



7 PUDDING MILL LANE
Stratford
E15

London Borough of Newham

A Standing building survey report

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National Grid Reference: 538007 183367

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Museum of London Archaeology Service

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SUMMARY (non technical)

The Museum of London Archaeology Service and Pre-Construct Archaeology (MoLAS-PCA) were commissioned by the Olympic Delivery Authority (ODA) to analyse and record a standing building at 7 Pudding Mill Lane, London E15. The building was to be demolished in order to redevelop the site, and the archaeological investigation and a subsequent report were required as a condition of planning consent for the redevelopment. The investigation took place in September 2007, and comprised a measured survey and photography of the interior, exterior and setting of the building.

The building, constructed using a reinforced concrete frame with brick and granolithic concrete infill, comprised three storeys. There was a lower ground floor, probably originally a canteen or similar staff welfare facility for the Robinson King & Co glassworks, an upper ground floor, which contained the company showroom and offices and was later partly converted into the offices and sewing machine room of Panache Outerwear Ltd, and a 1st floor, which contained the only fireplace in the building and may have functioned partly as a managerial office or caretaker's flat.

The building was functional in its design, with a comparatively ornate south-facing external façade featuring a clock; any other decorative embellishments, like the cornice and canted bay windows on the east-facing external façade, were not continued on the western façade, which would have faced the glassworks.

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1 Introduction

1.1 Site background

The building surveyed was situated on the west side of Pudding Mill Lane, in the London Borough of Newham. The site area is bounded on the east by Pudding Mill Lane and to the south by the Bow Back River. Industrial units are situated to the north and west of the site. In postal addresses the building is sometimes referred to as 7 Marshgate Lane. The building was within the area designated as Planning Delivery Zone 8 (PDZ8) of the Olympic and Paralympic Games and Legacy Facilities planning applications, in the London Borough of Newham. See (Fig 1) for site location and the limits of Planning Delivery Zone 8 (in red).

The Ordnance Survey national grid reference to the approximate centre of the site is 538007 183367. Modern ground level in Pudding Mill Lane on the pavement in front of the building was at 5m OD. The Museum of London site code, by which the records are indexed and archived, is OL-03607. For reference, this structure is known within the project as BH98.

A desktop *Archaeological and Built Heritage impact assessment* was previously prepared by MoLAS-PCA, which covers the whole area of Planning Delivery Zone 8 (MoLAS-PCA, 2007a).

This document should be referred to for information on the natural geology, archaeological and historical background of the site, and the initial assessment of its archaeological potential.

No previous description or investigation of the buildings is known, with the exception of information contained within the document noted above.

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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 MoLAS-PCA, correct at the time of writing. Further archaeological investigation, or more information about the nature of the present buildings may require changes to all or parts of the document.

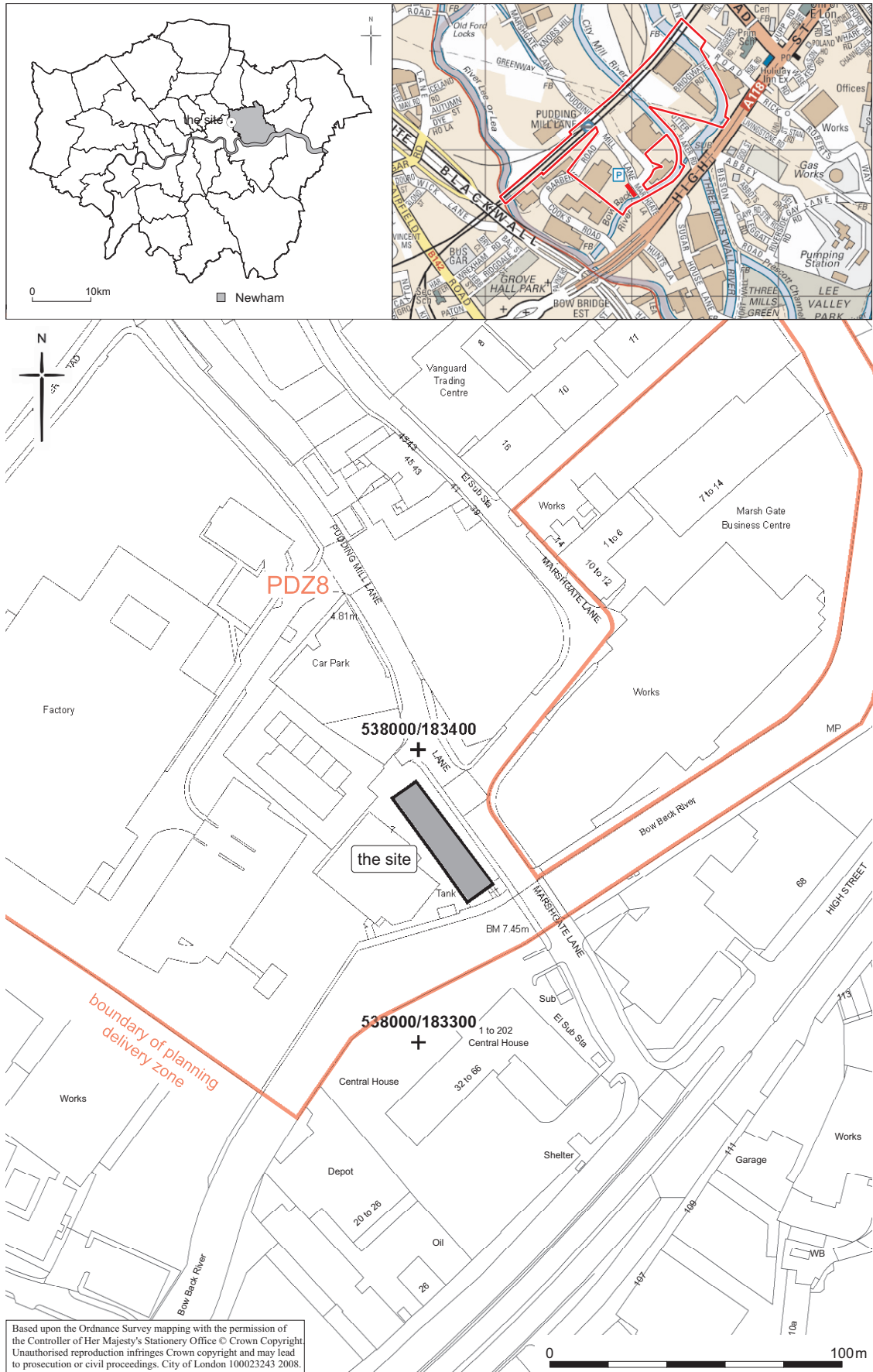


Fig 1 Site Location Plan

1.2 Planning and legislative framework

The legislative and planning framework in which the archaeological exercise took place was summarised in the *Archaeological and Built Heritage impact assessment* was previously prepared by MoLAS-PCA, which covers the whole area of Planning Delivery Zone 8 (MoLAS-PCA, 2007a) and the *Written Scheme of Investigation* for the building (MoLAS-PCA 2007b), which formed the project design for the survey.

The building or the surrounding area is not a Scheduled Monument, nor is the building listed as of special architectural or historic interest. The structure is located in an Archaeological Priority Zone.

1.3 Planning background

In accordance with local and national policies, archaeological evaluation and built heritage survey of the areas of PDZ8 to be impacted upon in advance of its redevelopment was required as part of the planning process. Evaluation is intended to define the archaeological potential and significance of any deposits present on the site, so that the local authority can formulate responses appropriate to any identified archaeological resource.

The recording of the subject site in PDZ8 will be undertaken in support of a condition required by English Heritage and attached to the consent granted by the Olympic Delivery Authority Planning Decisions Team with respect to Olympic, Paralympic and Legacy Transformation Planning Application Reference 07/90010/OUMODA and Site Preparation Planning Application Reference 07/90011/FUMODA. Condition SP.0.39 of planning permission 07/90011/FUMODA states:

Demolition of any historic building specified for recording in the submitted Built Heritage Written Schemes of Investigation shall not take place until the recording set out in the relevant Written Scheme of Investigation has been undertaken and written confirmation received from English Heritage that the recording is satisfactory and that the building can be demolished. A report detailing the recording shall be submitted to the Local Planning Authority within six months of the written confirmation received from English Heritage.

Reason: To ensure that buildings with an identified historic interest are recorded.

1.4 Origin and scope of this report

The archaeological work of analysis and recording, and the production of this report, were commissioned from the Museum of London Archaeology Service and Pre-Construct Archaeology (MoLAS-PCA) by the Olympic Delivery Authority. The work was carried out in accordance with the *Method Statement* (MoLAS-PCA, 2007b).

The report has been prepared within the terms of the relevant standards specified by the Institute of Field Archaeologists (IFA 2001) and corresponds to the form of record and reporting at 'Level 2', in the specifications, *Understanding historic buildings: a guide to good recording practice* recommended by English Heritage (2006).

This report presents the results of an analytical survey carried out on the site for an aggregate total of four days in September 2007, combined with the available results of documentary research.

1.5 Research aims and method of work

The research aims of this archaeological work were defined in the *Method Statement* (MoLAS-PCA, 2007b) in conformity with applicable planning policies and English Heritage guidelines (Archaeological Guidance Paper No. 3, revised June 1998).

The overall aim of the programme of work was to secure ‘preservation by record’ of those aspects of the standing building and the site that were of architectural, archaeological and historical interest. The scope of the work as defined in the *Method Statement* was as follows:

‘The exterior and interior of the structure will be viewed, described and photographed. Sketch plans of the interior and elevations of the exterior will be undertaken. A brief written description will be undertaken, and a report presenting conclusions regarding the development and use of the structure will be produced’ (MoLAS-PCA 2007b, 3.3).

The investigation satisfied the research aims, and it was determined that it would not be necessary to investigate the building further during demolition.

1.6 Organisation of this report and conventions used

The rooms and spaces contained within the buildings are numbered as follows:

- Lower Ground Floor – LG1-LG7
- Upper Ground Floor – UG1-UG13
- 1st Floor – 1F1-1F7

Plans of the lower and upper ground floors and the 1st floor (Fig 2-Fig 4) and a sectional elevation through the building (Fig 5) are reproduced in this report.

All dimensions are given in metres or millimetres and in feet and inches where appropriate. Heights are given where appropriate in metres above Ordnance Datum (mean sea level), abbreviated ‘m OD’.

BGS	British Geological Survey
DCMS	Department of Culture, Media and Sport
DoE	Department of the Environment
EH	English Heritage
GLAAS	Greater London Archaeological Advisory Service
MoLAS	Museum of London Archaeology Service
MoLSS	Museum of London Specialist Services
OD	Ordnance Datum (mean sea level at Newlyn, Cornwall)
ODA	Olympic Delivery Authority
OS	Ordnance Survey
PCA	Pre-Construct Archaeology
PFA	Pulverised fly ash
RCHME	Royal Commission on Historical Monuments, England
RSJ	Rolled steel joist
VCH	Victoria County History

Table 1 abbreviations used in this report

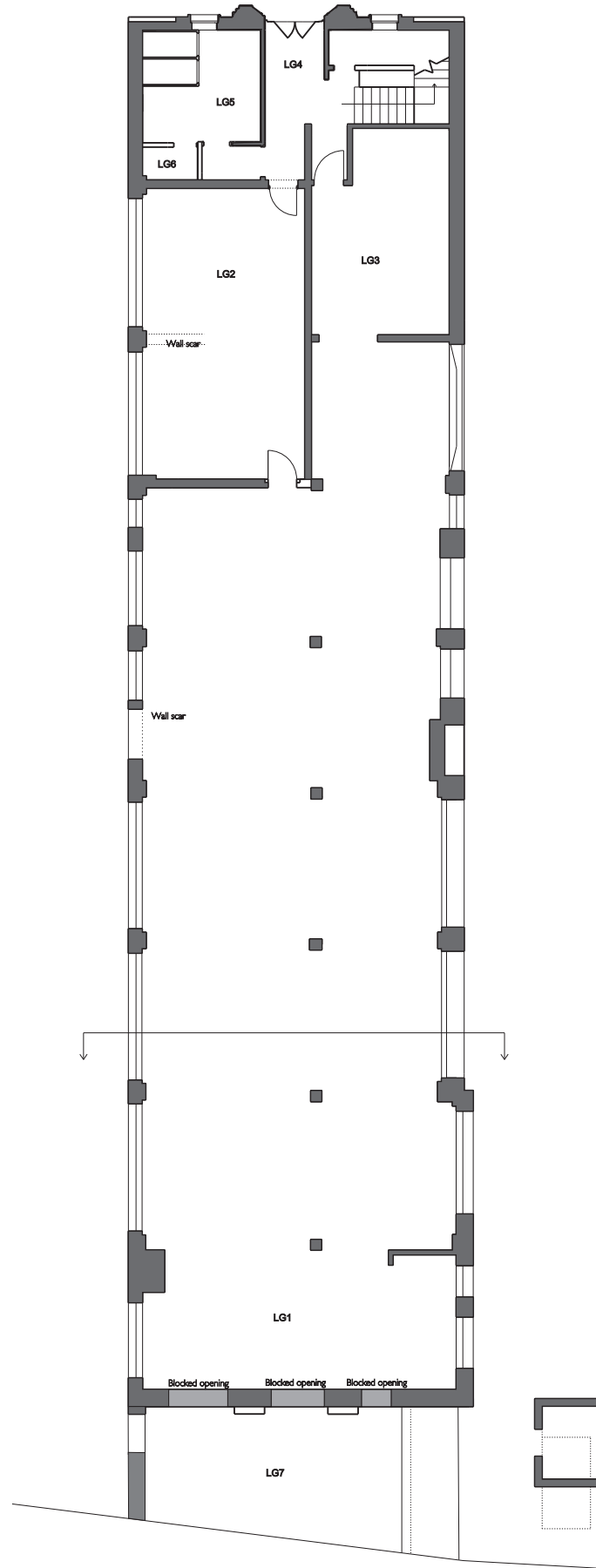


Fig 2 Plan of the site at lower ground level

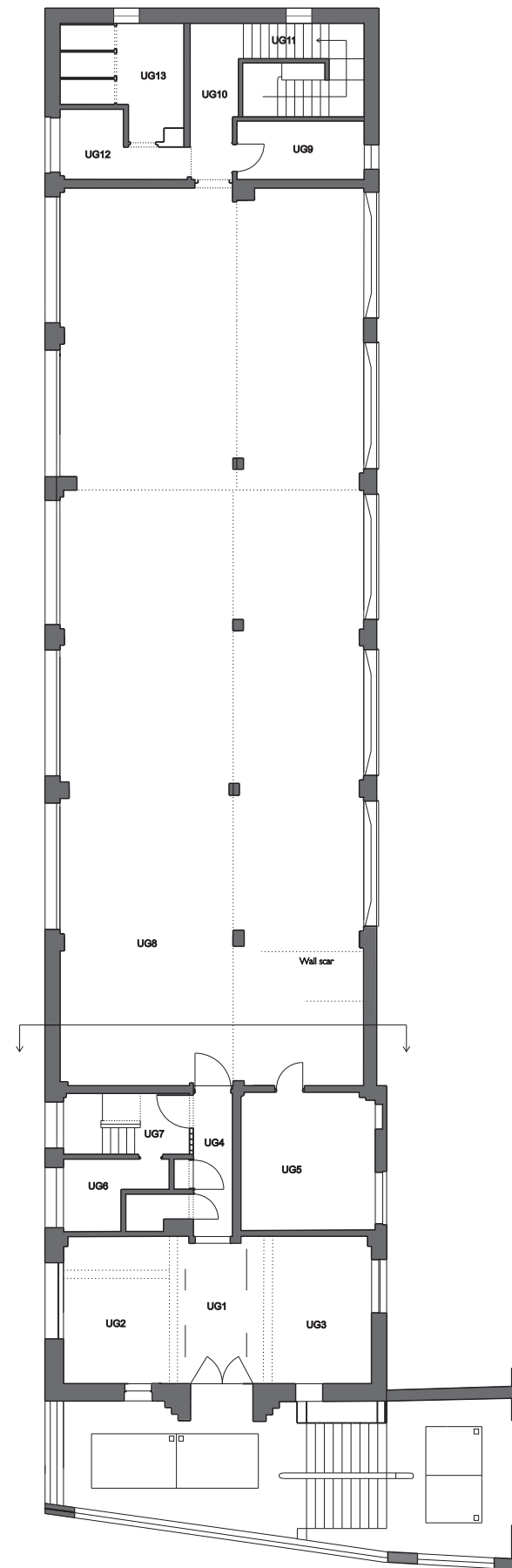


Fig 3 Plan of the site at upper ground level

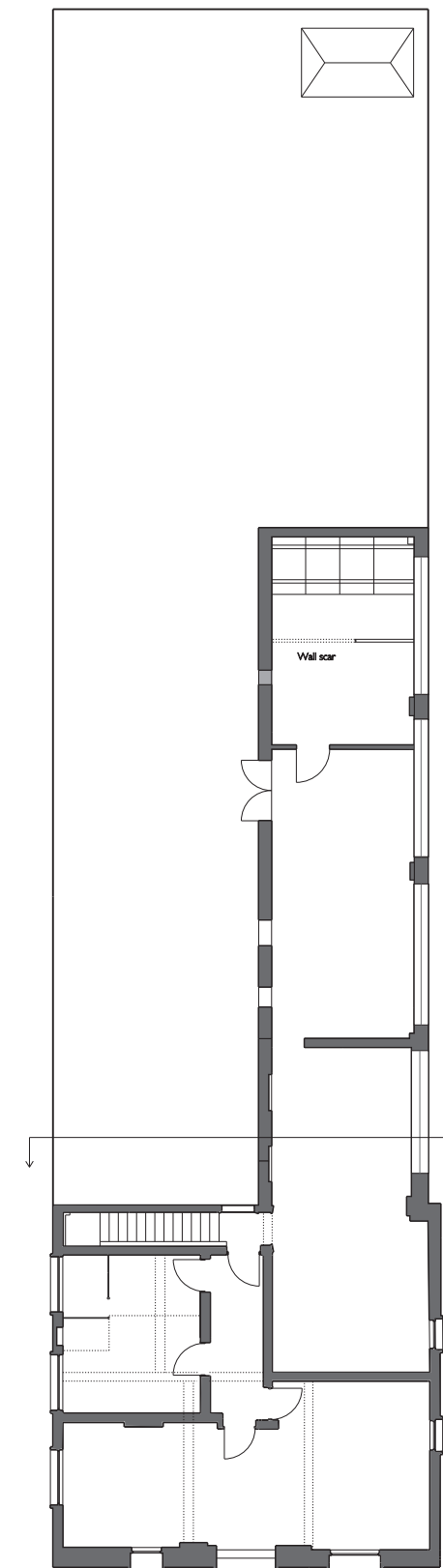


Fig 4 Plan of the site at first floor level

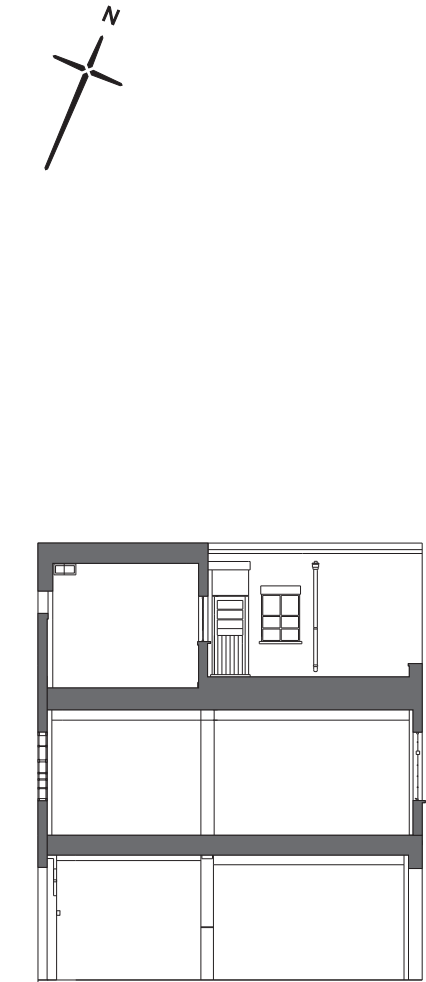


Fig 5 Sectional elevation east-west through the site

0 10m

2 Topographical and historical background

2.1 Geology and natural topography

The site is located in the middle of the valley floor of the River Lea, c 3km north of its confluence with the River Thames. The site lies on the south-eastern part of the grid-like network of river channels known as the Bow Back Rivers.

The BGS Sheet 256 (North London) shows that the site lies on alluvium, which represents a range of different wetland and dryland environments existing on the floodplain of the Lea from the Mesolithic period onwards. The alluvium is underlain by the Lea Valley Gravels, deposited during the scouring-out of the valley floor during the Pleistocene.

Modern ground level at the east side of the site was at a height of 5m OD.

2.2 Early history of the site

During the Middle Ages three water-mills can be identified on sites north of the High Street in Stratford, of which one was Fotes, later St Thomas's (or Pudding) Mill, which was situated adjacent to the present site, on the banks of the Pudding Mill River. The mills on the River Lea and its branches were tidal, and for most of their history they depended solely on water power. The mills were employed mainly in grinding grain for flour, although in the 13th and 14th centuries there were references to fulling mills on two sites, and in the late 16th and early 17th centuries several mills were manufacturing gunpowder. The marshes by the River Lea provided ample room for industry; the river was navigable and furnished power for a group of tidal mills. Yet the large number of water-mills on the various watercourses meant there were fierce struggles for control of this valuable resource. During the 18th century St Thomas's Mill was used as a distillery, and as a paper mill, and by the mid 18th century was converted to a windmill; it is probably depicted Rocque's map of 1746 (Fig 6), Chapman & Andre's map of 1777, and may also feature in an engraving from 1837 of the new Stratford viaduct of the Eastern Counties Railway (Powell 1973, 89-93).

Stanford's map of 1862 shows that the site of the present building was occupied by flour mills, with an area of open ground separating it from tar works and the Eastern Counties Railway line to the north (Fig 7). At this time industrial development was largely confined to Stratford High Street and the watercourses immediately to the north and south. Pudding Mill Lane is shown as a path on the western side of the Pudding Mill River, which leads north from the bridge which carried Marshgate Lane over the river. The path terminated just short of the Eastern Counties Railway line to the north of the site; it may have been an access road for the tar works, which were probably owned by J P Murphy, who were based in Marshgate Lane from c 1818 to 1863 (Powell 1973, 76-89).

The 2nd edition Ordnance Survey map of 1894 (Fig 8) shows that industrial development around Marshgate Lane had intensified; the area between Stratford High Street and the Great Eastern Railway line was filling with mills and factories. The area now occupied by the site is shown as the Crown Works, a chemical plant; a range of three buildings facing Marshgate Lane were situated in approximately the same position as the present site.

West Ham's development as an industrial centre owed much to its proximity to London; noxious industries were legislated against in the city. The Crown Sulphur Works were situated on the site of the present building, on the west side of the Pudding Mill River, by

the junction of Pudding Mill Lane and Marshgate Lane. The works were established by T D Scott & Co in 1866, and provided sulphur products and acids (*Business Directory of London* 1884, 320) and were taken over by Johnson & Hooper in 1890 (Powell 1973, 76-89). In 1922 the Crown Chemical Works were still in operation, but by 1925 the business had disappeared from the Post Office Directory.



Fig 6 Rocque's map of London, 1746



Fig 7 Stanford's library map of London and its suburbs, 1862

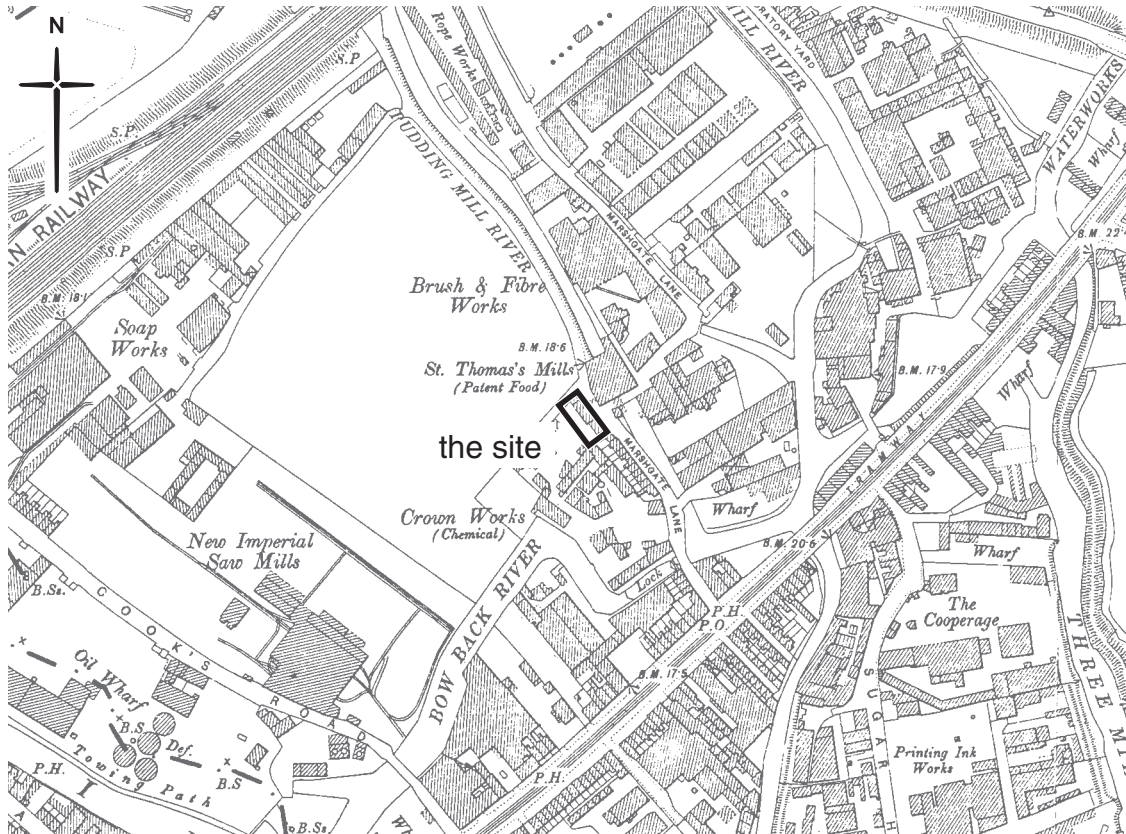


Fig 8 Ordnance Survey map, 1894



Fig 9 Ordnance Survey map, 1955

2.3 Development, function and occupants of the standing building

The building at 7 Pudding Mill Lane was constructed *c* 1952 as a new works and office premises for Robinson King & Co Ltd, a glassworks firm who had occupied premises at 10 Marshgate Lane (a property separate from 7 Pudding Mill Lane) since at least 1898 (*Kelly's Directory*, Stratford, 1898).

In 1916 the company took over the British Challenge Glazing Co., which had premises at 92 Tooley Street and 7 Bermondsey Street in Southwark (*Post Office Directory* 1915). The premises of Robinson King & Co at the Grove Glassworks at 10 Marshgate Lane (www.wikipatents.com/gb/517350.html) were enlarged to accommodate both companies, but the buildings were badly damaged by bombing during the Second World War (Powell 1973, 76-89).

The company then moved to a nearby site at the former Crown Works (i.e. the site: 7 Pudding Mill Lane) on the northern bank of the Bow Back River, and the business is first noted at that address in the *Post Office Directory* of 1952. The Ordnance Survey map of 1955 had not been updated to show this new building, however, although it does show that the course of the Bow Back River to the south of the site had been straightened (see Fig 9).

An Act of 1930 empowered the Lea Conservancy Board and West Ham Borough Council to carry out a large-scale improvement scheme, dredging, widening and diverting many of the watercourses and filling in others. This work was carried out between 1931 and 1935, during the course of which the Bow Back River, which runs along the southern boundary of the site, was straightened to follow its present course (Powell 1973, 57-61).

The present building is first depicted on the Ordnance Survey map of 1965, along with the steel frame and brick shed to the west of the site (Fig 10), which probably comprised part of the Robinson King & Co glassworks (Fig 11).

By 1973, Robinson King & Co and the British Challenge Glazing Co had been brought by Pillar Holdings Ltd (Powell 1973, 76-89). The most recent occupant of the building was Maryland Plastics, who erected a sign on the south-facing external façade, apparently during the 1980s; this company appears to have later sublet or sold the building to Panache Outerwear Ltd, a clothing manufacturer and the most recent occupants.



Fig 10 Ordnance Survey map, 1965

**ROBINSON KING & CO.
(GLAZING) LTD.**
**MARSHGATE LANE, STRATFORD,
LONDON, E.15. MAR. 4161**
**SUPPLY & INSTALL
INSULIGHT GLASTOGLAS
DOUBLE GLAZING UNITS**

Fig 11 Advert for Robinson King & Co. Ltd., 'The Times' 9th October 1965

3 The standing building survey

3.1 Methodology

All archaeological analysis and recording during the investigation on site was done in accordance with the *Written Scheme of Investigation* (MoLAS-PCA 2007b), the Museum of London *Archaeological Site Manual* (1994) and MoLAS *Health and safety policy* (2008).

The location and exterior of the standing buildings were determined in outline on the modern Ordnance Survey plan. Plans of the lower and upper ground floors and the 1st floor and a sectional elevation on a west – east alignment (Fig 2-Fig 5) were drawn from a measured survey. Details of the construction, development and function of the internal and external elements of the building were noted.

The site records comprise a total of 28 photographic images in 35mm format, 20 site drawings, site notes and notes on the documentary evidence. No objects or samples were collected. The site records will be deposited and indexed in due course in the Museum of London archaeological archive under the site code OL-03607.

3.2 Description of the standing building

This description should be read in conjunction with the plans and sectional elevations (Fig 2-Fig 5) and selected photographs taken in September 2007 (Fig 12-Fig 21)

3.2.1 Exterior

7 Pudding Mill Lane (Fig 12) is broadly aligned on a north-west–south-east axis, on the western side of Pudding Mill Lane, adjacent to its junction with Marshgate Lane, and on the northern bank of the Bow Back River, north of Stratford High Street. For ease of reporting, the main entrance of the building on the upper ground floor, in the south-west facing external elevation, will be reported as being situated at the southern end of the site.

In plan the area covered by the building measured approximately 47.3m from north to south and 14.5m from east to west. The building had three storeys; a lower ground floor (Fig 2), accessed by a double leaf door in the north-facing external façade, an upper ground floor (Fig 3), accessed by a double leaf door in the south-facing external façade, which was itself accessed by a flight of steps leading to a raised forecourt, and a 1st floor (Fig 4), which was L-shaped and occupied approximately half of the area of the other two floors. The 1st floor had two door openings, in the north- and west-facing external elevations, which led out onto the roof.

The building was constructed with a reinforced concrete frame, using rectangular and square section columns and beams. The walls were largely infilled with red brick in Flemish bond with cement mortar. Artificial stone blocks of granolithic concrete composition were used to face the southern façade, the south end of the west-facing facade and to decorate the door and window frames, which featured projecting keystone embellishments at the southern end of the building.

The centre bay in the south-facing elevation projected slightly, and stood approximately 0.6m taller than the rest of this façade. The centre bay was simply decorated with an Art Deco-style geometric relief design, culminating in a clock above the central 1st floor

window. The hour and minute hands were made from copper alloy, as were the hour markers, which took the form of circles and diamonds.

A plastic sign for Maryland Plastics Ltd was still in place above the projecting canopy over the main entrance doors, along with a second sign below the canopy declaring the business opening hours. The fact that these signs had not been replaced by new ones for Panache Outerwear Ltd, or at least removed, suggests that the factory no longer received regular visitors, and produced garments for a company which was based elsewhere.

The north-facing external façade was more simply decorated than the south-facing (Fig 13). The main entrance door to the lower ground floor was placed centrally, with one small steel framed crittall window with a concrete lintel and sill placed on either side of the door opening. Simple concrete pilasters on either side of the doorway supported a concrete canopy, which projected over the door and windows.

A band of concrete blocks was positioned above the steel frame crittall windows of the upper and lower ground floors. Each window in the east and west-facing facades on the lower ground floor had an individual concrete sill; a continuous sill ran under the upper ground floor windows of the west-facing façade (Fig 14) and in the centre and northern end of the east-facing façade. A moulded concrete cornice was situated at the top of the east and north-facing external elevations; the cornice terminated on the west-facing elevation, as this side of the building would not be seen by passing pedestrians or visitors.

3.2.2 Interior

3.2.2.1 Lower Ground Floor

Much of the lower ground floor was occupied by a large room, LG1 (Fig 15), which was lit by windows in the east and west walls. The room was bisected by a line of square section columns, aligned towards the eastern side the building. Two blocked window openings were visible in the south wall of LG1; when originally open, these provided a little light to the southern end of the floor via the skylights in LG7.

The lower ground floor was floored with a concrete slab; in the larger part of LG1, this slab was covered with linoleum. At the northern end of LG1, and in most of the remaining rooms on the lower ground floor, the slab was covered with red ceramic tiles. Two door openings had been made in the east and west walls to facilitate the movement of materials and finished goods, as the room was most recently used for storage.

Two smaller rooms, LG2 and LG3, were situated towards the northern end of the lower ground floor. A wall scar visible in the floor of LG2 shows that the space was formerly divided into two smaller spaces; the room had a ceramic tiled floor. The floor in LG3 contained remnants of wood block parquet flooring laid in a herringbone pattern. Doors in the northern walls of LG2 and LG3 opened into the entrance vestibule, LG4. The presence of a ceramic tiled floor in LG2 suggests that it may have been used as a kitchen; the lower ground floor may originally have contained a staff canteen for the employees of Robinson King & Co. LG1 may have been the main dining hall; LG3, with its parquet floor, may have served the managerial and office staff.

The main entrance door in the north-facing façade gave access to a hall, LG4. A shallow rectangular recess was visible in the floor just inside the entrance doors; this would have accommodated a doormat. A room containing lavatories, LG5, and a small storage room, LG6, were situated on the eastern side of the hall. The staircase to the upper ground floor took up the eastern side of the hall (Fig 16). The staircase and banister with moulded hand rail were constructed of concrete, cast in situ.

The steel framed crittall windows on the lower ground floor were glazed with frosted glass, in order to prevent anyone from viewing the interior of the building from outside, and perhaps to obscure the view out of the windows for anyone working inside.

To the south of the building was a covered area, LG7, which was beneath the steps and forecourt at upper ground floor level. The area could be accessed by two openings, in the west wall, and at the eastern end of the north wall. The south wall of the area was constructed of concrete, cast in situ, which sloped from a height of 1.72m at the east end of the area, to 0.79m at the western end. The remaining height of the south wall in the area, up to a total height of 3.35m, was constructed of brick in English bond. Reinforced concrete beams supported the roof of LG7, which was 1.72 in height at the eastern end in order to accommodate the steps from the pavement to the upper floor forecourt. Two skylights were incorporated into the roof of this area, one was situated at the eastern end, adjacent to the pavement, and the other was in front of the main entrance doors; the concrete roof and beams were all cast in situ. LG7 appears to have been used for storage, although the walls of a brick constructed alcove at the eastern end contained redundant fuse boxes.

3.2.2.2 Upper Ground Floor

The main entrance to the upper ground floor was approached by a series of reinforced concrete steps leading from the pavement to a forecourt at the southern end of the building. Two pavement lights composed of glass blocks set in concrete lit LG7 below; these were placed at the foot of the steps adjacent to the pavement, and in the forecourt itself, in front of the main entrance door.

The pavement lights were manufactured by Lenscrete Ltd of London and date to pre-1967. Lenscrete Ltd was based at Queens Circus, Battersea, who produced roof lights, canopies and windows for the construction industry. (www.glassian.org/Prism/Lenscrete). The company was bought by Luxfer Ltd, another manufacturer of glass blocks, in 1967; the resulting company changed its name to Luxcrete Ltd in that year (www.luxcrete.co.uk).

The forecourt was surrounded on its southern and eastern sides by a low red brick wall with tall brick pillars and concrete dressings; cast iron railings stood between each pillar, with intermediate posts incorporating the intertwined letters 'RK', which stood for Robinson King Ltd, the first occupiers of the building in the early 1950s. Bisecting the steps was a concrete plinth, on top of which was a similar railing with a handrail. Posts at the head and foot of the railing also featured the intertwined letters 'RK'.

A set of wooden double-leaf doors led into an entrance hall, UG1, from which two further rooms, UG2 and UG3, opened off on the west and east sides respectively. These rooms were separated by thin timber stud partition walls covered with plasterboard. UG2 had steel frame crittall windows in the south and west walls and an aperture in the north wall, behind which was a small room accessed from corridor UG4. This probably functioned as a reception desk. The walls of UG3 were partially clad with stained plywood panelling. The room had steel frame crittall windows in the south and east walls. UG1-UG3 may have originally functioned as one large room, with the timber stud partition walls a later addition. The ornate nature of the south front of the building suggests that this end of the building was used as a showroom with frequent visit from suppliers, clients and members of the public.

The largest room on the upper ground floor was UG8 (Fig 17) which was most recently used as part of the clothing factory based in the building. The east wall was occupied by five steel frame canted bay crittall windows, and the west wall by five flat steel frame crittall windows. As was the case with LG1, a line of square section reinforced concrete columns bisected the room from north to south; this line was placed east of the centre of the

room. An incised dado ran around the circumference of UG8, with breaks in at least four places, suggesting that the space was originally divided into several smaller rooms, perhaps offices, accessed from a central corridor. Some large tables for cutting fabric and assembling patterns for garments, and shelves for bolts of fabric were still in situ towards the southern end of the room.

On one of the columns in UG8 was a poster in Bengali (Fig 18). There has been a Bengali community in Britain since the 1870s, although the largest migration from Bangladesh, where approximately 85% of the population is Muslim, occurred in the 1960s and 1970s (www.bbc.co.uk/voices/multilingual/bengali.shtml). The rag trade has been associated with the Bengali community since their arrival, and in London was historically based in the area around Brick Lane, where commercial sewing was carried out by women in the home. Many clothing businesses which originated there have since moved away from inner city London in search of cheaper premises (www.indiacurrents.com/news/view_article.html). The poster, which explains the main tenets of Islam, is translated as follows:

Allah - He is our great provider
 Muhammad - Our foremost leader
 Kuran - Our guide for life
 Hadith (interpretation of the life and teachings of Islam) - Our foremost book
 The world - Our examination centre
 The night before - Our day of Joy
 Satan - Our foremost Enemy
 Namaz (prayers) - Our Mantra for Salvation
 Heaven - Our only address
 Hell - None of us want to go there (Bilkis Mosoddik and Mia Ridge, pers. comm.)

A door in the east end of the south wall led to a former office or storeroom, UG5, which was lit by two steel framed windows in the east wall; there was apparently no other entrance to the room.

Corridor UG4 connected the entrance hall UG1 with UG8. A wall composed of glass blocks separated this corridor from a staircase, UG7, which led to the 1st floor (Fig 19). This staircase and its central handrail were constructed of concrete cast in situ, although the staircase was very small and simple in design, compared with the larger staircase between the lower and upper ground floors. This suggests that the staircase was not intended to be in heavy use throughout the day. A lavatory and shower room with a tiled floor, UG6, was located to the south of UG7.

A door in the centre of the north wall of UG8 led to the landing for the staircase between the lower and upper ground floors. A skylight was incorporated into the ceiling above the staircase, as UG10 was only lit by a small window in the north wall. A storage room, UG9, was situated to the south of the staircase; this was lit by a single small window in the east wall. Lavatories and a washroom (UG12 and UG13) were situated on the western side of UG10.

3.2.2.3 1st Floor

The 1st floor could only be reached via the staircase from UG7, on the upper ground floor (Fig 19). A large room, 1F1, took up the width of the building at its southern end. This room had three steel framed crissall windows in the south wall, looking out onto the main entrance forecourt and the Bow Back River. Two similar windows were placed in the east and west walls respectively. The room had two entrance doors from the corridor 1F3, suggesting that 1F1 originally comprised two rooms, separated by a partition wall. A blocked chimney breast was situated in the west end of the north wall of 1F1; this would

have been the only room in the building to have a fireplace. The room may have been a manager's office, or perhaps have comprised part of a self-contained caretaker's flat; the only access to 1F1, 1F2 and the corridor 1F3 was via a door leading from the stairs.

1F5 and 1F6 were two large rooms lit by windows in both the east and west walls. 1F7 contained the air conditioning plant and water tanks; the room was formerly divided in two by a cinder block wall, which had been partially demolished at the time of the survey. Double-leaf doors gave access to the roof from the western side of 1F6 (Fig 21).

A low concrete parapet wall ran around the roof at 1st floor level, namely on the western, northern, and eastern sides of the building, and a zinc covering had been applied to the roof. The skylight which illuminated the staircase between the lower and upper ground floors was situated in the north-east corner of the roof.

3.2.3 Surrounding area

The building at 7 Pudding Mill Lane would originally have comprised part of a larger group of buildings, functioning as the glassworks and distribution centre of Robinson King & Co Ltd.

To the west of the present building is a steel-framed shed, with brick infill walls, concrete lintels and asbestos roof (see front cover). This building is first depicted on the Ordnance Survey map of 1965, at the same time as 7 Pudding Mill Lane, and was constructed of similar materials. This shed, most recently used as a commercial garage, probably comprised part of the glassworks site. The glassworks may also have occupied other buildings in the vicinity of the site.

The brick boundary wall with concrete dressings and cast iron railings, located at the southern end of the building, continued along the eastern side of the site, along Pudding Mill Lane. There were entrance gates to the site and an aperture for a letter box at the northern of this boundary wall.



Fig 12 Exterior of 7 Pudding Mill Lane, looking north



Fig 13 Rear entrance in the north facing external façade, looking south-west



Fig 14 The west facing external elevation, looking south-west



Fig 15 Interior of LG1, looking south



Fig 16 Staircase between LG4 and UG10, looking north-east



Fig 17 Interior of UG8, looking south



Fig 18 Poster in Bengali in UG8, looking north



Fig 19 Corridor UG4 and stairs to the 1st floor, looking south-west



Fig 20 1F4, and the staircase from UG7, looking west



Fig 21 The roof and the exterior of the 1st floor, looking south-east

EMERGENCY FIRE DRILL

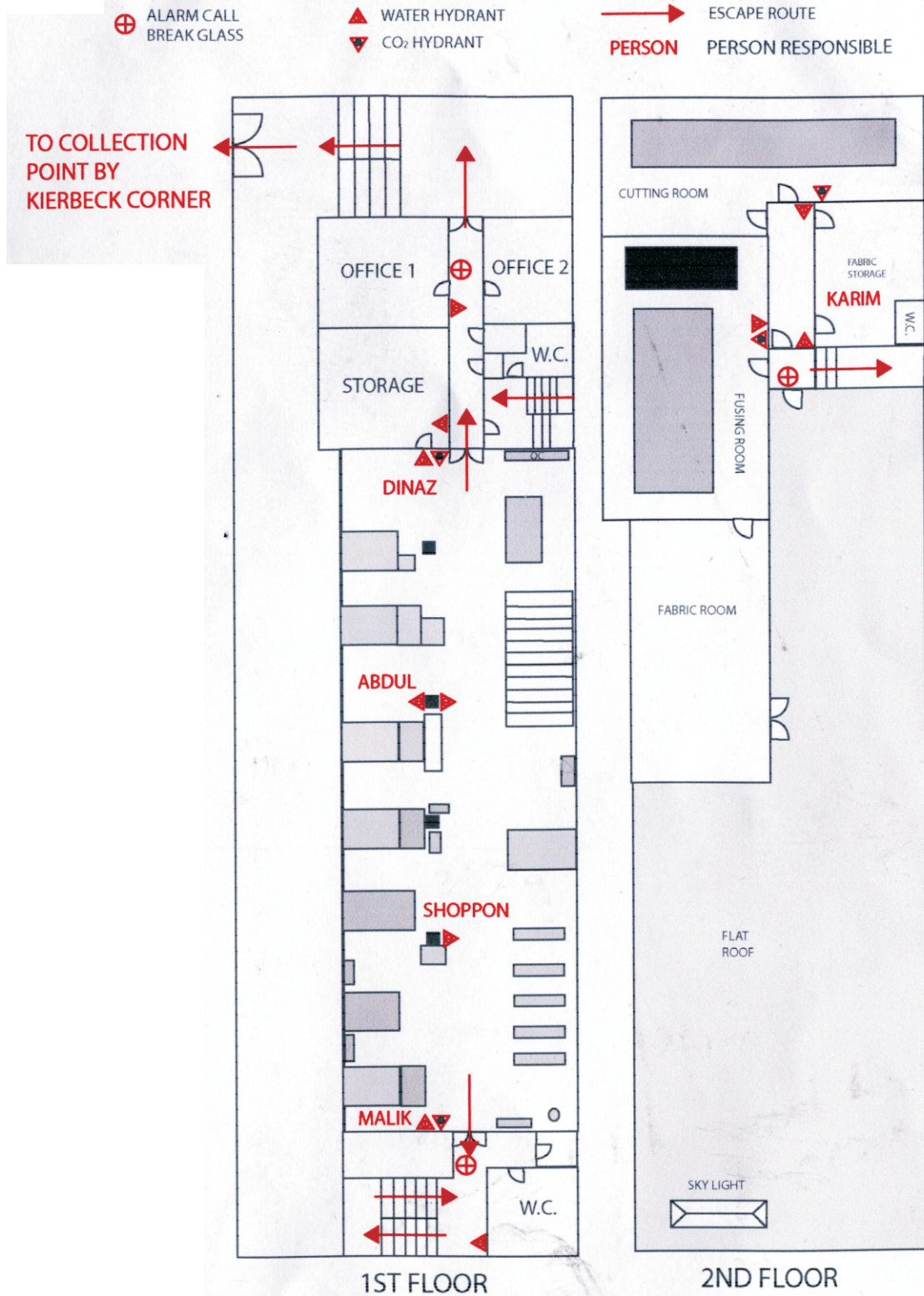


Fig 22 An emergency fire drill plan of the upper ground and 1st floors

3.2.4 Discussion

A plan of the upper ground floor (labelled on Fig 22 as the 1st floor) and the 1st floor (labelled 2nd floor) was found in UG8 during the standing building survey. This plan, which illustrated the positions of the emergency alarms and fire extinguishers, showed the route that employees of Panache Outerwear Ltd should take when vacating the premises during a fire drill or emergency. The plan also showed the most recent function of each room on these two floors, and therefore how materials and products moved around the building during the manufacturing process.

UG2 and UG3 were used as offices, and UG5 was a storeroom. UG8 is unlabelled, but was probably used by the machinists who produced clothing. On the 1st floor, 1F1, which took up the full width of the southern end of the building, was illuminated by windows in the east, south and west elevations; this served as the cutting room. There were two fabric store rooms, in 1F2 and 1F6. 1F5 served as the ‘fusing room’, where the edges of the recently cut material would be sealed. 1F7, the plant room for the air conditioning system, is not shown on this plan, suggesting that it was not visited frequently, and may not have been considered an integral part of the function of the building.

The plan suggests that all materials, including heavy bolts of fabric, were first carried up the narrow staircase to the 1st floor, where fabric was cut and the edges fused to prevent fraying. The cut fabric would be carried down the same narrow staircase to UG8 where they were sewn together, and then carried down the wider staircase at the northern end of the building for dispatch from the ground floor. There is no evidence that a lift was ever installed in the building.

3.2.5 Conclusions

7 Pudding Mill Lane was constructed as the offices, showroom and staff welfare facility for Robinson King & Co Ltd, manufacturers of glazing. The company had been based in Marshgate Lane since the 1890s, and grew during the 20th century, taking over the British Challenge Glazing Co Ltd in 1916, and expanding its premises to accommodate both companies. The glassworks at 10 Marshgate Lane were badly damaged by bombing during World War II, and by 1952 new premises were constructed at the junction of Marshgate Lane and Pudding Mill Lane.

The main office and showroom building was functional in its design, but even so presented an ornate façade to anyone approaching the works from Stratford High Street. The main south-facing façade was decorated in an Art Deco style, which was going out of date by the post-war period – and certainly *recherché* in the early ‘50s, twenty years before the Art Deco revival of the early ‘70s. The design for the building may have been drawn up for the company in the 1930s, but the plans for construction were interrupted by the Second World War. Unfortunately, it has not been possible to trace the records of Robinson King & Co to confirm this.

By the 1980s, Robinson King & Co, which had been taken over by Pillar Holdings Ltd, vacated the premises, and the glassworks site was subdivided. Maryland Plastics Ltd took over the building, which was later occupied by Panache Outerwear Ltd. The partition walls dividing most of the offices on the upper ground floor were removed to create a large open space in UG8 for production. As no other major alterations were made to the building to accommodate machinery, it seems that it was always used as offices or for very light industrial processes.

4 Potential of the archaeology

4.1 Original research aims

The archaeological investigation has fulfilled the original research aims through the creation of a photographic and drawn record and written description of 7 Pudding Mill Lane.

4.2 New research aims

More documentary evidence in the form of photographs, plans and company brochures and catalogues may exist for the construction and use of the building in other public and private archives. Further research may enhance the current understanding of this structure.

4.3 Significance of the data

The standing building is undoubtedly of significance for the history of the immediate locality, but nothing was found to suggest that it is of wider regional or national importance. The academic requirement to publish the results of the investigation will be met by reporting the results in summary form in *Post-Medieval Archaeology*, in the annual excavation round-up in the *London Archaeologist*, and in the project built heritage monograph

4.4 Salvaged fixtures, fittings and materials

There was no archaeological requirement to salvage any of the materials or fittings during the compilation of this report.

5 Publication and archiving

The site archive containing original records will be stored in accordance with the terms of the Method Statement (MoLAS-PCA, 2007b).

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 researches into the development of London.

In view of the limited potential of the material and the relatively limited significance of the data (Section 4.3) it is suggested that a short article on the results of the survey should appear in the *London Archaeologist* or the *Transactions of the London & Middlesex Archaeological Society*.

It is also recommended that the results of this recording exercise are assimilated into a site-wide assessment of all archaeological interventions to assign contextual significance and further refine the importance of the archaeological survival, and thereafter assimilated into any publication discussing/disseminating the results.

6 Acknowledgements

The archaeological survey and this report were commissioned by The Olympic Delivery Authority, whom the project manager and author wish to thank. They are grateful especially to Steve Hann of Edmund Nuttall for facilitating access to the building, and to colleagues at Capita Symonds Ltd, both in and out of the field. They also thank the staff of Newham Archives and Local Studies Library and the London Metropolitan Archive for providing historic maps and information. Bilkis Mosoddik and Mia Ridge provided assistance with translating the Bengali poster found on the site.

Archaeological analysis and recording, and pencil drawings, were by Andrew Westman, Maria Utrero and Emma Dwyer. The archaeological photographs of the standing building were taken by Maggie Cox, assisted by Maria Utrero, and off-site were scanned and printed by Maggie Cox. CAD drawings were by Monica Cortelletti.

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8 NMR OASIS archaeological report form

OASIS ID: molas1-37987

Project details

Project name 7 Pudding Mill Lane, E15: a standing building survey

Short description of the project The Museum of London Archaeology Service and Pre-Construct Archaeology (MoLAS-PCA) were commissioned by the London Development Agency (LDA) to analyse and record a standing building at 7 Pudding Mill Lane, London E15. The building was to be demolished in order to redevelop the site, and the archaeological investigation and a subsequent report were required as a condition of planning consent for the redevelopment. The investigation took place in September 2007, and comprised a measured survey and photography of the interior, exterior and setting of the building. The building, constructed using a reinforced concrete frame with brick and granolithic concrete infill, comprised three storeys. There was a lower ground floor, probably originally a canteen or similar staff welfare facility for the Robinson King and Co glassworks, an upper ground floor, which contained the company showroom and offices and was later partly converted into the offices and sewing machine room of Panache Outerwear Ltd, and a 1st floor, which contained the only fireplace in the building and may have functioned partly as a managerial office or caretaker's flat. The building was functional in its design, with a comparatively ornate south-facing external façade featuring a clock; any other decorative embellishments, like the cornice and canted bay windows on the east-facing external façade, were not continued on the western façade, which would have faced the glassworks.

Project dates Start: 01-09-2007 End: 30-09-2007

Previous/future work No / No

Any associated project reference codes OL-03607 - Sitecode

Type of project Building Recording

Site status Area of Archaeological Importance (AAI)

Current Land use Industry and Commerce 1 - Industrial

Monument type CLOTHING FACTORY Modern

Monument type PLATE GLASS WORKS Modern

Monument type PLASTICS FACTORY Modern

Methods techniques & 'Annotated Sketch', 'Measured Survey', 'Photographic Survey', 'Survey/Recording Of Fabric/Structure'

Prompt Direction from Local Planning Authority - PPG15

Project location

Country England
 Site location GREATER LONDON NEWHAM STRATFORD 7 Pudding Mill Lane, Stratford, E15
 Postcode E15
 Study area 600.00 Square metres
 Site coordinates 538007 183367 538007 00 00 N 183367 00 00 E Point
 Height OD Min: 5.00m Max: 5.00m

Project creators

Name of MoLAS/PCA
 Organisation
 Project originator brief ODA
 Project originator design MoLAS/PCA
 Project director/manager Alex Rose-Deacon
 Project supervisor Emma Dwyer
 Type sponsor/funding body of ODA
 Name sponsor/funding body of Olympic Delivery Authority

Project archives

Physical Archive No
Exists?

Digital Archive LAARC
recipient

Digital Archive ID OL-03607

Paper Archive LAARC
recipient

Paper Archive ID OL-03607

**Project
bibliography 1**

Publication type Grey literature (unpublished document/manuscript)
Title 7 Pudding Mill Lane, Stratford, E15: A standing building survey
Author(s)/Editor(s) Dwyer, E
Date 2008
Issuer or publisher MoLAS-PCA
Place of issue or London
publication
Description Standing building survey report, A4, pdf

Entered by Emma Dwyer (emmad@molas.org.uk)

Entered on 15 February 2008

9 Appendix 1: list of archaeological photographs

Image number	Description
36807001	S facing external elevation and the Bow Back River. Looking N
36807002	S facing external elevation. Looking NE
36807003	S and E facing external elevations. Looking N
36807004	Detail of the E facing external elevation. Looking NW
36807005	Gates and stairs to the main entrance forecourt. Looking NW
36807006	Rear entrance in N facing external elevation. Looking SW
36807007	Entrance forecourt and gates. Looking SE
36807008	W facing external elevation. Looking SW
36807009	W facing external elevation. Looking N
36807010	N and W facing external elevations of 1st floor, and roof. Looking SE
36807011	W facing external elevation of 1st floor, and roof. Looking N
36807012	Interior of LG1. Looking N
36807013	Interior of LG1. Looking S
36807014	Detail of internal window with sliding shutter at N end of lower ground floor. Looking W
36807015	Interior of UG8. Looking S
36807016	Staircase between UG7 and 1F4. Looking W
36807017	Staircase between LG4 and UG10. Looking W
36807018	Staircase between LG4 and UG10. Looking E
36807019	Staircase between UG7 and 1F4. Looking W
36807020	Interior of 1F3 and door to roof. Looking N
36807021	Interior of 1F6. Looking N
36807022	Detail of window in S wall and timber panelling in UG3. Looking SE
36807023	Detail of window in W wall of UG2. Looking SW
36807024	Detail of the glass brick wall in UG4 and the stairs to the 1st floor. Looking SW
36807025	Former site of St Thomas' Mill at the junction of Pudding Mill Lane and Marshgate Lane. Looking NE
36807026	View of Marshgate Lane from roof of 7 Pudding Mill Lane. Looking E
36807027	Poster in Bengali in UG8. Looking N
36807028	Main entrance door to upper ground floor. Looking NW

10 Appendix 2: list of working drawings made on site

Drawing	Description
1	Measured sketch plan of the lower ground floor
2	Measured sketch plan of the north end of the lower ground floor
3	Measured sketch plan of the stairs between the lower and upper ground floors
4	Measured detail plan of the main entrance door on the upper ground floor
5	Measured sketch plan of the space under the entrance forecourt
6	Sectional elevation of the space under the entrance forecourt
7	Measured detail plan of the entrance door on the lower ground floor
8	Sketch plan of the lower ground floor
9	Measured sketch plan of the upper ground floor
10	Measured sketch plan of the southern end of the upper ground floor
11	Measured sketch plan of the entrance forecourt
12	Measured sketch plan of the northern end of the upper ground floor
13	Measured sketch plan of the southern end of the 1st floor
14	Measured details of the 1st floor windows
15	Measured sketch plan of the northern end of the 1st floor
16	Sketch plan of the 1st floor and roof
17	Measured sectional elevation through the 1st floor
18	Measured sectional elevation through the lower ground floor
19	Measured sectional elevation through the upper ground floor
20	Sketch details of the windows and columns, upper ground floor