



210 Plaistow Road Archaeology

Fieldwork Report – Watching Brief (PLO13)

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Fieldwork Report – Watching Brief
(PLO13)

LAARC site code: PLO13

Event type: Watching Brief

Site Address: 210 Plaistow Road London
E13 0AL

Site location: London Borough of Newham

OS Grid Ref: Grid ref: 540141 183328 (TQ
40141 83328)

Planning Application Ref: LBN Registered
Number: 12/01753/FUL

Executive non- technical summary



A planning application for demolition of existing warehouse and workshop and erection of 18 artists' studios and 33 flats has been approved subject to conditions. The site lies within an archaeology priority zone as defined by the Newham Plan. A desk based assessment and site investigation concluded there was a low potential for significant archaeological remains. A watching brief was carried out during removal of the existing ground slab and the underlying soil sequence recorded. The site was characterised by much 19th and 20th century disturbance. A thin truncated plough soil overlying river terrace sand and gravel was observed. No archaeological remains were present. No further archaeological monitoring is recommended.

Projects Status Report Version Control

Prepared By:

Document Owner(s)	Project/Organization Role
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Version	Date	Author	Change Description
1.0	10/12/13	JJC	Issued for client approval
2.0	10/01/14	JJC	Following review by EH GLAAS advisor

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1. Site location information

The development site is located in the London Borough of Newham (LBN), East London, and occupies a plot of land bordering the London, Tilbury and Southend railway and fronting onto 210 Plaistow Road (post code E13 0AL) (Figure 1).



Figure 1 Site Location (red dot) OS OpenData: Contains Ordnance Survey data © Crown copyright and database rights 2013

2. Context of the project

The site lies within an archaeological priority area (Figure 2) designated by LBN Core Strategy 2012 (policy SP5) and saved Newham Unitary Development Plan (2001) policy EQ43. The area is designated due to it being within the historic zone of Plaistow medieval village.

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Figure 2 Site (red dot) in relation to London Borough of Newham Archaeological Priority Zone (APZ):

3. Planning background

Planning permission for the development was been granted subject to conditions. Conditions concerning archaeology were:

4. A) No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
- B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part A above.
- C) 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 A above, and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest 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 EQ43 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from 27th September 2007 by direction from the Secretary of State and not deleted on adoption of the Core Strategy on 26th January 2012), Policy 7.8 of the London Plan (July 2011), and Policy SP5 of the Newham Core Strategy (adopted 26th January 2012).

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Response Part 4a: A desk based assessment and site visit was prepared in June 2013, in accordance with English Heritage and Newham Council guidance and was reported in a Written Scheme of Investigation (WSI) (Carver 2013a).

Response Part 4b: The part condition was discharged and demolition commenced in November 2013.

Response part 4c: A watching brief was carried out (9 December 2013) during breaking out of the existing base slab. The GLAAS advisor to LBN was informed that significant 20th century disturbance was observed and that no significant archaeological remains were observed. No further investigation is recommended. This report, commensurate with the findings, has been prepared in accordance with Newham Plan policies, SPG, and the standards listed in Section 9 below and we advise that, following consultation with the GLAAS advisor, that the part condition (C) can be fully discharged through deposition of this report to the Greater London Historic Environment Record.

4. Geological and topographical

The site lies within the Thames basin. As recorded by the British Geological Survey, the bedrock is London Clay Formation. The superficial geology at the site is recorded as Taplow Gravel. Immediately to the west of the site a remnant part of Kempton Park Gravel is also recorded (BGS 2013).

5. Scope of investigation

During demolition of the existing 20th c buildings at the site, a trial pit (Figure 3) was excavated under archaeological supervision of 4AD Consultants Ltd, to determine the soil conditions at the site and investigate if further mitigation works were justified and appropriate. The watching brief took place on 9 December 2013.

The trial pit was located in the area if the site predicted to be least affected by former 20thc foundations and utilities (Figure 3 and 4). It was triangular in shape and measured approximately 6.0m x6.0m x6.0m in dimension.

The existing concrete slab was broken out and made ground comprising 20th c demolition levelling rubble was removed with a 20 ton hydraulic excavator. The excavator was then fitted with a 2.0m wide ditching flat bladed bucket and excavation continued, under archaeological supervision, until the first in-situ soil profile was revealed (Plate 1).

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Plate 1 – Excavation of trial pit A facing west

A measured section drawing (Fig 5)(Plate 5) and soil descriptions were prepared on site and photographs taken. No artefacts or soils with palaeo-environmental potential were observed. The trial pit location was measured off the standing building with a 30m hand tape. Spot levels (estimated Fig.5) were determined through local GPS readings and cross compared to Ordnance survey values.

6. Results

A bright orange sand and gravel with clay inclusions and cemented common rounded and sub-angular cobbles up to 100mm in size was present at c. 4.25m OD. The deposit is interpreted as River terrace gravel of the Taplow Gravel Formation (a sand and gravel superficial deposit formed up to 2 million years ago in the Quaternary Period) (BGS 2013). (Plate 2).

Overlying the sand and gravel, with a sharp interface, was a thin (150mm thick) layer of grey orange silty clay with occasional small ($\leq 5\text{mm}$) sub-angular and rounded pebbles. This is interpreted as derived from weathered terrace gravel soils and possibly the base of a now much-truncated agricultural plough soil (Plate 3).

Overlying and cutting the silty clay layer and terrace gravel were numerous service cuts and truncated concrete and brick foundations from the 19th and 20th century developments observed from historic map evidence (Carver 2013a).

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Plate 2 – Excavation of trial pit A – small areas of terrace gravel



Plate 3 – Excavation of trial pit A – silty clay plough soil in section (left) and as exposed in plan (right)

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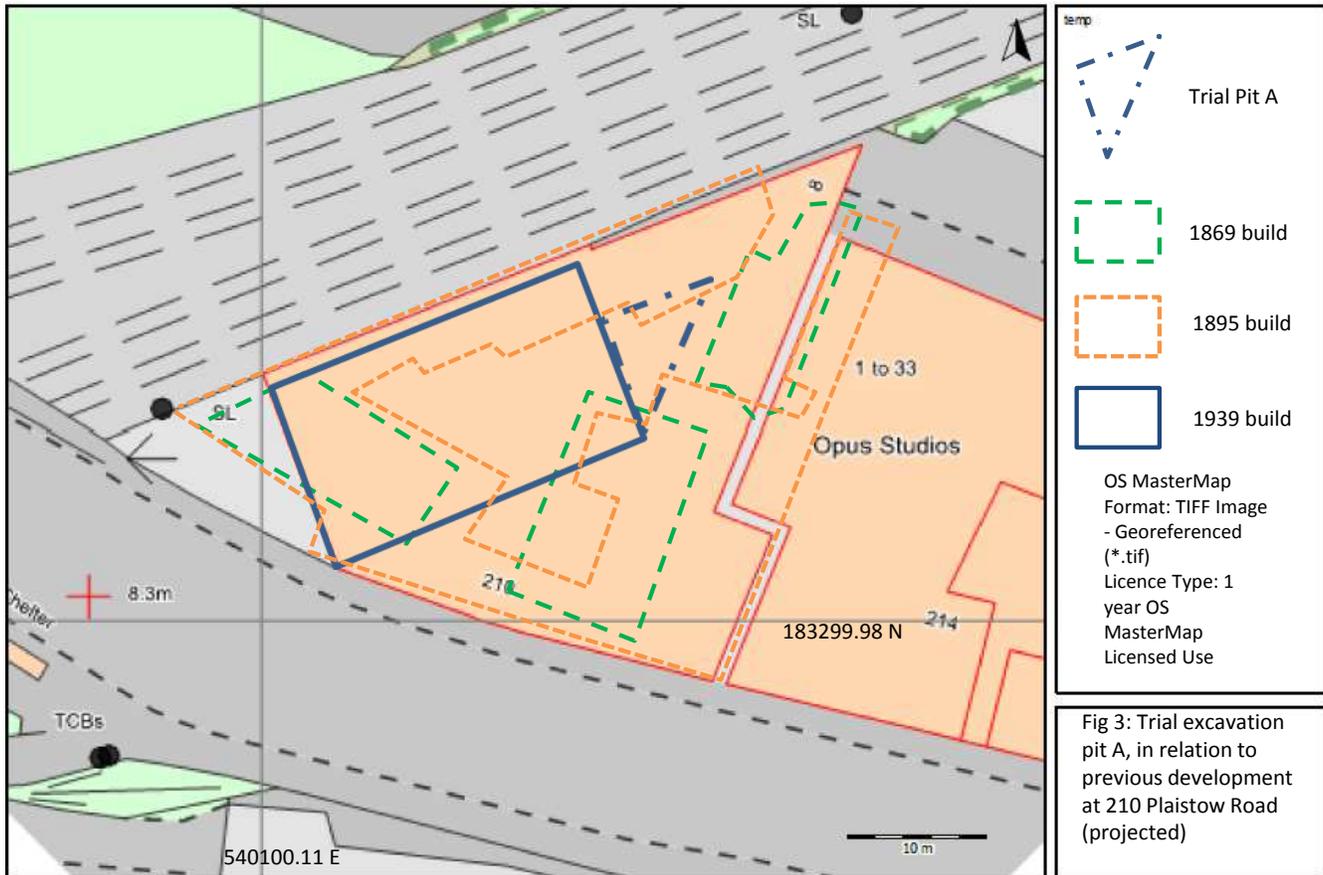


Figure 3 Trial excavation pit A, in relation to previous development at 210 Plaistow Road (projected)

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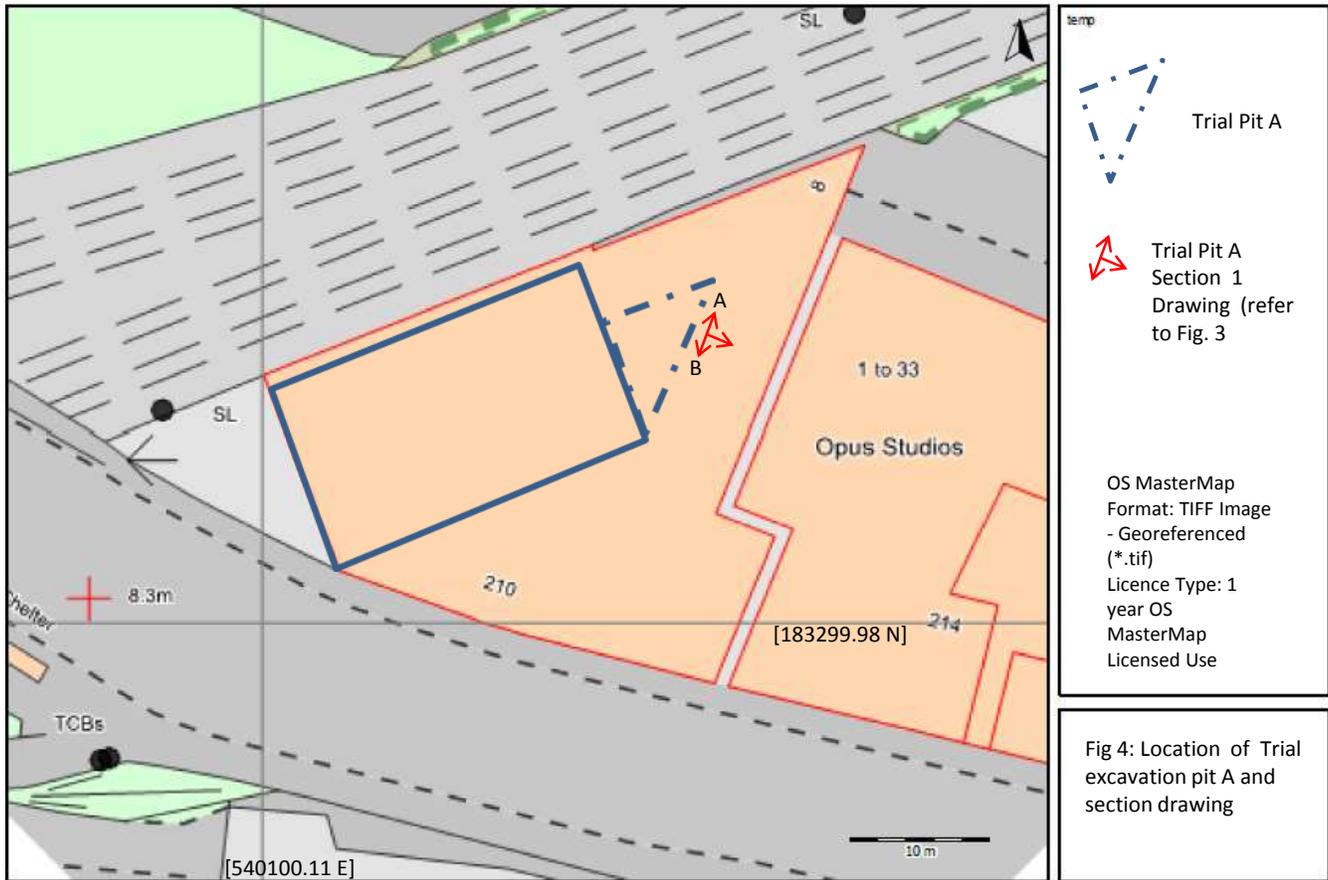


Figure 4 Location of Trial excavation pit A and section drawing

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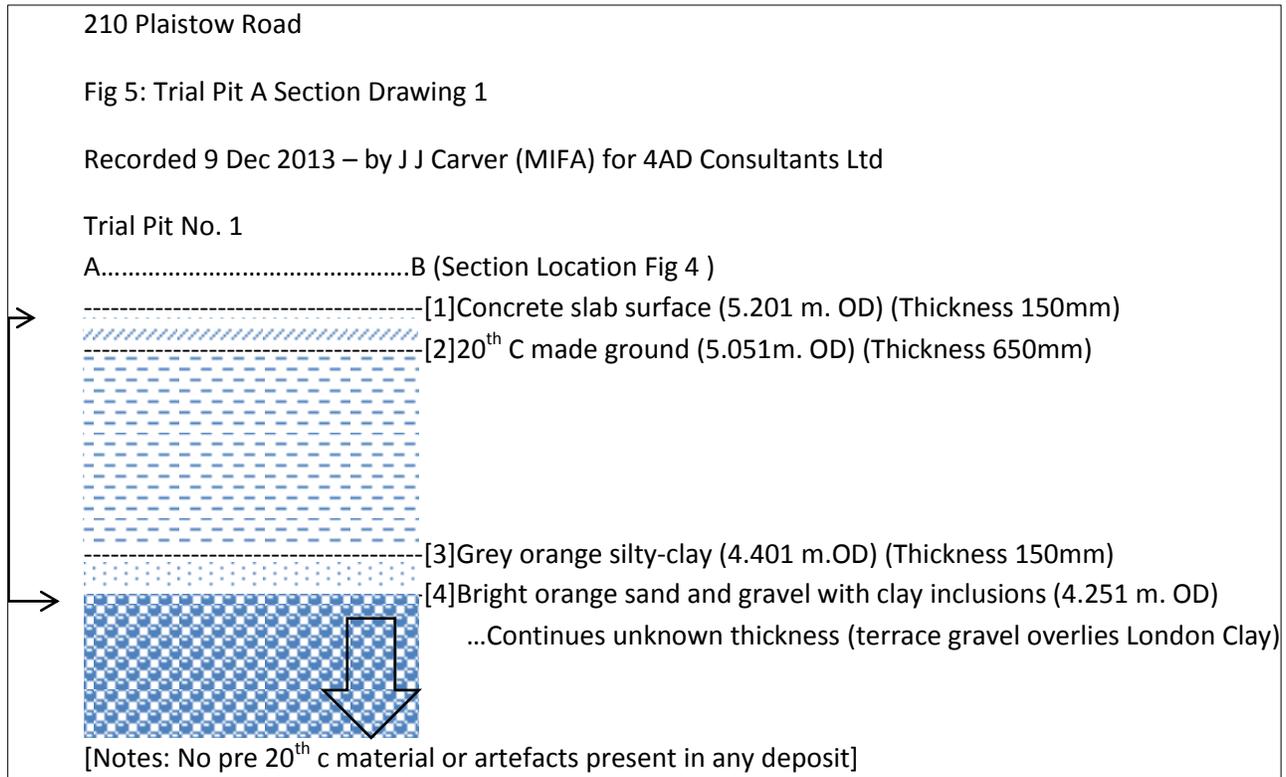


Figure 5 Trial Pit A Section Drawing 1



Plate 5 – Excavation of trial pit A –Section facing SE-

7. Site assessment for archaeological potential and further work

Buildings and other historic assets: The Written Scheme of Investigation (Carver 2013a) reported that the gantry crane in the 1930s building is of minor historic interest in the context of the original function of the building. It was recommended that manufacturer details be confirmed during demolition of the building and a photographic record made. These details are awaited from the developer as the feature had been removed on safety grounds prior to the watching brief commencing.

Site deposit model: The desk study (Carver 2013a) indicated that the site had been previously occupied by 3 phases of 19th and 20th c buildings. Evidence for this was revealed by the watching brief in the form of numerous brick and concrete foundations, and truncations from services. Natural soils were revealed in two areas within the trial pit representing small islands of terrace gravel and a thin overlying layer of silty clay that had survived previous developments.

The site is characterised as very disturbed and, in our opinion, there is no potential for the retrieval of any further archaeological data of significant research potential.

It is recommended that the WSI and this report be submitted to the LAARC and GLHER. An OASIS record form shall be uploaded.

8. Standards and Methods

The watching brief was undertaken in accordance with the approved WSI (Carver 2013a) and:

GLAAS Standards for Archaeological Work (External Consultation Draft -Jul 2009)

<http://www.english-heritage.org.uk/publications/glaas-standards-for-archaeological-work/>

IFA Standards and guidance: watching brief, Last updated: 28 October 2008

http://www.archaeologists.net/sites/default/files/node-files/ifa_standards_watching.pdf

Newham Archaeological Code of Practice 2002.

9. References

BGS 2013: <http://www.bgs.ac.uk/data/mapViewers/> accessed 12/12/13

Carver 2013a "210 Plaistow Road Archaeology Written Scheme of Investigation Rev 2". Prepared by 4AD Consultants Ltd for Quintas Homes Ltd.