Subject: RE: Church Street- Specialist Budget
From: "David Culliton" [redacted]
Date: Mon, 2 Jun 2008 10:01:21 +0100
To: [redacted]

Andy

Please proceed with the finds assessment works.

Regards

Dave

Dave Culliton

Pre-Construction Manager

Bugler Developments Ltd
Bugler House
[redacted]
Rickmansworth
Herts
[redacted]

Tel: [redacted]
Fax: [redacted]

www.bugler.co.uk

-----Original Message-----
From: Andrew Dufton [redacted]
Sent: 23 May 2008 13:12
To: David Culliton
Subject: Church Street- Specialist Budget

Hi Dave,

Some good news! After a meeting with English Heritage yesterday, I am now able to finalise the budget for specialist assessment of the finds from Church Street (please see attached, a hard copy follows in post).

The figure is a little higher than originally estimated as I've tried to pile on more work at this stage to lessen the load for the final analysis.

I'd estimate all the assessment should be completed by mid-July. The reports will then be sent to English Heritage, who will comment on the need for further analysis. As an outcome of our meeting yesterday, we have agreed that instead of issuing a full assessment report for the excavations followed by a second report containing the analysis, we will roll this all into a single report (this should save some time, and will help reduce the costs at the publication stage).

As soon as I've a letter from you accepting these costs, I'll be able to send out the material. If possible I'd like to do this next week, as I'll be working in Italy for the first half of June, and also most of July (definitely one of the bigger perks of the job!). Please give me a

call if you have any questions.

Enjoy your weekend,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

Bugler Developments Limited, [redacted] Rickmansworth, Herts. [redacted]

Registered in England - No. 1577251

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Version: 7.5.524 / Virus Database: 269.24.4/1478 - Release Date: 02/06/2008 07:12

L-P:ARCHÆOLOGY

The Truman Brewery 91 Brick Lane
LONDON E16QL T+44 (0)20 7770 6045
WWW.LPARCHAEOLOGY.COM F+ 44 (0)20 7691 7245

AD-DC-0628L-L5

David Culliton
Bugler Developments Ltd
Bugler House
[redacted]
Rickmansworth
Herts [redacted]

BY EMAIL
AND BY POST

Friday, 23 May 2008

Dear Dave

RE: 48 CHURCH STREET SPECIALIST ASSESSMENT

The processing of the finds is now completed and a post excavation strategy has been agreed with English Heritage for the site, the budget for specialist assessment of finds can now be finalised. Individual specialists have been approached to examine the pottery, animal bone, worked stone, ceramic building material, metal, leather, glass, flint, wood, and clay pipes. The assessment of finds will include the quantification of the materials, as well as comment on the suitability of the material for further analysis.

The fee for these works will be [redacted] I have not provided a breakdown of costs according to find type or the day rates of individual specialists, but this information can be provided if you require.

It is important to note that some of the finds assemblages will most certainly require further analysis before the production of a final publication. I have instructed the specialists to go into as much detail as possible at this stage, as this should reduce the amount of work required in future. Costs for analysis work will be provided after the completion of the assessment report.

These costs exclude VAT but include all expenses. I enclose a copy of our standard terms and conditions. Please do not hesitate to call me if you have any queries, I look forward to hearing from you.

Yours sincerely

Andrew Dufton
Archaeological Consultant

CAMBRIDGE [redacted] CHESTER [redacted]

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Subject: Finds Analysis
From: Andrew Dufton [redacted]
Date: Fri, 27 Jun 2008 15:11:45 +0100
To: David Culliton [redacted]
CC: Emma Bentley [redacted]

Hi Dave,

Just a quick update on the finds analysis. The finds have all been shipped to the necessary specialists and reports will be coming in over the next month. With these reports we will be able to get a better idea of costings for further works. I hope to have all the outstanding budget resolved by the early fall.

Please find attached the latest invoice for analysis costs (hard copy follows in the post). Also it has been brought to my attention that an earlier invoice for the last of the fieldwork and finds processing costs remains outstanding (invoice number 956, 29/2/2008). Could you possibly look into this and let me know when we can expect a payment?

Many thanks in advance and enjoy your weekend,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
[redacted]

991.pdf	**Content-Type:** application/pdf **Content-Encoding:** base64

Subject: 48 Church Road, West Ham: Archaeological excavation
From: "DIVERS, David" [redacted]
Date: Fri, 18 Apr 2008 18:09:43 +0100
To: "Sunil Sahadevan" [redacted]
CC: <a.dufton[redacted]

Sunil

Development at: 48 Church Street, Stratford E15 3HX
Planning No. 06/01707/FUL

I write to confirm the archaeological excavation fieldwork at the above site has now been completed. The excavation work followed the Written Scheme of Investigation which I recommended for approval in my letter date to Newham 15 January 2008. I monitored the archaeological fieldwork which was completed in accordance with the WSI.

I therefore have no archaeological objections to the continuation of development works as this is also in accordance with the WSI. However I continue to recommend that the archaeological condition is not fully discharged until the programme of post excavation work has been completed. I will write again when the post-excavation assessment report has been completed. This report will outline the analysis and publication proposals required to complete the archaeological programme of work.

Please get back to me if you require any further information.

Regards

David

David Divers
Archaeology Advisor

Greater London Archaeology Advisory Service
English Heritage
[redacted]

Please see our website: http://www.english-heritage.org.uk/server/show/nav.8900

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Subject: 48 Church Street
From: Andrew Dufton [redacted]
Date: Fri, 28 Mar 2008 15:34:20 +0000
To: "DIVERS, David" [redacted]

Hi David,

I hope you've enjoyed your time away. Some time to relax before returning to a swamped desk.

As you know, the works on the Church Street site have now concluded and we are underway with the processing of the finds and enviro. Please see attached for the enviro sampling programme provided by Mike Allen after his site visit. We are currently sourcing specialists to deal with the finds (the basic processing was completed in our Cambridge compound), and I will be sure to send you CVs of the specialists as they become available for your approval.

In the meantime, the client is eager to confirm to the council that they have completed the fieldwork requirements of the archaeological condition, and that the project has moved to the post excavation stage. Is it possible to get a letter from you outlining this for the client to pass on to the council?

Kind Regards,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F:
www.lparchaeology.com

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AEA032.1 report.doc	**Content-Type:** application/msword **Content-Encoding:** base64

Part 1.3	**Content-Description:** "AVG certification" **Content-Type:** text/plain **Content-Encoding:** quoted-printable

Subject: Newham Recorder
From: Andrew Dufton [redacted]
Date: Thu, 06 Mar 2008 14:07:49 +0000
To: David Culliton [redacted]
CC: [redacted]

Hi Dave,

You'll be pleaed to know the Newham Recorder has published a story in this week's edition discussing the outreach and archaeology at West Ham. I've attached a scan of the article, but you may want to pick up hard copies from the Costcutter by the site to send on to One Housing Group.

Kind Regards,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F:
www.lparchaeology.com

Subject: 48 Church Street- Weekly Update
From: Andrew Dufton [redacted]
Date: Fri, 29 Feb 2008 16:38:06 +0000
To: David Culliton [redacted]

Hi Dave,

At last, the final of the weekly updates! After a smooth couple of days of spoil removal we were able to get extra staff on site this week, and all site works have been completed by the end of this afternoon. We have spoken to English Heritage, who made a site visit earlier this week, and they have signed off the remainder of the site. Our staff will be back on Monday morning to clean tools and pack up our site supplies, finds, and environmental samples. I expect that after Monday afternoon we will no longer have any materials stored in the site accomodation.

The last strip of the site didn't reveal anything of exceptional archaeological interest. Near the entrance gate we discovered yet more large quarry pits with a few linear features further to the south. There were also some extremely large dark deposits, but as these were thought to be modern EH agreed we could proceed without full excavation. Overall the last excavation area was much as we have come to expect, given our knowledge of the rest of the site.

The press release for the school site visits was presented to the Newham Recorder, who have prepared a piece about the site. I will let you know when we have confirmation of what date this will appear. We are still finalising details of a brief radio discussion of the outreach, but this has taken a back seat this week as we were concentrating on finishing all site works. I will keep you posted on this.

From this point the project moves into the Post Excavation phase. As per my letter of last week, I've attached an invoice for the initial 50% of post excavation costs (a hard copy follows in post). There will be a fair amount of processing and specialist work over the coming months as we try to get the material up to the required assessment level. I'll update you on these works as they progress, but on a monthly basis for fear of flooding your inbox with emails about washing, sorting, and bagging pottery. (the behind-the-scenes life of a commercial archaeologist!)

Please be in touch if you have any questions or comments on the above.

Enjoy your weekend,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

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956.pdf	**Content-Type:** application/pdf **Content-Encoding:** base64

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Content-Encoding: quoted-printable

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LONDON E1 6QL [redacted]
WWW.LPARCHAEOLOGY.COM [redacted]

David Culliton
Bugler Developments Ltd
Bugler House
[redacted]
Rickmansworth
Herts [redacted]

BY EMAIL
AND BY POST

Thursday, 21 February 2008

Dear Dave

RE: 48 CHURCH STREET POST EXCAVATION WORKS

As the excavation works at Church Street come to a close, we are now in a position to provide a more complete budget for post excavation works. The costs for the production of the assessment report are unchanged from my letter of 14th December, but I have attached an updated breakdown to include finds and environmental processing. The costs have been broken down into the production of the archive assessment report, finds processing, environmental processing, and specialist finds reports.

The costs for specialist reports remain tentative at this time. It is anticipated that individual reports will be needed for Medieval pottery, Post Medieval pottery, wood, ceramic building material, glass, and animal bone. As soon as the finds have been processed I will contact the relevant specialists for costings so we can agree to a set budget.

It is important to note that there will also be a further requirement for publication of the results, most likely in a relevant local journal. The assessment report produced will identify materials for further study and suggest an appropriate programme for further publication. I cannot provide a specific budget for these works until I have received the necessary feedback on the assessment report from English Heritage, but I would suggest these works will cost somewhere in the region of £20000-45000.

The attached costs exclude VAT but include all expenses. Upon completion of the fieldworks an initial 50% of the assessment report budget and the entirety of the finds and environmental processing budgets will be invoiced. The final 50% of the report costs will be invoiced upon the completion of the excavation assessment report.

I enclose a copy of our standard terms and conditions. Please do not hesitate to call me if you have any queries, I look forward to hearing from you.

[redacted]

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[redacted]

[redacted]

[redacted]

[redacted]



[redacted]

[redacted]

[redacted]

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Subject: 48 Church Street- Weekly Update
From: Andrew Dufton [redacted]
Date: Fri, 08 Feb 2008 16:29:55 +0000
To: David Culliton [redacted]

Hi Dave,

There were some slight changes to our excavation schedule this week. Instead of doing a middle Zone 2 and a southern Zone 3, we have split up the remaining site area into eastern and western zones. This will allow constant machine access to the site. The eastern zone is larger and so should take approximately the same time as Zone 2, and the smaller western zone should be able to be completed in the time allotted Zone 3. We are currently approximately 75% completed the eastern area and so remain about a day behind schedule, but we will not be needing the contingency for this area.

Archaeologically, we have been excavating a series of pits. The pits to the north are smaller and filled with rubbish associated with the Medieval and Post Medieval buildings fronting the church. As we move further south we are encountering considerably larger pits that may represent the Medieval quarrying of brickearth deposits. We also encountered two wells, one of which contained fragments of a wooden barrel likely dating to the Medieval period preserved in the bottom. A third deep pit looks like another attempt at well construction that was abandoned before completion.

We have met with the Portway Primary School and are planning a day of site visits, either late this week or the following. The visits will include a brief look at the site, a discussion of what makes up the archaeological record, and some handling of artefacts. The students will cycle through in small groups throughout the day. The exact details of the visits will be finalised early next week.

On a administration note, my accounts department informed me that our initial invoice for Zone 1 is now overdue. We've a number of equipment suppliers for the project that will have invoices due in the coming weeks. If you could have a look to ensure the invoice has been received and give me an idea when we can expect payment it would be greatly appreciated.
Please let me know if you have any questions or comments on the above.

Kind Regards,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

--
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Subject: 48 Church Street- Weekly Update
From: Andrew Dufton [redacted]
Date: Fri, 01 Feb 2008 16:44:48 +0000
To: David Culliton [redacted]

Hi Dave,

An admittedly longer update on the state of works on site. The site has now been stripped to the archaeological horizon to about half way through Zone Two, except for an area of hardstanding in front of the gates to allow continued machine access. Works in this area have experienced some minor delays due to excessive rain, staff illness, and some slight delays associated with spoil removal, but I will endeavour to get things back on schedule next week. Work in this Zone is scheduled to continue for another 1.5 weeks.

We have also stripped a bucket width along the eastern edge of the site. This has revealed more small pits and one huge pit, c. 5m across, which may be where the natural brickearth has been quarried. The southernmost 10-15m of this strip does not appear to contain any archaeological features at this stage, it is unclear whether this trend continues across the rest of the southern site area.

Today we had visits from GLAAS, an EH finds specialist, and our own environmental advisor. All are happy with the current progress on site. There are a few minor tasks GLAAS have requested on the area of Zone 1 that will be completed Monday morning, primarily sampling of deposits, but after this time the entire area can be signed off. No further visits will be required until the completion of Zone 2.

Our outreach officer Lorna Richardson has been in contact with Portway Primary School, just around the corner from the site, in setting up a series of visits for year three students. This is still early stages and Lorna will be meeting with a representative of the school next week to discuss some options. I will have a better idea at the end of next week what types of activities have been proposed.

We are just finalising the draft of the evaluation report today, so I will send this out next week for your comment. I have attached a quick summary of the archaeology of Zone 1 written by our field officer. This outlines briefly the buildings and features encountered in this area. I have also attached our invoice for the excavation works of Zone 2 (hard copy to follow in post). If you could forward this to your finance department it would be greatly appreciated.

Sorry this summary is such a long one! Things are really picking up on site as we are getting into the area of more substantial archaeology. Let me know if you have any questions on the above or any problems with the attached documents.

Enjoy your weekend,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
[redacted]m

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Church Street Archaeological update v2.pdf	**Content-Type:** application/pdf **Content-Encoding:** base64

Subject: 48 Church Street- Weekly Update
From: Andrew Dufton [redacted]
Date: Fri, 25 Jan 2008 09:59:00 +0000
To: David Culliton [redacted]

Hi Dave,

Another quick update on the progress of works at the end of the second week of excavation. I'm pleased to say we are running on schedule and will be finished the excavation of Zone 1 by the end of the day. There may be some minor recording to complete first thing Monday morning, but we will definitely not be using the contingency budget for this. I've asked my field officer to prepare a short summary of the archaeological results from Zone 1, and will send this through to you next week as soon as it is completed.

Representatives of GLAAS made a visit to site this week to monitor the works. They were pleased with the results thus far and are happy for us to continue on the current trajectory. We will also be arranging a visit from an environmental specialist next week to ensure our sampling is focused solely on those areas where it is most beneficial.

The machine is currently clearing Zone 2, so we will be able to start full excavation on Monday. We will need to ensure that a load of spoil is removed early next week or there may be some minor delays as the machine moves spoil away from the new excavation area. Keith is currently on top of this and I trust he will have it resolved as soon as possible.

I'm happy for you to use any of the information or pictures I've provided to date on your website. Please give me a call if you have any questions on the above.

Enjoy your weekend,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

--
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Subject: 48 Church Street- Weekly Update
From: Andrew Dufton [redacted]
Date: Fri, 18 Jan 2008 13:10:03 +0000
To: David Culliton [redacted]
CC: [redacted]

Hi Dave,

Here is a brief update of the progress on site after the first week of full excavation. I will request an interim statement from our field officer at the completion of Zone 1 next week, in the meantime the following serves as a brief discussion of how the archaeological works are shaping up.

Full excavation started this week with the area fronting Church Street (the Georgian(?) building). We are currently approximately halfway completed the excavation of Zone 1, meaning we are on schedule for completion of this area by the end of next week.. The last walls of the building are continuing to be exposed and recorded. Early next week we hope to be removing the walls and concrete beams by machine to clean and record any surviving archaeological deposits below, thus finishing work in this zone.

There were some interesting features recorded in the northwest site corner where earlier deposits had not been destroyed by the construction of the building. A pit was excavated in this area containing a lovely bit of tile likely dating to the Early Post Medieval or Late Medieval period. Our efforts have otherwise been focussed on excavating the basements of the Georgian building which appears to have been subject to a number of modifications throughout its lifetime. (I include this for the sake of interest, it does not in any way effect the schedule of excavation!).

The geotechnical pits looking at the depths of previous piles were completed this week. As these works were limited to areas where archaeology had already been destroyed no further contact with GLAAS was required. The works were monitored by a member of our field staff without incident.
In other business I have attached a letter from GLAAS to Newham Council outlining the acceptance of our methodology for the mitigation works. Our outreach coordinator, Lorna Richardson, will also be in touch this afternoon with some possible angles for community outreach within the project.

Please let me know if you have any questions of the above.

Kind Regards,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
www.lparchaeology.com

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ENGLISH HERITAGE

Sunil Sahadevan
Regeneration and Development
London Borough of Newham
[redacted]

Your Ref: 06/01707/FUL

Our Ref: LAG 25/402

Contact: David Divers

Direct Tel: [redacted]
Direct Fax

[redacted]

15 January 2008

RECEIVED
17 JAN 2008

TOWN & COUNTRY PLANNING ACT 1990;
PLANNING POLICY GUIDANCE 16

Dear Mr Sahadevan

Development at: 48 Church Street, Stratford E15 3HX
Application No. 06/01707/FUL

Approval of Written Scheme of Investigation for Archaeological Mitigation

I wrote previously recommending the approval of a Written Scheme of Investigation for an Archaeological Evaluation at the above site (8 November 2007). The archaeological evaluation by LA Archaeology revealed the extensive remains of earlier buildings, and evidence of occupation from the medieval period which is certainly of local significance.

Archaeological excavation is therefore required to mitigate the impact of the approved redevelopment on these significant remains. I have now received a Written Scheme of Investigation for Archaeological Excavation, also prepared by LP Archaeology, which outlines the mitigation. I recommend approval of these proposals which accord with English Heritage guidelines. I will monitor the works on behalf of the Borough, unless you do not wish me to do so.

Following completion of the fieldwork, and a post-excavation report produced which will identify the significance of the results of the excavation, and make proposals for analysis and publication of the results. I therefore advise that the conditions will not have been satisfied, and should not be discharged until all works are complete and the programme of analysis leading to publication has been agreed.

However, there is no reason why development works should not continue in areas of the site where archaeological excavation fieldwork has been completed, as this will be in accordance with the Written Scheme of Investigation.

[redacted]
Telephone [redacted] *Facsimile* [redacted]

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Correspondence or information which you send us may therefore become publicly available

ENGLISH HERITAGE

Please do not hesitate to contact me should you need further information or assistance. This response relates solely to archaeological issues.

Yours sincerely

David Divers
Archaeological Advisor
Greater London Archaeology Advisory Service

cc Andrew Dufton LP Archaeology

[redacted]

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Subject: Re: Church Street
From: Andrew Dufton [redacted]
Date: Fri, 11 Jan 2008 16:32:50 +0000
To: David Culliton [redacted]
CC: [redacted]

Hi Dave,

Sorry for the delay in response, we've been having some problems with our servers this afternoon so access to email has been intermittent at best. All is now resolved (thankfully!).

I'm happy to provide a quick progress report after our week of enabling works, and think it would be ideal to send a similar report each Friday to keep you informed. The following is a brief update as the enabling works are pretty straightforward, but as more significant works are undertaken I will give a more detailed account of what is happening, archaeologically speaking.

I have had confirmation from GLAAS that they have accepted our proposed methodology, and the East London advisor is likely to make a site visit end of next week to look into the progress of the works. The initial clearing of the rubble has been going smoothly. We have successfully cleared Zone 1, which means our full team will be on site first thing Monday morning to start excavations in this area as scheduled. Zone 2 has also been cleared, with the spoil remaining on site currently stockpiled in Zone 3 to the south. This area will require some additional cleaning but this can occur concurrently with excavation in the first two zones. I've attached a figure approximately illustrating the three areas.

Mark I understand that you will need to be looking at the depths of existing piles on the site. As this is not included in the scope of works approved by GLAAS we will need to be sure archaeological deposits are not disturbed in the process. I'll give you a call first thing Monday morning and we can discuss ways to get the works done ASAP without requiring any additional GLAAS involvement.

Please let me know if you have any questions of the above.

Enjoy your weekend,

Andy

David Culliton wrote:

> Hi Andy, Matt & Guy
>
> Please can I ask one of you for a very brief progress report after our first week's work. Apologies for the scattergun approach, but I'm not quite sure which of you I need to contact in the first instance!
>
> As you might imagine I am contending with a very nervous client team from a cost and time perspective, so anything I can impart (particularly good news) will be gratefully received.
>
> Actually, it might be worth it if you could send me an email summarising the weeks work on each Friday for the duration. I'm sure you will keep us informed of anything significant if it arises in any event.
>
> Regards
>
> Dave
>
> Dave Culliton
>
> Pre-Construction Manager
>
> Bugler Developments Ltd
>
> Bugler House

[redacted]

Rickmansworth

Herts

[redacted]

Tel: [redacted]

Fax: [redacted]

Bugler Developments Limited, [redacted], Rickmansworth, Herts. [redacted]

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--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

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Excavation Zones.pdf	**Content-Type:** application/pdf **Content-Encoding:** base64

Part 1.3	**Content-Description:** "AVG certification" **Content-Type:** text/plain **Content-Encoding:** quoted-printable

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09 JAN 2008

L-P Archaeology
The Truman Brewery
91 Brick Lane
London
E1 6QL

7th January 2008

For the attention of Andy Dufton

Dear Andy

48 Church Street, London, E15 3HX

Further to your quotation dated 14th December 2007 and the subsequent issue of your "Written Scheme of Investigation", we confirm our instructions for you to proceed with the scope of works contained in these documents.

Yours sincerely

DAVID I CULLITON
Pre-Construction Manager
[redacted]

ENGLISH HERITAGE

RECEIVED
11 NOV

Sunil Sahadevan
Regeneration and Development
London Borough of Newham
[redacted]

Your Ref: 06/01707/FUL

Our Ref: LAG 25/402

Contact: David Divers

Direct Tel: 020 7973-3748
Direct Fax 020 7973 3792

david.divers@english-heritage.org.uk

08 November 2007

TOWN & COUNTRY PLANNING ACT 1990;
PLANNING POLICY GUIDANCE 16

Dear Mr Sahadevan

Development at: 48 Church Street, Stratford E15 3HX
Application No. 06/01707/FUL

Approval of Written Scheme of Investigation for Archaeological Evaluation

I have now received a copy of the specification for an archaeological evaluation at the above site prepared by LP Archaeology. This accords with English Heritage guidelines and fulfils the requirement for a Written Scheme of Investigation. I will monitor the works on behalf of the Borough, unless you do not wish me to do so.

Should significant archaeological remains be revealed during the evaluation, further archaeological fieldwork may be required to mitigate the impact of development. I therefore recommend that the conditions will not have been satisfied until the fieldwork has been completed and the need for any further work assessed.

Please do not hesitate to contact me should you need further information or assistance. This response relates solely to archaeological issues.

Yours sincerely



David Divers
Archaeological Advisor
Greater London Archaeology Advisory Service

cc Andrew Dufton LP Archaeology

[redacted]

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Subject: RE: Church Street- Specialist Budget
From: "David Culliton" [redacted]
Date: Mon, 2 Jun 2008 10:01:21 +0100
To: [redacted]

Andy

Please proceed with the finds assessment works.

Regards

Dave

Dave Culliton

Pre-Construction Manager

Bugler Developments Ltd
Bugler House
[redacted]
Rickmansworth
Herts
[redacted]

Tel: [redacted]
Fax: [redacted]

www.bugler.co.uk

-----Original Message-----
From: Andrew Dufton [redacted]
Sent: 23 May 2008 13:12
To: David Culliton
Subject: Church Street- Specialist Budget

Hi Dave,

Some good news! After a meeting with English Heritage yesterday, I am now able to finalise the budget for specialist assessment of the finds from Church Street (please see attached, a hard copy follows in post).

The figure is a little higher than originally estimated as I've tried to pile on more work at this stage to lessen the load for the final analysis.

I'd estimate all the assessment should be completed by mid-July. The reports will then be sent to English Heritage, who will comment on the need for further analysis. As an outcome of our meeting yesterday, we have agreed that instead of issuing a full assessment report for the excavations followed by a second report containing the analysis, we will roll this all into a single report (this should save some time, and will help reduce the costs at the publication stage).

As soon as I've a letter from you accepting these costs, I'll be able to send out the material. If possible I'd like to do this next week, as I'll be working in Italy for the first half of June, and also most of July (definitely one of the bigger perks of the job!). Please give me a

call if you have any questions.

Enjoy your weekend,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F:
www.lparchaeology.com

Bugler Developments Limited, [redacted], Rickmansworth, Herts. [redacted]

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The Truman Brewery 91 Brick Lane
LONDON E1 6QL T +44 (0)20 7770 6045
WWW.LPARCHAEOLOGY.COM F +44 (0)20 7691 7245

AD-DC-0628L-L5

David Culliton
Bugler Developments Ltd
Bugler House
[redacted]
Rickmansworth
Herts [redacted]

BY EMAIL
AND BY POST

Friday, 23 May 2008

Dear Dave

RE: 48 CHURCH STREET SPECIALIST ASSESSMENT

The processing of the finds is now completed and a post excavation strategy has been agreed with English Heritage for the site, the budget for specialist assessment of finds can now be finalised. Individual specialists have been approached to examine the pottery, animal bone, worked stone, ceramic building material, metal, leather, glass, flint, wood, and clay pipes. The assessment of finds will include the quantification of the materials, as well as comment on the suitability of the material for further analysis.

The fee for these works will be [redacted]. I have not provided a breakdown of costs according to find type or the day rates of individual specialists, but this information can be provided if you require.

It is important to note that some of the finds assemblages will most certainly require further analysis before the production of a final publication. I have instructed the specialists to go into as much detail as possible at this stage, as this should reduce the amount of work required in future. Costs for analysis work will be provided after the completion of the assessment report.

These costs exclude VAT but include all expenses. I enclose a copy of our standard terms and conditions. Please do not hesitate to call me if you have any queries, I look forward to hearing from you.

Yours sincerely

Andrew Dufton
Archaeological Consultant

[redacted]

CAMBRIDGE T +44 (0)1223 473 969 CHESTER [redacted]

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Subject: Finds Analysis
From: Andrew Dufton [redacted]
Date: Fri, 27 Jun 2008 15:11:45 +0100
To: David Culliton [redacted]
CC: [redacted]

Hi Dave,

Just a quick update on the finds analysis. The finds have all been shipped to the necessary specialists and reports will be coming in over the next month. With these reports we will be able to get a better idea of costings for further works. I hope to have all the outstanding budget resolved by the early fall.

Please find attached the latest invoice for analysis costs (hard copy follows in the post). Also it has been brought to my attention that an earlier invoice for the last of the fieldwork and finds processing costs remains outstanding (invoice number 956, 29/2/2008). Could you possibly look into this and let me know when we can expect a payment?

Many thanks in advance and enjoy your weekend,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

991.pdf	**Content-Type:** application/pdf **Content-Encoding:** base64

Subject: 48 Church Road, West Ham: Archaeological excavation
From: "DIVERS, David" [redacted]
Date: Fri, 18 Apr 2008 18:09:43 +0100
To: "Sunil Sahadevan" [redacted]
CC: [redacted]

Sunil

Development at: 48 Church Street, [redacted]
Planning No. 06/01707/FUL

I write to confirm the archaeological excavation fieldwork at the above site has now been completed. The excavation work followed the Written Scheme of Investigation which I recommended for approval in my letter date to Newham 15 January 2008. I monitored the archaeological fieldwork which was completed in accordance with the WSI.

I therefore have no archaeological objections to the continuation of development works as this is also in accordance with the WSI. However I continue to recommend that the archaeological condition is not fully discharged until the programme of post excavation work has been completed. I will write again when the post-excavation assessment report has been completed. This report will outline the analysis and publication proposals required to complete the archaeological programme of work.

Please get back to me if you require any further information.

Regards

David

David Divers
Archaeology Advisor

Greater London Archaeology Advisory Service
English Heritage
[redacted]

Please see our website: http://www.english-heritage.org.uk/server/show/nav.8900

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Subject: 48 Church Street
From: Andrew Dufton [redacted]
Date: Fri, 28 Mar 2008 15:34:20 +0000
To: "DIVERS, David" [redacted]

Hi David,

I hope you've enjoyed your time away. Some time to relax before returning to a swamped desk.

As you know, the works on the Church Street site have now concluded and we are underway with the processing of the finds and enviro. Please see attached for the enviro sampling programme provided by Mike Allen after his site visit. We are currently sourcing specialists to deal with the finds (the basic processing was completed in our Cambridge compound), and I will be sure to send you CVs of the specialists as they become available for your approval.

In the meantime, the client is eager to confirm to the council that they have completed the fieldwork requirements of the archaeological condition, and that the project has moved to the post excavation stage. Is it possible to get a letter from you outlining this for the client to pass on to the council?

Kind Regards,

Andy

--
Andrew Dufton
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T: [redacted]
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Subject: Newham Recorder
From: Andrew Dufton [redacted]
Date: Thu, 06 Mar 2008 14:07:49 +0000
To: David Culliton [redacted]
CC: [redacted]

Hi Dave,

You'll be pleaed to know the Newham Recorder has published a story in this week's edition discussing the outreach and archaeology at West Ham. I've attached a scan of the article, but you may want to pick up hard copies from the Costcutter by the site to send on to One Housing Group.

Kind Regards,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

Subject: 48 Church Street- Weekly Update
From: Andrew Dufton [redacted]
Date: Fri, 29 Feb 2008 16:38:06 +0000
To: David Culliton [redacted]

Hi Dave,

At last, the final of the weekly updates! After a smooth couple of days of spoil removal we were able to get extra staff on site this week, and all site works have been completed by the end of this afternoon. We have spoken to English Heritage, who made a site visit earlier this week, and they have signed off the remainder of the site. Our staff will be back on Monday morning to clean tools and pack up our site supplies, finds, and environmental samples. I expect that after Monday afternoon we will no longer have any materials stored in the site accomodation.

The last strip of the site didn't reveal anything of exceptional archaeological interest. Near the entrance gate we discovered yet more large quarry pits with a few linear features further to the south. There were also some extremely large dark deposits, but as these were thought to be modern EH agreed we could proceed without full excavation. Overall the last excavation area was much as we have come to expect, given our knowledge of the rest of the site.

The press release for the school site visits was presented to the Newham Recorder, who have prepared a piece about the site. I will let you know when we have confirmation of what date this will appear. We are still finalising details of a brief radio discussion of the outreach, but this has taken a back seat this week as we were concentrating on finishing all site works. I will keep you posted on this.

From this point the project moves into the Post Excavation phase. As per my letter of last week, I've attached an invoice for the initial 50% of post excavation costs (a hard copy follows in post). There will be a fair amount of processing and specialist work over the coming months as we try to get the material up to the required assessment level. I'll update you on these works as they progress, but on a monthly basis for fear of flooding your inbox with emails about washing, sorting, and bagging pottery. (the behind-the-scenes life of a commercial archaeologist!)

Please be in touch if you have any questions or comments on the above.

Enjoy your weekend,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
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956.pdf	**Content-Type:** application/pdf **Content-Encoding:** base64

Part 1.3	**Content-Description:** "AVG certification" **Content-Type:** text/plain

Content-Encoding: quoted-printable

Subject: 48 Church Street- Weekly Update
From: Andrew Dufton [redacted]
Date: Thu, 21 Feb 2008 17:22:26 +0000
To: David Culliton [redacted]

Hi Dave,

As I will be out of the office tomorrow and Monday, the weekly update comes a day early this week. Works have been moving along smoothly this week. We have finished the eastern site area, and are finishing up the central site area. The southern area has been stripped, leaving approximately 30m x 7m of site still to be cleared in the west. We have continued to uncover large pits in the central site area, with a series of linear features (ditches) running along the southern site boundary. We also identified a timber slot structure of some variety in the southern corner of the site. I've attached a photo of the pits in the central site area taken earlier this week.

I have put together a final budget for finds and environmental processing, attached (hard copy to follow in post). As the finds are processed I will be able to quantify the size of the assemblage and source the relevant specialists. I hope to be able to provide the final costs for specialist reports by mid-March. Can you please confirm that the updated finds/enviro processing costs are acceptable.

Please let me know if you have any further questions on the above.

Kind Regards,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
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LONDON E1 6QL [redacted]
WWW.LPARCHAEOLOGY.COM [redacted]

David Culliton
Bugler Developments Ltd
Bugler House
[redacted]
Rickmansworth
Herts [redacted]

BY EMAIL
AND BY POST

Thursday, 21 February 2008

Dear Dave

RE: 48 CHURCH STREET POST EXCAVATION WORKS

As the excavation works at Church Street come to a close, we are now in a position to provide a more complete budget for post excavation works. The costs for the production of the assessment report are unchanged from my letter of 14th December, but I have attached an updated breakdown to include finds and environmental processing. The costs have been broken down into the production of the archive assessment report, finds processing, environmental processing, and specialist finds reports.

The costs for specialist reports remain tentative at this time. It is anticipated that individual reports will be needed for Medieval pottery, Post Medieval pottery, wood, ceramic building material, glass, and animal bone. As soon as the finds have been processed I will contact the relevant specialists for costings so we can agree to a set budget.

It is important to note that there will also be a further requirement for publication of the results, most likely in a relevant local journal. The assessment report produced will identify materials for further study and suggest an appropriate programme for further publication. I cannot provide a specific budget for these works until I have received the necessary feedback on the assessment report from English Heritage, but I would suggest these works will cost somewhere in the region of [redacted]

The attached costs exclude VAT but include all expenses. Upon completion of the fieldworks an initial 50% of the assessment report budget and the entirety of the finds and environmental processing budgets will be invoiced. The final 50% of the report costs will be invoiced upon the completion of the excavation assessment report.

I enclose a copy of our standard terms and conditions. Please do not hesitate to call me if you have any queries, I look forward to hearing from you.

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The Truman Brewery 91 Brick Lane

LONDON E1 6QL [redacted]

WWW.LPARCHAEOLOGY.COM [redacted]

Yours sincerely

Andrew Dufton
Archaeological Consultant

[redacted]

CAMBRIDGE [redacted]

[redacted]

CHESTER [redacted]

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Subject: 48 Church Street- Weekly Update
From: Andrew Dufton [redacted]
Date: Fri, 08 Feb 2008 16:29:55 +0000
To: David Culliton [redacted]

Hi Dave,

There were some slight changes to our excavation schedule this week. Instead of doing a middle Zone 2 and a southern Zone 3, we have split up the remaining site area into eastern and western zones. This will allow constant machine access to the site. The eastern zone is larger and so should take approximately the same time as Zone 2, and the smaller western zone should be able to be completed in the time allotted Zone 3. We are currently approximately 75% completed the eastern area and so remain about a day behind schedule, but we will not be needing the contingency for this area.

Archaeologically, we have been excavating a series of pits. The pits to the north are smaller and filled with rubbish associated with the Medieval and Post Medieval buildings fronting the church. As we move further south we are encountering considerably larger pits that may represent the Medieval quarrying of brickearth deposits. We also encountered two wells, one of which contained fragments of a wooden barrel likely dating to the Medieval period preserved in the bottom. A third deep pit looks like another attempt at well construction that was abandoned before completion.

We have met with the Portway Primary School and are planning a day of site visits, either late this week or the following. The visits will include a brief look at the site, a discussion of what makes up the archaeological record, and some handling of artefacts. The students will cycle through in small groups throughout the day. The exact details of the visits will be finalised early next week.

On a administration note, my accounts department informed me that our initial invoice for Zone 1 is now overdue. We've a number of equipment suppliers for the project that will have invoices due in the coming weeks. If you could have a look to ensure the invoice has been received and give me an idea when we can expect payment it would be greatly appreciated.
Please let me know if you have any questions or comments on the above.

Kind Regards,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

--
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Subject: 48 Church Street- Weekly Update
From: Andrew Dufton [redacted]
Date: Fri, 01 Feb 2008 16:44:48 +0000
To: David Culliton [redacted]

Hi Dave,

An admittedly longer update on the state of works on site. The site has now been stripped to the archaeological horizon to about half way through Zone Two, except for an area of hardstanding in front of the gates to allow continued machine access. Works in this area have experienced some minor delays due to excessive rain, staff illness, and some slight delays associated with spoil removal, but I will endeavour to get things back on schedule next week. Work in this Zone is scheduled to continue for another 1.5 weeks.

We have also stripped a bucket width along the eastern edge of the site. This has revealed more small pits and one huge pit, c. 5m across, which may be where the natural brickearth has been quarried. The southernmost 10-15m of this strip does not appear to contain any archaeological features at this stage, it is unclear whether this trend continues across the rest of the southern site area.

Today we had visits from GLAAS, an EH finds specialist, and our own environmental advisor. All are happy with the current progress on site. There are a few minor tasks GLAAS have requested on the area of Zone 1 that will be completed Monday morning, primarily sampling of deposits, but after this time the entire area can be signed off. No further visits will be required until the completion of Zone 2.

Our outreach officer Lorna Richardson has been in contact with Portway Primary School, just around the corner from the site, in setting up a series of visits for year three students. This is still early stages and Lorna will be meeting with a representative of the school next week to discuss some options. I will have a better idea at the end of next week what types of activities have been proposed.

We are just finalising the draft of the evaluation report today, so I will send this out next week for your comment. I have attached a quick summary of the archaeology of Zone 1 written by our field officer. This outlines briefly the buildings and features encountered in this area. I have also attached our invoice for the excavation works of Zone 2 (hard copy to follow in post). If you could forward this to your finance department it would be greatly appreciated.

Sorry this summary is such a long one! Things are really picking up on site as we are getting into the area of more substantial archaeology. Let me know if you have any questions on the above or any problems with the attached documents.

Enjoy your weekend,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
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Church Street Archaeological update v2.pdf	**Content-Type:** application/pdf **Content-Encoding:** base64

Subject: 48 Church Street- Weekly Update
From: Andrew Dufton [redacted]
Date: Fri, 25 Jan 2008 09:59:00 +0000
To: David Culliton [redacted]

Hi Dave,

Another quick update on the progress of works at the end of the second week of excavation. I'm pleased to say we are running on schedule and will be finished the excavation of Zone 1 by the end of the day. There may be some minor recording to complete first thing Monday morning, but we will definitely not be using the contingency budget for this. I've asked my field officer to prepare a short summary of the archaeological results from Zone 1, and will send this through to you next week as soon as it is completed.

Representatives of GLAAS made a visit to site this week to monitor the works. They were pleased with the results thus far and are happy for us to continue on the current trajectory. We will also be arranging a visit from an environmental specialist next week to ensure our sampling is focused solely on those areas where it is most beneficial.

The machine is currently clearing Zone 2, so we will be able to start full excavation on Monday. We will need to ensure that a load of spoil is removed early next week or there may be some minor delays as the machine moves spoil away from the new excavation area. Keith is currently on top of this and I trust he will have it resolved as soon as possible.

I'm happy for you to use any of the information or pictures I've provided to date on your website. Please give me a call if you have any questions on the above.

Enjoy your weekend,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

--
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Subject: 48 Church Street- Weekly Update
From: Andrew Dufton [redacted]
Date: Fri, 18 Jan 2008 13:10:03 +0000
To: David Culliton [redacted]
CC: [redacted]

Hi Dave,

Here is a brief update of the progress on site after the first week of full excavation. I will request an interim statement from our field officer at the completion of Zone 1 next week, in the meantime the following serves as a brief discussion of how the archaeological works are shaping up.

Full excavation started this week with the area fronting Church Street (the Georgian(?) building). We are currently approximately halfway completed the excavation of Zone 1, meaning we are on schedule for completion of this area by the end of next week.. The last walls of the building are continuing to be exposed and recorded. Early next week we hope to be removing the walls and concrete beams by machine to clean and record any surviving archaeological deposits below, thus finishing work in this zone.

There were some interesting features recorded in the northwest site corner where earlier deposits had not been destroyed by the construction of the building. A pit was excavated in this area containing a lovely bit of tile likely dating to the Early Post Medieval or Late Medieval period. Our efforts have otherwise been focussed on excavating the basements of the Georgian building which appears to have been subject to a number of modifications throughout its lifetime. (I include this for the sake of interest, it does not in any way effect the schedule of excavation!).

The geotechnical pits looking at the depths of previous piles were completed this week. As these works were limited to areas where archaeology had already been destroyed no further contact with GLAAS was required. The works were monitored by a member of our field staff without incident.
In other business I have attached a letter from GLAAS to Newham Council outlining the acceptance of our methodology for the mitigation works. Our outreach coordinator, Lorna Richardson, will also be in touch this afternoon with some possible angles for community outreach within the project.

Please let me know if you have any questions of the above.

Kind Regards,

Andy

--
Andrew Dufton
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T: [redacted]
F: [redacted]
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ENGLISH HERITAGE

Sunil Sahadevan
Regeneration and Development
[redacted]

Your Ref: 06/01707/FUL

Our Ref: LAG 25/402

Contact: David Divers

Direct Tel: [redacted]
Direct Fax

[redacted]

15 January 2008



TOWN & COUNTRY PLANNING ACT 1990;
PLANNING POLICY GUIDANCE 16

Dear Mr Sahadevan

Development at: 48 Church Street, Stratford E15 3HX
Application No. 06/01707/FUL

Approval of Written Scheme of Investigation for Archaeological Mitigation

I wrote previously recommending the approval of a Written Scheme of Investigation for an Archaeological Evaluation at the above site (8 November 2007). The archaeological evaluation by LA Archaeology revealed the extensive remains of earlier buildings, and evidence of occupation from the medieval period which is certainly of local significance.

Archaeological excavation is therefore required to mitigate the impact of the approved redevelopment on these significant remains. I have now received a Written Scheme of Investigation for Archaeological Excavation, also prepared by LP Archaeology, which outlines the mitigation. I recommend approval of these proposals which accord with English Heritage guidelines. I will monitor the works on behalf of the Borough, unless you do not wish me to do so.

Following completion of the fieldwork, and a post-excavation report produced which will identify the significance of the results of the excavation, and make proposals for analysis and publication of the results. I therefore advise that the conditions will not have been satisfied, and should not be discharged until all works are complete and the programme of analysis leading to publication has been agreed.

However, there is no reason why development works should not continue in areas of the site where archaeological excavation fieldwork has been completed, as this will be in accordance with the Written Scheme of Investigation.

[redacted]

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ENGLISH HERITAGE

Please do not hesitate to contact me should you need further information or assistance. This response relates solely to archaeological issues.

Yours sincerely

David Divers
Archaeological Advisor
Greater London Archaeology Advisory Service

cc Andrew Dufton LP Archaeology

[redacted]

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Subject: Re: Church Street
From: Andrew Dufton [redacted]
Date: Fri, 11 Jan 2008 16:32:50 +0000
To: David Culliton [redacted]

Hi Dave,

Sorry for the delay in response, we've been having some problems with our servers this afternoon so access to email has been intermittent at best. All is now resolved (thankfully!).

I'm happy to provide a quick progress report after our week of enabling works, and think it would be ideal to send a similar report each Friday to keep you informed. The following is a brief update as the enabling works are pretty straightforward, but as more significant works are undertaken I will give a more detailed account of what is happening, archaeologically speaking.

I have had confirmation from GLAAS that they have accepted our proposed methodology, and the East London advisor is likely to make a site visit end of next week to look into the progress of the works. The initial clearing of the rubble has been going smoothly. We have successfully cleared Zone 1, which means our full team will be on site first thing Monday morning to start excavations in this area as scheduled. Zone 2 has also been cleared, with the spoil remaining on site currently stockpiled in Zone 3 to the south. This area will require some additional cleaning but this can occur concurrently with excavation in the first two zones. I've attached a figure approximately illustrating the three areas.

Mark I understand that you will need to be looking at the depths of existing piles on the site. As this is not included in the scope of works approved by GLAAS we will need to be sure archaeological deposits are not disturbed in the process. I'll give you a call first thing Monday morning and we can discuss ways to get the works done ASAP without requiring any additional GLAAS involvement.

Please let me know if you have any questions of the above.

Enjoy your weekend,

Andy

David Culliton wrote:

> Hi Andy, Matt & Guy
>
> Please can I ask one of you for a very brief progress report after our first week's work. Apologies for the scattergun approach, but I'm not quite sure which of you I need to contact in the first instance!
>
> As you might imagine I am contending with a very nervous client team from a cost and time perspective, so anything I can impart (particularly good news) will be gratefully received.
>
> Actually, it might be worth it if you could send me an email summarising the weeks work on each Friday for the duration. I'm sure you will keep us informed of anything significant if it arises in any event.
>
> Regards
>
> Dave
>
> Dave Culliton
>
> Pre-Construction Manager
>
> Bugler Developments Ltd
>
> Bugler House

[redacted]

Rickmansworth

Herts

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Version: 7.5.516 / Virus Database: 269.19.1/1219 - Release Date: 11/01/2008 10:19

Excavation Zones.pdf	**Content-Type:** application/pdf **Content-Encoding:** base64

Part 1.3	**Content-Description:** "AVG certification" **Content-Type:** text/plain **Content-Encoding:** quoted-printable

BUGLER
developments
Ltd

BUGLER HOUSE, [redacted] RICKMANSWORTH, HERTS, [redacted] TEL: [redacted] • FAX: [redacted] e-mail: [redacted] website: www.bugler.co.uk

RECEIVED
09 JAN 2008

L-P Archaeology
The Truman Brewery
91 Brick Lane
London
E1 6QL

7th January 2008

For the attention of Andy Dufton

Dear Andy

48 Church Street, London, E15 3HX

Further to your quotation dated 14th December 2007 and the subsequent issue of your "Written Scheme of Investigation", we confirm our instructions for you to proceed with the scope of works contained in these documents.

Yours sincerely

DAVID I CULLITON
Pre-Construction Manager
[redacted]

ENGLISH HERITAGE

RECEIVED
11 NOV

Sunil Sahadevan
Regeneration and Development
London Borough of Newham
[redacted]

Your Ref: 06/01707/FUL

Our Ref: LAG 25/402

Contact: David Divers

Direct Tel:
Direct Fax [redacted]

[redacted]

08 November 2007

TOWN & COUNTRY PLANNING ACT 1990;
PLANNING POLICY GUIDANCE 16

Dear Mr Sahadevan

Development at: 48 Church Street, Stratford E15 3HX
Application No. 06/01707/FUL

Approval of Written Scheme of Investigation for Archaeological Evaluation

I have now received a copy of the specification for an archaeological evaluation at the above site prepared by LP Archaeology. This accords with English Heritage guidelines and fulfils the requirement for a Written Scheme of Investigation. I will monitor the works on behalf of the Borough, unless you do not wish me to do so.

Should significant archaeological remains be revealed during the evaluation, further archaeological fieldwork may be required to mitigate the impact of development. I therefore recommend that the conditions will not have been satisfied until the fieldwork has been completed and the need for any further work assessed.

Please do not hesitate to contact me should you need further information or assistance. This response relates solely to archaeological issues.

Yours sincerely



David Divers
Archaeological Advisor
Greater London Archaeology Advisory Service

cc Andrew Dufton LP Archaeology

[redacted]

Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available

BUGLER developments Ltd

[redacted], RICKMANSWORTH, HERTS, [redacted] TEL: [redacted] • FAX: [redacted] e-mail: homes@bugler.co.uk website: www.bugler.co.uk

L-P Archaeology
The Truman Brewery
91 Brick Lane
London
E1 6QL

12th September 2007

FAO: Andrew Dufton

RECEIVED
13 SEP [illegible]

Dear Andy

RE: 48 Church Street, West Ham

Thanks for our letter dated 5th September 2007 which contains your proposals for the archaeological fieldwork.

We would be grateful if you would proceed with the works as described in your proposals.

We would be grateful if you could keep us informed of any developments in this matter as they arise.

Please liaise with our Contracts Manager, [redacted] on [redacted] regarding timescales and access for your works.

Yours sincerely

DAVID I. CULLITON
Pre-Construction Manager
[redacted]

NHBC constructionline exor ACCREDITED CONTRACTOR INVESTOR IN PEOPLE

Directors: T.P. BUGLER A.T. BUGLER D.P. BUGLER P.D. HILL M. SEATON M.J. KING
Registered in England No. 1577251 VAT No. [redacted] Registered with the National House Builders Council No. 42,238
Registered Office: [redacted]

David Culliton wrote:

Andy

Thanks for the additional info.

Please proceed with the works as outlined in your original quotation dated 5/9/07 i.e LPA to supply machine and driver.

I would appreciate it if you could keep me posted with any news or developments as we proceed towards the fieldwork phase.

Regards

Dave

-----Original Message-----
From: Andrew Dufton [redacted]
Sent: 07 September 2007 13:11
To: David Culliton
Subject: Re: Church Street

Dave,

The quote included [redacted] for 5 days machine hire. I have revised my previous letter to reflect these changes (see attached). Please let me know if you have any further questions.

Regards,

Andy

David Culliton wrote:

Andy

I have just come across this desktop study which was carried out by MOLAS.

It concludes that trial pits should be dug and monitored by a qualified person.

It doesn't appear that MOLAS referred to GLAAS though.

Do you have any comment on this and does it change anything with regard to the way we will proceed?

Regards

Dave

-----Original Message-----
From: [redacted]
Sent: 31 August 2007 16:48
To: David Culliton
Subject: Message from KMBT_C450

Bugler Developments Limited, [redacted]

Registered in England - No. 1577251

This email has been scanned by the MessageLabs Email Security System.
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No virus found in this incoming message.
Checked by AVG Free Edition.
Version: 7.5.485 / Virus Database: 269.13.8/993 - Release Date: 06/09/2007
15:18

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

L-P:ARCHÆOLOGY
The Truman Brewery 91 Brick Lane
LONDON E1 6QL T+44 (0)20 7770 6045
WWW.LPARCHAEOLOGY.COM [redacted]

AD-DC-0628L-L2

David Cuilton
Bugler Developments Ltd
Bugler House
[redacted]
Rickmansworth
Herts [redacted]

BY POST

Friday, 07 September 2007

Dear David

RE: CHURCH STREET

Thanks for providing the site information and demolition timetable. As I mentioned in my email of 29th August, I have spoken to English Heritage and it is agreed that four 15m trenches will suffice for evaluation. This can take place post demolition although the grubbing out of foundations should not be carried out until the archaeological works have taken place.

Please find attached our revised costs for the archaeological evaluation not including machine hire. This quote does not include any security fencing around the trenches. There is a possibility that the trenches will need to be stepped for health and safety reasons. If shoring is required this will also be in addition to the quote provided.

Our costs include basic finds/artefact reports and environmental sampling. However we usually suggest a contingency in case of finds which may require specialist treatment, such as waterlogged remains. This contingency would only ever be implemented with your prior agreement.

The costs exclude VAT but include all expenses. If accepted we will bill the first 50% on instruction and the final 50% on production of the report. Please do not hesitate to call me if you have any queries, I look forward to hearing from you.

Yours sincerely

Andrew Dufton
Archaeological Consultant

[redacted]

BUGLER
developments
Ltd

[redacted] RICKMANSWORTH, HERTS, [redacted] TEL: [redacted] • FAX: [redacted] e-mail: [redacted] website: www.bugler.co.uk

L-P Archaeology
The Truman Brewery
91 Brick Lane
London
E1 6QL

RECEIVED
21 AUG 2007

For the attention of Janine Young

Dear Janine

48 Church Street, London, E15 3HX

Further to our recent telephone conversation, we enclose details of the above site.

We would be grateful for your fee proposal to assist in discharging Planning Condition 7, which requires the implementation of a programme of archaeological work.

On the site at Balaam Street, you provided us with a Desk Based Assessment and took on the role of liaison with English Heritage. We suggest that this would also be an appropriate brief for this project.

We would be grateful for your proposal by 24th August 2007.

If you have any queries regarding the above, please contact the writer.

Yours sincerely

DAVID I CULLITON
Pre-Construction Manager
[redacted]

Enc; Architects A3 drawings
Site Investigation Report – January 2007
Photo Sheets
Planning Approval Document

David Culliton

From: Sunil.Sahadevan[redacted]
Sent: 13 March 2007 10:47
To: Bobbennet[redacted]
Subject: Draft decision notice 48 Church Street

As requested.

Newham

FULL PLANNING PERMISSION APPROVAL

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Please see notes at the end of this notice

Applicant	Agent
Community Housing Group [redacted]	Bob Bennett [redacted]

Part I - Particulars of Application

Date of Application: 21st September 2006 Application No: 06/01707/FUL

Proposal: Demolition of existing vacant industrial building and erection of 54 dwellings in two 5 storey blocks and provision of basement parking for 29 cars, cycles and motorcycles.

Location: 48 Church Street Stratford London E15 3HX

Part II - Particulars of Decision

In pursuance of the powers under the above Act and Order the London Borough of Newham hereby gives notice that **PLANNING PERMISSION HAS BEEN APPROVED** for the carrying out of the development referred to in Part I hereof and as described and shown on the application and plan(s) submitted, subject to the following conditions and notes:

1. The development to which this permission relates must be commenced not later than the expiration of THREE YEARS from the date of this permission.

Reasons: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. All works are to be completed in accordance with drawing number(s) AP/0100/001/01, AP/0100/002/01, AP/0100/003/01, AP/0100/004/01, AP/0200/001/01, AP/0200/002/01, AP/0200/003/01, AP/0200/044/01, AP/0200/005/01, AP/0200/006/01, AP/0200/007/01, AP/0300/001/01, AP/0400/001/01, AP/0400/002/01 prepared by Alford Hall Monaghan Morris; and received on the 21st September 2006; No further drawings apply, unless otherwise approved in writing by the Local Planning Authority.

Reasons: To ensure that the development is undertaken in accordance with the approved drawing(s), and to protect the local amenity with regard to Policy EQ19 of the London Borough of Newham Unitary Development Plan (adopted June 2001), and Policy 4B.1 of the adopted London Plan, February 2004. The development is acceptable on the basis of the particulars contained within the application and this condition seeks to ensure the development is undertaken in strict accordance with those details as approved.

3. Prior to the commencement of works on the development hereby permitted, details of materials to be used on all external surfaces shall be submitted to and be approved by the Local Planning Authority. Details should include colour, texture and type of materials. The approved materials are to be constructed/installed prior to occupation of the development to the satisfaction of the Local Planning Authority and shall be permanently maintained thereafter to the Councils satisfaction.

Reasons: To ensure a satisfactory standard of external appearance and to protect local amenity and with regard to policy EQ19 of the London Borough of Newham Unitary Development Plan (adopted June 2001) and Policy 4B.1 of the adopted London Plan, February 2004.

4. No development shall take place until there has been submitted and approved by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on that land, and details of any to be retained or removed, together with measures for their protection in the course of development.

All planting, seeding or turfing comprised in the details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent of variation.

Reasons: To ensure a satisfactory standard of external appearance of the development and with regard to Policy EQ15 of the London Borough of Newham Unitary Development Plan (adopted June 2001).

5. There shall be no demolition/construction/building works carried out on the site except between the hours of 0800 and 1800 on Mondays to Fridays and between 0800 and 1800 on Saturdays without the prior written approval of the Local Planning Authority.

Reasons: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties and with regard to Policy EQ45 of the London Borough of Newham Unitary Development Plan (adopted June 2001) and Policy 4A.14 of the adopted London Plan, February 2004.

6. Prior to the commencement of works on the development hereby permitted, details of all enclosures around the site boundary (fencing, walling, etc) shall be submitted to and be approved by the Local Planning Authority. Details should include the proposed design, height and materials. The approved works are to be completed prior to occupation of the development and shall be permanently maintained to the satisfaction of the Local Planning Authority thereafter.

Reasons: In the interest of public safety and security and to protect the visual amenity of the locality and with regard to Policy EQ19 of the London Borough of Newham Unitary Development Plan (adopted June 2001) and Policy 4B.1 of the adopted London Plan, February 2004.

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG 16.

8. Prior to the commencement of this development, full details of acoustic insulation between every flat within the development must be submitted for approval by the Local Planning Authority. The development shall only implemented in accordance with any approval given.

Reason: To minimise loss of amenity between the units hereby consented, in accordance with EQ45 (Pollution) of the Unitary Development Plan (Adopted June 2001) and Policy 4A.6 (Improving Air Quality) of the London Plan (Adopted February 2004).

9. No impact piling shall be permitted during the construction of this development without the written permission of the local planning authority.

Reasons: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties and with regard to policy EQ45 of the London Borough of Newham Unitary Development Plan (adopted June 2001) and Policy 4A.14 (Reducing Noise) of the London Plan (Adopted February 2004).

10. The car, cycle and motorcycle parking provision as shown on drawing AP/0200/001/01, shall be marked out before occupation of any of the units, and shall be permanently retained for use by future occupiers.

Reasons: To ensure that there is an adequate provision of car parking spaces for the development hereby approved and to comply with UDP standards as set out

under Policy T15 (Off-street Parking Standards for New Development) of the Unitary Development Plan (Adopted June 2001) and Policy 3C.22 (Parking Strategy) of the London Plan (Adopted February 2004).

11. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

Reason: To prevent pollution of the water environment, in accordance with Policy EQ63 (Surface Water Disposal) of the Unitary Development Plan (Adopted June 2001) and Policy 4C.8 (Sustainable Drainage) of the London Plan (Adopted February 2004).

12. The construction of the site foundations shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences.

Reason: To prevent pollution of groundwater, in accordance with Policy EQ63 (Surface Water Disposal) of the Unitary Development Plan (Adopted June 2001) and Policy 4C.8 (Sustainable Drainage) of the London Plan (Adopted February 2004).

13. The construction of the surface and foul drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

Reason: To prevent pollution of groundwater, in accordance with Policy EQ63 (Surface Water Disposal) of the Unitary Development Plan (Adopted June 2001) and Policy 4C.8 (Sustainable Drainage) of the London Plan (Adopted February 2004).

14. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater, in accordance with Policy EQ63 (Surface Water Disposal) of the Unitary Development Plan (Adopted June 2001) and Policy 4C.8 (Sustainable Drainage) of the London Plan (Adopted February 2004).

15. Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of surface water flooding and improve water quality, in accordance with Policy EQ63 (Surface Water Disposal) of the Unitary Development Plan (Adopted June 2001) and Policy 4C.8 (Sustainable Drainage) of the London Plan (Adopted February 2004).

16. a). Prior to the commencement of works on the development, an investigation into ground conditions shall be undertaken in accordance with the Model Procedures for the Management of Land Contamination, Environment Agency, Contaminated Land Report 11. The report of the investigation and proposals for any remediation required shall be submitted to and approved in writing by the Local Planning Authority.

b). All works approved shall be undertaken to the satisfaction of the Local Planning Authority.

c). As soon as reasonably practicable, and before the occupation of any remediated area of the site, a validation report shall be submitted and approved by the Local Planning Authority in writing, stating what works were undertaken and that the remedial scheme was completed in accordance with the approved remediation strategy.

Please see the informative(s) below for further advice and information.

Reasons: To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being contaminated with material that is potentially harmful to humans, or the environment and with regard to policy EQ49 of the London Borough of Newham Unitary Development Plan (adopted June 2001) and Policy 4A.16 (Bringing Contaminated Land into Beneficial Use) of the London Plan (Adopted February 2004).

17. Prior to the commencement of works on the site, an Environmental Code shall be submitted to and approved by the Local Planning Authority, in respect of such matters as are likely to cause nuisance to adjoining occupiers. Details should include any demolition, ground works, (including decontamination), construction and access to the site, hours of operation, noise, dust, smoke, road cleaning, odour control, wheel washing and any other matters relevant to this particular site. The environmental code shall be adhered to for the duration of the construction works.

Reasons: To ensure that the construction does not prejudice the ability of neighbouring occupier's reasonable enjoyment of their properties and with regard to policy EQ45 of the London Borough of Newham Unitary Development Plan (adopted June 2001) and Policy 4A.14 (Reducing Noise) of the London Plan (Adopted February 2004).

18. Prior to the commencement of any works on the development hereby permitted, details of wheel washing equipment shall be submitted to and approved by the Local Planning Authority. The approved scheme is to be maintained for the duration of the demolition/construction works at all vehicle exits to the site and shall be used to prevent the carriage of mud and other materials onto adjoining public roads.

Reasons: To safeguard the amenities of the area and prevent the blocking of drainage systems and with regard to policy EQ45 of the London Borough of Newham Unitary Development Plan (adopted June 2001).

19. All the external facing windows in this development shall be permanently fitted with double glazing prior to occupation of the first flat.

Reason: To minimise loss of amenity to future occupiers from the noise generated

by the bells tolling at All Saints Chuch, in accordance with EQ45 (Pollution) of the Unitary Development Plan (Adopted June 2001) and Policy 4A.6 (Improving Air Quality) of the London Plan (Adopted February 2004).

Summary of Policies and Reasons:

Summary of Policies and Reasons:

In assessing the application, the Council has considered the following UDP Policies:-

Policy EQ19 (Urban Design Considerations)
Policy EQ20 (Design Considerations: Residential Areas)
Policy EQ24 (Energy Efficiency)
Policy H5 (Conversion/Redevelopment from Other Commercial Uses
Policy H7 (Affordable Housing in New Residential Developments)
Policy H13 (Quality and Choice in Housing)
Policy H14 (Quality and Choice in Housing)
Policy H16 (Density)
Policy H17 (Housing Design and Layout)
Policy T1 (Environmental Impact of Traffic Generated by New Development)

London Plan

Policy 2A.4 (Areas for Regeneration)
Policy 3A.1 (Increasing London Supply of Housing)
Policy 3A.4 (Housing Choice)

Policy 3A.7 (Affordable Housing Targets)
Policy 3C.1 (Integrating Transport and Development)
Policy 3C.16 (Tackling Congestion and Reducing Traffic)
Policy 3C.22 (Parking Strategy)
Policy 4B.1 (Principles of Design for a Compact City)
Policy 4B.3 (Maximising the Potential of Sites)
Policy 5C.1 (The Strategic Priorities for East London)
Policy 5C.2 (Opportunity Areas in East London)

These policies are set out in full in the Council's Unitary Development Plan and the London Plan, copies of which may be inspected at the Development Control Section, Town Hall Annexe, 1st Floor, 330-354 Barking Road, East Ham, London E6 2RT

Reasons for Approval

The Council has decided to grant permission having regard to the provisions of the Council's Unitary Development Plan (adopted June 2001) and the London Plan (adopted February 2004) and all other material considerations including the results of consultation as outlined in the officer's report.

The proposal is considered acceptable in terms of principle, and will result in an attractive and sustainable development which will have regenerative qualities and bring a currently redundant site back into gainful use. The proposal is unlikely to cause any significant problems of overlooking, overshadowing or loss of light. The off-street parking provision is below Council standards but is still consistent with other recently approved proposals in the immediate locality. Similarly the density is slightly high, but consistent with recently consented schemes locally. The proposal will offer accommodation in the borough which addresses a recognised need, and will also offer affordable housing in excess of Council standards and amongst other agreed contributions will provide a contribution to improve recreational facilities at Stratford Recreation Ground. On balance the scheme is considered acceptable, and overcomes the previous reasons for refusal on the earlier scheme.

Informatives:

1. Land Contamination

For advice and information upon contaminated land site investigation, risk assessment and implementing a remediation strategy it is recommended that the developer contacts the Environmental Health Pollution Control Unit, Alice Billings House, 2-12 West Ham Lane, Stratford, London E15 4SF Tel: 020 430 3820. The Unit has produced a leaflet 'The development of contaminated sites' which can be downloaded free from www.newham.gov.uk. The developer shall notify the Development Control and the Environmental Health Pollution Control Unit of the start dates and programme of site investigations and any subsequent remediation works.

For the site investigation, risk assessment and remediation strategy reference should be made to:

" Model Procedures for the Management of Land Contamination, Environment Agency Contaminated Land Report 11. This document can be

downloaded free from www.environment-agency.gov.uk

" BS 10175: Investigation of potentially contaminated sites - Code of Practice

" Building Regulations 2000 APPROVED DOCUMENT C Site preparation and resistance to contaminants and moisture: C1 Site preparation and resistance to contaminants.

If the site investigation reveals land contamination the associated report must include the results of a source-pathway-receptor environmental risk assessment with regard to the current use and proposed development.

If the site investigation discovers organic containing natural soils or made ground then monitoring of potential ground gases, over a suitable period of time, will be required in order to determine the requirement for gas mitigation measures in the development.

If the site is located in a groundwater protection zone or if groundwater is encountered during the site investigation then the groundwater should also be tested for contamination. The Local Planning Authority may require more detailed groundwater monitoring to be undertaken on the advice of the Environment Agency.

A remediation scheme should include, where necessary, a long-term commitment to maintenance of any works and measures required by the Local Planning Authority or the Environment Agency.

Remediation capping layers based upon 'Cover systems for land regeneration' BR 465 by the Building Research Establishment will not be accepted, as this is not approved by the Environment Agency.

No soils, or infill materials should be imported onto the site unless they have been satisfactorily proven to be uncontaminated and present no risks to human health, planting and the environment. A declaration to this effect, together with acceptable documentary evidence to confirm the origin of all imported soils and infill materials, supported by appropriate chemical analysis test results, should be obtained and copies may be requested by the Local Planning Authority.

Anyone procuring analytical services must ensure that the data supplied to the Local Planning Authority meets the requirements in the Monitoring Certification Scheme (MCERTS). Laboratories undertaking the chemical testing of soil must be accredited, the analytical methods should be appropriate and fit for the purpose of the parameter being investigated and the sampling procedures and the audit trail should also conform.

Supporting reports should be prepared by appropriately qualified professionals. All reports should be sent directly to the planning case officer in the Development Control Unit. For each application at least two copies of each report should be submitted in hard copy format plus a further copy in electronic format. The planning case officer will forward the reports on to the appropriate consultees for comment. Applicants are advised against entering into direct negotiation with either the Pollution Control Unit, Environment Agency or any other Council department consultees without notifying the planning case officer.

2. Waste

There is a Thames Water main crossing the development site which may/will need to be diverted at the developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, contact Centre on Telephone No. 0845 850 2777 for further information.

3. Archaeology

The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English heritage guidelines.

Dated this:

PLANNING SERVICES MANAGER

London Borough of Newham

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

* If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

* If you want to appeal then you must do so within SIX months of the date of this notice, using a form, which is available from the Planning Inspectorate, (a copy of which must be sent to Newham Council) or complete an application online.
The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (e-mail: enquiries@pins.gsi.gov.uk) or (Tel: 0117 372 8000).
To make an appeal online, please use www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet. This may include copies of documentation from the original planning application and relevant supporting documents supplied to the local authority, and or information, including personal information belonging to you that you are happy will be made available in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

* The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

* The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

* In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notice

* If either the Local Planning Authority or the Office of the Deputy Prime Minister refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.

* In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.

NOTE: This communication is sent for and on behalf of the London Borough of Newham.

However the views expressed within it are not necessarily the views or policies of the Council. The unauthorised use, disclosure, copying or alteration of this communication and any attachments is forbidden. This communication and any attachments are intended for the addressee only and may be confidential. If this has come to you in error you should immediately permanently destroy it.

You should take no action based on it or copy or show it to anyone and telephone the Council immediately with any issues on 0208 430 4444 or any other number provided in the communication. Please note that electronic communication is not considered a secure medium for sending information and therefore maybe at risk.

We advise that you understand and accept this lack of security when using this form of communication with us. Although we have taken steps to ensure that this email and attachments are free from any virus, we advise that in keeping with good computing practice the recipient should ensure they are actually virus free and should run current anti-virus software. Please note that email may be monitored and checked to safeguard the council network from viruses, hoax messages or abuse of the Council's systems. Action may be taken against any malicious and deliberate attempts to infect the council network.

The information contained in this email maybe subject to public disclosure under the Freedom of Information Act 2000. Unless the information is legally exempt from disclosure the confidentiality of this email and your reply cannot be guaranteed.

L-P:ARCHÆOLOGY
The Truman Brewery 91 Brick Lane
LONDON E1 6QL [redacted]
WWW.LPARCHAEOLOGY.COM

AD-DC-0628L-L6

David Culliton
Bugler Developments Ltd
Bugler House
[redacted]
Rickmansworth
Herts [redacted]

BY EMAIL
AND BY POST

Wednesday, 04 February 2009

Dear Dave

RE: 48 CHURCH STREET PUBLICATION

We have now completed the Assessment Report of the recorded archaeology at 48 Church Street and have produced an Updated Project Design (UPD) outlining the task sequence to bring the project to a final publication, pending approval from English Heritage. As such the budget for the final publication stage of the project can now be finalised.

The final publication stage of works involves the targeted analysis of those remains of the highest potential as identified within the Assessment Report. This analysis will then be incorporated into an article discussing the archaeology of the site and the relevance of the site to the wider area for publication within the journal of the London and Middlesex Archaeological Society.

The fee for the final publication works will be [redacted]. I have provided a breakdown of these costs (attached). A more detailed task sequence is contained within the UPD document. I have not provided the day rates of individual specialists or a breakdown of costs according to find type, but this information can be provided if you require.

I anticipate these works to take approximately 9 months from the initial approval of the scheme by the Greater London Archaeological Advisory Service and upon written instruction from Bugler Developments. These costs exclude VAT but include all expenses. I enclose a copy of our standard terms and conditions. Please do not hesitate to call me if you have any queries, I look forward to hearing from you.

Yours sincerely

Andrew Dufton
Archaeological Consultant

[redacted] [redacted] Bridge

L - P : Partnership Ltd. trading as L - P : Archaeology is registered in England and Wales. Registered company number 4252496. Registered office: London office.

L-P:ARCHÆOLOGY

The Truman Brewery 91 Brick Lane
LONDON E1 6QL
WWW.LPARCHAEOLOGY.COM

AD-DC-0628L-L6

PUBLICATION PROGRAMME – STAFF ALLOCATION

Task	Days	Specialist
Stratigraphic	17	MW
Pottery	13.5	PB
Building Material	2.5	SA
Accessioned Finds	3	IP
	3	QM
Other Finds- Pipes	0.5	AD
Other Finds- Glass	0.5	HW
Other Finds- Stone	1	MW
Other Finds- Dendro	4.5	IT
Other Finds- Wood	3	MB
Animal Bone	12	HR
Enviro- Plan and Charcoal	7.5	LG
Enviro- Molluscs and Text	1	MA
Enviro- Entry and synthesis	5	SC
Conservation	4.5	MoL
Publication Synopsis	1	AD
Graphics	8	LP
Photography	1	LP
Research	2	AD
Publication- Writing	9	AD
Project Management	7.5	AD
Academic Advice	5	PR
Editing/Production	2.5	AD
Archiving	2	LP

AD – Andrew Dufton (L – P)
MW – Matthew Williams (L – P)
LP – Miscellaneous L – P staff
PB – Paul Blinkhorn (pottery)
SA – Sue Anderson (CBM)
IP – Ian Panter (x-radiography)
QM – Quita Mould (accessioned finds)
HW – Hugh Wilmott (glass)
IT – Ian Tyers (dendrochronology)
MB – Michael Bamforth (L – P)
HR – Hannah Russ (animal bone)
LG – Lisa Gray (plant remains)
MA – Mike Allen (mollusca)
SC – Steven Campion (L – P)
MoL – Museum of London (conservation)
PR – Peter Rowsome (academic advisor)

The Compound 79 Cowley Road
CAMBRIDGE CB4 0DN T + 44 (0)1223 423 969

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Subject: Re: Processing Work
From: Hannah Russ [redacted]
Date: Mon, 19 May 2008 08:43:40 +0000 (GMT)
To: a.dufton[redacted]

Hi Andy,

Given the size of the assemblage I would say it would take 5 days to clean, re-bag, catalogue and write the assessment. My day rate is [redacted], so [redacted] If the material is fairly clean it will probably take less time - but I think an over-quote is much better than an under-quote at this stage. If the assembalge took less time my invoice would be adjusted.

The assemblage would need transporting to my office - I assume by currier? And there would also be the costs associated with me sending it back to you.

I could have the report to you by the end of June, as long as I recieved the material in the next week.

Let me know what you think.

Thanks, Hannah

----- Original Message ----
From: Andrew Dufton [redacted]
To: Hannah Russ [redacted]
Sent: Friday, 16 May, 2008 2:23:42 PM
Subject: Re: Processing Work

Hi Hannah,

Yep, that is exactly what is needed. I think given the size of the assemblage it is likely there may be a need for further work, and would be looking to your assessment to give me a better idea of what this may entail, but I'm just drawing up a budget for the assessment at this stage. We'd probably be looking to move right on into any further work required, I'll have a better idea after we finalise the post-ex strategy with EH next week and I run the costs by the client.

Andy

Hannah Russ wrote:
> Hi Andy,
>

> Just a few questions before I send a quote!
> By assessment level do you mean cleaned, re-bagged, given catalogue
> numbers, catalgoue produced, and a report on the general condition,
> some indication of species presence and potential information that
> could be gained from full identification? - Sorry I'm just trying to
> get an idea of how much processing is involved and to what level you
> would like the report, and to make sure you just want an assessment -
> not identification of every fragment at this point?
>
>
> I have attached my CV for you.
>
> Thanks, Hannah
>
>
>
>
> ----- Original Message ----
> From: Andrew Dufton [redacted]
> To: Hannah Russ [redacted]
> Sent: Friday, 16 May, 2008 1:29:19 PM
> Subject: Processing Work
>
> Hi Hannah,
>
> I've got your contact info from Steve, as we have another assemblage of
> animal bones we need to have assessed. The site is an excavation we
> completed in January-February at a Medieval and Post Medieval site in
> West Ham, directly across the street from the Early Medieval church. We
> have a total of 165 bags of material, in 29 standard archive boxes (7 x
> 5 x 18 inches). At this stage, we need to catalogue and assess the
> suitability of the material for further works.
>
> If you're interested, can you please forward a quotation for undertaking
> the work and producing an assessment report. This should include:
> -costs for getting the material up to assessment level
> -rough timescale for completion of the work
> -a copy of your CV (to be sent to the local advisor at EH, he likes to
> know who is working on the stuff!)
>
> I'll give you a short strat narrative of the site and a basic plan of
> the features with the material, as they are completed, so you can get a
> better idea than 'it's Medieval'.
>
> Please let me know if you have any questions on the above.
>
> Kind Regards,
>
> Andy
>
> --
> Andrew Dufton

> L - P : Archaeology
> T: [redacted]
> F: [redacted]
> www.lparchaeology.com
>
>
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--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

Sent from Yahoo! Mail.
A Smarter Email.
--
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believed to be clean.

Subject: Re: Glass Assessment
From: Hugh Willmott [redacted]
Date: Mon, 19 May 2008 12:59:23 +0100
To: a.dufton[redacted]

Andy,

I am potentially interested in doing you an assessment, it all depends on timing really as it's a very busy time of year. Having said that, if all you require is a rapid assessment of the material (which I suspect is largely rather recent) I could do that fairly soon. As for cost, it is always hard to say without seeing it, but I can quite rapidly assess that quantity of glass, say for [redacted]?

Hugh
--
Dr Hugh Willmott FSA MIFA
Lecturer in European Historical Archaeology
Undergraduate First Year Tutor and Exams Officer
Course Director MA Material Culture Studies
Department of Archaeology
University of Sheffield
Northgate House, West Street
Sheffield S1 4ET, United Kingdom
Phone [redacted]
Fax [redacted]

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believed to be clean.

Subject: Re: Pottery Analysis
From: "paul blinkhorn" [redacted]
Date: Fri, 16 May 2008 14:33:21 +0100
To: <a.dufton[redacted]

hi andy,

will say 12 days for the assessment, @ [redacted] per day. This will include a full database of the material. final report will probably take 5-10 days, depending on what's there.

Summary CV attached

regards

Paul

----- Original Message ----- From: "Andrew Dufton" [redacted]
To: "paul blinkhorn" [redacted]
Sent: Friday, May 16, 2008 2:07 PM
Subject: Re: Pottery Analysis

> Hi Paul,
>
> I'll confess that we haven't counted all the sherds, so I'm not sure exactly. I'd say as an estimate there are no more than 100/box, so probably around 1500-2000 sherds maximum.
> Andy
>
> paul blinkhorn wrote:
> > hi andy,
> >
> > yes, I'm definitely interested! Could you give me an idea of the number of sherds involved? It's a bit difficult to put an estimate together just on the number of boxes - I'd guess around 10 - 15 days for the assessment based on the info you've given me, but can be more accurate if I've got the sherd count.
> >
> > Can start on it more less straight away as things stand at the moment, although there are other jobs looming. Will send CV etc when you've got back to me
> >
> > regards
> >
> > Paul
> >
> > ----- Original Message ----- From: "Andrew Dufton"
> > [redacted]
> > To: <paul.blinkhorn[redacted]
> > Sent: Friday, May 16, 2008 1:41 PM
> > Subject: Pottery Analysis
> >
> > > Hi Paul,
> > >
> > > I've got your contact info from Matt Williams, as we have an assemblage of pottery we need to have assessed and he suggested you might be interested. The site is an excavation we completed in January-February at a Medieval and Post Medieval site in West Ham, directly across the street from the Early Medieval church. We have a total of 196 bags of material, in 22 standard archive boxes (7 x 5 x 18 inches). At this stage, we need to catalogue and assess the suitability of the material for further works.
> > >
> > > If you're interested, can you please forward a quotation for undertaking the work and producing an assessment report. This should include:

-costs for getting the material up to assessment level
-rough timescale for completion of the work
-a copy of your CV (to be sent to the local advisor at EH, he likes to know who is working on the stuff)

I'll give you a short strat narrative of the site and a basic plan of the features with the material, as they are completed, so you can get a better idea than 'it's Medieval'.

Please let me know if you have any questions on the above.

Kind Regards,

Andy

--
Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

--
No virus found in this incoming message.
Checked by AVG. Version: 7.5.524 / Virus Database: 269.23.16/1429 - Release Date: 12/05/2008 18:14

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Andrew Dufton
L - P : Archaeology
T: [redacted]
F: [redacted]
www.lparchaeology.com

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CV2.doc	**Content-Type:** application/msword **Content-Encoding:** base64

Subject: Re: CBM Assessment
From: Sue Anderson [redacted]
Date: Tue, 20 May 2008 17:03:33 +0100
To: a.dufton[redacted]

Andy,

Thanks for that. The weight gives me a rough comparison with other sites I've worked on recently and I think it would take 2-3 days to produce a full catalogue and a further day to produce an assessment report. Experience suggests that if the catalogue is prepared at assessment, I would only need 1-2 days at analysis to complete a report suitable for archive/publication. Given that you don't currently have any detailed quantification, I would recommend that you have this done, although I could do a simpler quantification based on form alone if required.

So, bearing in mind that I don't know exactly how fragmentary or otherwise the material is, my quote is as follows:

Full catalogue by context, fabric and form, to include count, weight, and notes on other attributes = 3 days [redacted] per day
Preparation of assessment report = 1 day @ [redacted] per day
Total = 4 days, [redacted] + VAT (however if it takes 3 days, I will charge you for 3 days)

If you wanted to go for the 'lite' version, with a very basic catalogue, then I suggest it would take 2 days, [redacted] + VAT, but this would mean a complete re-cataloguing at analysis.

I am attaching examples of my assessment and full analysis reports so you can see the type of thing you might expect (these are based on full cataloguing), also my CV (short version) as requested. I can send a full CV if you need it.

I would be able to fit the work in during the first or second weeks of June.

I hope this is acceptable, but please let me know if you need any further info.

Sue

Sue Anderson
Head of Post-Excavation Services

mbl: [redacted]
Direct line: [redacted]
CFA Archaeology Ltd
[redacted]

Tel: [redacted]
Fax:
www.cfa-archaeology.co.uk

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Andrew Dufton wrote:

> Hi Sue,
>
> No problems on getting the material to you, we usually send things out by courier from our Cambridge office so this shouldn't be much of a problem. As for weight, I'm not at the compound where it is currently stored but would estimate each box weighs about 4kg (23 x 4 = 92kg total weight). Unfortunately nobody will be around the material until we are sending it out for analysis, so I'm not sure it's possible to get a precise total weight at this stage. There are only 15 contexts in the list that have more than one bag (the most bags/context being 4). You would probably be dealing with around 140 contexts total.
>
> Thanks again,
>
> Andy
>
> Sue Anderson wrote:
>
> > Hi Andy,
> >
> > Thanks for your email. I would be happy to carry out an assessment for you, but I just wondered if you realise that I'm based in Scotland and you would need to courier the stuff up to me? It isn't usually a problem as other units based down south do that anyway, but just wanted to check! Also, even if you haven't got an idea of count at the moment, do you have a quantity by weight? It would just help me to give a better estimate. I assume the 165 bags represent 165 contexts?
> >
> > Thanks very much,
> >
> > Sue
> >
> > Sue Anderson
> > Head of Post-Excavation Services
> >
> > mbl: [redacted]
> > Direct line: [redacted]
> > CFA Archaeology Ltd
> > [redacted]
> >
> > Tel: [redacted]
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> > **********
> >
> > Lorna Richardson wrote:

Hi Sue,

I've got your contact info BAJR, as we have an assemblage of CBM we need to have assessed and I was hoping you could be of assistance. The site is an excavation we completed in January-February at a Medieval and Post Medieval site in West Ham, east London, directly across the street from the Early Medieval church. We have a total of 165 bags, or23 archive boxes (7 x 5 x 18 inches) of material. Unfortunately I don't have an exact count of the items. At this stage, we need to catalogue and assess the suitability of the material for further works.

If you're interested, can you please forward a quotation for undertaking the work and producing an assessment report. This should include:
-costs for getting the material up to assessment level
-rough timescale for completion of the work
-a copy of your CV (to be sent to the local advisor at EH, he likes to know who is working on the stuff)

I'll give you a short strat narrative of the site and a basic plan of the features with the material, as they are completed, so you can get a better idea than 'it's Medieval'.

Please let me know if you have any questions on the above.

Kind Regards,

Andy

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40497N Fishergate CBM assess.doc	**Content-Type:** application/msword **Content-Encoding:** base64

39789N Ber St CBM assess.doc	**Content-Type:** application/msword **Content-Encoding:** base64

Sue CV 2008.doc	**Content-Type:** application/msword **Content-Encoding:** base64

ENGLISH HERITAGE

Sunil Sahadevan
Regeneration and Development
London Borough of Newham
[redacted]

Your Ref: 06/01707/FUL

Our Ref: LAG 25/402

Contact: David Divers

Direct Tel:
Direct Fax [redacted]

[redacted]

27 April 2009

RECEIVED

TOWN & COUNTRY PLANNING ACT 1990;
PLANNING POLICY GUIDANCE 16

Dear Mr Sahadevan

Development at: 48 Church Street, Stratford E15 3HX
Application No. 06/01707/FUL

Recommend discharge of condition relating to Archaeology

I have now received 2 copies of the post-excavation assessment report and an up-dated Project Design for the above site prepared by LP Archaeology Service. The excavations revealed evidence for medieval and later development for West Ham village opposite All Saint's Church which is of local importance. The Up-Dated Project Design makes recommendations to undertake a programme of post-excavation analysis, the results of which will be disseminated by publication in a suitable journal.

I recommend approval of this post-excavation report and advise that archaeological conditions will have been fully satisfied on completion of the analysis and publication proposals detailed in the Up-dated Project Design. I have received an assurance from LP Archaeology that resources for completion of these works have been agreed with their client and therefore recommend that the archaeological condition can be discharged.

I would like to take this opportunity to thank Buglar Developments for commissioning the programme of archaeological work.

Please contact me if you require further information or clarification.

Yours sincerely

David Divers
Archaeological Advisor
Greater London Archaeology Advisory Service

cc Andrew Dufton LP Archaeology

[redacted]

Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available

BUGLER
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Ltd

BUGLER HOUSE, [redacted] RICKMANSWORTH, HERTS, [redacted] TEL: [redacted] • FAX: [redacted] e-mail: [redacted] website: www.bugler.co.uk

L-P Archaeology
The Trueman Brewery
91 Brick Lane
London
E1 6QL

RECEIVED
0 MAY 2009

For the attention of Mr Andrew Dufton

5th May 2009

Dear Andrew

48 Church Street Publication

Further to your letter dated 4th February 2009, we can confirm our acceptance and approval of the Updated Project Design.

As you are aware, we await discharge of the planning condition relating to the archaeological investigation of the site. Without this we will be unable to achieve Practical Completion of the project, therefore we would be grateful if you can expedite this matter with GLAAS.

Thank you for your assistance.

Yours sincerely

David I Culliton
Pre-Construction Manager
[redacted]