



## CHIMNEY EAST OF ROACH ROAD

London Borough of Hackney

A Standing building survey report

August 2008



MUSEUM OF LONDON

Archaeology  
Service

PRE-CONSTRUCT ARCHAEOLOGY

CHIMNEY EAST OF ROACH ROAD

London Borough of Hackney

A Standing building survey report

Site Code: OL-07107

National Grid Reference: 537316 184259

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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 to analyse and record a standing structure originally used as a chimney for industrial purposes on the eastern side of Roach Road, set within a factory site on the west side of the Lea Navigation just south of the Hertford Union Canal. The structure, built c 1893, comprised a red brick chimney. The north wall of an adjoining rectangular building survived. The structure was to be demolished in order to redevelop the site and the archaeological investigation and subsequent report was required as a condition of planning consent for the redevelopment. The investigation took place in January 2008 and comprised a photographic survey of the structure and its setting.*

*The site was developed at the end of the 19th century when the area was leased by the Gas Light and Coke Company. It was part of the Harvester Co complex at the site in 1909. The chimney stood substantially unaltered until at least 1995. At the time of the survey, the chimney was within the MK Carlton Shoe Factory premises.*

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# 1 Introduction

## 1.1 Site background

The surveyed structure was located within a protrusion of Planning Delivery Zone Four's western edge, to the west of the Lea Navigation within the London Borough of Tower Hamlets. At the time of the survey, the chimney was situated within Carlton shoe factory premises, which was bounded on the east by the Lea Navigation and to the west by Roach Road (Fig 1). The structure was within the area designated as Planning Delivery Zone 4 (PDZ4) of the Olympic and Paralympic Games and Legacy Facilities planning applications, in the London Borough of Tower Hamlets. See Fig 1 for site location and the limits of Planning Delivery Zone 4 (in red).

Within this report the structure is known as 'the chimney'. Their immediate location will be known as 'the site'.

The Ordnance Survey national grid reference to the approximate centre of the site is 537316 184259. Modern ground level is at 6.64m OD. The Museum of London site code, by which the records are indexed and archived, is OL-07107. For reference, this structure is known within the project as BH48.

A desk top *Archaeological and Built Heritage impact assessment* was previously prepared by MoLAS-PCA, which covers the whole area of Planning Delivery Zone 4 (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 building 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 building may require changes to all or parts of the document.*

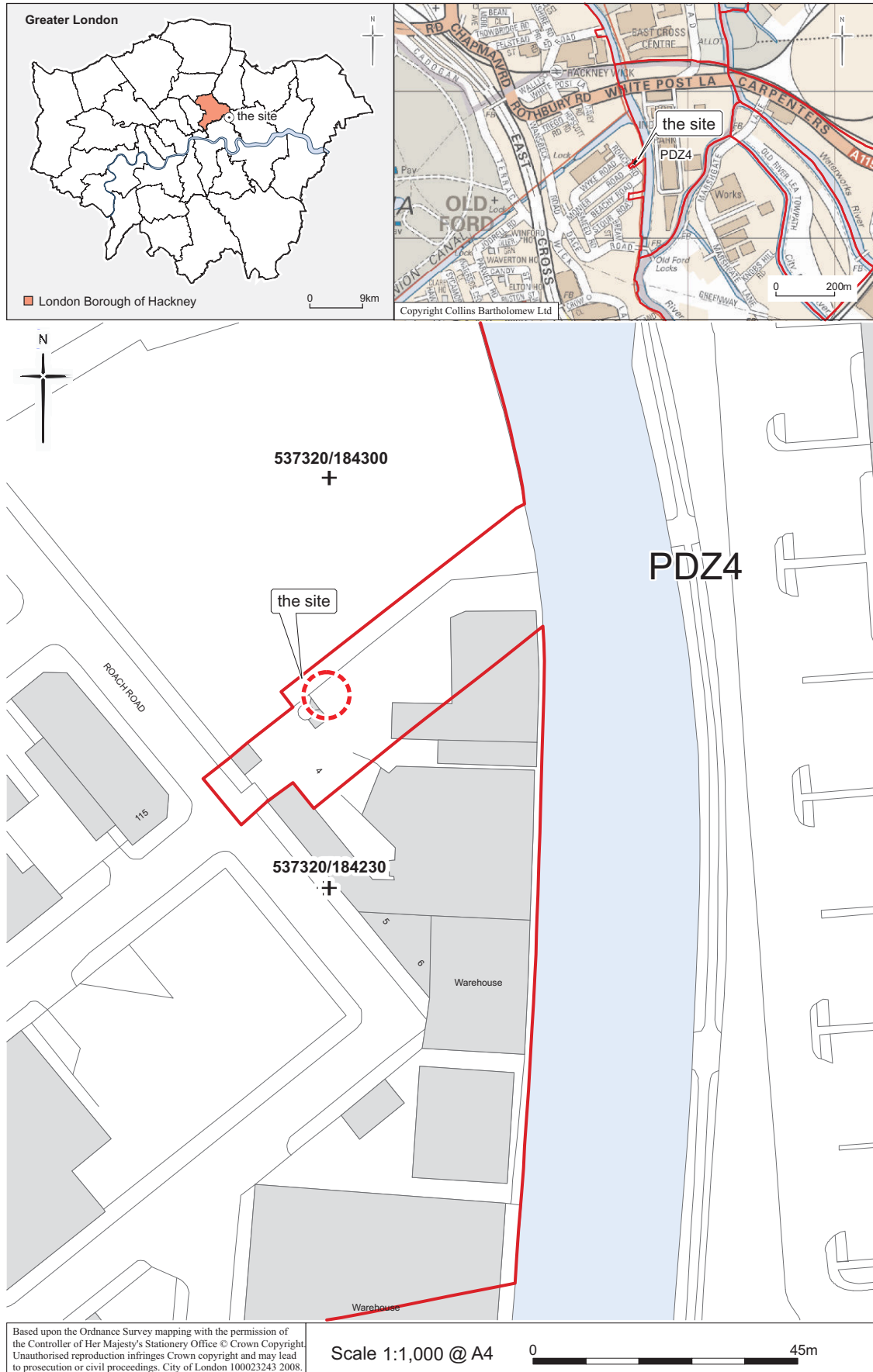


Fig 1 Location map



## 1.2 Planning and legislative framework

The legislative and planning framework in which the archaeological exercise took place was summarised in the desktop *Archaeological and Built Heritage impact assessment* was previously prepared by MoLAS-PCA, which covers the whole area of the site (MoLAS-PCA, 2007a ) *the Method Statement* (MoLAS-PCA 2007b), which formed the project design for the survey.

These documents 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.

The site is not a Scheduled Monument, nor is it listed as a building of special architectural or historic interest. The site 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 PDZ4 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 PDZ4 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 approximately to the form of record and reporting at 'Level 2', in the specification *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 2 days in January 2008, 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**

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’.

## 2 Topographical and historical background

A detailed description of the geology, archaeology and history of the site was outlined in the earlier *Archaeological and Built Heritage assessment* (Olympic Delivery Authority, 2007). A brief, contextualising, summary is provided below.

### 2.1 Geology and natural topography

The pattern of rivers and canals in the site area will have influenced its past use. The landscape of the site in the past was very different in form to today. The British Geological Survey (Sheet 256) shows that the site lies on alluvium, which represents a range of different wetland and dry-land environments existing on the valley floor of the Lea from the Mesolithic period onwards. The alluvium overlies gravels and associated deposits of Palaeolithic date. The higher ground of the river terraces (the Kempton Park and Taplow Gravels) lies *c* 200m east of the site, on the opposite site of the Hackney Cut.

### 2.2 Early history of the site

The Gascoyne map of 1703 (not illustrated) and Rocque's map of London of 1746 (Fig 2) show the present site as being situated on marshes to the west of the River Lea on the eastern boundary of the county of Middlesex; the area, in the mid 18th century, appears to have been open land, which was prone to flooding and was subdivided into fields and meadows.

In the 1770s, under an act of 1767, the Lea Navigation/Hackney Cut was constructed by the River Lea trustees: passing from the Lea Bridge through the marshes and Hackney Wick, the new cut connected the Lea Bridge to the Old Ford Bridge with a navigable waterway that diverted the traffic from the River Lea. The subsequent Ordnance Survey mapping from 1799 (Fig 3) and Greenwood's map of London of 1824-6 (Fig 4) show little change to the use and the appearance of the area.

In 1830 Sir George Duckett built the Hertford Union Canal, north of the site, starting at Bonner's Hall Farm and connecting with the River Lea to the north of Old Ford (Fig 5). The site is located south of the junction between the Hertford Union Canal and the Lea Navigation.

The land within which the site is located was sold on 31 October 1856 for £500, and subsequently leased by the Lea Conservancy Board to the Gas Light and Coke Company on the 24 June 1860 for 99 years. In 1867 the whole area, on the corner of the Lea Navigation and the Hertford Union Canal, remained an open field with a group of buildings to the west of what is now Roach Road (Fig 6). A group of three farm buildings was linked to the main road by a narrow path.

The Ordnance Survey (OS) map of 1893 shows a substantial development of the area with the construction of Roach Road, and, set at a right angle to it, Rippoath Road, Wyke Road and Monier Road (Fig 7). Along these new roads a large number of terraced houses had been built. Another OS map of a different scale, revised in 1893, shows the chimney and an adjoining rectangular structure for the first time, confirming that they had been constructed during 1893 (Fig 8). The chimney and its adjoining structure and a newly built complex of associated buildings are not marked or labelled, therefore the immediate association with a company or process is not apparent.

However, by 1909 the site was occupied by the Harvester Co (Fig 9, Fig 10). The cartographic layout of this company's complex is similar to that of the second 1893 map, and includes the chimney and its adjoining rectangular structure. Therefore, it is likely that the process that the chimney was associated with was a function of the Harvester Company.





Fig 2 Rocque's map of London, 1746



Fig 3 Ordnance Surveyor's drawing, 1799





Fig 4 Greenwood's map of London, 1824-26

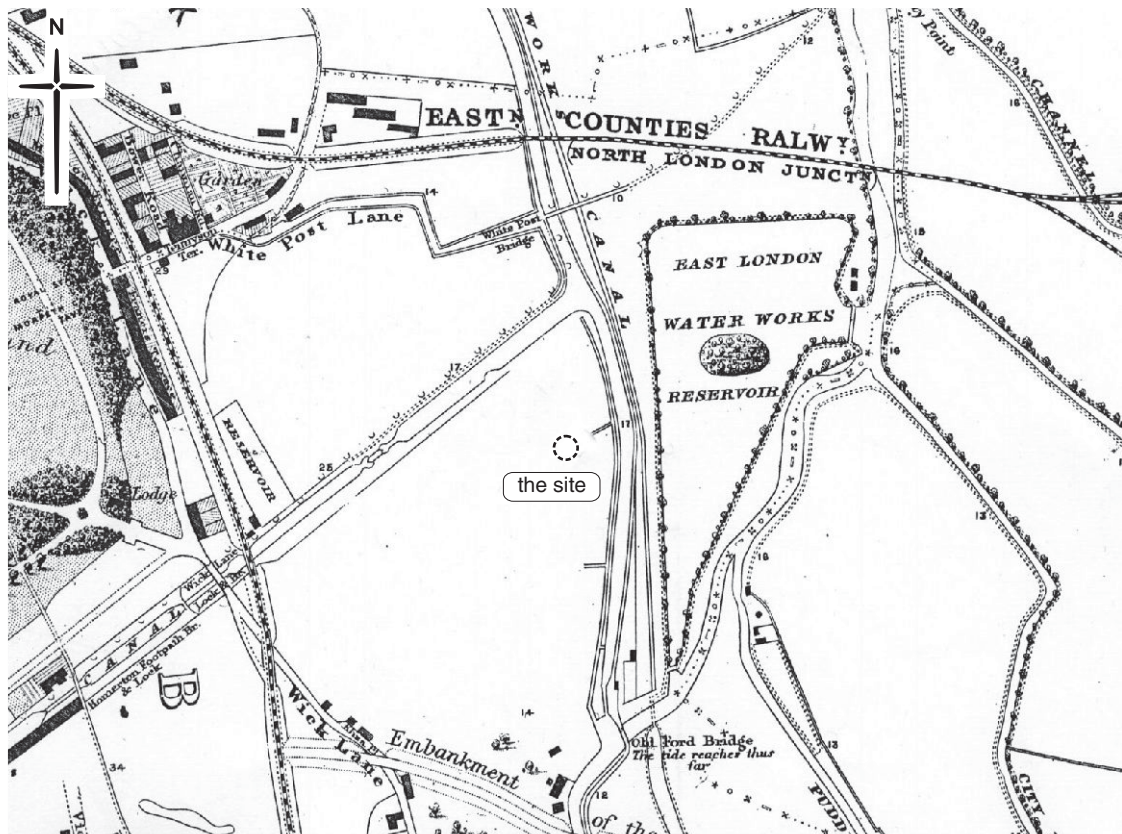


Fig 5 Stanford's Library map of London and its suburbs, 1862



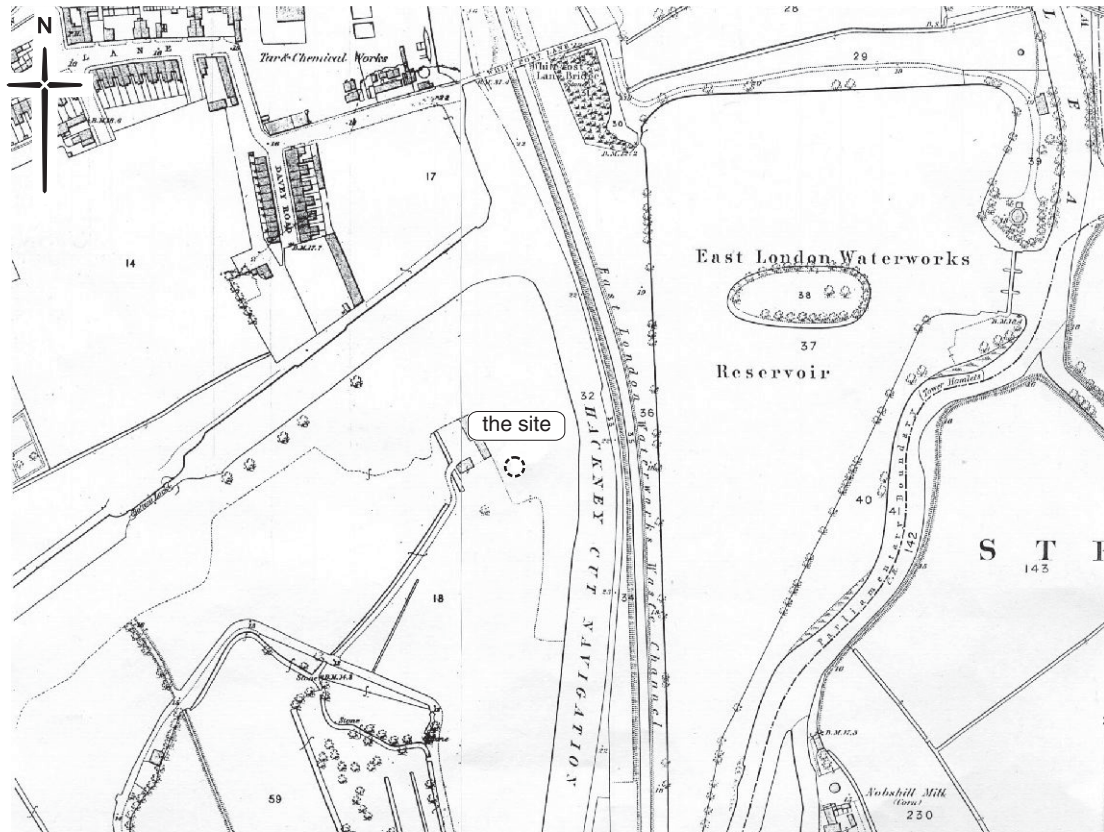


Fig 6 Ordnance Survey map, 1867/1870

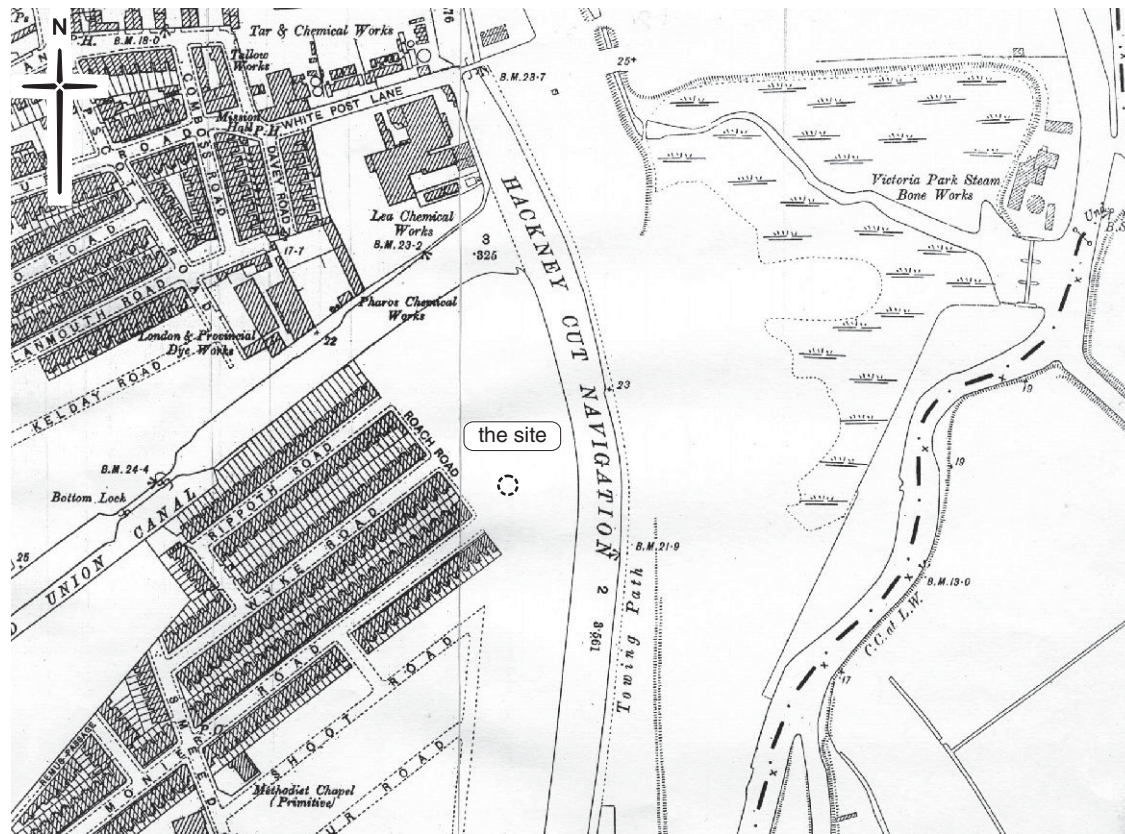


Fig 7 Ordnance Survey map, 1893

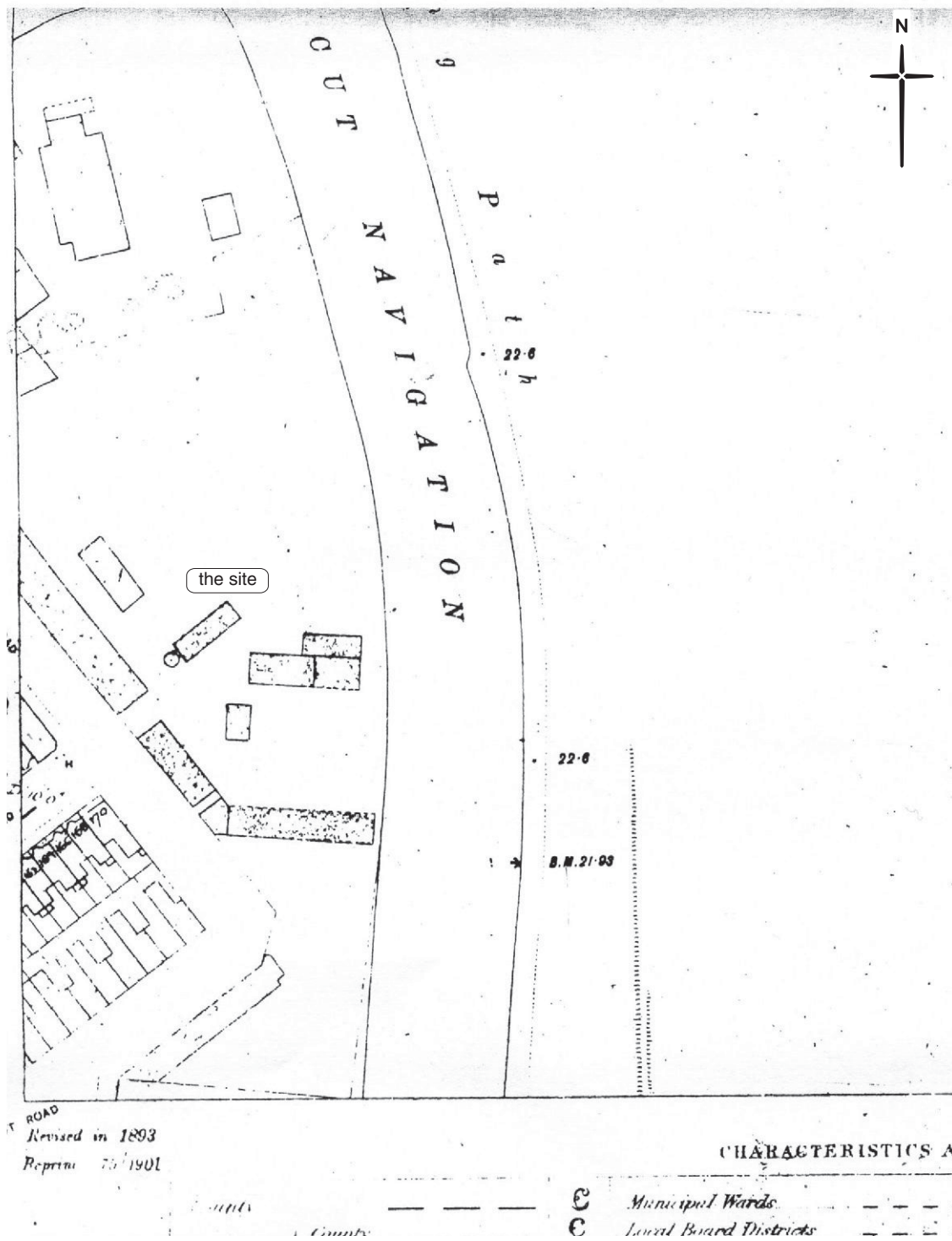
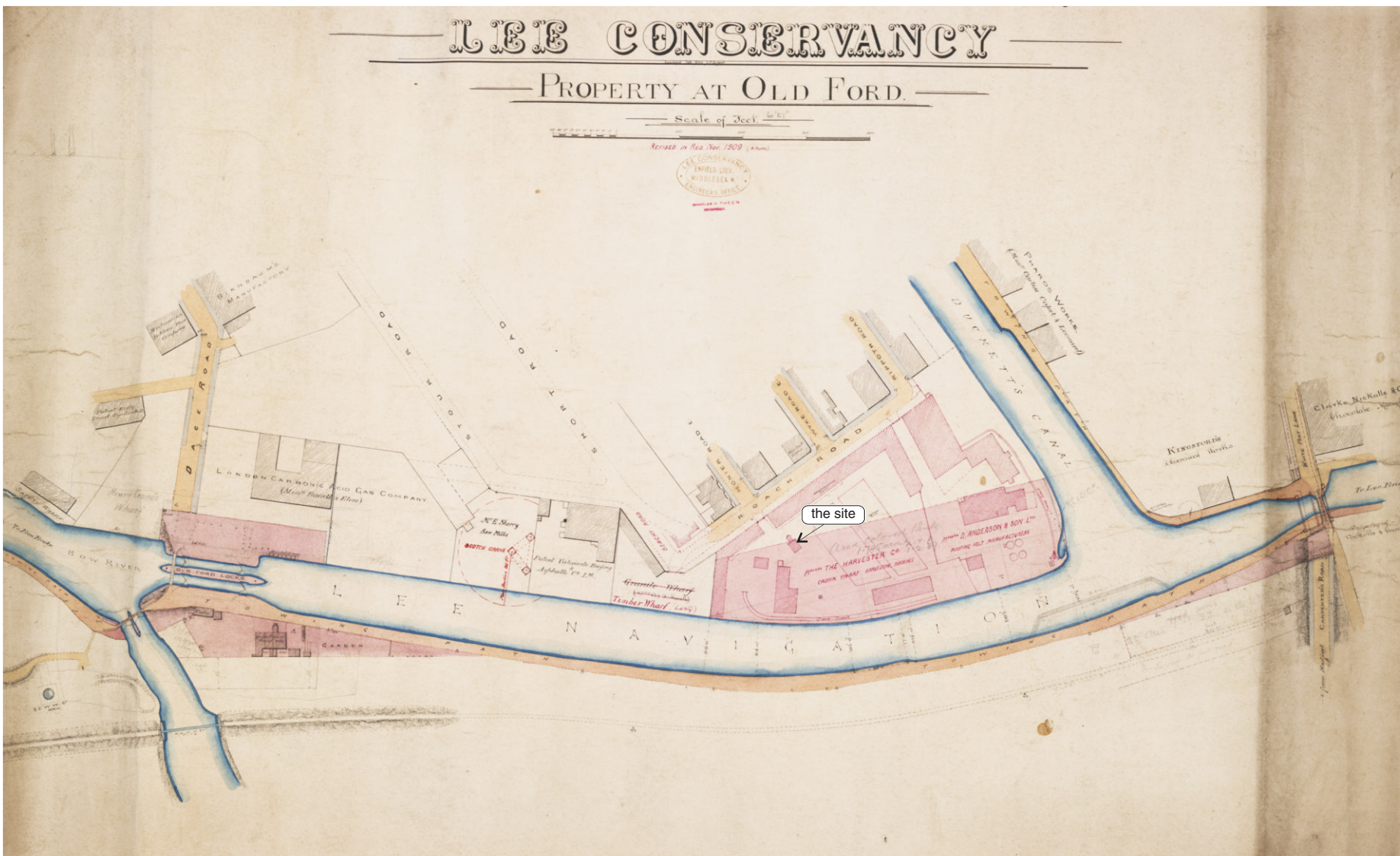


Fig 8 Ordnance Survey map, 1893 (Tower Hamlets Record Office)



MULTI1072SBR08#09



OL-07107 Standing building survey ©MOLAS-PCA 2008

Fig 9 Lee Conservancy plan of the Old Ford Estate, 1909



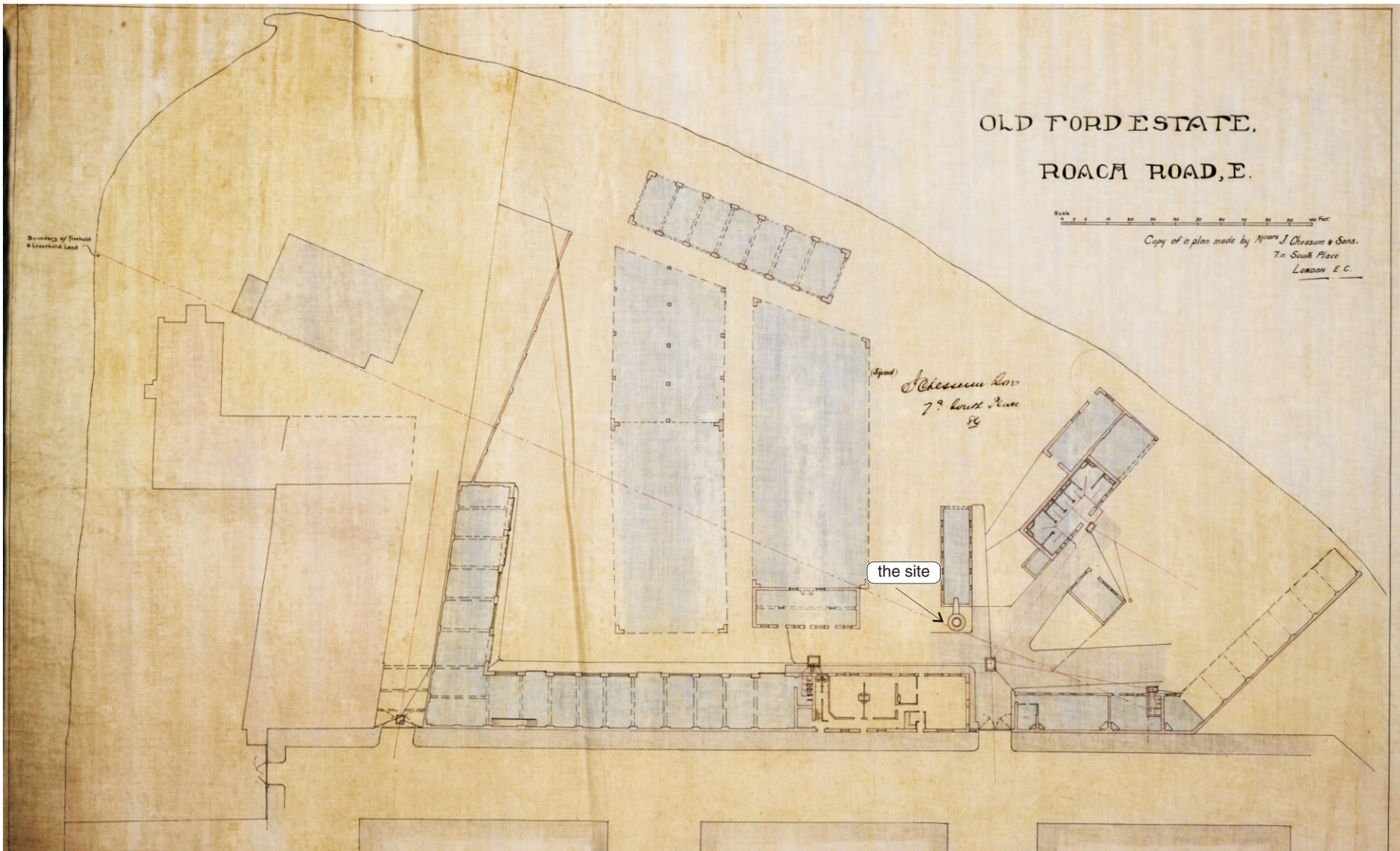


Fig 10 Old Ford Estate: proposed building and leasing of land, 1911

### 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, 2007), the *Museum of London Archaeological Site Manual* (1994) and MoLAS *health and safety policy* (2008).

The location and exterior of the chimney was determined in outline on the modern Ordnance Survey plan. Details of the construction, development and function of the structure were noted.

The site records comprise a total of 35 digital colour photographic images, 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-07107.

#### 3.2 Description of the standing building

This description should be read in conjunction with the selected photographs taken in January 2008 (Plate 1-Plate 10).

##### 3.2.1 Chimney stack



*Plate 1 View looking NE of the chimney and the boundary walls in context (32)*



The chimney itself was constructed from red stock brick with yellow/grey mortar, laid in English bond, with 14 iron straps encircling it (Plate 2). The chimney's base measured 0.38m (four bricks) in thickness. Two of the straps are missing with one still present at the chimney's base. Each strap comprises two semi circular shaped sections bolted together on the north and south sides (respectively) of the chimney, giving support during thermal expansion and contraction.



*Plate 2 View looking SE of the chimney from the adjoining building (3)*

Near the top of the chimney there are six projecting string courses stepping out from the main chimney shaft and another five courses which step back in (Plate 3).



*Plate 3 View looking W of the chimney with lightning conductor (21)*

The chimney has an east facing opening at its base (Plate 4), which has a triple rowlock set arch, revealing a single course of firebrick lining, part of which has collapsed on the northern side.



*Plate 4 View looking W of the chimney opening (13)*

Either side of the opening has a vertical metal strap, both of which are attached to the first and second horizontal straps, which encircle the chimney. The rowlock arch has been heavily damaged by later demolition of a building, immediately east of the chimney, of which only the north wall is still *in situ*. The demolition has exposed the opening and has led to further damage through weathering.

At the base of the chimney, to the right of the arch, is still visible one of the two wings (Plate 5) that were previously connecting it to the adjacent building; right in front of the arch part of the brick floor (Plate 6) laid out to help the materials handling between the inside and the outside of the chimney.





*Plate 5 View looking N of the brick floor in front of the opening (25)*



*Plate 6 View looking N of the brick in front of the opening (24)*

On the south-facing side of the chimney at approximately 1-1.76m from ground level there is a later repair using modern red bricks and yellow mortar (Plate 7), likely to be a blocked

Plate 7), likely to be a blocked inspection window. Another repair is visible between the sixth and seventh straps, again on the south facing side and using modern bricks and mortar



*Plate 7 View looking NW of blocked-off inspection window (16)*

At the base of the chimney there is an L-shaped ghost, possibly for an abutting wall, which rises to a height of 3.74m on the south facing side and a height of 2.33m.

### ***3.2.2 Site surrounding the chimney***

There was surface scarring and extant brick remnants of a demolished building visible to the west of the chimney, which are considered to be directly associated and contemporary with the structure.

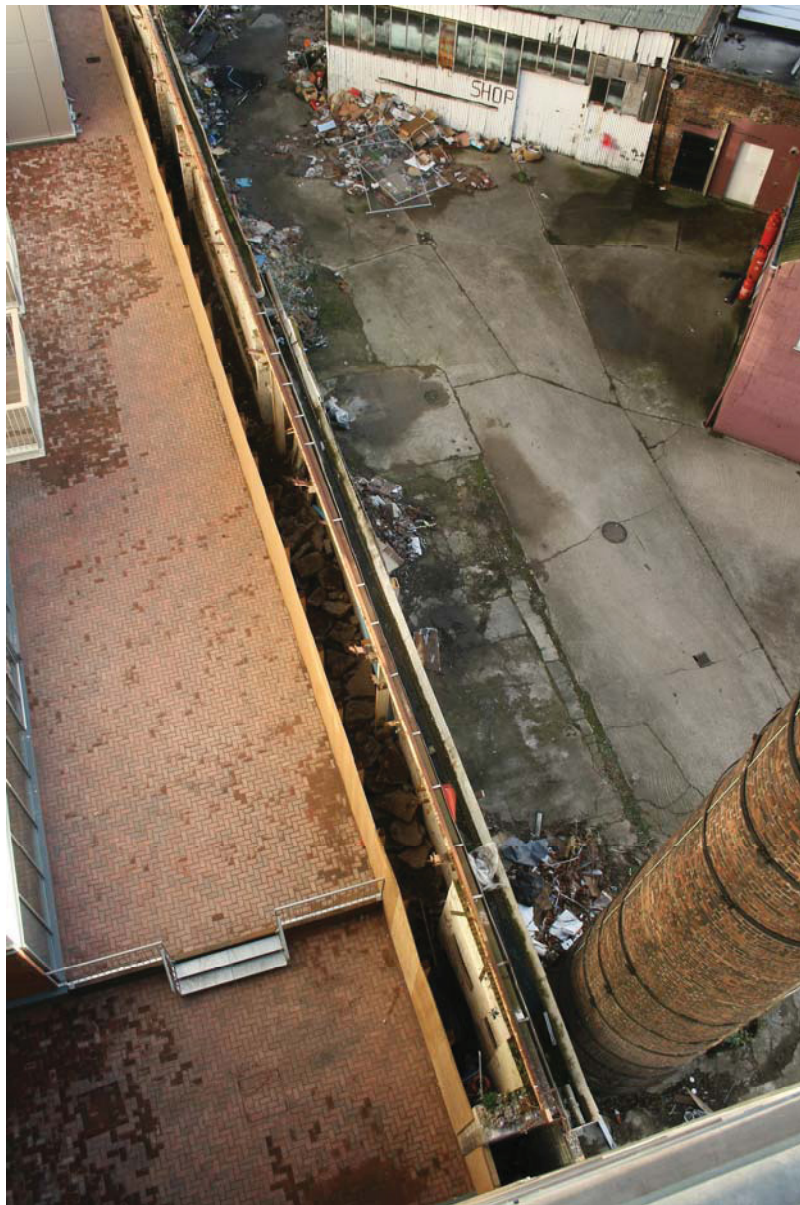
These were originally attached to the chimney with two angular wings, of which one is still visible on the floor to the east of the arched opening. The north wall of this building (Plate 8) is all that remained of the original structure and had undergone various alterations and additions since its original construction.





*Plate 8 View looking E of the chimney from the adjoining building (2)*

The outline of this rectangular structure is still visible on the ground when viewed from the building to the north (Plate 9) confirming the evidence on historic maps and drawings. The wall had been painted grey (Plate 10), but in places the paint had worn away revealing the original Flemish-set red brick work underneath. Four blocked window openings, each with a double rowlock set brick arch with its crown six courses down from the original ceiling, were visible within the wall remnant. According to the historic mapping the access to the building was on the east wall, opposite to the chimney.



*Plate 9 View looking E of the Chimney from the adjoining building (5)*





*Plate 10 View looking N of the perimeter wall to the east of the Chimney (7)*

### **3.3 Conclusions**

The chimney at Roach Road was constructed *c* 1893 as part of a new industrial complex sited in the corner between the Lea Navigation and the Hertford Union Canal. This plot had been leased by the Lea Conservancy Board to the Gas Light and Coke Company on the 24 June 1860 for 99 years, at which date it was open land.

In 1909 the site was occupied by the Harvester Co, which made use of the chimney and its associated (integral) rectangular structure. The process the chimney related to is uncertain. At this date the area was named Crown Wharf, and underwent various changes in ownership throughout the 20th century. It is not certain whether any of the later businesses utilised the chimney and adjacent structure as they were, but they kept them within their premises without substantially altering or demolishing them.

The whole structure was still standing in 1995 although no longer functioning.

## **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 the chimney.

### **4.2 New Research aims**

Documentary evidence of the Gas Light and Coke Company and the Harvester Co may exist in public and private archives. Further research may enhance the current understanding of this structure and its context.

### **4.3 Significance of the data**

The structure is undoubtedly of significance for the history of the immediate locality, but nothing suggests that it is of wider importance.

### **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.

It is also recommended that the results of this survey 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 colleagues at Capita Symonds Ltd, both in and out of the field. They also thank the staff of the Tower Hamlets Archives Department and London Metropolitan Archives for providing historic maps and plans

Archaeological recording of the chimney was undertaken by Helen Robertson and Kari Bower. Analysis of the chimney was undertaken by Emma Dwyer. The archaeological photographs of the standing building were taken by Strephon Duckering and Edwin Baker and the figures were produced by Faith Vardy.

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MoLAS-PCA, 2007b, Written Scheme Of Investigation For Historic Building Recording (Level 2) of a Chimney , PDZ4, London Borough of Tower Hamlets.

Rocque, J, 1746 *Plan of London*

Stanford, E, 1900 *Library map of London and its suburbs*

## 8 Appendix 1: NMR OASIS archaeological report form

OASIS ID: molas1-46832

### Project details

Project name Chimney East of Roach Road

Short description of the project The Museum of London Archaeology Service and Pre-Construct Archaeology (MoLAS-PCA) were commissioned by the Olympic Delivery Authority to analyse and record a standing structure originally used as a chimney for industrial purposes on the eastern side of Roach Road, set within a factory site on the west side of the Lea Navigation just south of the Hertford Union Canal. The structure, built in 1893, comprised a red brick chimney and adjoining rectangular building, of which only the north wall still survives. The structure was to be demolished in order to redevelop the site and the archaeological investigation and subsequent report was required as a condition of planning consent for the redevelopment. The investigation took place in January 2008 and comprised a photographic survey of the structure and its setting. The site was developed at the end of the 19th century when the area was leased by the Gas Light and Coke Company which probably built its own premises here. Although the function of the site subsequently changed, and new buildings were added, the chimney and the building attached to it stood substantially unaltered until at least 1995. Currently the chimney lies within the MK Carlton Shoe Factory premises, east of Roach Road, on the Western bank of the Lea Navigation (Hackney Cut). To the immediate north there is a modern residential development, which utilises and retains the northern extent of the original property boundaries.

Project dates Start: 01-01-2008 End: 31-01-2008

Previous/future work No / No

Any associated project reference codes OL-07107 - Sitecode

Type of project Building Recording

Site status None

Current Land use Industry and Commerce 4 - Storage and warehousing

Monument type FURNACE Post Medieval

Methods techniques & 'Annotated Sketch','Photographic Survey'



Prompt Direction from Local Planning Authority - PPG15

**Project location**

Country England  
 Site location GREATER LONDON TOWER HAMLETS BOW Chimney east of Roach Road  
 Postcode E3  
 Study area 10.00 Square metres  
 Site coordinates TQ 3731 8425 51.5399279199 -0.01982195833140 51 32 23 N 000 01 11 W Point  
 Height OD Min: 6.00m Max: 7.00m

**Project creators**

Name of MoLAS/PCA  
 Organisation  
 Project originator brief ODA  
 Project originator design MoLAS/PCA  
 Project director/manager Gary Brown  
 Project supervisor Kari Bower  
 Name of Olympic Delivery Authority  
 sponsor/funding body

**Project archives**

Physical Archive No  
 Exists?  
 Digital Archive LAARC  
 recipient

Digital Archive ID OL-07107

Digital available Media 'Images raster / digital photography'

Paper recipient Archive LAARC

Paper Archive ID OL-07107

Paper available Media 'Notebook - Excavation',' Research',' General Notes','Unpublished Text'

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**Project bibliography 1**

Publication type Grey literature (unpublished document/manuscript)  
Title Chimney east of Roach Road: a standing building survey  
Author(s)/Editor(s) Bower, K and Pierazzo, P  
Date 2008  
Issuer or publisher MoLAS-PCA  
Place of issue or London publication  
Description A4 report

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Entered by Emma Dwyer (edwyer@molas.org.uk)  
Entered on 11 August 2008

## 9 Appendix 2: List of archaeological photographs

Image number	Description
1	East facing shot of the chimney from an adjacent building
2	East facing shot of the chimney from an adjacent building
3	South-east facing shot of the chimney from an adjacent building
4	South-east facing shot of the chimney from an adjacent building
5	East facing shot a wall adjacent to the chimney
6	East facing shot of the top of the chimney
7	North facing shot of the perimeter wall east of the chimney
8	North facing shot of a detail of the perimeter wall
9	West facing shot of the chimney
10	West facing shot of the chimney
11	North-west facing shot of a 'ghost' of a wall abutting the chimney
12	West facing shot of an opening in the base of the chimney
13	West facing shot of an opening in the base of the chimney
14	North-east facing shot of an opening in the base of the chimney
15	North-west facing shot of damage to the base of the chimney
16	North-west facing shot of damage to the base of the chimney
17	North-facing shot of a repair to the chimney and a girder
18	East facing shot of the 'CARLTON' lettering on the chimney
19	East facing shot of the chimney
20	West facing shot of the top of the chimney
21	West facing shot of the chimney and its lightening conductor
22	South-east facing shot of a detail of the drainpipe bracket
23	North-west facing shot of a detail of the brick bonding used in the chimney
24	North facing shot of the opening at the base of the chimney
25	North facing shot of the brick surface near the base of the chimney
26	West facing shot of the arched opening near the base of the chimney
27	West facing shot of the former position of a ladder attached to the side of the chimney
28	West facing shot of the chimney
29	South-west facing shot of the interior of the chimney
30	East facing general shot of the chimney and boundary walls
31	East facing general shot of the chimney and boundary walls
32	East facing general shot of the chimney and boundary walls
33	East facing shot of a fireproof brick
34	West facing general shot of the chimney and the Hackney Cut
35	West facing general shot of the chimney and the Hackney Cut