

TFL_PSF_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE WAPPING WHARF, TOWER HAMLETS, E1W 3NJ

Archaeology Desktop Review

OCTOBER 2018




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Wapping Wharf, Tower Hamlets, E1W 3NJ

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Figure 1: Designated and non-designated heritage assets within the study area

SUMMARY

An archaeological desk-top review for the sites located at 125-129 Wapping High Street, 13-15 Cinnamon Street and 14-16 Clegg Street, referred to as Wapping Wharf has been carried out. This involved a rapid information-gathering and review of the Site and a 500m study area using information from publicly held sources. A brief assessment of potential heritage/archaeological constraints and opportunities at the site has been made. Although the site has potential for buried archaeological remains to exist, these heritage assets are not considered likely to be a barrier to development on the site.

This review has assessed that there is low to medium potential for buried archaeological remains to survive at the site. Whilst the site is located within Wapping Archaeological Priority Area (APA), which covers the historic settlement of Wapping as well as the infilled docks and Thames foreshore, there has been much disturbance from more recent developments and bombing in World War II.

There are no scheduled monuments within the site and there are two within the study area. Similarly, there are no listed buildings within the site but there are 67 within the study area, the nearest of which to the site is Wapping Underground station which is situated 30m to the south-west.

Sites A and C are located within Wapping Wall Conservation Area whilst Site B is located directly adjacent to it. Wapping Pierhead Conservation Area also falls within the 500m study area. A further two conservation areas are also located within the 500m study area, these are situated on the southern banks of the River Thames and comprise Edward II's Rothermite and St Marys Rothermite.

There are no Registered Parks and Gardens or London Squares or Historic Green Spaces within the study area.

For any future planning application, the potential for below ground remains need to be fully evaluated. The Greater London Archaeological Advisory Service (GLAAS), who advise the local planning authority, are likely to recommend a full archaeological desk-based assessment (DBA) for the site as well as an evaluation to be undertaken prior to planning permission being determined. The DBA would include a specific archaeology site walkover, a visit to the record office to gather historic maps and relevant documentary evidence, a map regression exercise as well as preparation of distribution maps showing designated and undesignated heritage assets. The evaluation would likely consist of a programme of trial trenching and subsequent reporting. If heritage assets of significance are encountered during the evaluation stage, there may be a requirement for further recording in the form of an excavation or watching brief. This may be delivered through a post-determination condition.

1 INTRODUCTION

1.1 Background

Arcadis Consulting (UK) Limited (Arcadis) have been commissioned by Transport for London (“TfL”) ‘the Client’ to undertake a number of technical surveys at three locations within Wapping; 125-129 Wapping High Street (Site A), 13-15 Cinnamon Street (Site B) and 14-16 Clegg Street (Site C) (‘the Site’).

TfL is aiming to divest a number of small sites to enable prospective regeneration. The objective of the Small Sites Initiative is to provide robust and pragmatic advice that sensibly de-risks each of the sites such that unreasonable “abnormal” development costs are not included by developers.

The objective of this archaeology desktop review is to identify potential constraints due to the presence of below ground archaeological remains and above ground heritage assets on site.

1.2 Scope of Works

The scope of the review is to carry out a desk-top search of publicly available information on designated and non-designated heritage assets within a study area of 500m of the site boundary. Using this information, a brief assessment of potential heritage/archaeological constraints and opportunities at the site has been made, focusing on key constraints. The review also highlights when a site should be subject to further detailed assessment to support a planning application for any future development.

1.3 Limitations

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2 SITE OVERVIEW

Sites A, B and C are all located on the cross roads between Clegg Street, Cinnamon Street and Clave Street, they are centred on TQ 35005 80262. Site A is located to the south-east of Cinnamon Street and to the south-west of Clave Street. Site B is located to the south-west of Clegg Street and Site C is located to the north-east of Clegg Street. Site A is a former warehouse building that is partially derelict, Site B is a single storey derelict warehouse with adjoining residential accommodation on two floors while Site C is a single storey warehouse with a residential unit to the rear. The topography of the site ranges from 2.2mAOD and 6.6mAOD.

All three sites are situated on the edge of the Lambeth Group, clay silt and sand bedrock geology deposits. The superficial geology of this area consists of alluvium which is comprised of clay, silt, sand and peat which derives from the River Thames which is to the south of the site.

3 DATA SOURCES

Information on designated and non-designated heritage assets that are located within 500m of the site were assessed. Designated data was derived from the National Heritage List for England on 14th August 2018. Non-Designated data was received from the Greater London Historic Environment Record (GLHER) on the 22nd August 2018. Information on Conservation Areas was obtained from Tower Hamlets Borough and Southwark Borough Council websites

(http://www.towerhamlets.gov.uk/ignl/environment_and_planning/conservation/conservation_areas/character_appraisals.aspx;
<https://geo.southwark.gov.uk/connect/analyst/mobile/#/main?mapcfg=Southwark%20Design%20and%20Conservation&overlays=Conservation%20areas>).

Numbers in brackets in the text are unique identifiers (Project ID. Numbers) assigned to heritage assets for the purposes of this report. A list of all heritage assets including relevant archaeological events can be found in Tables 1 and 2. All heritage assets, Archaeological Priority Areas (APAs) and Conservation Areas are shown on Figure 1. The data from the Thames Archaeological Survey has not been assigned a Project ID due to their concentration and they have not been discussed in detail.

4 BASELINE CONDITIONS

4.1 Designated Heritage Assets

There are no scheduled monuments within the site however there are two within the 500m study area. These are a medieval manor house (**SM1**) and the pumping engine house for Brunel's Thames tunnel (**SM2**) (Table 1). The medieval manor house (**SM1**) is situated 483m to the south-west of the site (A), the pumping engine house (**SM2**) is situated 400m to the south-east of the site (A).

There are no listed buildings located within the site, however there are 67 located within the 500m study area. These comprise two Grade I, four Grade II* and 61 Grade II listed buildings. The closest to the site is the Grade II listed Wapping Underground Station (**LB2**) which is situated 30m to the south-west of the site (A).

There is one locally listed building located within the 500m study area. This is Tench Street on Green Bank which is located 340m to the west of the site (A).

Sites A and C are located within Wapping Wall Conservation Area whilst Site B is located directly adjacent to it. Wapping Pierhead Conservation Area also falls within the 500m study area. A further two conservation areas are also located within the 500m study area, these are situated on the southern banks of the River Thames and comprise Edward II's Rothermite and St Marys Rothermite.

There are no Registered Parks and Gardens or London Squares or Historic Green Spaces within the study area.

The site is located within an Area of Archaeological Importance. To the south of the site but also within the 500m study area is Borough, Bermondsey and Rivers Archaeological priority zone.

The study area covers five APAs. The site is located within Wapping APA (Tier II) (Tower Hamlets APA 2.7 Wapping). To the north of the site and within the northern area of the study area is The Highway APA (Tier II) (Tower Hamlets APA 2.6: The Highway) and Shadwell Roman Settlement APA (Tier I) (Tower Hamlets APA 1.4: Shadwell Roman Settlement). To the north-east of the site is Shadwell APA (Tier II) (Tower Hamlets APA 2.13: Shadwell) and to the south of the site and on the southern banks of the River Thames is Borough, Bermondsey and Riverside APA.

Whilst APAs do not receive statutory protection they have been identified in the Borough's Heritage Resource Document as areas where potential for below-ground archaeological remains to survive is high and where archaeological investigations are therefore likely to be required. Historic England's website provides more information about APAs and the different levels of sensitivity to development (<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>).

4.2 Non-designated Heritage Assets

There are 172 non-designated heritage assets within the study area. Site A in itself is a non-designated heritage asset this is a warehouse which dates to between the post medieval and modern period (3). It was constructed after the extension of the East London Railway in 1867. An additional non-designated heritage asset is located within Site A this is evidence of early post medieval drainage and a sequence of buildings which date to the 16th and 18th centuries (2).

Within the wider study area there are five non-designated heritage assets of prehistoric date (20, 27, 39, 114, 152). 400m to the north-east of the site is the Shadwell Basin which is the site of a Palaeolithic forest (27) that was found six inches under clay. 355m to the south-west of the site is a neolithic findspot (39), another findspot of a flint scatter is noted 485 m to the north west of the site (114). Located 480m to the north-west of the site is the site of a post hole/pit (152), a middle bronze age soil horizon (20) was also recorded 230m to the north-west of the site. This soil horizon was deposited over a period of between 100 and 500 years, and the sample identified a wetland environment. Whilst there is not a dense concentration of activity dating to the prehistoric period within this area, the time depth span of the activity that is recorded indicates that this was an important area throughout prehistory and there is therefore the potential for previously unrecorded prehistoric remains to survive at the site.

There are 25 sites of roman date within the study area (22, 33, 40, 44, 45, 46, 47, 63, 64, 65, 67, 70, 72, 73, 74, 75, 115, 116, 117, 118, 120, 151, 154, 156, 160). The majority of the roman activity is clustered to the north of the site and on the perimeter of the study area. However, there are discrete sites to the south-west and south-east of the site. The roman activity is predominantly characterised by funerary activity for example inhumations and cremations along 'The Highway'. However, there is also evidence for military activity which is represented by several buildings including a signal station, watch tower and barrack blocks. Other structures and features of note are a bath house and multiple defensive ditches. This evidence is characteristic of external activity associated with a roman fort. This area represents the activity associated with and leading to Londinium and is therefore evidently a key area for activity within the roman period.

There are no recorded non-designated heritage assets of early medieval date within the study area. Whilst there are no known heritage assets of early medieval date there is documentary and place name evidence of an early settlement called "Waepa" or " the settlement of Waepa's people" (http://www.wappingliving.co.uk/Wapping_area/history.html).

There are 28 non-designated heritage assets of medieval date within the study area (4, 23, 24, 25, 26, 28, 30, 34, 35, 38, 41, 42, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 158, 161). The majority of these heritage assets are located to the north-east of the site, however there is also a distinct concentration of heritage assets dating to the medieval period located along or nearby to the banks of the River Thames along Wapping High Street. Wapping Marsh itself was drained by Dutchman Cornelius Vanderbilt in the 16th century (http://www.wappingliving.co.uk/Wapping_area/history.html) which would have enabled effective occupation and use of this area within the medieval period. The medieval activity is predominantly represented by findspots however there is also evidence for activity associated with the River Thames such as a wharf, shipyard, dock, watermill and the village of Wapping. The concentration and nature of the medieval heritage assets within this study area indicates that the River Thames was highly influential within this area and activity was focused here.

There are 110 non-designated heritage assets of post medieval to modern date within the study area. The majority of these are clustered along the northern and southern banks of the River Thames and along Wapping High Street, however there are discrete scatterings of additional heritage assets of post medieval date which are located to the north of the site. The nature of the known heritage resource that dates to the post medieval period within this area is very varied and it represents the expansion of Wapping during the post medieval period. A lot of this activity is associated with the River Thames and indicates the importance of this during this period. The prominence of the River Thames and its impact upon Wapping is also reflected in the fact that in the seventeenth century most of the inhabitants of Wapping were seamen and in the eighteenth century the businesses within the area mainly reflected the trades that were necessary for maritime activity (http://www.wappingliving.co.uk/Wapping_area/history.html).

The Thames Archaeological Survey dataset records 185 heritage assets along the foreshore of the River Thames which are predominantly of post medieval date. This highlights the density of activity

within this area during the post medieval period. Wapping was the first docks to be enclosed in London and throughout the nineteenth century warehouses were constructed to store the valuable goods, high walls were also built along the river front to keep raiders out (http://www.wappingliving.co.uk/Wapping_area/history.html). The docks at Wapping and the associated warehouses collapsed as a result of the change in transport ships with the introduction of steam ships which were too big for Wapping's Wharves and the docks not being deep enough for container ships (http://www.wappingliving.co.uk/Wapping_area/history.html).

There are three heritage assets of unknown date within the study area (**14, 69, 95**). Located 235m to the north of the site is the record of a peat deposit which was identified by geotechnical test pitting and bore holing. Located 240m to the north-east of the site is a findspot of a timber with a joist notch which was found under a modern floor on gritty foreshore deposits (**69**). 405m to the south-east of the site is the site of a flood deposit on Thames Foreshore (**95**).

A brief appraisal of OS historic mapping shows that the Site has been continually in use and built on since at least 1842. Site A is illustrated to be occupied by a number of buildings on the perimeter of the plot within which it sits, the central area is unoccupied, Site B is occupied by several buildings which appear to be of one complex and Site C is occupied by a long rectangular building which is presumably the warehouse which is on the site today. The 1951 Ordnance Survey mapping illustrates the sites to be occupied by the buildings which are on the site today.

Whilst there is potential for previously unrecorded archaeology to be present at the site, the World War Two mapping census indicates that the area immediately surrounding the Site and Site A itself were subject to bombing during the London Blitz between 7th October 1940 and 6th June 1941 (<http://bombsight.org/#>). This indicates that the below ground archaeological remains at Site A and within the surrounding area are likely to be heavily disturbed.

Archaeological evaluation has taken place within the immediate vicinity of the site which comprised a desk-based assessment (**183**), watching brief (**197**) and two building surveys (**198, 207**). The archaeological desk-based assessment was undertaken on Wapping station which was one of five stations under study. The proposed access improvement works at this station were considered to affect its historic character. The archaeological watching brief which was also undertaken at Wapping Station (**197**), during the sinking of two shafts, identified evidence for post medieval drainage which included a small wooden revetment and a ditch which was cut into alluvium and brick dating to the seventeenth century. A brick building was also identified which dates to between 1550-1666, additional features that were identified include circular sewage drains, cess pots, pottery, tobacco pipes and animal bone. The results of this watching brief indicate that there is the potential for below ground archaeological remains to survive within the area of the Site, regardless of the more modern development and bomb damage. The standing building surveys were also undertaken at Wapping station (**198, 207**).

Table 1: Designated Heritage Assets within Study Area (500m)

Project ID	Grade	Asset Name	List Entry Number
SM1	-	Medieval moated manor house, 43m west of Cathay House	1001983
SM2	-	Pumping engine house for Brunel's Thames tunnel	1005556
LB1	II	St John's Schools	1065086
LB2	II	Wapping underground station (Brunel's tunnel entrance and the stairways from platform to street only)	1065802
LB3	II	Wapping old stairs (stairs and flagged passage from Wapping High Street)	1065803
LB4	II	Town of Ramsgate public house	1065804

Project ID	Grade	Asset Name	List Entry Number
LB5	II	Stone bollards outside town of Ramsgate public house and no 10 Wapping Pier Head	1065805
LB6	II	Oliver's wharf	1065806
LB7	II	Old Aberdeen wharf	1065807
LB8	II	Former 'k' warehouse, St John's wharf	1065808
LB9	II	A, b, c and d warehouse, King Henry's wharves	1065809
LB10	II	Lamp standard at King Henry's stairs	1065810
LB11	II	Iron railings (including lamp brackets) to Nos 1 to 10 and on both sides of former swing bridge to Wapping basin	1065811
LB12	II	4 1/2, Wapping Pier Head E1 (See details for further address information)	1065812
LB13	II	5-10, Wapping Pier Head	1065813
LB14	II	Pelican stairs	1065814
LB15	I	A warehouse (skin floor) including vaults extending under Wapping lane	1065827
LB16	I	Church of St Peter	1065844
LB17	II	St John's Church	1241683
LB18	II*	Thames tunnel	1242119
LB19	II	Wapping Police Station	1242394
LB20	II	108 and 110, Wapping High Street, E1	1242395
LB21	II	Prusom's Island warehouse	1242396
LB22	II*	London hydraulic power company station with number 37	1242419
LB23	II	A and E warehouses, St John's wharves	1242438
LB24	II	E, F, G, H warehouse, new crane wharf	1242442
LB25	II	Gun wharves	1242445
LB26	II	E, F and G warehouse block, gun wharves	1242452
LB27	II	A warehouse, metropolitan wharf	1242453
LB28	II	B and C warehouse, metropolitan wharf	1242454
LB29	II	Jubilee wharf	1242455
LB30	II	New crane wharf	1255338
LB31	II	Lusk's wharf, lower Oliver's wharf	1255339
LB32	II	D warehouse, metropolitan wharf	1260019

Project ID	Grade	Asset Name	List Entry Number
LB33	II	4 bollards (1 outside no 4 Wapping Pier Head, 3 on opposite side of Wapping High Street flanking the entrance to hermitage wall)	1260055
LB34	II	1-4, Wapping Pier head	1260059
LB35	II	C and I storage	1260062
LB36	II	St John's Wharves warehouses north block (Oddbin's Limited)	1260063
LB37	II	Warehouse on corner of Brewhouse Lane	1260064
LB38	II	Tower buildings	1260132
LB39	II	Corbetts wharf warehouse between Wapping Dock Street and Wapping Lane	1260133
LB40	II*	Raine's House	1260423
LB41	II	12-14, Wapping Pier Head E1 (See details for further address information)	1270357
LB42	II	Clergy house of St Peter's church	1357486
LB43	II	Prospect of Whitby public house	1357505
LB44	II	Area railings	1357539
LB45	II	Church of St Patrick (roman catholic)	1357816
LB46	II	Angel public house	1376583
LB47	II	99, Rotherhithe Street	1385827
LB48	II	101, Rotherhithe Street	1385828
LB49	II	103, Rotherhithe Street	1385829
LB50	II	105, Rotherhithe Street	1385830
LB51	II	Thames tunnel mills including detached chimney	1385831
LB52	II	Grices wharf	1385832
LB53	II	Brandrams wharf	1385833
LB54	II	135, Rotherhithe street	1385834
LB55	II	Air shaft to the Rotherhithe tunnel	1385839
LB56	II	Church stairs	1385842
LB57	II	East India wharf	1385843
LB58	II	Grices granary film studios	1385844
LB59	II	70, St Marychurch Street	1385864
LB60	II	Former engine house in recreation ground	1385865

Project ID	Grade	Asset Name	List Entry Number
LB61	II	Watch house in recreation ground, adjoining number 70	1385866
LB62	II*	Church of St Mary Rotherhithe	1385867
LB63	II	Monument to Prince Lee Boo approximately 10 metres west of west tower Church of St Mary	1385868
LB64	II	Hope sufferance wharf	1385869
LB65	II	Engine house and chimney	1386007
LB66	II	Rotherhithe (St Mary the Virgin) War Memorial	1450153
LB67	II	Shadwell Basin Housing, 5-54 (cons) Maynards Quay, 1-62 (cons) Newlands Quay and 1-35 (odd) Peartree Lane	1451936

Table 2: Non-designated Heritage Assets within Study Area (500m)

Project ID	GLHER Numner	Name	Period	Site Type
1	MLO100296	Wapping Wall [Thames Foreshore], Shadwell, Tower Hamlets 16th -18th century seal}	Post Medieval	Findspot
2	MLO101114	Cinnamon Street, [Wapping Station], E1 {Post medieval drainage and buildings}	Post Medieval	Gully; building; cess pit; sewer; drain; levelling layers; revetment; backyard; post
3	MLO101117	Cinnamon Street, Wapping, E1 {19th century warehouses}	Post Medieval to Modern	Warehouse
4	MLO102882	Thames Foreshore, Tower Hamlets {Gold Post-medieval pinhead}	Medieval to Unknown	Findspot
5	MLO102888	Rotherhithe foreshore, Southwark {post medieval finger ring}	Post Medieval	Findspot
6	MLO10301	The Highway	Post Medieval	Yard
7	MLO10343	Wapping (west of Wapping IA)	Post Medieval	Siegework
8	MLO10347	Wapping High Street	Post Medieval	Siegework
9	MLO104098	The Highway [Ebenezer Chapel Burial-Ground] Ratcliffe, Tower Hamlets, E1 {18th/19th century burial ground}	Post Medieval	Cemetery

Project ID	GLHER Numner	Name	Period	Site Type
10	MLO104203	Tench Street [Wapping Gardens] Wapping, Tower Hamlets, E1 {1891 public gardens}	Post Medieval to Modern	Park; fountain
11	MLO105077	St Mary Church Street/Adams Garden Estate [New Parsonage], Rotherhithe, Southwark, SE16 4HZ {Post Medieval rubbish pit}	Post Medieval to Modern	Rubbish pit; made ground
12	MLO105334	Jamaica Road/Cherry Gardens Street/Tunnel Road, Bermondsey, Southwark {Post Medieval bridge foundations/walls}	Post Medieval	Wall; bridge; sluice?
13	MLO106731	The Highway [Probable former churchyard of Our Lady of Czestochowa and St Casimir] Shadwell, Tower Hamlets	Post Medieval to Modern	Churchyard; cemetery
14	MLO106971	Tower warehouse, 21 Wapping Lane E1	Unknown	Peat
15	MLO107223	Raine Street Tower Hamlets London E1W 3RU {19th Century Workhouse}	Post Medieval to Modern	Workhouse; hospital
16	MLO107224	21 Wapping Lane Poplar Tower Hamlets E1 {18th Century house}	Post Medieval	House
17	MLO107225	21 Wapping Lane Poplar Tower Hamlets E1 {19th Century Dock}	Post Medieval	Dock
18	MLO107227	21 Wapping Lane Poplar Tower Hamlets E1 {20th Century Swing bridge}	Post Medieval to Modern	Swing bridge
19	MLO107228	21 Wapping Lane Poplar Tower Hamlets E1 {19th Century warehouse}	Post Medieval to Modern	Warehouse
20	MLO107229	21 Wapping Lane, Poplar, Tower Hamlets E1 {Middle Bronze Age soil horizon}	Middle Bronze Age	Soil horizon
21	MLO107297	Dundee Street, Wapping, Stepney, E1W 2PH (19th Century) {Workhouse}	Post Medieval	Workhouse
22	MLO11219	The Highway, [by Shadwell Basin]	Roman	Human remains; coffin

Project ID	GLHER Numner	Name	Period	Site Type
23	MLO11244	Wapping	Medieval to Post Medieval	Findspot; findspot; findspot
24	MLO11254	Wapping Lane	Medieval to Post Medieval	Findspot; findspot
25	MLO11801	Wapping	Medieval	Watermill
26	MLO11882	Wapping	Medieval	Village
27	MLO12925	Shadwell basin	Palaeolithic	Forest
28	MLO12935	Gun wharf	Medieval	Findspot
29	MLO14422	The Highway	Post Medieval	Gravel pit
30	MLO1603	Wapping High Street	Medieval to Post Medieval	Execution site; execution site
31	MLO17795	St Mary Church Street recreation ground	Post Medieval	Cemetery
32	MLO17985	Wapping High Street	Post Medieval	Flats
33	MLO2171	The Highway	Roman	Cremation; inhumation; cemetery
34	MLO22969	Wapping	Medieval	Findspot
35	MLO23249	Wapping	Medieval	Findspot
36	MLO23341	St Mary Church Street	Early Medieval/Dark Age to Medieval	Church
37	MLO24399	Wapping Pier Head, Wapping, Tower Hamlets {19th century road}	Post Medieval to Modern	Road
38	MLO24604	Shadwell	Medieval	Watermill
39	MLO26783	Wapping (off)	Neolithic	Findspot
40	MLO30265	The Highway	Roman	Drain; water tank
41	MLO3234	Wapping	Medieval to Post Medieval	Dock; dock
42	MLO3235	Wapping	Medieval	Wharf
43	MLO38130	The Highway	Post Medieval	Hearth; pit; water tank
44	MLO3814	The Highway	Roman	Findspot
45	MLO3815	The Highway	Roman	Signal station
46	MLO38591	The Highway	Roman	Barracks; building

Project ID	GLHER Numner	Name	Period	Site Type
47	MLO3914	The Highway of Wapping IA	Roman	Land surface
48	MLO3916	Wapping Lane, Wapping, Tower Hamlets {15th century dagger}	Medieval	Findspot
49	MLO3917	Sun wharf	Medieval	Findspot
50	MLO3918	Wapping Lane, Wapping, Tower Hamlets {16th century candlestick}	Medieval to Post Medieval	Findspot
51	MLO3919	Wapping Lane, Wapping, Tower Hamlets {14th century spur}	Medieval	Findspot
52	MLO3920	Wapping Lane, Wapping, Tower Hamlets {post medieval spur}	Post Medieval	Findspot
53	MLO3921	Wapping	Medieval to Post Medieval	Findspot; findspot; findspot
54	MLO3922	Wapping	Medieval to Post Medieval	Findspot; findspot
55	MLO3923	Wapping	Medieval to Post Medieval	Findspot; findspot
56	MLO3924	Wapping	Medieval to Post Medieval	Findspot; findspot; findspot
57	MLO3925	Wapping High Street	Medieval	Findspot
58	MLO3926	Wapping Lane, Wapping, Tower Hamlets {Medieval needle}	Medieval	Findspot
59	MLO3928	Wapping	Medieval	Findspot
60	MLO3960	Wapping High Street	Medieval	Findspot
61	MLO3984	Wapping wall	Medieval to Post Medieval	Findspot; findspot
62	MLO4390	Wapping	Medieval to Post Medieval	Wharf; wharf; wharf
63	MLO53664	The Highway	Roman	Watch tower
64	MLO56416	The Highway	Roman	Palisade
65	MLO56418	The Highway	Roman	Ditch
66	MLO63471	Wapping Wall, E1	Post Medieval	Pit
67	MLO63472	Wapping Wall, E1	Roman	Findspot

Project ID	GLHER Numner	Name	Period	Site Type
68	MLO63475	Wapping Wall, E1	Post Medieval	Findspot
69	MLO63497	76 Wapping Wall (Jubilee wharf)	Unknown	Unassigned
70	MLO65918	172-176 The Highway	Roman	Surface
71	MLO65919	172-176 The Highway	Post Medieval	Building
72	MLO66616	The Highway	Roman	Building
73	MLO66617	The Highway	Roman	Ditch
74	MLO66618	The Highway	Roman	Floor
75	MLO66619	The Highway	Roman	Cremation
76	MLO67687	44-60 Wapping High Street	Post Medieval	Building
77	MLO67690	44-60 Wapping High Street	Post Medieval	Wharf
78	MLO70659	Reardon Street	Post Medieval	Cemetery
79	MLO70663	Green Bank E1	Post Medieval	Cemetery
80	MLO70716	St Mary Church Street	Post Medieval	Churchyard; cemetery
81	MLO70817	Scandrett St. [St John's Church Burial Ground Extension] Wapping, E1W {17th century cemetery}	Post Medieval to Modern	Cemetery; park
82	MLO71215	The Highway [St Paul's Churchyard] Wapping, Tower Hamlets, E1W 3DH {17th century cemetery, 19th century park}	Post Medieval to Modern	Chapel; cemetery; churchyard; park
83	MLO71328	Thames foreshore	Post Medieval	Steps
84	MLO71329	Thames foreshore	Post Medieval	Steps
85	MLO71330	Thames foreshore	Post Medieval	Boat unclassified
86	MLO71331	Thames foreshore	Post Medieval	Shipyard
87	MLO71332	Thames foreshore	Post Medieval	Land reclamation; dump
88	MLO71333	Thames foreshore	Post Medieval	Findspot
89	MLO71334	Thames foreshore	Post Medieval	Structure
90	MLO71336	Thames foreshore	Post Medieval	Findspot
91	MLO71337	Thames foreshore	Post Medieval	Boat unclassified
92	MLO71338	Thames foreshore	Post Medieval	Findspot

Project ID	GLHER Numner	Name	Period	Site Type
93	MLO71339	Thames foreshore	Post Medieval	Boat yard
94	MLO71340	Thames foreshore	Post Medieval	Land reclamation; dump
95	MLO71341	Thames foreshore	Unknown	Flood deposit
96	MLO71342	Thames foreshore	Post Medieval	Shipyard
97	MLO71343	Thames foreshore	Post Medieval	Mooring bollard
98	MLO71344	Thames foreshore	Post Medieval	Causeway
99	MLO71345	Thames foreshore	Post Medieval	Land reclamation; dump
100	MLO71346	Thames foreshore	Post Medieval	Causeway
101	MLO71347	Thames foreshore	Post Medieval	Boat unclassified
102	MLO71348	Thames foreshore	Post Medieval	Jetty
103	MLO71349	Thames foreshore	Post Medieval	Steps
104	MLO71350	Thames foreshore	Post Medieval	Jetty
105	MLO71351	Thames foreshore	Post Medieval	Findspot
106	MLO71352	Thames foreshore	Post Medieval	Shipyard
107	MLO71353	Thames foreshore	Post Medieval	Mooring bollard
108	MLO71354	Thames foreshore	Post Medieval	Findspot
109	MLO71355	Thames foreshore	Post Medieval	Structure; boat unclassified
110	MLO71356	Thames foreshore	Post Medieval	Structure
111	MLO71357	Thames foreshore	Post Medieval	Mooring bollard
112	MLO71358	Thames foreshore	Post Medieval	Boat unclassified
113	MLO71359	Thames foreshore	Post Medieval	Findspot
114	MLO71704	The Highway (Nos 130-162, [Tobacco Dock] (Prehistoric flint)	Prehistoric	Flint scatter
115	MLO71705	130-162 The Highway	Roman	Ditch
116	MLO71706	130-162 The Highway	Roman	Structure
117	MLO71707	130-162 The Highway	Roman	Pit
118	MLO71708	130-162 The Highway	Roman	Dump
119	MLO71709	130-162 The Highway	Post Medieval	Dump

Project ID	GLHER Numner	Name	Period	Site Type
120	MLO7199	Tench Street, Wapping, Tower Hamlets {roman chisel}	Roman	Findspot
121	MLO72843	Wapping Basin	Post Medieval	Landfill site
122	MLO73187	Thames foreshore	Post Medieval	Deposit unclassified
123	MLO73188	Thames foreshore	Post Medieval	Causeway; landing steps
124	MLO73189	Thames foreshore	Post Medieval	Wharf
125	MLO73190	Thames foreshore	Post Medieval	Wharf
126	MLO73191	Thames foreshore	Post Medieval	Causeway; landing steps
127	MLO73192	Thames foreshore	Post Medieval	Findspot
128	MLO73193	Thames foreshore	Post Medieval	Shipyards
129	MLO73194	Thames foreshore	Post Medieval	Revetment; boat unclassified
130	MLO73195	Thames foreshore	Post Medieval	Dump
131	MLO73197	Thames foreshore	Post Medieval	Dump
132	MLO73198	Thames foreshore	Post Medieval	Shipyards
133	MLO73199	Thames foreshore	Post Medieval	Dump
134	MLO73200	Thames foreshore	Post Medieval	Deposit unclassified
135	MLO73201	Thames foreshore	Post Medieval	Causeway; landing steps
136	MLO73202	Thames foreshore	Post Medieval	Drain
137	MLO73203	Thames foreshore	Post Medieval	Causeway
138	MLO73204	Thames foreshore	Post Medieval	Shipyards
139	MLO73205	Thames foreshore	Post Medieval	Findspot
140	MLO73206	Thames foreshore	Post Medieval	Structure
141	MLO73208	Thames foreshore	Post Medieval	Dump
142	MLO73209	Thames foreshore	Post Medieval	Mooring bollard
143	MLO73210	Thames foreshore	Post Medieval	Drain
144	MLO73211	Thames foreshore	Post Medieval	Drain
145	MLO73580	Scandrett Street/Green Bank [St John's Churchyard] Wapping, Tower Hamlets,	Post Medieval	Burial; burial vault; cemetery

Project ID	GLHER Numner	Name	Period	Site Type
		E1W {17th century churchyard cemetery}		
146	MLO74774	Swan Road	Post Medieval	Granary
147	MLO74776	Rotherhithe Street	Post Medieval	Engineering works
148	MLO74780	Railway Avenue, Rotherhithe {19th/20th century railway station}	Post Medieval to Modern	Railway station
149	MLO74783	Thames tunnel mills	Post Medieval	Mill
150	MLO75149	Rotherhithe Street (121-123) [Tunnel Wharf], Southwark, SE16 {Post Medieval revetment/brick structures}	Post Medieval	Revetment; warehouse; house; building; well; soakaway
151	MLO76361	130-162 The Highway, Wapping	Roman	Deposit unclassified
152	MLO77555	130-162 The Highway	Prehistoric	Post hole; pit
153	MLO77619	130-162 The Highway, Wapping	Post Medieval	Structure; pit; dump
154	MLO77896	(Nos 172-176) The Highway, E1 {Roman bath house}	Roman	Pit; bath house; building; tepidarium; caldarium; furnace; mansion; boundary ditch
155	MLO78200	172-176 The Highway, E1	Post Medieval	Cultivation soil; occupation debris; cess pit
156	MLO78206	130-162 The Highway	Roman	Terrace; building; ditch
157	MLO78207	130-162 The Highway	Post Medieval	Building; building; sewer
158	MLO8184	The Highway of Wapping Lane	Medieval	Cultivation soil
159	MLO8724	Bermondsey wall	Post Medieval	Windmill
160	MLO8758	Rotherhithe Street	Roman	Occupation site; ditch; well
161	MLO8878	Wapping	Medieval to Post Medieval	Shipyards; wharf; wharf; shipyard; shipyard; wharf
162	MLO8891	Scandrett Street	Post Medieval	Chapel
163	MLO93002	Wapping High Street (No 112) [Phoenix Wharf], Wapping, Tower Hamlets, E1W 2NE {19th century warehouse}	Post Medieval to Modern	Warehouse; hoist; workshop

Project ID	GLHER Numner	Name	Period	Site Type
164	MLO93038	Wapping Lane, St Peter's church (with St John of Wapping) London docks	Post Medieval to Unknown	Church
165	MLO93156	Scandrett Street [St John's Church], Wapping, Tower Hamlets, E1W 2UP {18th century church}	Post Medieval to Modern	Church; tower; dome; string course; cornice; weather vane
166	MLO98414	Kings stairs close, Southwark {Matthews Wharf site of}	Post Medieval to Modern	Grain warehouse
167	MLO98415	Kings Stairs Close, Rotherhithe {Site of Yardley's Granary}	Post Medieval to World War Two	Grain warehouse
168	MLO98905	Garnet Street {Post Medieval made ground}	Post Medieval	Made ground
169	MLO98907	Pennington Street {Post Medieval road surfaces and layers}	Post Medieval	Makeup layer; road
170	MLO98909	Wapping Lane, Tower Hamlets {Post Medieval road surfaces and layers}	Post Medieval	Makeup layer; road
171	MLO98920	Garnet Street, Tower Hamlets, {site of Eastern Dock, part of London Docks}	Post Medieval to Modern	Dock; dump layer
172	MLO98922	Wapping Lane, No 21, Shadwell, Tower Hamlet {post medieval soil, foundation and dumped layers}	Post Medieval	Buried soil horizon; foundation; dump layer
173	ELO10789	The Highway (Nos 172-176) and Wapping Lane (No 9), London E1: Desk based assessment		
174	ELO11801	Rotherhithe, Thames Foreshore (metal Detecting)		Casual observation
175	ELO14623	Rotherhithe Street (101-105) [Bombay Wharf, Ceylon Wharf, East India Wharf], Rotherhithe, Southwark, London, SE1: Post-excavation assessment		Open area excavation
176	ELO14624	Rotherhithe Street (101-105) [Bombay Wharf, Ceylon Wharf, East India Wharf], Rotherhithe, Southwark, London, SE1:		Watching brief

Project ID	GLHER Numner	Name	Period	Site Type
		Post-excavation assessment		
177	ELO14948	East London Railway-Shoreditch- Newcross and New Cross Gate and extension to Dalston Junction: heritage audit		Heritage audit
178	ELO15118	St. John's churchyard, Scandrett Street [Watching brief]		Watching brief
179	ELO15374	St Mary Church Street [The Rectory, St Mary's Church], Rotherhithe, Southwark, London, SE16: Archaeological Evaluation		Watching brief
180	ELO13671	Scandrett Street/Green Bank [Church of St John], Wapping, Tower Hamlets, E1: Archaeological Assessment		Desk based assessment
181	ELO13891	Wapping Lane (No 21) [Tower Warehouse], Wapping, Tower Hamlets, E1: Archaeological Impact Assessment		Desk based assessment
182	ELO16335	Rotherhithe Street (Nos 121-123), Rotherhithe, Southwark, SE16: Desk Based Assessment		Desk based assessment
183	ELO6736	East London Line Project (Central Section), [Whitechapel, Shadwell, Wapping, Rotherhithe, Surrey Quays and Shoreditch stations]: Desk based assessment		Desk based assessment
184	ELO7200	King Stairs Close (No 12), Bermondsey, Southwark, SE16: Desk-Based Assessment		Desk based assessment
185	ELO4220	Rotherhithe Street (101-105) [Bombay Wharf, Ceylon Wharf, East India Wharf], Rotherhithe, Southwark, London, SE1: Post-excavation assessment		Open area excavation
186	ELO4413	Rotherhithe Street (Nos 121-123) [Tunnel Wharf],		Trial trench

Project ID	GLHER Numner	Name	Period	Site Type
		Southwark, London, SE16: Archaeological Evaluation		
187	ELO14597	Tunnel Road [East London Line Ground Treatment Works site], Rotherhithe, Southwark, London, SE16: Archaeological Excavation		Excavation
188	ELO10653	Rotherhithe Street (Nos 121-123) [Tunnel Wharf], Southwark, SE16: Watching Brief		Watching brief
189	ELO7437	King Stairs Close (No.12), Rotherhithe, London, SE16: Archaeological Evaluation		Trial trench
190	ELO12361	St Mary Church Street/Adams Garden Estate [New Parsonage], Rotherhithe, London, SE16 4HZ: Watching Brief		Watching brief
191	ELO4345	Bermondsey Wall East [National Wharf and Platform Wharf], Bermondsey, Southwark, London, SE16: An archaeological watching brief		Watching brief
192	ELO12660	Jamaica Road/Cherry Gardens Street/Tunnel Road, Bermondsey, Southwark: Watching Brief		Watching brief
193	ELO15377	Rupack Street, Rotherhithe, Southwark, London, SE16: Archaeological Evaluation		Trial trench
194	ELO15333	St Mary Church Street [Hope (Sufferance) Wharf], Rotherhithe, London, SE16: Archaeological Watching Brief		Watching brief
195	ELO3597	The Highway (Nos 172-176) and Wapping Lane (No 9), Tower Hamlets, London E1: Watching brief		Watching brief
196	ELO14468	Wapping Lane (21) [Tower Warehouse], Tower Hamlets, London, E1: Archaeological Watching Brief		Watching brief

Project ID	GLHER Numner	Name	Period	Site Type
197	ELO11191	Cinnamon Street [Wapping Station], Wapping, Tower Hamlets, London, E1: Watching brief		Watching brief
198	ELO11150	East London Line Extension Project [Central Section and Southern Extension], Southwark, E1-SE8 And SE16: Building Survey		Building survey
199	ELO10832	Scandrett Street/Green Bank, [Church of St John], Wapping, Tower Hamlets, London, E1: Archaeological Watching Brief		Watching brief
200	ELO3846	The Highway (east of Wapping Lane), Tower Hamlets, London, E1: Archaeological Excavation		Open area excavation
201	ELO14259	London Dock, St George in the East, Wapping, Tower Hamlets, London, E1		
202	ELO2780	Wapping High Street (Nos 44-60), [Black Eagle Wharf], Tower Hamlets, London, E1: Evaluation		Trial trench
203	ELO2347	The Highway (Nos 130-162) [Tobacco Dock], Tower Hamlets, London, E1: Archaeological Excavation		Excavation
204	ELO11646	Wapping Lane (No. 21), Tower Hamlets, London, E1: Historic Building Recording		Building survey
205	ELO7762	Wapping Lane (No 21), Tower Hamlets, London, E1: Watching Brief		Watching brief
206	ELO7714	The Highway/Pennington Street/Wapping Lane, Tower Hamlets, London, E1: Archaeological Watching Brief		Watching brief
207	ELO11183	East London Line Extension Project [Existing East London Line Stations], London, E1-SE8/SE16: Historic Building Recording		Building survey
208	ELO13286	London Dock, Tower Hamlets, London, E1:		Geotechnical survey

Project ID	GLHER Numner	Name	Period	Site Type
		Geoarchaeological Watching Brief		
209	ELO13275	London Dock, St George in the East, Tower Hamlets: Geoarchaeological Watching Brief		Geotechnical survey
210	ELO89	The Highway (Nos 130-162), Wapping, Tower Hamlets, London, E1: Archaeological Evaluation		Trial trench
211	ELO3133	The Highway (Nos 130-162), [Tobacco Dock], Wapping, Tower Hamlets, London, E1: Archaeological Evaluation		Trial trench
212	ELO2434	The Highway (Nos 172-176), Tower Hamlets, London, E1: Archaeological Excavation		Excavation
213	ELO11931	Wapping Lane (21) Poplar Tower Hamlets E1: Watching Brief		Watching brief
214	ELO3847	The Highway [London Docks], Tower Hamlets, London, E1		Open area excavation
215	ELO3596	THE HIGHWAYE OF WAPPING LA		Open area excavation
216	ELO14438	Wapping Lane (21), Tower Hamlets, London, E1: Archaeological Evaluation		
217	ELO4844	WAPPING WALL, E1		Watching brief
218	ELO4973	Jubilee Wharf		Watching brief

5 KEY CONSTRAINTS AND RISKS

Although the Site has potential for buried archaeological remains to exist, these heritage assets are not considered likely to be a barrier to development on the site.

This review has assessed that there is low to medium potential for buried archaeological remains to survive at the site, particularly dating to the roman-post medieval periods. Whilst the site is located within Wapping APA which covers the historic settlement of Wapping as well as the infilled docks and Thames foreshore, there has been much disturbance from more recent developments and bombing in World War II.

There are no scheduled monuments within the site and there are two within the study area. Similarly, there are no listed buildings within the site, but there are 67 within the study area, the nearest of which to the site is Wapping Underground station which is situated 30m to the south-west. No physical impact is likely to occur but there is a potential impact to their setting. Sites A and C are located within Wapping Wall Conservation Area whilst Site B is located directly adjacent to it. Wapping Pierhead Conservation Area also falls within the 500m study area. A further two conservation areas are also located within the 500m study area, these are situated on the southern banks of the River Thames and comprise Edward II's Rothermite and St Marys Rothermite. There are no Registered Parks and Gardens or London Squares or Historic Green Spaces within the study area.

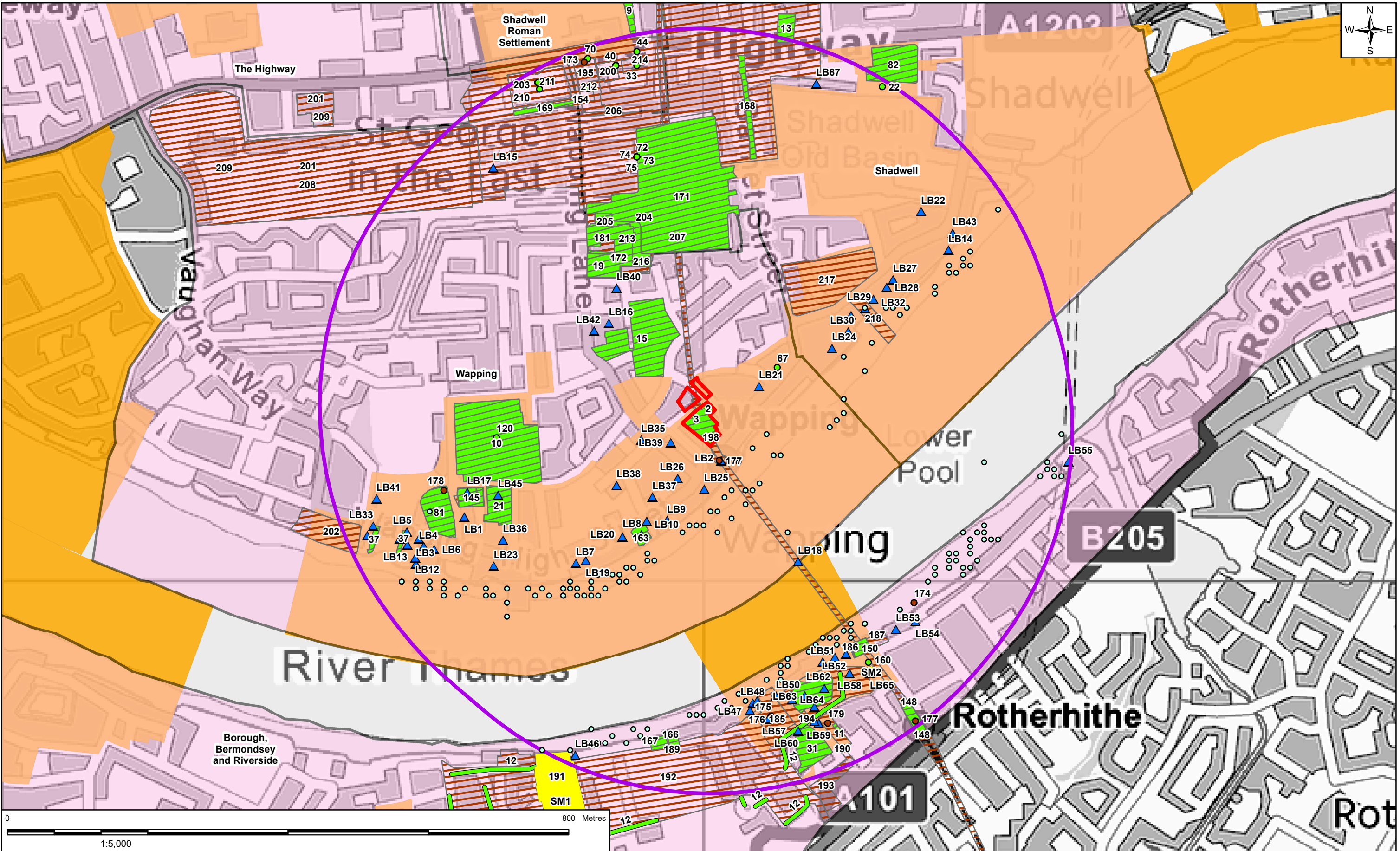
For any future planning application, the potential for below ground remains need to be fully evaluated. The Greater London Archaeological Advisory Service (GLAAS) who advise the local planning authority are likely to recommend a full archaeological desk-based assessment (DBA) for the site as well as an evaluation to be undertaken prior to planning permission being determined. The DBA would include a specific archaeology site walkover, a visit to the record office to gather historic maps and relevant documentary evidence, a map regression exercise as well as preparation of distribution maps showing designated and undesignated heritage assets. The evaluation would likely consist of a programme of trial trenching and subsequent reporting. If heritage assets of significance are encountered during the evaluation stage, there may be a requirement for further recording in the form of an excavation or watching brief. This may be delivered through a post-determination condition.

6 RECOMMENDATIONS

It is recommended that a full archaeological desk-based assessment is undertaken in advance of any planning application for development of the site and that GLAAS are consulted at the earliest opportunity in order clarify if any field investigations such as trial trenching are required.

FIGURES

Figure 1: Designated and non-designated heritage assets within the study area



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P1	14SEP18	Initial Issue	JM	JN	JW
REV	Date	Description	Drawn	Check	Approv

Key:

Legend

- Redline Boundary
- 500m Study Area
- Scheduled Monument
- Listed Building
- GLHER Asset
- GLHER Asset
- GLHER Asset

- GLHER Asset
- Thames Archaeological Survey
- Archaeological Event
- Archaeological Event
- Archaeological Priority Area
- Conservation Area

Transport for London

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Checked	J.Norman	Date 14SEP18	Signed
Approved	J.Wylie	Date 14SEP18	Signed
Scale:	1:5,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	S2	Project Number:	10024781

PROJECT:

Small Sites Initiative: Land at Wapping

TITLE:

Figure 1:
Designated and Non-designated
Heritage Assets within Study Area

Drawing Number:

P1

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