Appendix 2: Replacement Appendices to the October 2021 ES

Cumulative Scheme List and Map

Revised Archaeological Desk Based Assessment and Geoarchaeological Assessment

Flood Risk Assessment and Drainage Strategy

Aberfeldy Village
London Borough of Tower Hamlets

Archaeology Desk Based Assessment Supplement:
Archaeological interpretation of ground conditions data

March 2022

Aberfeldy Village
London Borough of Tower Hamlets

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Archaeological interpretation of ground conditions data

NGR 538349, 181467

Sign-off history

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Glossary

Alluvium	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water to clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor (e.g. peat) are usually included in the term alluvium.
Bronze Age	2,000 – 800 BC
Built heritage	Upstanding structure of historic interest.
Early medieval	AD 410 – 1066. Also referred to as the Saxon period.
Evaluation (archaeological)	A limited programme of non–intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
Excavation (archaeological)	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
Geotechnical	Ground investigation for engineering purposes, typically boreholes and/or trial/test pits, to determine the nature of the subsurface deposits. Archaeological monitoring of geotechnical works can be a cost-effective means of carrying out two required investigations at the same time.
Heritage asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment assessment	A written document whose purpose is to determine, as far as is reasonably possible from existing records and site inspection, the nature and significance of heritage assets within a specified area. Also known as a 'heritage statement' or 'statement of significance'.
Historic Environment Record (HER)	Archaeological database held and maintained by the County authority. In some counties this is named the HER (Historic Environment Record), where the built heritage data has been incorporated.
Holocene	The current geological epoch (during which a warm interglacial climate has existed) which started *c* 11,500 years ago when the glaciers of the most recent ice age began to retreat, characterised initially by the spread of forests. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
Iron Age	800 BC – AD 43
Later medieval	AD 1066 – 1500
Made Ground	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
Mesolithic	8,000 – 4,000 BC
Neolithic	4,000 – 2,000 BC
Palaeolithic	1 million – 10,000 BC
Palaeoenvironment	The environment at a particular time in the past. Palaeoenvironmental remains include visible organic material such as timber, wood or seeds, and microscopic fossils such as pollen which provide information on the nature of the landscape and climate, and the context for human activity.
Peat	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
Pleistocene	The geological epoch before the Holocene (the current geological epoch), including a series of ice ages punctuated by warmer periods, with the advance and retreat of ice sheets.
Post-medieval	AD 1500 – present
Preservation by record	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
Preservation in situ	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved *in situ* for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
Residual	When used to describe archaeological artefacts, this means not *in situ,* i.e. not in its original place of deposition.
Roman	AD 43 – 410
Site	The area of proposed development
Study area	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
Stratigraphy	A sequence of distinct horizontal layers (strata), one above another, which form the material remains of past activity.
Truncate	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
Watching brief (archaeological)	A formal programme of archaeological observation and investigation conducted during any operation carried out for non-archaeological reasons.

Summary

***Scope**: This report is a supplement to an Archaeological Desk Based Assessment (ADBA) for the application site of Aberfeldy Village Masterplan, Poplar, in the London Borough of Tower Hamlets. It provides an archaeological interpretation of data from geotechnical boreholes and other archaeological data, in order to predict ground conditions, depths and significance of natural deposits at the site.*

The archaeological interpretation of the data can assist in identifying, at an early stage, potential cost and programming risks to future development that might result from a Local Planning Authority (LPA) planning condition for archaeological mitigation prior to construction (such as archaeological excavation or the monitoring of groundworks). This report supports the ADBA submitted as part of a planning application and is not intended as a substitute for an archaeological mitigation requirement.

***Results**: Across the site and surrounds likely elevations of the local Pleistocene gravel topography have been identified along with the nature and potential of overlying Holocene deposits.*

The early Holocene topographic mapping indicates the application site lay at the margins of the Lea and Thames river floodplains, near the confluence of the two rivers.

The topography at this time is dominated by sandy gravels of the Shepperton Gravel formation, grading up to Kempton Park river terrace gravels taken to lie at and above approximately 0m OD in this part of the lower Thames valley (Stafford et al 2012).

The gravels, sometimes capped with early Holocene sand deposits, lie between 0 and -1m OD across the bulk of the site, although dipping close to -3m OD in the southeast and rising to +3m OD in the northwest and western extreme of the site. No brickearth deposits appear to survive across the site.

As a consequence, the site would have been a rich river marginal (ecotonal) resource and entirely accessible throughout the bulk of the prehistoric. The site area would have become slowly inundated due to sea level rise by the later Bronze Age although the higher areas of gravel would have remained high and dry into the Historic period, possibly forming foci for human exploitation. Holocene clays were logged mainly to the south although also in the very north of the site. These clays, sometimes organic and occasionally with peats, are considered to be part of the higher alluvial clay/silty clay deposits representative of later Holocene brackish salt marsh and mudflat deposits. Where logged these deposits average 2.11m thick.

Undated made ground are mapped across the entire site. These are thought to contain no deposits of archaeological interest. The thickest made ground deposits tend to exist in the northern two thirds of the site with the thinnest toward the south of the site at an average of c 1.8m thick.

As a consequence of the application site's landscape position and elevations of the Pleistocene gravels coupled with the survival of Holocene deposits, two zones of archaeological potential have been identified.

- *Zone 1 lies in the northern part of the site and along the southern part of the arm to the southeast. Zone 1 has been identified as the area with the lesser (low to moderate) palaeoenvironmental and archaeological potential being defined largely by areas of the gravel topography greater than 0m OD and where no Holocene deposits survive.*
- *Zone 2 tends to dominate the southern half of the site and smaller areas to the extreme southeast and north. This zone lies below the 0m OD contour and, coupled with the presence of clays and peats recorded in some of the boreholes within this zone, represents an opportunity for better Holocene deposit survival. Overall Zone 2 is considered to have greater (moderate to high) palaeoenvironmental and archaeological potential.*

***Implications and further action:** With the ecotonal position of the site at the Lea and Thames confluence and the possibility of Holocene deposit survival, an archaeological watching brief coupled with targeted archaeological trenches (particularly in the southern half of the site) is recommended.*

1 Introduction

1.1 Origin and scope of the report

1.1.1 This report has been prepared by MOLA (Museum of London Archaeology) on behalf of Trium for the application site Aberfeldy Village Estate, Poplar, in the London Borough of Tower Hamlets (National Grid Reference 538349,181467). The report provides an archaeological interpretation of the deposits likely to be found on the application site based on deposits seen in the vicinity of the application site. The data used has been taken from 'open source' British Geological Survey (BGS) geotechnical borehole data and data from previous MOLA work in the area to establish ground conditions and zones of archaeological potential. The zones have been mapped and the likely nature and depth of archaeological deposits characterised across the application site.

1.1.2 The site area is 7.8ha; it is irregularly shaped (Fig 1) and comprises: Abbott Road; Aberfeldy Street; Balmore Close; Blairegowrie House; Heather House; Jura House; Tartan House; Thistle House; Kilbrennan House; Blairgowrie House; Nos. 33-35 Findhorn Street; Nairn Street Estate; Leven Road Open Space; Braithwaite (Brathewaite) Park and Jolly's Green. The site falls within the historic parish of St. Leonard Bromley and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Tower Hamlets.

1.1.3 Provision for the safeguarding of heritage assets[1] – including archaeological remains – has been made at a national and local level. For this reason, the potential presence of such remains can constitute a risk. The archaeological interpretation of geotechnical data as part of an assessment of the archaeological potential of the application site helps to identify potential cost and programming risks to future development that might result from a Local Planning Authority (LPA) planning condition for archaeological mitigation prior to construction (e.g., geoarchaeological boreholes, trial evaluation trenches, archaeological excavation and/or a watching brief). Identifying these issues at an early stage allows them to be anticipated and planned for, and any risks to be contained.

1.1.4 This report and forms a supplement to a separate MOLA Archaeological Desk Based Assessment (DBA). It is not intended to stand alone as the scope is restricted to the analysis of geotechnical data. The main assessment report draws on a broad range of standard historic environment data sources, including statutory designations and the Greater London Historic Environment Record.

1.1.5 The report is not intended to substitute for an archaeological mitigation requirement, but instead provides a preliminary appraisal of the nature, extent, and possible archaeological significance of any deposits on the application site, based on geotechnical data. *Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.*

1.2 Aims and objectives

1.2.1 The aim of the document is to:

- identify, using geotechnical and geoarchaeological borehole log descriptions, the different depositional units within the application site and map their location, extent and thickness;

[1] Heritage assets are those parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest. These might comprise below and above ground archaeological remains, buildings, structures, monuments or heritage landscape within or immediately around the site.

- map zones of likely archaeological/palaeoenvironmental potential across the application site based on the depositional units;
- provide an indication of the likely nature, depth and significance of buried archaeological deposits within each zone, based on the geotechnical data;
- provide recommendations for further investigation.

2 The deposit model

2.1 Introduction

2.1.1 Information about past environments is often required by LPA archaeological advisors in order to better understand the nature and distribution of past human activity. On floodplains, in particular, the deposit sequence can be deep and complex, with ancient land surfaces buried within and beneath alluvium (material deposited by water) or peat.

2.1.2 The solid geology and overlying superficial (Pleistocene) deposits such as sand and gravels are a useful indicator of the land surface in the early Holocene, the current geological epoch which started *c* 11,500 years ago, referred to in archaeological terms as the early Mesolithic (*c* 8,000 BC). Overlying these deposits, Holocene alluvium and peat may preserve palaeoenvironmental remains (i.e. evidence of ancient landscapes and environmental conditions) which can provide information on the nature of the environment at a particular time in the past, giving a context for human activity. Together with data on the depths of the underlying deposits such as gravels or clays, these data can provide a framework for an assessment of archaeological potential.

2.1.3 Modelling software (RockWorks 17, Surfer 10) has been used to create two-dimensional deposit models of the buried topography and overlying strata on the application site (in crossection and plan). The depth and distribution of the various deposits is mapped by means of schematic cross-sections showing the thickness of each deposit and the level of the top of each deposit in metres Ordnance Datum (OD), where possible.

2.1.4 The modelling software has been used to interrogate geotechnical data provided (Campbell Reith 2015) along with readily available BGS geological information and MOLA data from previous archaeological investigations in the area. These data sources were used to map and characterise sub-surface deposits and former land surfaces within the application site and to provide an assessment of whether they are of potential archaeological/palaeoenvironmental interest.

2.1.5 Borehole logs were analysed by a MOLA Geoarchaeologist and the nature, character and thickness of each deposit entered into the modelling software. This includes the depth of the top of each deposit in relation to current ground level (and OD levels where known).

2.1.6 The resulting deposit model has been used to analyse the sequence and distribution of deposits and the landscape position and geological setting of the application site. From this, landscape zones (LZs) of higher and lower archaeological/palaeoenvironmental potential have been identified.

2.2 Sources and scope

2.2.1 Table 1 shows the sources consulted. As stated in the introduction, this report presents an analysis of geotechnical and archaeological data and is intended to supplement the Archaeology Desk Based Assessment of the application site which provides a broader assessment of the historic environment, including data from Historic England on statutorily designated assets (scheduled monuments and listed buildings) and also the Historic Environment Record (HER).

2.2.2 Table 2 outlines the stages of lower Thames valley environmental change throughout the Holocene as proposed by Bates and Whittaker (2004) and is referred to throughout the text.

Table 1: Data sources consulted

Source	Data	Comment
British Geological Survey (BGS)	Drift and solid geology digital map; online historical geological and geotechnical borehole and trial pit data.	Historic borehole data used to understand the characteristics of the bedrock, soils and substrate of the area of the application site, which can provide an indication of suitability for early settlement, and potential depth of remains (prefix TQ).
Campbell Reith 2015, Aberfeldy New Village Phase 3	Geotechnical report	Most up to date borehole data used to understand the characteristics of the bedrock, soils and substrate of the area of the application site, which can provide an indication of suitability for early settlement, and potential depth of remains (prefix GL).
MOLA	MOLA database of past geoarchaeological work, adjacent to the application site and in the wider vicinity	Indicates the main archaeologically mapped deposits near the application site. Archaeological analysis can determine their likely nature and archaeological/palaeoenvironmental potential.

Table 2: Stages of Lower Thames sedimentation and environment (after Bates and Whittaker, 2004)

Stage	Time period	Characteristics
1 Late Glacial	(1a) 30-15ka BP	Late glacial period; low sea level; reworking of river terraces under periglacial conditions; downcutting by river greatest at Glacial Maximum (height of cold period) 18ka BP.
	(1b) 15ka-10kaBP	Valley infilling and deposition of Shepperton gravels; late glacial braided channel system; high fluvial energy.
2 Early Holocene	10 – 6/7ka BP	Early Period of landscape stability across floodplain; low fluvial energy; complex vegetation mosaics; sedimentation largely sand bodies within river channels and areas of localised peat growth. Mesolithic and early Neolithic occupation.
3 Middle Holocene	6/7 - 5 ka BP	Major landscape instability: sea level rise associated with extensive flooding (initially freshwater then brackish); expansion of wetland environments across previously dryland areas; mainly minerogenic sedimentation (clay/silts); numerous temporary and ephemeral landsurfaces existing within flooded zone. Neolithic period.
4 Late Holocene	5 - 3ka BP	Apparent sea level hiatus and associated reduction of tidal influence; period of organic sedimentation under brackish conditions (Alder carr peat development) equating with Devoy's Tilbury III; expansion of wetland environments inland; topographic variation lost. Neolithic / Bronze Age.
5 Later Holocene	3-1ka BP	Final submergence of floodplain with minerogenic (clay/silt) sedimentation dominating; no organic sedimentation; brackish tidal conditions as tidal head moves up lower Thames. Late Bronze Age; Iron Age; Roman; early medieval periods.
6 Later Holocene	1ka BP - present	Human manipulation of floodplain (flood defences and drainage channels); sedimentation rates reduce. Medieval / post-medieval periods.

2.3 Methodology

2.3.1 In order to create the deposit model, the geotechnical data were entered into a digital (RockWorks 17) database. In the main, Geotechnical data (Campbell Reith 2015) with the prefix 'GL' were used, supplemented with BGS boreholes with the prefix 'TQ' and MOLA data (multiple prefixes).

2.3.2 Ninety three boreholes were used to model the deposits within 500m radius of the application site and sixteen within the site boundary.

2.3.3 By examining the horizontal and vertical relationships of each deposit, correlations were made within close vicinity to the application site and the deposits mapped laterally and illustrated using transects (see Figs 2, 3, and 4).

2.3.4 Using the RockWorks data, a surface digital elevation model (DEM) of the early Holocene surface topography was created at 500m radius of the application site (see Figs 1 and 5). Where possible, significant ancient landscape features, such as palaeochannels (ancient watercourses) and 'islands' of higher gravels beneath flood alluvium have been identified.

3 The deposits

3.1 Nature of the deposits

3.1.1 Table 3 sets out the main depositional units identified, from ground level down to the base of the sequence representing the maximum depth of possible archaeology.

3.2 Distribution and thickness of deposits

3.2.1 The distribution and thickness of the deposits on the application site are shown in transects and in plan (Figs 2 to 4).

3.2.2 Fig 1 is a street map showing data points within and in the vicinity of the site and lines of transects, Fig 2 is a north to south transect along the western side of the application site, Fig 3 is a north to south transect along the eastern side of the application site, and Fig 4 is a west to east transect across the site. These transects show the levels and thickness of deposits in section.

3.2.3 Fig 5 is a topographic plot of the early Holocene surface (i.e. showing the OD level of the top of the underlying solid geology / superficial deposits) within 500m of the application site, putting the application site into a wider (gravel) palaeotopographic context. This palaeotopography reflects the ancient land surface at around 8,000 BC (the beginning of the Mesolithic) and is therefore close to the maximum potential depth of archaeological remains (discounting features cut into the surface, such as pits and ditches).

3.3 Data limitations

3.3.1 The distribution of data is considered good across the application site and surrounds with ninety three records within 500m of the application site including sixteen within the site boundary.

Table 3: Main deposits identified across the application site

Facies reference	Deposit	Description	Summary of surface level OD / metres below ground level (mbgl)	Thickness
1	Pre-Holocene deposits (Palaeolithic)	The early Holocene topographic mapping (Fig 5) illustrates the landscape defined by the surface of the pre-Holocene deposits in and around the site. The topography is considered broadly equivalent to the land surface during the early Mesolithic. The site appears to lie on the edges of the floodplains of both the Thames and the Lea rivers, near the confluence, at a time when the Thames and Lea rivers had largely retreated to their main channel thalwegs. The topography at this time is dominated by sandy gravels of the Shepperton Gravel formation, grading up to Kempton Park river terrace gravels taken to lie at and above approximately 0m OD in this part of the lower Thames valley (Stafford et al 2012). The gravels, sometimes capped with early Holocene sand deposits, lie between 0 and -1m OD across the bulk of the site, although dipping close to -3m OD in the southeast and rising to +3m OD in the northwest and western extreme of the site (Fig 5). No brickearth deposits appear to survive across the site. Working from current modelling for the lower Thames area (Bates and Whitaker 2004 and Stafford et al 2012), the site would have been a rich river marginal (ecotonal) resource and entirely accessible throughout the bulk of the prehistoric. The site area would have become slowly inundated due to sea level rise by the later Bronze Age / early Iron Age although the higher areas of gravel across the site would have remained high and dry into the Historic period, possibly forming foci for human exploitation. There is, therefore, potential for prehistoric evidence (e.g. stone tools, hearths, cut features) at these levels, particularly if the floodplain gravels / sands are capped by *in situ* alluvial clays. Palaeolithic (800,000–10,000 BC) flint tools are also occasionally found within or on the surface of the floodplain and terrace gravels, although these are usually *ex-situ*, making them of limited interest archaeologically.	Highest: 3.35m OD (1.37m bgl) Lowest: -8.90m OD (7m bgl) Average depth: -2.68m OD (2.92m bgl)	n/a
2	Holocene alluvium (Mesolithic to post-medieval)	During the Holocene period, as the land surface became increasingly waterlogged (due to the knock on effect of rising sea-levels), clays/silts and peats developed across the wider Thames and Lea floodplains and consequently across the site. These alluvial deposits have high preservation potential for palaeoenvironmental proxy indicators (i.e. pollen, diatoms, and ostracods) that can be used to reconstruct the past environment. Peat in particular provides a very good preservational environment for organic material such as plant macrofossils and rare artefacts such as timber structures (Meddens 1996). Peat was recorded in two boreholes on site and two in close proximity to the southern boundary of the site (Fig 1). Importantly, peat can also be radiocarbon dated to provide a chronostratigraphic framework to the site as a whole. Clays were logged in 13 boreholes across the site mainly to the south although also in the very north of the site (Fig 1).These clays, given the OD levels of the gravels they lie upon, are considered to be part of the higher alluvial clay/silty clay deposits representative of historic (late prehistoric and later period) brackish salt marsh and mudflat deposits aligning with Stage 5 and 6 in the Bates and Whittaker 2004 model (Table 2). These may have been reclaimed in the medieval or post-medieval periods but continued to be seasonally flooded. Medieval and post-medieval remains may therefore exist within the alluvium as at nearby sites (e.g. Limmo Peninsula shaft site, MOLA 2017) or within the lower part of the made ground deposits. Across the site the thickness of the Holocene deposits as a whole can be seen illustrated in the transects (Figs 2 to 4). Ranging from a maximum thickness of 4.8m (TQ38SE3575, Fig 3) to a minimum of 0.55m (PAM_80520_BH09a) at an average surface depth of approximately 1.42m bgl, the alluvial deposits infilled channel areas and deeper pockets in the early Holocene topography to the east and south first, with higher areas of ground being flooded in the later Holocene (Neolithic period). The upper surface of this unit has probably been truncated.	Highest: 2.40m OD (0.50mbgl) Lowest: -1.68m OD (3m bgl) Average depth: 0.13m OD (1.42m bgl)	Generally 2.11m thick
3	Made ground	Undated made ground (modern inclusions such as concrete, bricks and plastic) are mapped across the site. These are thought to contain no deposits of archaeological interest. The thickest made ground deposits tend to exist in the northern two thirds of the site with the thinnest toward the south of the site (Figs 2 to 4). In areas the made ground directly caps the Pleistocene sandy gravels having possibly truncated any Holocene deposits.	Highest: 5.99m OD (0.0mbgl) Lowest: 1.70m OD (0.0mbgl) Average 2.92m OD (0.0mbgl)	Generally 1.79m thick

4 Zones of archaeological and palaeoenvironmental potential

4.1.1 The data points within and around the application site have provided an indication of the possible stratigraphy that still may be extant across on site.

4.1.2 Using the 0m OD contour level modelled for the gravel topography (Fig 5) coupled with the survival of Holocene deposits (clays, organic clays and peats) across the site, two landscape zones have been determined for the site.

4.1.3 Landscape Zone 1 (LZ1), the area of the site where the gravels lie above 0m OD, dominates the northern half of the site and the arm to the southeast (coloured yellow in Fig 6). Landscape Zone 2 (LZ2), the area of the site where the gravels lie below 0m OD, tends to dominate the southern half of the site and smaller areas to the extreme southeast and north (coloured blue in Fig 6). The landscape zones are described in Table 4, which sets out the character of each zone and the associated archaeological and palaeoenvironmental potential.

Table 4: Zones within the application site and their archaeological / palaeoenvironmental potential

Zone	Character of zone	Archaeological / palaeoenvironmental potential
1	In LZ1, which lies in the northern part of the site and along the southern part of the arm to the southeast, the early Holocene surface has been modelled to lie at approximately 0m OD or above (Figs 5 & 6). In this zone no clay or organic deposits were recorded in any borehole. Given its elevation, between 0m and +3m OD, this zone would have remained dry land until inundation in the later Holocene / Bronze Age period although some higher areas would have remained extant well into the Historic period.	Low potential for Palaeolithic (1,000,000–8,000 BC) flint tools in this zone as across the whole application site. Palaeolithic artefacts such as hand axes are occasionally found within or on the surface of the floodplain gravels, having been eroded from their place of discard on the higher, older terraces and deposited with the river gravels on the valley floor. Such Palaeolithic artefacts are usually rolled and worn, and their *ex-situ* context makes them of limited interest archaeologically, however. Low to moderate potential for Mesolithic to Bronze Age occupation horizons across surface of the sands in particular (including spreads of worked flint, evidence of burning, ard marks and possible ephemeral soil formation). Low potential for alluvial (Holocene) deposits to preserve palaeoenvironmental material (e.g. pollen and other botanical remains, diatoms, ostracods and insects), from the Bronze Age onward. Low potential for archaeological (artefactual) remains within the Stage 5 and 6 (Bates and Whittaker 2004) alluvium (e.g. waterside structures such as boats, jetties and fish traps).
2	Zone 2 lies below the 0m OD contour and, coupled with the presence of clays and peats recorded in the boreholes within this zone, represents an opportunity for better Holocene deposit survival. Zone 2 tends to dominate the southern half of the site and smaller areas to the extreme southeast and north. Similar to LZ1 the majority of this zone would have been dry land until the later Holocene although lower areas might have become inundated by the late Neolithic / early Bronze Age.	There are similarities between Zone 2 and Zone 1 with regards to prehistoric / multi period archaeological potential however, in contrast to Zone 1, Zone 2 is considered to have greater (moderate) potential for archaeological remains given this part of the site was probably not disturbed by modern development, particularly to the levels of the early Holocene surface. Similarly, if truncation of the natural deposits here has been limited, it is considered that there will be greater (moderate to high) survival for alluvial, possibly organic, clay deposits within Zone 2 to preserve palaeoenvironmental material, particularly to the extreme north and south where such deposits have been recorded (Fig 1). As a consequence, there remains moderate potential for archaeological (artefactual) remains within the (Holocene) alluvium.

5 Conclusions

5.1.1 The analysis of the sediments logged within and in the vicinity of the application site has provided an assessment of likely archaeological and palaeoenvironmental potential across the application site.

5.1.2 The whole site is underlain by Pleistocene gravels (capped with sands in places) lying around Ordnance Datum. This formed the surface at the beginning of the Holocene (the early Mesolithic) and probably remained dry until inundation in the later Holocene / Bronze Age. Hence, across the site there is low to moderate potential for archaeological remains particularly at depth. In contrast, within the southern half of the site in particular, moderate to high palaeoenvironmental potential is expected within any surviving late Holocene alluvial deposits. In contrast, the northern half of the site, a lower potential for palaeoenvironmental remains is considered, probably due to a combination of higher gravel elevation and truncation.

5.1.3 As a consequence of the possibility of Holocene deposit survival and the ecotonal position of the site at the Lea and Thames confluence, an archaeological watching brief coupled with targeted archaeological trenches (particularly in LZ2) is recommended.

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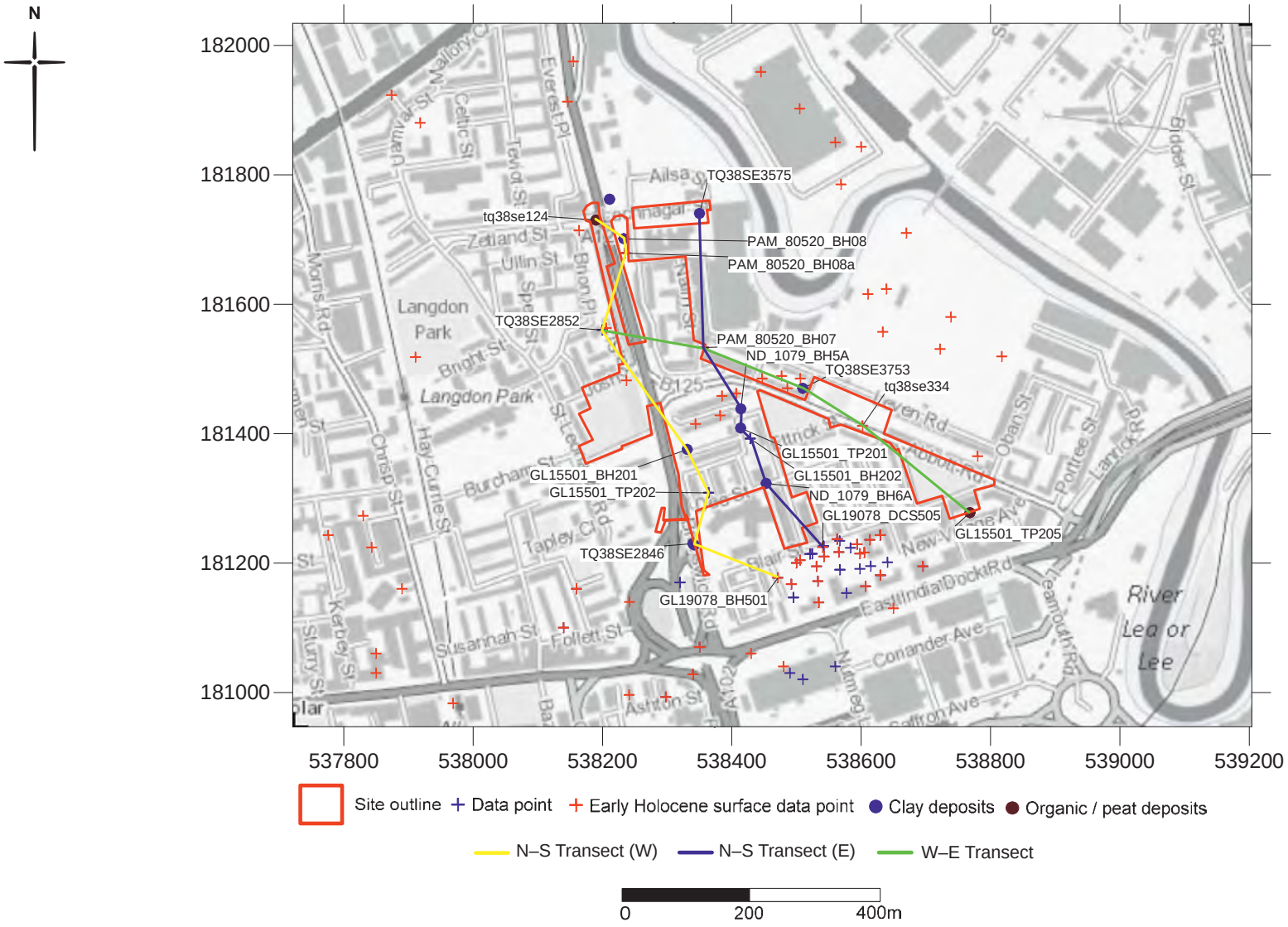

Fig 1 Map showing data points within and in the vicinity of the site and lines of transects

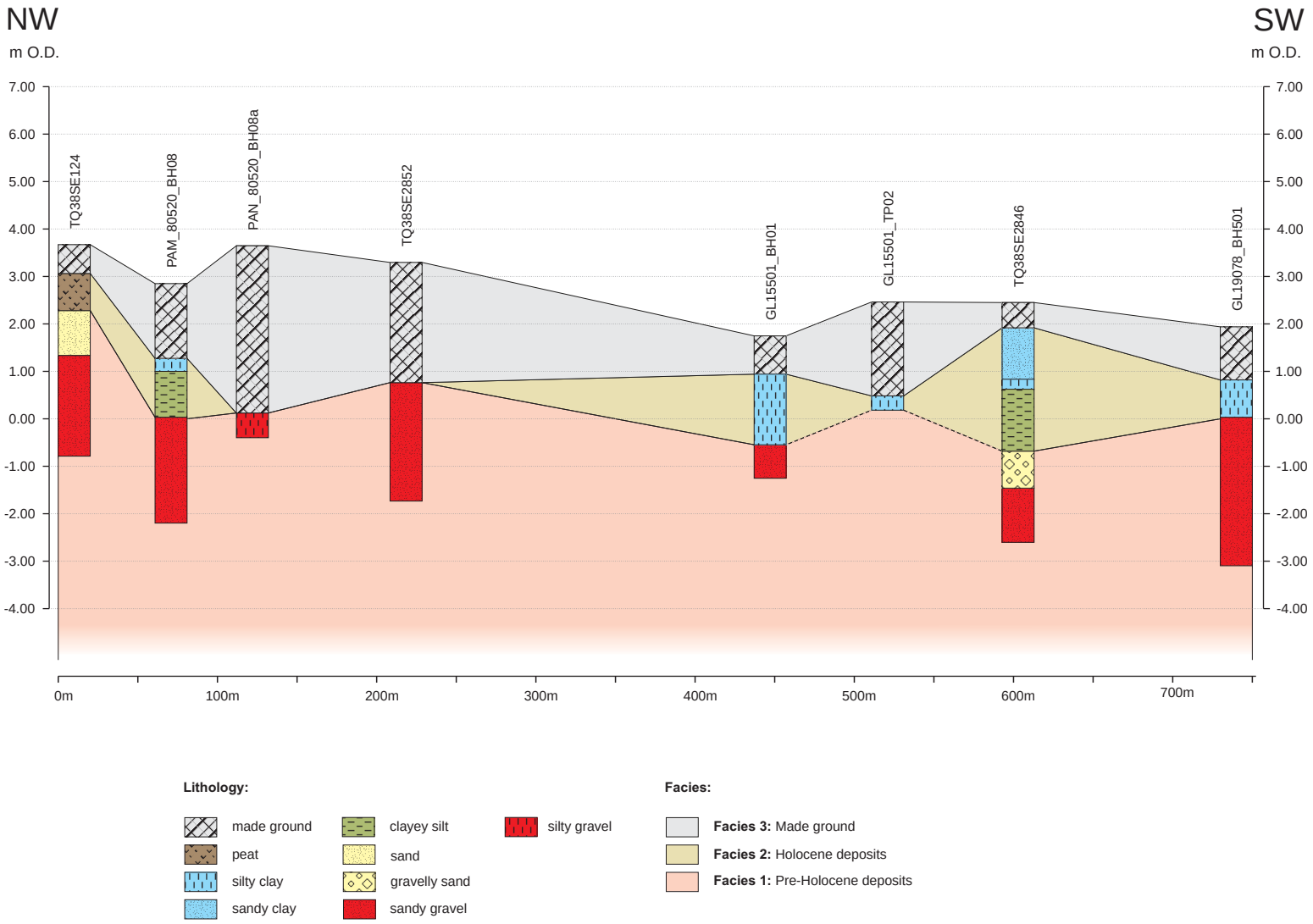

Fig 2 North to south transect across the western side of the application site

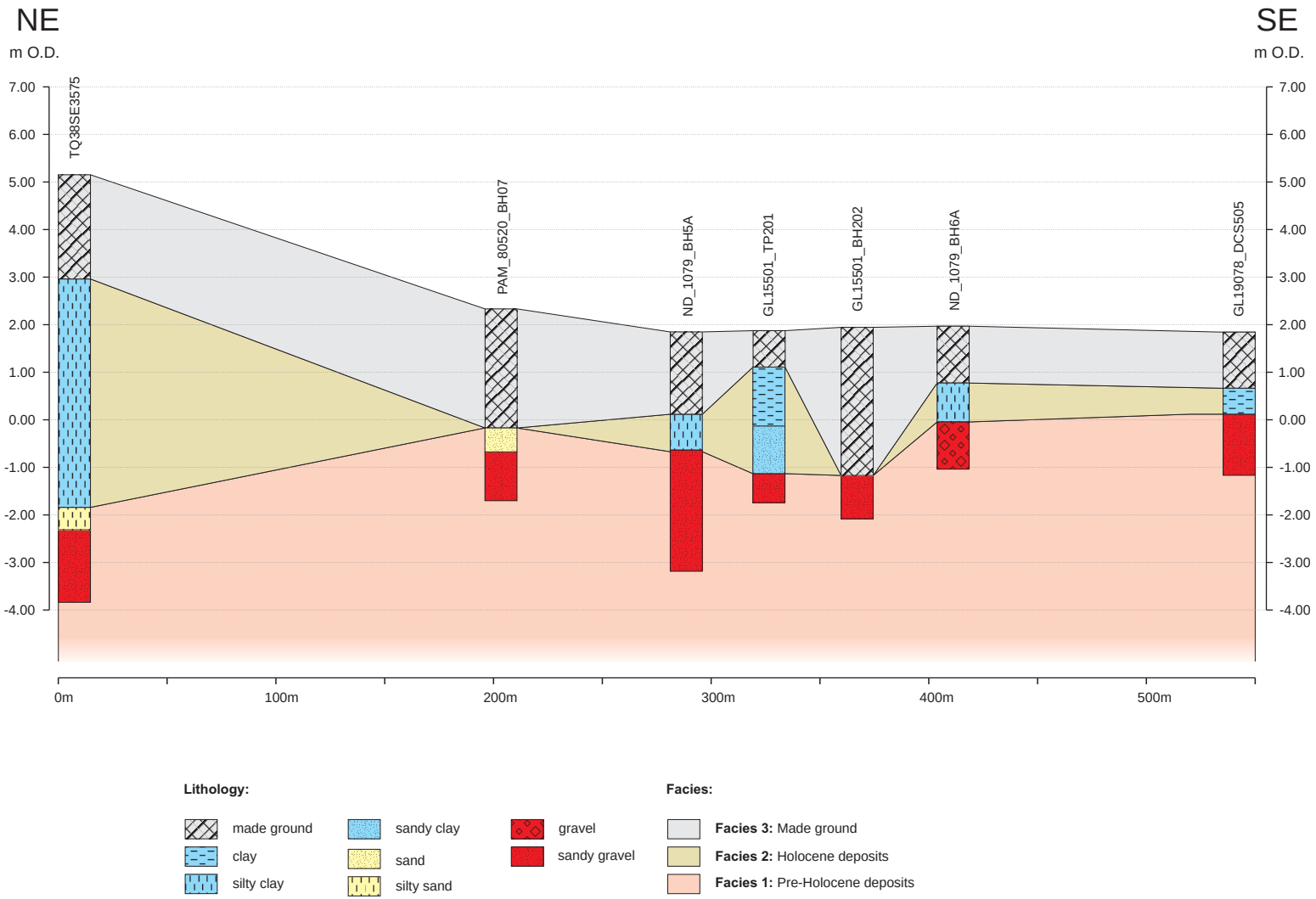

Fig 3 North to south transect across the eastern side of the application site

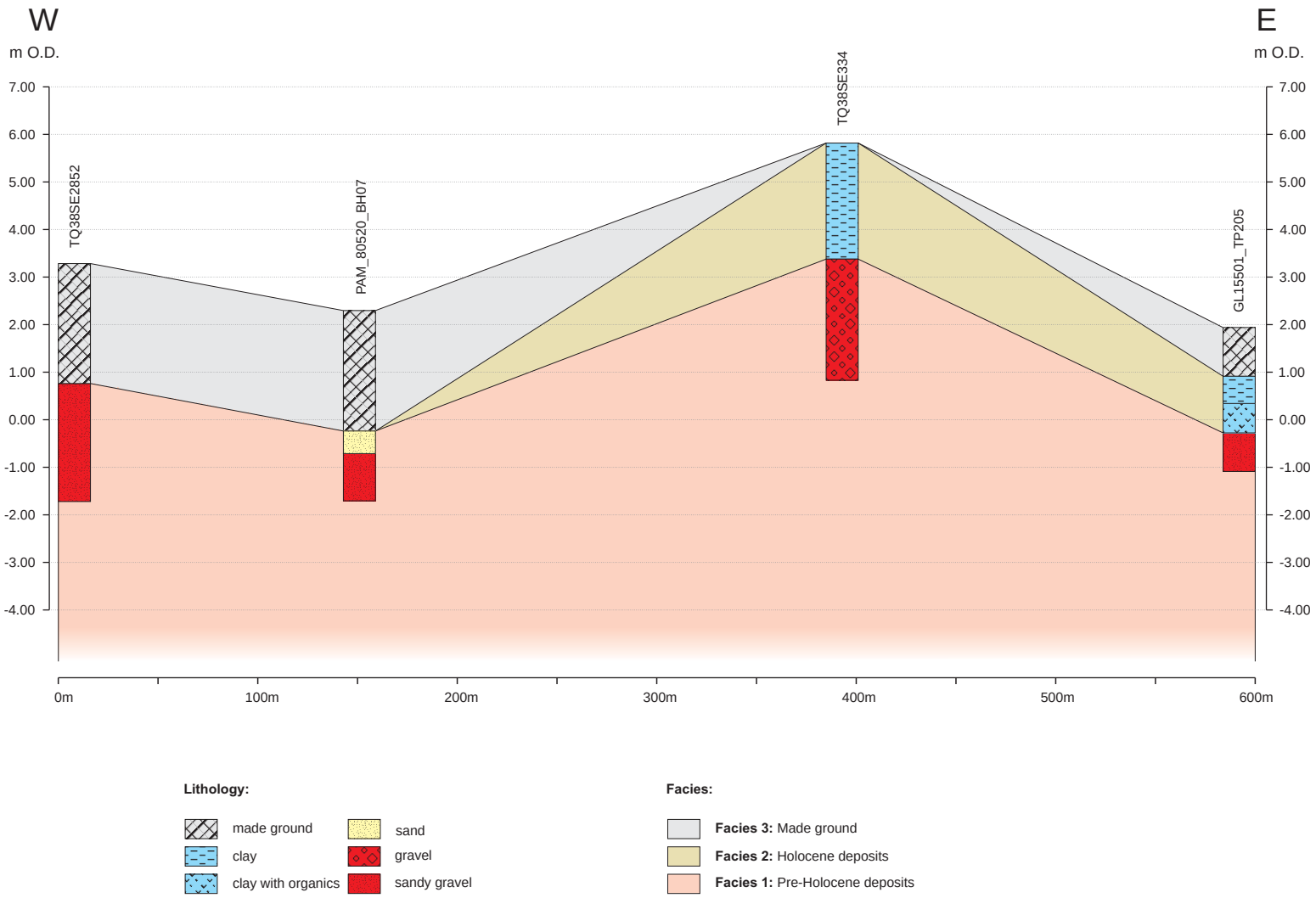

Fig 4 West to east transect across the application site

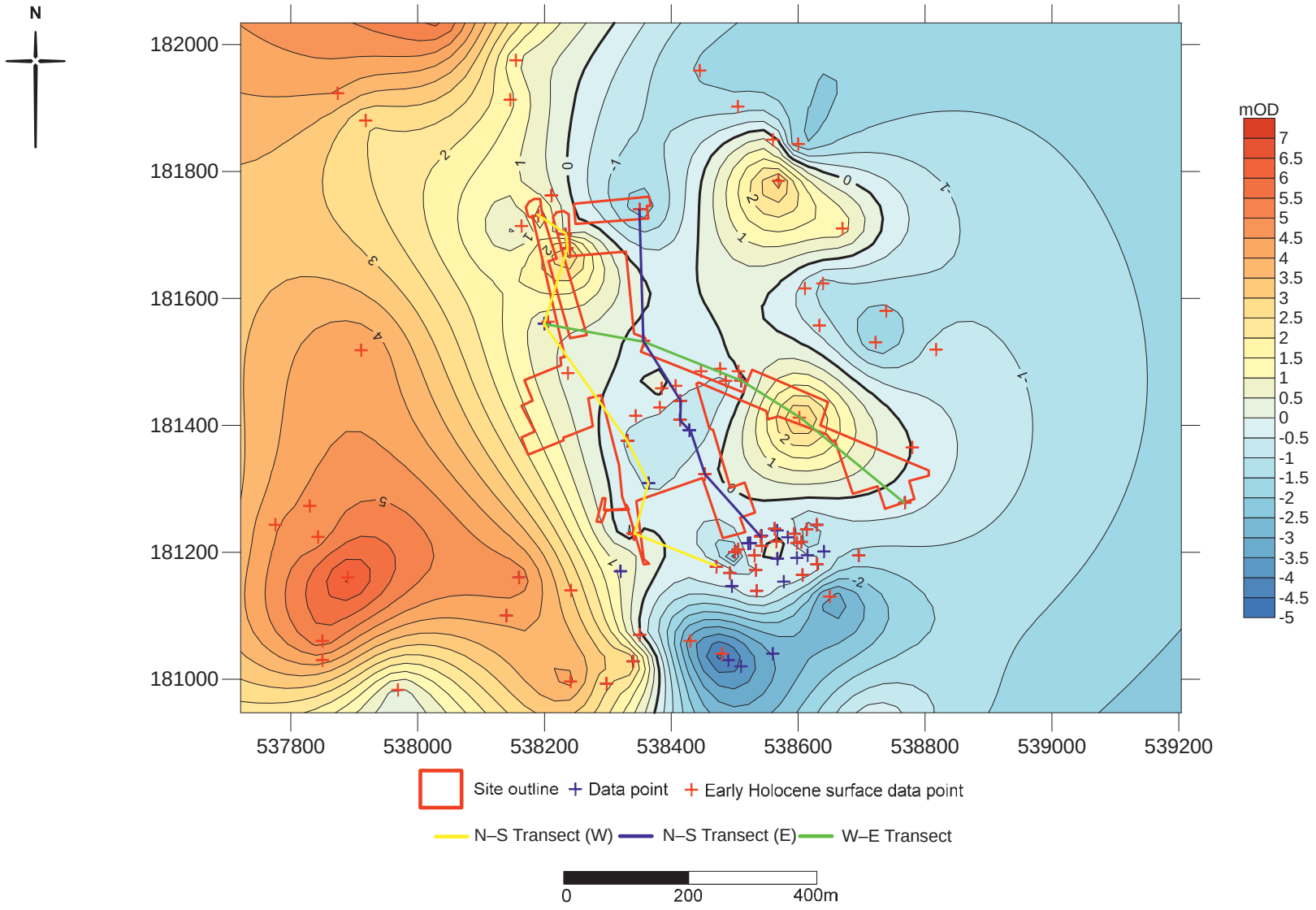

Fig 5 Early Holocene surface (Mesolithic topography) deposit modelling

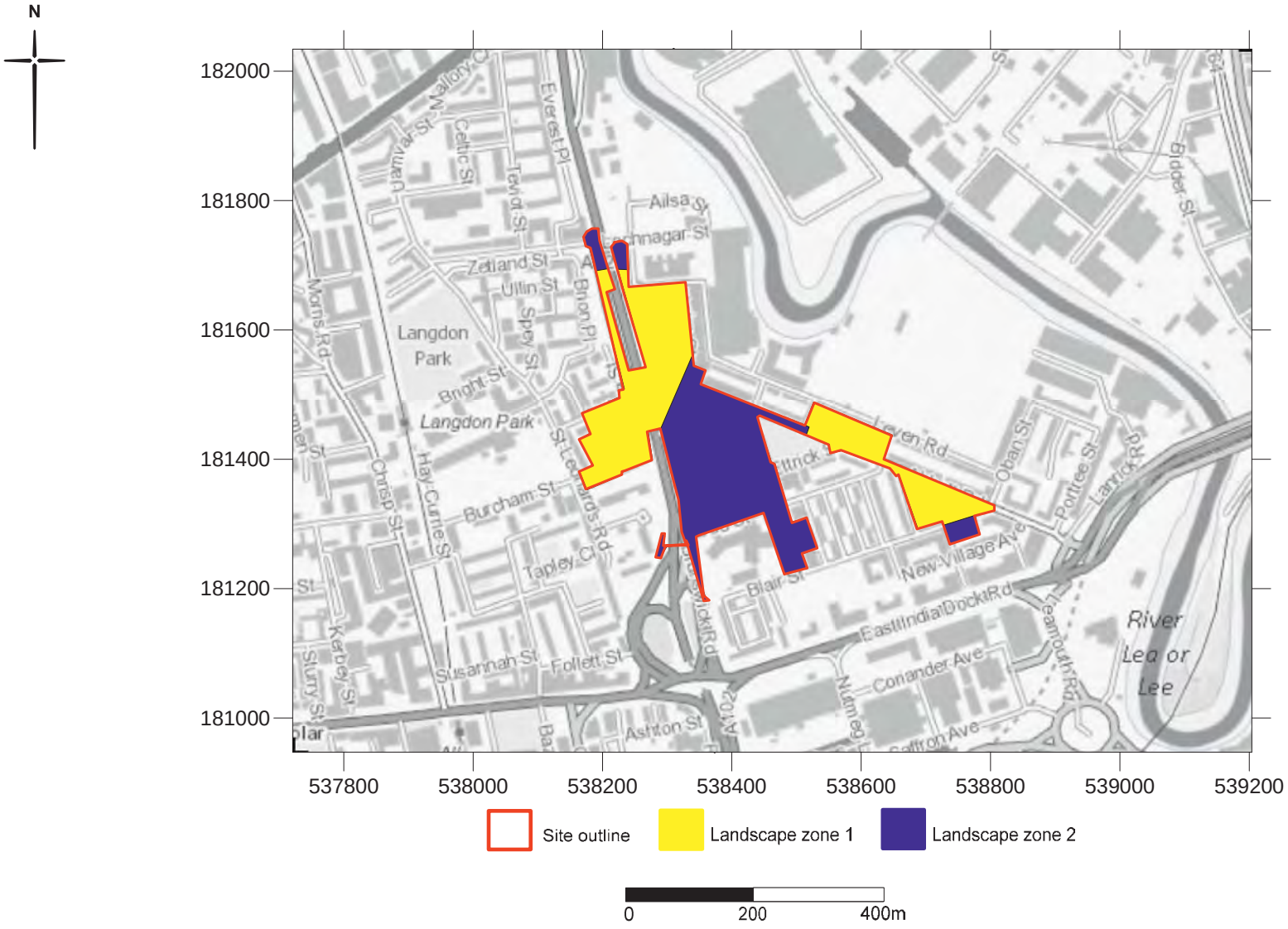

Fig 6 Landscape zones across the application site

ABERFELDY VILLAGE MASTERPLAN
London E14

London Borough of Tower Hamlets

Archaeological desk-based assessment

April 2022

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Aberfeldy Village Masterplan
Poplar

Archaeological Desk Based Assessment

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Sign-off history

issue no.	Issue date	Prepared by	Reviewed by	Project Manager	Notes
1	25/03/2022	Rupert Featherby (Archaeology) Jemima Dunnett (Graphics)	Rupert Featherby Lead Consultant Archaeology	Christina Holloway	Issue to client
2	06/04/2022	Christina Holloway	–	Christina Holloway	Client comments addressed

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Contents

Figures

Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

This archaeological desk based assessment has been prepared by MOLA and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP' ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".

The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

An archaeological evaluation was carried out in 2000, in the centre of the site either side of what is now Balmoral Close. The evaluation recorded prehistoric – potentially Bronze Age – land surfaces, and post-medieval drainage ditches.

This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets) and forms a technical appendix in support of an Environmental Statement. The assessment draws on the results of geoarchaeological deposit modelling by MOLA which provides an archaeological interpretation of geotechnical information on ground conditions and depths of natural deposits at the site, as an indicator of likely archaeological and palaeoenvironmental potential.

Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site. Archaeological remains that may be affected by the proposals comprise:

- ***Paleoenvironmental remains.*** *Such remains, i.e. plant, insect and mollusc remains are preserved within the alluvium and peat horizons and can be used to reconstruct former environments from the prehistoric onwards. The site is located partly on the floodplain at the confluence of the River Lea and River Thames and as a consequence there are areas within the site which did not become waterlogged until quite late within the Prehistoric period. Therefore, based on the landscapes zones identified in the geoarchaeological deposit model accompanying this assessment, there is a generally low potential for the survival of these remains in the northern half (LZ1) of the site, being higher and dryer longer, and moderate potential in the southern half (LZ2), being lower and flooded earlier. Such remains would be of low significance for general back ground palaeoenvironmental remains or medium significance for extensive layers organic remains and peat.*
- ***Prehistoric remains****. Given the site's location, there is a mixed potential for remains from this period. In LZ1 there is a moderate potential for evidence of early occupation but a low potential for the survival of artifacts such as timber structures due to the area remaining dry longer. Whereas in LZ2 there is a moderate potential for artifacts given that it became waterlogged earlier potentially having a higher preservation potential. Across both zones there is a moderate potential for isolated artifacts. The significance of isolated artifacts would be low but evidence of habitation and artifacts such as timber structures would depend on their nature and extent e.g. medium or high, due to preservation of waterlogged organic remains (e.g. timber, wood).*
- ***Late medieval and post-medieval agricultural remains.*** *The area was not targeted for habitation until the late 19th century and due to its waterlogged nature remained used for undeveloped until the late medieval period when it is gradually reclaimed and cultivated. However, despite later development, archaeological investigations within the study area have recorded evidence its agricultural use, e.g. boundary/drainage ditches. Such remains would be of low significance.*
- ***Post-medieval structural remains****. There is high potential for evidence for the footings and foundations of late 19th century and early-mid 20th century housing.*

The is a low potential for remains from all other periods.

Although no specific development details are as available, the site is situated within the Tier 3 Archaeological Priority Area, Lea Valley (APA 3.2) and has a known potential for remains of medium of high significance to be present. Therefore, it is further investigation will be required prior to any stage of development. The given that some remains could be beneath deep alluvial layers for standard evaluation trenches the most appropriate form of archaeological evaluation could comprise a geoarchaeological purposive borehole survey followed by archaeological evaluation trenches based on the results of the survey. This would help confirm the extent, nature and significance of archaeological remains within each area of development. The results of the evaluation would enable an informed decision in respect of an appropriate mitigation strategy for any significant archaeological assets. This might comprise targeted excavation for remains of high or medium significance, a watching brief during ground works to ensure that archaeological assets of lesser significance are not removed without record or no further work.

The public engagement strategy would most likely comprise one or a combination of the following: presenting the history of the site and area, as well as the results of the archaeological investigation on the demolition and construction hoarding; and/or presenting the history of the site and area, as well as the results of the archaeological investigation on a permanent public display board; and/or one or two archaeologists would share information through social media about the archaeological story unfolding from the site in the form of short stories.

Any archaeological work, including any public engagement, would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI).

1 Introduction

1.1 Origin and scope of the report

1.1.1 Trium Environmental Ltd has commissioned MOLA (Museum of London Archaeology) to prepare an Archaeological Desk Based Assessment in advance of proposed development at the Aberfeldy Village Estate, Poplar, London Borough of Tower Hamlets: Fig 1. The Applicant is seeking permission for the following (herein referred to as the 'Proposed Development'): Hybrid application seeking detailed planning permission for Phase A and outline planning permission for future phases, comprising: Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m Above Ordnance Datum (AOD)) and up to 141,014m2 Gross External Area (GEA) of floorspace comprising the following mix of use:

- Residential (Class C3);
- Retail, workspace, food and drink uses (Class E);
- Car and cycle parking;
- Formation of new pedestrian route through the conversion of the existing vehicular underpass;
- Landscaping including open spaces and public realm; and
- New means of access, associated infrastructure and highways works.

1.1.2 A basement is proposed beneath one plot, B3, in Phase A and all buildings in both the Detailed and Outline applications will have piled foundations. Proposals indicate that many blocks will include below ground attenuation tanks, although the depth of these is not yet known

1.1.3 This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). It forms a technical appendix in support of an Environmental Statement, assessing the impact of the proposed development (hereafter referred to as 'the site') on the historic environment. It will enable the archaeological advisors to the local planning authority (LPA), the London Borough of Tower Hamlets (LBTH) to formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.

1.1.4 This report incorporates information from an archaeological desk-based assessment carried out in 2020 by Thames Valley Archaeological Services (TVAS, 2020), but has otherwise been completely re-written by MOLA. It takes into account the revised red line (i.e., incorporating Jolly's Green) and other amendments to the Proposed Development as described in the main document of the ES Addendum.

1.1.5 The assessment draws on the results of geoarchaeological deposit modelling by MOLA (appended) which provides an archaeological interpretation of geotechnical information on ground conditions and depths of natural deposits at the site, as an indicator of likely archaeological and palaeoenvironmental potential.

1.1.6 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed where appropriate. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).

1.1.7 Whilst the significance of above ground assets is not assessed in this archaeological report, any implications of direct physical impacts upon the archaeological interest of such assets arising from the development proposals are noted. This archaeological report is not intended to support an application for Listed Building Consent.

1.1.8 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2021; see section 9 of this report) and relevant local planning policies. It conforms to standards specified by the Chartered Institute for Archaeologists (CIfA 2020), Historic England (EH 2008, HE 2015, 2017, 2019), and the Greater London Archaeological Advisory Service (GLAAS 2015. Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.

1.1.9 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The NHL does not include any nationally designated heritage assets within the site. However, there are there are seven listed buildings within 150m of site, as detailed below;

- Poplar Public Library, Brunswick Road, E14. Grade II listed, listing entry number 1252435. Built in 1904-5 by Squire, Myers and Petch. Faced with white ashlar masonry, slate roof, balustraded parapet. Two storeys, dormers, basements, four windows in central recessed part, flanking advanced wings of 1 bay. Giant engaged Ionic pillars between windows, bottom windows have round arched heads and keystones. Rusticated basement. Gabled hood to doorway, with rusticated, engaged pillars and inner architrave.
- Bromley Hall School for the Physically Handicapped, Grade II listed, listing entry number 1402561. Designed 1965 and built 1967-8 by the LCC/GLC Architects' Department under job architect Bob Giles; extended 1978-9. Architectural quality: one of the architecturally outstanding schools of the 1960s, designed by the pioneering architects of the LCC/GLC and combining intimate, child-scaled interiors with bold, expressive external forms reflecting the local industrial vernacular. Planning interest: a meticulously-planned building that seamlessly integrates internal and external space, embodying a sophisticated response to a challenging site and a highly specialised brief.
- Former Church of St Michael and All Angels, Grade II listed, entry number 1065049 built 1864-5 by J W Morris, restored 1901 and 1955, converted into flats c2000. Stock brick with a little red and black brick polychrome banding and also polychrome to the heads of the arches. Limestone dressings. Slate roofs.
- St Leonard's Road, War Memorial, Grade II listed, entry number 1357874. 1914-19 War Memorial (railed). Figure of Christ blessing a soldier in Roman costume surmounting a capped plinth.
- Glenkerry House, Grade II listed block of flats, designed in 1972-5 by Ernö Goldfinger for London County Council (later Greater London Council - GLC) Brownfield Estate. Listing entry number 1429717. Mixed development public housing scheme, approved for development by the LCC in 1959 and designed by Ernö Goldfinger from 1963. Built in three phases: Balfron Tower, old people's housing and shop in St Leonard's Road, 1965-7; Carradale House, 1967-8; Glenkerry House (1972-5), 2-24, 26-46 and 48-94 Burcham Street and Burcham Street Centre, 1972 onwards. The community centre/nursery in St Leonard's Road was designed as part of phase 2 and built in phase 3.
- Carradale House, St Leonard's Road, Grade II listed block of flats, designed in 1967-8 by Ernö Goldfinger for phase 2 of the London County Council (later Greater London Council - GLC) Brownfield Estate, refurbished 2012. Listed entry number 1246931. Mixed development public housing scheme, approved for development by the LCC in 1959 and designed by Ernö Goldfinger from 1963. Built in three phases: Balfron Tower, old people's housing and shop in St Leonard's Road, 1965-7; Carradale House, 1967-8; Glenkerry House (1972-5), 2-24, 26-46 and 48-94 Burcham Street and Burcham Street Centre, 1972 onwards. The community

centre/nursery in St Leonard's Road was designed as part of phase 2 and built in phase 3.

- Balfron Tower, St Leonard's Road, Grade II listed High-rise block of flats and maisonettes, 1965-7 by Ernö Goldfinger, built as phase 1 of the London County Council (later Greater London Council -GLC) Brownfield Estate. Listing entry number 1334931. Mixed development public housing scheme, approved for development by the LCC in 1959 and designed by Ernö Goldfinger from 1963. Built in three phases: Balfron Tower, old people's housing and shop in St Leonard's Road, 1965-7; Carradale House, 1967-8; Glenkerry House (1972-5), 2-24, 26-46 and 48-94 Burcham Street and Burcham Street Centre, 1972 onwards. The community centre/nursery in St Leonard's Road was designed as part of phase 2 and built in phase 3.

1.2.2 However, only Bromley Hall School for the Physically Handicapped is directly adjacent to the site; located at the north-east tip of the site between Lochnagar Street, Bromley Hall Road and Leven Road

1.2.3 The site lies within an Archaeological Priority Area (APA) as designated by LBTH and GLAAS, the Tier 3 Lea Valley Archaeological Priority Area (APA 3.2). This area is known to hold evidence from the earliest prehistory onwards, in which the chance of exceptional organic survival in waterlogged conditions, and the potential for palaeoenvironmental reconstruction is also high. Within the immediate environs of the site, there is significant evidence of Neolithic and Bronze Age occupation, although later periods are perhaps surprisingly less well represented until we reach the important post-medieval industrial and commercial history of the area, chiefly focussed on ship-building.

1.3 Aims and objectives

1.3.1 The aim of the assessment is to:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Sources

2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.

2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within 750m of the site outline (the study area, agreed with Adam Single and Helen Hawkins of GLAAS via email to Rupert Featherby, 14th February 2022), as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement and with the agreement of GLAAS to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

2.1.3 The extent of investigations as shown on Fig 2 may represent the site outline boundary for planning purposes, rather than the actual area archaeologically investigated. Where it has not been possible from archive records to determine the extent of an archaeological investigation (as is sometimes the case with early work), a site is represented on Fig 2 only by a centrepoint.

2.1.4 In addition, the following sources were consulted:

- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all 'key indicators' of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications;
- Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
- The London Society Library – published histories and journals;
- Groundsure– historic Ordnance Survey maps from the first edition (1860–70s) to the present day, and Goad insurance maps;
- British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
- Trium – architectural drawings (Levitt Bernstein 2022), engineering drawings, geotechnical data;
- Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.

2.1.5 MOLA geoarchaeologist Graham Spurr created a Geoarchaeological Deposit Model of the site in March 2022. The deposit model acts as a supplement to this desk based assessment and is included in Appendix 2.

2.1.6 A site visit was carried out by TVAS on the 27th of November 2020 for the previous version of this report, in order to determine the topography of the site, the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on that site visit have been

incorporated into this report. Although the site visit did not include Jolly's Green, which at that time was not included in the site outline, for the purpose of the current report this area was viewed through Google Street view, and an additional site visit was not considered necessary.

2.2 Methodology

2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique assessment reference number (**DBA 1, 2**, etc), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 150m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m) and unless otherwise stated are measured from nearest part of the site boundary.

2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.

2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

2.3 Geoarchaeological deposit model

2.3.1 This report includes a geoarchaeological deposit model, carried out by MOLA and included in the appendix (MOLA 2020). No geotechnical data was available from within the site so the geoarchaeological deposit model used nearby data points to infer the geology of the site. The results of the deposit model have been incorporated into this report (see section 3).

2.3.2 Modelling software (RockWorks 17, ArcGIS 10.7) has been used to create two dimensional deposit models of the buried topography and overlying strata on the application site (in cross-section and plan). The depth and distribution of the various deposits is mapped by means of schematic cross-sections showing the thickness of each deposit and the level of the top of each deposit in metres Ordnance Datum (OD), where possible.

2.3.3 The modelling software has been used to interrogate readily available topographical and British Geological Survey (BGS) geological information along with MOLA data from previous archaeological investigations in the area. These data sources were used to map and characterise sub-surface deposits and former land surfaces within the application site and to provide an assessment of whether they are of potential archaeological/palaeoenvironmental interest.

2.3.4 Borehole logs were analysed by a MOLA Geoarchaeologist and the nature, character and thickness of each deposit entered into the modelling software. This includes the depth of the top of each deposit in relation to current ground level (and OD levels where known).

3 The site: topography and geology

3.1 Site location

3.1.1 The site is located at Aberfeldy Village in Poplar, within the London Borough of Tower Hamlets (NGR 538500 181400: Fig 1). The site area is 7.8ha; it is irregularly shaped and comprises: Abbott Road; Aberfeldy Street; Balmore Close; Blairegowrie House; Heather House; Jura House; Tartan House; Thistle House; Kilbrennan House; Blairgowrie House; Nos. 33-35 Findhorn Street; Nairn Street Estate; Leven Road Open Space; Braithwaite (Brathewaite) Park and Jolly's Green. The site is in to parts The site falls within the historic parish of St. Leonard Bromley and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Tower Hamlets.

3.1.2 The River Thames lies *c* 620m to the south of the site while the River Lea lies between *c* 50m to the *c* 320m to the east. The Limehouse Cut canal is *c* 370m to the north.

3.2 Topography and geology

3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival. The underlying natural geology of a site can also provide an indication of suitability for early settlement, and potential depth of remains.

3.2.2 In general, the topography slopes down from the north-west to the east and south, down into the River Lea and River Thames. It drops from a high of *c* 9.2m Ordnance Datum *c* 670m to the north-west to *c* 2.4m OD *c* 760m to the south on Blackwall Way and *c* 1.8m OD *c* 50m to the east at the junction of Level Road and Oban Street.

3.2.3 Closer to the site, the ground level drops from *c* 5.5m OD *c* 10m to the west of the site down to *c* 1.9m in the south-easter corner and *c* 3.7m OD *c* 25m to the east of the site in the north-east.

3.2.4 The underlying geology of the site comprises Kempton Park Gravels overlying London Clay (Fig 3). However, given the sites location within the River Lea Valley and on the flood plains of the River Thames, alluvium overlies much of the Kempton Park Gravels. The gravels, which underlie the floodplain, were deposited perhaps around 15,000 years ago (in the Late Pleistocene). They represent deposition in a network of braided, ephemeral channels belonging to a river (a precursor of the Thames) similar to those flowing in arctic areas today. Within the river, sand and gravel bars accumulated, forming an irregular, hummocky topography. The gravels have since been buried beneath successive layers of alluvial deposits.

3.2.5 The alluvium represents a range of different wetland and dryland environments existing on the valley floor of the River Lea from the Mesolithic period onwards. The top of the alluvium, where it is not truncated, is likely to be up to 3m thick (Bull et al 2006, 30). The alluvium is underlain by the Lea Valley Gravels, deposited following the scouring–out of the valley floor during the Palaeolithic period (the Pleistocene). The gravels are the most recent in a series of Pleistocene river terrace deposits, which today form an irregular flight of steps in the valley side. The Kempton Park Gravels and older Taplow Gravels form the lowest of these river terraces, at the edge of the valley. Tertiary bedrock, which in this area is variably London Clay and Woolwich and Reading Beds, underlies the gravels and pre–dates the period of human evolution.

3.2.6 The Lea Valley Mapping program (MOLA 2011) indicates that the site lies within an area of a tributary to the Lea River where, in general, the surface of the Pleistocene gravel lies at c 0m OD and the alluvial sands are up to 1m thick within this area (Corcoran 2011, pp 44–61).

3.2.7 In places the Gravels are capped by a fine-grained silt known in London as Langley Silt Complex ('brickearth'), which was laid down as alluvium and/or wind-blown deposits during the last glaciation around 17,000 BC. This produced fertile soils but was often exploited for the manufacture of bricks and much has been removed by quarrying or by subsequent building development.

3.2.8 The depth of natural geology in the site as an indicator of possible archaeological survival is discussed in detail in section 5.2.

3.3 Geoarchaeological deposit model

3.3.1 The Geoarchaeological deposit model produced by MOLA to supplement this assessment (See Appendix 1) provides a preliminary indication of the buried stratigraphy on the site and the archaeological and palaeoenvironmental potential but should not be taken as the definitive interpretation of the past environments that formerly existed here.

3.3.2 Deposits of archaeological or palaeoenvironmental interest are discussed below in stratigraphic order, from the oldest to the most recent, and illustrated in the cross-section drawn across the site (see Appendix 1, MOLA 2022, Figs 2, 3 and 4). The study area has been divided into landscape zones on the basis of the location, extent and thickness of the various deposits identified in the deposit model and shown on the plan and transects (see Appendix 1, MOLA 2022, Fig 6). For a full description of the deposits and landscape zones identified in the geoarchaeological deposit model see Appendix 1, a summary of the deposit descriptions and relevant landscape zones is presented below.

The Deposits

Facies 1: Pleistocene Gravels

3.3.3 The topography at this time is dominated by sandy gravels of the Shepperton Gravel formation, grading up to Kempton Park river terrace gravels taken to lie at and above approximately 0m OD in this part of the lower Thames valley (Stafford et al 2012). The gravels, sometimes capped with early Holocene sand deposits, lie between 0 and –1m OD across the bulk of the site, although dipping close to –3m OD in the southeast and rising to +3m OD in the northwest and western extreme of the site (Fig 5). No brickearth deposits appear to survive across the site.

3.3.4 The site would have been a rich river marginal (ecotonal) resource and entirely accessible throughout the bulk of the prehistoric. The site area would have become slowly inundated due to sea level rise by the later Bronze Age / early Iron Age although the higher areas of gravel across the site would have remained high and dry into the Historic period, possibly forming foci for human exploitation. Palaeolithic (800,000–10,000 BC) flint tools are also occasionally found within or on the surface of the floodplain and terrace gravels, although these are usually ex-situ, making them of limited interest archaeologically.

Facies 2: Holocene Deposits

3.3.5 During the Holocene period, as the land surface became increasingly waterlogged, clays/silts and peats developed across the wider Thames floodplain and consequently across the application site. These have high preservation potential for palaeoenvironmental proxy indicators (i.e. pollen, diatoms, and ostracods) that can be used to reconstruct the past environment. Peat and organic clay deposits, within the Holocene deposits, represent a hiatus in sea level rise.

3.3.6 Clays were logged in 13 boreholes across the site mainly to the south although also in the very north of the site (Fig 1). These clays, given the OD levels of the gravels they lie upon, are considered to be part of the higher alluvial clay/silty clay deposits representative of historic (late prehistoric and later period) brackish salt marsh and mudflat deposits. These may have been reclaimed in the medieval or post-medieval periods but continued to be seasonally flooded. Medieval and post-medieval remains may therefore exist within the alluvium as at nearby sites (e.g. Limmo Peninsula shaft site, MOLA 2017) or within the lower part of the made ground deposits.

3.3.7 Across the site the thickness of the Holocene deposits as a whole can be seen illustrated in the transects (Figs 2 to 4). Ranging from a maximum thickness of 4.8m to a minimum of 0.55m at an average surface depth of approximately 1.42m bgl, the alluvial deposits infilled channel areas and deeper pockets in the early Holocene topography to the east and south first, with higher areas of ground being flooded in the later Holocene (Neolithic period). The upper surface of this unit has probably been truncated.

Facies 3: Made Ground

3.3.8 Made ground (modern inclusions such as concrete, bricks and plastic) are mapped across the site. These are thought to contain no deposits of archaeological interest. The thickest made ground deposits tend to exist in the northern two thirds of the site with the thinnest toward the south of the site (Figs 2 to 4). In areas the made ground directly caps the Pleistocene sandy gravels having possibly truncated any Holocene deposits.

Landscape Zones

3.3.1 Based on the location, extent and thickness of the various deposits identified in the deposit model and shown on the plan and transects, the application site (and vicinity) has been divided up into two landscape zones (LZs).

Landscape zone 1

3.3.2 In LZ1, which lies in the northern part of the site and along the southern part of the arm to the southeast, the early Holocene surface has been modelled to lie at approximately 0m OD or above (Figs 5 and 6). In this zone no clay or organic deposits were recorded in any borehole. This zone would have remained dry land until inundation in the later Holocene / Bronze Age period although some higher areas would have remained extant well into the Historic period.

3.3.3 Zone 1 has a low potential to preserve palaeoenvironmental material (e.g. pollen and other botanical remains, diatoms, ostracods and insects), from the Bronze Age onward; a low potential for palaeolithic flint tools and a low potential for archaeological (artefactual) remains within the peats (e.g. branch lain trackways) and upper alluvium (e.g. waterside structures such as boats, jetties and fish traps). There is a Low to moderate potential for Mesolithic to Bronze Age occupation horizons across surface of the sands. The site also has a

Landscape Zone 2

3.3.4 Zone 2 tends to dominate the southern half of the site and smaller areas to the extreme southeast and north (Figs 5 and 6). Zone 2 lies below the 0m OD contour and, coupled with the presence of clays and peats recorded in the boreholes within this zone, represents an opportunity for better Holocene deposit survival. As LZ1, this zone would have also remained dry land until inundation in the later Holocene / Bronze Age period.

3.3.5 There are similarities between Zone 2 and Zone 1 with regards to prehistoric / multi period archaeological potential however, in contrast to Zone 1, Zone 2 is considered to have greater (moderate) potential for archaeological remains given this part of the site was probably not disturbed by modern development, particularly to the levels of the early Holocene surface.

3.3.6 Similarly, if truncation of the natural deposits here has been limited, it is considered that there will be greater (moderate to high) survival for alluvial, possibly organic, clay deposits within Zone 2 to preserve palaeoenvironmental material, particularly to the extreme north and south where such deposits have been recorded (Fig 6). As a consequence, there is a moderate potential for archaeological (artefactual) remains within the (Holocene) alluvium.

Summary

3.3.7 The early Holocene topographic mapping indicates the application site lay at the margins of the River Lea and Thames floodplains, near the confluence of the two rivers. The topography at this time is dominated by sandy gravels of the Shepperton Gravel formation, grading up to Kempton Park river terrace gravels taken to lie at and above approximately 0m OD in this part of the lower Thames valley (Stafford et al 2012).

3.3.8 The gravels, sometimes capped with early Holocene sand deposits, lie between 0 and -1m OD across the bulk of the site, although dipping close to -3m OD in the southeast and rising to +3m OD in the northwest and western extreme of the site. No brickearth deposits appear to survive across the site.

3.3.9 As a consequence, the site would have been a rich river marginal (ecotonal) resource and entirely accessible throughout the bulk of the prehistoric. The site area would have become slowly inundated due to sea level rise by the later Bronze Age although the higher areas of gravel would have remained high and dry into the Historic period, possibly forming foci for human exploitation.

4 Archaeological and historical background

4.1 Overview of past investigations

4.1.1 There have been two archaeological investigations within the site although one (**DBA 1a**) is one from a series sixteen shafts excavated for a relief sewer from Canary Wharf to Abbey Mills (only five were in the study area). The other was an archaeological evaluation at Phases 4 and 6 of The Aberfeldy Estate, Phase 4 (**DBA 1b**) comprised the plots either side of what is now Balmoral Close in the centre of the site and Phase 6 comprised land between Leven Road and Abbot Road adjacent to the south-eastern boundary of the site. The evaluation recorded prehistoric, potentially Bronze Age, land surfaces and post-medieval drainage ditches.

4.1.2 There have been over 45 archaeological investigations within the study area, mostly comprising evaluations, watching briefs and geoarchaeological boreholes evaluations. The majority recorded evidence of post-medieval land reclamation and late post-medieval habitation. A small number have also recorded prehistoric occupation and prehistoric and late medieval land reclamation/use. Roman and early medieval evidence was sparse.

4.1.3 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

4.2.1 The Lower and Middle Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (c 40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from being a treeless steppe-tundra to one of birch and pine woodland. It is probably at this time that this part of England saw continuous occupation. The Mesolithic hunter-gather communities of the postglacial period (c 10,000–4,000 BC) inhabited a still largely wooded environment. The River Lea and the River Thames would have comprised a series of braided channels, between islands (eyots) of higher gravels. Prior to rising water levels from the later prehistoric period onwards (and the subsequent deposition of floodplain alluvium), the eyots would have provided dry land suitable for settlement and other activity, and were probably largely covered with a mixed forest of lime, oak and elm, with scatters of pine, birch and hazel (Merriman 1990, 18). Early prehistoric remains are largely characterised by finds of flint tools and waste rather than structural remains and, within the study area evidence is limited to the chance find of some Palaeolithic human and animal remains found during building work at the Poplar Hospital for Accidents in 1923 (**DBA 64**) *c* 740m south-west of the site.

4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The Thames and Lea valleys would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. The only known find dated to this period within the study area was a Mesolithic tranchet axe (**DBA 64**) found by chance *c* 740m south-west of the site (though the precise findspot is not known).

4.2.3 The Neolithic (c 4000–2000 BC), Bronze Age (c 2,000–600 BC) and Iron Age (c 600 BC–AD 43) are traditionally seen as the time of technological change, the establishment of farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments, and with increasing population and pressure on available resources throughout each period. The site was located in the floodplain and would not have been ideal for early settlement, but the lower-lying intertidal areas were probably exploited for a broad range of resources in this and later periods, for example reeds for basketry, clay for pottery production, salt from evaporation, hunting, fishing and fowling. Layers of peats and alluvial clays formed, reflecting the rise and fall of sea levels. There has been number of archaeological investigations, archaeological and geoarchaeological which have recorded evidence of Neolithic and Bronze Age landscapes (**DBA 1b, 2, 4, 24, 29b, 30, 43 and 44**).

4.2.4 An evaluation within the Aberfeldy Estate, (**DBA 1b**), on the edge of the River Lea floodplain, recorded Bronze Age peat deposits and a palaeochannel (ancient watercourse), possibly contemporary with a small ditch and another shallow feature. Burnt flint was recovered from one of the cut features and from the peat, which formed as a result of a fall in sea levels. Prehistoric fire-cracked flint and a potsherd were found by MOLA during the evaluation of a shaft excavated for the Isle of Dogs relief sewer (**DBA 1a**), 200m south-west of the site.

4.2.5 Chance finds include a Neolithic flint axe discovered c 530m to the north of the site (**DBA 63**). No Iron Age remains have been found within the study area.

4.2.6 Outside the study area, on the Isle of Dogs, traces of Neolithic occupation and a crouched inhumation on a sand and gravel bar beneath alluvium, have been found at the White Swan public house, Yabsley Street (GLHER monument no: 1510450) 930m south-east of the site. Struck flints and pottery which included Early Neolithic and Late Bronze Age sherds, and some cut features that may have been of prehistoric date were revealed during an archaeological investigation at Express Wharf (site code: WYO01) 1.6km south-west of the site, while fire-cracked flints of possible prehistoric date were found during an archaeological investigation at 33–39 Westferry Road (site code: WFY99) 1.5km south-west of the site.

4.2.7 The information from the study area and site shows that while currently limited direct evidence of occupation from these periods have been uncovered, a substantial level of general background landscape evidence has been recovered to indicates that the survival of such remains within the site is a very real possibility.

Roman period (AD 43–410)

4.2.8 The River Lea is likely to have been an important route in the Roman period. It was probably used to supply the London area both with domestic and agricultural goods. Archaeological investigations have established that Roman settlements existed on both sides of the Lea Valley, at Old Ford, *c* 2.8km north-west of the site.

4.2.9 A major road between *Londinium* and Colchester and linking the settlements at Old Ford and Stratford on either side of the valley, probably crossed the Lea *c* 2km north of the site. South of the site, The Highway may have followed an east-west Roman road from Tower Hill to Ratcliff along the edge of the gravel terrace overlooking the marshes (Lakin *et al* 2002, 2). Poplar High Street, *c* 800m south-west of the site, may lie on the continuation of this road, which was constructed around AD 70–80 and was in use until the late-3rd century (*ibid*).

4.2.10 The site probably lay within a *territorium,* a managed agricultural landscape of settlement and scattered farms supplying produce to London (AGL 2000, 150). The eastern extent of this hinterland may have been defined by the River Lea (Lakin *et al* 2002, 2).

4.2.11 Roman evidence within the search radius is rather sparse. An excavation in 2009 on Gillender Street (**DBA 37**) northwest of the proposal site revealed a single ditch containing early Roman pottery. One of a series of Roman watchtowers supposedly stood at Shadwell (**DBA 54**), also to the south, but it is not clear exactly what the evidence for this is.

Early medieval (Saxon) period (AD 410–1066)

4.2.12 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. The Saxon period settlement, known as *Lundenwic,* was focussed on the west of the old City of *Londinium* at Aldwych, the Strand and Covent Garden, and occupation of the eastern areas of the City, then named *Lundenburh*, was only re-established by King Alfred in AD 886 (MoLAS 2000a, 173).

4.2.13 In the earlier part of this period, the site would have been situated within a rural area roughly 4km beyond the boundaries of *Lundenburh*, within the manor (estate) of Stepney (*Stebenhythe*) (VCH *Middlesex xi,* 13). The manor of Stepney virtually encircled the city and included most of the area of modern Tower Hamlets, including the site. It was probably part of the original foundation endowment of the Bishopric of London in AD 604 and was owned by the subsequent Bishops until the reformation in the mid-16th century (McDonnell 1978, 17).

4.2.14 By the 8th century, the site fell within the manor (estate) of Bromley which is mentioned as land given to the Bishop and Church of Rochester by Ethelbert, King of Kent (VCH *Environs of*

London iv, 307–323). Bromley is derived its name from the Saxon words Brom-leag, signifying a field or heath where broom grows; the great quantity of that plant on all the waste places near the town, sufficiently corroborates this etymology (VCH *The Environs of London* iv, 307–323).

4.2.15 Around the 9th and 10th century, the local parochial system began to replace the earlier Saxon Minster system, with formal areas of land centred on nucleated settlement served by a parish church. There may have been a small settlement in the area of the later medieval village, *c* 1.5km north-west of the site. There were also medieval settlements at Limehouse, Mile End, Poplar and Bow, which may have had earlier (Saxon) origins.

4.2.16 There have been very few finds of this period from the site or the study area, in 1971 during the demolition of a house medieval timbering was revealed (**DBA51**) *c* 580m to the south-west of the site, and a medieval lance/spear-head was recorded in Canning Town *c* 705m to the east (**DBA 59**). The paucity of evidence is likely the result of the site was being located on marshland close to the River Lea and used for grazing and pasture during this period.

Later medieval period (AD 1066–1485)

4.2.17 Domesday Book (AD 1086) describes Stepney manor as arable land with meadows, pastures and woodland and a population of 900 (VCH Middlesex xi, 19). In the later medieval period Stepney manor (estate) still included Hackney, with which it shared a manor house at Bethnal Green (Weinreb and Hibbert 1995, 62). The main settlement of Stepney, which included the parish church, lay north of Ratcliff Cross and south of Mile End, *c* 2.0km to the north-west of the site. The extant parish church of St Dunstan and All Saints was possibly a substantial church in the 13th and 14th centuries, before being remodelled in the 15th century (Cherry, O'Brien and Pevsner 2005, 445).

4.2.18 The site was probably located in the manor estate of Bromley Hall (or the lower manor; the upper manor estate was the area around Bromley village further to the north of Bromley Hall) which belonged to the Priory of Christ Church in London (VCH *London* I, 17–18). The River Lea formed its eastern boundary. It became the property of the Benedictine Priory of St. Leonard founded by Maurice, Bishop of London in AD 1086–1107. No manor (estate) attributable to the Priory is mentioned in Domesday Book (AD 1086), but a five-hide (a unit of land equivalent to 120 acres) manor of Bromley is mentioned in the Middlesex Hidage after AD 1096 (VCH *Middlesex i*, 156).

4.2.19 During the later medieval period (possibly earlier), the hamlet of Poplar developed on the gravel ridge overlooking the marshy expanse of the Isle of Dogs (then called Stepney Marsh). It was a roadside settlement along Poplar High Street (**DBA 65**) 490m to the south of the site. Pottery and tile fragments of medieval date were found during an archaeological evaluation at 216–242 Poplar High Street (**DBA 46**) 530m south-west of the site. A medieval timber boat hull was revealed during the sinking of shaft for Crossrail on the Limmo Peninsula c 695m to the south-east of the site (**DBA26**). A boundary/drainage ditch dated to this period was recorded *c* 710m to the north/north-west of the site (**DBA 20**).

4.2.20 Poplar was linked to Ratcliff, Shadwell, Wapping and the City of London by a road called the Linches (later the Ratcliff Highway or The Highway). In 1348, the Cistercian Abbey of St Mary Graces was endowed with the manor (estate) of Poplar as a tenant of the Bishop of London (McDonnell 1978, 22). The location of the manor house is unknown but is likely to have been close to the settlement.

4.2.21 The main road from London to Essex ran from Whitechapel to Bow Bridge 400m to the south of the site (Weinreb and Hibbert 1995, 82). Subsidiary roads led north to Bromley and south into the Isle of Dogs.

4.2.22 Reclamation would have taken place in stages, with a number of successive sea walls being constructed as more and more of the marshland was reclaimed out from the edge of the higher ground. The purpose of reclamation would have been primarily economic, providing good-quality grazing for livestock and fertile land for crops (Rippon 2000). Reclamation is likely to have improved the general living environment of those people living near the edge of the marshes on in some cases, on islands of higher ground within the marsh. The marshland would still have been prone to flooding, which would have made it unsuitable for settlement or arable cultivation, but ideal for the formation of improved pasture.

4.2.23 Throughout this period the site was located some distance from the main settlements, and probably lay within open fields or woodland.

Post-medieval period (AD 1485–present)

4.2.24 The long riverside on the Thames and the Lea was the dominant influence on the area's economy until the late 20th century. The general pattern of development established by the late 15th century remained largely unchanged until a period of expansion during the mid-19th century. There was settlement along Poplar High Street and, by the 17th century at Blackwall (**DBA 52, 55**). Ship repairing was established at Blackwall before 1500, and the area was chosen by the East India Company for its shipbuilding yard, constructed between 1614 and 1617 (**DBA 52**). The yard was the largest commercial employer in London and remained the basis of Poplar's economy throughout the 17th and 18th centuries. However, employment was almost all casual and despite the bustle, did not generate much prosperity for the area..

4.2.25 Gascoyne's map of 1703 (Fig 4) is the earliest map available. It shows the site in marshland close to the River Lea north-east of Poplar, the closest settlement. The eastern edge of the site appears to have been osier beds: coppiced willow beds used in the manufacture of, among other uses, wicker basketwork. Farther down the River lies Bromley Hall (see above); the 15th-century building was extensively remodelled in the 17th and 18th century. It was the manor house of lower Bromley Manor and belonged to the Priory of Christ Church in London. After the dissolution of the monasteries in 1538, it was granted to Richard Morrison by King Henry VIII.

4.2.26 Rocque's map of 1746 (Fig 5) is not a detailed map but shows general land use, main topographic detail, roads and settlement. It shows the site in reclaimed marshland. Several drainage ditches cross the site. Faden's 1813 revision of Horwood's map of 1799 (Fig 6) shows this marshland as 'belonging to the East India Dock Group'. Apart from the settlements at Poplar (*c* 400m to the south-west) and Bromley, the area is generally sparsely populated and dominated by marshland and open fields.

4.2.27 Perhaps the most significant event to occur during this period was the construction of the East India Import Dock, which was opened in 1806 (**DBA 60**). The dock lies *c* 880m to the south of the site. These were the third set of wet docks built on the Thames, after the West India Docks (1800–6) and the London Docks (1802–5). Unloading on the river had suited the East India trade because the quasi-military nature of the East India Company ships protected them from attack. The East India Company used the docks to unload valuable cargoes from East Asia before moving them by barge to the City (VCH *Middlesex* xi*,* 575–582). The key elements of the East India Dock system were the Import Dock, the Export Dock, and the Entrance Basin linked to the River Thames by an entrance lock. The docks were for the exclusive use of vessels engaged in the East Indies trade (*ibid,* 575–582). It was the setting out of East India Dock, along with the West India Dock on the Isle of Dogs to the south, which led to urban development of the area. However, fluctuations in the demand for ships often led to widespread unemployment and by the later 19th century there was a prolonged period of decline in the industry, though also a surging population growth. By the end of the century Poplar was recognised as one of the poorest parts of the capital (Hobhouse 1994, 7)

4.2.28 The docks construction entailed excavating a huge amount of alluvial clay. Tons of excavated soils and clay were dumped onto the marshes west of the River Lea, (Co-partnership Herald of the Commercial Gas Company vol 1, 1931). The presence of dumped alluvium was confirmed in an archaeological evaluation close to the southern boundary of the site (**DBA 9a/9b**), which recorded peat layers, overlain by dumped deposits dating to the 19th-century.

4.2.29 Greenwood's map of 1828 (Fig 7) shows no change with the site still as agricultural land. However, it does indicate that the southern extremities of the site overlaying market garden.

4.2.30 The Ordnance Survey (OS) 1st edition 6": 1 mile map of 1872 (Fig 8) is the first map to show minor development within the site. A ship building works comprising a few small sheds has been constructed in the north-east of the site, on the west bank of the River Lea. The river wall along the Lea is shown running through the northern and north-western part of the site. The majority of the site remains open marshland crossed by drainage ditches.

4.2.31 The OS 2nd edition 25" mile map of 1896 (Fig 9) shows considerable development on the site and within the area. The whole of the site has been redeveloped with housing, this expansion clearly demonstrates the continuing dramatic rise of London's population and the late 19th century drive to create 'better' areas to live as well as the rapid expansion of industries along the River Lea. Successive OS maps until the OS 1:10000 scale map of 1955, show no or little appreciable change within the site. The majority of archaeological investigations within the

study area have recorded evidence of this expansion.

4.2.32 The OS 1:10000 scale map of 1955 (Fig 10) shows minor development within the south-east and south-west areas of the site which suffered extensive bomb damage during the WW2. The shows that many of the buildings, which recorded as either being totally destroyed or having suffered damage beyond repair, have either been demolished and the plots left vacant (as in the central southern area) or demolished and replaced with new 1950s redevelopment (as at the end of the south-eastern arm of the site). The northern half of the site suffered much less damage and as a consequence changed little.

4.2.33 The OS 1:10000 scale map of 1973 (Fig 11) shows continued redevelopment, this time in the northern half of the site where much of housing has been demolished. The south-west of the site has seen some redevelopment. The OS 1:10000 scale map of 1981 and 1991 (Fig 12 and Fig 13) show continued redevelopment with the OS 1:10000 scale map of 2010 (Fig 14) shows the last major changes within the site, the buildings within the south-eastern arm have been demolished and the location redeveloped as a park.

5 Statement of significance

5.1 Introduction

5.1.1 This section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.

5.1.2 This is followed by an assessment of the likely potential for archaeological remains to be present in the site (high, moderate, low, or no potential if it is clear that any archaeological remains will have already been removed by past ground disturbance); and – in accordance with the NPPF – a statement of the significance (high, medium, low, or negligible) of the known or likely remains in the site. This is based on current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Levels of natural geology, and past truncation

5.2.1 Ground level across the site in general slopes down from the north-west from *c* 5.1m OD to *c* 1.9m OD in the south of the site. There is also a slope from the west to the east from *c* 3.6m OD to *c* 2m OD. It should also be noted that ground does vary within the site and while generally displaying the slope down towards the River Thames and River Lea, also evidences the effects of development.

5.2.2 There is little geotechnical data is available within the site. However, a geoarchaeological deposit model has been used to predict the levels of natural geology within the site (MOLA 2022; Appendix 1). Based on this report, the predicted level of natural geology within the site is as follows:

- The top of the alluvium could be located below as little as 0.5m of made ground (recorded at 2.4 OD) or beneath a possible maximum thickness of around 3m (–1.7m OD). Given the presence of made ground it is likely that top of the alluvium was originally higher;
- The top of the Gravel lies as high as 0.0m OD and as low as –1.0m OD across the majority of the site, although at its lowest it was recorded at –8.9m OD and at its highest it was recorded at 3.35m OD. It should be noted that in a number of boreholes no alluvium was recorded and the Gravels were directly beneath the made ground. Like the alluvium, it is likely that in those locations the Gravel was originally higher.

5.2.3 An archaeological evaluation adjacent to the northern boundary (**DBA 8**) recorded the natural Gravels generally between –0.37m OD and –0.55m OD.

5.2.4 Three phases of evaluation were completed in 2012, 2015 and 2017 directly to the south of the site (**DBA 3** and **4**). These evaluations consisted of 10 trenches in total measuring lengths around 12-16m in length. All three of these evaluations had thick deposits of made ground on top of alluvium and gravels as their general depositional sequence. The most easterly evaluation, Phase 1, found the natural gravels at between 1.68 to 2.45m OD. Moving westerly, Phase 2, found gravels at a depth between 0.11-0.49m OD and Phase 3 found the gravel natural between levels between 0.67 to 0.70m OD. This implies that the natural gravels slope towards the two rivers confluence to the southeast of the proposal site. This is reflected by the overall between the alluvial deposits near the natural gravel horizon. The boreholes with peat deposits are included on Figure 3 which shows the location of potential peats.

5.2.5 Across all 3 Phases there are areas of thick made ground at depths which are relatively uniform. The deepest made ground deposits reach 1.45m, all 10 trenches contained brick and rubble material often with a thin overlying tarmac or concrete layer.

Past impacts

5.2.6 The site was agricultural and market garden land on the edge of the confluence between the

River Lea and River Thames until the late 1870/90s when the area was thoroughly developed for housing. While the construction of the housing during the late 1870-90s a greater housing impact came in the mid twentieth century with demolition of some smaller estates and the erection of tower-blocks. The impact from the varies types of housing are as follow:

- Late 19th-early 20th century housing is likely to have had 'shallow' foundations, i.e. foundations that extend no more than 1.5m below ground level. Excavations to this depth would have likely cut into or through any made ground laid to provide level construction surface and truncated archaeological remains at the top of alluvial sequences. In all likelihood, this would have agricultural features from the later medieval and post-medieval periods, such as boundary ditches, drainage ditches and possibly revetments. Ditches would be of low significance whereas timber revetments could of medium to high significance depending on their date and extent of survival. Earlier remains, i.e. Roman and Prehistoric may not have been affected.
- Mid and later 20th century tower block housing is likely to have piled foundations. The associated pile caps and ground beams extend down to a similar depth to shallow foundations and would have a similar effect. However, the insertion of the pile would have removed all remains to the maximum depth of the pile. Further, if the building has a dense pile pattern, then access to surviving archaeological remains would be restricted.

5.2.7 It is not known whether any of the buildings had/have basements, regardless, the excavation and construction of a basement at least 3m in depth will cut into but potentially not through the alluvium and remove remains at the top of the sequence, e.g. post-medieval and later medieval drainage ditches, but truncate features lower down the sequence, i.e. prehistoric.

5.2.8 Deeper basements will naturally have an increased impact on earlier features and half basements will have a lesser impact of later medieval and post-medieval features.

5.2.9 The addition of services will also have had varying impact, although similar to the insertion of foundations. Deep services, i.e. services requiring excavations of deeper than 1.5m will truncate or remove earlier remains, whereas shallow services will have had a similar impact to shallow foundations.

5.2.10 The road network has changed little once it was laid out in the 1870-90s, it is therefore possible that there may be a greater depth of survival beneath long standing roads, outside the services.

Likely depth and thickness of archaeological remains

5.2.11 The thickness of made ground within the site is uncertain vary considerably. Post-medieval remains would be located in, possibly cutting through, the made ground; later medieval would be located directly below the made ground cutting into the alluvium to unknown depths.

5.2.12 Paleoenvironmental remains and prehistoric artefactual remains would be located within the alluvium beneath made ground. Depending on the thickness of the overlying made ground, the depth at which these remains are located could vary considerably, with thinner deposits of made ground correlating with alluvial survival closer to the surface and thicker deposits correlating with alluvial survival at deeper levels.

5.2.13 Prehistoric occupation horizons are likely to be located towards the base of the alluvial deposits and at the top of the Gravels.

5.3 Archaeological potential, and significance of likely remains

5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.

Statement of Significance

5.3.2 *The site has a mixed potential for palaeoenvironmental remains.* Based on the results of the geoarchaeological assessment, the area of the site within Landscape Zone 1 there is a low potential for the survival of palaeoenvironmental remains within the alluvium. However, there is a higher potential, moderate within the area of Landscape Zone 2. The alluvial deposits, such

as peats and organic clays, are likely to contain microfossils (e.g. pollen) and floral and faunal macrofossils such as molluscs and occasionally ostracods, seeds, plant fragments and pollen which can be utilised to reconstruct past local environments. Minerogenic deposits such as alluvial silts and clays have the potential for preservation of diatoms that can provide information on the salinity status of the depositional environments that would enhance interpretation of the sedimentary sequence. Wood and organic sediment can be dated by radiocarbon, to establish the chronology of the sequence. The significance of general background palaeoenvironmental remains would be low but the significance of extensive layers of peat and other organic remains would be medium, based on their likely evidential value in providing evidence of past environments and human activity.

5.3.3 *The potential for prehistoric artefactual remains and cut features to survive varies between the Landscape Zones.* The site is located at the margins of the River Lea and Thames floodplains, near the confluence of the two rivers and as a consequence would have been close to a rich river marginal (ecotonal) resource and entirely accessible throughout the bulk of the prehistoric. In the early prehistoric higher areas of gravels would have been dry land suitable for settlement and other activity. In the later prehistoric rising water levels would have meant that it would not have been a first choice for early settlers, although some of the higher areas would have remained extant well beyond the Prehistoric. In Landscape Zone 1, where gravels were higher, there this a moderate potential for the survival of evidence of occupation but a low potential for the survival of artifacts and waterlogged remans such as jetties within any alluvium. However, in Landscape Zone 2 where the gravels are lower and become completely inundated, there is a moderate potential for both evidence of occupation and artifacts. Any evidence of such nature would potentially be well preserved due to the waterlogged conditions of the site. The significance of prehistoric remains would low, for isolated finds, medium for cut features such as drainage ditches and high for evidence of occupation (including jetties, boats etc) depending on level of survival. This is based on their likely evidential value in providing evidence of past environments and human activity.

5.3.4 *The site has a low potential for archaeological remains from the Roman period.* The site would have lain in intertidal marshland and prone to flooding throughout this period, some distance from known settlement and the main Roman road. There is, however, some potential for evidence of economic exploitation of the marshland resources, as recorded elsewhere in the Lower Thames Estuary (e.g. salt manufacture and fish processing sites), although there is currently no evidence to suggest that this was being carried out on the site or in the vicinity. Extensive and well-preserved remains would potentially be of high or very high significance, derived from the evidential value of the remains.

5.3.5 *The site has a low potential for archaeological remains from the early medieval (Saxon) period.* Like the Roman period, the site would have lain in intertidal marshland and prone to flooding throughout this period, some distance from known settlements. It is probable that the site was exploited economically although there is currently no evidence to suggest that this was being carried out on the site or in the vicinity. Extensive and well-preserved remains would potentially be of high or very high significance, derived from the evidential value of the remains.

5.3.6 *The site has moderate potential for archaeological remains dating to the later medieval period,* when it lay in marshland and probably was not inhabited. Drainage channel cuts existed in the site and certain types of agriculture may have utilised this environment. The significance of later medieval remains is low, based on their likely evidential value in providing evidence of past human agricultural activity.

5.3.7 *The site has a high potential to contain remains dated to the post-medieval period.* Cartographic evidence suggests that there were no buildings on site until the early 19th century but it is likely that there may be evidence of land reclamation, drainage schemes and river defences, beneath the spoil dumped on the site in the early 19th century. There is clear potential for the footings late 19th century/20th century buildings, any surviving remains might potentially be of limited local interest. The significance of post-medieval remains would be low based on their likely evidential and historical value in providing evidence of the development.

The buried heritage landscape

5.3.8 Much of the riverscape around the site remained open land until the post-medieval period. Areas along the river which have not seen extensive modern development (particularly basements) may have a high potential for buried topographical and palaeoenvironmental

evidence, and for archaeological remains associated with riverside activity from the prehistoric to medieval periods.

6 Impact of proposals

6.1 Proposals

6.1.1 As yet development details have not been finalised but current proposals comprise the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m Above Ordnance Datum (AOD)) and up to 141,014m2 Gross External Area (GEA) of floorspace comprising the following mix of use:

- Residential (Class C3);
- Retail, workspace, food and drink uses (Class E);
- Car and cycle parking;
- Formation of new pedestrian route through the conversion of the existing vehicular underpass;
- Landscaping including open spaces and public realm; and
- New means of access, associated infrastructure and highways works.

6.1.2 A basement is proposed beneath one plot, B3, in Phase A and all buildings in both the Detailed and Outline applications will have piled foundations.

6.1.3 Proposals indicate that many blocks will include below ground attenuation tanks, although the depth of these is not yet known.

6.2 Implications

6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.

6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.

6.2.3 The implications of direct physical impacts upon the archaeological interest of such assets arising from the development proposals are noted below.

6.2.4 The site has high potential to contain palaeonvironmental remains and remains dating to the post-medieval period. It has a moderate potential for remains form the prehistoric and later medieval periods and a low potential for the Roman and early medieval periods.

6.2.5 As stated above, there are no development designs as yet so this section will provide an idea of the effects of standard impacts.

Site preparation

6.2.6 Demolition of existing buildings and the breaking out of ground floor slabs would extend up to 0.5mbgl and likely only extend into made ground. This would truncate or completely remove post-medieval remains of low significance.

6.2.7 The breaking out of any basement floor slab would likely extend into the underlying naturals and truncate or remove earlier remains.

6.2.8 The impact of pile probing for below ground obstructions and the removal of other buried obstructions such as foundations, if required, would depend on the size and density of the existing intrusions, which is currently uncertain, but such work can have a considerable archaeological impact in disturbing adjacent remains.

Piled Foundations

Piles

6.2.9 The severity of the impact would also depend on the pile size and pile density employed. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future.

6.2.10 Continuous Flight Auger (CFA) piles would minimise the impact upon possible archaeological remains, however they will remove all remains within their footprint.

6.2.11 The insertion of a secant piled wall around the basement under B3, if required, would remove all remains within its footprint.

Pile Caps and Ground Beams

6.2.12 The insertion of pile caps and connecting ground beams typically extend no more than 1.0–1.5m below basement or ground floor level.

6.2.13 The impact of their insertion beneath buildings without basements would depend on a) where they are located and b) the depth of the made ground. Beneath buildings in the east of the site, onto the floodplain of the River Lea, alluvial deposits are likely to be deeper and thus earlier, i.e. Prehistoric, remains may be more deeply buried and either truncated or not affected by the insertion of pile caps. Beneath building in the west of the site and off the floodplain, the alluvial deposits may be shallow or possibly not present., in which case where shallow the pile caps may severely truncate but not remove Prehistoric remains.

6.2.14 Beneath the basement floor they would extend deeper into but potentially not through the alluvial deposits truncating severely or removing completely remains from the prehistoric period.

Basement and Attenuation Tanks

Basement

6.2.15 The proposed location of the single level basement beneath B3 situates Thames Gravels at the edge of the valley. Excavation and construction of the basement would cut through any made ground and into but not through the underlying alluvium removing post-medieval remains, severely truncating later medieval remains and truncating earlier remains.

Attenuation Tanks

6.2.16 Currently the depth of the attenuation tanks has not been finalised. However, it is likely that these would not be as deep as a single level basement and while potentially severely truncating remains within the made ground, the bases of deeper cut features, such as drainage diches, boundary ditches etc may survive but their context would be lost. Remains beneath the made ground may be unaffected, although it is possible that where the made ground is shallow, later medieval cut features may be truncated.

New services/landscaping

6.2.17 The excavation for new service trenches, along with hard and soft landscaping would extend to a depth of 1.0–1.5mbgl as assumed for the purposes of this assessment. Their insertion would have similar as described for pile caps/ground beams beneath ground floor slabs.

7 Conclusion and recommendations

7.1.1 The site does not contain any designated heritage assets, however it is situated within the Tier 3 Archaeological Priority Area, Lea River Valley (APA 3.2). This area is known to hold evidence from the earliest prehistory onwards, in which the chance of exceptional organic survival in waterlogged conditions, and the potential for palaeoenvironmental reconstruction is also high. Within the immediate environs of the site, there is significant evidence of Neolithic and Bronze Age occupation, although later periods are perhaps surprisingly less well represented until we reach the important post-medieval industrial and commercial history of the area, chiefly focussed on ship-building

7.1.2 Surviving archaeological remains within the site are likely to consist of later post-medieval remains such as the remains of late 19th century and later industrial buildings and installations in made ground overlying alluvium and potential remains of the original dock walls. Within and beneath the alluvium there is potential for prehistoric and palaeoenvironmental remains.

7.1.3 Piles, including secant pile walls, will completely remove remains within their footprints. The impact of associated pile caps and ground beams would depend on whether beneath basements or ground floor. The construction a basement beneath building B3 would have remove completely post-medieval remains, severely truncate later medieval remains and truncate earlier remains higher up the alluvial sequence. Services and landscaping would potentially have an impact on any 19th century or later remains within the made ground; earlier, more deeply buried remains would survive intact.

7.1.4 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 1: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Palaeoenvironmental remains (Low in Landscape Zone 1 but moderate in Landscape Zone 2)	Medium (for extensive peat or other organic layers) or Low (for general background remains)	Piles and secant pile wall **Significance of asset reduced to negligible** Basement construction and associated pile caps/ground beams and pile probing/obstruction removal. **Overall significance of asset reduced to low** All other impacts **Negligible impact on asset significance**
Prehistoric remains (moderate potential in Landscape Zone 2 for both artifacts and evidence of occupation, including jetties, boats etc but low potential for artifacts and moderate for evidence of occupation in Landscape Zone 1)	High (for evidence of occupation e.g. fish traps, jetties etc), Medium (for cut features) or Low (isolated scattered finds)	Piles and secant pile wall **Significance of asset reduced to negligible** Basement construction and associated pile caps/ground beams and pile probing/obstruction removal. **Overall significance of asset reduced to low** All other impacts **Negligible impact on asset significance**
Later medieval and post-medieval agricultural remains (moderate potential)	Low	Piles and secant pile wall, basement construction and associated pile caps/ground beams and pile probing/obstruction removal.

Asset	Asset Significance	Impact of proposed scheme
		Significance of asset reduced to negligible All other impacts **Overall significance of asset reduced to low**
Post-medieval structural remains (high potential)	Low	Piles and secant pile wall, basement construction and associated pile caps/ground beams and pile probing/obstruction removal. **Significance of asset reduced to negligible** All other impacts **Overall significance of asset reduced to low**

7.1.5 Although no specific development details are as available, the site is situated within the Tier 3 Archaeological Priority Area, Lea Valley (APA 3.2) and has a known potential for remains of medium of high significance to be present. Therefore, further investigation will be required prior to any stage of development. Given that some remains could be beneath deep alluvial layers for standard evaluation trenches the most appropriate form of archaeological evaluation could comprise a geoarchaeological purposive borehole survey followed by archaeological evaluation trenches based on the results of the survey. This would help confirm the extent, nature and significance of archaeological remains within each area of development. The results of the evaluation would enable an informed decision in respect of an appropriate mitigation strategy for any significant archaeological assets. This might comprise targeted excavation for remains of high or medium significance, a watching brief during ground works to ensure that archaeological assets of lesser significance are not removed without record or no further work.

7.1.6 The public engagement strategy would most likely comprise one or a combination of the following: presenting the history of the site and area, as well as the results of the archaeological investigation on the demolition and construction hoarding; and/or presenting the history of the site and area, as well as the results of the archaeological investigation on a permanent public display board; and/or one or two archaeologists would share information through social media about the archaeological story unfolding from the site in the form of short stories.

7.1.7 Any archaeological work, including any public engagement, would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI).

8 Gazetteer of known historic environment assets

8.1.1 The gazetteer lists known historic environment sites and finds within the 750m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.

8.1.2 The GLHER data contained within this gazetteer was obtained on 22/02/2022 and is the copyright of Historic England 2022.

8.1.3 Ordnance Survey data © Crown copyright and database right 2022. Historic England statutory designations data © Historic England 2022. The Historic England GIS Designations Data contained in this material was obtained in January 2022. The most up to date publicly available Historic England GIS Data can be obtained from http://www.historicengland.org.uk.

Abbreviations
AOC – AOC Archaeology Group
CA – Compass Archaeology
CEA – Central Excavation Unit
DGLA – Museum of London Department of Greater London Archaeology
HER – Historic Environment Record
LP – L- P Archaeology
MoLAS – Museum of London Archaeology Service (now MOLA)
NHL – National Heritage List for England (Historic England)
OA – Oxford Archaeology
OAU – Oxford Archaeological Unit
PCA – Pre-Construct Archaeology Ltd
PEM – Passmore Edwards Museum
TVAS – Thames Valley Archaeological Services
Quest – Quaternary Scientific
WA – Wessex Archaeology

DBA No.	Description	Site code/ HER/NHL No.
1a	**Abbey Mills to the Isle of Dogs, (Isle of Dogs Relief Sewer Phase 2), E3/E14** *Watching Brief by MoLAS, 1993* Five of the sixteen shafts excavated for a relief sewer from Canary Wharf to Abbey Mills were observed. Evidence for prehistoric activity in the form of a fire cracked flint and a pot sherd, was found in waterlain silts from Shaft 12 at Culloden Street. Further south, Shaft 13 (**DBA 1a**) exposed 19th century cellars cut through a possibly dumped sandy loam. Shaft 16 (**DBA 1b**) uncovered plough marks of probable 18th century date cut into a waterlain deposit.	IRS93 MLO63920 083181/00–3 ELO3739, MLO63921, MLO63922

DBA No.	Description	Site code/ HER/NHL No.
1b	**Aberfeldy Estate (phases 4 and 6), E14** *Evaluation by PCA 2000* A sequence of alluvial deposits associated with the River Lea floodplain were recorded overlying natural river terrace gravels. Although the alluvial sequence varied across the site, the general sequence from the bottom was sandy deposits overlain by peat overlain by alluvial silts and clays, the total thickness of alluvium being up to 1.3m. Peat deposits containing burnt flint and sealing a few cut features were recorded and interpreted as possibly mid-late bronze age in date. A small ditch or gully and another shallow feature were found cutting into the top of sandy deposits. These sandy deposits may represent a buried land surface or soil horizon. Burnt flint was recovered from one of the cut features and overlying peat and comparable deposits generally date to the middle-late bronze age elsewhere in the Thames flood plain. A palaeochannel, possibly contemporary with cut features tentatively dated to the mid-late bronze age was recorded. Two postmedieval channels or ditches presumably utilised for marsh drainage/management were recorded. A trial sondage was excavated to establish the depth of alluvium and the level of the gravel. This showed the gravel to be at a depth of 3.3m from the ground surface, largely due to an increased thickness of overburden. Natural terrace gravels were recorded in nine trenches, except Trench 3 where excavation stopped to investigate overlying deposits. The gravels were generally encountered at levels between +0.16m OD in Trench 5 and -0.25m OD in Trench 8, but unusually low levels were recorded in Trench 2 at - 0.50m OD. Overlying the gravels in Trenches 2 and 6 was a c. 0.5m thickness of gravel with lenses of well-defined silts and sands unlike the underlying 'Terrace Gravels'. These were thought to represent the alluvial reworking of the underlying gravels. Sandy deposits, alluvial in origin, were recorded overlying the gravels in all the trenches except Trench 8 and Trench 9. The upper part of the sand was recorded as becoming darker towards the top of the layer with occasional charcoal flecks which may indicate a buried soil horizon, an interpretation supported by possible root stains noted near the surface of context in Trench 3 and the overlying peaty alluvium. Peaty silts and silty peat deposits were recorded in Trenches 3, 4, 7, 8, 9 and 10; the organic peat content appearing to vary considerably from trench to trench. The peaty deposits were between 0.1 m and O.4m thick with upper levels between +0.24m OD and +0.67m OD. These deposits had a sharp interface with the underlying sandy deposits of Phase 3 in Trenches 3, 4, 7 and 10, but gradually diffused into the overlying alluvium. Four fragments of burnt flint and a single struck flint were recovered from the peaty layer in Trench 8.	ABE00 ELO2630, MLO74419, MLO74420, MLO74421, MLO74422, MLO74423
2	**Abbott Road, Aberfeldy Estate (Site D), E14** *Evaluation by PCA 2000* 19th century dump deposits related to land reclamation were observed covering earlier alluvial deposits relating to the Bromley Marshes. Four trial trenches were excavated as an evaluation of the site. A palaeo-land surface was exposed in trench 1 that may have represented a low lying sand eyot located in the River Lea's flood plain. A natural drainage channel truncated this surface but no evidence of prehistoric human activity was discovered. A sequence of alluvial deposits covered this putative landscape. In all four trenches a deposition of mid brown clay was recorded that represented the marshy and probably inter-tidal conditions prevailing until the 19th century. In trench 2 this deposit overlay natural gravel. In trenches 3 and 4 soft blue grey clay may have denoted a deep-water channel possibly the former course of the river Lea or one of its subsidiary channels	LEV00 ELO3868, MLO74989
3	**East India Dock Road Aberfeldy Estate, South Bromley, Tower Hamlets** *Evaluation by TVAS 2012* Three trenches were dug by machine but revealed no archaeological finds or features. Deep alluvial layers, to –1.93 OD in places, suggested the location of a paleochannel.	ELO13384
4	**Phase 3, Aberfeldy Estate East India Dock Road** *Evaluation by TVAS 2017* Three of the trenches excavated contained neither features or finds, one trench revealed a pit which contained one small fragment of burnt flint and a number of small sherds of pottery, prehistoric in date. The natural was encountered between 0.11m OD and 0.49m OD	ELO18795

DBA No.	Description	Site code/ HER/NHL No.
5	**Land to the rear, Blair Street, Poplar E14** *Evaluation by PCA 1999* Three mechanically excavated test pits were located across the site, with proposed dimensions of c. 2.5m x1m and up to 3m deep. No significant archaeological deposits were found on the site. The only remains of some archaeological interest comprised of 19th/20th century make-up layers/dumps and a sequence of alluvial layers, including a 'peat' organic layer. Natural gravels were observed in Test pits 2 and 3 but level above OD was not recorded.	ELO10939 MLO74164
6	**Langdon Park DLR Station, Carmen Street/Bright Street, E14** *Archaeological Watching Brief by MoLAS 2007* No archaeological deposits were recorded. Natural sand and gravels were observed at c5m OD.	ELO7559
7	**Pura Foods site, Leamouth North** *Building assessment by WA in 2004.* The south wall of building 1 appears to date to the mid-19th century and is a remaining part of the original structures on this site. Building 2 is a well preserved example of post-1939 timber framed shed with a Belfast Truss roof, a truss first developed in the mid-19th century to meet the demand for longer spanned roofs	ELO7575, LUN07 MLO98915
8	**Ailsa Wharf, Ailsa Street, Poplar, E14** *Evaluation by CA* The evaluation took place prior to the groundworks for the development and comprised three machine dug trenches - due to the constraints of the site these were all within its south-west corner. The first trench was aligned north/northwest–south/southeast, measuring 6.90m long x 5m in width and was excavated to 4.7m in depth (*c* –0.98m OD). Trench 2 was aligned northeast–southwest and measured 24m in length by 6.80m in width at the top, with a main excavation area of 20.40m in length by *c* 4.50m in width. The trench was excavated to a depth of *c* 2.50m with sondages at each end up to c.4.10m in depth (*c* –0.53m aOD). Trench 3 was aligned east–west and measured 29m in length, 7m in width and was excavated to a depth of c.4.50m (c. -0.93m aOD). The uppermost stratigraphy observed across all trenches was broadly similar, with the existing ground surface overlying a modern dumping layer, deposited within the last 20 years. In trenches 2 and 3 this sealed a mixed deposit of compacted ceramic building material and brown-grey silt containing the robbed out remains of the 19th Century terraced houses which once fronted onto Ailsa Street. In both of these trenches, a black/grey silty made ground, possibly a relict made ground laid prior to building the terraced housing, directly sealed the natural alluvium. In trench 1, a yellow stock-brick wall associated with the 19th Century terraces was observed above the alluvium. In trench 2, two parallel linear features were recorded aligned obliquely across the trench along a roughly north/northeast–south/southwest alignment, flanked by lines of timber stakes. The two linear features may represent potential drainage channels and are thought to be contemporaneous with each other. The lines of stake holes probably formed a fence line along either side of the ditches to prevent accidental access by livestock or individuals during the lifetime of the ditches. Two timberwork features observed in the eastern part of Trench 2 were similar in formation and may have formed part of a structure relating to the timber stakes. Although the purpose of the timberwork is unclear, the presence of Post Medieval CBM, clay tobacco pipe and 18th-19th Century pottery found amongst the timber, indicates they are not of any significant age. Natural geology was observed in all three trenches comprising a silty clay alluvium, which overlay gravels observed in Trenches 2 and 3. The alluvium was recorded from *c* 1.07m aOD, *c* 1.13m aOD and *c* 1.49m aOD in the trenches respectively. In Trench 2 the gravels were present from *c* –0.37m aOD at the west end and *c* –0.41m aOD at the east end. At the western end of Trench 3 the gravels were present from *c* –0.55m aOD and at *c* –0.35m aOD at the eastern end.	ELO21656

DBA No.	Description	Site code/ HER/NHL No.
9a	**Leven Road Gas Works, Leven Road, Poplar,E14** *Geoarchaeological Investigations Palaeoenvironmental Assessment by Quest* 40 new boreholes were put down by MLM Group, three of which were monitored by a geoarchaeologist. Samples from one sequence were then retained for further palaeoenvironmental assessment. The lithostratigraphy of the core samples was described in the field with additional laboratory descriptions of the retained sample. An updated geoarchaeological deposit model was then created. It was found that overlying the London Clay bedrock was a sequence of Late Devensian Lea Valley Gravel (between *c* 0.6 and –2.7m OD, generally falling from the south and northwest.. Above this were Holocene alluvial deposits and variable thicknesses of Made Ground which, in places, had significantly truncated the alluvial sequence. Peat was identified in the east/northeast parts of the site and had thicknesses of between 0.3 and 0.82m with an upper surface between –0.78 and –0.11m OD. The age of this peat is unknown.	ELO19826, LVG15
9b	**Leven Wharf, Leven Road, Poplar, London Borough of Tower Hamlets:** *Geoarchaeological Deposit Model by Quest 2015* Eighteen boreholes were put down across the site. These indicated a gravel surface between 0 and 1m OD, which was overlain by alluvial deposits between 0 and 3.75m thick and largely inorganic. Peat horizons are noted in two boreholes and measures 0.02m thick. These alluvial deposits are capped by made ground.	ELO17461, LWF15
10	**East India Docks Sites 6 and 8, Sorrel Lane, London Borough of Tower Hamlets** *Evaluation by MoLAS 2006* Five evaluation trenches were excavated by machine. Natural clay was recorded at between 2.50m and 3.04m OD in Trench 2, outside of the dock. Natural gravel was recorded at 3.20m OD in Trench 1 and at 3.00m OD in Trial pit 101. Above the natural was a loose orange gravel, which represented the natural excavated during the construction of the dock in 1806. The area around the dock is thought to have been raised by around 2m with the excavated material. Dock wall was encountered in trenches 1, 3 and 5 and was found to be constructed of brick and measured 2.20m to 1.60m thick. The base of the dock wall is thought to be located 8m below the top of the dock wall, as evidenced by "made ground" in borehole 103. A 20th century concrete yard surface was identified in Trench 2. In Trenches 1, 3 and 4 the dock was found to have been filled with modern deposits dating to the late 1980s (comprising silt with concrete, brick, plastic, car tyres and rubbish). Meanwhile in Trench 4 the dock was filled with a clean coarse sand.	ELO19609, EOA06
11	**Land north of Ashton Street, Poplar, London E14.** *Archaeological Evaluation by MoLAS 1997* Three brick lined features interpreted as two circular wells and a square or rectangular pit were recorded.	ASN97 ELO2693, MLO71511
12	**St Matthias Centre, Woolmore Street, Blackwall.** *Archaeological Watching Brief by LP 2008* The watching brief was centred on eight geotechnical test pits, and produced evidence of foundation walls and basements of probable house to the north and centre of the site. In the south-western area more substantial walls were found in the area where the former Chapel was believed to have been located. A single cut feature was located below the foundation walls and is thought to date to the early or middle post medieval period. Natural was observed at a height of 4m-5m AOD	ELO8767 MLO100465, MLO100466

DBA No.	Description	Site code/ HER/NHL No.
13	**East India Dock Road Hotel, Nos 267-269, East India Dock Road, Poplar, E14** *Borehole Survey and Geoarchaeological Deposit Model by Quest 2020* Three geoarchaeological boreholes were put down on the site, one of which could not be progressed beyond 0.5m below ground as it contained asbestos fragments. These were added to 76 BGS archive boreholes for a local deposit model. The results indicated that the site is located on the East Tilbury Marshes Gravel terrace, with gravels at levels between 3.21 and 2.65m OD. These levels, and the absence of any Holocene alluvial sediments, indicated that the site lay above the level of the Holocene floodplain, and no thick fine-grained or organic units of Holocene age were likely to be present at the site. Similarly, no deposits of Devensian Langley Silt were observed at the site, these deposits apparently confined to the areas of higher gravel to the northwest. With the East Tilbury Marshes Gravels being of low Palaeolithic potential, no further archaeological investigations focussing on this period were recommended. A thin organic unit was recorded within the Gravel in one borehole at the site at between 2.33 and 2.29m OD. It is not yet clear if this unit represents soil formation during a period of stabilisation of the land surface, or a transition to semi-terrestrial conditions and peat accumulation. It was also unclear whether this was in situ at all, or redeposited during modern excavation or ground raising. It was therefore recommended that this unit be radiocarbon dated to establish its provenance and chronology. Should it return a Devensian date rather than a Holocene one, further palaeoenvironmental assessment of the unit would be recommended.	ELO20930
14	**Uamvar Street [Former Brushwood House] London E14** *Evaluation by MoLAS 2000* Two evaluation trenches were excavated. Considerable depths of modern rubble, in parts filling brick basements, were observed. These basements may be associated with Brushwood House or the wharf and tenement buildings which preceded it. Natural reddish yellow sand was observed at *c* 18.78m OD. In places this was overlain by Victorian demolition material.	UAM00, ELO4770
15	**Caspian Wharf, Yeo Street, Violet Road, London, E3** *Archaeological Watching Brief by OA 2009/10* The site was found to be heavily truncated by successive phases of building and demolition that have taken place since the 19th century. A few building remains such as wall foundations and floor slabs were observed in isolated pockets around the site but these too had been truncated. Natural deposits of sandy clay were observed.	YEO07 ELO11647 MLO107082
16	**Watts Grove Depot Site, Watts Grove, Poplar, London Borough of Tower Hamlets E3** *Geo-Archaeological Investigation by PCA 2015.* Six geo-archaeological test pits were excavated down to the gravel terrace. The sediments above the gravels were found to contain large amounts of modern archaeological remains and they were heavily contaminated. No early archaeological remains were found. Natural gravels were recorded at between 5.57m and 5.08m OD.	WGR15 ELO17469
17	18 Gillender Street, Bromley E3 *Archaeological Borehole Survey by WA 2013* The site comprised three boreholes. The results showed that the site lies over two gravel terraces and that alluvial deposits are probably associated with watercourses. Archaeologically deposits are likely to be deeply buried.	GIL13, ELO13006
18	**Barratt Industrial Estate, Gillender Street, London Borough of Tower Hamlets:** *Archaeological Evaluation by PCA 2019* Five evaluation trenches were excavated and four test pits were archaeologically monitored. Natural deposits were not reached during the evaluation. The earliest phase of activity identified was a series of masonry features dating to the early to late 19th century. This followed by a later phase of brick structures dating to the late 19th to 20th century. These two phases of activity are thought to directly relate to the Four Mills Distillery Company. No remains predating 1800 were recorded.	GLL18, ELO19817

DBA No.	Description	Site code/ HER/NHL No.
19	**Bow School, Twelvetrees Crescent, Bow Tower Hamlets:** *Archaeological Evaluation by WA 2012* The site comprised five evaluation trenches. The site revealed timber revetments which may have been used to divert the River Lea to form a pond in the 18th century. Brick walls, and floors of a post medieval date are probably associated with the maltings and terrace housing of the mid to late 19th century. Further brick walls and foundations are thought to be associated with 1960's buildings. The remains of two wooden revetments, possibly of 18th century date, were found at a depth of 2m below ground level. They may have formed a channel to divert water from the River Lea and was possibly boxed-in at some point to form a pond, which was possibly used to service an adjacent market garden as suggested on John Rocque's Map of London (1741-46). The brick walls and floors recorded within Trenches 3, 4 and 5 are of Post Medieval date and most likely relate to the maltings and terraced housing of the mid to late 19th Century. The brick walls and foundations recorded in Trench 1 were modern and most likely relate to the Coventry Cross housing estate built in the 1960s. No archaeological features earlier than post medieval were found. Natural deposits were observed at depths varying from 2.9 to 4.4m below ground level.	BOL12 ELO12524 MLO107220 MLO107221
20	**St Andrews Hospital, Devas Street , Bromley-by-Bow** The Poplar and Stepney Sick Asylum was constructed from 1869 to 1871. The buildings were designed by A Harston and C Harston following the pavilion of the recent St Thomas's Hospital. The name was changed to the St Andrew's Hospital after the First World War. The Hospital finally closed in 2006. *Evaluation by PCA 2008* A Medieval boundary ditch was recorded. The ditch cut and series of fills were identified. The ditch was aligned North to South and made a turn to the southeast before passing out of the narrow trench. The full length of the ditch was not established, though it was bottomed in the area excavated. The ditch was filled by a series of layers including of charcoal, ceramic building materials and pottery fragments. Documentary evidence of the Medieval studied during a desk based assessment of the surrounding area suggests that there was open ground in the Medieval period, and therefore the ditch may have served as a boundary ditch.	ELO8182 MLO98931
21	**Tidal locks for the River Lee** *GLHER feature* Set of post-medieval tidal locks over River Lee.	MLO72996 084434/00/00
22	**300 Manor Road, Canning Town, E16** *Evaluation by PCA 2020* Four shored evaluation trenches were excavated. Natural sandy gravel deposits were observed in all of the trenches excavated. These deposits were encountered at levels of –1.09m OD in Trench 2 and –1.19m OD in Trench 3 before falling away dramatically to –2.16m OD in Trench 1. This suggests a fall from flat gravels towards a palaeochannel on the western edge of the site, as indicated in an earlier geotechnical investigation. A sequence of alluvial deposits and peat were encountered above the gravels at various levels in all of the trenches excavated. Thicker deposits of peat were encountered in this evaluation than previously expected, suggesting localised areas of a wet marshy woodland environment. Peats were observed between –0.26m and –0.46m OD in Trench 1, between –0.34m and –1.09m OD in Trench 2, between –0.49m and –0.89m OD in Trench 3 and between –0.67m and –1.27m OD. No evidence of significant archaeological activity from any archaeological period was observed in any of the trenches.	ELO20947

DBA No.	Description	Site code/ HER/NHL No.
23	**Silvertown Way/Clarkson Road, Canning Town, Newham**: *Geoarchaeological Borehole Investigations by Quest, 2014* The investigation sought to investigate the extent, nature and age of the Peat horizon recorded previously in 2013 in the area of geotechnical borehole BH201, and to determine the need for any further environmental archaeological assessment. Three geoarchaeological boreholes (QBH1 to QBH3) were put down in the northern area of the site. The lithostratigraphy of the boreholes was described in the field and laboratory using standard procedures for recording unconsolidated sediment and organic sediments. Sub-samples of aerial unidentified twig wood (<5 years old) were extracted towards the base of the Peat horizons recorded in boreholes QBH1 and QBH2 for radiocarbon dating. The results of the 2013 deposit modelling and subsequent geoarchaeological investigations, including radiocarbon dating of two Peat horizons, are consistent with previous suggestions that whilst widespread Peat formation may have occurred in the past, subsequent erosion has limited its presence to localised areas within the area of the Canning Town Phase 2 site.	ELO16344
24	**Canning Town Station,** *Evaluation by OAU 1991* There were possible post-med deposits, but the site mostly consisted of undated environmental deposits of silts and peats, possibly representing low velocity water such as a lagoon. *Evaluation by OAU 1994* Evaluation by D. Wilkinson for Oxford Archaeological Unit and boreholes by Geoarchaeological Service Facility (UCL Institute of Archaeology); site code not known. Peat was found overlying Thames Gravel and underlying organic sands. The surface of the peat, at -1.96m OD, was clearly eroded, indicating that it was the remnant of a more extensive deposit. Two C14 dates have been obtained for the peat; these were 3910+/- 70 BP and 4030+/- 60 BP. No archaeological deposits were recovered.	HW-SW91 ELO10128 062065/00/00 MLO591 062295/00/00 MLO643
25a	**The Thames Plate Glass Company, Leamouth North, Leamouth** *Archaeological evaluation and open area excavation by WA 2007* The first phase involved the excavation of 12 trenches, each covering an area of approximately 10m x10m. These trenches found that construction in the 19th and 20th centuries had resulted in severe truncation across the site. In trenches 1, 3, 6, 7 and 11 remains relating to The Thames Plate Glass Company survived. The second phase involved more extensive stripping of areas around the five trenches with remains of The Thames Plate Glass Company. The five trenches were expanded with detailed excavation of targeted areas. Additional machine trenches were excavated between trenches 2 and 3 and trenches 7 and 11	ELO18131 ELO18549 ELO4234

DBA No.	Description	Site code/ HER/NHL No.
25b	**Pura Foods site, Leamouth, Orchard Place, E14** *Archaeological watching brief by PCA 1996* Alluvial silts and clays were recorded that had been deposited on the site until at least the middle of the 19th century. These were overlain by later 19th century house walls and back yard structures. Alluvial silts and clays, deposited until at least the middle of the 19th century, and the remains of Victorian and 20th century buildings were found during a watching brief, undertaken by Pre-Construct Archaeology in April 1996 at Orchard Place. Alluvial silts and clays were seen to have been deposited on the site until at least the middle of the 19th century. This sequence of deposits measured over 0.5 m in depth and was recorded at a maximum height of 3.40 m OD. The footings for a brick building were cut into the alluvial sequence. The building measured 8.0 m east to west by 6.0 m north to south, with walls surviving to a height of 0.7 m. The building was constructed from red bricks with a shallow frog. Brick walls representing the southeast corner of a building were recorded in the north west corner of the trench. The building remains measured over 1.5 m by 1.5 m with walls surviving to a height of 0.5 m OD. It was constructed of yellow frogged bricks. The corner of another building was found in the north east of the trench. This building measured 3.5 m by 2.5 m with walls surviving to a height of 0.5 m. Two north-south oriented walls were recorded along the eastern side of the excavated area and were thought to be the western exterior walls of two buildings. The foundations of a possible extension to the building represented by the southernmost wall was also recorded. Four brick built drains and a soakaway, or well, were also found. The buildings and other structures corresponded to the back walls and backyards of the terraced housing on Duke Street and Orchard Place in the second half of the 19th century.	ORP96 MLO67565
26	**Lower Lea Crossing, Limmo Peninsula / Peto Street North, Canning Town Crossrail** *Watching Brief by MOLA 2012* In the main shaft, a medieval timber boat hull, likely dating to the 13th-14th century, 19th century clinker dumping, laid down as ground consolidation, and a 19th century brick wall, possibly part of a small workshop were found. Further clinker dumping in 19th century, and 19th century industrial structures (wall bases), which were part of the Thames Ironworks, were found in the auxiliary shaft. Channel gravels and flood deposits were found in both shafts. *Watching Brief, MOLA 2010* The investigations comprised two watching briefs, an evaluation with two trenches and a targeted watching brief. The investigations revealed 20th century made ground on structural remains of 19th-20th-century Thames Ironworks, over 19th-century made ground, overlaying alluvial and natural deposits. Natural deposits were observed at 0.49m OD *Watching Brief, MOLA 2010* The watching brief observed 19th century dump layers or deposits associated with the abandonment of the site in the 20th century. The watching brief observed also a brick structure, timbers, a floor surface and clinker deposits of a probably post medieval date.	XRW10 ELO14979 ELO16081 ELO12882–84
27	**Blackwall Way, Blackwall Yard, London E14** *Evaluation by MOLA 2021* Results included the discovery of foundations, dumps and an external yard surface, relating to earlier 19thcentury dockside activity, to the east of the dry dock. Below the 20th-century truncation horizon, which extended to an average depth of c 1.3m below modern ground level that lay at c 5.60m OD, the evaluation found that archaeological survival was good, as such, the evaluation suggests that earlier deposits may survive in the investigated areas of the site at deeper levels. Despite suggests that pumping equipment may be found, the evaluation found no evidence for its survival which indicated that the pumping equipment may already have been removed within the area evaluated. Finds included post medieval pottery, animal bone, and nails	ELO21636

DBA No.	Description	Site code/ HER/NHL No.
28	**Reuters, 1 Paul Julius Close, London E14** *Watching Brief by PCA 2015* The work revealed a sequence of post-medieval ground reclamation and consolidation which was cut by the construction trench for the northerly extension of the graving dock in the late 19th century. The remains of sleepers and concrete supporting the rails of a travelling crane, which was erected by at least 1934 was observed. Within the northern end of the dock the remains of a staircase were uncovered, by which the dock may have been accessed. The infilling of the dock in 1980s was also exposed. No archaeological features or remains pre-dating the 19th century were observed.	ELO20209
29a	**Blackwall Tunnel, Charrington's Wharf** *Evaluation by MoLAS, 1992.* An undated layer of peat (HER ref: 083117) was sealed by alluvial clay and these were cut by 17th century dock. An undated layer of peat was sealed by alluvial clay and a 17th century ground surface. An undated layer of peat (HER ref: 083117) was sealed by alluvial clay and these were bounded by a riverfront revetment. Periods recorded under same site code: post-medieval (083118, 083119), undated (this entry)	BCW92 MLO63668 MLO63668 MLO63671

DBA No.	Description	Site code/ HER/NHL No.
29b	**The former Charrington's Wharf, Isle of Dogs** *Excavation, AOC 2002* Post-medieval remains of a succession of docks, slipways, dockside buildings, river walls with associated working surfaces and assorted detritus were discovered. These dated from the early 17th century through to the mid-20th century. A 19th century timber slipway was found in a particularly fine state of preservation. Among the finds was a rare pitch barrel likely to have been manufactured in the Baltic and buried in the 17th century. The pottery assemblage included imports from Europe and the Far East. **Blackwall Way E14: former Charrington's Wharf; New Providence Wharf Building C and D** *Evaluation and excavations by AOC 1999–2002* The 1st phase of excavations in August and September of 1999 concentrated on eight trenches and all but one identified the targeted remains. Three geotechnical pits were excavated in addition to provide more information on the archaeology. The second phase in July 2001 focused on the waterfront where the most significant archaeology was found with features that represented the dry docks and launches, with associated working surfaces and detritus, of the 17th/18th century which were closed down in 1877. One is defined as a 'slip' or 'launch' in the OS Map of 1867 and was found in a particularly good state of preservation. In February 2002 excavations were undertaken to the west where many ancillary buildings were located including ship building. This proved to be rich in residential history and provided finds accordingly, of imported European and Far East pottery and of the working surfaces for the ship construction. A rare pitch barrel was also found probably manufactured in the Baltic in the 17th century. Two areas of IN SITU remains were deemed important enough for the developers to avoid these areas. The area is of significance because of its use in the 17th-18th centuries as one of the prominent dockyards of the East India Company, which they established in 1614 to provide more space for large ship construction something that was not possible at their base up river at Deptford. Two trenches excavated in December 2003 both revealed substantial well-preserved timbers of two dock structures, Trench 22 to the north of the area, revealed a dock wall of the Wet Dock that had been modified and repaired until its closure in the mid-19th century. The dock wall was constructed of oak, pine and teak. The pine may have been sourced from Europe or North America, while teak is a tropical hardwood. Trench 23, to the south of the area, revealed planking and working debris belonging to a slipway that was constructed in 1860 and closed in 1877, when a new central dock (Poplar Dock) was constructed. Much of the slipway appears to have been removed at its closure, but the remaining elements were constructed of oak. Working debris associated with ship construction was found upon the surviving, and is evidence of direct ship construction. Evidence of earlier slipways or docks may survive beneath the 19th century remains. Excavations in 2007-9 revealed further remains of the shipyards structure as well as the foundations of the owners mansion built on the site of the shipyard in 1612. The mansion house represents the earliest phase of building on the site, and was sealed by construction levels for an apparent rebuild of the mansion. One clear element of the structure was the remains of a chimneystack 2.70m wide. A principle wall foundation was built across this which lay on a raft of north-south aligned timber off-cuts. A number of other wall foundations were identified along with a surface that is thought to have been a fireplace. Well preserved foundations represented the rebuilding of the mansion around 1678. To the east of the mansion house timbers from the first phase of the wet dock (1659-1661 AD) were exposed. Peat deposits dated to the 3rd century BC were identified below the post medieval Blackwall Shipyard. The undisturbed peat had the same profile as that which was redeposited following the creation of the shipyard in the 17th century.	ELO6026 ELO1053 MLO75425 BKW99 ELO11060 ELO11641 ELO1516 ELO11007 MLO77543 MLO108481 MLO77524 MLO78235

DBA No.	Description	Site code/ HER/NHL No.
30	**Alberta House Blackwall Way, Blackwall**: *Evaluation by AOC* Two trenches were excavated, each 8m by 2m at the base and stepped several times due to their depth. In both trenches natural Pleistocene gravels were at the base of the sequence. Above this there was a thin layer of peaty clay with frequent wood inclusions, from which a single sherd of Iron Age pottery and a fragment of animal bone were recovered. These peat deposits are likely to have accumulated during phases of marine regression, interspersed with sediment-rich deposits that would have accumulated during phases of higher water levels. Radiocarbon dating of material from Trench 1 suggests a Late Bronze Age date for this layer, which that for Trench 2 was late Neolithic. These peaty deposits were sealed by naturally deposits alluvial clays associated with a recent Holocene period of higher sea levels. In trench 2 a further layer of peat within the alluvial sequence may represent a period of marshy environmental conditions during another phase of marine regression. Above the alluvium, post medieval made ground completed the sequence. The natural sand and gravel was recorded at -1.84m OD in trench 1.	GAO08 ELO8784 ELO8784 MLO99480
31	**2 Trafalgar Way, London Borough of Tower Hamlets London E14** *Evaluation by PCA 2014* The evaluation revealed made ground relating to backfilling of the upper reservoir in the 19th century, this was sealed by further layers of made ground dating to the 20th century.	ELO20189
32	**Land at Poplar Business Park, Aspen Way, Poplar London E14** *Evaluation by PCA 2015* The trenches revealed alluvial clays and silts with had been exposed in the late 18th or 19th century, the maximum depth of which could not be excavated, approximately 3.9m. This was capped by a humic deposit of preserved top soil, which is thought to be early 19th century in date, this was sealed by 19th century made ground	ELO20208
33	**Blackwall Reach Phase 1B, Poplar High Street, London Borough of Tower Hamlets London E14**: *Watching Brief and Evaluation by PCA 216* The archaeological watching brief revealed no archaeological finds or features. The evaluation revealed a late Georgian/ early Victorian well and a Victorian cess pit cut into alluvial layers. The natural was observed falling from 0.72m OD In the north eastern corner of the site to -0.50m OD in the southwest.	ELO20218
34	**Nos. 260-268, Poplar High Street, Tower Hamlets** *Evaluation by AOC 2007* A dark black-brown garden soil was recorded in a pair of trial trenches. No dating evidence for the soil was recovered, though it pre-dated likely later 19th or early 20th century buildings on the same site in one of the trenches. A cellar was recorded in one of the two trenches excavated. The walls and floor of the cellar were partly exposed in the work carried out, surviving beneath a 20th century layer of dumped materials consisting of red and yellow stock bricks and mortar.	ELO7423 MLO98913 MLO98914
35	**The Resolute Public House, No 210 Poplar High Street, Poplar, Tower Hamlets** *Watching Brief by WA 2011* The watching brief showed that groundworks associated with previous buildings have removed any top or subsoil and truncated the upper levels of the natural geology. As such no archaeological finds or features were recovered.	ELO12383
36	**35 Woodstock Terrace, Poplar London Borough of Tower Hamlets** *Watching Brief by AOC 2015* A cobbled floor was identified in the courtyard area, which would have belonged to the previous structure as its use as stables. No archaeological remains were identified on the site.	ELO19818

DBA No.	Description	Site code/ HER/NHL No.
37	**Nos. 46-51, Gillender Street, London, E14 6RN** *Evaluation by Archaeological Services and Consultancy Ltd in 2009* A 1st century Roman ditch was found, which cut through alluvial deposits probably laid down by the River Lea and was also covered by further alluvial deposits. The ditch was orients northeast-southwest and measured 1.0 m wide and 0.2 m deep. It was filled with a dark grey silty clay from which 18 Roman Grey Ware pottery sherds were recovered. The pottery sherds were dated to the mid- to late-1st century AD. Natural deposits of sandy clay were observed between 2.40m and 2.45m below the ground level.	GIK09 ELO10470 MLO101087
38	**Bromley Hall, Gillender Street** *Dendrochronological Survey: tree-ring analysis of timbers by English Heritage 2005, 2012-13* The results indicated that the felling of the timbers occurred in the last decade of the 17th century or in the early 18th century and that this was the most likely time of the construction of the roof. Two pine floorboards from a first-floor room were also dated. Neither retained sapwood but it was thought that the floor was probably laid at the same time as the re-roofing. *Dendrochronological Survey: tree-ring analysis of timbers by English Heritage 2002* In total 31 samples were taken from various timbers associated with the primary phase. Seven timbers, all from the floors, crossmatched and were combined into a site chronology. If it is assumed the dated timbers all came from a single batch of timbers, the most likely felling date range if AD 1482-95. The timbers were thought to have come from southern England.	ELO20232 MLO93430 ELO20318 ELO20319
39	**Nos. 9-15, Ada Gardens** *Watching Brief by MoLAS 1993* Waterlain clays and sand above the terrace gravels were sealed by peaty deposits with alluvial deposits above, suggesting inundations interrupted by a period of marsh or peat build-up. The peat deposit may relate to one of the Tilbury phases.	ADA93 ELO2642, MLO64320
40	**Devons Road/Brickfield Road (between), Bromley** *GLHER findspot* Early Bronze Age to Late Bronze Age (- 2600 BC to 701 BC) socketed axes, spearhead and copper ingots found with other metal fragments in 1901.	080721/00/00 MLO112
41	**St Matthias Centre, Woolmore Street, Blackwall:** *Watching Brief by LP 2008* A cut feature was sealed by a post medieval make-up layer and foundations, one piece of pottery was contained within the fill of the feature and has dated it to the early to middle post medieval period, (the pottery was not retained). The feature is thought to a natural water channel or a drainage channel that silted up in the middle post medieval period. The wall foundations were located above a make-up layer, believed to be constructed for the purpose of building the foundations for a number of houses. The buildings are thought to be part of the East India Dock development and the remains are possibly the north south partitions between house plots fronting onto East India Dock Road. The basement including walls suggestive of internal partitioning and was attached to foundations. The structure was located towards the centre of the site and appears to be the remains of a late 18th century buildings fronting onto Providence Place, the demolition of these buildings has created the back fill for the basement. A further two walls of orange red brick construction were located near the south of the site and documentary evidence would suggest that they are party walls between houses fronting onto Cotton Road on the north side of the Baptist Chapel. (1)	SMQ08 ELO8767 MLO100465
42	**Blackwall Way [DLR East India Station], London, E14** *Geoarchaeological Evaluation by MoLAS 2009* The evaluation consisted of two boreholes which were drilled under the current railway track. The data from these boreholes suggests that the area lies at the northern part of an area truncated by the East India docks and as a result is of limited archaeological and geoarchaeological interest. Natural deposits of gravel and sand were found between -1.70m OD and -1.85m OD	ELO10385

DBA No.	Description	Site code/ HER/NHL No.
43	**Virginia Quay, Blackwall Way, South Bromley, Tower Hamlets** *Geoarchaeological boreholes by Quest 2013* Peat was found during a geotechnical investigation at Virginia Quay in May 2013 by Quaternary Scientific (QUEST). It was found that a tripartite sequence of Lower Alluvium, Peat and Upper Alluvium overlies the Pleistocene Gravels. The Peat ranges between 0.14 and 1m in thickness and was estimated to be of Neolithic/Bronze Age period.	VRG13 ELO13249 MLO107010
44	**Blackwall Station, Aspen Way, London, E14** *Geoarchaeological Evaluation by MOLA 2009* The boreholes confirmed that deposits of palaeo-environmental interest exist between 0.0m OD and - 2m OD. These deposits will be impacted upon during work to increase the capacity of the Docklands Light railway to 3-car trains. At the base of the sequence are Shepperton Gravels deposited in the Late Glacial. Overlying the gravels are Early Holocene banked sands which stabilised to form ephemeral Mesolithic land surfaces. The next layer comprises silty clays and peats laid down during a period of sea level rise between the Early Neolithic and Bronze Age. The ground surface would have been densely wooded with freshwater to brackish/marine conditions, with the onset of tidal access. Silty clays, laid down from the Iron Age onwards, overlie these deposits. Grass and herb fen mudflats would have formed and the brackish marine conditions moved westwards. The mudflats appear to have dried out and been subject to soil formation in historic time, before the build-up of modern made ground.	ELO10397
45	**Land west of the junction of Poplar High Street and Preston's Road and east of Poplar Business Park, Preston's Road, Poplar** *Evaluation by CgMs Consulting 2006* Two trenches were excavated at the site. In Trench 1 a layer of natural terrace found which probably dates to the Pleistocene date. The ground level was than raised during the post-medieval times with a series of post-medieval to 19th century brick walls and floors. These were truncated in places by modern intrusions which were interpreted as World War II bomb damage, and sealed with a layer of 20th century made ground. In Trench 2 the layer of natural terrace gravel from Pleistocene date was sealed with alluvial layer with sandy silty clay which probably represents a marine transgression creating a stable land surface . This was partially truncated by a semi-circular cut containing domestic waste from 19th century, a dump of Reigate stone and a thick deposit of 19th century made ground. *Geotechnical survey by Ian Farmer Associates 2005* The geotechnical investigation consisted of 8 boreholes and 13 trial pits; these show that the northern part of the site is located on a gravel terrace with gravels sealed by a thin covering of weathered alluvial clay. The southern part of the site lies on the edge of the alluvial flood plain and the gravels are sealed by alluvial clays and peat deposits. The depth of alluvial deposits increases towards the south but is nowhere thicker than 1.75m. Analysis of the geotechnical data suggests that there has been a severe disturbance to the upper meter of the alluvial sequence in the southern block of the site. This perhaps may have been caused by wartime bomb damage as no other discernible cause is identifiable in the historic map sequence. *Test pit by Card Geotechnics LTD 2006* No significant archaeological features were found. Some of the pits went down to Alluvium which consisted of soft black occasionally brown clay with fine gravels and decaying organic matter (Holocene).	ELO6955 ELO7479 ELO7480
46	**Nos 216-242 Poplar High Street, Poplar:** *Evaluation by PCA 1997* Artefacts including pottery were recovered from marsh deposits. The deposits suggest that Poplar High Street was probably a medieval marsh wall or causeway. Artefactual evidence recovered suggests that ground raising continued into early Post Medieval periods.	PPR97 ELO4318, MLO71495

DBA No.	Description	Site code/ HER/NHL No.
47a	**St Matthias Churchyard, Poplar High Street/ no.113 Woodstock Terrace, Poplar, Tower Hamlets, E14 0AE** The churchyard for St Matthias Church, also called Poplar Chapel or St Matthias Old Church, founded by the East India Company between 1650 and 1654; the land for the churchyard was granted in 1657. Throughout the 18th century, this was the only burial ground in Poplar.	MLO55961 MLO92987
47b	**Former burial grounds, Poplar Park, E14** Poplar Recreation Ground was laid out on the former burial ground and almshouses of the East India Company merchants by the Metropolitan Board of Works, and opened to the public in 1867. The East India Company's Hospital or Almshouses were initially established on Poplar High Street in 1628 to provide for disabled seamen of the Company, whose Poplar Chapel, now St Matthias Church, was built here. The Almshouses were rebuilt in 1798-1806 as separate groups of buildings north and south of a rectilinear open space.	MLO104204
47c	**St Matthias Church, Woodstock Street, Poplar London E14** *Watching Brief by CEA 1991* No archaeological stratigraphy was seen and the groundworks were perceived as have no archaeological threat.	ELO20417
48	**Hallsville Quarter, Clarkson Road, Canning Town Regeneration, Phase 2, Canning Town, E16** *Evaluation by Archaeology South East 2015* An evaluation trench reached natural terrace gravels overlain by archaeologically sterile alluvial clay, followed by modern make-up.	ELO21269
49	**West Ham Contractor's Village, former West Ham Power Station** *Watching Brief by MoLAS 1999* No archaeological or environmental remains were observed. Power station foundations and revetting of the River Lea had caused extensive truncation.	BDR99 ELO2760
50	**Lea Valley Olympic and Paralympic Park Undergrounding Shafts EAST-1 & WEST-1, South Crescent, West Ham, London** *Evaluation and Watching Brief by MoLAS-PCA 2006* A watching brief was conducted on Shaft WEST-1 to monitor all ground reduction works. The watching brief ceased once the shaft reduction reached natural gravel. A watching brief was conducted on the ground reduction for Shaft East-1 to see if an evaluation trench could be inserted. In Shaft West-1 natural gravel was recorded a depth of -1.60m OD. This was sealed by alluvial clay, above which was a band of peat at -0.44m OD. This was sealed by a series of clay deposits, above which was a black layer of modern industrial material which was recorded at a level of 1.64m OD and was 1.04m thick. This was sealed by two deposits interpreted as levelling or backfill layers. In Shaft EAST-1 the lowest level of stratigraphy observed was a deposit of gravely-clay at -2.84m OD. Above this was a layer of alluvial gravel at -1.84m OD, which was the last natural horizon. Above this was post-war fill, associated with the demolition of structures on the site and the levelling of the ground. This layer was 3.40m thick.	ELO19643
51	**151 poplar HIGH Street** *GLHER feature* 17th century building demolished 1971 revealed medieval timbering and a 15th century cellar.	MLO7889

DBA No.	Description	Site code/ HER/NHL No.
52	**Blackwall** *GLHER reference* 16th century potters ferry east side of isle of Dogs/east Greenwich. Possibly dating from the 14th century and same as the ferry at Blackwall which dates 1568. Also noted was reference to a boom put across the Thames at Blackwall with fortlets on both banks as part of London's defences against the Spanish armada. Known from a 16th century map by Adams although not reported in official records of the defences of the Thames. There were also gun emplacements at Woolwich and Erith and the fort at Tilbury. In 1614, East India Company built its principal shipyard on the site used for both building and repair work; this coincided with the first major building development in the area. Bought by Henry Johnson in 1652 who extended the yard north and east. Prosperity and expansion increased until 1718 and the death of Henry Johnson the Younger. The shipyard went into decline in the 1720s bringing much poverty. During digging the dock at Blackwall in 1665, it was reported that a fossil forest was found, including remains of nuts, yew and ivy.	081555/00/00 081556/00/00 080890/00/00 MLO230 MLO385 MLO11274 MLO12248 MLO12938, MLO72149
53	**Blackwall** *GLHER feature* A miniature oenochoe (wine vessel) was presented to the London Museum in 1912. No further details.	MLO385 MLO3851 080835/00/00
54	**Blackwall** *GLHER reference* Suggestion of a Roman watchtower at Shadwell. Possibly watched Woolwich Reach from Blackwall..	MLO3893 080896/00/00
55	**Blackwall Stairs** *GLHER reference* The district around Blackwall Stairs was known as Blackwall by at least the 14th century, the earliest known reference being in a document dated 1362. Settlement was confined chiefly to a single street, known as Blackwall, which ran parallel to the Thames and adjacent to Blackwall Stairs. In 1377 the area is referred to as 'Blakewall'. The wall element of the name may refer to flood defences required against the Thames inundating the low-lying marshes. A wet dock named in honour of the ducal house of King George III was dug on marsh area to the east of Blackwall Yard. During its construction fossilised trees were discovered 12ft below the surface. Brunswick Dock was sold in 1803, along with additional land to the north and east to the East India Dock Company.	MLO3932 MLO721 080966/00/00 084288/00/00

DBA No.	Description	Site code/ HER/NHL No.
56	**Blackwall Tunnel** *GLHER feature* The Blackwall Tunnel was built by the London County Council between 1892 and 1897. The tunnel was constructed in response to the growing need for improved free road communications across the Thames in the East End. In 1887 by the Metropolitan Board of Works Thames Tunnel (Blackwall) Act was passed, which empowered the Board to build a new crossing between Blackwall and Greenwich. Sir Joseph Bazalgette, the MBW's Engineer, had prepared a scheme comprising separate tunnels for vehicles and pedestrians. However, with the transfer of municipal power to the LCC in March 1889, a new plan was prepared by Alexander Binnie, the LCC Engineer, for a single tunnel large enough to accommodate two lines of vehicles and foot-passengers. This was approved by the LCC in 1891 and construction began in March 1892. During construction a mammoth tusk was uncovered. The tunnel has two entrance gatehouses designed by Thomas Blashill, the LCC Architect to accommodate the superintendent and caretaker of the tunnel. The north gatehouse was erected in 1896–7. It was rectangular in plan, with octagonal turrets at each corner and it spanned the open approach road. The houses were built of light-brown sandstone with contrasting bands of red sandstone. The facades were decorated with shields carrying the coats of arms of Middlesex, Kent, Essex and Surrey, and commemorative bronze plaques by Singer & Son of Frome. In 1899 public toilets were provided by the LCC in a small building adjoining the north entrance gatehouse, in a suitably sympathetic style. In 1958 the north entrance house and the toilets were demolished during work on the approaches for the new Blackwall Tunnel. The south gatehouse at Greenwich still stands. The entrance facades to the cut-and-cover portions of the tunnel had fronts of polished red granite, with two flights of stone steps leading up to the roadway to provide easy access for local foot passengers. Most of the parapet on the north side still remains today, although the stone steps and attached walls and piers were demolished. The increasing demands of 20th century motorized traffic led the LCC to decide to build a second tunnel in 1937, c.800ft downstream of, and running parallel to, the existing tunnel. Construction was authorised by the LCC (Tunnel and Improvements) Act of 1938 (ref. 392), but the Second World War and the following period of austerity delayed the work. The new northern approach road was begun and improvements were made to the old tunnel between 1958 and 1960. Work began on the new tunnel 1960 and it was opened in 1967.	MLO748 MLO1956 222587/00/00 080732/00/00
57	**Leamouth Road** *GLHER finds* A socketed axe of a late Bronze Age date was found some time before 1912, near Leamouth Road, by the modern nature reserve in Canning Town. The axe is made of copper alloy a loop and an oval section. On the blade are mouldings which appear to be winged axes, and there are two poorly defined raised rings around the socket at the base of the loop. Further during unspecified works prior to 1929 in Bow Creek, a bronze rapier of Wilburton type was revealed. The rapier was acquired by the Museum of London and subsequently loaned to the Passmore Edwards Museum.	MLO25630 MLO254 061754/00/00
58	**Bromley, Tower Hamlets** *GLHER finds* During gravel quarrying a handaxe was found. It was one of a group of flint implements in the Layton Collection of which only this was judged to be genuine.	MLO112 080725/00/00
59	**Canning Town, E16** *GLHER finds* A medieval iron lancehead (or spear head) was found in Canning Town prior to 1912. The lance head was acquired by the London Museum in 1912. Unknown works in Canning Town revealed a spur with an inlaid running scroll pattern, probably of 11th or early 12th century date.	MLO254 061780/00/00 061767/00/00

DBA No.	Description	Site code/ HER/NHL No.
60	**East India Dock** *GLHER reference* East India Dock opened in 1806. It was unusual because it contained no warehouses, the Company's exports has to be carried by road under escort to the warehouses in Cutler Street. During the digging a fossil forest, including nuts and animal remains (in particular a large elephant tooth) were found.	080735/00/00 080735/01/00 084414/00/00 222356/00/00 MLO383 MLO728 MLO282 MLO165
61	**All Saints' Churchyard Poplar, Tower Hamlets, E14** All Saints' Church was built between 1821 and 1823. In 1893 the churchyard (**DBA 61a**) was reordered on the north side as a garden by the Metropolitan Parks and Gardens Association. The 19th century railings and gate piers remain. The southern part of the churchyard is a small garden of remembrance, where some of the chest tombs have been kept while gravestones are arranged around the walls. The space to the west of Newby Place (**DBA 61b**) was used for cholera victims in the 19th century and contained a rectory, also built in 1823. Some exhumation of the graves took place after the Second World War, which may have included clearing out the crypt.	MLO93108 MLO104373 MLO104374 MLO93502 MLO93439
62	**Land Rear of Poplar Library, 45 Gillender Street** Two Second World War civil defence structures, at the rear of Poplar Library, were analysed and recorded through a building survey undertaken in June 2001 by CgMs Consulting on behalf of the Heritage of London Trust. The structures were recorded in two stages, initially via mechanical excavation to expose features and to enable a plan to be drawn and then further excavation to access the interiors. The structures were sub surface air raid shelters with blast screens. The structures were probably only intended for short term use.	MLO75402
63	**Gillender Street** *GLHER find* The findspot of a Neolithic axe, noted in the GLHER.	MLO3950
64	**Poplar Hospital for Accidents** *GLHER reference and finds* GLHER reference to 'bones' found in 1923 during building work on Poplar Hospital for Accidents. Remains were found 17' below the surface. Examined by Prof A Keith, Curator of the Museum of Royal College of Surgeons. Also the location of Tranchet axe dated to the Mesolithic period.	080737/00/00 080729/00/00, MLO1997
65	**Poplar High Street** *GLHER reference* The settlement at Poplar is documented in 1327 'Popler' possibly from poplars growing in the area. Document of medieval fishermen here. Ton expanded with shipping industry, for example when Henri Grace Dieu at Blackwall Master and 54 marines were boarded at Poplar making sails. Where the High Street joined the Highway by the 15th century to provide dry track to the city for riverside developments.	081072/00/00 080964/00/00 MLO11257, MLO3931
66	**River Lea Valley, Canning Town, E16** *GLHER reference and finds* Unspecified works in the River Lea prior to 1902 revealed a human fibula. Notes in the Vestry House accession register state that the Fibula was discovered at 20ft (6.10m) below ground surface. It may be that the bone was found during construction of the Docks during the 19th century. The bone was donated to Vestry house museum by Mr F Corner.	061765/00/00 MLO25425
67	**Stratford Market Depot, West Ham** *Archaeological evaluation by PEM, 1993* An archaeological evaluation was carried out by the Passmore Edwards Museum on test pits excavated along the route of the Jubilee Line extension in 1993. Alluvial deposits and potential archaeological layers were observed in 13 of the pits.	ELO10132
68	**Poplar Public Library, Brunswick Road, E14.** Grade II listed. Built in 1904-5 by Squire, Myers and Petch. Faced with white ashlar masonry, slate roof, balustraded parapet. Two storeys, dormers, basements, four windows in central recessed part, flanking advanced wings of 1 bay. Giant engaged Ionic pillars between windows, bottom windows have round arched heads and keystones. Rusticated basement. Gabled hood to doorway, with rusticated, engaged pillars and inner architrave.	NHL 1252435

DBA No.	Description	Site code/ HER/NHL No.
69	**Bromley Hall School for the Physically Handicapped** Grade II listed. Designed 1965 and built 1967-8 by the LCC/GLC Architects' Department under job architect Bob Giles; extended 1978-9. Architectural quality: one of the architecturally outstanding schools of the 1960s, designed by the pioneering architects of the LCC/GLC and combining intimate, child-scaled interiors with bold, expressive external forms reflecting the local industrial vernacular. Planning interest: a meticulously-planned building that seamlessly integrates internal and external space, embodying a sophisticated response to a challenging site and a highly specialised brief.	NHL 1402561
70	**Former Church of St Michael and All Angels,** Grade II listed. Built 1864-5 by J W Morris, restored 1901 and 1955, converted into flats c2000. Stock brick with a little red and black brick polychrome banding and also polychrome to the heads of the arches. Limestone dressings. Slate roofs.	NHL 1065049
71	**St Leonard's Road, War Memorial.** Grade II listed. 1914-19 War Memorial (railed). Figure of Christ blessing a soldier in Roman costume surmounting a capped plinth.	NHL 1357874
72	**Glenkerry House** Grade II listed block of flats, designed in 1972-5 by Ernö Goldfinger for London County Council (later Greater London Council - GLC) Brownfield Estate. Mixed development public housing scheme, approved for development by the LCC in 1959 and designed by Ernö Goldfinger from 1963. Built in three phases: Balfron Tower, old people's housing and shop in St Leonard's Road, 1965-7; Carradale House, 1967-8; Glenkerry House (1972-5), 2-24, 26-46 and 48-94 Burcham Street and Burcham Street Centre, 1972 onwards. The community centre/nursery in St Leonard's Road was designed as part of phase 2 and built in phase 3.	NHL 1429717
73	**Carradale House, St Leonard's Road** Grade II listed block of flats, designed in 1967-8 by Ernö Goldfinger for phase 2 of the London County Council (later Greater London Council - GLC) Brownfield Estate, refurbished 2012. Mixed development public housing scheme, approved for development by the LCC in 1959 and designed by Ernö Goldfinger from 1963. Built in three phases: Balfron Tower, old people's housing and shop in St Leonard's Road, 1965-7; Carradale House, 1967-8; Glenkerry House (1972-5), 2-24, 26-46 and 48-94 Burcham Street and Burcham Street Centre, 1972 onwards. The community centre/nursery in St Leonard's Road was designed as part of phase 2 and built in phase 3.	NHL 1246931
74	**Balfron Tower, St Leonard's Road** Grade II listed High-rise block of flats and maisonettes, 1965-7 by Ernö Goldfinger, built as phase 1 of the London County Council (later Greater London Council -GLC) Brownfield Estate. Mixed development public housing scheme, approved for development by the LCC in 1959 and designed by Ernö Goldfinger from 1963. Built in three phases: Balfron Tower, old people's housing and shop in St Leonard's Road, 1965-7; Carradale House, 1967-8; Glenkerry House (1972-5), 2-24, 26-46 and 48-94 Burcham Street and Burcham Street Centre, 1972 onwards. The community centre/nursery in St Leonard's Road was designed as part of phase 2 and built in phase 3.	NHL 1334931

9 Planning framework

9.1 National Planning Policy Framework

9.1.1 The revised National Planning Policy Framework (NPPF) was published on 20th July 2021 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous NPPF which was published in March 2012 with revisions in 2018 and 2019.

Conserving and enhancing the historic environment

9.1.2 The NPPF section 16, "Conserving and enhancing the historic environment" is reproduced in full below:

> **Para 189.** Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
>
> **Para 190.** Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should take into account:
>
> - a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
> - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
> - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
> - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
>
> **Para 191.** When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
>
> **Para 192.** Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
>
> - a) assess the significance of heritage assets and the contribution they make to their environment; and
> - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
>
> **Para 193.** Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.
>
> **Proposals affecting heritage assets**
>
> **Para 194.** In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
>
> **Para 195.** Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a

heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para 198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

Para 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.2 Regional policy

The London Plan

9.2.1 The overarching strategies and policies for the whole of the Greater London area are contained within *The London Plan: The Spatial Development Strategy for Greater London* (GLA 2021), adopted in March 2021.

9.2.2 Policy HC1 "Heritage conservation and growth" of the *Publication London Plan* relates to London's historic environment.

A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
- 2) utilising the heritage significance of a site or area in the planning and design process
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

9.2.3 Para. 7.1.8 adds 'Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset

should not be taken into account when making a decision on a development proposal'.

9.2.4 Para 7.1.11 adds 'Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

9.3 Local planning policy

9.3.1 The Tower Hamlets Local Plan 2031: Managing Growth and Sharing Benefits was adopted by Full Council on 15 January 2020.

> Policy S.DH3 – Heritage and the historic environment
>
> 7. Significant weight will be given to the protection and enhancement of scheduled monuments (as shown on the Policies Map) and other archaeological sites of equivalent importance. Any harm to their significance must be justified having regard to the public benefits of the proposal: whether it has been demonstrated that all reasonable efforts have been made to mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to sustain the asset.
>
> 8. Applications affecting the significance of the archaeology will be required to provide sufficient information to demonstrate how the proposal would contribute to the asset's conservation. Where the development includes or has the potential to include heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, field evaluation will be required. Where harm can be fully justified, we will require archaeological excavation and/or recording as appropriate, followed by analysis and publication of the results.
>
> 9. Development that lies in or adjacent to archaeological priority areas (as shown on the Policies Map) will be required to include an archaeological evaluation report and will require any nationally important remains to be preserved permanently.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).

10.1.3 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.4 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.

11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

Alluvium	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
Archaeological Priority Area/Zone	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
Brickearth	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
B.P.	Before Present, conventionally taken to be 1950
Bronze Age	2,000–600 BC
Building recording	Recording of historic buildings (by a competent archaeological organisation) is undertaken *'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect'*, amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
Built heritage	Upstanding structure of historic interest.
Colluvium	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
Conservation area	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
Cropmarks	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
Cut-and-cover [trench]	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
Cut feature	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
Desk-based assessment	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
Devensian	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from *c* 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
Early medieval	AD 410–1066. Also referred to as the Saxon period.
Evaluation (archaeological)	A limited programme of non–intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
Excavation (archaeological)	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
Findspot	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
Geotechnical	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
Head	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
Heritage asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment Record (HER)	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
Holocene	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
Iron Age	600 BC–AD 43
Later medieval	AD 1066 – 1500

Last Glacial Maximum	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
Locally listed building	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
Listed building	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
Made Ground	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
Mesolithic	12,000 – 4,000 BC
National Record for the Historic Environment (NRHE)	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the county HER.
Neolithic	4,000 – 2,000 BC
Ordnance Datum (OD)	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
Palaeo-environmental	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
Palaeolithic	700,000–12,000 BC
Palaeochannel	A former/ancient watercourse
Peat	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
Pleistocene	Geological period pre-dating the Holocene.
Post-medieval	AD 1500–present
Preservation by record	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
Preservation in situ	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved *in situ* for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
Registered Historic Parks and Gardens	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
Residual	When used to describe archaeological artefacts, this means not *in situ,* i.e. Found outside the context in which it was originally deposited.
Roman	AD 43–410
Scheduled Monument	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
Site	The area of proposed development
Site codes	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
Study area	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
Solifluction, Soliflucted	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
Stratigraphy	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
Truncate	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
Watching brief (archaeological)	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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Levitt Bernstein proj. no. 3663-LB-ZZ-00-DR-A-000021, Rev 1, 16/03/22

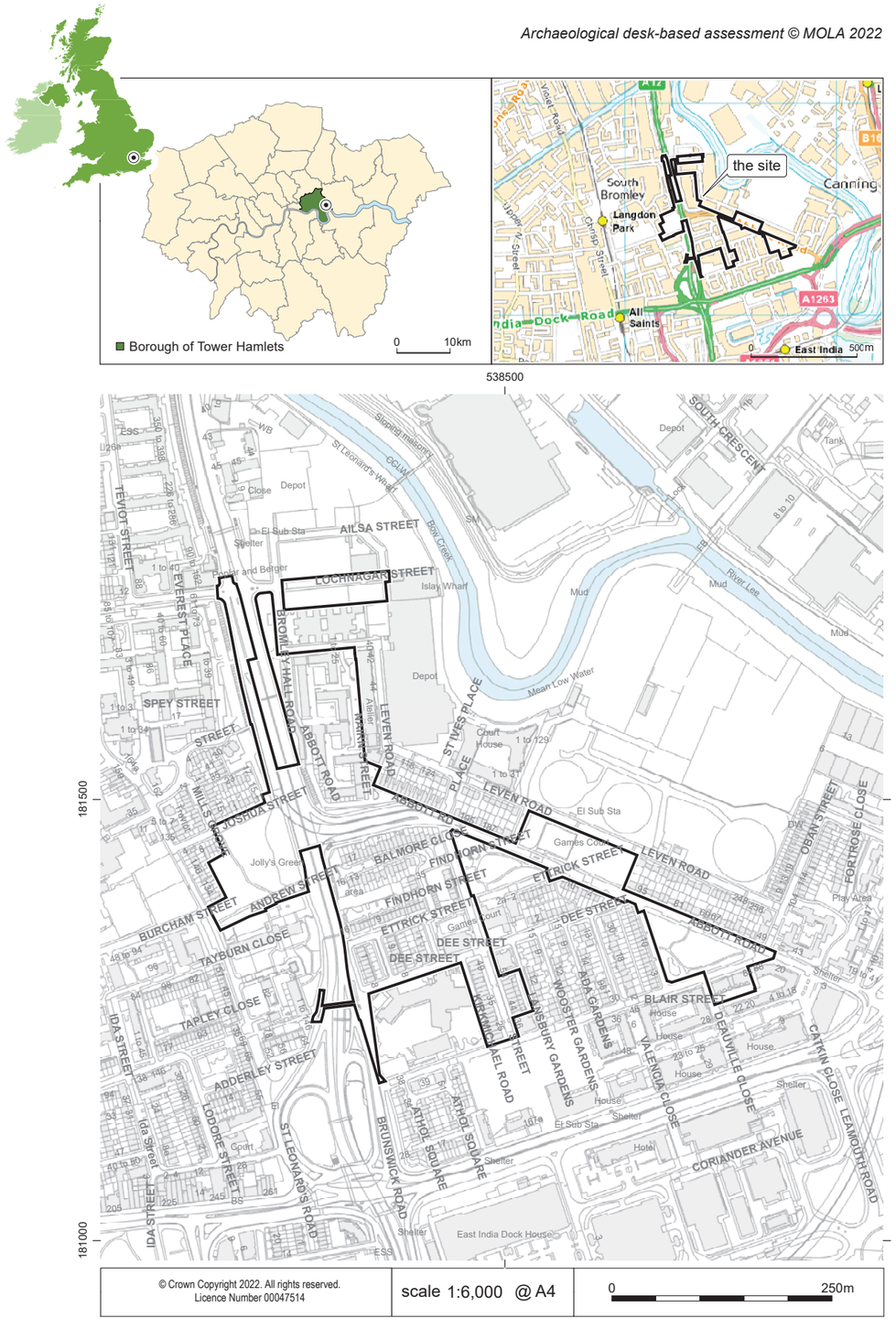

Fig 1 Site location

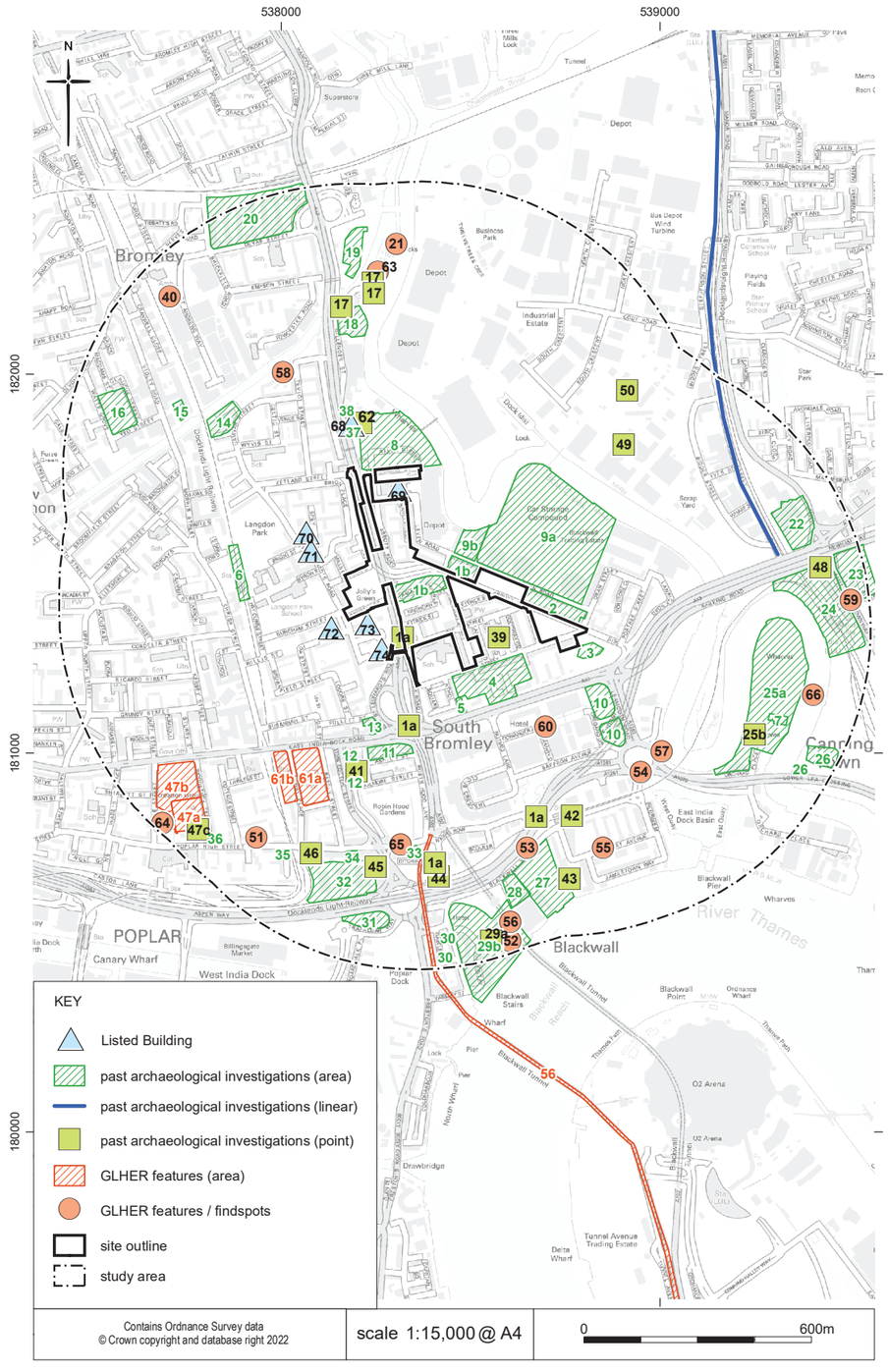

Fig 2 Historic environment features map

Fig 3 Geology map

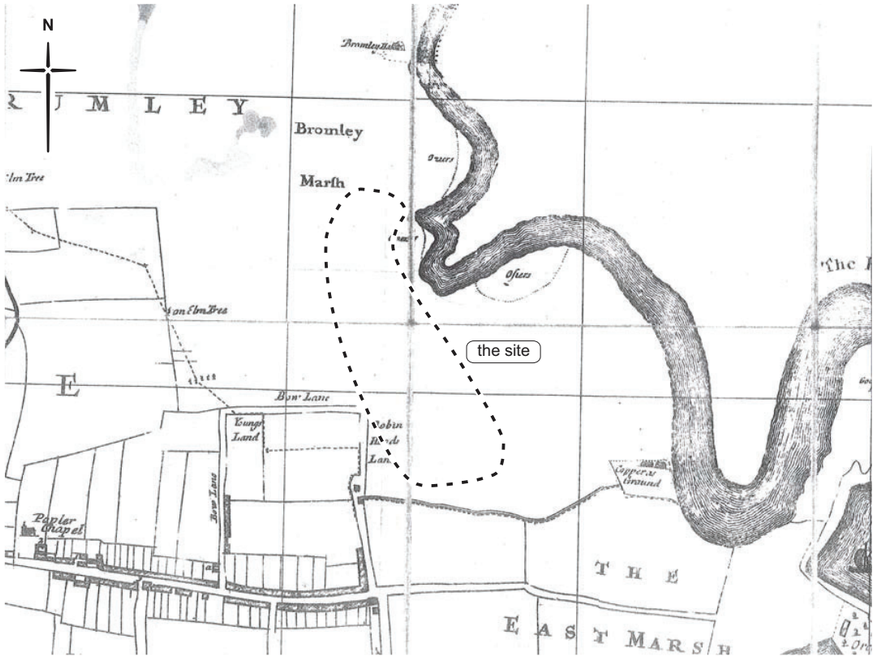

Fig 4 Gascoyne's Survey of the Parish of St Dunstan, Stepney, dated 1703

Fig 5 Rocque's map of 1746

Fig 6 Faden's 1813 revision of Horwood's map of 1799

Fig 7 Greenwood's Map of 1828

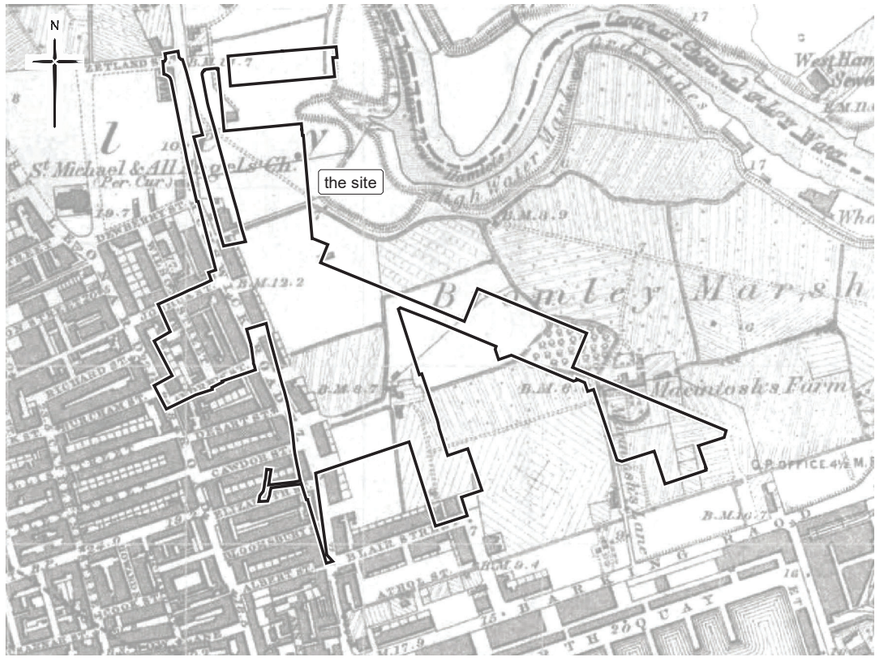

Fig 8 Ordnance Survey 1st edition 6” map of 1874 (not to scale)

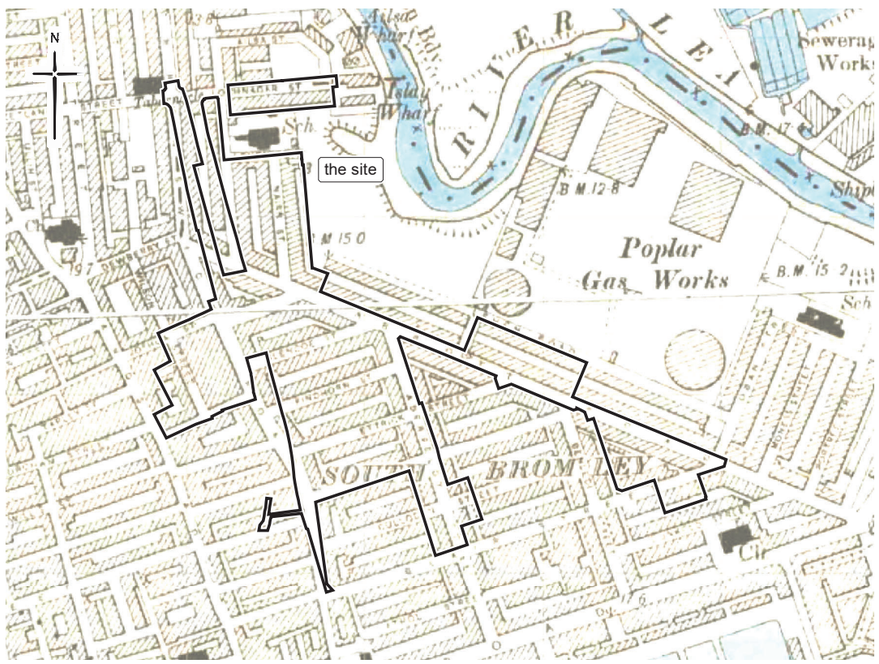

Fig 9 Ordnance Survey 2nd edition 6” map of 1894 (not to scale)

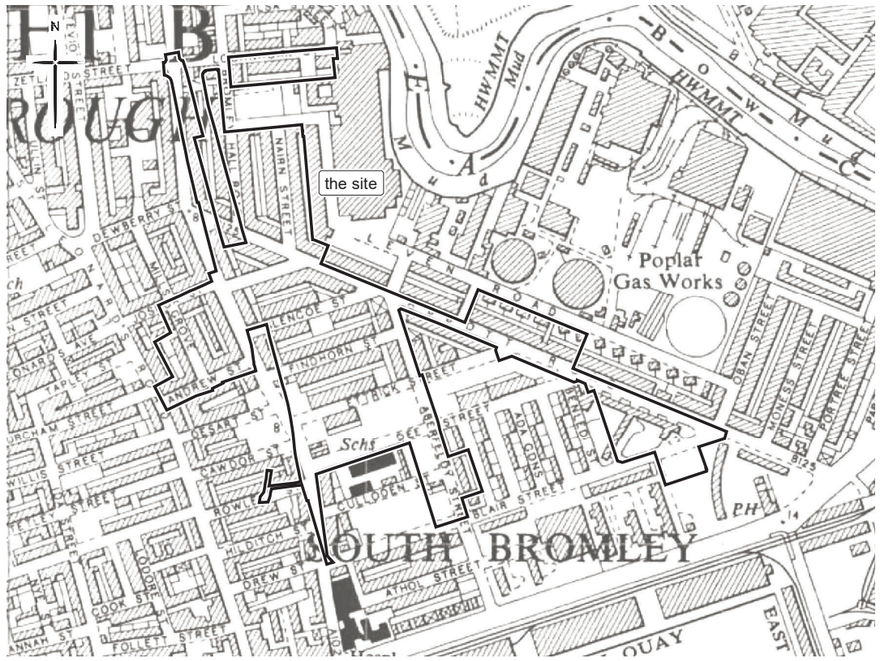

Fig 10 Ordnance Survey 6” map of 1955 (not to scale)

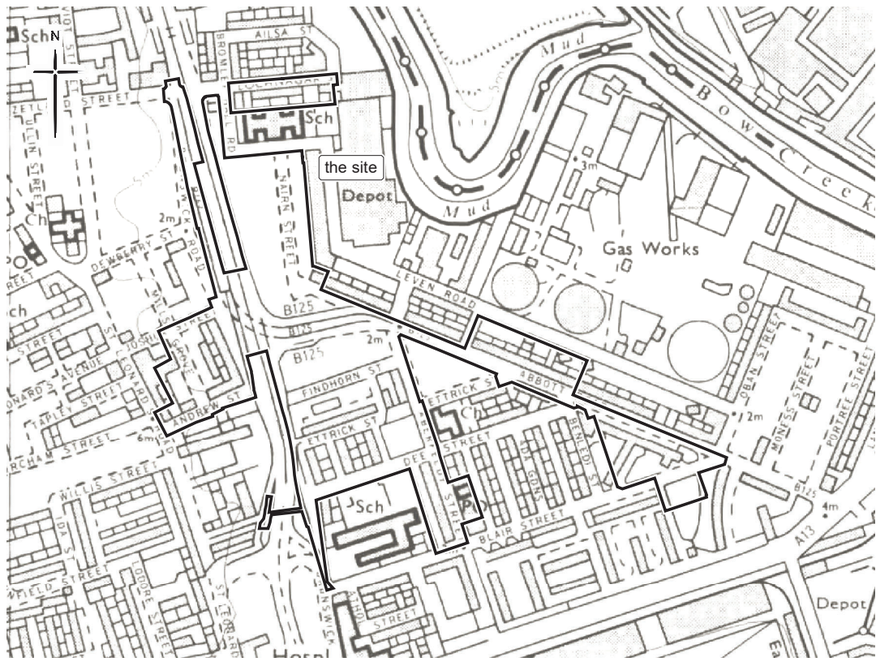

Fig 11 Ordnance Survey 1:10000 scale map of 1973

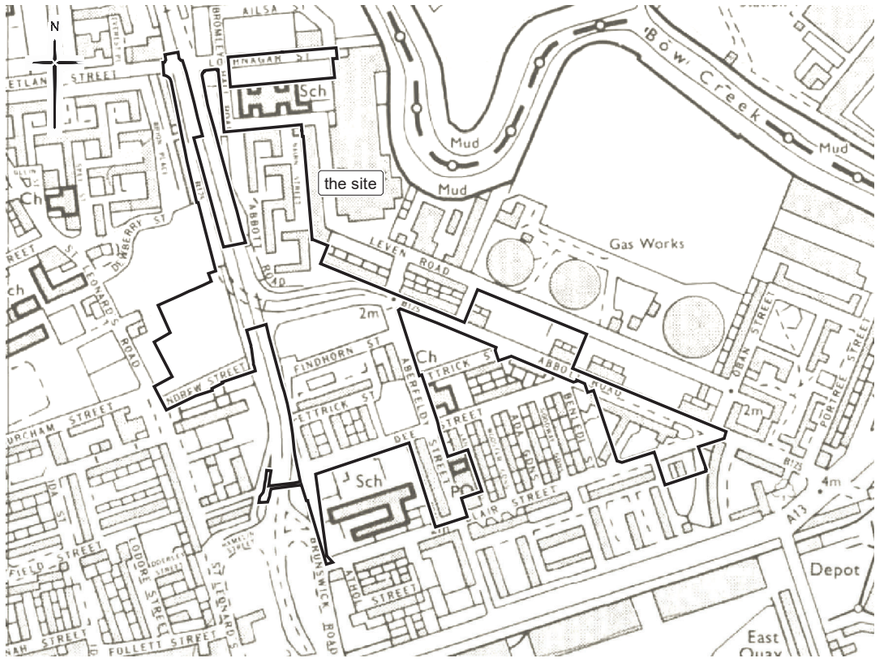

Fig 12 Ordnance Survey 1:10000 scale map of 1981 (not to scale)

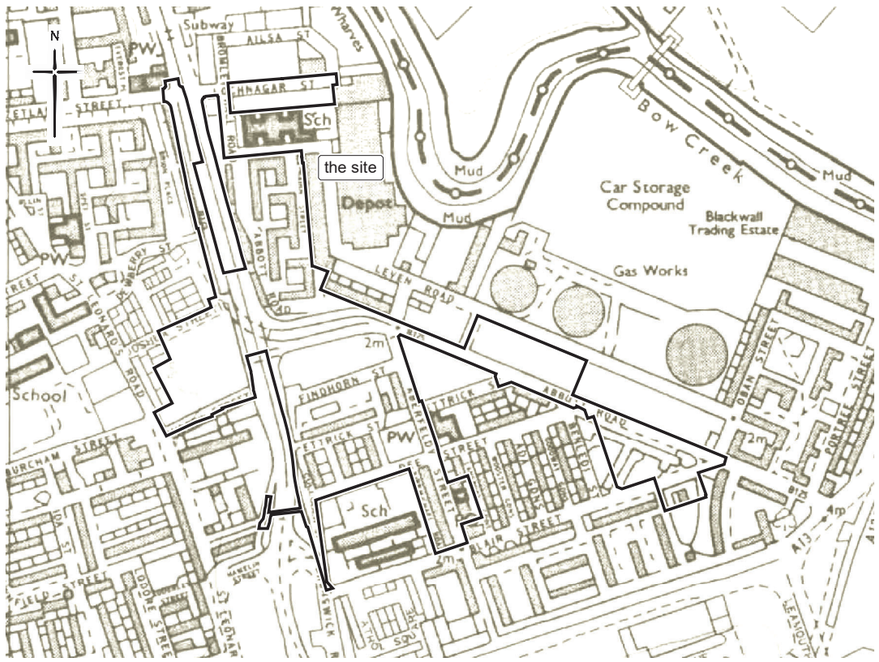

Fig 13 Ordnance Survey 1:10000 scale map of 1991 (not to scale)

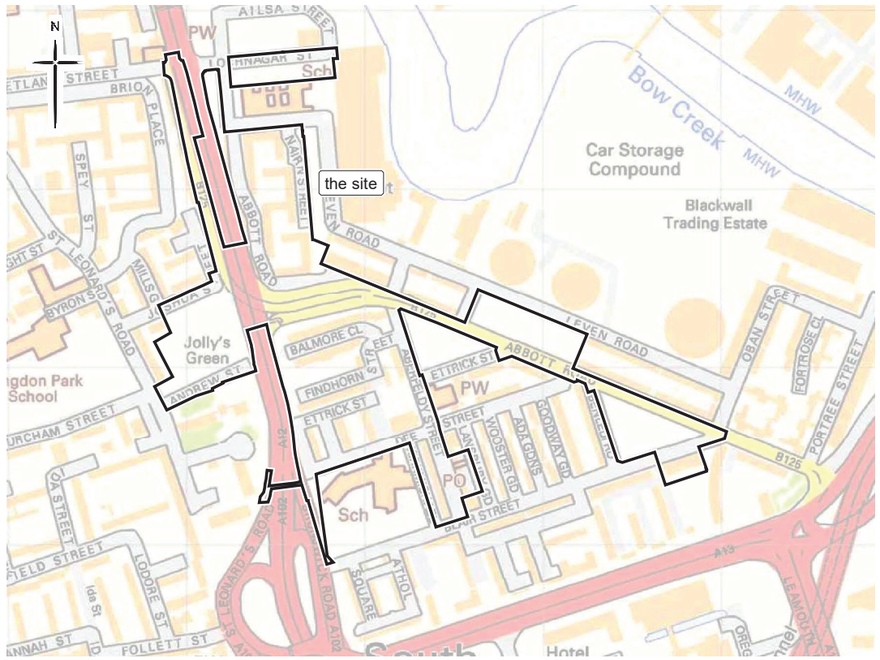

Fig 14 Ordnance Survey 1:10000 scale map of 2010 (not to scale)

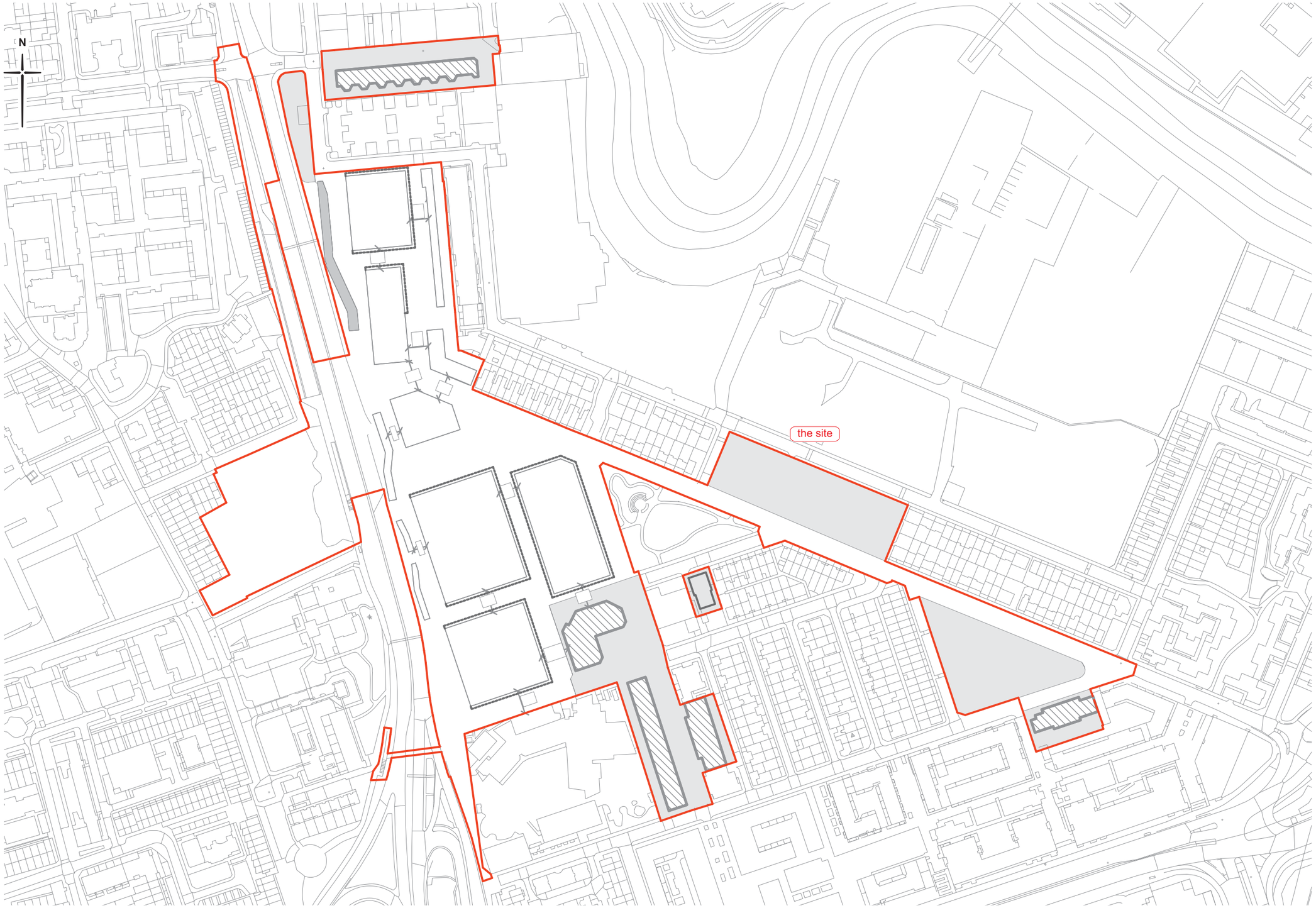

Fig 15 Outline Plan of Proposed Development (Levitt Bernstein proj. no. 3663-LB-ZZ-00-DR-A-000021, Rev 1, 16/03/22)