

22 MARSH WALL
Isle of Dogs
London
E14

London Borough of Tower Hamlets

A report on archaeological monitoring of UXO pits
and standing building assessment

June 2006



MUSEUM OF LONDON

Archaeology Service

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Summary (non-technical)

This report presents the results of a monitoring exercise carried out by the Museum of London Archaeology Service on pits excavated to check for the presence of unexploded ordnance at 22 Marsh Wall, Isle of Dogs, London E14. There was also a standing building assessment carried out on industrial buildings on the site, the results of which are incorporated into this report.

Work was monitored between 10th and 11th of May 2006 prior to the redevelopment of the site.

The report summarises the archaeological potential of the site, and the likely impact on this of the proposed redevelopment, the main component of which is the demolition of the existing buildings and the construction of flats and a basement car parking area. The conclusions are that although there is nothing to suggest that the buried archaeological remains are of particular significance there could be further work carried out on the geoarchaeological potential of the site. The buildings on the site may also benefit from further study.

The report was commissioned from MoLAS by Chalegrove Properties Ltd.

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1 Introduction

1.1 Site background

Proposed redevelopment of a site at 22 Marsh Wall, London E14 (Fig 1), will entail demolition of the existing buildings on the site and extensive groundworks into below-ground strata. The site is located at the northwestern corner of the Isle of Dogs and is bounded to the north and east by Marsh Wall, to the south by Cuba Street and the west by Westferry Road.

The buildings on the site are neither statutorily listed as being of special architectural or historic interest nor are they situated in a conservation area. The local planning authority is the London Borough of Tower Hamlets. This document presents conclusions from a walkover assessment of the buildings now standing on this site, and offers an opinion as to their architectural and historic interest in general terms, and specifically in relation to the published criteria used in advising the Secretary of State on the statutory listing of buildings, as well as certain other criteria recommended by English Heritage for the care of unlisted buildings. The archaeological potential of the site below ground is considered here as part of a monitoring exercise carried out during the excavation of pits intended to investigate the presence of unexploded World War II ordnance on the site.

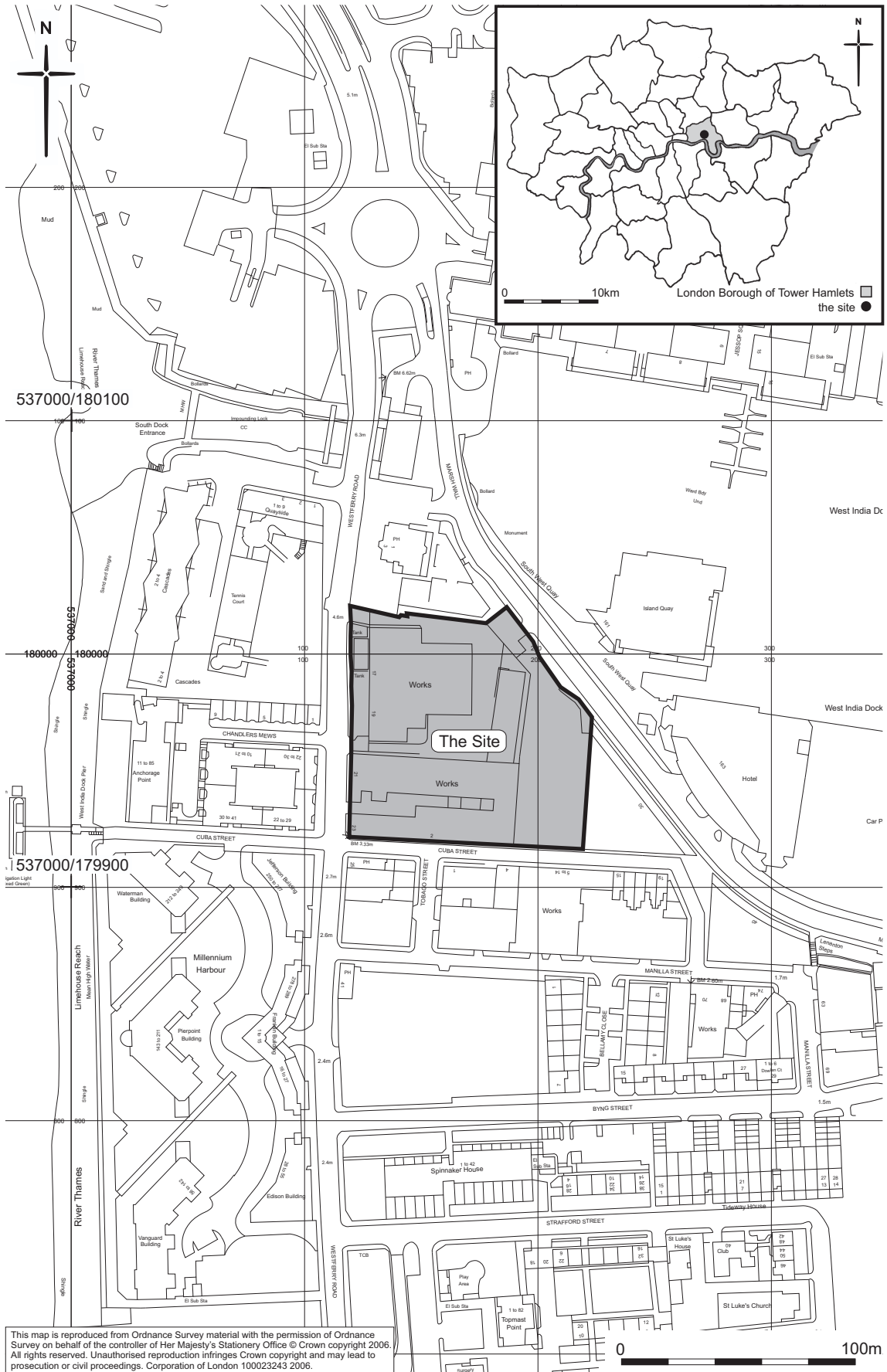


Fig 1 Site location

1.2 Planning and legislative framework

The then Department of the Environment published its *Archaeology and planning: a consultative document*, Planning Policy Guidance Note 16 (PPG 16), in November 1990. This set out the Secretary of State's policy on archaeological remains on land, and provided recommendations many of which have been integrated into local development plans. The key points in PPG16 are the following:

Archaeological remains should be seen as a finite and non-renewable resource, and in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.

Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by a proposed development there should be a presumption in favour of their physical preservation.

The key to informed and reasonable planning decisions is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains are known to exist on a site where development is planned and the implications for the development proposal.

When important remains are known to exist, or when archaeologists have good reason to believe that important remains exist, developers will be able to help by preparing sympathetic designs using, for example, foundations which avoid disturbing the remains altogether or minimise damage by raising ground levels under a proposed new structure, or by careful siting of landscaped or open areas. There are techniques available for sealing archaeological remains underneath buildings or landscaping, thus securing their preservation for the future even though they remain inaccessible for the time being.

If physical preservation *in situ* is not feasible, an archaeological excavation for the purposes of 'preservation by record' may be an acceptable alternative. From an archaeological point of view, this should be regarded as a second-best option. Agreements should also provide for the subsequent publication of the results of any excavation programme.

Decisions by planning authorities on whether to preserve archaeological remains *in situ*, in the face of proposed development, have to be taken on merit, taking account of development plan policies and all other material considerations – including the importance of the remains – and weighing these against the need for development.

Planning authorities, when they propose to allow development which is damaging to archaeological remains, must ensure that the developer has satisfactorily provided for excavation and recording, either through voluntary agreement with the archaeologists or, in the absence of agreement, by imposing an appropriate condition on the planning permission.

PPG16 itself forms part of an emerging European framework which recognises the importance of the archaeological and historic heritage in consideration of development proposals. This has recently been formulated in the *Code of good practice on archaeological heritage in urban development policies* established by the Cultural Heritage Committee of the Council of Europe, and adopted at the 15th plenary session in Strasbourg on 8–10 March 2000 (CC-PAT [99] 18 rev 3). As stated at the

beginning of that document however, ‘a balance must be struck between the desire to conserve the past and the need to renew for the future’.

1.2.1 Archaeology and planning in the borough of Tower Hamlets

The standard planning policies that the London Borough of Tower Hamlets has set with reference to archaeology (DEV43) are:

- Within areas of archaeological importance, applicants will need to demonstrate that the archaeological implications of the development have been properly assessed. A written assessment (archaeological statement) based on the professional advice of an approved archaeological consultant or organisation should be submitted as part of the documentation required to complete a planning application.
- Within areas of archaeological importance, the council may request that an archaeological evaluation of the site is carried out before any decision is made on the planning application.
- Where the preservation of archaeological remains *in situ* is not appropriate, the council will use conditions to ensure that no development takes place on the site until archaeological investigation, excavation, and recording has taken place by an approved organisation.
- In appropriate cases, planning agreements will be sought to ensure that adequate opportunities are afforded for the archaeological investigation of sites before and during demolition and development. Suitable provision should be made for *in situ* preservation of remains (Policy Dev 42) and finds in the original location, or for removing them to a suitable place for safe keeping.

1.3 Origin and scope of the report

This report was commissioned by Chalegrove Properties Ltd and produced by the Museum of London Archaeology Service (MoLAS).

Monitoring of test pits or boreholes, even when these are not primarily designed for archaeological evaluation, may nevertheless be able to provide useful information on the nature and extent of archaeological deposits. According to the most recent English Heritage guidelines (English Heritage, 1998) this will contribute to the:

- formulation of a strategy for the preservation or management of those remains; and/or
- formulation of an appropriate response or mitigation strategy to planning applications or other proposals which may adversely affect such archaeological remains, or enhance them; and/or
- formulation of a proposal for further archaeological investigations within a programme of research

1.4 Aims and objectives

All research is undertaken within the priorities established in the Museum of London's *A research framework for London Archaeology*, 2002.

Monitoring of the unexploded ordnance pits was intended to address the following broad objectives and archaeological research aims:

- What is the level of truncation caused by earlier basements in this area?
- What is the nature and significance of the surviving archaeological remains?
- What are the levels of natural deposits?
- Is there any evidence of structures on the site prior to the standing buildings present today?

2 Topographical and Archaeological Background

2.1 Topography

The underlying geology is London Clay deposited in the Eocene period, 65 to 38 million years ago. During this period south-east England was covered by warm, shallow seas. The London Clay is generally firm, dark to bluish grey in colour. Where it outcrops it becomes weathered, and is brown.

Overlying the London Clay are fluvioglacial deposits. These consist of Boulder Clay, Sand and Gravel and Laminated Clay. The Boulder Clay is the ground moraine of an ice sheet and consists of unsorted materials which were formed, in part, by erosive action and by the rock debris which accumulated as a result of weathering of the land surface. The coarser material washed from the Boulder Clay or from the morainic accumulations was deposited by glacial streams as sand and gravel, either on land or in lakes. Fine debris settled in temporary lakes to form laminated clays and silts. They are all confined to the north of the Thames Basin. These deposits would underlay any archaeological deposit upon the site. As water levels rose and fell, organic material was deposited within these layers.

The site lies in the centre of the large meander loop of the Thames known as the Isle of Dogs. The Isle of Dogs is a low-lying peninsula created by a horseshoe bend in the River Thames. This bend is a classic meander and is the only one of its kind between the modern estuary and Chiswick. The river is presently tidal and this low-lying area would have been subject to extensive flooding before effective flood control systems were installed.

Ground level on the site drops from the Westferry Road to the west from 3.91m OD on the pavement to 2.16m OD in the central area of the site. Marsh Wall is also at a higher level to the northeast, with a brick retaining wall providing the site boundary.

2.2 Archaeological Background

The time scales used in this report are:

Prehistoric

Palaeolithic	c.450,000 - 10,000 BC
Mesolithic	c.10,000 - 4,300 BC
Neolithic	c.4,300 - 2,000 BC
Bronze Age	c.2,000 - 600 BC
Iron Age	c.600 BC - AD 43

Historical

Roman	AD 43 - 410
Saxon	D 410 - 1066
Medieval	AD 1066 - 1485
Post-medieval	AD 1485 - present

In the vicinity of the site there is evidence of cultural activity for many of the periods covered by the dating tables above. Analysis of this evidence can provide a framework from which the study of the site itself can be placed in context and elaborated upon. In the absence of a site-specific desk based assessment much of the following information has been taken from the report of a site nearby (Arrowhead Quay, Marsh Wall) (MoLAS 2005) and the environmental statement for the site prepared by Environ UK Ltd (2006).

2.3 Prehistoric

The majority of the Palaeolithic and Mesolithic finds sites in the area are poorly located and most are the result of chance finds where artefacts lie on the ground surface. The Neolithic is a period of great significance in prehistory as it marks the change from a mobile hunter-gathering economy to a more settled agricultural subsistence. In Britain it dates from around 4,300BC to approximately 2,000BC. The only Neolithic finds in the vicinity of the site comprise axes recovered from the Thames.

During the Bronze Age layers of peats and alluvial clays formed, reflecting the rise and fall of sea levels. The peats are sedimentation within the estuary formed in a marshy waterlogged habitat, rather than in a totally submerged area. The peat dates from around 1500 - 800 BC (within the Bronze Age period) and is caused by a regressive phase of relatively low sea and river level. Several MoLAS sites have located archaeological features associated with the layer; for example wood (possibly a platform) at the Mudchute DLR Lewisham Extension site on The Isle of Dogs (DXA96) and wood deposits at Slocum Close in Thamesmead (SCG93). Probably the closest evidence of Bronze Age activity to the development site was at the Atlas Wharf site (AWF98) in Westferry Road to the south-west. The results of these investigations showed that a buried landscape of Bronze Age date existed on the site. Associated with this landscape was a timber structure. The structure was added to and adapted over a long period and seems to have been a platform located at the edge of a marshy braided channel running roughly north-westwards towards the Thames. Wood-splitting wedges and wood-working debris found in and around the platform suggest that woodcutters exploiting the surrounding marsh may have used it as a working area. The platform is one of a number of substantial prehistoric structures encountered in the lower Thames estuary.

Unfortunately no evidence of the Iron Age period is known on the site or has been found in the vicinity.

2.4 Roman

The nearest evidence for this period lies to the west at Express Wharf to the west of Westferry Road. Excavations by Thames Valley Archaeological Services (TVAS) revealed Roman occupation dating to the 2nd century AD. A small part of sand-capped gravel terrace had been buried by alluvium, within which several Roman finds

were recovered. Below the alluvium, cutting into the sands were many cut features representing 2nd century AD activity. There appeared to be more archaeology surviving towards the east, although this was outside the excavation area. The site was interpreted as a small farm and is considered valuable evidence in an otherwise unknown period of the Isle of Dogs development (Anthony and Ford 2003, 7).

2.5 Saxon

During the Saxon period large areas of land would have remained marshy with the Thames frequently overflowing its banks. The marshes and fens, however, were of exceptional importance as feeding grounds for livestock, for the gathering of reeds, plants and berries, for fishing, and for the hunting of wildfowl and other animals. As such they were regarded as more valuable than cultivated fields well into the Middle Ages. It is likely that the site was marginal and prone to flooding during this time.

2.6 Medieval

The date at which the Isle of Dogs was embanked to claim the marshland for pasture and agriculture is not known. Before development the land lay several feet below the high water level. Protected from flooding by a bank or wall, it was drained by large ditches discharging into the river through sluice-gates. It has been suggested that reclamation was carried out by the Romans, but a medieval date is more likely. At Shadwell, to the north, another part of Stepney marshes was reclaimed in the fourteenth century.

The first clear evidence of settlement dates from the second half of the twelfth century, when William of Pontefract built a chapel on his estate, later known as the manor of Pomfret. Associated with Pomfret manor, to the south of the settlement, was a ferry (known later as Potter's ferry) to Greenwich, although evidence for it lies in documentary form, mentioned in a will of 1450. Another ferry, to Deptford is also thought to have existed during this time, although this too is based solely on documentary evidence.

The earliest reference to a chapel in the marsh dedicated to St Mary dates from 1380. This chapel may have been the old one, or perhaps a new chapel of ease had been erected for the marsh-dwellers. Repairs were carried out in 1415, and bequests were made to it until the mid-fifteenth century. The evidence suggests that arable farming came to an end in the fifteenth century, and the land was used primarily for grazing possibly well before 1449.

2.7 Post-medieval

In the early post-medieval period the Isle of Dogs appears to have been largely uninhabited. It is often unclear from mentions of the Isle of Dogs in the sixteenth and seventeenth centuries whether all or part of the peninsula is meant. Isle of Dogs Farm appears on a map as late as the 17th century. Title deeds show that the Isle of Dogs

was the name of the farm and house originating as Pomfret manor, but it may have been loosely applied from an early date to the district generally.

By the early years of the sixteenth century it is likely that non-resident farmers used the flood-prone marshes largely as pasture. Deer for hunting were kept at Greenwich Park by Henry VIII from 1515, and it is therefore possible that the farm buildings were under-used and, being isolated but easily accessible from Greenwich, made suitable kennels.

During the late seventeenth/early eighteenth century several windmills were constructed on the western side of the Isle of Dogs. Their number has been variously stated, seven being most often cited. The mills, which with two exceptions were of post type with circular or polygonal seats, were used mostly for corn-grinding to begin with, but oilseed-crushing had taken over as the main activity by the late eighteenth century. It was also at this time that the name Mill Wall came into use (it is first used in the rate books in 1784), initially referring to the western marsh wall, where the windmills stood.

The flour-milling, baking and oil-seed crushing, established locally in the late seventeenth and eighteenth centuries, merged easily into the mixed pattern of nineteenth and twentieth century industry on the Isle of Dogs, including the introduction of the docks. At the beginning of the nineteenth century, foundries, rope works and boat building activities were present. Transportation of goods was further aided by the construction of Westferry Road (originally known as the Poplar and Greenwich Ferry Road) in 1812.

All but one of the mills had gone out of use by the early part of the nineteenth century. The formation of the ferry roads in 1812-15 opened the Isle of Dogs for development. Ground fronting Westferry Road was being offered for building leases by early 1814, but there were few interested. As a wind-swept marsh, the Isle of Dogs lacked potential as a residential suburb and development depended almost wholly on the growth of business on the riverside.

By the beginning of the 19th century the area in the site vicinity has been subject to some development. Cuba Street was named in 1875 but prior to this was referred to as Robert Street. In the early 19th century a rope makers yard was present on Marsh Wall site. Later an oil works was constructed on the northern part of the site. The site was redeveloped between 1882 and 1891. The buildings were replaced with low rise large factories: Mortons (jam and pickle making) in the north and W Whitford and Co (engineering works) on the south. These buildings were in turn redeveloped in the early 20th century, with the expansion of Mortons. The northern part of the site suffered bomb damage during World War II and the present buildings (brick industrial sheds) in this area were built during the 1950s and 1960s.

The route currently referred to as Marsh Wall forming the northeast boundary of the site was first laid in the early 1970's and was at that time named West Road.

3 The monitoring

3.1 Methodology

All archaeological excavation and recording during the monitoring was done in accordance with the *Method Statement* (Richardson & Partners Ltd 2006) and the MoLAS Archaeological Site Manual (MoLAS, 1994).

The slab was broken out and cleared by contractors under MoLAS supervision. Pits were excavated by machine by the contractors, and monitored by a member of staff from MoLAS.

The heights of observations were recorded relative to Ordnance Datum using levels provided on a land survey drawing (16481A/1) provided by Richardson & Partners Ltd.

The site has produced: 1 trench location plan and a set of site notes. No finds were recovered from the site.

The site finds and records can be found under the site code MTW06 in the MoL archive.

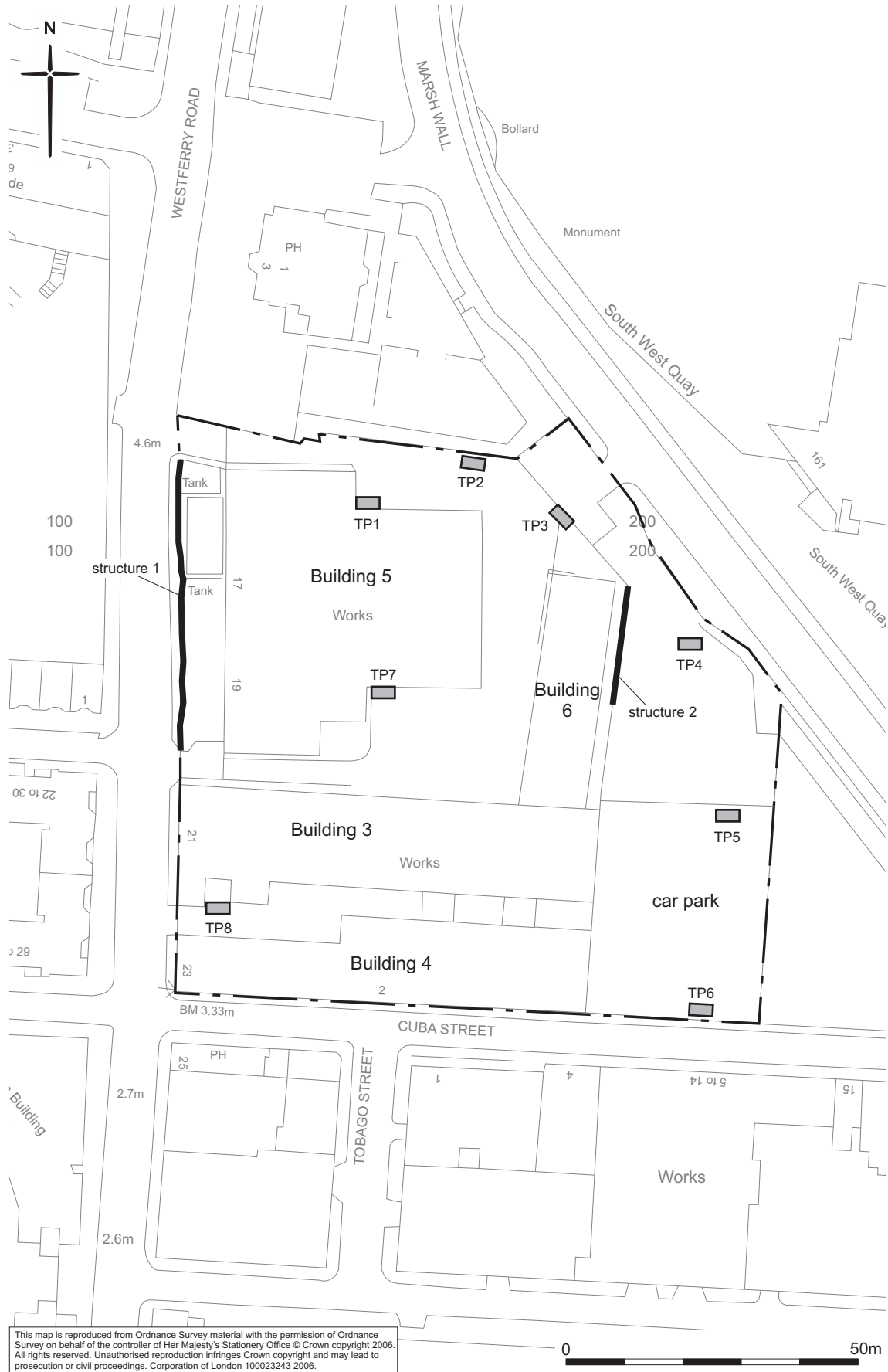


Fig 2 Location of pits and numbering of buildings

3.2 Results of monitoring the pits

In total, eight separate interventions were made. These have been numbered 1-8 consecutively. There follows a brief description of the deposits recorded. For all trench locations see Fig 2.

Pit 1 (see fig 3)

Pit 1, situated at the north of the site, measured 2m east-west by 1m north-south. Slab level at the top of the pit is 3.05m OD. The concrete slab was 0.20m deep and was over loose mixed modern rubble 0.90m deep. Below this was black sticky clay, above a grey blue alluvial clay banded with sands at 1.30m below the slab (1.75m OD). The clay had a high percentage of organic inclusions, with reeds and other vegetation clearly visible. A thin layer of shelly sand was visible 1.50m below the slab level and may represent an earlier phase of the Thames foreshore. The base of the pit contained clean grey blue clay at 0.10m OD with a layer of loose sandy gravels visible at -0.55m OD.

Pit 2

Pit 2 was situated against the northern boundary wall of the site. It measured 2m east-west by 1m north-south. The ground level was 3.22m OD. The slab was 0.20m deep, below it was loose modern rubble and a loose sandy backfill into the cut for the wall. The wall was not founded on substantial footings so the trench was abandoned at a depth of 0.50m.

Pit 3

Pit 3 was situated against the boundary wall of the northeastern side of the site and measured 1m northeast-southwest and 2m northwest-southeast. The ground level was 3.25m OD. The slab was 0.20m deep and below it was loose modern rubble. Below this at approximately 2.75m OD was a deposit of compacted iron slag residue and clinker, presumably evidence of a levelling episode from the period during which the redevelopment occurred on the site in the late 19th century. There was a modern (20th century) red brick structure in the southeast corner of the trench- possible a manhole or drain run, which had truncated the iron slag deposit. The trench was abandoned at a depth of c 0.50m due to the unsubstantial footings of the wall.

Pit 4

Pit 4 was located at the eastern side of the site and measured 2m east-west by 1m north-south. Slab level was 5.76m OD. It contained made ground (modern slab above loose mixed rubble) to a depth of 5.06m OD above alluvial grey blue clay deposits. It was excavated to a depth of 2.76m OD.

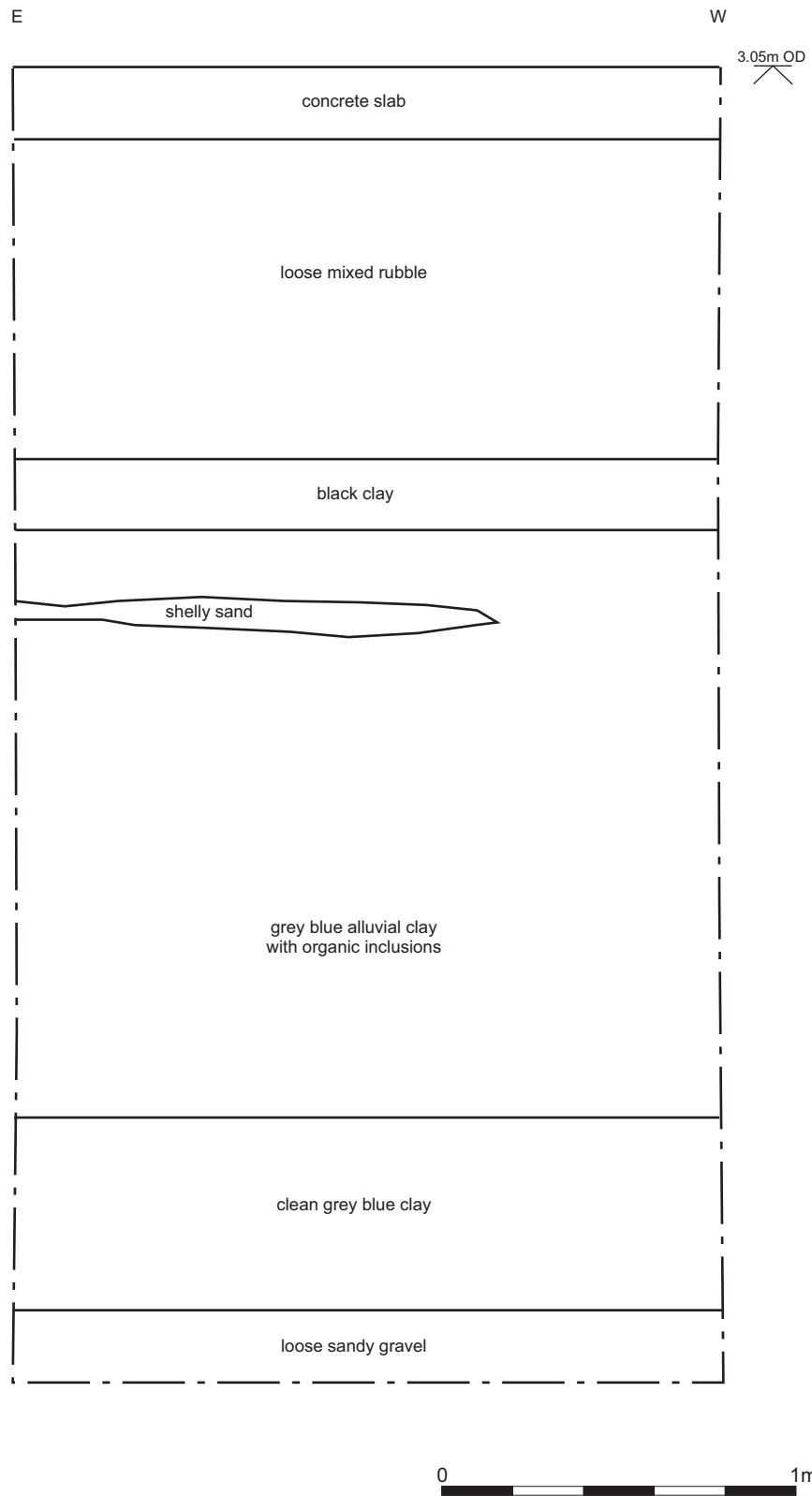


Fig 3 North facing section through pit 1

Pit 5

Pit 5 was located in an open area at the eastern side of the site. It measured 2m east-west by 1m north-south. Ground level was approximately 2.37m OD. The slab was 0.20m deep, and was above made ground and modern rubble to a depth of 0.80m below the slab (1.57m OD). Below this was alluvial grey clay, observed to a depth of 0.37m OD.

Pit 6

Pit 6 was located at the far south of the site and measured 2m east-west by 1m north-south. Slab level was 2.36m OD. Modern slab and rubble were seen to a depth of 0.90m OD, below this was a deposit of alluvial clay which was seen to a depth of – 0.56m OD.

Pit 7

Pit 7 was situated in the centre of the site and measured 2m north-south by 1m east-west. Slab level was at 2.18m OD. The slab was 0.70m deep and was directly over an alluvial grey clay deposit which was seen for 1.10m between 1.48m OD and 0.38m OD.

Pit 8

Pit 8 was situated towards the southwest corner of the site and measured 2m east-west by 1m north-south. Ground level was at 2.68m OD. The pit was excavated along the vertical side of a disused metal weighbridge. The ground surface in this part of the site was cobbles, presumably dating to the Victorian period when the warehouses were constructed. The cobbles were laid into a sandy mortar, and below them was loose mixed rubble 0.20m deep. A brown clay deposit was seen below this, from a depth of 2.28m OD to 1.58m OD. Cleaner brown grey clay was seen at the bottom of the sequence to a depth of 0.68m OD.

3.3 Results of aims and objectives (section 1.4)

- What is the level of truncation caused by earlier basements in this area?

Although the pits did not reveal the presence of basements on the site, modern made ground was seen to average depths of 0.20m (concrete ground slab) and 0.50m (loose mixed rubble and make-up).

- What is the nature and significance of the surviving archaeological remains?

There was no evidence revealed of surviving horizontal stratigraphy or earlier structures on the site. The sequence of alluvial deposits observed can be related to episodes of flooding of the Thames. These are not thought to be of particular significance.

- What are the levels of natural deposits?

The highest natural deposits seen on the site were alluvial clays with organic inclusions. Although not of great antiquity these are naturally formed by flooding of marshy land along the banks of the Thames. They were seen at levels between 0.90m OD (Pit 6) and 1.75m OD (pit 1). Natural gravel was seen in pit 1 at -0.55m OD.

- Is there any evidence of structures on the site prior to the standing buildings present today?

The only evidence of earlier standing structures on the site was a modern manhole seen in pit 3 and a metal weighbridge in pit 8, although it is to be expected that there are earlier phases of building below the present standing buildings, in areas which were not assessed as part of this project.

3.4 Assessment of the monitoring

GLAAS guidelines (1998) require an assessment of the success of any evaluation ‘in order to illustrate what level of confidence can be placed on the information which will provide the basis of the mitigation strategy’. The pits observed at 22 Marsh Wall were not big enough to allow for access to fully investigate the deposits encountered and there was not the opportunity to fully explore the possibility of cut features or horizontal deposits in sections. However the deposits revealed were relatively homogenous, with a similar sequence in each pit. Below the modern slab and rubble were alluvial deposits across the whole site and it could be assumed that this is a typical picture. The observations were, on the whole, down through modern cultural material to naturally formed layers of alluvium and organic deposits associated with the Thames foreshore and regular flooding episodes.

4 Archaeological potential

Monitoring of the pits has shown that the potential for survival of original ground surfaces (horizontal archaeological stratification) is limited. There was no indication of Roman features associated with the Westferry Road site to the west (Anthony and Ford 2003). However the alluvial deposits revealed are of some interest in relation to understanding the early development of the Thames environment. The sub-surface deposits on Marsh Wall will reflect not only the geological development of the area but also the interaction of earlier inhabitants in the locality with earlier courses of the river. Some understanding of both the way in which these deposits were laid down and their age is useful when attempting to construct the archaeological background of the area.

5 The Standing Building Recording

5.1 Methodology

This walkover assessment comprised firstly a study of the buildings as they now exist: their location, method of construction, materials, character, appearance and setting. Secondly the assessment considers the history of the buildings, determining the date of their construction, their original form and purpose, and the extent and purpose of subsequent changes, at least in outline. Thirdly an account is offered of the significance of these various aspects of the buildings.

Examination of the physical fabric of the buildings has been limited to whatever was obvious in their exteriors, and as much of their interiors as could be seen easily. This examination has resulted in drawings, notes and photographs which will be deposited in the Museum of London archaeological archive, under the site code MTW06.

5.2 Results

Structure 1

The oldest standing structure on site is the boundary wall (4) on the west side of site (immediately west of Building 2, described below). This wall, now standing approximately 1.2m high (viewed from the road) or 2.5m high (viewed from the sunken yard on the west of the site), is probably a remnant of the west wall of a late 19th-century building that formed part of John Morton's jam and pickle factory (Building Q on Goad Fire Insurance plan of 1891, reproduced as fig 11.2 in Environ 2004). The entrance to a subway that linked two Morton factory buildings on either side of Westferry Road (at basement level) seems to survive: there is a void under a brick arch in the former basement wall, though this is covered with temporary timber sheeting. The building seems to have been damaged by enemy bombing in World War II and subsequently demolished. Fig 4 is a view of the wall looking south-east: it is the stock brick part of the wall on the right that is the late 19th-century element.



Fig 4 Structure 1 on right hand side, view to southeast

Structure 2

Another wall which also seems to be a remnant of one of Morton's pickle factory buildings. On the east side of Building 3, there is a two-metre high wall that runs parallel to Building 3, defining a narrow yard or lightwell between Building 3 and the raised area of waste ground to the east. This wall is built in glazed bricks and has several buttresses. The wall is probably the surviving part of the west wall of Building U of Morton's factory (Goad Fire Insurance plan of 1891, reproduced as fig 11.2 in Environ 2004). Much of the lower ground floor of this factory building should therefore survive on the east side of this wall, though it is largely backfilled and covered with vegetation. Like the other factory building, this building seems to have survived until World War II. Both the Morton pickle factory buildings probably date to the 1880s (since they do not appear on the Ordnance Survey map of 1875: reproduced as fig 11.1 in Environ 2004). It is possible that this wall is slightly later: part of Morton's factory on the west side of Westferry Road was rebuilt in 1907 (by G Munday and Sons) using glazed bricks and giant pilasters of this type (*Survey of London*, vol 44, 411). Fig 5 is a view looking south along Building 4, with the wall of Structure 2 visible on the left.



Fig 5 Structure 2 on left and Building 4 on right, view to south

Building 3 and 4

Buildings 3 and 4 are warehouse buildings of *c* 1910, designed by Parr and Son (*Survey of London* 43, 414; see also vol 44, note 33 on p 781 and plate 80a). They form part of Morton's factory complex, though they were not part of the original Victorian factory and they were built on land formerly occupied by William Whitford and Company (Goad Fire Insurance plan of 1891, reproduced as fig 11.2 in Environ 2004). Building 3 is described as a confectionary factory and Building 4 a manufactory for tin containers on the Goad Fire Insurance plan of 1936 (reproduced as fig 11.4 in Environ 2004). The *Survey of London* describes the function of the buildings (probably referring to our Building 3) as for storing fruit on the ground floor, with offices and laboratories on the first floor, and the actual jam factory on the top floor (vol 43, 414). The buildings are also seen on the Ordnance Survey map of 1916 (reproduced as fig 11.3b in Environ 2004).

The buildings are substantial three-storey warehouses, arranged as two east-west wings on either side of a narrow courtyard that runs east of Westferry Road. The windows are arranged in pairs, combining round-headed windows with brick arches (on the two Westferry Road facades and on the lower storey of the side facades) and square-headed windows with chamfered or plain concrete lintels (on the upper two storeys of the side facades). The 'mullions' that separate the two windows of each pair are in engineering brick, as are the sills of the round-headed windows. The windows are steel framed and four lights wide. The main fabric of the warehouses is in Fletton bricks built in an English bond. Building 3 (whose roof structure is original) has two gables on the main Westferry Road facade, with the east end terminating in hipped ends. The roof coverings are of slate. Fig 6 is a view looking south-east at the Westferry Road frontages of Building 3 (left) and Building 4 ('Wharf Cycles', right). Fig 7 is a view looking north-east at Building 4, showing the Westferry Road frontage (left) and the Cuba Street frontage (right).



Fig 6 View looking south-east at the Westferry Road frontages of Building 3 (left) and Building 4 ('Wharf Cycles', right)



Fig 7 View looking north-east at Building 4, showing the Westferry Road frontage (left) and the Cuba Street frontage (right)

The interior of the factories are arranged as large open spaces (though in some cases divided by modern timber and asbestos partitions), separated into three aisles by two rows of cast iron columns. The columns (with unusual flattened 'capitals') support concrete beams that, in turn, support the concrete floors with timber joists and floorboards above. On the second floor, the iron columns are capped by brackets on which the light steel roof trusses rest. The roof of Building 4 has been replaced, probably in the late 1940s or 1950s, with more substantial steel trusses supporting a 'saw tooth' or factory roof with two gables replacing the original hip at the east end. Fig 8 is a view of the first floor of Building 4, looking east. Fig 9 is a view of the second floor of Building 3, looking east at the two gable ends.



Fig 8 First floor of Building 4 , view to east



Fig 9 Second floor of Building 3, view to east

In the opinion of the authors, Buildings 3 and 4 are good and largely intact examples of early 20th-century factory buildings, of a type that is becoming increasingly rare as London's former industrial sites are redeveloped.

Building 5 and 6

Buildings 5 and 6 are warehouses that probably date to the late 1950s. They are concrete-framed buildings, with infill of Fletton brick built in a stretcher bond. They were probably built as part of the partial redevelopment of the site when the Beecham Group took over Morton's business after the War (*Survey of London* 43, 411). The architect is not given in the *Survey of London* and it should be noted that this part of the Morton factory may in fact have been sold to another party (the text is not clear on this point).

Building 5 is a large two-storey warehouse, with the internal area divided into three large rectangular warehouse spaces, with loading bays on the south wall. This is repeated on the first floor, with smaller rooms and toilets on the south side. Building 6 is clearly contemporary and is built from the same materials, though this has three lower storeys arranged as long open warehouse spaces. Both buildings are roofed with steel trusses supporting asbestos panels. Fig 10 is a view looking north at the loading bay side of Building 5. Fig 11 is a view looking north-east at the main facade of Building 6.



Fig 10 View looking north at the loading bay side of Building 5



Fig 11 View looking north-east at the main facade of Building 6.

6 Proposed development impact and recommendations

The proposed redevelopment at 22 Marsh Wall involves the complete demolition of the standing buildings on the site and the construction of new flats. This will obviously entail large-scale groundworks into archaeological strata and the destruction of the buildings.

The results from this assessment do not suggest that preservation *in situ* would be the appropriate mitigation strategy for this development. The remaining archaeological deposits could be further assessed through a programme of geoarchaeological work with the intention of providing information about the sequence of alluvial and marshland deposits on the site.

The building assessment has revealed that further work could be carried out on their background, form and function, in particular perhaps Building 5 at the north which is an interesting example of 1950s industrial architecture. A more detailed search of available historical and planning records could be undertaken with the intention of investigating the particular architects and firms involved in its construction and design.

The decision on the appropriate archaeological response to the deposits revealed within 22 Marsh Wall rests with the English Heritage Greater London Archaeological Advisory Service.

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8 Bibliography

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9 OASIS DATA COLLECTION FORM

9.1 OASIS ID: molas1-15129

Project details

Project name 22 Marsh Wall

Short description of the project Monitoring of unexploded ordnance pits and standing building walkover survey of land due to be developed. Pits revealed alluvial clays and sands below modern make-up. Building assessment recorded industrial buildings dating to the late 19th century and the 1950s.

Project dates Start: 10-05-2006 End: 12-05-2006

Previous/future work No / Not known

Type of project Recording project

Site status None

Current Land use Industry and Commerce 4 - Storage and warehousing

Monument type INDUSTRIAL BUILDINGS Post Medieval

Monument type INDUSTRIAL BUILDINGS Modern

Investigation type 'Recorded Observation','Test-Pit Survey'

Prompt Direction from Local Planning Authority - PPG16

Prompt PPG15

Project location

Country England
Site location GREATER LONDON TOWER HAMLETS TOWER HAMLETS 22 Marsh Wall
Postcode E14
Study area 1.04 Hectares
National reference grid TQ 53710 17991 Point
Height OD Min: 0.90m Max: 1.75m

Project creators

Name of MoLAS Organisation
Project originator brief Greater London Advisory Service
Project originator design MoLAS
Project director/manager David Lakin
Project supervisor Nick Holder Sadie Watson
Sponsor or funding body Richardson and Partners Ltd

Project archives

Paper recipient Archive LAARC
Paper available Media 'Notebook - Excavation', 'Research', 'General Notes', 'Photograph', 'Plan', 'Report', 'Section'

**Project
bibliography 1**

Publication type Grey literature (unpublished document/manuscript)

Title A report on archaeological monitoring of unexploded ordnance pits
and standing building assessment

Author(s)/Editor(s) Holder N, Watson, S

Date 2006

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