

# 21, Wapping Lane, London Borough of Tower Hamlets; A Historic Building Record

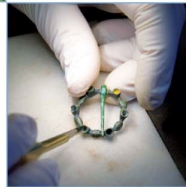
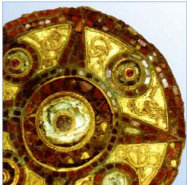
Planning Application: PA/06/01787

National Grid Reference Number: TQ 3490 8049

AOC Project no: 30788

Site Code: WPZ 10

Date: August 2010



## 21, Wapping Lane, London Borough of Tower Hamlets: A Historic Building Record

On Behalf of:	<b>Ballymore</b> 3 Greenwich View Place London E14 9NN
National Grid Reference (NGR):	<b>TQ 3490 8049</b>
AOC Project No:	<b>30788</b>
Prepared by:	<b>Les Capon</b>
Illustration by:	<b>Jonathan Moller</b>
Date:	<b>August 2010</b>

This document has been prepared in accordance with AOC standard operating procedures.

Author: Les Capon

Date: August 2010

Approved by: Alan Ford

Date: August 2010

Draft/Final Report Stage: Alan Ford

Date: August 2010

**Enquiries to:** AOC Archaeology Group  
Unit 7  
St Margarets Business Centre  
Moor Mead Road  
Twickenham  
TW1 1JS  
  
Tel. 020 8843 7380  
Fax. 020 8892 0549  
e-mail. [london@aocarchaeology.com](mailto:london@aocarchaeology.com)



[www.aocarchaeology.com](http://www.aocarchaeology.com)

## Contents

	Page
List of Illustrations .....	iii
List of Plates .....	iii
Summary .....	iv
1. Introduction.....	4
2. Archaeological And Historical Background.....	5
3. Strategy .....	7
4. Building Record.....	8
5. Conclusions and Interpretation.....	17
6. Further Work and Publication .....	18
7. Archive Deposition.....	18
8. Bibliography.....	18
Appendix A - OASIS Form .....	31

## List of Illustrations

- Figure 1: Site Location
- Figure 2: Detailed Site Location, Showing Buildings for Recording
- Figure 3: South Elevation, Warehouse Building
- Figure 4: Eastern Elevation, Warehouse Building
- Figure 5: Internal Elevation, Stairwell
- Figure 6: Second Floor Partial Plan
- Figure 7: Part of Perimeter Wall, North-Facing
- Figure 8: Part of Perimeter Wall, West-Facing
- Figure 9: Perimeter Wall Facing Raine Street
- Figure 10: Perimeter Wall Facing Wapping Lane

## List of Plates

- Plate 1: Southern Elevation of Warehouse
- Plate 2: Blocked Openings, in Stairwell
- Plate 3: Detail of Northern Range Blocking.
- Plate 4: Stairwell Building
- Plate 5: Stairwell Window
- Plate 6: Phase 2 Window
- Plate 7: Staircase to New Roof
- Plate 8: Corbel on South Wall of Northern Range
- Plate 9, 1950s Build Looking Southwest
- Plate 10: 1950s Building Looking Southeast
- Plate 11: Windows of 1950s Build
- Plate 12: Late Phase Window with Thick Glass
- Plate 13: Perimeter Wall along Wapping Lane, showing Change of Build
- Plate 14: Perimeter Wall onto Raine Street, showing Blocked Entrance
- Plate 15: East-Facing Section of Perimeter Wall, showing Blocked Windows
- Plate 16: North-Facing Part of Perimeter Wall, Internal, with Blocked Windows
- Plate 17: Demonic Figure in Basement
- Plate 18: Demonic Figure in Basement
- Plate 19: Pentagram in First Floor Former Records Store
- Plate 20: Rave Culture Mural
- Plate 21: Rave Culture Graffiti
- Plate 22: First Edition Ordnance Survey Map

## Summary

*A programme of Historic Building Recording was conducted on a warehouse at 21, Wapping Lane, formerly known as the No.10 Warehouse. The warehouse suffered damage during the Second World War and was considerably rebuilt in the post-war period. A south-facing wall, a stairwell, and parts of the perimeter wall have historic value, and these were recorded to Level 3 of English Heritage Guidelines. Despite the limited survival of historical fabric, some evidence of the development of the warehouse since the mid 19<sup>th</sup> century was revealed.*

## 1. Introduction

This document presents the results of a Historic Building Record of a warehouse at 21, Wapping Lane, Wapping, in the London Borough of Tower Hamlets. An archaeological Evaluation and Watching Brief is due to be carried out on the same site.

### 1.1 Site Location

- 1.1.1 The site is centred on National Grid Reference (NGR) TQ 3490 8049 and is located on the east side of Wapping Lane (Figure 1). The site is bounded by Wapping Lane to the west, Raine Street to the south, land adjacent to Rennie Street to the east and to the north by a short remnant of a canal that formerly linked the Eastern and Western Docks of the London Docks, with Tobacco Dock in between.

### 1.2 Development Proposal

- 1.2.1 The proposed development (Planning Application Ref No: PA/06/01787) comprises the demolition of the existing warehouse building currently occupying the site and the construction of a new mixed residential and retail development comprising four new residential blocks and an ancillary/retail block. This new development will comprise of multi storey apartment buildings, varying between 4 and 21 storeys built over a semi basement.

### 1.3 Planning Background

- 1.3.1 The local planning authority is the London Borough of Tower Hamlets. Archaeological advice to the borough is provided by Kim Stabler of the Greater London Archaeological Advisory Service (GLAAS), part of English Heritage. Previous work on the site has included an assessment of the archaeological potential (MoLAS 2004) and a field evaluation and geotechnical watching brief (PCA 2007).
- 1.3.2 Planning consent has been granted, with conditions. One condition required a programme of archaeological investigation; the other required a Historic Building Record. A new Written Scheme of Investigation was produced by AOC Archaeology (AOC 2010). This was designed in accordance with current best archaeological practice and local and national standards and guidelines:
- English Heritage – Management of Archaeological Projects (EH 1991).
  - Institute for Archaeologists – Code of Conduct (IfA 2008c).
  - English Heritage - Archaeological Guidance Papers 2-4 London Region (EH 1998a-c)
  - English Heritage – Understanding Historic Buildings: A Guide to Good Recording Practice (EH 2006).

- Communities and Local Government - Planning Policy Statement (PPS) 5: Planning for the Historic Environment.

## 1.4 Methodology

- 1.4.1 The archaeological work and resultant report is designed to fulfil the requirements set out within the planning conditions. The building record for the warehouse corresponds to Level 3 of the guidelines published by English Heritage (EH 2006). The scope of recording is based upon these guidelines.
- 1.4.2 Level 3 is an **analytical record**, and comprises an introductory description followed by a systematic account of the building's origins, development and use. The record includes an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It includes all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.
- 1.4.3 The site records and archive are identified by the Site Code WPZ 10.
- 1.4.4 This Building Record is the first phase of archaeological work in 2010. Further evaluation trenching and a Watching Brief will be carried out during the groundworks.

## 1.5 Geology and Topography

- 1.5.1 The British Geological Survey mapping (BGS Sheet 256) of this area indicates that the solid geology underlying the site and surrounding area is the London Clay formation. This is an Eocene marine deposit, laid down c. 55 million years ago. This is overlain by a superficial geology of Kempton Park Gravel comprising sand and gravels formed in the Devensian period (c.110,000 - 25,000 years Before Present (BP)). The Kempton Park Gravel is in turn overlain by alluvium. Geotechnical boreholes have been undertaken across the site and these indicate that the surface of the Kempton Park Gravel lies at -1.90 m to -2.90 m OD with London Clay being encountered between -8.00 m and 8.98 m OD. The surface of the overlying alluvium was encountered at +0.34 to -0.24 m OD; a thin band of peat was encountered within this overlying alluvium in the northern part of the site. This peat layer was encountered at +0.56 m OD. (PCA 2007).
- 1.5.2 The site is located approximately 300 m from the current northern bank of the River Thames, a focus of human activity from prehistory onwards, attested by numerous artefacts discovered from the River and its flood plains (e.g. MoLAS 2000).

## 2. Archaeological And Historical Background

- 2.1 The following historical background is taken from the Desk Based Assessment undertaken for the site in 2004 (MoLAS 2004), the archaeological evaluation report undertaken in 2007 by Pre-Construct Archaeology (PCA 2007) and a Statement of Significance Report Analysing Potential Heritage Assets in accordance with PPS 5 (George and Associates 2010).

### The Prehistoric Period (c. 500,000 BP – AD 43)

- 2.2 The site lies within 300 m of the northern bank of the river Thames in an area that has been reclaimed from former riverside marshland and channel deposits. A submerged Bronze Age forest has been identified from excavations at the former Shadwell Basin c. 300 m to the east of the site but no definitive proof that this extended to within the site was noted during the evaluation (PCA 2007). A thin peat horizon was identified at +0.56m OD from a single borehole in the northern section of the site but this has not been dated. Worked flints have also been identified within the alluvium during excavations at 130 – 160 Wapping Highway.
- 2.3 No prehistoric evidence was recorded during the previous evaluations undertaken on the site.

### **The Roman Period (AD 43 – 410)**

- 2.4 Roman settlement has been identified in Wapping. This Roman activity is focussed on the line of Wapping Highway, which appears to have formerly been the line of a Roman Road. A number of relatively significant Roman buildings have been identified in the Wapping area including a masonry tower identified in 1976 at the junction of Wapping Lane with Wapping High Street. Further Roman buildings including a bathhouse were identified on excavations on the site of the former Babe Ruth restaurant 172 – 176 Wapping Highway; the Babe Ruth excavations also identified a Roman ditch.
- 2.5 Excavations at 130 – 162 Wapping Highway also recorded evidence for Roman settlement, including two large ditches on an east west alignment (possibly associated with a timber palisade) and finds suggesting near by domestic activity. This occupation appears to have ended abruptly in the early 5<sup>th</sup> century AD.
- 2.6 A Roman cremation and evidence for Roman occupation are also recorded c. 100 m north of the site; these are the nearest Roman finds to the site.
- 2.7 No Roman evidence was noted during the previous evaluations undertaken on the site.

### **The Early Medieval (AD 410 – 1066) and Medieval (AD 1066 – AD 1540) Periods**

- 2.8 There is a record of a Saxon spearhead being found in Wapping and it is known that Wapping was a Saxon village, although its exact location and extent remain unknown. The place name may derive from the Saxon for '*Waeppa's people*' or '*Marshy Place*'. Wapping was largely marshland through the medieval period, south of the old Roman Road now the Highway. The Marsh was drained by Cornelius Vanderdelft in the early 16<sup>th</sup> century, but there are likely to have been areas of higher ground potentially pasture and woodland during the early medieval and medieval periods (PCA 2007).
- 2.9 No evidence for early medieval or medieval activity on the site was noted during the previous evaluations of the site.

### **The Post-Medieval and Modern Periods (AD 1540 – Present)**

- 2.10 The earliest recorded evidence for post-medieval occupation on the site comes from Rocque's map of 1746, which shows what appear to be houses on the western edge of the site fronting Old Gravel Lane, now Wapping Lane, and on the southern edge fronting onto Charles Street, renamed Raine Street by 1896. The land behind is depicted as orchards and gardens. Horwood's map of 1799 depicts terraces of houses on the southern and western boundaries of the site with defined gardens and a large warehouse, which encroaches into the northeastern corner of the site, later removed by excavation of the London Docks.
- 2.11 Between 1824 and 1828, the Eastern Dock was excavated out; this extended into the northern and eastern portion of the site and will have truncated earlier deposits within its footprint. All of the buildings on the site that pre-date 1848 appear to have been demolished by 1872 when the No. 10 Warehouse was constructed. No. 10 Warehouse originally had two ranges, one to the north and one to the south, although they may not have been built concurrently.
- 2.12 A major change to No.10 Warehouse occurred during the Second World War, when the northern range was badly damaged and abandoned as a result of the Blitz. By 1957, this damaged northern section had been rebuilt in its current form. By the 1970s, the southern range had been demolished. The Eastern Dock had become abandoned and was backfilled during the 1980s.



- 2.13 The warehouse was more recently used by Group 4 Security in the late 1990s, followed by use as a theatre for promenade performance, and more latterly for 'raves'.

### **3. Strategy**

#### **3.1 Aims of the Investigation**

- 3.1.1 The aims of the building record were defined as being:
- The aim of the Historic Building Recording was to make a permanent record of the structure and form of the farmhouse, and other potential historic structures due for removal or alteration through a photographic, drawn and written record.
  - This record concentrated on the remains of the former warehouse, specifically the pre-1950s section and the section of perimeter walling to the site that conforms to a warehouse wall shown on the first Edition Ordnance Survey map.
- 3.1.2 The final aim is to make public the results of the investigation, subject to any confidentiality restrictions.

#### **3.2 Research Design**

- 3.2.1 Site procedures were defined in the Written Scheme of Investigation (AOC 2010). All work was carried out in accordance with local and national guidelines (IfA 2008). The WSI was designed in accordance with current best archaeological practice and local and national standards and guidelines:
- English Heritage – Management of Archaeological Projects (EH 1991).
  - Institute for Archaeologists – Code of Conduct (IfA 2008c).
  - English Heritage - Archaeological Guidance Papers 2-4 London Region (EH 1998a-c)
  - English Heritage – Understanding Historic Buildings: A Guide to Good Recording Practice (EH 2006).
  - Communities and Local Government - Planning Policy Statement (PPS) 5: Planning for the Historic Environment.

#### **3.3 Methodology**

- 3.3.1 Prior to commencing work, a unique site code (**WPZ 10**) for the project was obtained from the Museum of London.
- 3.3.2 The Building Record was made on 9<sup>th</sup>-11<sup>th</sup> August 2010.
- 3.3.3 The site work was conducted by Les Capon under the overall management of Melissa Melikian. The site was monitored by David Divers of GLAAS.



## 4. Building Record

### Introduction

- 4.1 The surviving buildings at 21 Wapping Lane of historic interest are a large five-storey warehouse with a basement, oriented east-west, constructed of girders and concrete. The flat roof advertises Group 4 Securitas. This post-war structure is built against the southern surviving wall of the northern No.10 Warehouse, also using a stair of 19<sup>th</sup> century date. The boundary wall against Raine Street, and the boundary wall against Wapping Lane are also of 19<sup>th</sup> century date, and probably formed the wall of the upstanding southern warehouse. The stair would have served both halves of the warehouse.



Plate 1: Southern Elevation of Warehouse

### Phase 1, mid 19<sup>th</sup> century

- 4.2 The oldest part of the building is the southern wall of the northern warehouse (Figure 3). This is shown on the first edition Ordnance Survey Map (Plate 22) as a dividing line between the northern and southern ranges, suggesting that these were considered separate structures when the map was made. No associated floors of this phase survive, so information regarding the form and evolution of the structure can only be deduced from this elevation. Internal finishes obscure evidence for blocking and rebuilds on the north face. The first phase of the building is represented by at least five storeys with a basement. There is a new roof, so it cannot be proved whether the building originally stood any higher. The building is constructed of yellow stock brick, each 225mm by 110mm by 65mm and built in English Bond. The mortar is soft and powdery with high sand content. The wall narrows as it rises: the basement wall of 0.98m thickness, the next three floors have a wall of 0.86m thickness and the upper two storeys have a wall of 0.75m thickness.
- 4.3 The basement access is via a concrete ramp, through a doorway with a precast lintel; this is likely to belong to the post-1950 additions. One doorway on the ground floor, accessed up five steps, is probably an original doorway with a segmental arch. The other ground floor windows are later. The upper four storeys above the door all contain a large blocked opening with a segmental arch. These seem likely to have been typical 19<sup>th</sup> century warehouse doors, with a hoist above providing access

to goods storage on the upper floors. These have since been blocked, with windows replacing the old doorways. A similar set of doorways for each floor is present on each floor next to the stair block on the eastern side of the building. These also have segmental arches, and were blocked when the stair was added. Two other hoist doorways are present, one on the second and one on the fourth floors; these have also been blocked.



Plate 2: Blocked Openings, in Stairwell



Plate 3: Detail of Northern Range Blocking.

### Phase 2: later 19<sup>th</sup> century

- 4.4 The second phase of the building is represented by a stair block 22m high (Figures 4 and 5), and by the blocking of the hoist doorways, as well as cutting of new doors into the eastern side of the southern wall of the north range. The stair block serves all floors of the building, and is built of the same size yellow stock bricks as those in the wall of the northern range. Each new doorway is 1.06m wide with a segmental arch, fitted with a wooden frame and door. The stair had doorways leading south to the demolished southern range, and linked the northern and southern warehouses. These have been blocked with brick after its demolition. The Phase 1 eastern set of segmental-arched warehouse doorways on each floor have been blocked, and the doorways, which access each floor of the warehouse from the stair, are cut through the eastern edge of the blocking.



Plate 4: Stairwell Building

- 4.5 The staircase is a flying dogleg stair, with landings. Each stair is formed of sandstone blocks and the landings are formed of pairs of large slabs of sandstone 0.21m thick set into the brickwork. The stone stairs are also set into the brickwork. The central well is guarded by a metal banister with

round balusters and slightly curved rail. The fourth floor landing has had an I-beam inserted beneath it.

- 4.6 Each landing facing east is served by a window set in an opening with a segmental arch, recessed back from the external face. The ground floor has an entrance door, and the top floor a slightly smaller window. The windows are metal framed with a fixed set of three lights at the base, and a side pivot-hung window of six lights above (Plate 5). The blocked doors of the first phase to the west have similar windows, but wider, with flanking lights (Plate 6).



Plate 5: Stairwell Window



Plate 6: Phase 2 Window

- 4.7 The stair beyond the fourth floor is steeper with shorter stairs, and now rises to a new roof, its narrowness and different character may suggest that this was simply an access to the roof rather than another warehouse floor (Plate 7). This stair has an I-beam inserted below the top stair. The roof above dates to the 1950s.



Plate 7: Staircase to New Roof

- 4.8 The southern elevation of the northern block also features four rows of rounded stone corbels and another pair above the fourth floor. These are not the ends of beams associated with the post-war build, but represent the location of floors on the south side of the block. These appear to be inserted

into the brickwork, and must have served the southern range. The two corbels above the fourth floor are considerably larger than the others are, and must have held a roof truss of the southern range.



Plate 8: Corbel on South Wall of Northern Range

### **Phase 3: 1950s new warehouse.**

- 4.9 Research for the Desk-Based Assessment (MoLAS 2004) reveals that the northern warehouse was largely demolished following bomb damage and then rebuilt (Figure 6). The new build dates to the 1950s and was not examined in great detail. The building is C-shaped in plan and is constructed around a steel frame of five storeys of three bays on the east and west ends and seven bays east-west. Each end of the building has a set of stairs and a lift. Most of the windows are louvre windows or pivot-hung; only three windows on the first floor face Wapping Lane. The top floor was not accessed due to pigeon infestation.



Plate 9, 1950s Build Looking Southwest





Plate 10: 1950s Building Looking Southeast



Plate 11: Windows of 1950s Build

- 4.10 The steel frame is clad with concrete, and the panels between are pinkish brown brick. The I-beams forming the floors are attached to new piers built against the retained Phase 1 wall of the northern warehouse.
- 4.11 Internally, each floor is laid out similarly. A spinal corridor runs east-west along the building, with large storage spaces either side. The basement, ground, second and third floors are generally open plan; the first floor has more subdivisions of breezeblock. Welfare facilities are limited to small kitchens and toilets clustered around the staircases. On the south side of the building, three single storey covered sheds are distribution points for goods.
- 4.12 The basement, ground and first floors were all painted black at the time of the visit, while the second and third floors were typified by shelving units containing files and records belonging to Group 4 Security.
- 4.13 The new build also affected the stair block, furnishing it with a new roof and two supporting I-beams to add structural support.

#### **Phase 4: 1970s alterations**

- 4.14 Research for the Desk-Based Assessment (MoLAS 2004) reveals that the southern warehouse was demolished in the 1970s. The results of this led to several changes to the building. Two buttresses were added to the south side of the stair block, and the access doors to the southern range blocked. The removal of the southern range meant that more light could be introduced to the building, typified by new windows in the south wall of the northern range, some simple square windows with concrete lintels, but also a pair of thick glazed thin windows on each floor.



Plate 12: Late Phase Window with Thick Glass

### Perimeter wall.

- 4.6.1 The perimeter wall encloses the site on the west and south sides, with additional elements in the southeast that were probably part of the south range of the No.10 warehouse (Figures 7-10). The wall has been subject to blocking and repairs. Given the known history of the site, it is tempting to ascribe some of this blocking and repairs to making good bomb damage. The main building material is yellow stock brick, measuring 225mm by 112mm by 65mm, and the bricks are laid in English Bond with soft sandy mortar. Much of the pointing is new, using sand and cement. Wapping Lane slopes down southwards from 6.53m OD by the 1950s warehouse building to 3.8mOD at the junction with Raine Street. The main wall along Wapping Lane and Raine Street is built level on this southward slope, so the wall is just 3.90m high where it is abutted by the 1950s warehouse building, but 5.70m high at the road junction. The top of the wall lies at 9.75mOD. The external face of the wall has a course of millstone grit blocks at 7.35mOD. These terminate 16m south of the 1950s warehouse, and may mark a feature shown on the first edition Ordnance Survey Map, a possible entrance to a yard between the north and south ranges. The bricks of this part are generally red bricks and keyed in to the rest of the wall. This part of the build also contains a pair of bricked-up letter box openings, one displaying the phrase 'HM CUSTOMS'. The wall is topped with concrete slabs. The biggest area of damage to the wall is at the corner with Raine Street, where it has been comprehensively rebuilt using red bricks. Newer limestone blocks have been used in the repair, continuing the style of the original wall.
- 4.6.2 Internally, the ground level is at around 7.45mOD, roughly the same as the level of the millstone grit blocks on the outside. The internal face of the wall is supported by brick piers at 3.15m intervals.



Plate 13: Perimeter Wall Along Wapping Lane, Showing Change of Build

- 4.6.3 The perimeter wall that bounds Raine Street is a continuation of the wall on Wapping Lane and is constructed in the same manner.. It features a large area of blocking 8.4m wide, which was probably

once an entrance to the southern range of No.10 warehouse. This has been blocked with yellow stock bricks. No facing stone or other specific quoins for the entrance are present; if they formerly existed, they have now been removed. Equally, no fittings that could provide information on the form of the entrance survive. The blocking is presumed to be post-demolition of the southern range, reportedly in the 1970s. Two drains run through the base of the wall, suggesting an internal surface survives behind. The internal ground level is some 4m above the street level of the entrance, so there may have been either a ramp to ground floor level, or a flat area served by cranes and winches.

- 4.6.4 The south perimeter wall also has drainpipes, no longer in use, running from the top of the wall. These indicate that the wall had formerly been higher: possibly this wall formed part of the southern warehouse as well as the boundary of the site, and the drains served roofline guttering. This also explains the series of concrete slabs that top the walls. At the eastern end of the wall, a set of gates lead into a low yard, and additional elements of the perimeter wall. The gateway is flanked by brick piers with blue bull-nosed engineering bricks. To the west of the gateway is a sub-rectangular blemish on the wall that could have held signage.



Plate 14: Perimeter Wall Onto Raine Street, showing Blocked Entrance

- 4.6.5 The eastern additional elements show features indicating that the perimeter wall, at least in part, were parts of the southern warehouse, with five blocked windows in the east-facing elevation and two in the south. The windows are each 2.45m wide with segmental arches, stone sills on the exterior, bricks on edge on the interior. The wall is 0.7m wide and constructed of the same brick as the Wapping Lane and Raine Street walls. The walls stand 7.8m high externally, but just 3.5m high internally, where the ground level is much higher.



Plate 15: East Facing Section of Perimeter Wall, showing Blocked Windows





Plate 16: North-Facing Part of Perimeter Wall, Internal, with Blocked Windows

- 4.6.6 The interior face of this area has remnants of white paint visible behind more recent street art. The top of the wall has clearly been rebuilt, with red bricks measuring 215mm by 100mm by 60mm. These are smaller than the yellow stock bricks of the older build. The bricks blocking the windows are the same size. The repair to the walls and the blocking of the windows probably relates to the demolition of the southern range in the 1970s. These windows are the best remaining element of the southern warehouse above ground level. Internal surfaces may survive beneath the tarmac and patchy concrete that covers the site.

## 4.7 Theatre.

- 4.7.1 After the site was abandoned by Group 4 Securitas, the factory building was occupied by a theatre group, who used the building for a range of productions, two of which have elements of their set remaining. One production featured a range of shops on the second floor of the warehouse. A second production was a version of Faust, and there are demonic images in the basement, a ruined church on the ground floor, and a pentagram on the floor of one of Group 4's offices. The production was reviewed in the broadsheet newspapers, and required the audience to perambulate around the building, encountering actors and stage sets as they went. All windows and walls had been painted black on the first three floors.



Plate 17: Demonic Figure in Basement

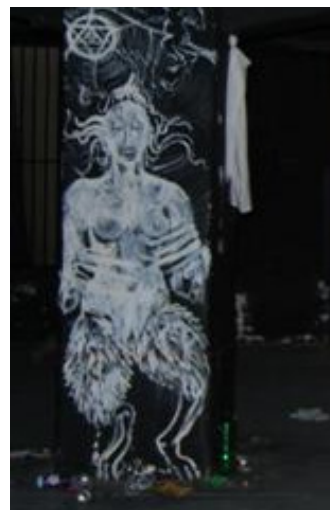


Plate 18: Demonic Figure in Basement



Plate 19: Pentagram in First Floor Former Records Store

#### 4.8 Rave Parties

- 4.8.1 The most recent use of the warehouse was for rave parties conducted by a collective called 'Group 4 Peas'. The ground floor windows were soundproofed with sandbags and the walls decorated with rave culture motifs. Debris from the raves included drinks cans, food bar, and used capsules of nitrous oxide (laughing gas).



Plate 20: Rave Culture Mural



Plate 21: Rave Culture Graffiti

## 5. Conclusions and Interpretation

### Building Record

- 5.1 The surviving parts of No.10 warehouse on Wapping Lane are fragmentary, but still provide some information about its form. The First Edition Ordnance Survey Map shows a clear delineation between the northern range and southern range, with a courtyard in the centre accessed from the west, the Eastern Dock to the north and east, and an access to the south. The old names for the roads, Old Gravel lane and Charles Street, have been superseded by Wapping Lane and Raine Street respectively. A map by Henry Palmer, dating to 1831, does not show the warehouse.

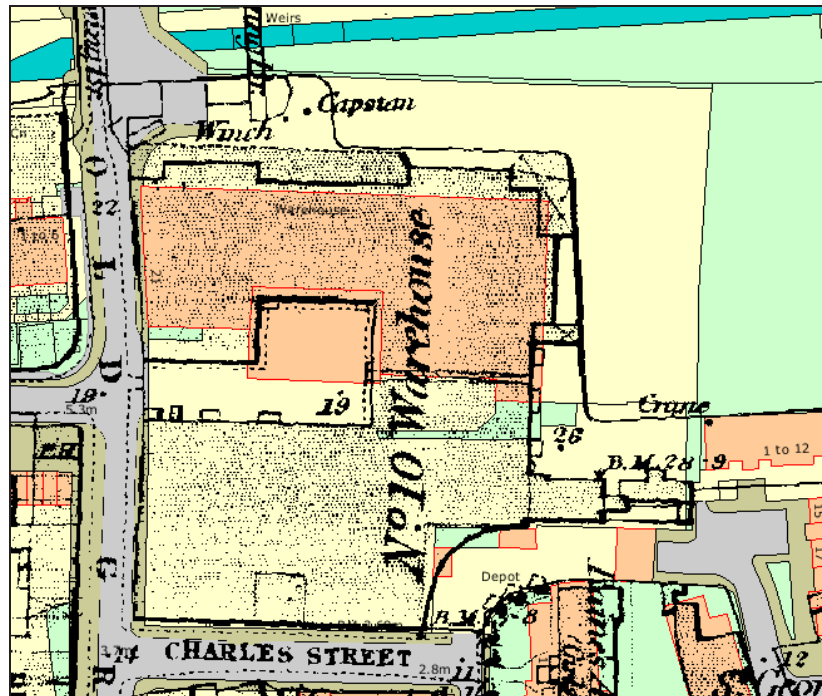


Plate 22: First Edition Ordnance Survey Map

- 5.2 The main building element to survive within the site is the south wall of the northern range, exhibiting a series of blocked up hoist-doorways at each end of the elevation. The location of fittings for such machinery is obscured by the thick white paint on the exterior. It seems likely that these were blocked when the southern range was added, since they would have stopped being usable but were instead replaced by windows which would have lit a potentially dim interior. The south range may have had open galleries with a glazed roof above. The stair block to the east is likely to date to the addition of the new range in the later 19<sup>th</sup> century, present by the time the map was made in 1875. The new stairway clearly provided access to both ranges.
- 5.3 The southern entrance is not depicted on the 1896 map, or thereafter, so this access must have fallen from use. The blocking of the entrance does not feature the millstone grit blocks present in the rest of the wall. However, since the blocking is present for the entire 6.8m height of the wall, there can be no doubt that the upper reaches of the structure are part of the early build.
- 5.4 The southern range is represented best by two joining walls with blocked windows in the southeast corner of the site.. This building was reportedly demolished in the 1970s. Its original height or precise form cannot be determined from the remaining brickwork. The layout of the entire warehouse is also difficult to fathom from the surviving above ground features.

## 6. Further Work and Publication

- 6.1 Further fieldwork is required in the form of trial trenching and a Watching Brief on ground works. These will be appended to this report when the project is completed, and any level of publication determined in the light of ongoing results.

## 7. Archive Deposition

- 7.1 The archive will be prepared in accordance with Guidelines for the preparation of excavation archives for long-term storage (UKIC 1990) and Archaeological Archives; A guide to best practice in creation, compilation, transfer and Curation (Brown & AAF 2007). On completion of the project, the Developer/Landowner will discuss arrangements for the archive to be deposited with the Museum of London

## 8. Bibliography

AOC Archaeology Group Ltd (2005). *Fieldwork Sector On-Site Handbook*.

AOC Archaeology (2010): *21 Wapping Lane; London Borough Of Tower Hamlets: A Written Scheme of Investigation for a Historic Building Recording, Archaeological Watching Brief And Test Trenching*

British Geological Survey, (1979). *Solid and Drift Sheet, North London*.

Department of the Environment (1990). *Planning Policy Guidance: Archaeology and Planning (PPG16)*.

English Heritage (1991). *Management of Archaeological Projects*.

English Heritage (1998a) *Archaeological Guidance Paper 2: Standards and Practices for Written Schemes of Investigation. English Heritage London Region*.

English Heritage (1998b). *Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork*. (English Heritage London Region).

English Heritage (1998c). *Archaeological Guidance Paper 4: Standards and Practices in Archaeological Reports*. (English Heritage London Region).

English Heritage (2001). *Archaeometallurgy. Centre for Archaeology Guidelines 2001/01*.

English Heritage (2002). *Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation*

English Heritage (2006). *Understanding Historic Buildings: a guide to good recording practice*

Institute for Archaeologists (2008). *Standards and Guidance and Guidelines for Finds Work*.

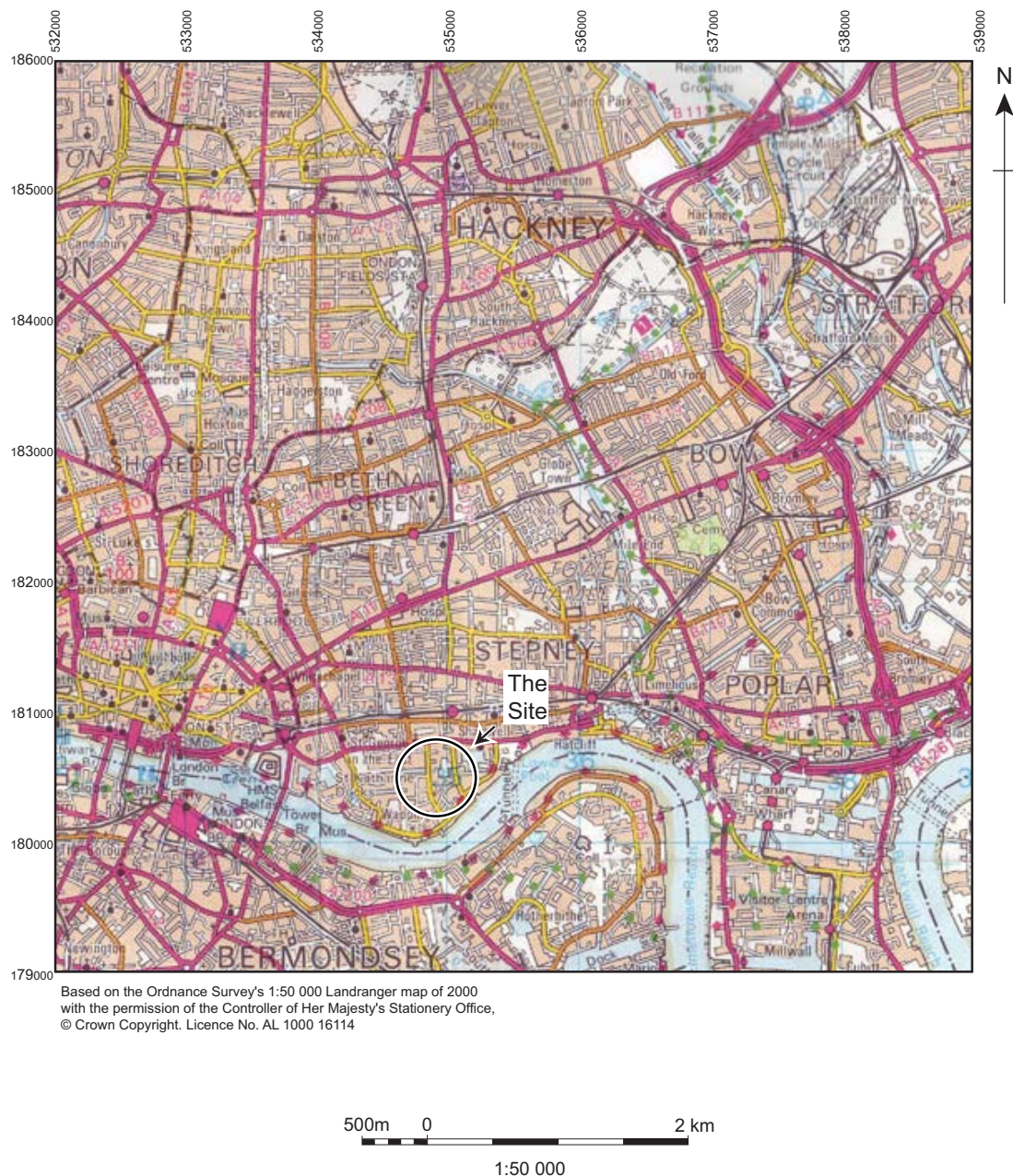
Institute for Archaeologists (2008). *Standard and Guidance for an Archaeological Watching Brief*.

Institute for Archaeologists (2008). *Code of Conduct*.

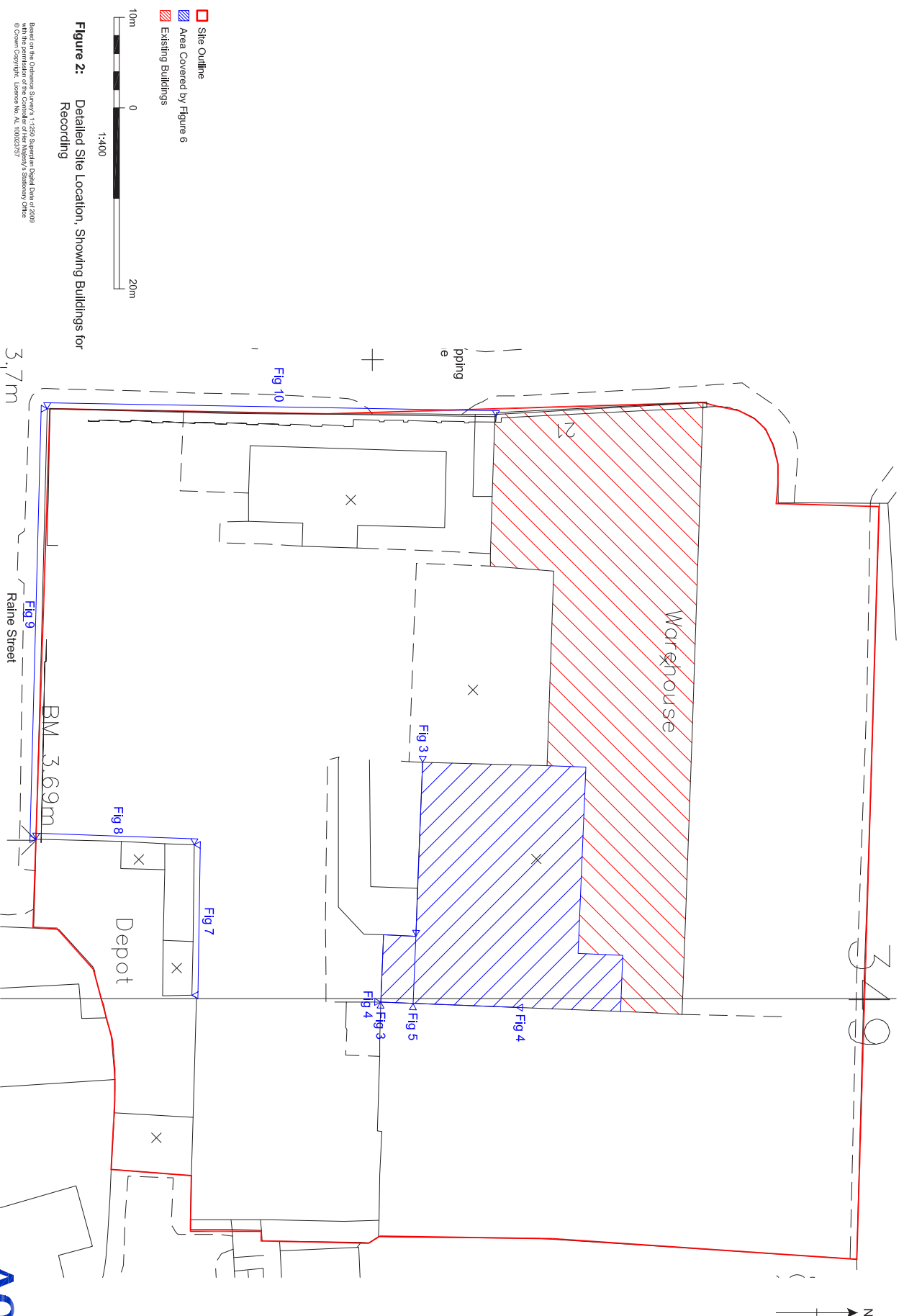
Institute for Archaeologists (2008). *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.

- MoLAS (2000). *The Archaeology of Greater London: an assessment of archaeological evidence for human presence in the area now covered by Greater London*. MOLAS: London.
- MoLAS (2004). *Tower Warehouse, 21 Wapping Lane, London, E1: Archaeological Impact Assessment*. MoLAS: Unpublished Report.
- Museum of London (1994). *Archaeological Site Manual* (3<sup>rd</sup> ed).
- Museum of London (2002). *A Research Framework for London Archaeology*.
- PCA (2007). *21 Wapping Lane, London Borough of Tower Hamlets: Archaeological Watching Brief and Evaluation*. PCA: Unpublished Report
- United Kingdom Institute for Conservation (1983). *Conservation Guidelines No 2*.
- United Kingdom Institute for Conservation (1990). *Guidance for Archaeological Conservation Practice*.



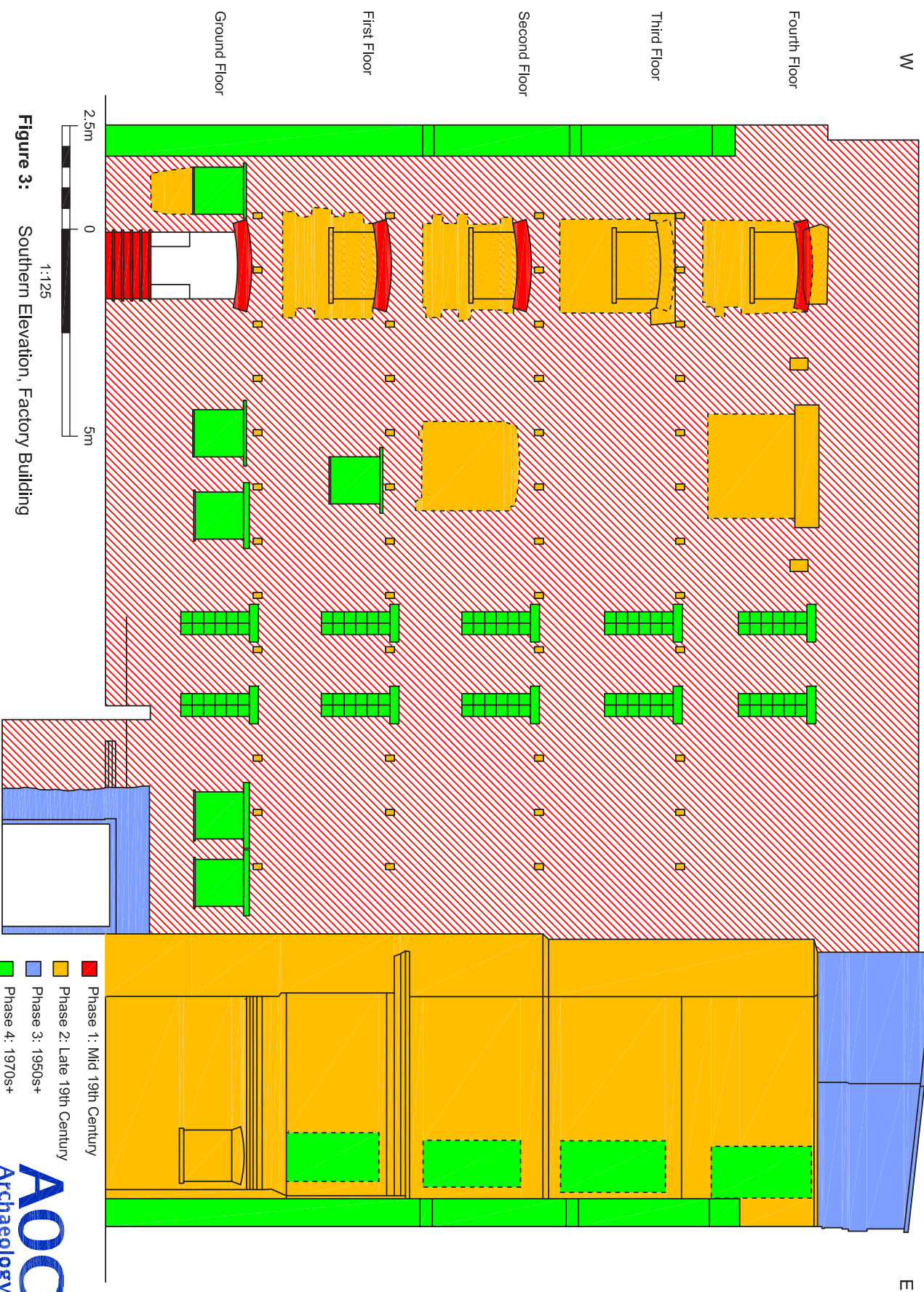


**Figure 1:** Site Location



Based on the Ordnance Survey's 1:250 Supermap Digital Data of 2009  
© Crown Copyright. Licence No. AL 100020757

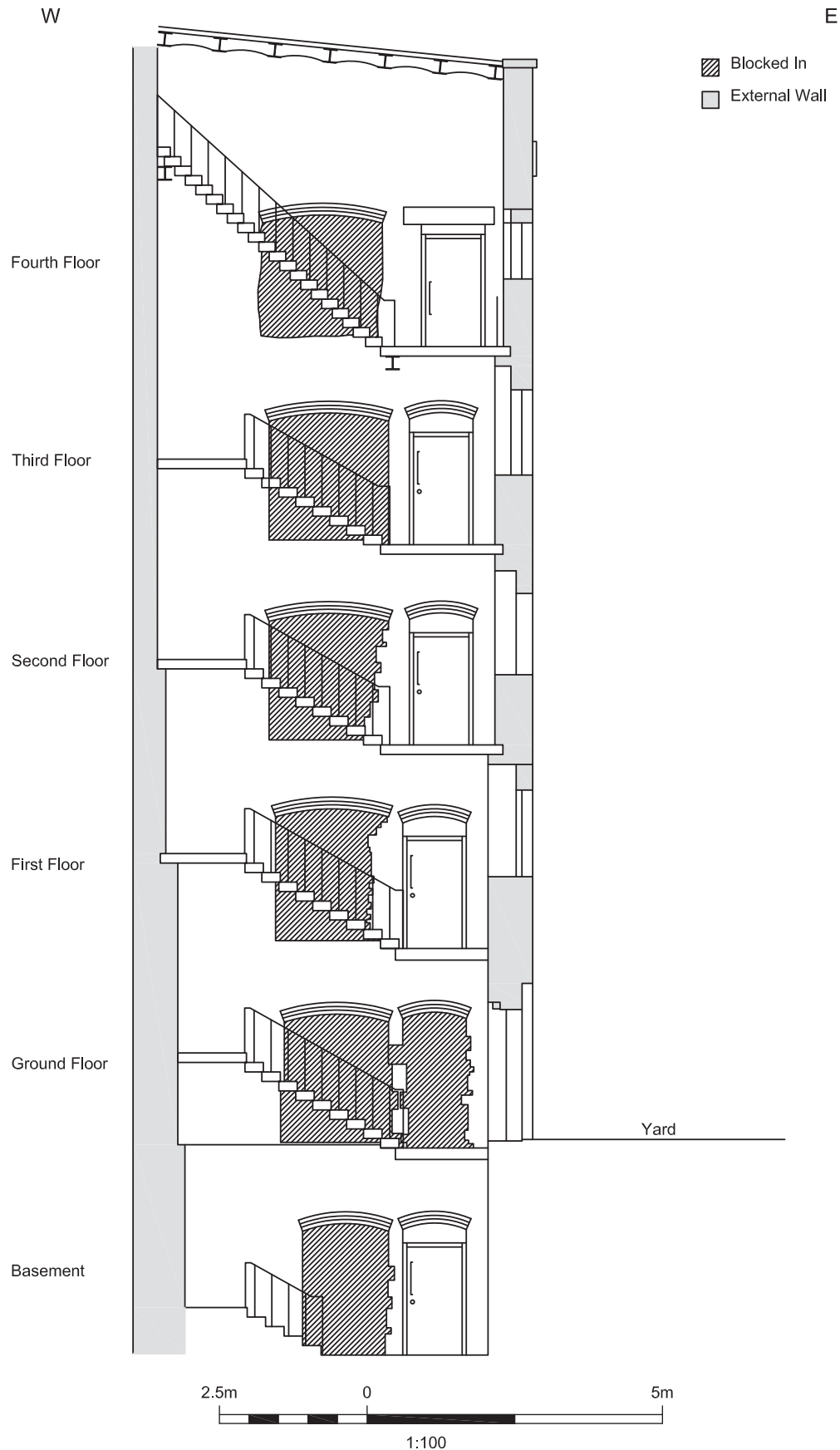




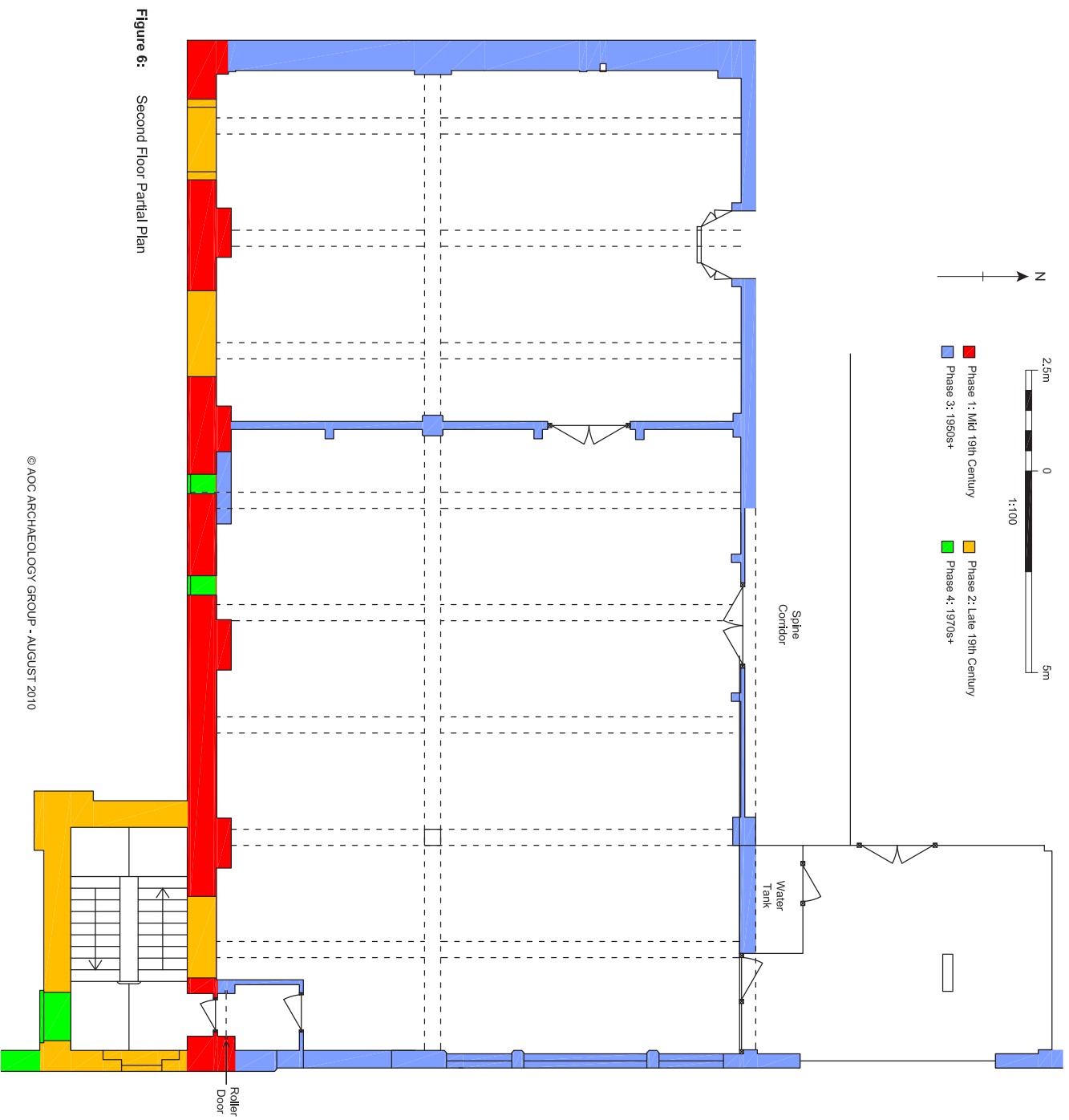
**Figure 3:** Southern Elevation, Factory Building

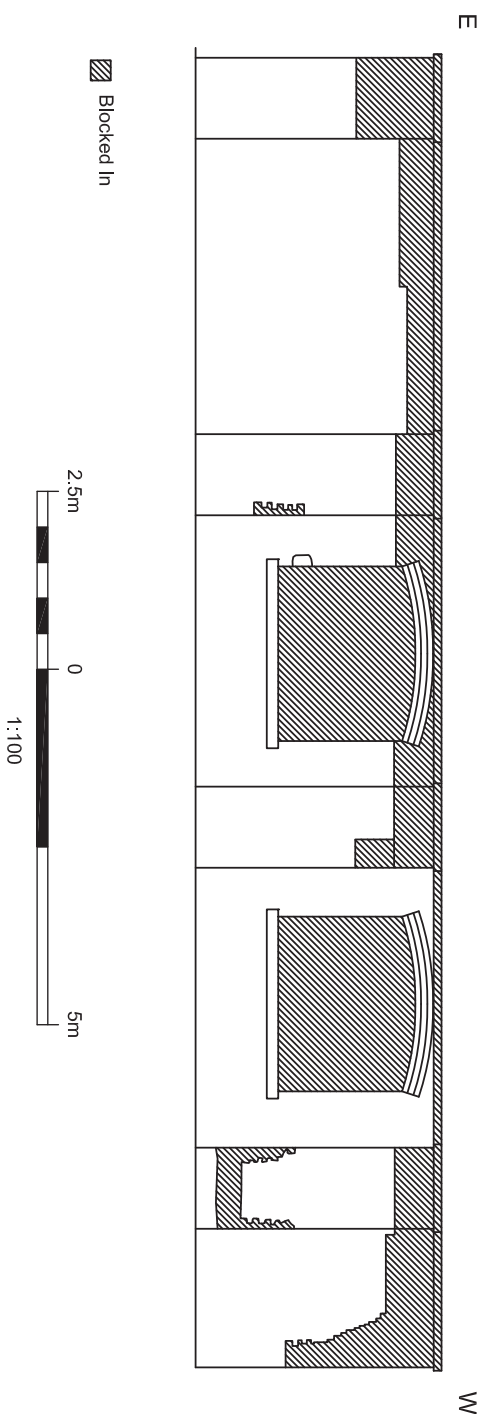


**Figure 4:** Eastern Elevation, Factory Building

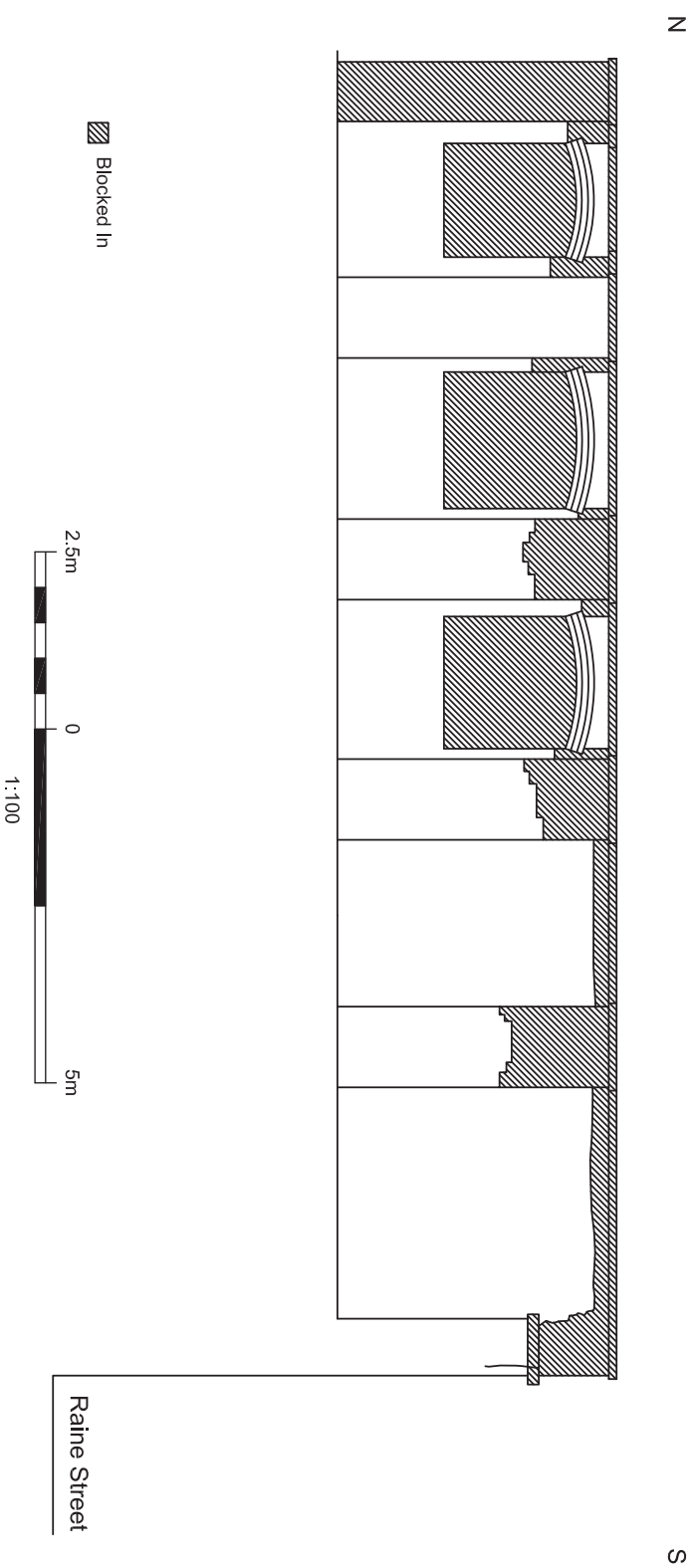


**Figure 5:** Internal Elevation, Stairwell

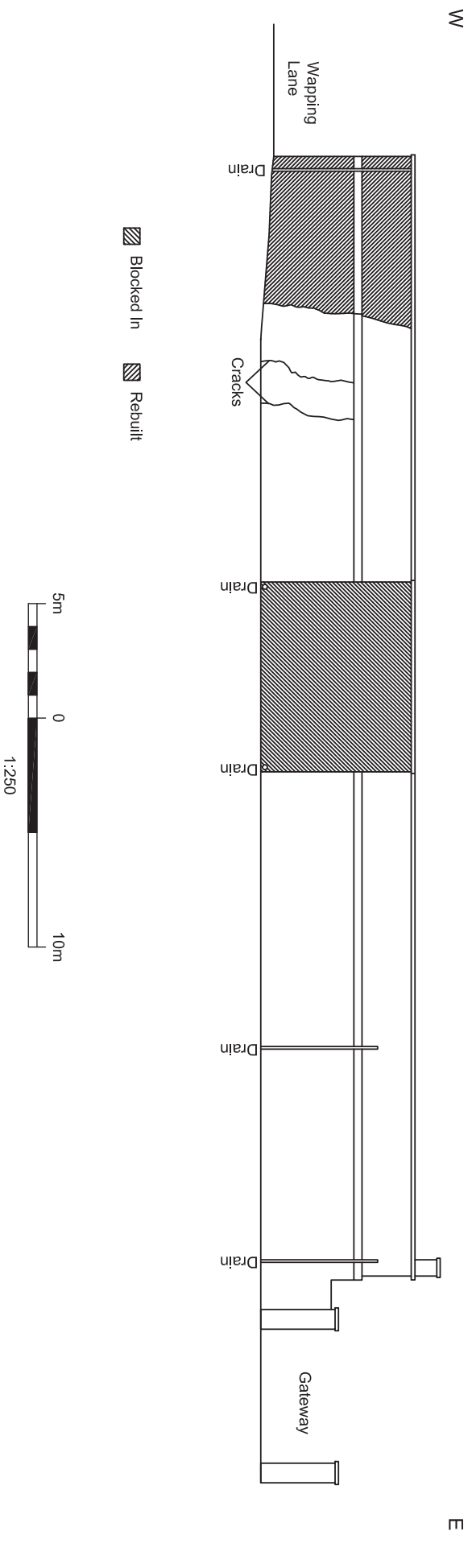




**Figure 7:** Part of the Perimeter Wall, North-Facing

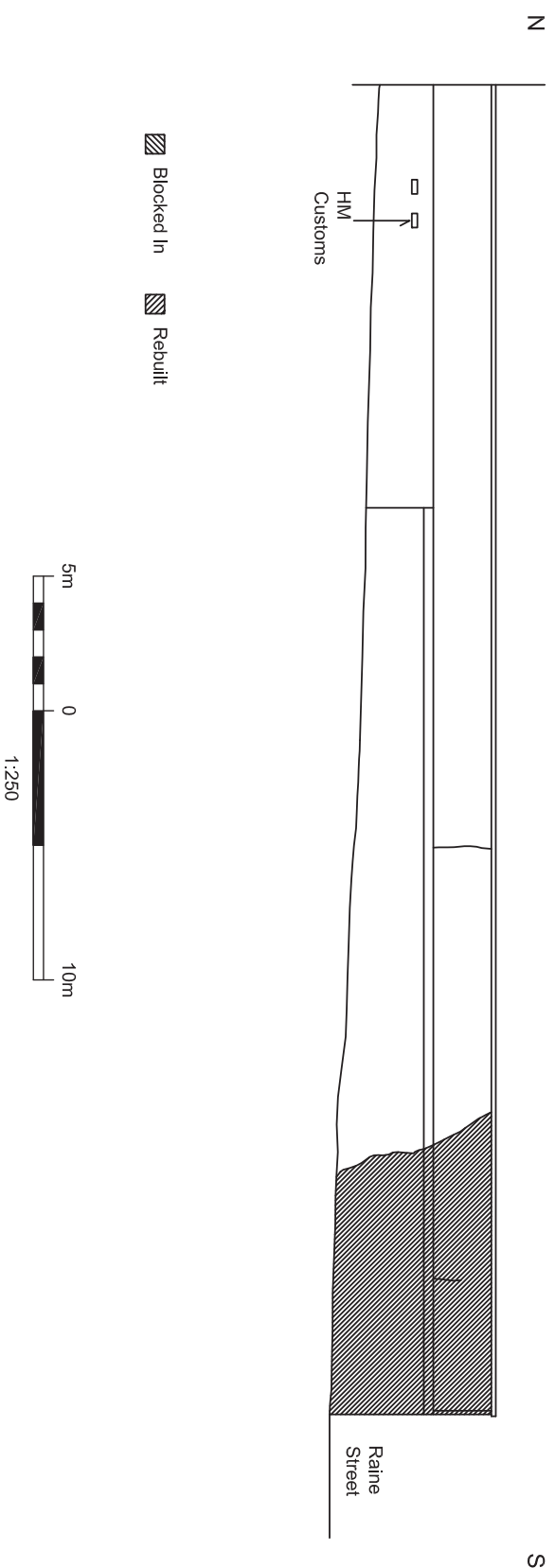


**Figure 8:** Part of the Perimeter Wall, West-Facing



**Figure 9:** Perimeter Wall Facing Raine Street





**Figure 10:** Perimeter Wall Facing Wapping Lane

## Appendices

## Appendix A - OASIS Form

**OASIS ID: aocarcha1-80605**

### Project details

Project name 21 Wapping Lane

Short description of the project A programme of Historic Building Recording was conducted on a warehouse at 21, Wapping Lane, formerly known as the No.10 warehouse. The warehouse had suffered damage during the second world, War, and was considerably rebuilt in the post-war period. A south-facing wall, a stairwell, and parts of the perimeter wall have historic value,

Project dates Start: 09-08-2010 End: 11-08-2010

Previous/future work Yes / Yes

Any associated project codes 30788 - Contracting Unit No. reference

Any associated project codes WPZ10 - Sitecode reference

Type of project Recording project

Site status Local Authority Designated Archaeological Area

Current Land use Industry and Commerce 4 - Storage and warehousing

Monument type WAREHOUSE Post Medieval

Significant Finds UNCERTAIN Uncertain

Investigation type 'Part Survey'

Prompt Direction from Local Planning Authority - PPS

### Project location

Country	England
Site location	GREATER LONDON TOWER HAMLETS TOWER HAMLETS 21 Wapping Lane, Tower Hamlets
Postcode	E1
Study area	3000.00 Square metres
Site coordinates	TQ 3490 8049 51.5067182767 -0.05599534833310 51 30 24 N 000 03 21 W Point

### Project creators

Name of AOC Archaeology  
Organisation

Project brief EH GLAAS  
originator

Project design AOC Archaeology  
originator

Project director/manager Alan Ford

Project supervisor Les Capon

Type of Developer  
sponsor/funding  
body

### Project archives

Digital Archive Museum of London  
recipient

Digital Archive ID WPZ 10

Digital Media 'Database','Images raster / digital photography','Images vector','Survey','Text'  
available

Digital Archive notes held at AOC until transfer

Paper Archive Museum of London  
recipient

Paper Archive ID WPZ 10

Paper Media 'Drawing','Photograph','Plan','Report','Survey ','Unpublished Text'  
available

Paper Archive notes held at AOC until transfer

### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title 21, Wapping Lane, London Borough of Tower Hamlets, A Historic Building Record

Author(s)/Editor(s) Capon, L.

Date 2010

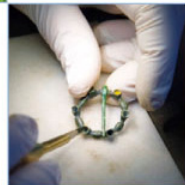
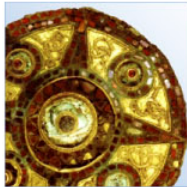
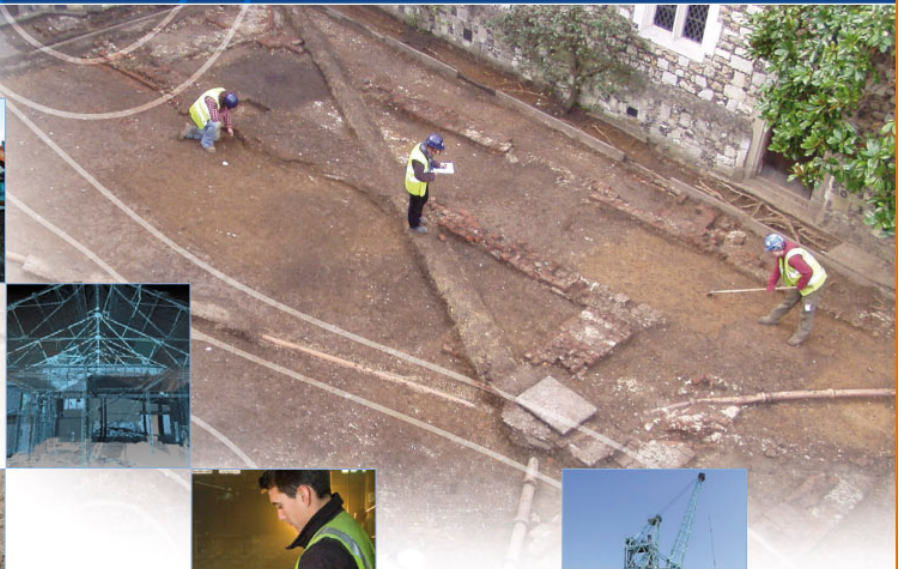
Issuer or publisher AOC Archaeology

Place of issue or London  
publication

Description A4, 25 pages, 10 figures, 21 plates

Entered by les capon (les,capon@aocarchaeology.com)

Entered on 26 August 2010



**AOC Archaeology Group**, Unit 7, St Margarets Business Centre, Moor Mead Road, Twickenham TW1 1JS  
tel: 020 8843 7380 | fax: 020 8892 0549 | e-mail: [london@aocarchaeology.com](mailto:london@aocarchaeology.com)

[www.aocarchaeology.com](http://www.aocarchaeology.com)