

**Regent Oil/Texaco Warehouse  
Stolthaven Dagenham Ltd  
Dagenham RM9**

London Borough of Barking and Dagenham

National Grid Reference: 548850 182000

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**Regent Oil/Texaco Warehouse**  
**Stolthaven Dagenham Ltd**  
**Choats Road**  
**Dagenham RM9**

**London Borough of Barking and Dagenham**

Site code: DAG13

A standing building survey report

**Sign-off History:**

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## **SUMMARY**

*This report presents the findings of a Level 1 standing building survey undertaken by Museum of London Archaeology (MOLA) at Stolthaven Dagenham Ltd, Choats Road, Dagenham.*

*The survey commissioned by Stolthaven Terminals and was required as a condition of planning consent (Planning Reference No. 13/00524/FUL) for demolition of the building; the survey took place in December 2013*

*The site comprises a brick and steel warehouse, now without function but previously used for the processing and packaging of lubrication oils, dating to 1928. It has a number of other steel-framed warehouses adjoining it, these of later date. Internally, the main warehouse retains much of the machinery relating to its most recent function, the processing of linseed oil.*

*The standing building recording meets the requirements of the condition and no further work is recommended.*

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# 1 Introduction

## 1.1 Site background

### 1.1.1

This standing building survey report presents the findings of an investigation by Museum of London Archaeology (MOLA) at Stolthaven Dagenham Ltd, Choats Road, Dagenham. The site comprises a single building comprising a brick warehouse with later steel-framed warehouses adjoining it. It is bounded to the west and south by other areas of the Stolthaven site, to the east by Chequers Lane and to the north by a service road. The centre of the site lies at National Grid Reference 548850 182000.

### 1.1.2

The site (Fig 1) comprises a brick and steel warehouse, now without function but previously used for the processing and packaging of lubrication oils, dating to 1928. It has a number of other steel-framed warehouses adjoining it, these of later date. Internally, the main warehouse retains much of the machinery relating to its most recent function, the processing of linseed oil.

## 1.2 Planning Background

### 1.2.1

The building is to be demolished and the development received planning permission from the London Borough of Barking and Dagenham (Planning Reference No. 13/00524/FUL). The following condition has been requested by English Heritage to be attached to the forthcoming planning consent:

A) No development shall take place until the applicant has secured the implementation of a programme of historic buildings recording and archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured

## **1.3 Aims, scope and method of survey**

### **1.3.1**

The aims and scope of the survey were set out in a written scheme of investigation (WSI), (MOLA November 2013), which explains the necessity for a Standing Building Recording Survey. The work was carried out in accordance with the English Heritage specifications in *Understanding historic buildings: a guide to good recording practice* (EH 2006) and other applicable standards and guidance (e.g. IFA *Standard and guidance for archaeological investigation of standing buildings or structures*, 2008), and using as appropriate the terms and methods specified in the Museum of London *Archaeological Site Manual* (3rd edition 1994).

### **1.3.2**

The investigation of the site corresponds to a level one standing building survey according to the English Heritage specifications (EH 2006). A Level 1 investigation produces a basic visual record and is supplemented by the minimum of information needed to identify the building's location, age and type. The survey of the structure on the development site took place prior to demolition works.

### **1.3.3**

Both the exterior and interior of the building were photographically recorded.

## **1.4 Organization of the report and conventions used**

### **1.4.1**

The report is organized in line with the original aim, providing a brief written account and a photographic record. Only a selected number of photographs have been presented in the report. A list of all photographs with their description and archive identifier taken on site is added at the back of the as Appendix 1 of this report. Figs 2 and 3 show the location of a number of these photos.

### **1.4.2**

The building is orientated slightly off from north-south, but for the sake of simplicity of description in the text of this report their orientation is taken to be running from north to south. All maps and plans show true north. Measurements may be given in both metric and imperial measurements where appropriate.

### **1.4.3**

The brick building at the centre of the site is referred to as the main warehouse, and adjoining warehouses as warehouse east and warehouse south. The site also includes a boiler room, steam header room and external loading bay.

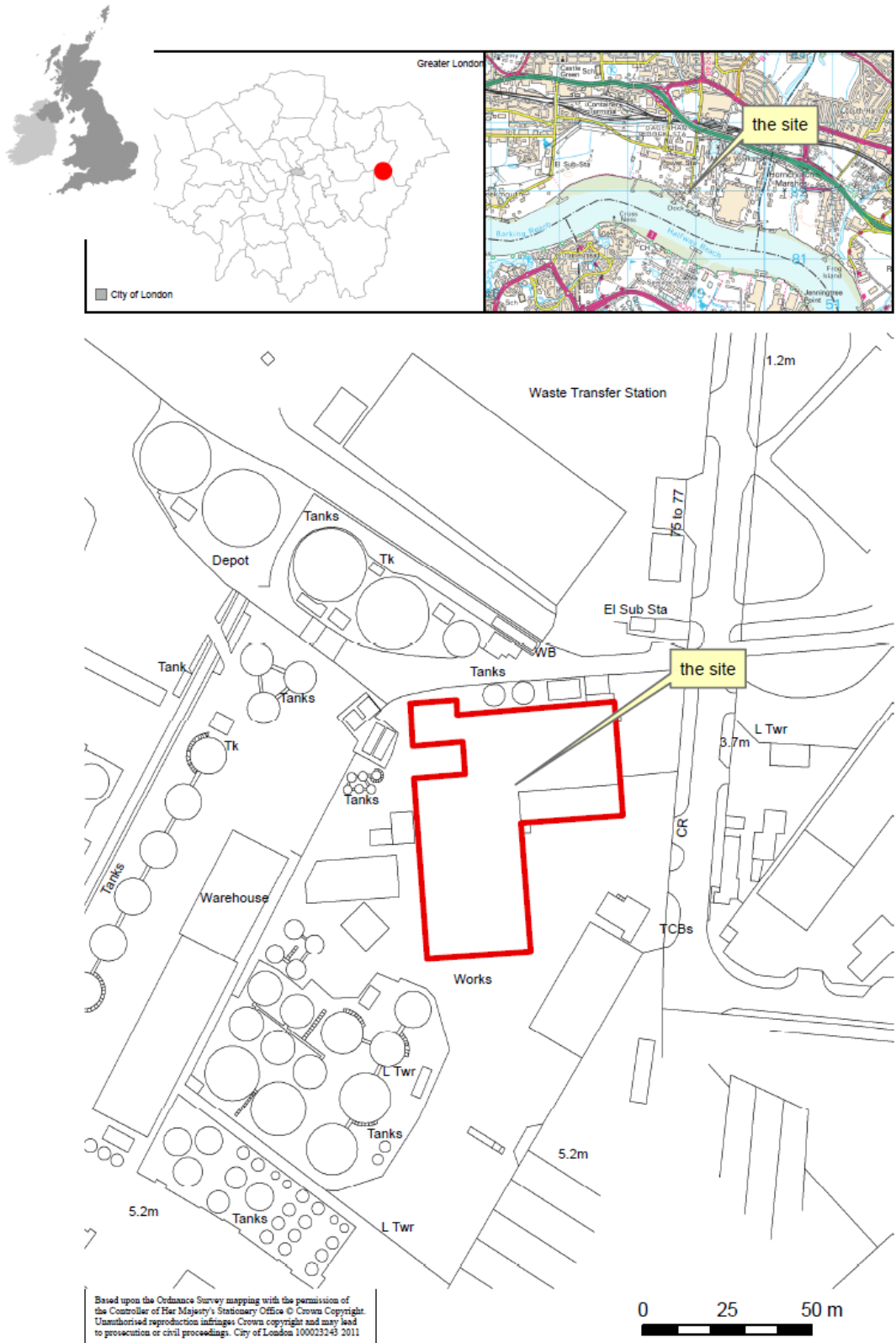


Fig 1 Site location and layout



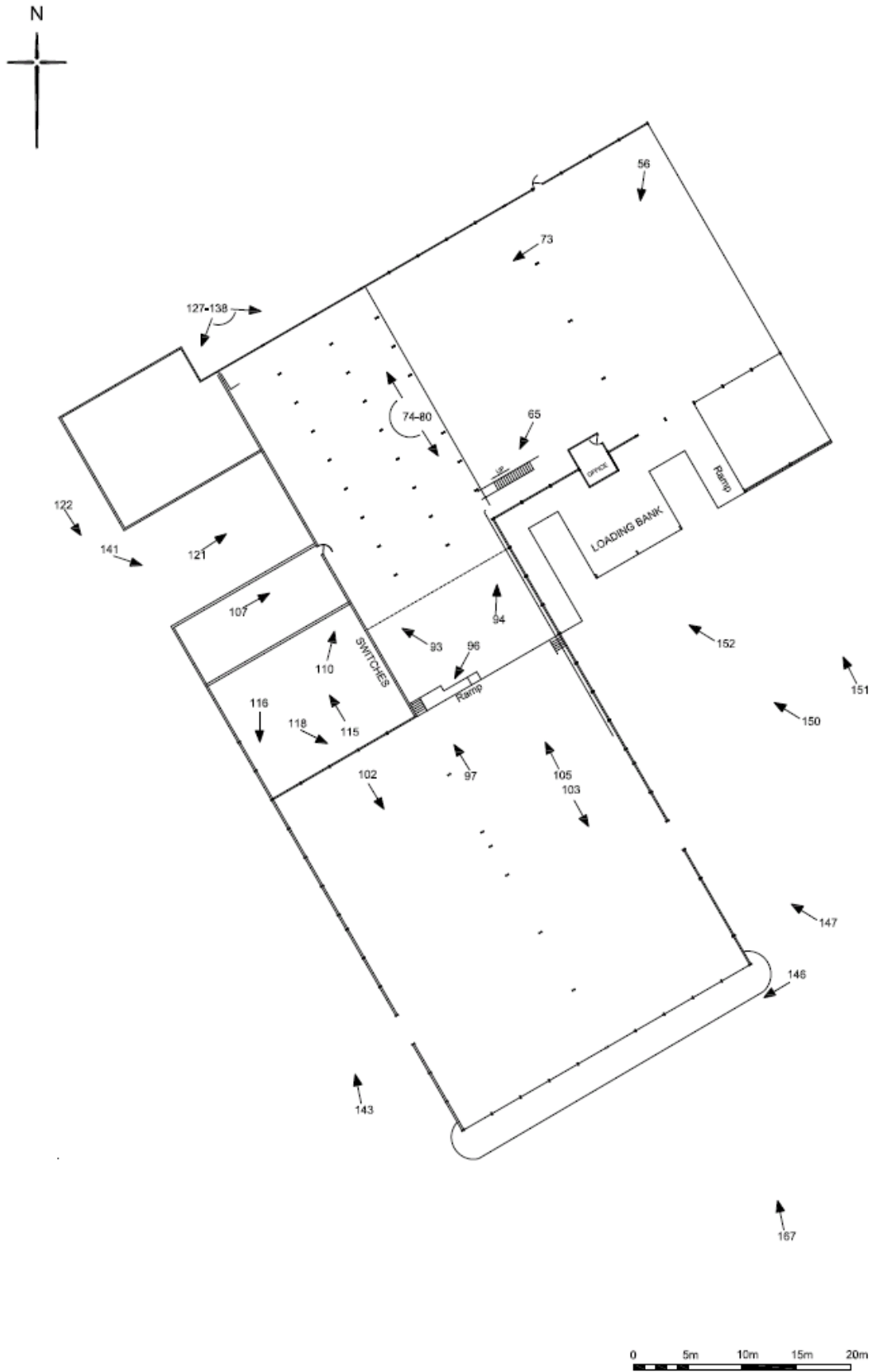
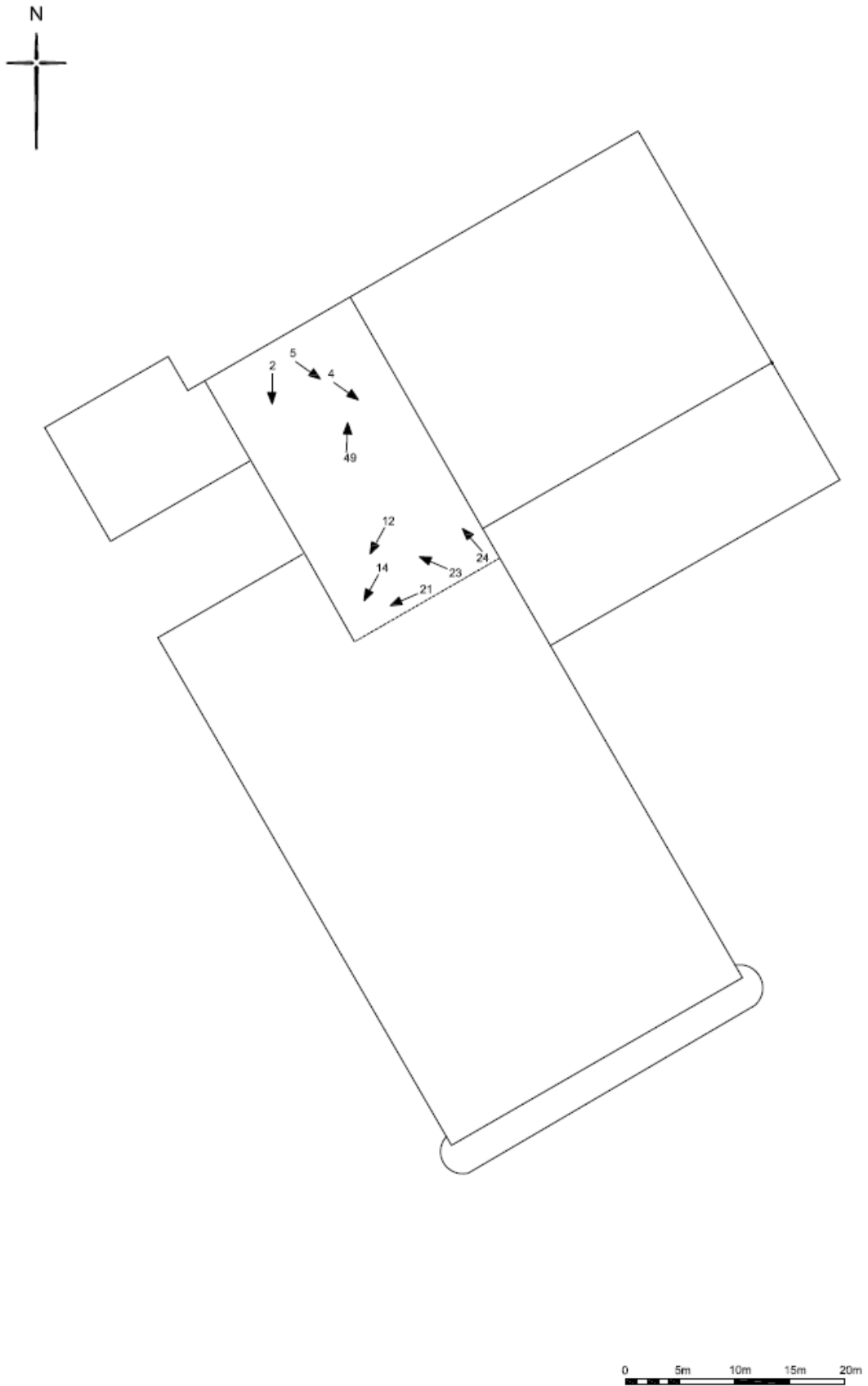


Fig 2 Ground floor, main photo locations



*Fig 3 First floor, main photo locations*

## 2 Historical background of the site

### 2.1.1

It has not been possible to exactly date the construction of the building through documentary research, but communication with the client suggests that it was constructed in 1928, this borne out by analysis of the building's fabric. Other additions and alterations to the site have also not been accurately dated, but the site appears to have had an original configuration and location to enable easy access to the site's railway (now removed). Later alterations, post-railway, included the construction of a modern boiler house on the building's north-west corner and the southward extension of the southern warehouse, these both likely to have taken place in the second half of the 20th century.

### 2.1.2

The development of Dagenham Dock began in 1887, led by Samuel Williams and Sons, around the site of an earlier planned dock of which only a single pier had been completed. Prior to this the area was predominantly marshland and it was, in part, reclaimed using spoil from the construction of the London Underground (Millichip 1997). Early plans of the Samuel Williams site show the area around the building in the ownership of, first, Regent Oil and then, from the early 1930s onwards, the Texas Oil Company (later Texaco). The site was purchased by TDG (UK) Limited in 1990 and Stolthaven purchased the site in Oct 2012.

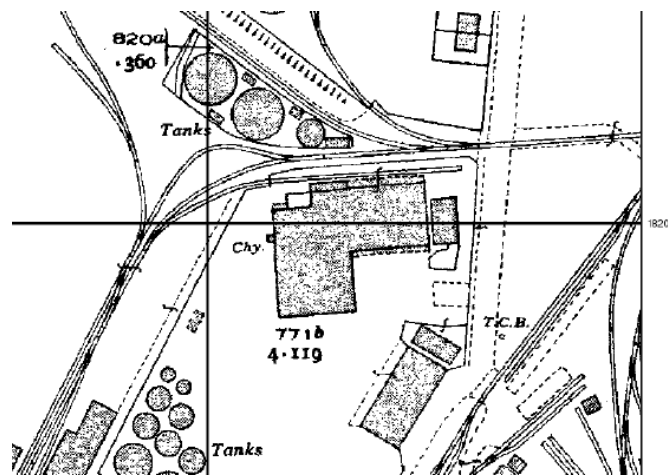


Fig 4 1940 OS map showing the site in its original configuration

### 2.1.3

It is known that the site was used for the processing of oils, initially lubrication oils and later linseed oil. It has not been possible to determine whether this oil was being produced for export or whether it was being produced for use within the wider Samuel Williams site.

### 3 Description of the standing buildings

The following text should be read in conjunction with Figs 2 and 3.

#### 3.1 Exterior

##### 3.1.1

The main warehouse is of two storeys (the upper storey triple-height to incorporate machinery) and built in a machine-made red brick. At ground floor level, the building is surrounded by other warehouses, but its upper level (Fig 5—7) is observed to hold a series of regular windows, each of 4x3 lights with a central 2x2 casement and concrete header. The roof of the building could not be closely observed but appeared to be made of corrugated tin.

##### 3.1.2

Only the northern elevation (Fig 7) was visible in its entirety. It demonstrates the construction of the building as being a combination of load-bearing brick and a steel frame, this elevation presumably strengthened due to being the main loading bay of the building. It also showed a ghost line of a pre-existing fire escape.

##### 3.1.3

The other warehouses (as seen partially in Fig 5 and 6) are constructed of a mixture of brick and steel-frames holding corrugated tin walls.



*Fig 5 West elevation of the main warehouse (MOLA 2013)*



*Fig 6 South elevation of the main warehouse (MOLA 2013)*



*Fig 7 North elevation of the main warehouse (MOLA 2013)*



## 3.2 Interior

### 3.2.1

Internally, the main warehouse is seen to stand on a series of steel I section columns (Fig 8). At ground floor level, the west and north walls are in brick while the south and east are open to other warehouses. This level contains the remains of some machinery likely to have been part of the packaging of oils produced in the room above.



*Fig 8 Ground floor looking towards main warehouse (MOLA 2013)*

### 3.2.2

The remainder of the ground floor of the site is, in general open, with steel-framed warehouses extending east and south from the main warehouse in the site's centre. Although many of the fittings associated with these warehouses are modern, the roof trusses appear to be of older date and are probably a re-use of the original fabric, some in situ and others reconfigured.

### 3.2.3

The ground floor does not contain many historic fittings, with the exception of a pair of conveyor belts to the south of the main warehouse, likely to have been required to move packaged oils south into a loading bay in warehouse south. To the west of the main warehouse, extensions contain the original steam head and offload station of the building. To the north-west of the site, the boiler room, although likely in the location of the original boiler room, contains only modern equipment.



*Fig 9 First floor of main warehouse (MOLA 2013)*

### **3.2.4**

The only first floor on the site is within the main warehouse, this accessed by a set of iron steps from the south-west corner of warehouse east. The room contains, in its west, an arrangement of ten steel tanks with associated raised walkways. A control panel at the upper level connects this machinery to the 'Linseed Oil Process'. To the east of the space, a further three tanks. The south wall of the room holds a number of valves which allowed oil from the tanks to run to the ground floor via a series of pipes for packaging. Power was provided by a series of generators in the space's south-west corner.

## 4 Conclusion

The site comprises a brick and steel warehouse, now without function but previously used for the processing and packaging of lubrication oils, dating to 1928. It has a number of other steel-framed warehouses adjoining it, these of later date. Internally, the main warehouse retains much of the machinery relating to its most recent function, the processing of linseed oil.

The standing building recording meets the requirements of the condition and no further work is recommended.



## **5 Publication and archiving**

### **5.1 Publication**

Information on the results of the survey will be made publicly available by means of a database in digital form, to permit inclusion of the site data in any future academic research.

In view of the potential of the material it is suggested that a summary on the results of the Standing Building Recording project, possibly including figures or photographs, should appear in the annual round up of the *London Archaeologist* or a similar and appropriate academic journal.

### **5.2 Archive schedule**

The site archive of original records will be deposited in the Museum of London's London Archaeological Archive and Research Centre within 12 months of the end of the survey. They will be stored under the site code DAG14

### **5.3 Copyright**

Under the Copyright, Designs and Patents Act 1988 MOLA retains the copyright to this document, and grants the client and their agents a licence to use the original text and illustrations in connection with redevelopment of the site. Copyright in other material rests with the existing copyright holder. Modern Ordnance Survey maps remain Crown copyright and are reproduced in this document under licence

Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing.

## **6 Acknowledgements**

Museum of London Archaeology (MOLA) wishes to thank the client Stolthaven Terminals for commissioning this report. In addition MOLA wishes to thank Fanny Tissier for arranging site access and the all the staff at Stolthaven Dagenham for their help during the survey. Thanks also go to the staff of the Barking and Dagenham local studies archive for assistance with documentary research. The plan drawing was supplied by Stolthaven Dagenham and the photographs were taken by the author. Figures 1—3 were produced by David Sorapure, MOLA.

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- Museum of London, 2002, *A research framework for London archaeology 2002*
- Ordnance Survey Map of 1940, scale 1:1250

## 8 NMR OASIS archaeological report form

**OASIS ID: molas1-167320**

### Project details

Project name	Warehouse at Stolthaven Dagenham
Short description of the project	Level 1 photographic survey of Regent Oil/Texaco warehouse c. 1928
Project dates	Start: 01-12-2013 End: 20-12-2013
Previous/future work	No / Not known
Any associated project reference codes	13/00524/FUL - Planning Application No.
Any associated project reference codes	DAG13 - Sitecode
Type of project	Recording project
Site status	None
Current Land use	Industry and Commerce 1 - Industrial
Monument type	FACTORY UNIT Modern
Significant Finds	NONE None
Significant Finds	NONE None
Investigation type	"Part Survey"
Prompt	Planning condition

### Project location

Country	England
Site location	GREATER LONDON BARKING AND DAGENHAM DAGENHAM Stolthaven Dagenham
Postcode	RM9 6QJ
Study area	2000.00 Square metres
Site coordinates	TQ 548850 182000 50 0 50 56 30 N 000 12 17 E Point

### Project creators

Name of Organisation	MOLA
Project brief originator	MOLA
Project design originator	MOLA
Project director/manager	Laura O'Gorman
Project supervisor	James Dixon

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Barking and Dagenham museums

Digital Contents	"none"
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive Exists?	No

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Entered by	James Dixon (jdixon@mola.org.uk)
Entered on	20 December 2013

## Appendix 1

Table 1 list of photographs on site (DAG13)

Archive Number	JPG	Description	Direction of view
13/1586/001	BARK1108(1)	Warehouse, first floor	S
13/1586/002	BARK1108(2)	Warehouse, first floor	S
13/1586/003	BARK1108(3)	Tanks in warehouse, first floor	SE
13/1586/004	BARK1108(4)	Tanks in warehouse, first floor	SE
13/1586/005	BARK1108(5)	Tanks in warehouse, first floor	SE
13/1586/006	BARK1108(6)	Tanks in warehouse, first floor	SE
13/1586/007	BARK1108(7)	Warehouse, first floor	S
13/1586/008	BARK1108(8)	South end of warehouse, first floor	S
13/1586/009	BARK1108(9)	South end of warehouse, first floor	S
13/1586/010	BARK1108(10)	Loading doors, first floor	SE
13/1586/011	BARK1108(11)	Warehouse, first floor	SW
13/1586/012	BARK1108(12)	Warehouse, first floor	SW
13/1586/013	BARK1108(13)	Weigh machine, first floor	SW
13/1586/014	BARK1108(14)	Machinery, first floor	SW
13/1586/015	BARK1108(15)	Machinery detail, first floor	-
13/1586/016	BARK1108(16)	Machinery detail, first floor	-
13/1586/017	BARK1108(17)	Oil tanks, first floor	N
13/1586/018	BARK1108(18)	Oil tanks, first floor	N
13/1586/019	BARK1108(19)	Oil tanks, first floor	N
13/1586/020	BARK1108(20)	Oil tanks, first floor	NW
13/1586/021	BARK1108(21)	Oil tanks, first floor	W
13/1586/022	BARK1108(22)	Oil tanks, first floor	W
13/1586/023	BARK1108(23)	Oil tanks, first floor	NW
13/1586/024	BARK1108(24)	North end of warehouse, first floor	N
13/1586/025	BARK1108(25)	North end of warehouse, first floor	N
13/1586/026	BARK1108(26)	Valves, first floor	W
13/1586/027	BARK1108(27)	Valve detail, first floor	-
13/1586/028	BARK1108(28)	Valves, first floor	E
13/1586/029	BARK1108(29)	Control panel, first floor	-
13/1586/030	BARK1108(30)	Control panel, first floor	-
13/1586/031	BARK1108(31)	Oil tanks, first floor	N
13/1586/032	BARK1108(32)	North end of warehouse, first floor	N
13/1586/033	BARK1108(33)	Oil tanks and walkway, first floor	N
13/1586/034	BARK1108(34)	Pipe detail, first floor	-
13/1586/035	BARK1108(35)	Oil tanks and walkway, first floor	N
13/1586/036	BARK1108(36)	Emergency stop button, first floor	-
13/1586/037	BARK1108(37)	Machinery detail, first floor	S
13/1586/038	BARK1108(38)	Oil tanks and walkway, first floor	N
13/1586/039	BARK1108(39)	Oil tank, first floor	SW
13/1586/040	BARK1108(40)	Oil tank, first floor	N
13/1586/041	BARK1108(41)	Oil tank, first floor	N
13/1586/042	BARK1108(42)	Oil tank, first floor	SW
13/1586/043	BARK1108(43)	Oil tanks, first floor	NW
13/1586/044	BARK1108(44)	Warehouse, first floor	N
13/1586/045	BARK1108(45)	Windows, first floor	NE

13/1586/046	BARK1108(46)	South end of warehouse, first floor	S
13/1586/047	BARK1108(47)	Weighing machine, first floor	-
13/1586/048	BARK1108(48)	Tanks, first floor	NE
13/1586/049	BARK1108(49)	Steps, first floor	NE
13/1586/050	BARK1108(50)	Wall detail, first floor	NE
13/1586/051	BARK1108(51)	Warehouse east, ground floor	E
13/1586/052	BARK1108(52)	Warehouse east, ground floor	E
13/1586/053	BARK1108(53)	Warehouse east, ground floor	E
13/1586/054	BARK1108(54)	Warehouse east, ground floor	S
13/1586/055	BARK1108(55)	Warehouse east, ground floor	S
13/1586/056	BARK1108(56)	Warehouse east, ground floor	SW
13/1586/057	BARK1108(57)	Warehouse east, ground floor	SW
13/1586/058	BARK1108(58)	Warehouse east, ground floor	W
13/1586/059	BARK1108(59)	Warehouse east, ground floor	NW
13/1586/060	BARK1108(60)	Warehouse east, ground floor	NW
13/1586/061	BARK1108(61)	Warehouse east, ground floor	E
13/1586/062	BARK1108(62)	Warehouse east, ground floor	E
13/1586/063	BARK1108(63)	Warehouse east, ground floor	SE
13/1586/064	BARK1108(64)	Warehouse east, ground floor	S
13/1586/065	BARK1108(65)	Warehouse east, ground floor	SW
13/1586/066	BARK1108(66)	Warehouse east, ground floor	SW
13/1586/067	BARK1108(67)	East wall of main warehouse	W
13/1586/068	BARK1108(68)	East wall of main warehouse	W
13/1586/069	BARK1108(69)	East wall of main warehouse	W
13/1586/070	BARK1108(70)	East wall of main warehouse	W
13/1586/071	BARK1108(71)	East wall of main warehouse	W
13/1586/072	BARK1108(72)	East wall of main warehouse	W
13/1586/073	BARK1108(73)	Warehouse east, ground floor	W
13/1586/074	BARK1108(74)	Main warehouse, ground floor	S
13/1586/075	BARK1108(75)	Main warehouse, ground floor	S
13/1586/076	BARK1108(76)	Main warehouse, ground floor	W
13/1586/077	BARK1108(77)	Machinery detail, ground floor	W
13/1586/078	BARK1108(78)	Main warehouse, ground floor	NW
13/1586/079	BARK1108(79)	Main warehouse, ground floor	NW
13/1586/080	BARK1108(80)	Main warehouse, ground floor	N
13/1586/081	BARK1108(81)	Main warehouse, ground floor	S
13/1586/082	BARK1108(82)	Main warehouse, ground floor	S
13/1586/083	BARK1108(83)	Main warehouse, ground floor	SW
13/1586/084	BARK1108(84)	Main warehouse, ground floor	W
13/1586/085	BARK1108(85)	Main warehouse, ground floor	W
13/1586/086	BARK1108(86)	Main warehouse steps	SW
13/1586/087	BARK1108(87)	Pipe detail, ground floor	N
13/1586/088	BARK1108(88)	Pipe detail, ground floor	S
13/1586/089	BARK1108(89)	Pipe detail, ground floor	S
13/1586/090	BARK1108(90)	Pipes and conveyor belt	S
13/1586/091	BARK1108(91)	South end of main warehouse	N
13/1586/092	BARK1108(92)	South end of main warehouse	N
13/1586/093	BARK1108(93)	South end of main warehouse	N
13/1586/094	BARK1108(94)	South end of main warehouse	N
13/1586/095	BARK1108(95)	South end of main warehouse	N
13/1586/096	BARK1108(96)	Conveyor belt	S
13/1586/097	BARK1108(97)	Conveyor belt	N

13/1586/098	BARK1108(98)	South end of main warehouse	N
13/1586/099	BARK1108(99)	North wall of warehouse south	NW
13/1586/100	BARK1108(100)	North wall of warehouse south	NW
13/1586/101	BARK1108(101)	Stair detail	N
13/1586/102	BARK1108(102)	Warehouse south	S
13/1586/103	BARK1108(103)	Warehouse south	N
13/1586/104	BARK1108(104)	Warehouse south	N
13/1586/105	BARK1108(105)	Warehouse south	N
13/1586/106	BARK1108(106)	Warehouse south	N
13/1586/107	BARK1108(107)	Steam header detail	E
13/1586/108	BARK1108(108)	Steam header detail	-
13/1586/109	BARK1108(109)	Offload station	-
13/1586/110	BARK1108(110)	Steam header detail	N
13/1586/111	BARK1108(111)	Steam header detail	N
13/1586/112	BARK1108(112)	Steam header detail	N
13/1586/113	BARK1108(113)	Tank detail, steam header	E
13/1586/114	BARK1108(114)	Tank detail, steam header	E
13/1586/115	BARK1108(115)	North wall of steam header	N
13/1586/116	BARK1108(116)	Signage in steam header	S
13/1586/117	BARK1108(117)	Boiler room detail	-
13/1586/118	BARK1108(118)	Boiler room detail	E
13/1586/119	BARK1108(119)	Boiler room detail	E
13/1586/120	BARK1108(120)	West elevation of main warehouse	E
13/1586/121	BARK1108(121)	West elevation of main warehouse	E
13/1586/122	BARK1108(122)	West elevation of warehouse south	S
13/1586/123	BARK1108(123)	Tank adjacent to site	W
13/1586/124	BARK1108(124)	Tanks adjacent to site	W
13/1586/125	BARK1108(125)	Store adjacent to site	N
13/1586/126	BARK1108(126)	Store adjacent to site	N
13/1586/127	BARK1108(127)	North elevation of main warehouse	S
13/1586/128	BARK1108(128)	North elevation of main warehouse	S
13/1586/129	BARK1108(129)	North elevation of main warehouse	S
13/1586/130	BARK1108(130)	North elevation of main warehouse	S
13/1586/131	BARK1108(131)	North elevation of main warehouse	S
13/1586/132	BARK1108(132)	North elevation of main warehouse	S
13/1586/133	BARK1108(133)	North elevation of main warehouse	S
13/1586/134	BARK1108(134)	North elevation of main warehouse	S
13/1586/135	BARK1108(135)	North elevation of main warehouse	S
13/1586/136	BARK1108(136)	North elevation of main warehouse	S
13/1586/137	BARK1108(137)	North elevation of main warehouse	S
13/1586/138	BARK1108(138)	North elevation of main warehouse	S
13/1586/139	BARK1108(139)	North elevation of warehouses	W
13/1586/140	BARK1108(140)	North elevation of steam header	S
13/1586/141	BARK1108(141)	North elevation of steam header	S
13/1586/142	BARK1108(142)	West elevation of warehouses	N
13/1586/143	BARK1108(143)	West elevation of warehouses	N
13/1586/144	BARK1108(144)	West elevation of warehouses	NW
13/1586/145	BARK1108(145)	West elevation of warehouses	NW
13/1586/146	BARK1108(146)	South elevation of warehouse south	W
13/1586/147	BARK1108(147)	View of site from south-east	NW
13/1586/148	BARK1108(148)	South-east corner of warehouse south	NW
13/1586/149	BARK1108(149)	East warehouse of warehouse south	NW



13/1586/150	BARK1108(150)	View of site from south-east	NW
13/1586/151	BARK1108(151)	Loading bay	N
13/1586/152	BARK1108(152)	South elevation of main warehouse	N
13/1586/153	BARK1108(153)	South elevation of main warehouse	N
13/1586/154	BARK1108(154)	South elevation of main warehouse	N
13/1586/155	BARK1108(155)	South elevation of main warehouse	N
13/1586/156	BARK1108(156)	Loading bay	N
13/1586/157	BARK1108(157)	Loading bay	N
13/1586/158	BARK1108(158)	Loading bay	NE
13/1586/159	BARK1108(159)	Loading bay	N
13/1586/160	BARK1108(160)	Loading bay	N
13/1586/161	BARK1108(161)	North end of warehouses	W
13/1586/162	BARK1108(162)	Adjacent warehouse	N
13/1586/163	BARK1108(163)	East elevation of warehouse east	S
13/1586/164	BARK1108(164)	Space adjacent to site	S
13/1586/165	BARK1108(165)	Loading bay	NW
13/1586/166	BARK1108(166)	Loading bay	NW
13/1586/167	BARK1108(167)	View of site from the south	N
13/1586/168	BARK1108(168)	View of site from the south	N