **LONDON SE4 2PD** t: 020 7732 3925

e: london@pre-construct.com

PCA NEWARK

OFFICE 8, ROEWOOD COURTYARD WINKBURN, NEWARK **NOTTINGHAMSHIRE NG22 8PG** t: 01636 370410

e: newark@pre-construct.com

PCA NORWICH

QUARRY WORKS, DEREHAM ROAD **HONINGHAM NORWICH NR9 5AP** T: 01223 845522

e: cambridge@pre-construct.com

PCA WARWICK

UNIT 9. THE MILL. MILL LANE LITTLE SHREWLEY, WARWICK WARWICKSHIRE CV35 7HN t: 01926 485490

e: warwick@pre-construct.com

PCA WINCHESTER

5 RED DEER COURT, ELM ROAD **WINCHESTER** HAMPSHIRE SO22 5LX t: 01962 849 549

e: winchester@pre-construct.com

