

LONDON BOROUGH OF TOWER HAMLETS – SMALL SITES INITIATIVE CHRISTIAN STREET, E1 1AY

Summary Report

JUNE 2019



Christian Street, E1 1AY

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1 Introduction

Arcadis Consulting (UK) Limited (Arcadis) has been commissioned by London Borough of Tower Hamlets (LBTH) 'the Client' to undertake a number of technical surveys for a site referred to as Christian Street, London, E1 1AY ('the Site').

LBTH is seeking to unlock small, publicly owned sites in the borough. This is with the aim to increase the supply of small surplus sites to market, potentially increase affordable housing availability and, at the same time, to encourage individual and community led housebuilders to take on the sites for development.

This report provides a summary of the technical surveys commissioned for the Site and reference should be made to the individual reports for further detailed information.

The Site covers approximately 0.0069 hectares and is located on the corner of Christian Street and the Pinchin Street, centred on National Grid reference 534427,180982.

The Site is bounded by Christian Street to the east, Markazi Masjid Mosque to the south, residential properties and gardens to the north and west. It is current used for car parking.

The surveys carried out for Christian Street comprise the following;

- Topographical Survey (Ref 1);
- Archaeological Desktop Review (Ref 2); and
- Geotechnical and Geo-Environmental Desk Study Report (Ref 3)

A summary of the findings of these surveys are detailed in the following sections.

2 Topographical Survey

The topography of the Site and surrounding area is generally flat at approximately 13m Above Ordnance Datum (AOD).

A concrete parking area covers most of the Site. The survey plan shows a bin store present on the southern boundary. A gate, garage door and brick wall are present on the western boundary. Two bollards block the entrance to the Site from the road, while a gully is present in the central northern part of the Site.

3 Archaeology Desktop Review

An archaeological desk-top review for the Site has been carried out. This involved rapid information-gathering and review of the Site and a 500m study area using information from publicly held sources. A brief assessment of potential heritage/archaeological constraints and opportunities at the Site has been made.

Based on the current data, there are no known pre-19th century heritage assets located within the Site itself. However, there are 158 non-designated heritage assets recorded within 500m of the Site. Most of these date to the Post-Medieval period, although a large number of assets date to the Roman Period, including Roman settlement remains, a Roman road and a number of Roman funerary sites. Medieval and Post-Medieval remains are also in evidence. Evidence based on previous archaeological events within the 500m study area has demonstrated that archaeological remains dating to the Medieval period and earlier can survive up to 2m below deposits of modern disturbance.

Historic mapping has illustrated that the Site was the location of a 19th century factory and subsequently terraced housing from the mid-19th Century until 1982, when the current Site layout was established. There is potential that below-ground archaeological remains associated with these historic uses of the Site could still be present. These remains could represent heritage assets with archaeological interest.

There are 72 Listed Buildings, four Conservation Areas and 11 locally listed buildings within the 500m study area. Due to distance and intervening urban form, it is anticipated that any proposed re-development of the Site would not have an impact on the significance of these designated heritage assets as a result of development within their setting.

For any future planning application, early consultation with The Greater London Archaeological Advisory Service (GLAAS) is recommended to fully understand the requirements to inform a planning application for the Site. An archaeological desk-based assessment will likely be a minimum requirement for the Site.

4 Geotechnical and Geo-Environmental Desk Study

The geo-environmental and geotechnical desk study comprises a review of existing historical and current information on the Site. No intrusive site investigations have taken place.

The Site is currently a car park situated adjacent to private gardens and garages for the terraced housing to the north and the mosque to the south. The Site was previously developed as a sugar refinery and later redeveloped into terraced housing by 1916, therefore Made Ground is anticipated to be present and potential contamination related to the Sites previous industrial use may be present.

Potential risks to human health and the built environment have been identified associated with potential on-site sources of Made Ground. No sensitive Controlled Water receptors have been identified.

It is recommended that an intrusive site investigation should be undertaken prior to redevelopment to quantify these risks. This should include for chemical testing of soils, groundwater monitoring (if present) and gas monitoring in accordance with best practices and current guidance.

Potential founding solutions will be dependent on the encountered thickness of Made Ground and the geotechnical properties of the natural deposits. Made Ground is generally considered unsuitable for foundations due to its variable composition and its potential for high total and differential settlement. Deeper trench fill may be possible although the maximum practical extent of this type of foundation is in the region of 2-2.5m. In areas of deeper Made Ground, or where deeper soft / loose bands are recorded either piling or ground treatment e.g. vibro-stone columns should provide a suitable foundation solution. The advice of a specialist ground improvement contractor should be sought to verify the suitability of the ground for treatment.

In addition, the risks associated with the London Clay include high plasticity clay which are subject to shrinkage, swelling and sulphate attack and should be considered during the investigation / design.

There is a potential risk from UXO and it is recommended that a site specific detailed desk study is undertaken prior to any intrusive investigations or earthworks.

Underground and above ground services may be present beneath the Site and these will need to be taken into consideration during the proposed development.

5 References

- 1) John Vincent Surveys (2019) Christian Street, Tower Hamlets, Site Survey (CAD Reference CHRISTIAN)
- 2) Arcadis Consulting (UK) Limited (2019) Small Sites Initiative Christian Street, E1 1AY, Archaeological Desktop Review, (Report Number 10030721-ARC-03-XX-RP-YY-0001-01-Archaeology Desktop Review)
- 3) Arcadis Consulting (UK) Limited ((2019) Small Sites Initiative Christian Street, E1 1AY, Geotechnical and Geo Environmental Desk Study (Report Number 10030721-ARC-04-XX-RP-YY-0001-01-Geotechnical and Environmental Desk Study)

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