

Historic Building Record & Watching Brief

10-20 DOCK STREET LONDON E1

For Purple Property Holdings

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L~P:ARCHÆOLOGY

Historic Building Record & Watching Brief

10-20 DOCK STREET LONDON E1

Client: Purple Property Holdings

Local Authority: London Borough of Tower Hamlets

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TABLE OF CONTENTS

Table of Figures

Table of Plates

Table of Appendices

Abstract

1. Introduction and Scope of Study
2. Site Background
3. Aims and Objectives of the Survey
4. Methodology
5. Results of the Building Recording
6. Watching Brief Results
7. Discussion of Results and Phasing
8. Summary and Conclusions

TABLE OF FIGURES

Figure 1 - Site Location General

Figure 2 - Site Location Detail

Figure 3 - East and North Elevation

Figure 4 - Basement Plan

Figure 5 - Ground Floor Plan

Figure 6 - First Floor Plan

Figure 7 - Second Floor Plan

Figure 8 - Third Floor Plan

Figure 9 - Watching Brief Areas

Figure 10 - Watching Brief Section

Figure 11 - 1st Edition Ordnance Survey Map 1874

Figure 12 - Ordnance Survey 1916

TABLE OF PLATES

Plate 1 - North elevation

Plate 2 - West elevation revealed after demolition of 20th century additions.

Plate 3 - The view down from pavement level to basement level in space B.1.

Plate 4 - View from the north west corner of B.3 looking across bays 6 and 5 towards the lift block in bay 4. Note also the recess in bay 5 of the east wall (left).

Plate 5 - Detail of the window recess in bay 6 of the east wall in room B.3.

Plate 6 - View north from the doorway of B.8-B.7 towards B.4. Note the lift in the distance as well as the blocked window to the left of the doorway. The doorway on the left leads to B.9 and the doorway on the right leads to B.6.

Plate 7 - View of the blocked doorway in B.6, viewed from the doorway to B.7. On the right, the diagonal breezeblock wall described in the text.

Plate 8 - The east wall of B.8. Showing the window detail, as well as the undercroft area (on left). Ventilator (top left of window). Sprinkler system valve (on right) and the base of the G.5 fireplace (top right corner of the room).

Plate 9: Blocked window, brick pier and at extreme right, the base of a staircase. All features located in the south wall of B.8.

Plate 10 - South wall of B.9, this is the spine wall. Note the partially blocked original aperture. Also on far left of frame, a recessed area.

Plate 11 - View of the south wall of B.9, note the brick pier, blocked doorway and concrete column detail.

Plate 12 - Sprinkler equipment and blocked fireplace in G.5

Plate 13 -View of the south west corner of the historic core building, seen from G.7. Note the two modified window apertures, bay 2 foreground bay 3 in distance .

Plate 14 - Room 1.1, bay 6 looking west towards room 1.2. Note modified window aperture and columns.

Plate 15 - View of 1.3 from the south east corner, looking towards 1.4. Note atypical doorway

in bay 1 (left)

Plate 16 - View of 1.4 looking south

Plate 17 - View of 2.1 looking south along the east bay. Note window (east facade) and columns.

Plate 18 - Roof truss in 3.1. Note modern addition of steel joist, and original open tie-beam arrangement.

Plate 19 - Bay 1 in room 3.2. Shows window, truss, mezzanine floor joists and brick pier in south wall.

Plate 20 - Deep section through deposits.

Plate 21 - Flat type mill stone

Plate 22 - Cylindrical type mill stone (pair)

Plate 23 - Cast iron column after demolition. Concrete casing has broken away from the capital, but remains in place on the shaft.

Plate 24 - Area bay 1 and 2 looking east. Wall with underpinning.

TABLE OF APPENDICES

Appendix 1 - Sources Consulted

Appendix 2 - Stratigraphic Matrix

Appendix 3 - OASIS Record

Abstract

This report contains the results of Historic Building Recording work and a Watching Brief undertaken at a site at 10-20 Dock Street, London, E1. The Historic Building Record was undertaken to English Heritage Level 1 standard in accordance with a specification agreed with English Heritage (GLAAS). The watching brief was also undertaken in accordance with this specification.

The site lies in an area outside the Roman and Medieval City of London, in an area that was developed relatively early in the Post Medieval period. The Post Medieval development of this area was mostly trade and industry related, with documentary evidence indicating a variety of trades operating in the general area. By the 1870s the site contained a rice mill, which appears to have been redeveloped late in the 19th century seeing the construction of the current building at 20 Dock Street. This building was redeveloped at least twice during the 20th century.

The building recording work consisted of a photographic survey of the site, the external appearance of the later phases of development as well as a more detailed internal and external record of the late 19th century building. This recording work was undertaken after the soft strip demolition in order to facilitate recording of the significant structural detail. The watching brief recorded thick infill deposits located beneath the building that had previously been identified and dated (pre-1700) during the evaluation.

1. Introduction and Scope of Study

- 1.1. This Archaeological Mitigation Report (AMR) which incorporates an Historic Building Recording Report and a Watching Brief Report has been written by Guy Hunt of L - P : Archaeology on behalf of Purple Property Holdings.
- 1.2. The report considers a site at 10-20 Dock Street, London E1. The local authority is the London Borough of Tower Hamlets who take archaeological advice from the English Heritage's Greater London Archaeological Advisory Service. The site is centred at NGR 534250,180750.
- 1.3. Planning permission (04/0993 - Appeal Ref: APP/E5900/A/04/1168750) has been granted for the redevelopment of the site subject to certain planning conditions including an archaeological condition (condition 4).
- 1.4. In response to this condition, archaeological evaluation, consisting of the excavation of five trial pits, was carried out by L – P : Archaeology in 2006. The results of the evaluation and desk based assessment indicated a requirement for a watching brief and recording of the historic building.
- 1.5. Fieldwork was undertaken by Guy Hunt. The building recording was undertaken between the 26th of November 2007 and the 11th of December 2007. The watching brief took place between the 30th of January 2008 and the 8th of February 2008.
- 1.6. This report contains the results of the building survey and watching brief and an analysis of the results including basic phasing. The archive containing drawn, photographic and written records will be deposited in the Museum of London's London Archaeological Archive and Research Centre (LAARC).
- 1.7. The site code DCK06 was used on all phases of the work.

2. Site Background

2.1.GEOLOGY

- 2.1.1. The British Geological Survey Geoscience Data Index shows the site to be located on river terrace gravels above London Clay.
- 2.1.2. The fieldwork has confirmed the upper levels of natural geology as river terrace gravels. The natural geology observed on the study site was therefore largely the river terrace gravels which survived at varying depths according to the level of truncation.
- 2.1.3. The natural terrace gravels in this area were probably once capped by brickearth. This has been shown at various sites in the area, where the brickearth was reported to be relatively undisturbed. Observations on the study site did not indicate any surviving patches of the brickearth which was probably removed by Post Medieval activity.
- 2.1.4. The natural geology is covered by a thick build up of archaeological deposits and made ground across the entire site which is up to 4m thick in places.

2.2.ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 2.2.1. For a full account of the archaeological and historical background of the area, please refer to the desk based assessment (EVE 2004) and the evaluation report (HUNT 2007). This summary of the results of the evaluation is included for the convenience of the reader, but it should be noted that this is not an exhaustive account of the archaeology of the area.

2.3.PREHISTORIC

- 2.3.1. There is only one record for Prehistoric activity in the study area and its immediate surroundings (500m radius) recorded in the Greater London Sites and Monuments Record (GLSMR). An evaluation undertaken at 77-101 The Highway revealed a possible Prehistoric pit cut into the natural gravels.
- 2.3.2. No Prehistoric features were encountered on site during the evaluation (HUNT 2007).

2.4.ROMAN

- 2.4.1. The study site lies only 400m east of the eastern wall of Roman 'Londinium'. The area east of the city is recognised as a large Roman cemetery, with the cemetery road running east-west through it (BARBER & BOWSHER 2000). This cemetery lies a short distance to the north of the study site.
- 2.4.2. One focus of Roman activity within the area is quarrying and gravel pits. These have been suggested at Royal Mint Street (TQ 3395 8080), East Tenter Street (TQ 3398 8102), and Prescott Street (TQ 3400 8199).
- 2.4.3. It should be noted that neither the archaeological evaluation at the site DCK06 or previous archaeological interventions in close proximity to the site (ENN99, DCS95 AND DOT00) revealed any evidence of Roman remains.

2.5.MEDIEVAL

- 2.5.1. The area may have been left fallow or cultivated in the early Medieval period; however, by the 12th century much of the area probably would have been agricultural land (MOLAS 1995:12). A watching brief at 38-40 Dock Street by Pre-Construct Archaeology (DOT00) reported evidence for one or possibly two 14th century property/field boundaries and a probable refuse pit.
- 2.5.2. Excavations in 1995 at 4–10 Dock Street (DCS95), found little Medieval remains and results suggest that the site was probably left open and used for agriculture (MOLAS 1995:12).
- 2.5.3. The archaeological evaluation revealed no remains dating to the Medieval period.

2.6.POST MEDIEVAL

- 2.6.1. The earliest phase of activity on site appears to be a phase of gravel or brickearth extraction. Two of the test pits excavated during the evaluation to a deep level encountered large features which have been interpreted as gravel pits.
- 2.6.2. In terms of dating this activity the lower fills of these pits are devoid of dating evidence, making it difficult to date the pits with any great certainty. The

upper fills are clearly Post Medieval in date, but it is not certain that these fills were contemporary with the initial cutting and subsequent silting up of the pits.

- 2.6.3. The most likely hypothesis is that these pits date to the Post Medieval period along with the upper fills, but it does remain possible that they date to an earlier period.
- 2.6.4. The upper fills of the gravel pits were made up of thick layers of imported soil. These layers observed in TP2 and 5 were rich in ceramics, animal bone and building materials, being highly indicative of rubbish dumping.
- 2.6.5. These layers may have been simply rubbish heaps or a deliberate attempt at raising the ground level or a combination of both. Given that the previous phase of activity saw quite extensive gravel quarrying down to around 8m OD, it is easy to imagine that the large pits would have made an ideal location for rubbish disposal and that the resulting infill would have been highly beneficial in allowing development in an area so close to the river.

3. Aims and Objectives of the Survey

3.1. The aims and objectives of the survey were set out in the Written Scheme of Investigation (WSI) (YOUNG 2007). The following aims are summarised from the WSI, it is recommended that the original document be consulted for further detail.

3.2. The aims of the Historic Building Recording work were as follows:

3.2.1. To adequately record by written and photographic records the building at 20 Dock Street, its materials, layout and both internal and external appearance as it exists, prior to its demolition.

3.2.2. To provide an account of the fixtures, fittings, plant or machinery associated with the building, and their purpose.

3.2.3. To identify key architectural features.

3.2.4. To provide a brief account of the building's past and present uses and its significance in local and regional context.

3.3. The general aims of the Archaeological Watching Brief were as follows:

3.3.1. To determine the presence or absence of archaeological deposits or remains

3.3.2. To assess the character, date, type, state of preservation, and extent of any archaeological remains on site; to recover associated objects; and to record such evidence as does survive.

3.3.3. To provide dating information that will be useful in dating the archaeological deposits encountered.

3.3.4. To assess the nature and extent of any previous damage to archaeological remains on the site.

4. Methodology

4.1.HISTORIC BUILDING RECORDING

- 4.1.1. The site work comprised a photographic record, accompanied by written notes and annotated plans in accordance with the specification (YOUNG 2007).
- 4.1.2. To fulfil the requirements laid out in the planning condition and to abide by English Heritage's Understanding Historic Buildings : A Guide To Good Recording Practice (ENGLISH HERITAGE 2006) the following information was be collected.

WRITTEN ACCOUNT

- 4.1.3. L – P : Archaeology's pro forma sheets were used to record external elevations and each internal room. These sheets form part of the archive and contain all relevant information regarding the building and its rooms. These sheets were also used to include written notes detailing any features, fixtures or fittings of note.
- 4.1.4. This report contains a written description of the building detailing building materials, room use and any original features. The relationship of the building to its surroundings, past and present is also briefly discussed.

PHOTOGRAPHIC SURVEY

- 4.1.5. All photographs were taken using a 35mm camera using both colour slide and black and white films. Digital photographs were also taken. An appropriate, graduated scale was used in all photographs and where necessary artificial light sources were also used. A full photographic index and record was created including annotated positions of photographs on the plans. The photographs taken included the following:

EXTERNAL PHOTOGRAPHY

- ◇ General exterior views of elevations
- ◇ Detailed scale photos of the external appearance of the building
- ◇ Any external architectural or historic detail

- ◇ Photographs showing the relationship of the building to its setting
- ◇ External construction detail

INTERNAL PHOTOGRAPHY

- ◇ The overall appearance of rooms
- ◇ Scale photographs of any architectural or historic features, fixtures or furniture
- ◇ Any internal construction detail

4.2.ARCHAEOLOGICAL WATCHING BRIEF

- 4.2.1. The watching Brief was undertaken in accordance with L – P : Archaeology's standard fieldwork recording practices and systems. It was also undertaken in accordance with the WSI (YOUNG 2007).
- 4.2.2. The site code DCK06 was used throughout.
- 4.2.3. The resulting archive will be deposited with the Museum of London's London Archaeological Archive and Research Centre (LAARC).
- 4.2.4. Works were monitored by Guy Hunt, a suitably qualified archaeologist.
- 4.2.5. The client's groundwork contractor undertook all groundworks. This involved the demolition of existing structures, machine stripping and trenching.
- 4.2.6. Where the groundworks revealed archaeological deposits, these were recorded in plan and section.

5. Results of the Building Recording

5.1. SITE OVERVIEW

5.1.1. The site is made up of several distinct plots subdivided by a small cobbled street known as Flank Street (FIGURE 2). The main block located at 20 Dock Street is occupied by the late 19th century building that is the subject of the Historic Building Recording element of this report. The building is formed from a historic core and a western extension. This building is described in detail below.

5.1.2. The area north of Flank Street consists of three distinct areas. The first is a small external street level car park located immediately to the north of Flank Street. The second is a disused warehouse formerly occupied by “Varma Merchants”, this is the largest plot that wraps around behind the car park. The third plot is occupied by number 10 Dock Street.

5.2.20 DOCK STREET - BUILDING OVERVIEW

5.2.1. The building is arranged over 5 storeys, with a half height basement below a raised ground floor and three upper floors. These floors are referred to in the text below (and in the archive) as B, G, 1, 2, 3. Within each floor, rooms have been individually numbered and are referred to in the format *floor.room* thus G.3 or 3.2. Measurements are given in metres, but imperial measurements have been quoted in some places where original features have dimensions that clearly match imperial units. Floor plans are found in FIGURES 5 – 9 and elevations in FIGURE 3.

5.2.2. The structure of the historic core building is a brick skin, with a thick central spine wall dividing the building into two slightly unequal halves. Each of these halves is three bays (north-south) by three bays (east-west). This arrangement forms a simple structural grid, with columns at each of the internal grid points. The east and west walls are thick load bearing walls that, with the internal columns and beams, support the floors which are steel reinforced concrete slabs at all levels. The columns are largely in a square section cast concrete format; with cast iron columns, of the Tuscan order, on the basement and

third floors.

- 5.2.3. The bays are numbered 1 – 6 from south to north and the east-west bays have been named east, central and west.
- 5.2.4. The internal floor to ceiling height was the same on all floors including the basement at proximately 2.60m which fits with a designed height of 8'6". The slabs on each floor were around 20cm or 8" thick.
- 5.2.5. Access to the building is principally from the eastern, Dock Street, elevation. Bay 1 has a carriageway goods entrance, bay 3 has the principal pedestrian entrance, bay 4 has a fire-door type pedestrian access direct onto the main stairwell. There is a further loading bay type entrance at ground floor 'window' level in bay 5. On the north elevation, there is a further goods entrance, and on the west elevation there was a small (locked) door giving access to a boiler room.
- 5.2.6. Internal access to the upper floors is gained via either lift or staircase, both of which are located in bay 4 of the building. Bay 4 also houses (modern) toilet and service areas within each floor.
- 5.2.7. At the rear of this historic core, the building had a two storey 20th century extension. At ground floor level, this block occupied the entire length of the elevation, being accessed from the historic building by means of doorways and from a carriageway (G.6).
- 5.2.8. At 1st floor level the extension building was narrower, but still occupied the full length of the elevation.
- 5.2.9. Following demolition of these 20th century additions, it was possible to describe the west elevation of the historic core. Elevation descriptions below focus on the historic core rather than the 20th century additions.

5.3.EXTERNAL ELEVATIONS

WINDOWS

- 5.3.1. Throughout the external elevations, there are several standard details that are described in advance in order to reduce repetition.

- 5.3.2. The most common window type in the building is an arch headed window. The internal measurements of the window aperture measure 1.52m or 5' wide by 1.22m or 4' high. Above this square, the arch reaches 20cm or 8" at its apex.
- 5.3.3. The arched lintel is formed from three courses of bricks laid in a header bond. The lower course contains on average 21 bricks with the courses above containing extra bricks to account for the curvature. The external part of these arches is typically in a dark grey or blackish engineering brick. The internal faces are often painted white and thus difficult to determine materials, although some seem to be in yellow stock brick.
- 5.3.4. This type of arch headed aperture is also employed in various door apertures throughout the building, although it should be noted that in many cases these apertures are in fact modified windows, as discussed on a case by case basis below.
- 5.3.5. The main exception to the use of these windows is on the second floor, where the arch headed windows have been replaced by taller square headed windows that make use of precast concrete lintels. Scarring to the sides of these windows indicates the original location of the brick arches that would have matched the other floors.
- 5.3.6. With few exceptions, the glazing materials in all window apertures is a single glazed steel framed system. Variations to this glazing and survival of older elements is discussed below on a case by case basis.

EAST ELEVATION

- 5.3.7. Facing the building from Dock Street, the east elevation of the building is six bays wide across four and a half storeys. It is built from a yellow London stock brick.
- 5.3.8. In floors B, G, 1 and 3, windows have the typical round arched lintels in a dark grey engineering brick. On the 2nd floor the windows have the flat concrete lintels.
- 5.3.9. The plain brick facade has a decorative raised band between the second and

third floor windows. This band continues round the building at this level onto the north elevation. This detail is rendered and painted white.

5.3.10.The basement level of the facade (B) is a half storey, which represents the above ground element of the basement level. Bay 1 is occupied by a carriageway entrance described below. Bay 2 has the half light window of room B.8. Bays 3 and 4 have had their original windows blocked in order to provide access at ground floor level as described below. Bay 5 has had its window blocked and bay 6 has a window matching the bay 2 window, in this case giving onto B.3. Both of these windows use the standard brick arches and are described below (see B.8 and B.3).

5.3.11.The ground floor level (G), has 4 access points to the building, these are in bays 1, 3, 4 and 5. The remaining two bays have windows in the typical brick arched style. Bay 1 contains an arched carriageway entrance, the arch is in the dark grey stock brick, but has a much rounder profile than the windows, being semi-circular. The aperture is closed with a metal roller shutter which reaches only to the base of the arch. Above this, the arch is filled with a fan-light. Bay 3 contains the principal pedestrian access to the building. This is effectively an extended window aperture, with details in the same grey stock brick (see G.2 for further description) the aperture is closed by a modern aluminium and glass door. Bay 4 contains a similar extended window arrangement, but is closed by a turquoise painted wooden fire door opening onto the main stairwell. Bay 5 contains a window aperture which has been converted to a loading bay and is closed with a metal roller shutter. This gives access at the raised ground floor level to room G.1.

5.3.12.The first floor level (1) has windows in all bays. The windows are the typical arch headed windows.

5.3.13.The second floor (2) has flat headed windows, the tops of which reach to the decorative raised band that runs around the building. The windows are single glazed with steel frames.

5.3.14.The top (third) floor (3) again has arch headed windows in engineering brick. Atypically, bay 2 has a floor to ceiling door which would have given access to

a hoist. This door cuts the decorative raised band.

5.3.15. At the roof line, there is a low parapet in the same stock brick as the rest of the facade. This low parapet is not intended to disguise the pitch of the roof, which is clearly evident in the north elevation. The parapet is capped in a stone detail.

5.3.16. The rectangular mass of the lift shaft is visible protruding through the roof in the area of bay 4. The central spine wall is also visible in the centre of the roof.

5.3.17. The only other detail on this facade are the two rainwater downpipes located at the northern edges of bays 3 and 6. These are in a black painted cast iron with hoppers at the roof line. There are perforations in the parapet at the hopper points to allow water to pass through the parapet into the system.

NORTH ELEVATION

5.3.18. The north elevation of the building fronts onto the small cobbled street called Flank Street, although the facade is clearly visible from the north end of Dock Street.

5.3.19. The north elevation, as with the other elevations, is largely in a yellow London stock brick with details in a dark grey engineering brick. The elevation consists of three bays. Floors 1, 2 and 3 mirror the window arrangement of the east facade.

5.3.20. There is clear evidence of at least two phases of construction in this facade, as the basement and ground floor levels have been modified. At basement and ground floor level there is a clear change in brick and mortar colour. The replacement brick is slightly darker in colour than the main yellow stock brick. This area of darker brick runs from pavement level up to ground floor level where windows have been blocked up. The arched heads of the former windows are reflected in the arched boundary between the two brick types. At the edges of this area of darker brick, the yellow stock brick of the east and west structural walls has been retained, indicating that this modification did not affect the main structural walls of the building.



Plate 1 - North elevation

5.3.21. At basement level the windows in the east and central bays are very similar to the original and follow the typical pattern of those in the east facade, being arched brick windows with small square pane glazing (see B.3 for further detail). However as these windows are embedded within the darker brick area, they may be considered as replacements. In the west bay, there is a tall, wide aperture closed by a roller shutter.

5.3.22. At ground floor level, the windows in the east and central bays have been removed and bricked up. In the west bay, the upper lintel of the goods entrance is in a pre-cast concrete.

5.3.23. At first floor level, there are arch headed windows that match the east facade, with arches in dark grey engineering brick.

5.3.24. At second floor level, there are flat headed windows as in the east facade,

again, these are capped with a raised white painted decorative band.

5.3.25. At third floor level, there are arch headed windows that match the east facade, with arches in dark grey engineering brick.

5.3.26. The pitch of the roof is clearly visible in this facade with the brick parapet continuing from the east facade, up and over the pitch of this elevation.

5.3.27. At the west edge of the facade there is a single rainwater downpipe. This is in the same black painted cast iron with a hopper at the roof line. There are perforations in the parapet at the hopper point to allow water to pass through the parapet into the system.

WEST ELEVATION - 20TH CENTURY EXTENSIONS

5.3.28. The two storey extension block on the west elevation is covered in a cement render with a variety of single glazed 20th century window frames.

WEST ELEVATION

5.3.29. After demolition of the 20th century extension it was possible to see what would have been more or less the original form of the west elevation.

5.3.30. The basic arrangement of the elevation is very similar to the east elevation, with the same 6 bays although with no basement apertures visible. It should be noted that some of the window apertures seen in this elevation are in fact described as internal openings in the descriptions of ground floor and first floor rooms, as these descriptions include the 20th century additions.

5.3.31. At ground floor level, the brick has been plastered and painted white, having been for a time an internal wall.

5.3.32. Bay 1 contains the carriageway that leads onto space G.6, this has a flat lintel in cast concrete; bay 2 contains a doorway leading to G.4; bay 3 contains a doorway leading to G.3. It should be noted that both doorways have arched brick lintels in stock brick, rather than the customary engineering brick. This material choice may also explain why the doorway in bay 3 has been subsequently reinforced with concrete.

5.3.33. The bays in the northern half of the building have all been substantially modified, bay 4 has been entirely blocked (or may not have had a door), bay 5 has had the doorway much reduced and moved and bay 6 has been blocked.



Plate 2 - West elevation revealed after demolition of 20th century additions.

5.3.34. At first floor level, bay 4 has been blocked up (or may not have had a door) whilst all the remaining 5 bays have had their original window apertures opened up to floor level in order to form arched doorways. They all however retain the original brick arches.

5.3.35. At second floor level, there are square windows that match the other two facades, although the decorative band at this level has not been included in this facade, and the precast concrete lintels are clearly visible.

5.3.36. At third floor level, the windows all match those of the east elevation, with the brick arches being in the customary engineering brick.

5.3.37. It is evident that as the 'rear' facade, there has been a conscious decision to cut costs in materials for this facade. Presumably as it was less visible to the public.

5.4. INTERNAL SPACES

5.4.1. The internal spaces are described floor by floor from the basement upwards. The ordering is not necessarily consecutive as the order follows a logical

walking route through each floor. Plans of each floor are included in the figures section.

THE LIFT AND STAIRWELLS

- 5.4.2. The lift and stairwells occupy the front half of bay 4. The lift runs from basement to third floor level and the stairs from ground floor to third floor level.
- 5.4.3. At pavement level, there is pedestrian access into the stairwell via the door in bay 4. This is a wooden fire door with no external fittings and a push bar escape system on the inside. This doorway gives access to a small landing and the first half storey flight of stairs which lead up to a landing at ground floor level in front of the lift. The stairs are all in pre-cast concrete with modern metal hand rails.
- 5.4.4. From the lift lobby, the stairs lead up in a standardised way onto each floor. The first flight is always on the south side, next to the spine wall, and leads to a half level landing which abuts the east wall of the building. From this landing, a second flight leads up to the next floor, arriving at a landing/lobby area in front of the lift. This arrangement continues up to the top of the building.
- 5.4.5. The lift is located to the south of the stairway and landings. The shaft is in breeze block on all floors.
- 5.4.6. The lift car itself has a manually operated sliding door arrangement, with a cage type inner door and sheet metal outer doors. This is typical for a goods lift type. External steel doors have a makers plaque that states “Bolton Shutterdoor” and lists three patent numbers.
- 5.4.7. Inside the lift car, there is a further plaque that states the maximum load and gives the manufacturer as “Hoisting Appliance Co. Ltd. London N.7”.
- 5.4.8. The lift call button located to the right of the door on each floor also states “Hoisting Appliance Co. Ltd. London N.7”.

BASEMENT (B)

- 5.4.9. The basement is perhaps the most complex floor in the building, containing 9 rooms. As discussed above, the basement is a half level, being partially above and partially below ground.
- 5.4.10. Only the core historic part of the building contains a basement, there was no basement in the 20th century structures to the rear of the building. There was also no basement in the area of bay 1, which was occupied by a concrete ramp (see G.6). The basement therefore occupies bays 2-6 of the original building.
- 5.4.11. Access to the basement is gained via two points. From the north elevation, a goods entrance at ground floor level opens into a ramp in space B.1 leading down to the basement. In addition, the central lift gives access to the basement into lobby area B.4.
- 5.4.12. Blocked accesses to the basement were also noted, and are described in the relevant rooms/spaces below.

B.1

- 5.4.13. B.1 is a space that occupies both basement and ground floor levels at the north west corner of the building. At the time of recording, it was accessed via a large modern roller shutter from street level (see description of north elevation).
- 5.4.14. The ceiling of the space slopes from a little below the ground floor ceiling level to meet the basement ceiling level and is formed of a concrete slab. The upper side of this slab was seen as a ramp within space G.1. Access from pavement level to basement floor level is gained via a welded steel staircase, with checkerplate pattern steel treads that is likely to date the the late 20th century. This had a rather shallow slope, being perhaps intended for carrying heavy loads.
- 5.4.15. At the base of the staircase, a small triangular area gives access to rooms B.2 and B.3.



Plate 3 - The view down from pavement level to basement level in space B.1.

B.2

5.4.16.B.2 is a slim corridor like space c.2m wide that leads to room B.9, it may also have doubled up as a storage area.

5.4.17.A very heavy duty metal fitting is set into the west wall of the building. The modern plaster is noted to partially bury this structure. This seems most likely to have been some form of mounting for a heavy piece of swinging equipment like a hoist.

5.4.18.Elements of the sprinkler system were also apparent in this room, at ceiling level.

B.3

5.4.19.B.3, a large open space, was also accessed directly from space B.1. Subsequent to the soft strip, it was possible to record this as a large open space. At the time of the evaluation (in 2007), this space was subdivided by light modern partitions into small office spaces (see HUNT 2007).

5.4.20.B.3 occupies bays 4, 5 and 6 of the building. From this large 3 bay volume, spaces B.1 and B.2 have been deducted as well as the lift shaft and lobby B.4 and service area B.5. This leaves 4 complete units of the structural grid as well

as some additional space in bay 4.

5.4.21. The structural arrangements in this area were quite clear to read, with cast iron columns supporting cast concrete beams running east-west between the structural brick walls. The beams appeared to be cast *in situ* to suit the locations of the existing columns. The ceiling was noted to be a steel reinforced concrete slab, also cast *in situ*. The north wall was notably thinner, not being employed as a structural element to support any floors.

5.4.22. This room was partially lit by 3 half light windows, 2 in the north wall of the room (see also description of the north elevation) and the 3rd in bay 6 of the east elevation, a window in bay 5 had been blocked, as noted in the description of the east elevation. Whilst the glazing details and lintels of the windows were similar in form, there were some key distinctions between the north wall and the east wall.



Plate 4 - View from the north west corner of B.3 looking across bays 6 and 5 towards the lift block in bay 4. Note also the recess in bay 5 of the east wall (left).

5.4.23. The window in the east wall, being set into one of the two main structural walls, was situated within a recess of the thick wall. The recess measured 1.52m wide (the standard window width for the building) by 1.80m high and was headed by a brick arch. The recess measured 0.6m deep, indicating a minimum thickness for the structural wall at this level. The recess was divided

at the external pavement level (c.1m from the base of the recess) by a cast concrete slab. This slab was flush with the inner face of the basement wall, but extend out into the pavement area. Above this slab, the remaining part of the recess was closed by small glass panes set within a steel frame. Each pane was c.0.15m x 0.15m in size. It is possible that this is an original glazing element as it doesn't match the steel glazing in the upper floors.

5.4.24. The two windows in the north wall being set in a much thinner wall did not have any recess, but did contain the same glazing elements from the pavement level upwards and also had identical brick arched lintels.



Plate 5 - Detail of the window recess in bay 6 of the east wall in room B.3.

5.4.25. The blocked window in bay 5 of the east wall retained its recess, in this case extending some 1.2m from the inner face of the wall out under the pavement. It can be surmised that this was some kind of blocked access-way to the basement, perhaps a coal cellar or something similar.

5.4.26. At the south end of B.3 is the lift shaft, constructed from breeze blocks and painted white.

5.4.27. The south wall of the room is the central spine wall of the building in a white painted unplastered brick.

B.4

5.4.28. To the south of the lift block is a doorway leading through to the lift lobby B.4. This small square space has openings on all four sides, to the north it opens into the lift itself, to the east onto service area B.5, to the south onto room B.7 and to the west onto room B.3.

B.5

5.4.29. Service area B.5 is located adjacent to the east wall of the building in bay 4 directly under the ground floor pavement level access to the stairwell. For this reason, part of the room had a very low ceiling formed by the base of the landing and stairwell at ground floor level.

5.4.30. The recess leading out under the pavement was present in this bay, with the pavement being formed by a cast iron pavement light.

5.4.31. The room contained recently disused electrical equipment, possibly network or telephony equipment as well as electrical cables entering from the street. The south wall of the room contained the main electrical equipment of the building.

B.7

5.4.32. B.7 is accessed from lobby B.4 by passing through a doorway in the spine wall of the building. B.7 occupies the full north-south width of bay 3, but is only 2.5m wide (east-west).

5.4.33. The spine wall is 0.6m thick at this level which makes it the same thickness as the outer east and west walls. Looking north towards the doorway to B.4 (and beyond to the lift), a blocked door aperture can be observed to the west of the present doorway.

5.4.34. The present doorway has a concrete lintel, whilst the blocked doorway has a brick arched lintel matching the windows of the building. It seems most likely that this doorway was moved at the time the lift was installed in order to facilitate the new basement layout. It should be noted that on first impression the doorway looks more like a blocked window than doorway as the aperture

is blocked to the full thickness of the wall at the base and a recess is left above. However closer inspection indicates that the brickwork at the base does not match with the brickwork of the spine wall itself and is clearly later.



Plate 6 - View north from the doorway of B.8-B.7 towards B.4. Note the lift in the distance as well as the blocked window to the left of the doorway. The doorway on the left leads to B.9 and the doorway on the right leads to B.6.

5.4.35. The south, west and east walls of the room are in a modern breeze block painted white. Although too large to act purely as a corridor, B.7 seems to have acted as a kind of mixed use space, giving access and perhaps being in use as a store or ancillary room.

B.6

5.4.36. To the east of B.7 is B.6 a small triangular space which also occupies the width of bay 3 and is situated adjacent to the east wall, directly under the main pedestrian access to the building.

5.4.37. For this reason, the original square space has been cut in half diagonally by a breeze block wall. The space cut off by this wall is part of B.8 (see below).

5.4.38. In the south wall (the spine wall) there is a blocked doorway, identical in design to the blocked doorway of B.7 that would once have given access to B.5.

5.4.39. The space seems to have acted as some kind of store room or cupboard, although it was quite damp at the time of survey.



Plate 7 - View of the blocked doorway in B.6, viewed from the doorway to B.7. On the right, the diagonal breezeblock wall described in the text.

B.8

5.4.40. B.8 is accessed from B.7 via a doorway in the breeze block wall. B.8 occupies bay 2 of the building, but also has access to the space beneath the main ground floor stairwell in bay 3, which has been cut out from B.6.

5.4.41. The space in bay 3 under the main pedestrian staircase (see G.2) is very low, with the concrete slab of the ground floor coming in at pavement level. This low ceiling in this area provides a low triangular undercroft. There is no recess in the east wall in this bay, as it appears to have been blocked at the time the staircase was constructed.

5.4.42. In the east wall, there is a half light window, in much the same design as the windows in the east wall of B.3. The brick arch and glazing details are

identical, although in this case, the recess does not reach down so far towards the floor, the pavement light is in cast iron, and the space beneath the pavement light has been roughly blocked with breeze blocks.



Plate 8 - The east wall of B.8. Showing the window detail, as well as the undercroft area (on left). Ventilator (top left of window). Sprinkler system valve (on right) and the base of the G.5 fireplace (top right corner of the room).

5.4.43. There is a modern ventilator installed to the top left of the window, presumably to combat the evident damp problem of the space. The white painted walls all show signs of damp.

5.4.44. In the top south east corner of the room, there is a cast concrete triangular structure that is the base for a fireplace in the ground floor office G.5.

5.4.45. There is a valve and heavy duty steel tubing element of the sprinkler system installed in this room. This connects with the main valve in office G.5, above.

5.4.46. The south wall of the building is formed by a brick wall, lighter in construction than the main spine wall, but evidently used in this location in order to act as both structure (instead of columns) and closure of the carriageway entrance to the south in bay 1. In the location on the structural grid where a column would be expected, there is a brick pier which has a rounded brick moulding at the corners. It measures 0.46m x 0.84m (1'6" x

2'12").

5.4.47. To the east of this brick pier is the base of a blocked doorway that would presumably have given access between carriageway space G.6 and G.5 (see below for further detail), it must be assumed that there was a (?wooden) staircase to unify these two levels. In addition, to the west of the brick pier at ceiling level, there is the base of a cast concrete staircase. This matches with the staircase in G.6 (see below).



Plate 9 - Blocked window, brick pier and at extreme right, the base of a staircase. All features located in the south wall of B.8.

B.9

5.4.48. This is a large space at the rear (west) of the building occupying bays 2 and 3. B.9 is divided from B.8 by a breezeblock wall painted white. The north wall is the spine wall of the building and the south wall is the same semi-structural wall observed in B.8. The west wall is the outer west wall of the building. Access to B.9 is via a modern doorway to B.7 or via a doorway to B.2. This doorway to B.2 is identical to the other two original doorways through this wall, with a brick arch lintel, although the aperture is partly blocked to reduce the size of the door to modern door frame dimensions.

5.4.49. On the west wall, there is a deep recessed area, that to some extent mirrors the recesses in the east wall, being an arch headed recess in the middle of bay 3. However, the recess is much larger, reaching down to floor level and measuring 1.6m deep. It is the standard 1.52m wide. It seems most likely that this provided access to the basement, perhaps as a coal cellar. There is an unexplained continuation of this recess behind the west wall which measures 1m deep, but does not reach down to ground level.



Plate 10 - South wall of B.9, this is the spine wall. Note the partially blocked original aperture. Also on far left of frame, a recessed area.

5.4.50. A similar but blocked recess is to be found in the centre of bay 2 in this wall.

5.4.51. In the south wall, there are several further details to note. As in B.8, there is a rounded brick pier in the place of a column, and there is also a doorway with stairs to the west of this pier. This is also visible from G.6, although how this would have worked with the difference in levels is unclear. The doorway has a concrete lintel indicating that it is probably not part of the original build. See G.6 for further details.

5.4.52. Also of note is that in this room the cast iron column has been reinforced by a concrete casing. During the survey it was thought the cast iron had been replaced, but subsequent evidence from the watching brief indicates that this was in fact just reinforcement (see below).



Plate 11 - View of the south wall of B.9, note the brick pier, blocked doorway and concrete column detail.

5.5.THE GROUND FLOOR

5.5.1. The ground floor contains 9 rooms (as well as a lift, stairwell and corridor) some of which are housed to the rear of the historic core building in the extension block to the west.

G.2

5.5.2. Pedestrian access is via a reception area in room G.2. As described under elevation, the door here is formed from an extended window aperture. Just inside the door, at pavement level, there is a small landing area, with a stairway leading up on the left (south) to the upper level of the room which is at standard ground floor level.

5.5.3. The stairs are in an irregular spiral arrangement covered in linoleum or vinyl floor covering. At ground floor level there is a reception desk and two doorways: one leading into a small office space G.5 and the other onto a corridor space giving connections to the rest of the building.

5.5.4. The higher and lower levels of this space are divided diagonally, in line with the basement space directly below (B.6).

5.5.5. The north wall of this space was formed by the spine wall, evidence from

other floors would suggest that a 1.52m wide opening should be expected in this wall, but this was obscured by modern cupboards.

- 5.5.6. The only other feature of note is that the door itself had a rounded engineering brick detail on the corners. The poor matching between these bricks and the main wall suggested that this detail dated to the modification of this window to become a doorway.

G.5

- 5.5.7. Office space G.5 is accessed only from reception area G.2. This space occupying bay 2 had a standard arched window. The column in this location was a square concrete column.



*Plate 12 - Sprinkler equipment
and blocked fireplace in G.5*

- 5.5.8. This room contained the main control valves and equipment of the sprinkler system. This equipment was largely manufactured by the “Atlas Sprinkler Company” of Hayes, Middlesex. Elements included a “Model 740 Accelerator”, a “Chisholm Differential Drypipe Alarm Valve”, “Atlas Fullway Alarm Valve” and a small cast iron box containing replacement sprinkler heads. Two pressure gauges were also part of the system, one by Atlas and a second by “Mather+Platt”. This equipment was located to the south of the room.

5.5.9. In the south east corner of the room, there was a blocked fireplace. This was built with the chimney breast forming a 45 degree corner to the room. The absence of any chimney on the first floor implies that this fireplace had been out of use for some time. It is of note that this is the only fireplace in the entire building, suggesting that this space may have been a foreman or manager's office even before the major refurbishment of the building.

5.5.10. To the right of the sprinkler plant on the south wall, there was the head of a blocked doorway. This half doorway matches with the half doorway observed in basement room B.8 and the blocked doorway visible in G.6.

5.5.11. To the right of this doorway was a brick pier matching the pier in B.8.

G.3

5.5.12. G.3 is located in bay 3 to the rear of the reception area, it has access via a door from the central ground floor corridor and offers access to G.4 and to G.7/G.8 in the rear extension block.

5.5.13. The north wall of this space is formed by the spine wall. As on the other floors, there is evidence of a blocked doorway in the wall at this point, but the heavy layers of paint in this area made it hard to confirm this.

5.5.14. A modern sink was installed in the north east corner of this room.

5.5.15. In the south wall, a doorway leads through the breezeblock wall to room G.4. The column in this wall is a square section cast concrete column.

5.5.16. In the west wall, a modified window aperture forms a door that leads out onto a short landing with steps leading down into the slightly lower 20th century extension.

G.4

5.5.17. This simple space had a modified window used as a doorway to lead down into the 20th century extension (G.7).

5.5.18. On the south wall, a brick pier matching that of G.5 was observed. This also matches with the space below, B.9.

G.1

5.5.19. Passing from the corridor, through the expected opening in the spine wall and into the northern half of the building, there were modern breezeblock built lavatories located to the west of the lift and stairwell area in bay 4.

5.5.20. From this lobby area, there is a door giving access to room G.1, a large room that occupies the majority of the northern half of the historic core area.

5.5.21. This dark space was unlit by natural light, there were no windows in the north wall (see description of north elevation). The two windows in the east elevation had both been converted to have steel roller shutters. Of the three bays in the west wall, bay 4 had no aperture (assumed blocked), bay 5 had a doorway leading into room G.9 a small room in the 20th century extension, and bay 6 had no aperture (assumed blocked).

5.5.22. The window in bay 5 had been converted to be used as a loading bay, being opened up to the floor slab level. Both this window and that in bay 6 retained the typical arched head.

5.5.23. The columns were square section cast concrete.

5.5.24. In the north west corner of the space, there was a ramp structure in the floor, formed by the roof of the ramp space B.1.

G.9

5.5.25. Accessed only from G.1, this space, located within the 20th century extension to the west of the main core of the building, was a plain plastered and white painted room with 2 small windows.

5.5.26. A small toilet cubicle was located in the south west corner of the space.

G.6

5.5.27. This space is actually a carriageway access from the pavement to the rear of the building. At the time of this survey, this space contained a ramp leading up to the ground floor rooms to the rear of the building, but it can be assumed that originally this space lead through to a yard at the rear of the building.

- 5.5.28. Access from the street is via the round headed brick arched carriageway described in the east elevation, above. This entrance spanned the full width of the carriageway which had internal dimensions of 2.5m. This measurement is slightly narrower than the 3.6m wide bays in the southern half of the building, and accounts for the slightly smaller size of the southern half of the building.
- 5.5.29. The entrance was closed by a steel roller shutter with a fan light above. At ground level, there was a cast iron protector installed on each of the corners of the entrance to protect the brickwork from vehicles.
- 5.5.30. The floor of the space was a shallow concrete ramp that leads up to G.7. Moving up this ramp there are a number of features of note. The first of which is a blocked doorway. This doorway matches with the doorway observed in both B.8 and G.5. This doorway is headed with a non standard arch formed by two courses of yellow stock brick.
- 5.5.31. The next feature is a modern precast concrete staircase that leads up to the central ground floor corridor. This staircase is set into the base of a former window aperture. This has been opened up to its base and the staircase has been inserted with little care to match materials. The upper part of the aperture, has a curved brick corner detail in a cream coloured engineering brick. The base of this staircase was observed in B.8.
- 5.5.32. To the west of this staircase, also in the north wall of G.6 is a blocked doorway. This doorway has a precast concrete lintel and was observed in B.9. This indicates that the original level of the yard at this point was at least 1m below the surface of the ramp at this point.
- 5.5.33. The ceiling of this space is formed by a cast concrete slab, there is the underside of a trapdoor in this slab (see 1.3).
- 5.5.34. At its western end the space opens out into G.7. This aperture is the full width of the space and is formed by a concrete lintel. There was no evidence for a previous structure at this point, but it is possible that this lintel replaces an earlier (and lower) structural element.

G.7

5.5.35. This large space at the rear of the historic core is formed by a steel reinforced concrete structure with plastered and white painted walls. A series of three cast concrete columns correspond with the structural grid of the main building. These columns support the concrete slab that supports the 1st floor of this structure. Beyond these columns there is a lighter 'lean to' arrangement with a glass ceiling.

5.5.36. There is access up from this space to G.4 via a modified doorway. This is formed from an earlier window or doorway aperture, with a stairway added in where the sill should be. The materials indicate that this aperture was probably originally a door rather than a window.



Plate 13 - View of the south west corner of the historic core building, seen from G.7. Note the two modified window apertures, bay 2 foreground bay 3 in distance .

5.5.37. Access to G.3 is also possible via a similar doorway in bay 3. This doorway was somewhat obscured by render and paint, but a reinforcement (noted in elevation description) in cast concrete was noted in this aperture.

G.8

5.5.38. This space also in the rear extension block was lit by skylights to the west of the structural column.

5.5.39. Materials confirmed a 20th century date for this space.

G.10

5.5.40. This room was locked. During the watching brief it was determined to be a boiler room of some kind.

5.6. THE FIRST FLOOR

5.6.1. The first floor is accessed via the main stairway and the lift. It is made up of 4 spaces.

1.1

5.6.2. This large space occupies the northern half of the historic core, bays 5 and 6 as well as part of bay 4. As with floors G and upwards, bay 4 contains a toilet block and lift/stairwell area.

5.6.3. Windows in this room as with 1.3, use the standard arched head format. A slight variation to the format on this floor is the use of a curved brick detail on all the internal corners of the window including the sill.



*Plate 14 - Room 1.1, bay 6 looking west towards room 1.2.
Note modified window aperture and columns.*

5.6.4. Windows in the west wall have all been modified to accommodate the 20th century extension. The window in bay 4 located in a small area behind the

toilet block has been blocked up. The windows in bays 5 and 6 have been extended to ground floor level. These two windows do make use of an arched lintel, but the lintel is set higher in the wall than the windows in the north and east walls. In addition, the curved brick detail which indicates the original extent of the aperture ends higher than the sills of the other windows. This is therefore a good indication of some further variation in the rear facade of the building when compared with the north and east facades.

5.6.5. Columns at this level are in cast concrete, supporting cast east-west beams in turn supporting a cast concrete floor slab above.

5.6.6. In the south east corner of the space, there is a cross shaped junction of the sprinkler system, a yellow painted steel tubular arrangement.

1.2

5.6.7. This space located in the 20th century extension is accessed via modified window apertures in the west wall of 1.1.

5.6.8. Access to 1.2 is via the two modified window apertures in the west wall of 1.1.

5.6.9. This space is the upper floor of the extension block, it has a flat roof and 4 small windows. It is clearly 20th century in date.

1.3

5.6.10. This large space occupies the entire southern half of the historic core of the building, bays 1, 2 and 3.

5.6.11. This area before the soft strip had been divided into small office units using a light partitioning system. At the time of survey, after the soft strip, it was quite easy to read the structure in this area.

5.6.12. Windows in the east elevation conform to the standard arch headed style, with the same rounded internal corner details to that seen in 1.1.

5.6.13. Windows in the west elevation show some variations. In the slightly narrower bay 1, there is a brick arch headed doorway. Which does not appear to be a modified window. In contrast to the standard window dimensions, this

doorway was just 3'6" wide and 7'6" high. The brick arch detail had just two courses rather than the customary three found in other similar structures in the building. Bearing in mind that without the extension block to the back, this doorway would have opened out over the carriageway, it is plausible that this aperture was originally designed to be a doorway.



Plate 15 - View of 1.3 from the south east corner, looking towards 1.4. Note atypical doorway in bay 1 (left)

5.6.14. The doorways in bays 2 and 3 are however clearly formed from modified window apertures. The rounded corner detail stops at the sill height of the other windows (c.75cm from slab level) indicating that these were probably once standard arch headed windows. The arch of the aperture in bay 2 has been reinforced with two steel bands. It should be noted that in the bay directly below this aperture, the arch also required reinforcement.

5.6.15. The north wall of the space is the central spine wall and shows evidence for three blocked apertures each of which would have been at the centre of a bay. This is the pattern repeated on each of the lower floors. The entrance to the space is via a new concrete lintel headed doorway to the west of the original opening in the spine wall.

5.6.16. The south wall of the space forms the party wall with the adjoining property and has no windows.

5.6.17. There are a number of details in bay 1. At the east wall end, there is a sprinkler system valve. This valve is unmarked.

5.6.18. There is a trap door located in the floor slab in the west bay of bay 1. This is a heavy wooden double door arrangement, with large steel strap hinges and recessed hinged eyelets for handles. The door evidently opens upwards. The entire door and frame was sealed by a modern panel that was part of a raised wooden flooring system installed above the concrete slab.

5.6.19. In the ceiling above the hatch there is a steel ring bolt. This is presumably where a hoist would have been installed. The hatch gives access to G.6 and would presumably have been a means to load directly into carriages in the carriageway.

5.6.20. At ceiling level, there is a small stone or concrete base which corresponds with a brick pier at this location on the second floor.

1.4

5.6.21. This space located in the 20th century extension is accessed via modified window apertures in the west wall of 1.3.



Plate 16 - View of 1.4 looking south

5.6.22. This room forms part of the 20th century extension to the building and is plastered and painted white. As with other areas of the building, the windows

are single glazed in a steel frame.

5.6.23. This space is lit by 5 windows and 5 skylights set into the flat roof. This also reflects its former use as a subdivided area.

5.6.24. It is of personal interest to the author of this report that the offices of L – P : Archaeology were located in a subdivision of this room for around 2 years from May 1999.

5.7. THE SECOND FLOOR

5.7.1. The second floor is accessed from the main stairwell and lift. It consists of 2 spaces.

2.1

5.7.2. This large space occupies the northern half of the building, bays 5 and 6 as well as part of bay 4.

5.7.3. The columns are square section cast concrete columns in line with the floor below, with east west oriented beams supporting the cast concrete slab of the floor above.



*Plate 17 - View of 2.1 looking south along the east bay.
Note window (east facade) and columns.*

5.7.4. This floor has the atypical square headed windows that make use of a concrete

lintel. At the rear of the building from outside, it is evident that these are in fact lintels rather than an integral part of the slab above. Nevertheless, the glazing elements reach right up to the slab. Windows are single glazed in a steel frame.

5.7.5. All bays have identical window arrangements, with one window located in each bay.

5.7.6. As with other floors above and below, bay 4 in this spaces is occupied by both a toilet block and the lift/stairwell arrangements.

2.2

5.7.7. This large space occupies the entire southern half of the building, bays 1, 2 and 3.

5.7.8. As with 2.1, the windows follow an identical matching square headed format, three located in the east facade and three in the west facade.

5.7.9. The south wall forms the party wall with the adjoining building and consequently has no windows. At the centre of this wall there is a raised brick pier, somewhat smaller than the piers noted and basement and groundfloor level.

5.7.10. The spine wall forms the northern wall of this space, a blocked doorway is noted in the eastern bay, whilst the main access to the space is via a retained opening at the centre of the wall in the central bay.

5.7.11. A former flooring in heavy duty green linoleum was noted beneath the already stripped out floor.

5.8. THE THIRD FLOOR

5.8.1. The third floor is accessed via the main stairwell and lift. It consists of 2 large spaces which are of standard height plus the open roofspace. Until the soft strip, these spaces had mezzanine floors to increase usable floorspace. The brick structural walls are noticeably thinner throughout this floor, with additional brick piers to compensate at the load bearing points.

ROOF DETAILS

5.8.2. The roof is a pitched roof constructed of pine and covered with slate.



Plate 18 - Roof truss in 3.1. Note modern addition of steel joist, and original open tie-beam arrangement.

5.8.3. The roof is supported by the end brick walls of the building as well as the central spine wall. In each half of the building, there are two trusses, supported on cast iron columns in line with the main structural grid of the building.

5.8.4. These trusses are a modified queen post truss, where the central portion of the tie beam has been removed. This is clearly a design feature rather than a later modification, as the tie beams are neatly finished and fit into specially cast elements at the top of the cast columns.

5.8.5. These trusses support just two heavy purlins on each side of the pitch. There is no structural member at the point of the pitch. These purlins support closely spaced rafters in sawn pine. With a layer of horizontal planks set on top of the rafters.

5.8.6. Each bay with the exception of bay 4 contains a modern skylight on each side of the pitch, 10 skylights in total.

3.1

5.8.7. This large space occupies the northern half of the building, bays 5 and 6 as

well as part of bay 4.

- 5.8.8. The windows are in the typical arch headed format, with one in each of the bays on the north, east and west sides.
- 5.8.9. On the east and west walls, the brickwork is noticeably thinner at this level, with thicker brick piers in line with the structural grid giving additional support to the roof.
- 5.8.10. Previous to the soft strip, this room contained a mezzanine floor, elements of this floor were still visible at the time of the survey, these included modern I beam steel floor supports and a welded steel staircase with checkerplate treads. The east west floor supports actually sandwich in the roof truss and columns. This may also serve as a way to retrospectively provide a tie beam to these trusses, which as noted above, would originally have had an extra height area between the central columns.



Plate 19 - Bay 1 in room 3.2. Shows window, truss, mezzanine floor joists and brick pier in south wall.

3.2

5.8.11. This space occupies the entire southern half of the building, bays 1, 2 and 3.

5.8.12. As with 3.1, windows follow the standard arch headed format. There are three windows in the west elevation in bays 1 to 3 and two in the east elevation in bays 1 and 3. Bay two has a full height floor to ceiling door. This door is a double door arrangement that opens inwards. There is a steel bar outside the door that closes in order to provide a form of handrail. This appears to date to the original use of this door for some form of hoist. On either side of the door, metal loops set into the brickwork are presumably part of the original door or hoist system.

5.8.13. As with 3.1 there is evidence of a modern mezzanine. This followed the same construction technique as in 3.1, with steel joists sandwiching in the trusses. In this case, access to the upper floor was via a modern spiral staircase.

5.8.14. In the central bay, where the ceiling height was originally much higher, there is some kind of wooden structure at roof level, although this appears to be little more than a remnant of the original structure and is difficult to interpret. It is perhaps part of a roof hoist system.

5.8.15. There is a continuation of the brick pier in the south wall from the floor below.

6. Watching Brief Results

6.1. Following demolition, two large areas of grubbing out were monitored, these were termed Zone 1 and Zone 2 (or Z.1 and Z.2). The extent of these areas are indicated on FIGURE 9 which also shows the location of the recorded cross sections FIGURE 10.

6.2. Context numbers are enclosed in brackets. Square brackets indicate a cut for example [764] and round brackets are used to indicate deposits for example (123). Masonry is indicated by underlining for example Z40.

6.3. DEPOSIT SEQUENCE

6.3.1. This sequence was recorded in an area to the west of the historic core of the building, in the space formerly occupied by rooms G.7 and G.8. The machine was directed to remove a retaining wall at the rear of the site and this provided an ideal opportunity to record the complete deposit sequence, as follows.



Plate 20 - Deep section through deposits.

- 6.3.2. The earliest deposit on site, the river terrace gravel (114) was observed at 4.2m below slab level. Bearing in mind that the slab was located at c.0.5m above the pavement level of 12m AOD in this area, this is an approximate level of 8.30m OD for the top of the gravel at this point. This tallies well with the evaluation results (HUNT 2007).
- 6.3.3. It seems most likely that this gravel has been truncated at some time, although the nature of the observation meant that it was impossible to verify this. The absence of brickearth here would tend to support this hypothesis.
- 6.3.4. Above the natural, a transitional area of 'dirty gravel' was observed, overlain by context (103) a 2.1m thick black layer. This is thought to be a layer formed by repeated dumping events at the site.
- 6.3.5. This is sealed by layer (101), which is possibly some form of capping layer or floor. (101) is around 5cm thick formed of a grey sandy material.
- 6.3.6. (101) is sealed by a 0.4m thick deposit, interpreted as a foundation or make up layer. It is much richer in building material compared to the lower dump deposits and is greener in colour.
- 6.3.7. Wall 105 observed only in cross section was founded directly on this make up layer. It is a double skinned wall in an unfroged red brick.
- 6.3.8. This wall 105 had been demolished and was sealed by its demolition debris (100).
- 6.3.9. This demolition material was cut by the construction cut of the rear retaining wall of the site [106]. The wall is formed by a heavy concrete strip foundation 107, a brick wall 108 and construction backfill (109).
- 6.3.10. This construction sequence is sealed by a thick (up to 0.7m thick) make up layer containing 20th century material. This layer is capped by a concrete slab 111.
- 6.3.11. Finally, this slab is sealed by another thick layer of make up (112) in this case containing significant quantities of asbestos sheeting. This is the make up for the current slab (113).

6.4. OTHER FEATURES OBSERVED

- 6.4.1. A series of mill stones were recovered whilst grubbing out. It should also be noted that a mill stone was found during the evaluation. The mill stones fitted 2 broad types, a flat round type and a cylindrical type. All came from demolition deposits at the rear of the site and beneath the basement slab level.
- 6.4.2. The flat type appears to have operated as a disc, grinding in a rotary motion about a central axis.



Plate 21 - Flat type mill stone

- 6.4.3. The cylindrical type appears to have acted like a wheel which would have run on an axel in a race, probably in a pair around a central post or axis.



Plate 22 - Cylindrical type mill stone (pair)

6.4.4. Another useful detail noted during demolition was that all of the square concrete columns recorded during the building recording were in fact cast iron columns with a cast concrete outer. Presumably these casings were cast *in situ*.



Plate 23 - Cast iron column after demolition. Concrete casing has broken away from the capital, but remains in place on the shaft.



Plate 24 - Area bay 1 and 2 looking east. Wall with underpinning.

6.4.5. The area of bay 1 was also observed in zone 2 of the watching brief. The internal wall between G.6 and G.5 was observed in cross section. It was noted to have a heavy concrete strip foundation indicating that the building had clearly been underpinned at some time.

7. Discussion of Results and Phasing

7.1. QUARRYING

7.1.1. The earliest phase on site is the quarrying event that seems to have truncated the natural gravels at around 8m OD. No further evidence was observed that could help define the nature of this event or even date it with any certainty.

7.1.2. Whilst it seems most likely that this event took place in the Post Medieval period, the possibility that this is an earlier quarry filled in long after its disuse cannot be ruled out.

7.2. DUMP LAYERS

7.2.1. Results from the watching brief were not able to further refine the dating of these layers beyond that established during the evaluation, namely 'pre 1700' (HUNT 2007).

7.2.2. The watching brief did confirm that these deposits extend over a wide area, extending beyond the limits of the study site, apparently without any sign of thinning. This is potentially interesting in terms of a wider agenda for defining and understanding these deposits during other work in this area of London.

7.3. EARLY INDUSTRY

7.3.1. The early development of the wider area, was only partially demonstrated in the watching brief, due to the heavy truncation caused by the buildings at 20 Dock Street, but the conclusions of the evaluation seem vindicated. That is to say that development began in around 1700 in this area.

7.3.2. The small truncated wall to the rear of the building recorded in section may well fit into this phase.

7.4. THE RICE MILL

7.4.1. The rice mill identified in the early Ordnance Survey maps was almost certainly shown to have been demolished to make way for the building at 20 Dock Street.

7.4.2. The floor level recorded during the evaluation within the basement of 20 Dock

Street seems the most likely candidate as the original floor of the Rice Mill. The building recording established that the building had identical floor-ceiling heights on every floor, and this taken with the heights of the columns in the basement, indicates that the floor level in the basement was 'as designed' rather than raised after construction. This indicates that the buried floor from the evaluation was probably not ever part of this building and is instead part of the earlier rice mill structure.

7.4.3. The presence of the buried millstones in the demolition deposit between the two floor levels also suggests that the lower floor level was in fact the open floor of the rice mill.

7.4.4. The documentary evidence indicates that the rice mill did not fill the complete building footprint of the building on site. The historic building survey indicates strongly that the historic core of the building was built as a single planned build, with no evidence for extension of the brick structure. This implies that the historic core was built at some time after the rice mill was demolished.

7.5. WAREHOUSE

7.5.1. The rice mill is known to have existed up until at least 1874 and therefore this subsequent phase probably began around 1880.

7.5.2. During this phase, the rice mill was demolished and a new building built. At the time of the evaluation, this building was considered to be either a new mill building or a refurbishment of the old mill. However, on balance, the more likely function of the new building was a warehouse, probably resulting from increasing dock activity in the area.

7.5.3. The warehouse structure shows a single phase of construction with a good level of standardisation, including identical floor to ceiling heights, standardised window apertures and standardised structural columns.

7.5.4. The columns, roof, window details all fit with a late 19th century date for the structure.

7.5.5. There was no evidence for any kind of motive power, either in terms of an

engine house or power transmission shaft boxes or the like.

7.5.6. The most likely organisation and function of the warehouse is as follows. There was probably no pedestrian or goods access directly to the building in its original form. The east and north facades probably only contained windows (of the standard arch headed type) at this time. The only access to the building at this time would have been from the carriageway in G.6. The blocked doorway in the wall of G.6 would have meant that the small heated office space controlled access through this carriageway which would have lead through to a yard area at the rear of the building. This yard had a hoist door at first floor level and possibly a trapdoor at this time giving goods access to the upper floors.

7.5.7. This interpretation of the space is indicative of some form of tightly controlled warehouse, possibly a bonded warehouse. The single, closely watched, access point would have made it easy to keep a tight control on entry and exit of goods and people.

7.6.REFURBISHMENT

7.6.1. A major refurbishment of the warehouse took place at some time in the 20th century, possibly a post war renovation. In this phase, many of the historic details of the fabric were lost or obscured.

7.6.2. The cast iron columns were clad in concrete and the former floors replaced with cast concrete slabs. The cladding of the columns seems unlikely to have been for reinforcing their load bearing strength. Rather the two most plausible interpretations are either as increased fire protection or perhaps as a decorative 'modernisation' of the columns.

7.6.3. The north elevation was heavily modified and a goods entrance was added.

7.6.4. It seems most likely that pedestrian access to Dock Street was added at this time as was the lift and stairwell in bay 4.

7.6.5. In addition, the rear of the building was modified, with the level being raised and a series of poorly constructed structures being added. This addition required the modification of various window and door structures to the rear of

the building.

7.6.6. At the 2nd floor level all of the windows were replaced.

7.6.7. A sprinkler system was added at this time.

7.6.8. It seems most likely that the building continued in use as a warehouse, although the higher windows in the second floor may be an indication that some light manufacturing was taking place on this floor. There is thus the possibility that the building was in a mixed use at this stage.

7.7.OFFICE UNITS

7.7.1. The building was again refurbished in the 1980s to make way for office units of varying sizes.

7.7.2. At this time no major changes to the historic fabric took place.

7.7.3. Mezzanine floors were added on the 3rd floor

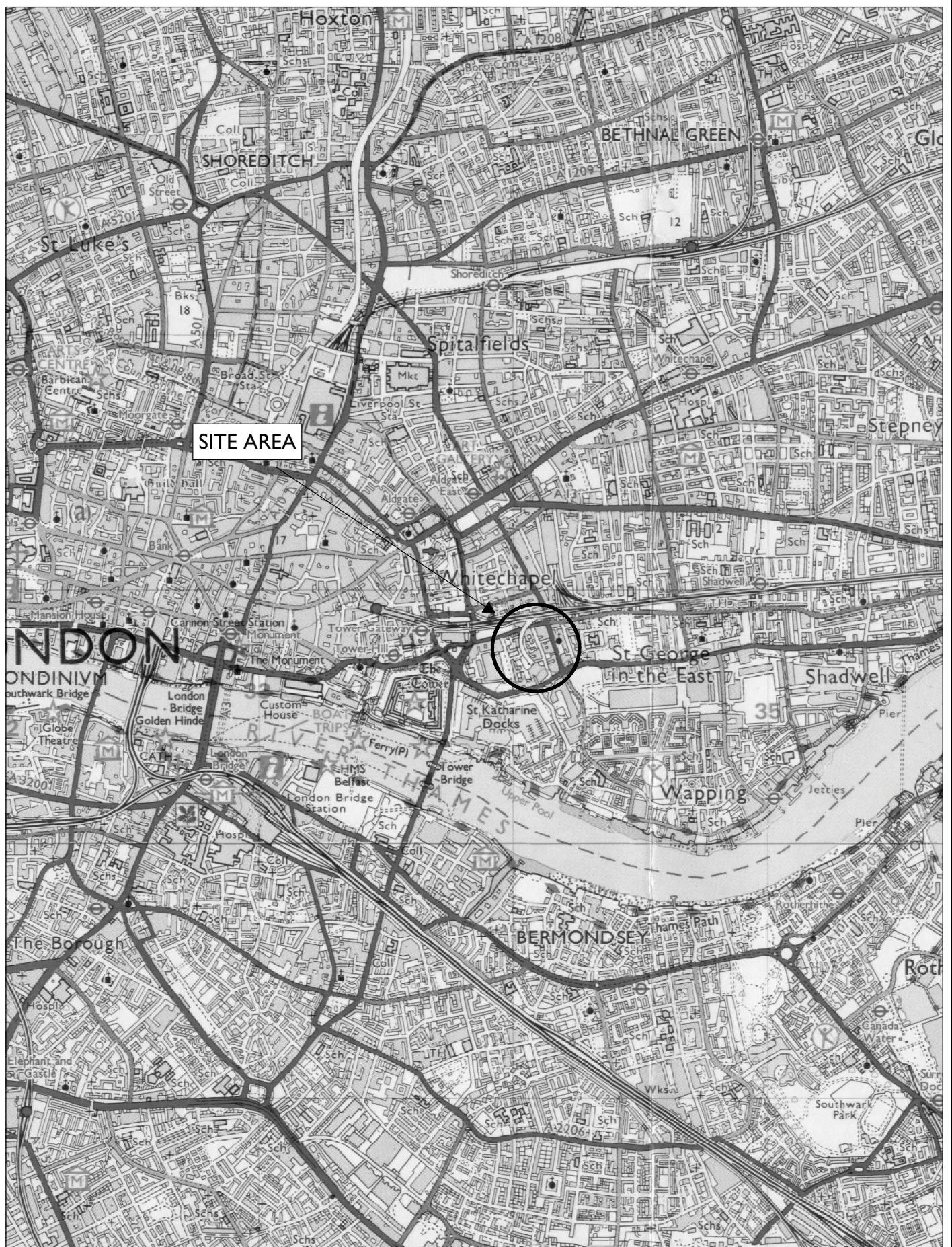
7.7.4. It seems likely that some details of the basement and ground floor layout took place at this time, as well as the installation of toilets on each floor.

8. Summary and Conclusions

- 8.1. The site produced evidence for six broad phases of activity, all dating to the Post Medieval period. The building at 20 Dock Street was recorded and analysed and showed evidence of 3 phases of construction activity.
- 8.2. Watching brief and evaluation contributed to our understanding of the first two phases on site, namely the quarrying and subsequent infilling of these quarries in the period up to 1700.
- 8.3. The first evidence of built development of the site was poorly represented in the archaeological record, with little remaining to indicate use or phasing of the brick structures in the area. The evaluation produced the most useful information on this phase.
- 8.4. The site once contained a rice mill, the only physical evidence for this being the mill stones recovered from demolition debris and a brick floor.
- 8.5. The 20 Dock Street building was built at some time after 1875, being constructed as a warehouse using a standardised construction system and many standardised details. The building was not listed and is not of any special architectural or historical merit.
- 8.6. The building was heavily modified in the 20th century, including replacement of all floors, many windows, underpinning of the foundations and a complete redesign of the building circulation. This refurbishment removed many traces of the former internal organisation of the building, including key details such as the location of circulation.
- 8.7. A final phase of development took place in the 1980s with the refurbishment of the building as office units.
- 8.8. This document and the accompanying photographic archive represent an English Heritage Level 1 record of the buildings on the site as well as the report on the watching brief. At the time of writing, it is understood that the site has now been entirely cleared for redevelopment.

FIGURES

FIGURE I // Site Location General



0 1,000m

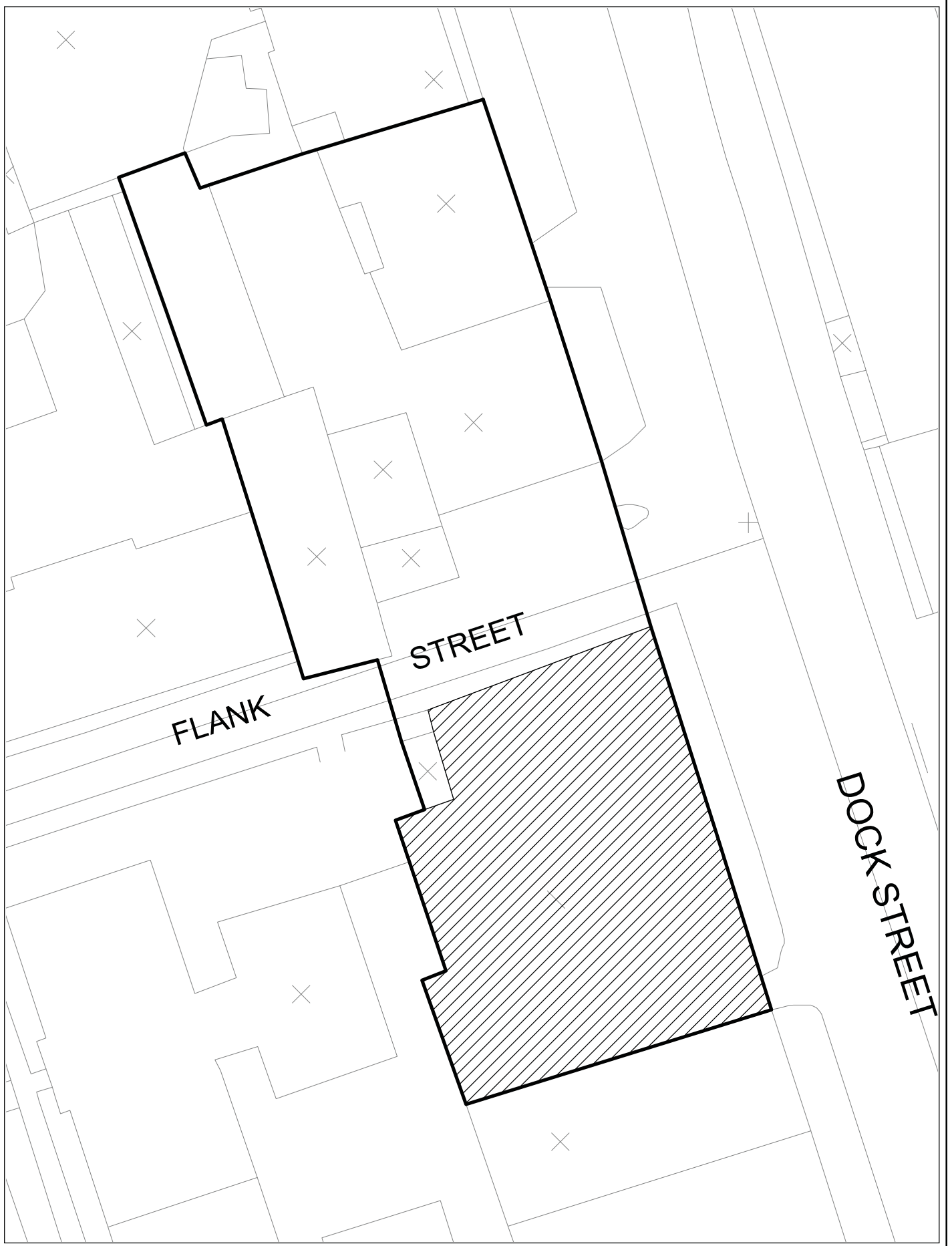
PROJECT // 0309L- 10-20 Dock Street

DESCRIPTION // Site location general

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DOC REF: LP0309L-AMR-v1 L-P:ARCHÆOLOGY

FIGURE 2 // Site Location Detailed



 20 Dock Street  site area
 OS data

0  15m



PROJECT // 0309L- 10-20 Dock Street

DESCRIPTION // Site location detailed

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L-P:ARCHÆOLOGY

FIGURE 3 // East and North Elevation



SCALE 1:200 @ A4

0 10m

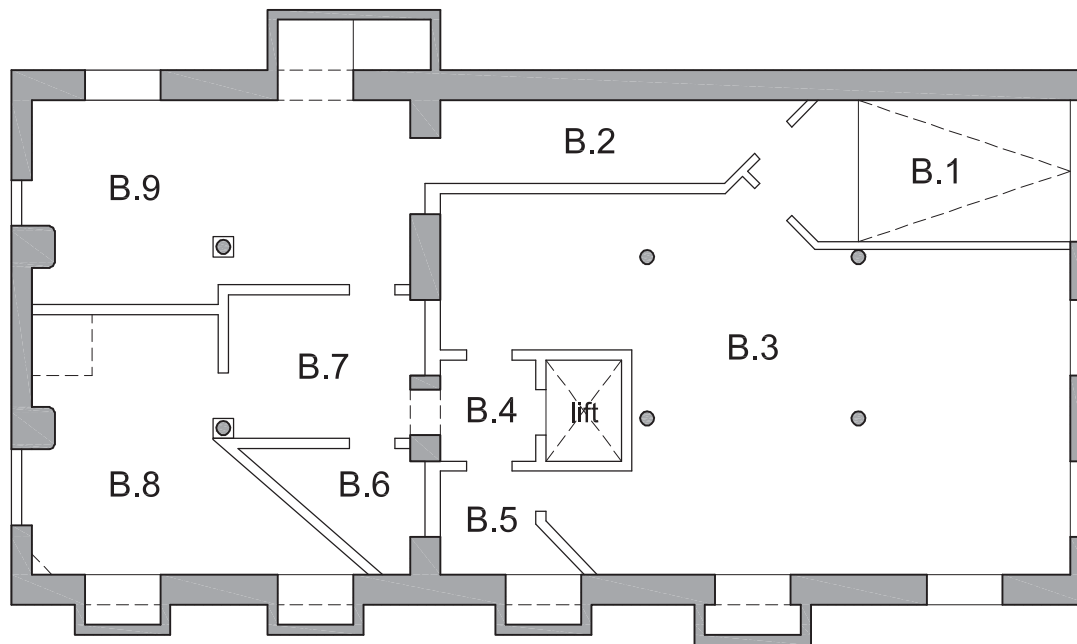
PROJECT // 0309L- 10 - 20 Dock Street

DESCRIPTION // East and north elevation of 20 Dock Street

DOC REF: LP0309L-AMR-v1

L-P:ARCHÆOLOGY

FIGURE 4 // Basement Plan



SCALE - 1:150 @ A4



PROJECT // 0309L- 10 - 20 Dock Street

DESCRIPTION // Basement plan

DOC REF: LP0309L-AMR-v1

L-P:ARCHÆOLOGY

FIGURE 5 // Ground Floor Plan



SCALE - 1:150 @ A4



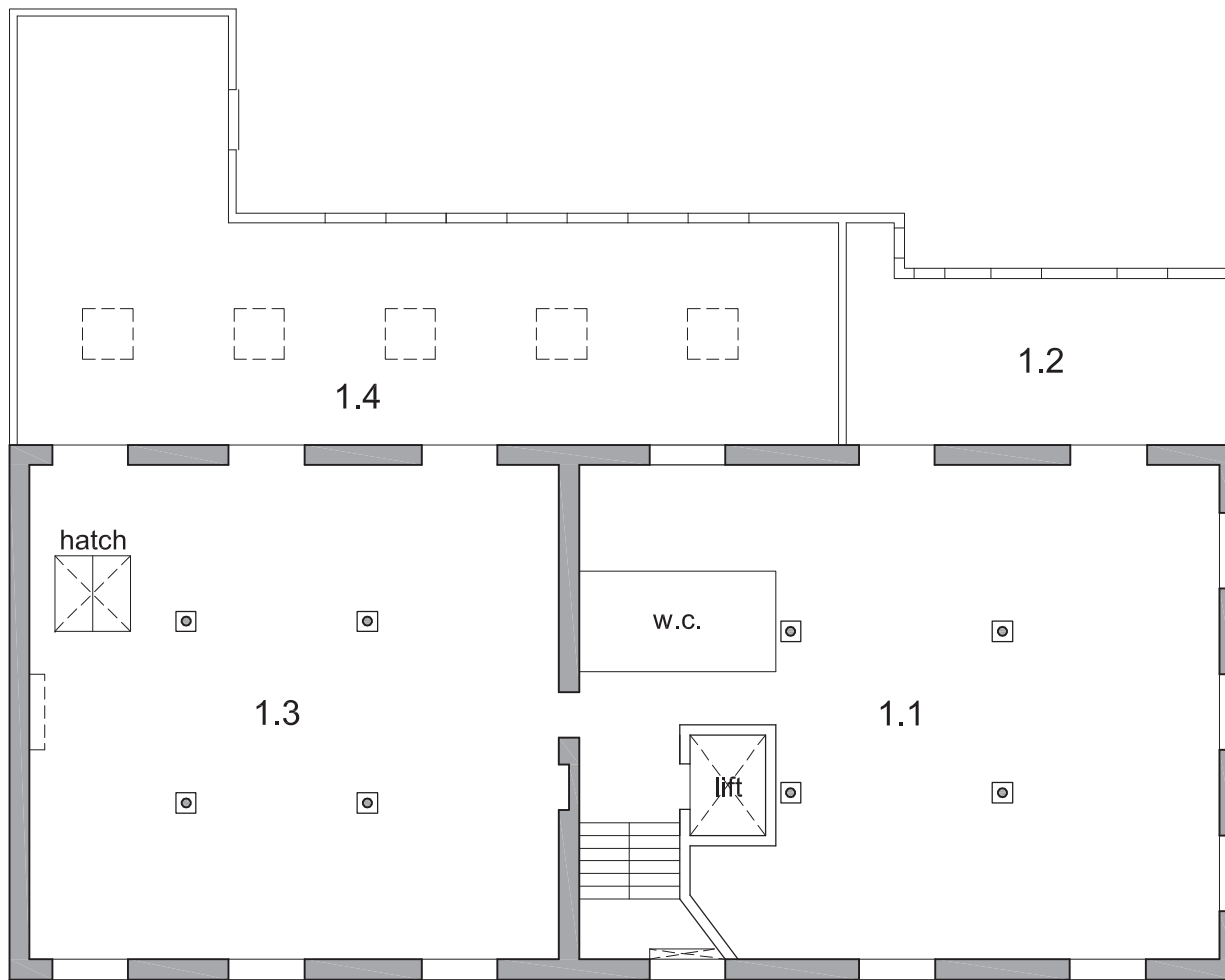
PROJECT // 0309L- 10 - 20 Dock Street

DESCRIPTION // Ground floor plan

DOC REF: LP0309L-AMR-v1

L-P:ARCHÆOLOGY

FIGURE 6 // First Floor Plan



SCALE - 1:150 @ A4

0 10m



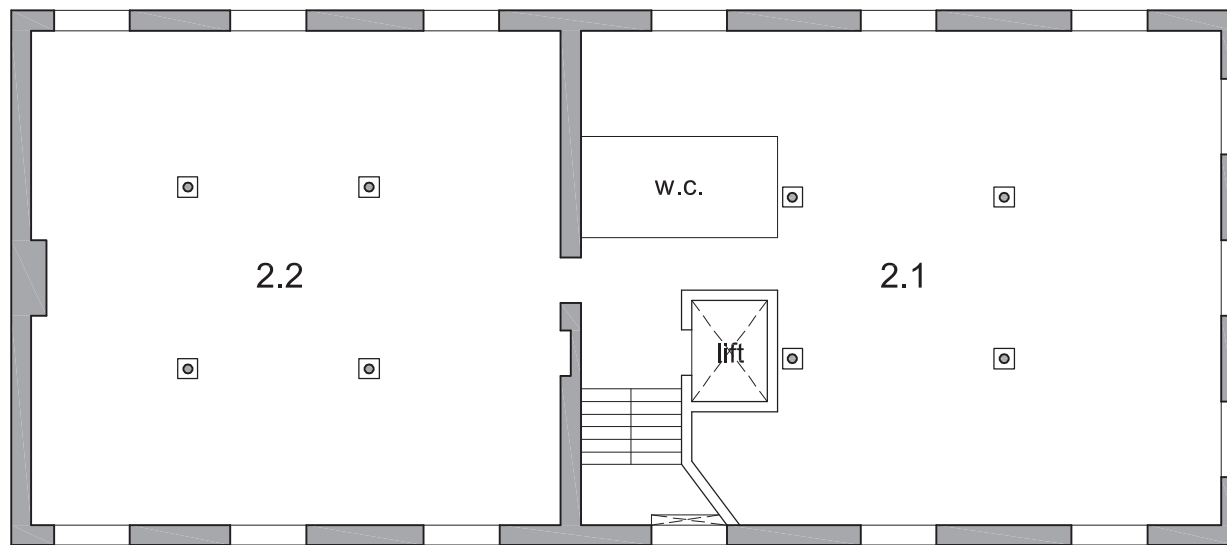
PROJECT // 0309L- 10 - 20 Dock Street

DESCRIPTION // First floor plan

DOC REF: LP0309L-AMR-v1

L-P:ARCHAEOLOGY

FIGURE 7 // Second Floor Plan



SCALE - 1:150 @ A4



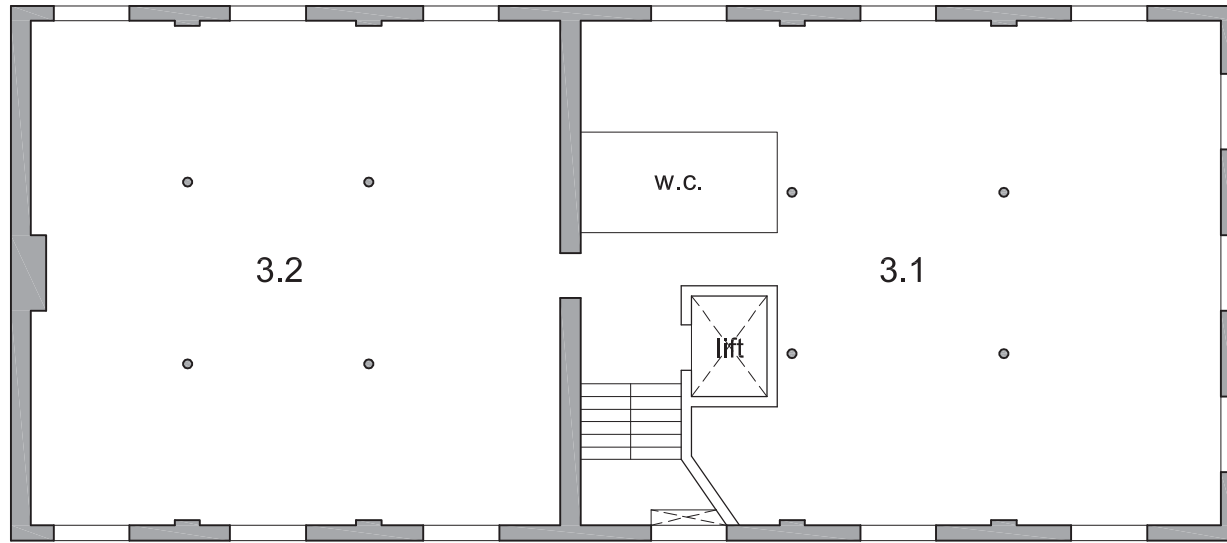
PROJECT // 0309L- 10 - 20 Dock Street

DESCRIPTION // Second floor plan

DOC REF: LP0309L-AMR-v1

L-P:ARCHÆOLOGY

FIGURE 8 // Third Floor Plan



SCALE - 1:150 @ A4



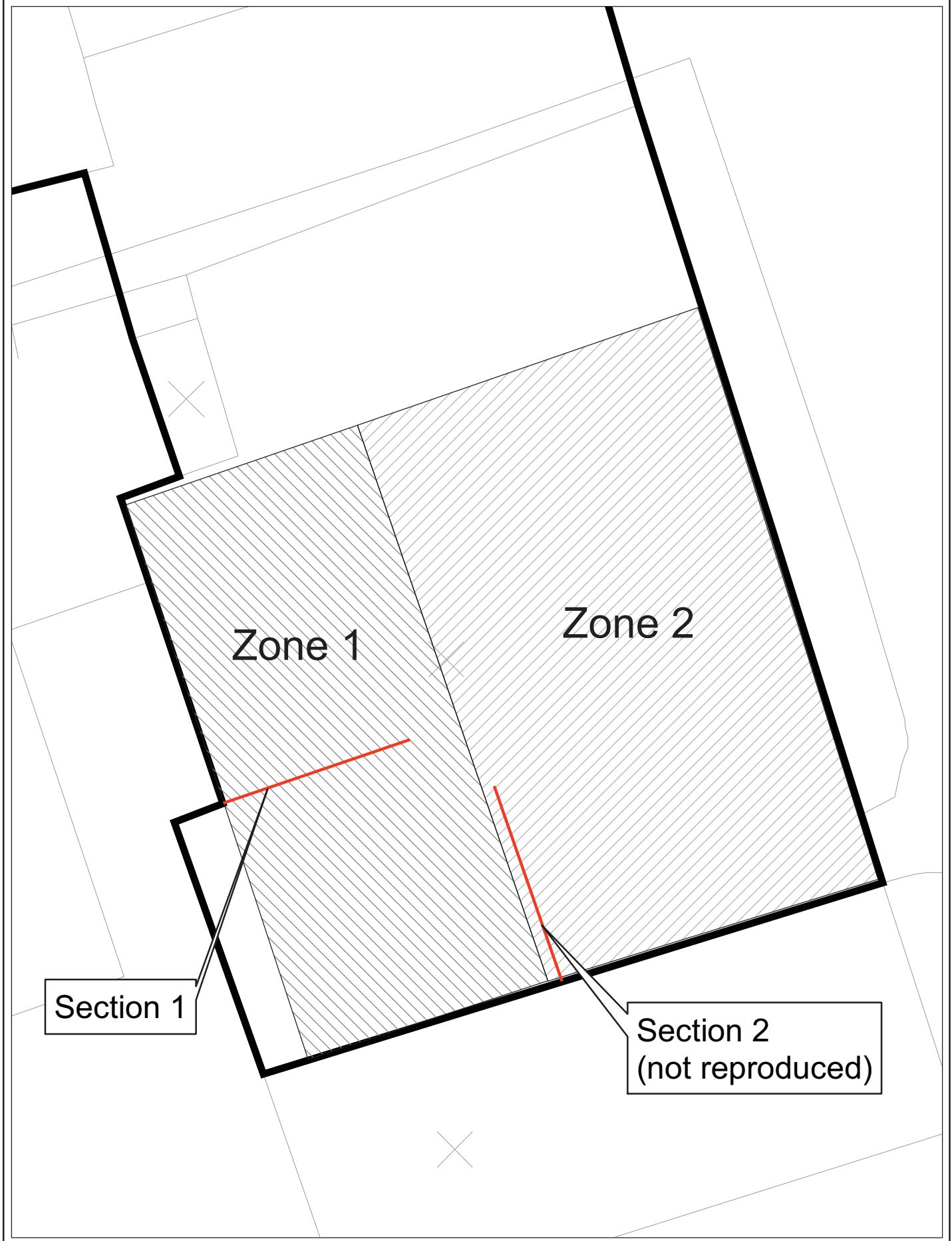
PROJECT // 0309L- 10 - 20 Dock Street

DESCRIPTION // Third floor plan

DOC REF: LP0309L-AMR-v1

L-P:ARCHÆOLOGY

FIGURE 9 // Watching Brief Areas



Section 1

Section 2
(not reproduced)

Zone 1

Zone 2

0 5 m



PROJECT // 0309L- 10-20 Dock Street

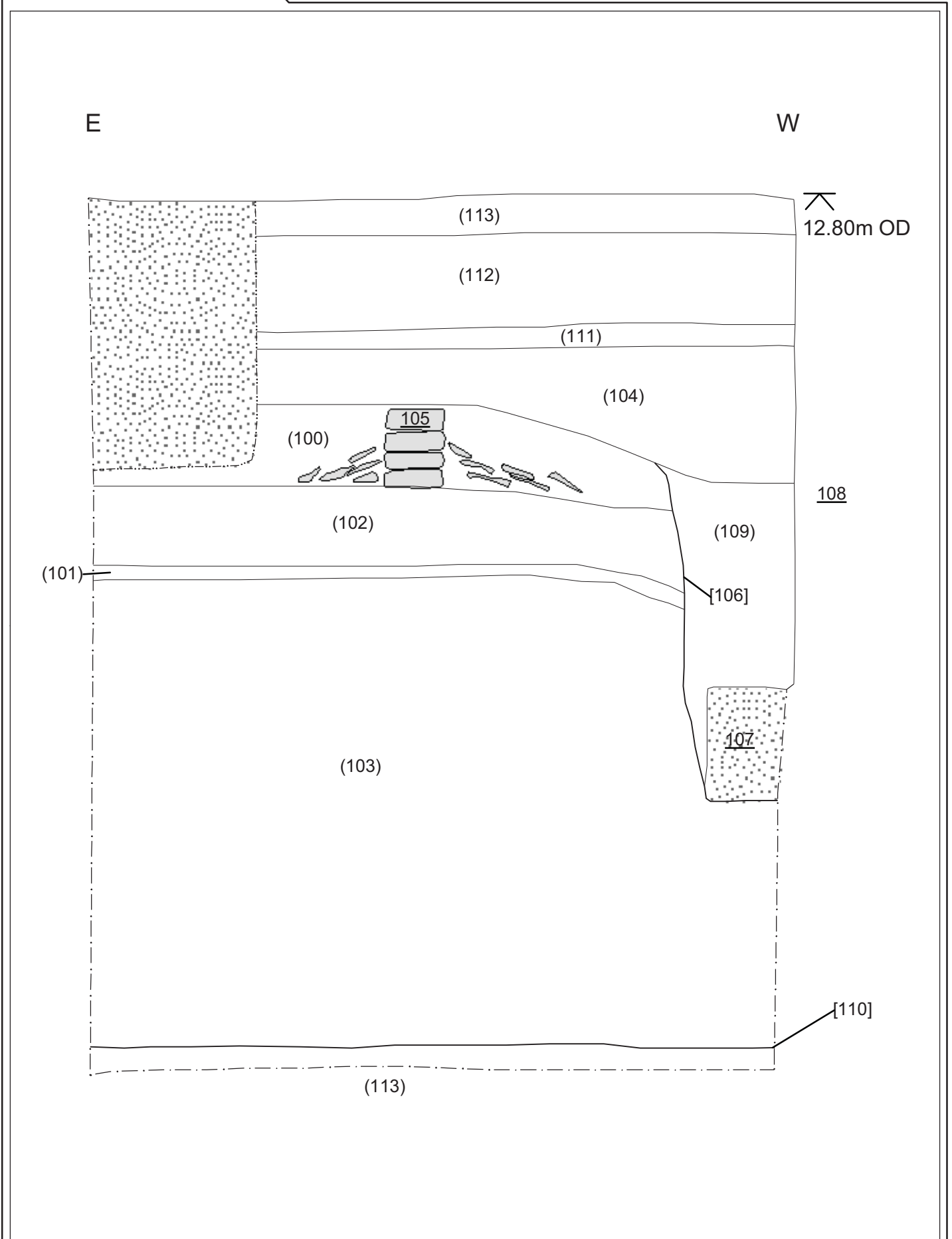
DESCRIPTION // Watching srief areas with location of sections

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DOC REF: LP0309L-AMR-vI

L-P:ARCHÆOLOGY

FIGURE 10 // Section I



PROJECT // 0309L - Dock Street

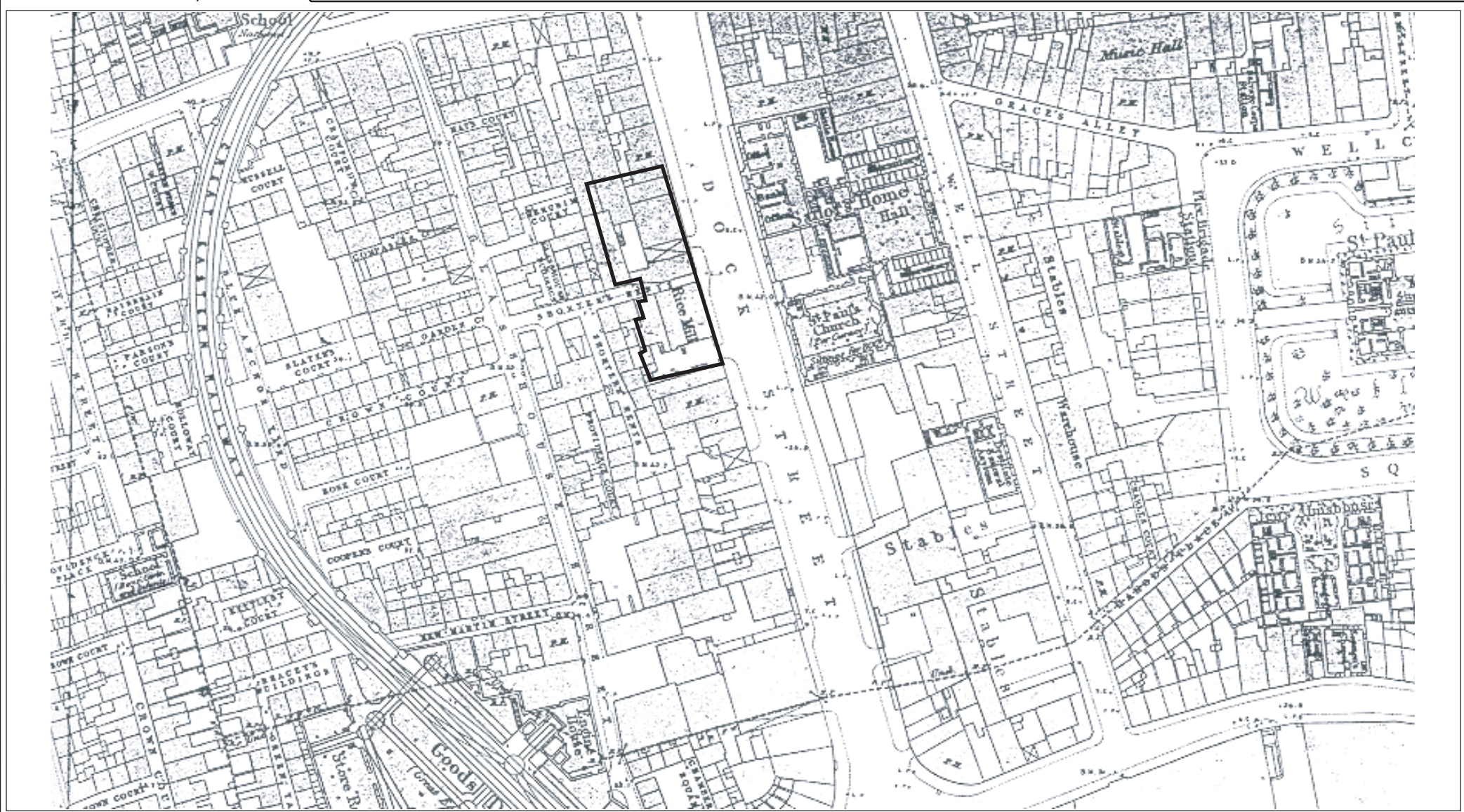
DESCRIPTION // Section drawing, Location on Fig. 9

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0 0.5 m

FIGURE 11 // Ordnance Survey 1874



NOT TO SCALE - For illustration purposes only

 Site Area



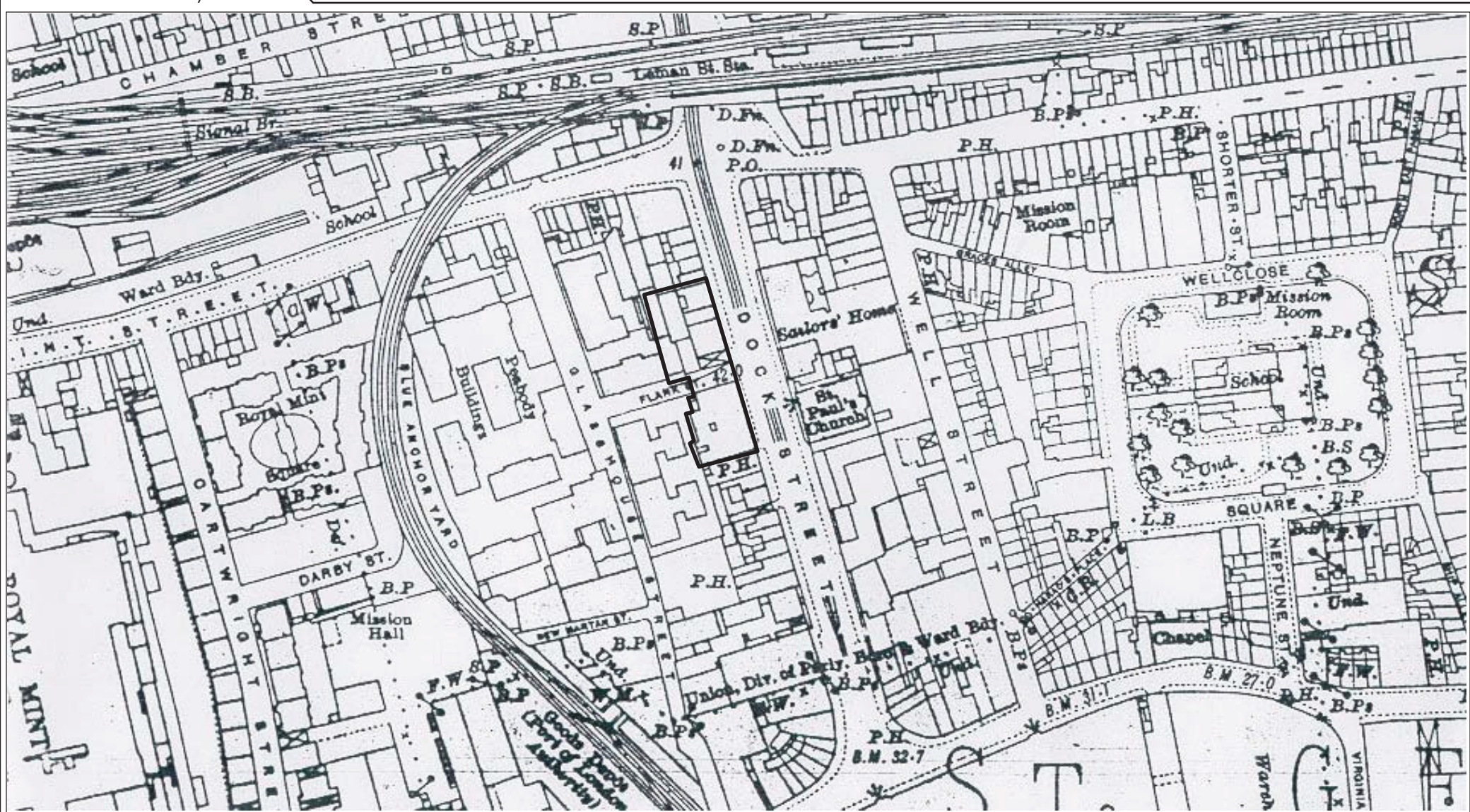
PROJECT // 0309L- 10 - 20 Dock Street

DESCRIPTION // Ordnance Survey 1874

DOC REF: LP0309L-AMR-v1

L-P:ARCHAEOLOGY

FIGURE 12 // Ordnance Survey 1916



NOT TO SCALE - For illustration purposes only

 Site Area

PROJECT // 0309L- 10 - 20 Dock Street

DESCRIPTION // Ordnance Survey 1916

DOC REF: LP0309L-AMR-v1

L-P:ARCHAEOLOGY

SOURCES CONSULTED

APPENDIX I

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STRATIGRAPHIC MATRIX

APPENDIX 2



OASIS RECORD

APPENDIX 3

OASIS DATA COLLECTION FORM: England

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OASIS ID: Iparchae1-77166

Project details

Project name	10 - 20 Dock Street
Short description of the project	A Watching Brief and Historic Building Recording work were undertaken during and after demolition of the buildings on the site. The Building recording to EH level 1 recorded the remains of a 19th century warehouse building. The watching brief added to the understanding of the building as well as recording the underlying deposits.
Project dates	Start: 26-11-2007 End: 08-02-2008
Previous/future work	Yes / No
Any associated project reference codes	DCK06 - Sitecode
Any associated project reference codes	Iparchae1-20558 - OASIS form ID
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	GRAVEL PIT Post Medieval
Monument type	MIDDEN Post Medieval
Monument type	RUBBISH PIT Post Medieval
Monument type	FOOD PROCESSING SITE Post Medieval
Significant Finds	POTTERY Post Medieval
Significant Finds	ANIMAL BONE Post Medieval
Methods & techniques	'Annotated Sketch','Photographic Survey','Survey/Recording Of Fabric/Structure'
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON TOWER HAMLETS TOWER HAMLETS 10 - 20 Dock Street
Postcode	E1 8JP
Study area	1180.00 Square metres

Site coordinates TQ 3425 8075 51.5092101319 -0.06525755321810 51 30 33 N 000 03 54 W Point
Height OD / Min: 8.00m Max: 9.00m
Depth

Project creators

Name of Organisation L - P : Archaeology
Project brief originator Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator L - P : Archaeology
Project director/manager Guy Hunt
Project supervisor Guy Hunt
Type of sponsor/funding body Developer
Name of sponsor/funding body Purple Property Holdings

Project archives

Physical Archive Exists? No
Digital Archive recipient Museum of London
Digital Archive ID DCK06
Digital Contents 'Stratigraphic','Survey'
Digital Media available 'GIS','Images raster / digital photography','Survey','Text'
Paper Archive recipient Museum of London
Paper Archive ID DCK06
Paper Contents 'Stratigraphic','Survey'
Paper Media available 'Context sheet','Correspondence','Diary','Drawing','Manuscript','Map','Matrices','Microfilm','Miscellaneous Material','Photograph','Plan','Report','Section','Survey ','Unpublished Text'

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
Title Specification for Archaeological Mitigation at10 - 20 Dock Street
Author(s)/Editor(s) Young, J
Other bibliographic details LP0309L-SAM-v1
Date 2007
Issuer or L - P : Archaeology

publisher
Place of issue or publication London
Description A4 spiral bound paper report.

**Project
bibliography 2**

Publication type Grey literature (unpublished document/manuscript)
Title Historic Building Record and Watching Brief at 10 - 20 Dock Street, London
Author(s)/Editor(s) Hunt, G
Other bibliographic details LP0309L-AMR-v1
Date 2010
Issuer or publisher L - P : Archaeology
Place of issue or publication London
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