



CANARY WHARF
GROUP PLC

NQ.PA.26
NQ.LBC.07

North Quay Archaeological Desk Based Assessment

RPS
July 2020

Executive Summary

Canary Wharf (North Quay) Ltd (“the Applicant”) are submitting applications for Outline Planning Permission (OPP) and Listed Building Consent (LBC) to enable the redevelopment of the North Quay site, Aspen Way, London (“the Site”).

Two separate applications are being submitted for the works. The applications will seek permission for:

- Application NQ.1: Outline Planning Application (all matters reserved) (“OPA”) - Application for the mixed-use redevelopment of the Site comprising demolition of existing buildings and structures and the erection of buildings comprising business floorspace, hotel/serviced apartments, residential, co-living, student housing, retail, community and leisure and sui generis uses with associated infrastructure, parking and servicing space, public realm, highways and access works; and
- Application NQ.2: Listed Building Consent (“LBCA”) - Application to stabilise listed quay wall and any associated/necessary remedial works as well as demolition of the false quay in connection with Application NQ.1.

The study site lies within the Isle of Dogs Tier 3 Lea Valley Archaeological Priority Area associated with palaeoenvironmental evidence for past wetland and riverine environments and potential for prehistoric remains. It was also an extensive area of historic industry and trade in the 19th and 20th centuries.

A Grade I Listed heritage asset (‘Banana’ Dock Wall) survives buried within the site. The proposed development has been designed to preserve in situ the remains of the Grade I Listed Banana Wall. Consequently, there will be no adverse impact to this designated heritage asset from the proposed development. Any remedial works proposed to stabilise the structure would be considered a beneficial effect to the designated asset.

Overall the site is considered to have a low potential for non-designated archaeological assets dating from prehistoric through to the post medieval periods. The remains of 19th century dock side warehouse building foundations and other associated features may be present. These remains will be of no more than local significance.

This desk-based assessment considers proposals for a new OPA. Because the below ground impacts remain largely the same as the previous 2017 application, it is considered likely that the previously discussed and agreed mitigation proposals can remain as previously agreed with Historic England.

Accordingly, a programme of archaeological mitigation measures will be required and can be secured by an appropriately worded planning condition.

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1 Introduction and Scope of Study

- 1.1 Canary Wharf (North Quay) Ltd (“the Applicant”) are submitting applications for Outline Planning Permission (OPP) and Listed Building Consent (LBC) to enable the redevelopment of the North Quay site, Aspen Way, London (“the Site”).
- 1.2 Two separate applications are being submitted as follows:
 - Application NQ.1: Outline Planning Application (all matters reserved) (“OPA”) - Application for the mixed-use redevelopment of the Site comprising demolition of existing buildings and structures and the erection of buildings comprising business floorspace, hotel/serviced apartments, residential, co-living, student housing, retail, community and leisure and sui generis uses with associated infrastructure, parking and servicing space, public realm, highways and access works; and
 - Application NQ.2: Listed Building Consent (“LBCA”) - Application to stabilise listed quay wall and any associated/necessary remedial works as well as demolition of the false quay in connection with Application NQ.1.
- 1.3 This below ground archaeological desk-based assessment has been prepared by RPS on behalf of the Applicant.
- 1.4 The subject of this Assessment, to the Site or “study site”, is centred at TQ37632 80540 within the London Borough of Tower Hamlets (LBTH) (Figure 1).
- 1.5 A full planning application (LPA ref. PA/17/01193) for the redevelopment of the study site (i.e. predominantly the same site area) and associated application for Listed Building Consent (LPA ref. PA/17/01194), were submitted to the LBTH in March 2017. Application PA/17/01193 was accompanied by an Environmental Statement (the ‘2017 ES’). Both applications were withdrawn by the applicant prior to determination. Prior to this, on the 12 January 2007, planning permission (LPA ref. PA/03/00379) was granted for the erection of two office towers with a link building between them. The 2007 consent was implemented in November 2016. A Certificate of Lawful Development issued by LBTH in January 2017 (LPA ref. PA/16/03765) confirmed that planning permission PA/03/00379 had been lawfully implemented. The 2007 consent also had an associated application for Listed Building Consent (LPA ref. PA/03/00380) granted in March 2007.
- 1.6 In accordance with relevant government policy and guidance on archaeology and planning, and in accordance with the ‘Standard and Guidance for Historic Environment Desk-Based Assessments’ (Chartered Institute for Archaeologists, January 2017).
- 1.7 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER), and other sources including the results of a comprehensive map regression exercise.
- 1.8 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site, together with its likely significance,

and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

2 Planning Background and Development Plan Framework

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 Legislation regarding Built Heritage is provided in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 gives protection to listed buildings and their settings.
- 2.3 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in June 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was first published online 6th March 2014 (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.4 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.5 Section 16 of the NPPF, entitled Conserving and Enhancing the Historic Environment provides policy and guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
 - Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.7 Paragraph 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.
- 2.8 Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 2.9 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.10 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.11 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.12 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.13 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.14 In short, government policy provides a framework which:
- Protects Nationally Important Designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.15 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be

proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 2.16 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Regional Planning Policy

- 2.17 The relevant Strategic Development Plan framework is provided by the London Plan - the Spatial Development Strategy for London, Consolidated with Alterations Since 2011 (March 2016).
- 2.18 Policy in the London Plan relevant to archaeology at the study site includes the following:

Policy 7.8 Heritage Assets and Archaeology

Strategic

- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, Registered Battlefields, Scheduled Monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning Decisions

- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

Policy 7.9 Heritage-led Regeneration

Strategic

- A. Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, blue ribbon network and public realm.

Planning Decisions

- B. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

- 2.19 The Draft London Plan – Intend to Publish version (December 2019) contains relevant draft policy HC1 as follows:

HC1 Heritage and Conservation Growth

- A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.**
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:**
 - 1. setting out a clear vision that recognises and embeds the role of heritage in place-making**
 - 2. utilising the heritage significance of a site or area in the planning and design process**
 - 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place**
 - 4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.**
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.**
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.**
- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.**

Local Planning Policy

- 2.20 The Tower Hamlets Local Plan 2031 was adopted in January 2020 and has superseded the policies set out in the Core Strategy and Managing Development Document. The following policy pertains to heritage and the historic environment:

POLICY S.DH3: HERITAGE AND THE HISTORIC ENVIRONMENT

- 1. PROPOSALS MUST PRESERVE OF WHERE APPROPRIATE ENHANCE THE BOROUGH’S HISTORIC DESIGNATED AND NON-DESIGNATED ASSETS IN A MANNER APPROPRIATE TO THEIR SIGNIFICANCE AS KEY AND DISTINCTIVE ELEMENTS OF THE BOROUGH’S 24 PLACES.**
- 6. SIGNIFICANT WEIGHT WILL BE GIVEN TO THE PROTECTION AND ENHANCEMENT OF THE BOROUGH’S CONSERVATION AREAS, INCLUDING THEIR SETTING. DEVELOPMENT WITHIN A CONSERVATION AREA WILL BE EXPECTED TO PRESERVE OR, WHERE APPROPRIATE, ENHANCE THOSE ELEMENTS WHICH CONTRIBUTE TO THEIR SPECIAL CHARACTER OR APPEARANCE. THERE WILL BE A PRESUMPTION IN FAVOUR OF RETENTION OF UNLISTED**

BUILDINGS THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER AND APPEARANCE OF A CONSERVATION AREA. PLANNING APPLICATIONS SHOULD EXPLORE OPPORTUNITIES FROM NEW DEVELOPMENT WITHIN CONSERVATION AREAS AND THEIR SETTING TO ENHANCE OR BETTER REVEAL THEIR SIGNIFICANCE.

- 7. SIGNIFICANT WEIGHT WILL BE GIVEN TO THE PROTECTION AND ENHANCEMENT OF SCHEDULED MONUMENTS AND OTHER NON-DESIGNATED ARCHAEOLOGICAL SITES OF EQUIVALENT IMPORTANCE. ANY HARM TO THEIR SIGNIFICANCE MUST BE JUSTIFIED HAVING REGARD TO THE PUBLIC BENEFITS OF THE PROPOSAL: WHETHER IT HAS BEEN DEMONSTRATED THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO MITIGATE THE EXTENT OF THE HARM TO THE SIGNIFICANCE OF THE ASSET; AND WHETHER THE WORKS PROPOSED ARE THE MINIMUM REQUIRED TO SUSTAIN THE ASSET.**
 - 8. APPLICATIONS AFFECTING THE SIGNIFICANCE OF THE ARCHAEOLOGY WILL BE REQUIRED TO PROVIDE SUFFICIENT INFORMATION TO DEMONSTRATE HOW THE PROPOSAL WOULD CONTRIBUTE TO THE ASSET'S CONSERVATION. WHERE THE DEVELOPMENT INCLUDES OR HAS THE POTENTIAL TO INCLUDE HERITAGE ASSETS WITH ARCHAEOLOGICAL INTEREST, AN APPROPRIATE DESK-BASED ASSESSMENT AND, WHERE NECESSARY, FIELD EVALUATION WILL BE REQUIRED. WHERE HARM CAN BE FULLY JUSTIFIED, WE WILL REQUIRE ARCHAEOLOGICAL EXCAVATION AND/OR RECORDING AS APPROPRIATE, FOLLOWED BY ANALYSIS AND PUBLICATION OF THE RESULTS.**
 - 9. DEVELOPMENT THAT LIES IN OR ADJACENT TO ARCHAEOLOGICAL PRIORITY AREAS (AS SHOWN ON THE POLICIES MAP) WILL BE REQUIRED TO INCLUDE AN ARCHAEOLOGICAL EVALUATION REPORT AND WILL REQUIRE ANY NATIONALLY IMPORTANT REMAINS TO BE PRESERVED PERMANENTLY AT THE SITE, SUBJECT TO CONSULTATION WITH HISTORIC ENGLAND.**
 - 10. WE WILL SEEK TO ENSURE THE PROTECTION AND APPROPRIATE ENHANCEMENT OF THE BOROUGH'S HISTORIC PARKS AND GARDENS. DEVELOPMENT PROPOSALS SHOULD THEREFORE SAFEGUARD THOSE FEATURES WHICH FORM AN INTEGRAL PART OF THE SPECIAL CHARACTER OR APPEARANCE OF THE PARK OR GARDEN AND ENSURE THEY DO NOT DETRACT FROM THE ENJOYMENT, LAYOUT, DESIGN, CHARACTER, APPEARANCE OR SETTING OF THE PARK OR GARDEN, KEY VIEWS INTO AND OUT OF THE PARK, OR PREJUDICE ITS FUTURE RESTORATION. WHERE DEVELOPMENT IS LIKELY TO AFFECT A HISTORIC PARK AND GARDEN OR ITS SETTING, APPLICATIONS SHOULD INCLUDE A HERITAGE IMPACT ASSESSMENT SETTING OUT THE LIKELY IMPACT WHICH IT WOULD HAVE UPON ITS SIGNIFICANCE AND THE MEANS BY WHICH ANY HARM MIGHT BE MITIGATED.**
- 2.21 A Grade I Listed brick dock wall (Banana Wall) exists below the surface of part of the Site, which originally formed the dockside until it was extended over to the south. The masonry buttressed banana wall was constructed as part of the original dock construction in 1799-1802. The banana wall still forms part of the enclosure for North Dock and forms the southern land boundary of the Site. It is a nine metre high concave structure, shaped to accommodate ship's hulls, and is reported to be lined with puddle clay and backfilled with River Terrace Deposits. The whole dock, including the banana wall structure, was Grade 1 listed in 1983.
- 2.22 Archaeological Priority Areas (APAs) within the London Boroughs are categorized according to their archaeological potential and significance into Tiers, Tier 1 being most significant. Tier 1 APAs comprise heritage assets of national significance (a Scheduled Monument or equivalent), Tier 2 APAs indicate the presence or likely presence of heritage assets of archaeological interest, Tier 3 APAs refer to landscape zones of archaeological interest, while Tier 4 comprises land outside of the three Tiers defined above (Historic England 2016; see also Fig. 2).

- 2.23 The study site lies within the Isle of Dogs Tier 3 Lea Valley Archaeological Priority Area associated with palaeoenvironmental evidence for past wetland and riverine environments and potential for prehistoric remains. It was also an extensive area of historic industry and trade in the 19th and 20th centuries.
- 2.24 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 Geology and Topography

Geology

- 3.1 The study site is located on the border between two possible bedrock geology formations, namely the Lambeth Group (clay, silt, sand) and the London Clay Formation (clay, silt). Overlying superficial deposits of alluvium are recorded at the study site (BGS website, 2016).
- 3.2 A borehole investigation was conducted on site in 2001 (PCA 2001). Made ground was overlying a sequence of alluvial deposits, followed by gravel and clay. Alluvial deposits were encountered at between 2m and 3.10m below the ground level (BGL) within the western and central areas of the study site and at between 4.00m and 4.40m BGL in the eastern area of the study site. The same tendency was observed with undisturbed gravel deposits. They were encountered at depths between 4.60m to 5.10m BGL in the western and central areas, and at depths between 5.60 to 6.00m BGL in the eastern area of the study site.
- 3.3 The underlying topography is level to the east, probably due to the grading of the study site in preparation for warehouse construction in the early 1800s. Southern parts of the study site would have been severely truncated by the construction of the dock wall. The investigation also showed that parts of the study site are covered in a thick deposit of buried alluvium but no substantial deposits of peat were recorded. This suggests an environment prone to severe flooding with no, or few dry periods (PCA 2001, 13).
- 3.4 A geoarchaeological investigation in the western area of the study site recorded up to 3.5m of made ground overlying alluvial deposits that were approximately 2.5m thick and contained some peat. Gravel deposits were encountered at between 5.60 and 6.00m BGL (Yendell 2009).
- 3.5 The table below shows the ordnance datum (OD) levels at which made ground, alluvial and gravel deposits were encountered across the study site.

| Deposit | Ordnance Datum (OD) level at which deposit encountered | Thickness of deposit |
|-------------|--|----------------------|
| Made Ground | 3.30m – 5.50m OD | 2.50m – 4.40m |
| Alluvium | 0.15m – 1.25m OD | 1.20m – 2.80m |
| Gravel | -0.75m – -1.5m OD | N/A |

Table 1 – Sequence of deposits within the study site (Pooley 2001; Yendell 2009).

Topography

- 3.6 The 3.28ha study site is located in the LBTH on the northern edge of the Canary Wharf core. It is bounded by Aspen Way (A1261) to the north, Hertsmere Road to the west and Billingsgate Market to the east. The West India Quay Docklands Light Railway (DLR) station and Delta Junction are located on the western side of the Site and the Site also incorporates parts of North Dock, Upper Bank Street and Aspen Way

- 3.7 The ground surface within the study site is predominantly at an elevation of approximately +5 metres above ordnance datum (mAOD) with levels ranging from +3.3 mAOD to +6.5 mAOD. The North Quay dock wall, towards the south boundary edge is at approximately +5.3 mAOD.
- 3.8 The River Thames is located approximately 0.7km south-west and south-east of the study site.

4 Archaeological and Historical Background with Assessment of Significance

Timescales used in this report

Prehistoric

| | | |
|--------------|-----------|-----------|
| Palaeolithic | 900,000 - | 12,000 BC |
| Mesolithic | 12,000 - | 4,000 BC |
| Neolithic | 4,000 - | 2,500 BC |
| Bronze Age | 2,500 - | 800 BC |
| Iron Age | 800 - | AD 43 |

Historic

| | | |
|----------------------|-----------|---------|
| Roman | AD 43 - | 410 |
| Saxon/Early Medieval | AD 410 - | 1066 |
| Medieval | AD 1066 - | 1485 |
| Post Medieval | AD 1486 - | 1799 |
| Modern | AD 1800 - | Present |

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological finds assets within an 500m radius of the study site (Fig. 2), also referred to as the study area, held on the Greater London Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 A Grade I Listed brick dock wall (Banana Wall) exists below the surface of part of the Site, which originally formed the dockside until it was extended over to the south.
- 4.4 The study site lies within the Isle of Dogs Tier 3 Lea Valley Archaeological Priority Area associated with palaeoenvironmental evidence for past wetland and riverine environments and potential for prehistoric remains. It was also an extensive area of historic industry and trade in the 19th and 20th centuries.
- 4.5 Chapter 5 subsequently considers the study site conditions and whether the Proposed Development is likely to impact the archaeological potential identified below.

Previous Archaeological Investigations

- 4.6 Previous archaeological investigations are recorded within the study site itself:
- **ELO1024** – An Archaeological Evaluation was carried at North Quay Wharf in 2001 by PCA. Alluvial silts dating to the 18th century and earlier were recorded above the natural gravels.

Remains of the original north Banana Wall of the West India Import Dock, an early 19th century warehouse and associated structures were recorded (Appendix 3).

- Data gathered from engineering boereholes as part of the watching brief indicated that no substantial peat deposits are present on the study site. They were either truncated by warehouse construction or, more likely, never existed in the first place. Substantial deposits of alluvium across the study site suggested that any prehistoric activity on the gravel terrace, if once present, is likely to have been heavily disturbed by depositional processes (PCA 2001). Gravel was encountered at between -0.75mOD and -1.5mOD (see Table 1 in section 3.5).
- Five trial pits were excavated in 2002 over the projected alignment of the Banana Wall by CWC Survey Department. These investigations confirmed the assumed line of the wall. Five reports were issued, one for each excavation (CWC 2002; Appendix 3).
- **ELO10400** – A geoarchaeological evaluation was carried out in 2009 in the north-western corner of the study site. The deposits preserved evidence for the changing depositional environment in the East London Thames area since the last deglaciation. Assessment of the borehole core samples suggests that there is good potential for macro - and microfossil preservation. Deposit modelling and assessment of palaeoenvironmental remains show the following sequence: Shepperton Gravels deposited during the Late Devensian; Early Holocene sands which stabilized to form ephemeral Mesolithic land surfaces; wetland deposits laid down during a period of sea level rise between the Early Neolithic and the Bronze Age; silty clays dominating from the Iron Age on as grass and herb mudflats formed. These deposits provide information about past environmental change in the locality.

4.7 A number of other archaeological investigations have taken place within the proximity of the study site as well:

- **ELO11721** – An evaluation and watching brief was carried out at Park Place, Isle of Dogs, Canary Wharf in 2011, c.330m south-west from the study site. Six geotechnical test pits and one evaluation trench were excavated. Alluvial sand clay was found at the base of the sequence, which was truncated by the northwest to southeast lock canal connecting the Limehouse Basin with the West India Export Dock located within the study site boundary. Additional 19th and 20th century structures consisting of concrete foundations and a north to south aligned brick wall were found in the western area of the study site, along with a deposit of dockside workings i.e. timber shavings and off-cuts.
- **ELO1063** – A watching brief c.300m south from the study site revealed evidence of an Early Prehistoric submerged forest, with abundant palaeoenvironmental evidence recorded in a thick layer which had been disturbed in the construction of the 19th century dock.
- **ELO1026** – An Archaeological watching brief was carried c. 310m south-west from the study site in 2001. Two test trenches were machine excavated. Alluvial silts contained timbers and structures possibly dated to the 18th and 19th centuries. Substantial remains of the 19th and 20th century docks were found.
- **ELO11947** – An archaeological watching brief was undertaken c. 300m north-west from the study site in 2011. Alluvial deposits were recorded in the south and east, and natural sand, clay and gravels were recorded to the north. An area of 19th century made ground was recorded, along with three sections of truncated early-late 19th century brick-work.
- **ELO713** – An archaeological excavation was carried out c.180m north-west from the study site in 2002. A possible Medieval malting kiln and associated working surfaces were recorded. The malting kiln seems to have been operating in conjunction with a public house/inn which continued after the kilns went out of use around 1700.

- **ELO8114** – An archaeological watching brief was carried out c.380m south-east of the study site in 2005. Twenty-six window sampling holes and fourteen test pits were excavated. Peat layers dating to the Prehistoric period and punctuated by flooding events were recorded. Three infilling deposits of 17th to 19th century containing brick fragments dates were also recorded.

Prehistoric

- 4.8 Palaeolithic bone remains (MLO1649) were recorded approximately 250m northeast from the study site and Palaeolithic forest remains were recorded from approximately 100m south of the study site (MLO1653). Fossil forest of elm oak and fir was found, together with animal and human remains.
- 4.9 A Mesolithic axe (MLO1997) was found approximately 230m north from the study site.
- 4.10 An archaeological evaluation carried out on the study site in 2001 recorded gravel deposits at between -0.75mOD and -1.5mOD (Table 1). Substantial deposits of alluvium overlying gravel across the study site suggested that any Prehistoric activity on the gravel terrace, if once present, is likely to have been heavily disturbed by fluvial erosion and other depositional processes (Pooley 2001).
- 4.11 A geoarchaeological evaluation carried out in the north-western area of the study site showed that during the Neolithic and Bronze Age periods, the floodplain in this area comprised a dense mixed 'dryland' woodland of oak, lime and hazel, which gradually changed to thick, most likely impenetrable alder-carr. The woodland represented by peat is likely to have proved too thick for carrying out subsistence activities (Yendell 2009, 50).
- 4.12 An archaeological evaluation carried out within the central area of the study site in 2001 recorded thin peat deposits (ELO1024), suggesting the study site was prone to severe flooding with no episodes of stability (Pooley 2001).
- 4.13 An archaeological evaluation approximately 100m north from the study site (ELO3169) also revealed a thin deposit of peat sealing a relatively thick deposit of alluvial clay. The peat deposits were generally thought to be of a Neolithic or Bronze Age date.
- 4.14 Based on the available evidence, it is considered that there is low potential for Prehistoric human activity to be present within the boundaries of the study site is recognised.

Roman

- 4.15 Poplar High Street, located approximately 250m north from the study site, has been suggested as a Roman Road, but the Historic Environment Record ("HER") yields no evidence of Roman activity within the study area.
- 4.16 In considering the available evidence, a low theoretical archaeological potential can be identified for this period.

Anglo-Saxon and Medieval

- 4.17 A Medieval buckle (LON-A1BB80) and a Medieval brooch were recorded within the study site boundary (Portable Antiquities Scheme 2016).

- 4.18 The village of Poplar developed in the Medieval period north of the study site. The reclamation of land on the peninsula to the south of the study site, also known as the Isle of Dogs, probably started in the 13th century and supported a small population of people who worked in cornfields, meadows and pastures. A chapel was built for them in the southern part of the peninsula by 1380 (Weinred and Hibbert 2008).
- 4.19 A Medieval Road (MLO4001) is recorded c.300m north-east of the study site and Medieval timbering and a 15th century cellar were recorded next to it (MLO7889). A Medieval road from Poplar to Bromley (MLO9170) is also recorded c.180m north-west from the study site.
- 4.20 A possible Medieval malting kiln and associated working surface, the earliest of several phases of kiln, were recorded c.240m north from the study site (ELO713) and a Medieval gold spur was found c.270m south-east from the study site during work on canals in the 19th century.
- 4.21 The study site lay within a marshland in the Medieval Period. Accordingly, the theoretical archaeological potential for the study site for this period is low.

Post Medieval & Modern (including map regression exercise)

- 4.22 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site, but they are listed in Appendix 1 and shown on Figure 2.
- 4.23 A Post Medieval vessel dated to the 15th-16th century was reported to be found within the study site boundary (Portable Antiquities Scheme 2016).
- 4.24 Remains of the original north wall of the West India Import Docks (also known as the Banana Wall) and foundation remains of early 19th century warehouses were found during an evaluation carried out within the central area of the study site in 2001 (ELO1024). The Banana Wall is a Grade I listed structure that has been extensively recorded in the past (PCA 2001, MOLA 2002).

Map Regression

- 4.25 The village of Poplar continued to grow in the Post-Medieval Period. The 1703 Gascoyne's Map (Fig. 3) shows the study site to be located south of the growing village of Poplar within open fields and a north-south aligned lane cutting through the study site. The Isle of Dogs was protected from the flooding by banks and ditches first mentioned in the 13th century. The River Thames broke through the banks and flooded the area and on one occasion left a permanent inland lake called The Breach or Poplar Gut, shown within the southern area of the study site boundary. The land was primarily used as pastureland and was divided into fields by drainage ditches. The study site continued in this form until the 19th century, as shown on the 1766 Rocque's Map (Fig. 4) and 1800 Milne's Map (Fig. 5).
- 4.26 A rapid increase in London's trade in the late 18th century triggered a demand for the modernization of the Port of London. The building of the West India Docks started in 1799. It was built on land that consisted largely of fields, but also included timber yards, ropewalks and houses. The West India Docks (also known as Banana Docks) opened in 1802 (Porter 1994).

- 4.27 The 1809 Laurie and Whittle's Map (Fig. 6) shows the study site to be located within West India Docks. A boundary ditch is shown in the northern area of the study site, warehouses in the central area and a dock for unloading goods in the southern area of the study site.
- 4.28 A railway was built to the north of the study site by 1877, but the study site itself remained largely unchanged until the middle of the 20th century (Figs. 7-12). The 1945 Bomb Damage Map shows that the warehouses were heavily bombed during the Second World War. The warehouses on the western area of the study site were seriously damaged and the warehouses in the eastern area of the study site were damaged beyond repair (Fig. 13).
- 4.29 Most of the covered storage at the West India Docks was lost during the war and a large-scale redevelopment was out of the question (Porter 1994). The 1950 Ordnance Survey Maps shows warehouses in the southern area of the site and the central area of the site shown as largely undeveloped and shown as 'ruin'. The 1982 Landmark Historical Map (fig. 15) shows a similar picture.
- 4.30 The West India Docks closed in 1980 and the extensive redevelopment of the Island of Dogs started in 1987. The 1999 Aerial Photograph (Fig. 16) and the 2016 Google Earth Image (Fig. 17) show the development of the Canary Wharf to the south and the study site being used as a car park or a depot.
- 4.31 The evidence suggests that the study site was agricultural field or a pasture until 1802 when West India Docks were built. The study site has low potential for Post-Medieval settlement evidence. Known buried evidence survives of the West India Docks Banana wall (Grade I Listed). In addition, the site has a potential for buried 19th century warehouse foundations and associated features.

Assessment of Significance

- 4.32 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.33 We define the significance of archaeological heritage assets as high/national, medium/regional and low/local. Designated Heritage Assets or archaeological sites and remains of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria, are considered to be of high/national significance. Archaeological sites and remains which, while not of national importance, score well against most of the Secretary of State's criteria, are of medium/regional significance. Archaeological sites that score less well against the Secretary of State's criteria are considered to be of low/local significance.
- 4.34 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below and mapped where possible on Figure 2:

Table 2 Assessment of Significance

| Period: | Archaeological Potential | Significance |
|--------------------------|--------------------------|---|
| Early Prehistoric | Low | Low/Local |
| Later Prehistoric | Low | Low/Local |
| Roman | Low | Low/Local |
| Anglo-Saxon and Medieval | Low | Low/Local |
| Post Medieval | Low | Low/Local |
| Post Medieval/Modern | Known | High/National for Grade I Listed Banana Dock Wall Low/Local for foundation remains of 19 th century warehouses or associated features |

4.35 The buried designated heritage asset on the site (Banana Dock Wall) is of national significance.

4.36 Overall the study site is thought to have a low potential for remains dating from the prehistoric through to the Post Medieval periods and a good potential for further evidence associated with the 19th century warehouse remains and associated features. Any non designated heritage assets are considered to be of local significance.

5 Site Conditions, the Proposed Development and Impacts on Archaeological Assets

Site Conditions

- 5.1 The study site is bounded by Canary Wharf Crossrail Station to the south, Aspen Way (A1261) to the north, Hertsmere Road to the west and Billingsgate Market to the east. The West India Quay Docklands Light Railway (DLR) station and Delta Junction are located on the western side of the Site and the Site also incorporates parts of North Dock.
- 5.2 Currently the study site comprises mostly cleared land, being previously used as a construction laydown site for the Canary Wharf Crossrail Station. There are some temporary uses currently on study site such as the Tower Hamlets Employment and Training Services, Work Path and advertising structures. Access to the study site is currently gained from Upper Bank Street.
- 5.3 A site visit was undertaken in 2016 (Plates 1-4). x
- 5.4 The study site was an open field/pasture until 1802 when West India Docks were built. The construction of the docks can be considered to have had a widespread, damaging archaeological impact upon peat, alluvial and gravel deposits through the cutting of foundations and services and through land-forming and ground levelling, as suggested by the archaeological investigation carried out in the central area of the study site (PCA 2001).
- 5.5 The study site was also heavily bombed during the Second World War, which can be considered to have a widespread, damaging archaeological impact.

Proposed Development

- 5.6 Development proposals comprise a planning application for outline planning permission (all matters reserved) for the redevelopment of the North Quay site for mixed use comprising:
- Demolition of existing buildings and structures;
 - Erection of buildings and construction of basements;
 - The following uses:
 - Business floorspace (B1)
 - Hotel/Serviced Apartments (C1)
 - Residential (C3)
 - Co-Living (C4/Sui Generis)
 - Student Housing (Sui Generis)
 - Retail (A1-A5)
 - Community and Leisure (D1 and D2)

- Other Sui Generis Uses

- Associated infrastructure, including a new deck over part of the existing dock;
- Creation of streets, open spaces, hard and soft landscaping and public realm;
- Creation of new vehicular accesses and associated works to Aspen Way, Upper Bank Street, Hertsmere Road and underneath Delta Junction;
- Connections to the Aspen Way Footbridge and Crossrail Place (Canary Wharf Crossrail Station);
- Car, motorcycle, bicycle parking spaces, servicing;
- Utilities including energy centres and electricity substation(s); and
- Other minor works incidental to the proposed development.

5.7 A Listed Building Consent Application will also be submitted comprising the stabilisation of listed quay wall and associated/remedial works as well as demolition/removal of the false quay in connection with the erection of mixed-use development.

5.8 Indicative scheme proposals are included as Figures 18-20.

Impacts on Designated Heritage Assets

5.9 The Proposed Development will span over the Banana Wall with piles on either side of the wall providing support to the new structures. The new structures will leave a void or compressible material above to avoid permanent loading of the wall. The adjacent existing false quay deck will be removed. The excavation of the basement require stabilisation works to be undertaken to ensure there are no impacts to the Banana Wall. Remedial works to the Banana Wall will also be undertaken if required.

5.10 The intention is that there will be no direct effects on the wall (other than for its repair) and its significance would remain unaffected. Consequently, there will be no harm to the designated heritage asset. Any remedial works will be considered a beneficial effect in the long-term preservation of the asset.

5.11 However, in order to take a precautionary approach, it is proposed to undertake a programme of archaeological monitoring during any remediation works and a programme of building recording as the wall is exposed. This approach is in line with the mitigation strategy agreed with Historic England in 2016 and set out in the Written Scheme of Investigation approved at that time (Appendix 4).

Impacts on Non-Designated Heritage Assets

5.12 In light of the study site's generally low archaeological potential, the nature of the past post-depositional impacts, the Proposed Development is not considered to have a significant negative archaeological impact upon any as yet to be discovered non-designated heritage assets.

- 5.13 However, in order to take a precautionary approach, it is proposed to undertake a programme of archaeological monitoring during construction groundworks. This approach is in line with the mitigation strategy agreed with Historic England in 2016 and set out in the Written Scheme of Investigation approved at that time (Appendix 4).

6 Summary and Conclusions

- 6.1 Canary Wharf (North Quay) Ltd (“the Applicant”) are submitting applications for Outline Planning Permission (OPP) and Listed Building Consent (LBC) to enable the redevelopment of the North Quay site, Aspen Way, London (“the Site”).
- 6.2 Two separate applications are being submitted for the works. The applications will seek permission for:
- Application NQ.1: Outline Planning Application (all matters reserved) (“OPA”) - Application for the mixed-use redevelopment of the Site comprising demolition of existing buildings and structures and the erection of buildings comprising business floorspace, hotel/serviced apartments, residential, co-living, student housing, retail, community and leisure and sui generis uses with associated infrastructure, parking and servicing space, public realm, highways and access works; and
 - Application NQ.2: Listed Building Consent (“LBCA”) - Application to stabilise listed quay wall and any associated/necessary remedial works as well as demolition of the false quay in connection with Application NQ.1.
- 6.3 The study site lies within the Isle of Dogs Tier 3 Lea Valley Archaeological Priority Area associated with palaeoenvironmental evidence for past wetland and riverine environments and potential for prehistoric remains. It was also an extensive area of historic industry and trade in the 19th and 20th centuries.
- 6.4 A Grade I Listed brick dock wall (Banana Wall) exists below the surface of part of the Site, which originally formed the dockside until it was extended over to the south. The proposed development has been designed to preserve in situ the remains of the Grade I Listed Banana Wall. Consequently, there will be no adverse impact to this designated heritage asset from the proposed development. Any remedial works proposed to stabilise the structure would be considered a beneficial effect to the designated asset.
- 6.5 Overall the site is considered to have a low potential for non-designated archaeological assets dating from prehistoric through to the post medieval periods. The remains of 19th century dock side warehouse building foundations and other associated features may be present. These remains will be of no more than local significance.
- 6.6 Consultations with Historic England were held in 2016 in relation to the subsequently withdrawn planning application (LPA ref. PA/17/01193) and associated application for Listed Building Consent (LPA ref. PA/17/01194). It was agreed with the GLAAS officer at Historic England who advises the LPA on archaeological matters, that a watching brief on relevant groundworks, followed by a Level 1 Historic Building Recording of the remains of the wall exposed during construction works was an appropriate level of mitigation.

- 6.7 This desk-based assessment considers proposals for a new OPA. Because the below ground impacts remain largely the same as the previous 2017 application, it is considered likely that the previously discussed and agreed mitigation proposals can remain as previously agreed.
- 6.8 Accordingly, a programme of archaeological mitigation measures will be required and can be secured by an appropriately worded planning condition.

Sources Consulted

General

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Greater London Historic Environment Record

National Archives

Internet

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Domesday Online – <http://www.domesdaybook.co.uk/>

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Cartographic

1703 Gascoyne's Map

1766 Rocque Map of London

1800 Milne's Map

1809 Laurie and Whittle's Map

1795-1819 Horwood's Map

1827 Greenwood's Map

1839 Cruchley's Map

1877 Stanford's Map

1891 Goad's Map

1937 Ordnance Survey Map

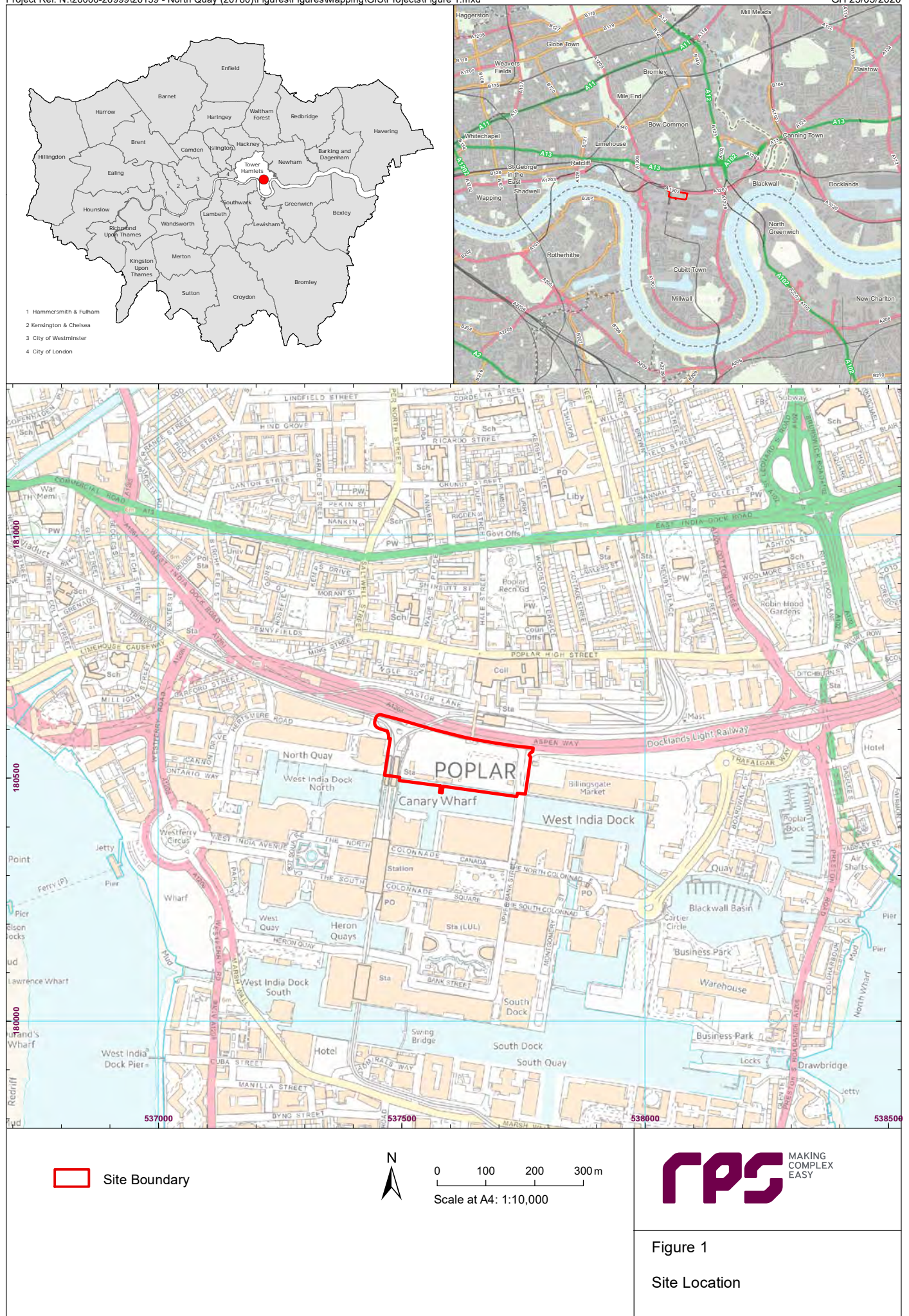
1945 Bomb Damage Map

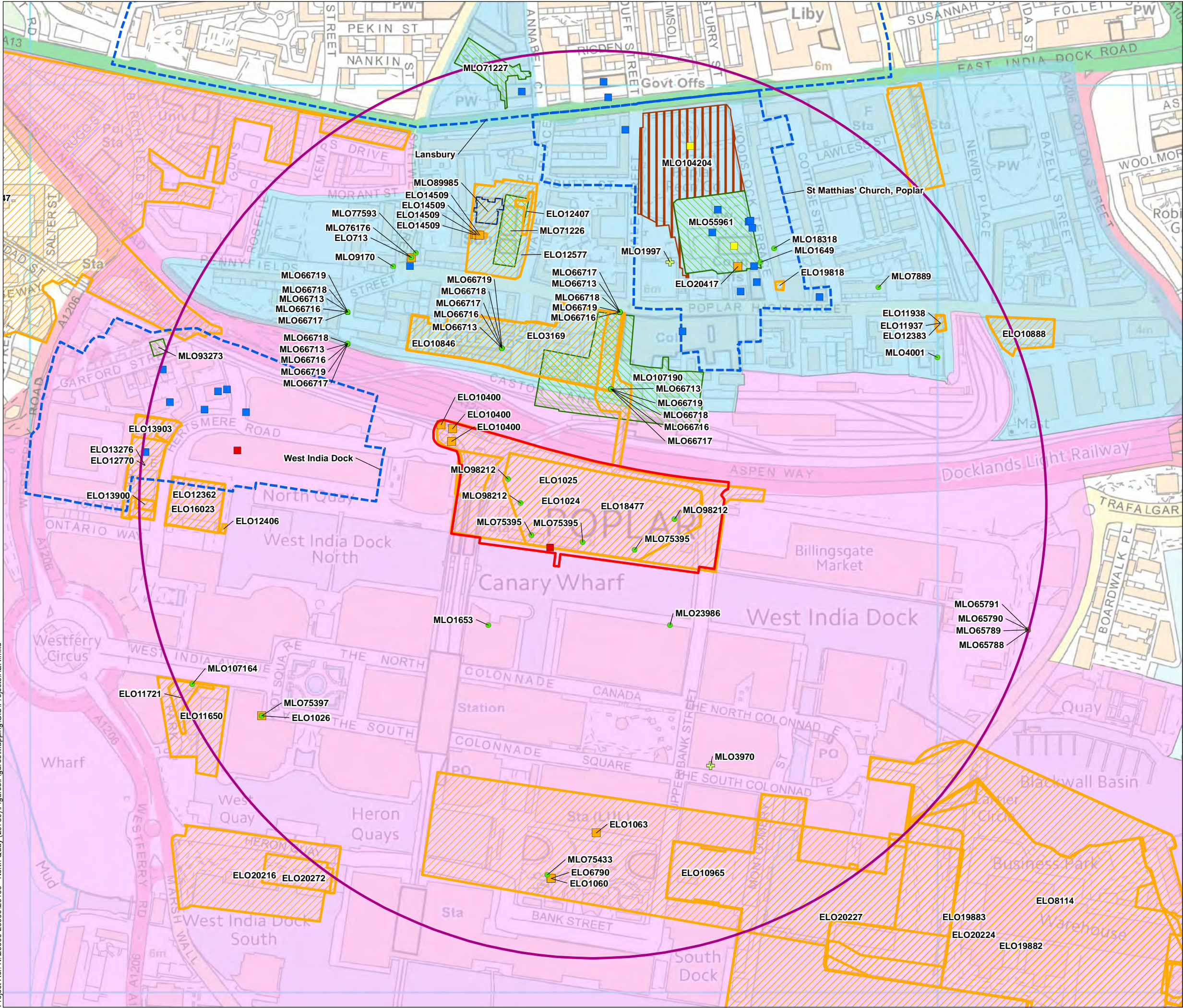
1950 Ordnance Survey Map

1982 Landmark Historical Map

1999 Aerial Photograph

2019 Aerial Photograph





Legend

- Site Boundary
- Search Radius 500m

Designated Heritage Assets:

Listed Buildings

Grade

- Grade I
- Grade II
- Grade II*

- Conservation Areas

Non-designated Heritage Assets:

HER Record Point

- Monuments
- Find Spots

HER Record Polygon

- Monuments
- Buildings
- Parks

Archaeological Priority Areas

- Isle of Dogs
- Poplar

Previous Archaeological Work:

- HER Events Point
- HER Events Polygon

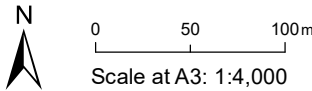


Figure 2
Summary of cultural heritage designations (data from GLHER)



Site Boundary (approximate)

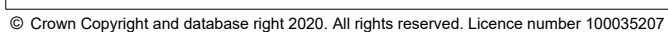


Not to Scale:
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Figure 3

1703 Gascoyne's Map





 Site Boundary

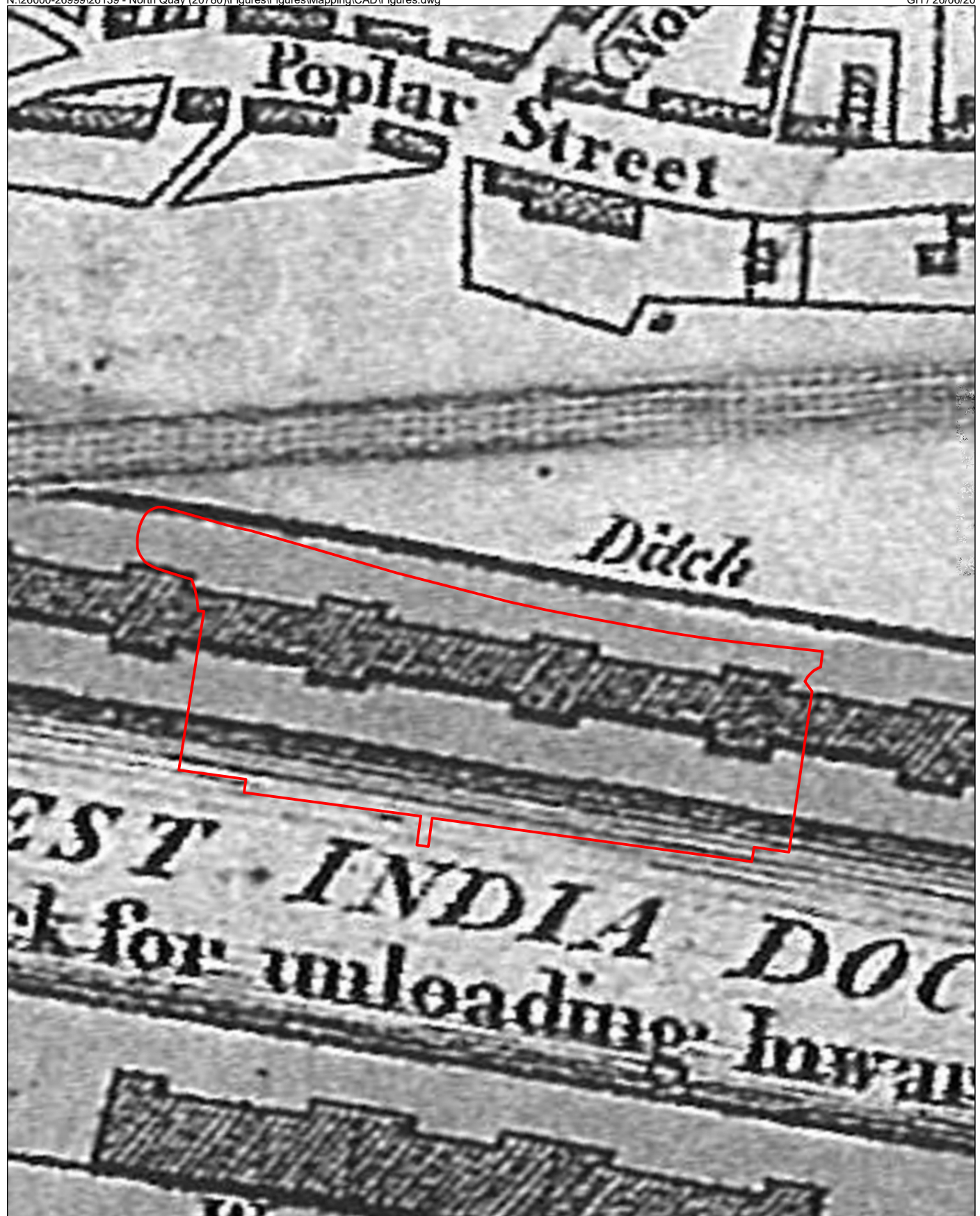


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Figure 5
1800 Milne's Map



 Site Boundary

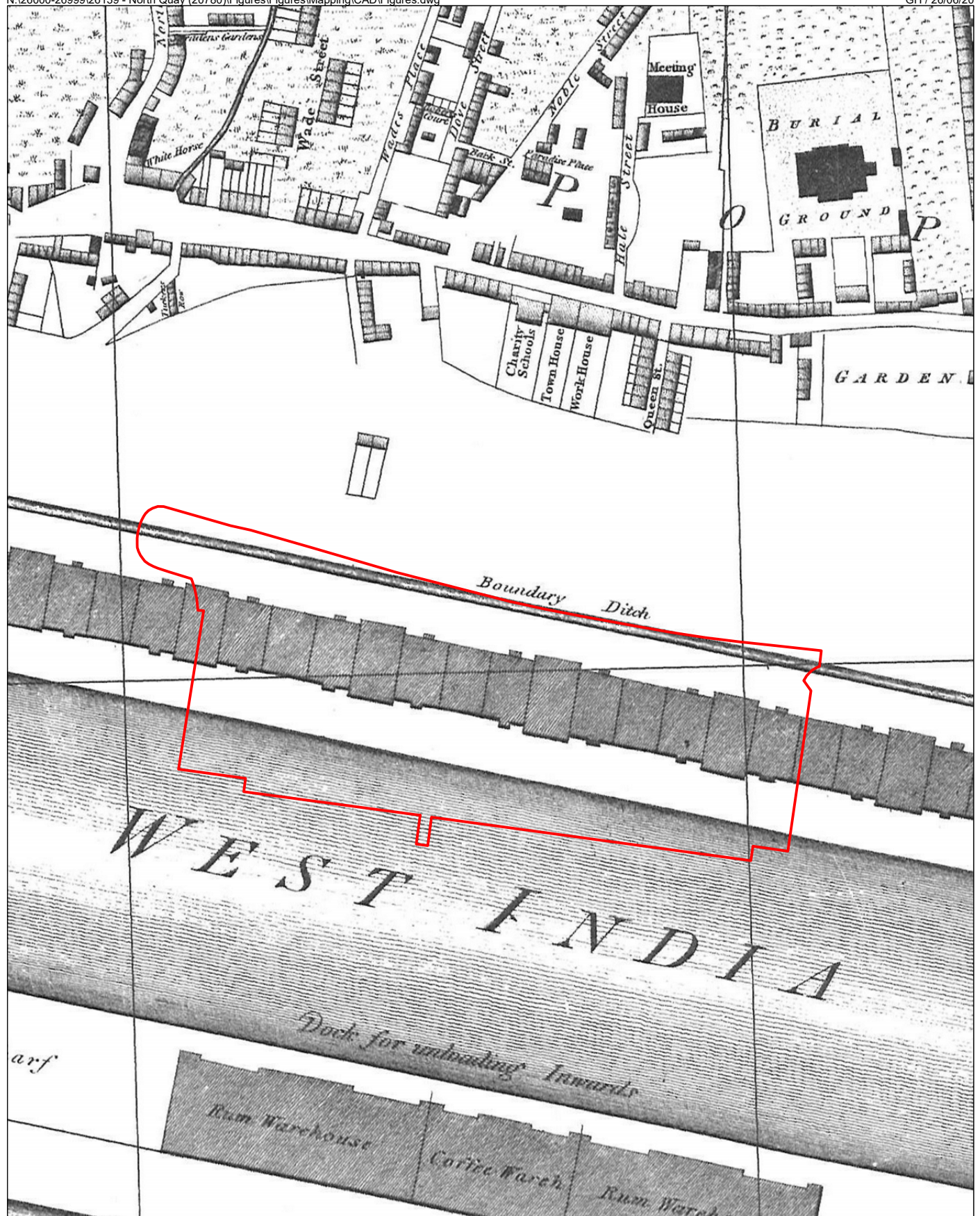


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EASY

Figure 6

1809 Laurie and Whittle's Map



Site Boundary

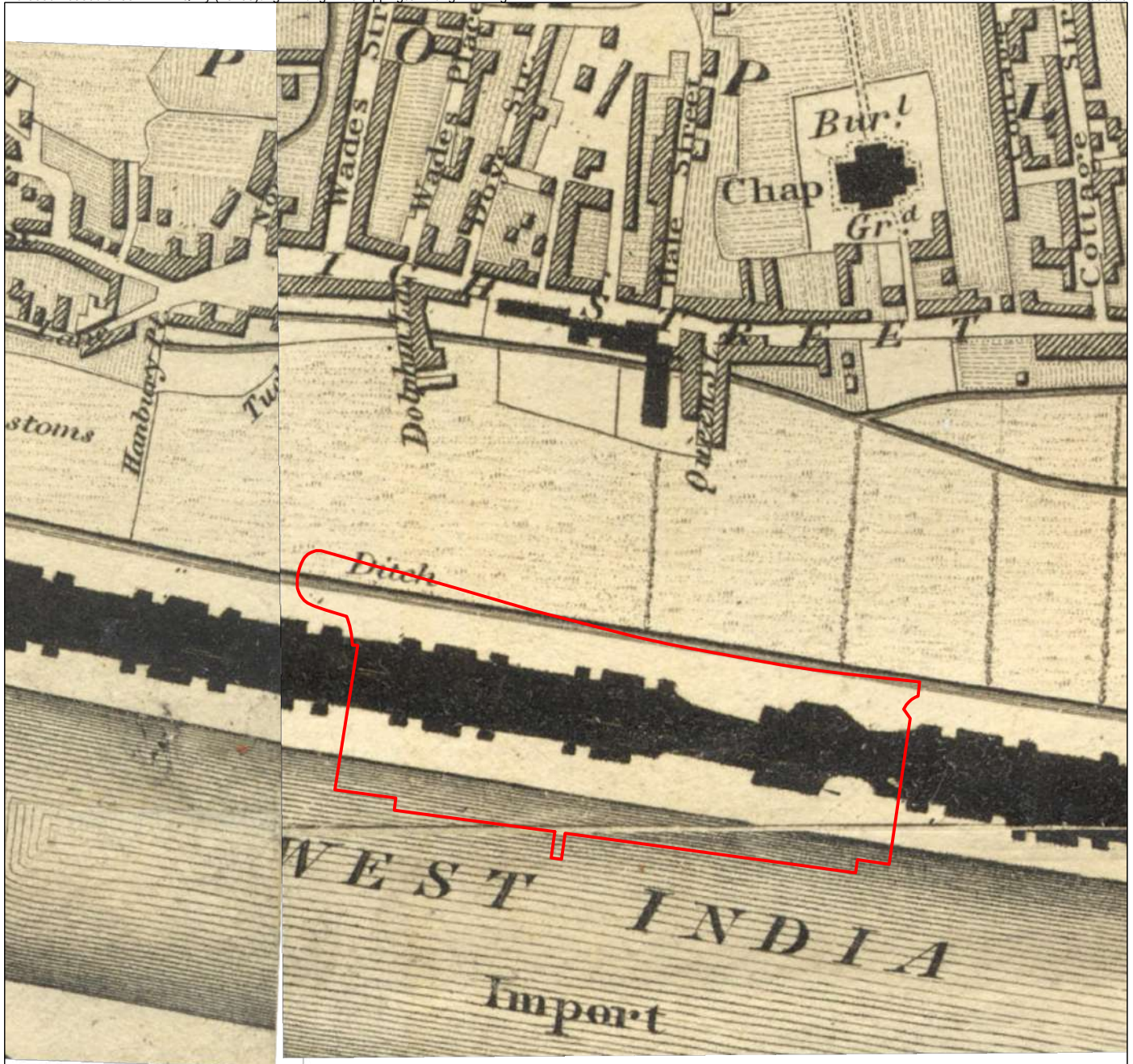


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Scale at A4: 1:2,500

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Figure 7

1795-1819 Horwood's Map



 Site Boundary

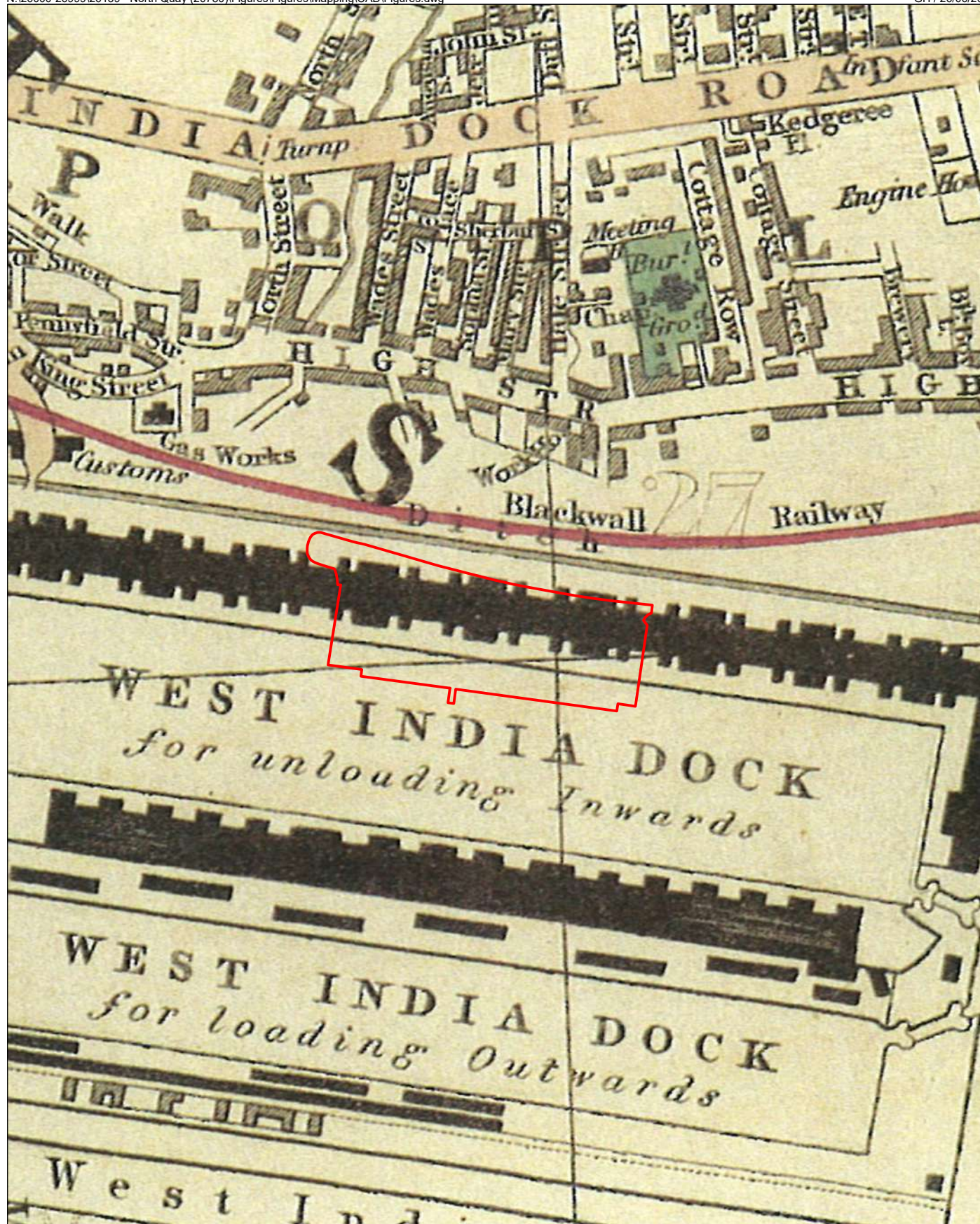


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Figure 8

1827 Greenwood's Map



Site Boundary

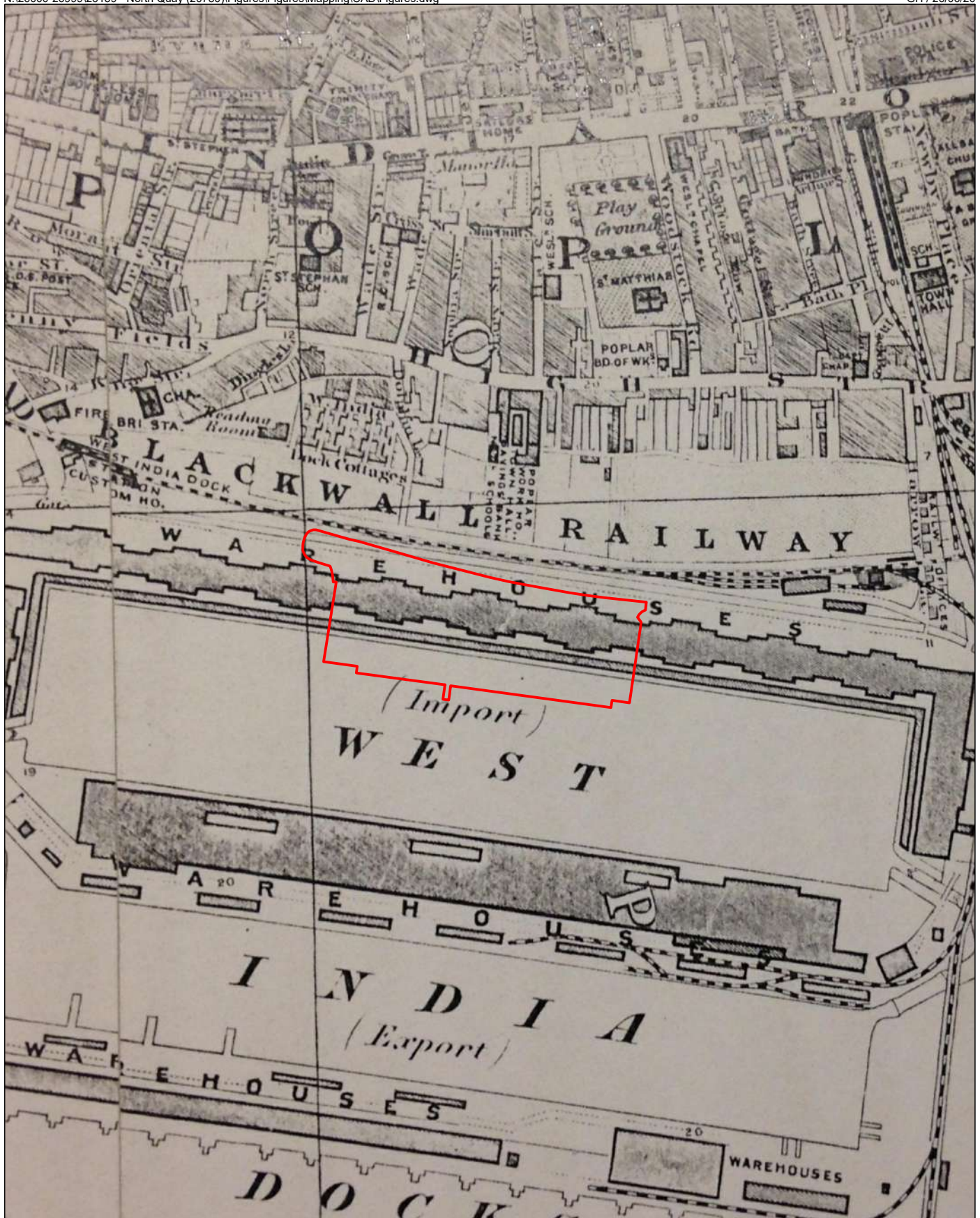


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Figure 9

1839 Cruchley's Map



 Site Boundary

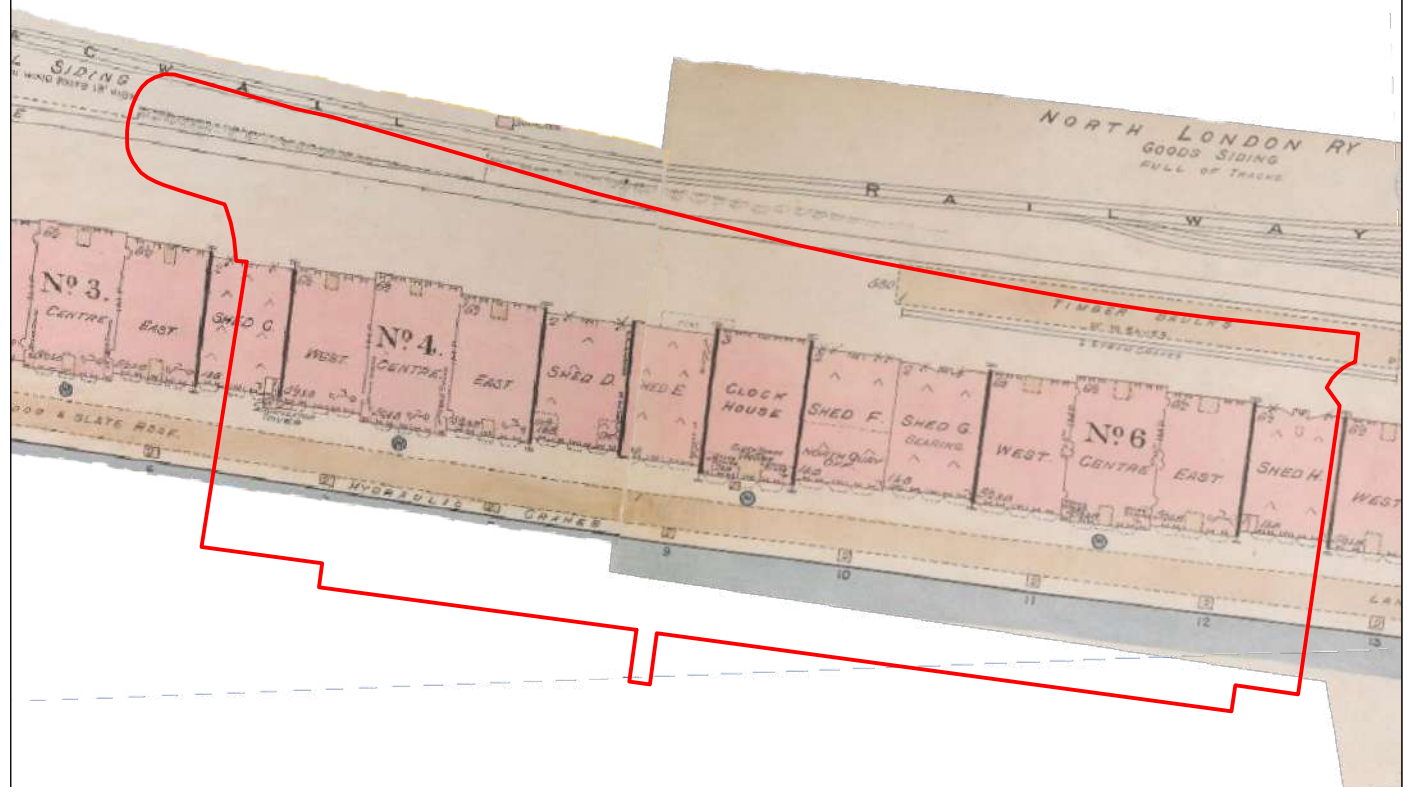


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Figure 10

1877 Stanford's Map



 Site Boundary

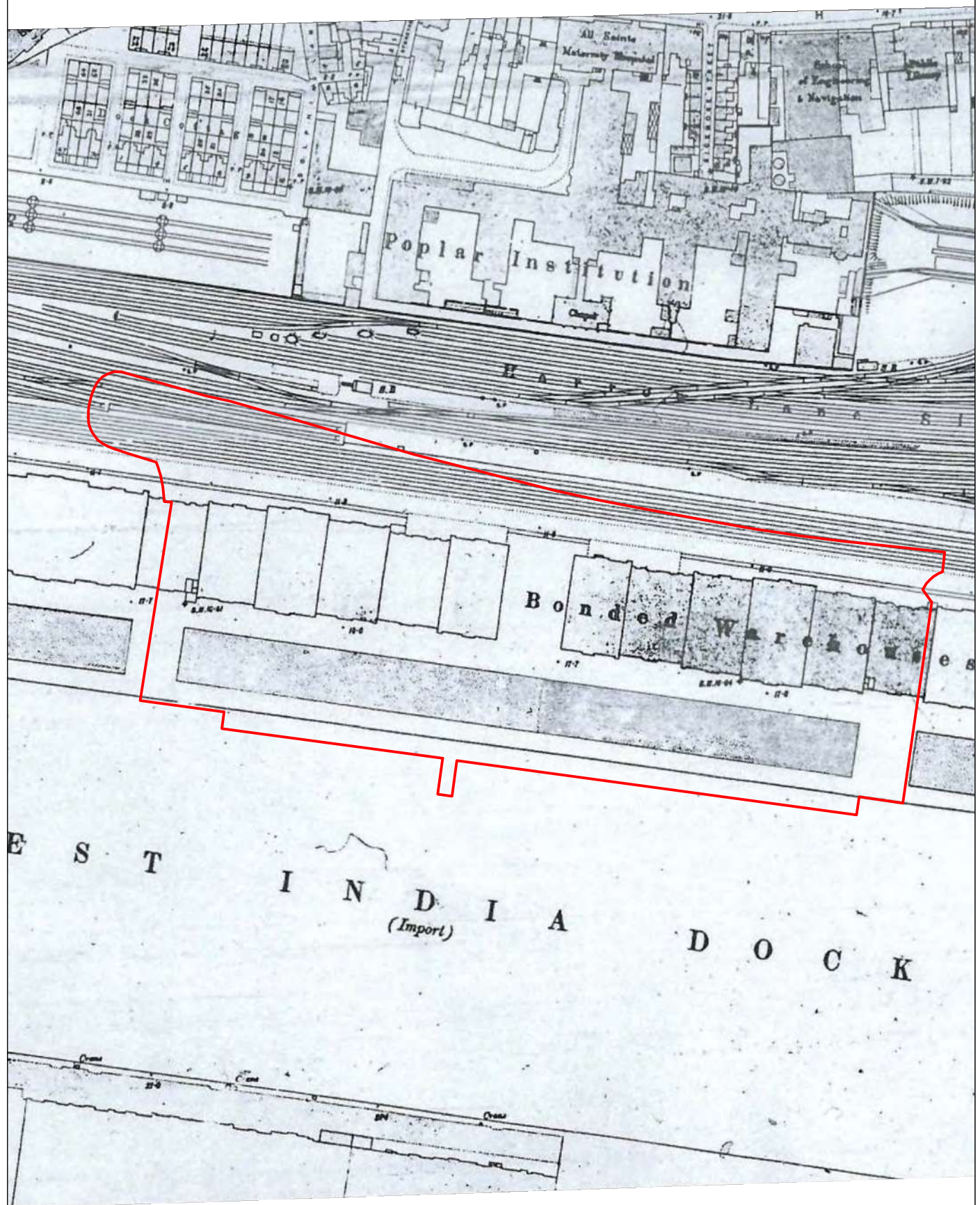


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Scale at A4: 1:2,000

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Figure 11

1891 Goad's Map



 Site Boundary

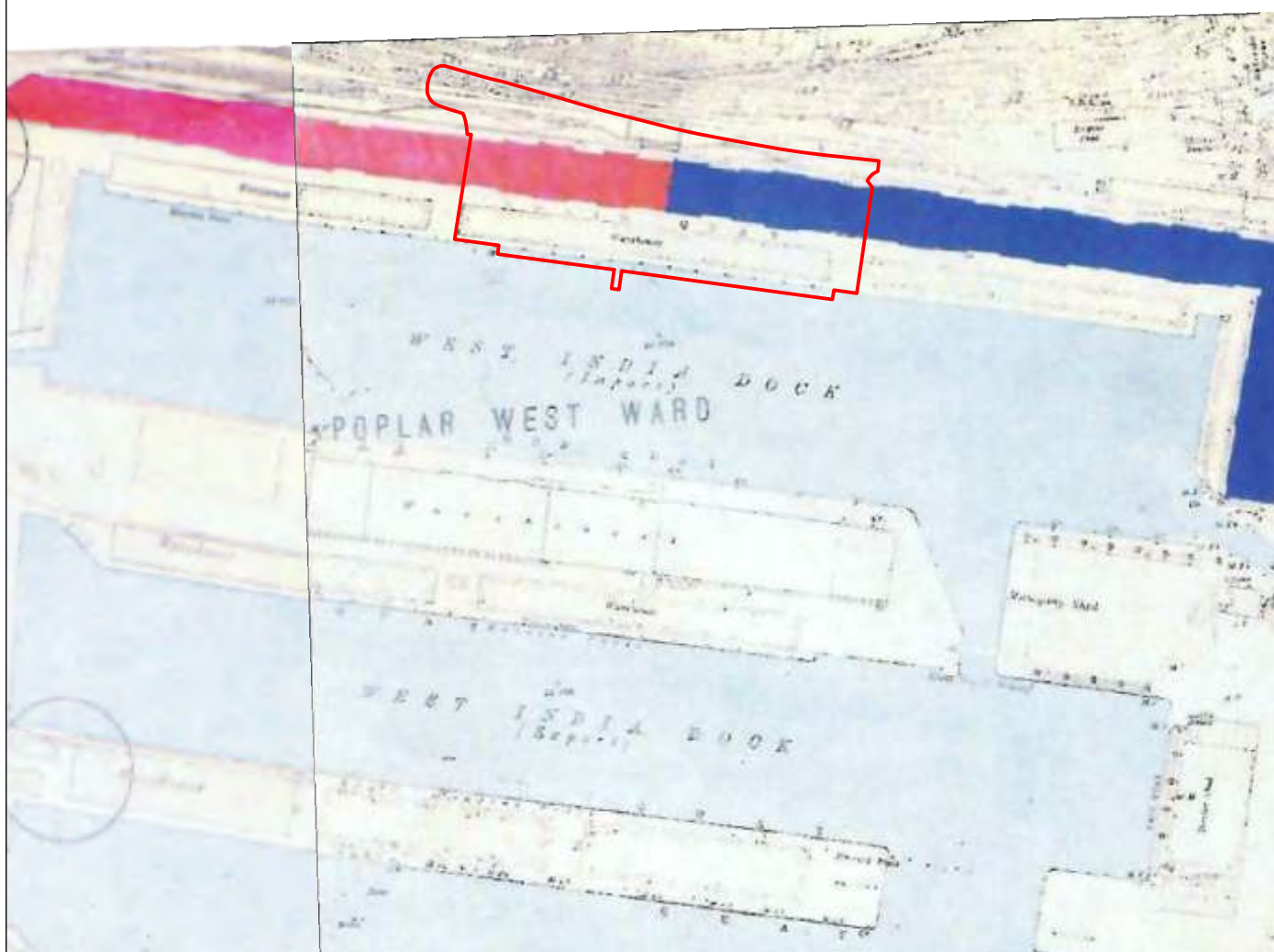


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Figure 12

1937 Ordnance Survey Map



 Site Boundary



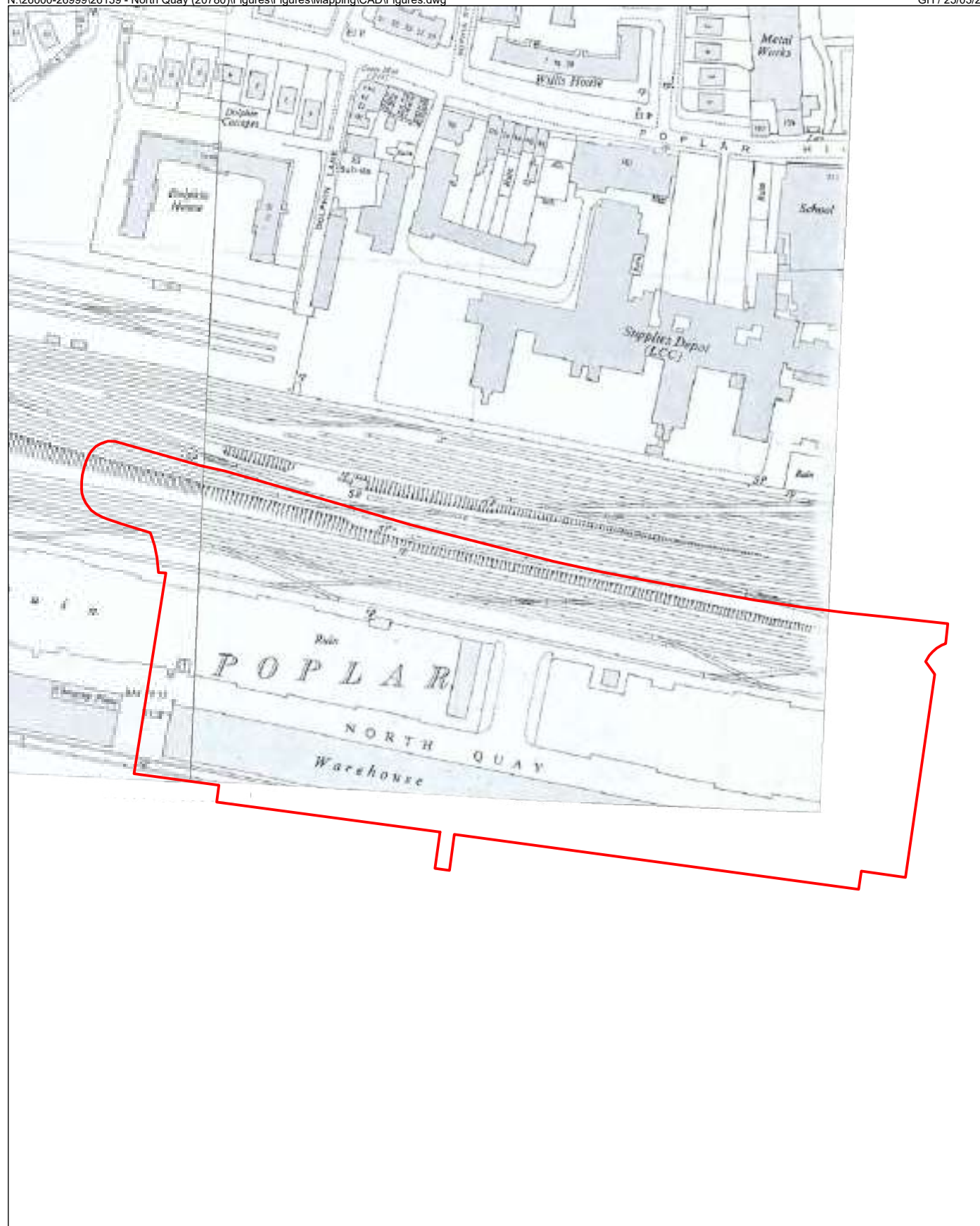
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Scale at A4: 1:5,000



Figure 13

1945 Bomb Damage Map



 Site Boundary



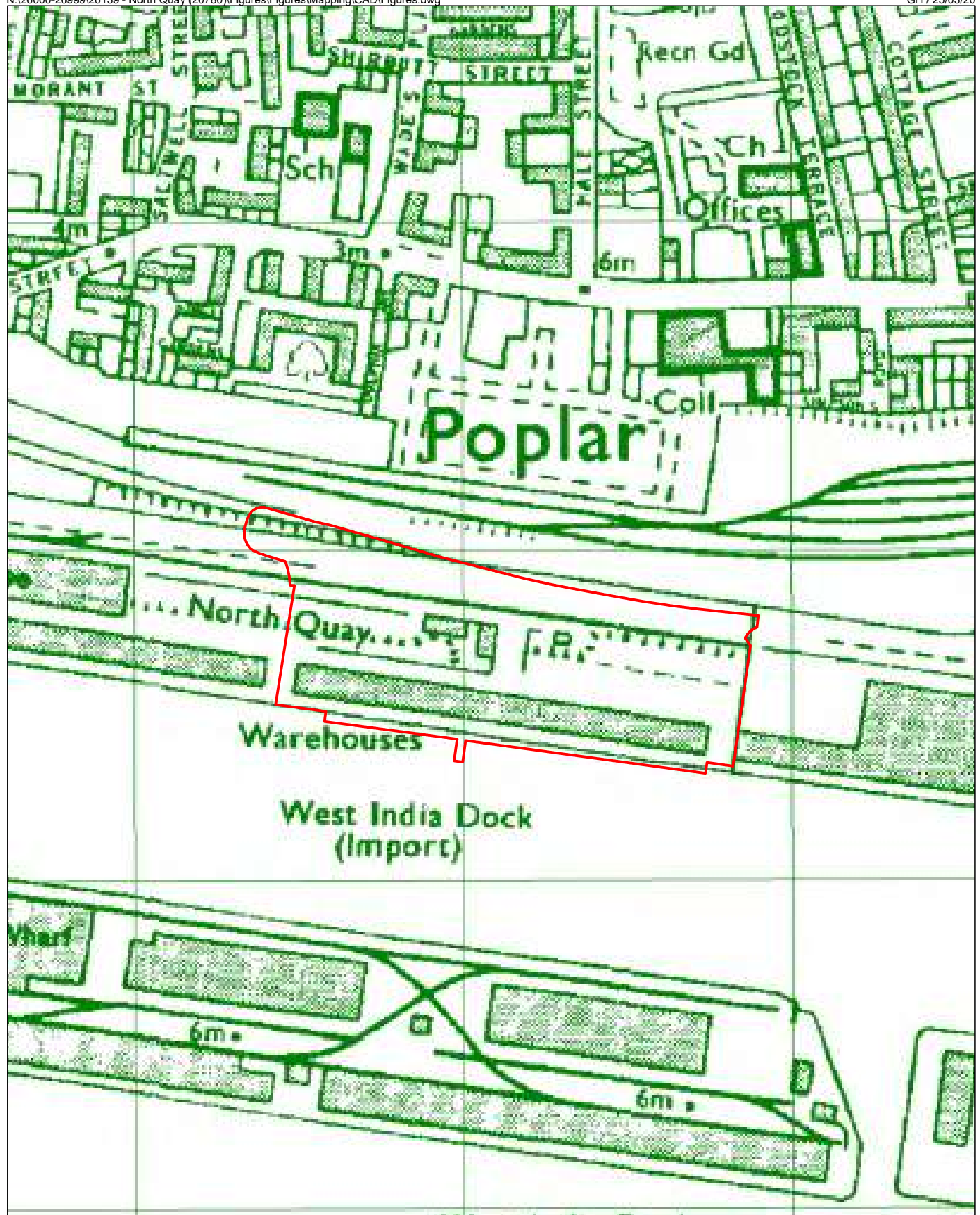
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Scale at A4: 1:2,000

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EASY

Figure 14

1950 Ordnance Survey Map



 Site Boundary



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Figure 15

1982 Landmark Historical Map



 Site Boundary

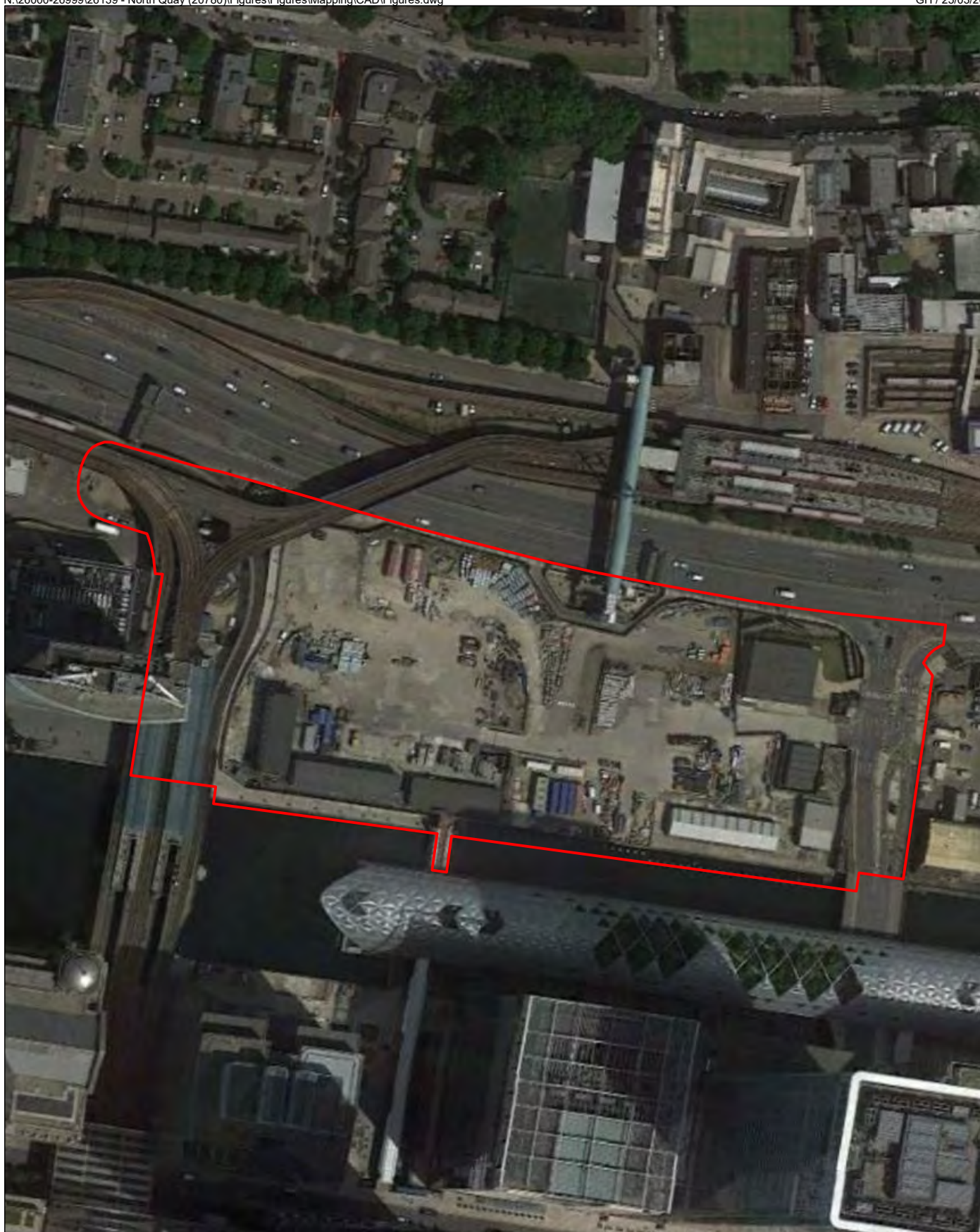


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Scale at A4: 1:2,500

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COMPLEX
EASY

Figure 16

1999 Aerial Photograph



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 17

2019 Aerial Photograph



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Figure 18

Indicative Scheme Basement
Level 2

Site Boundary



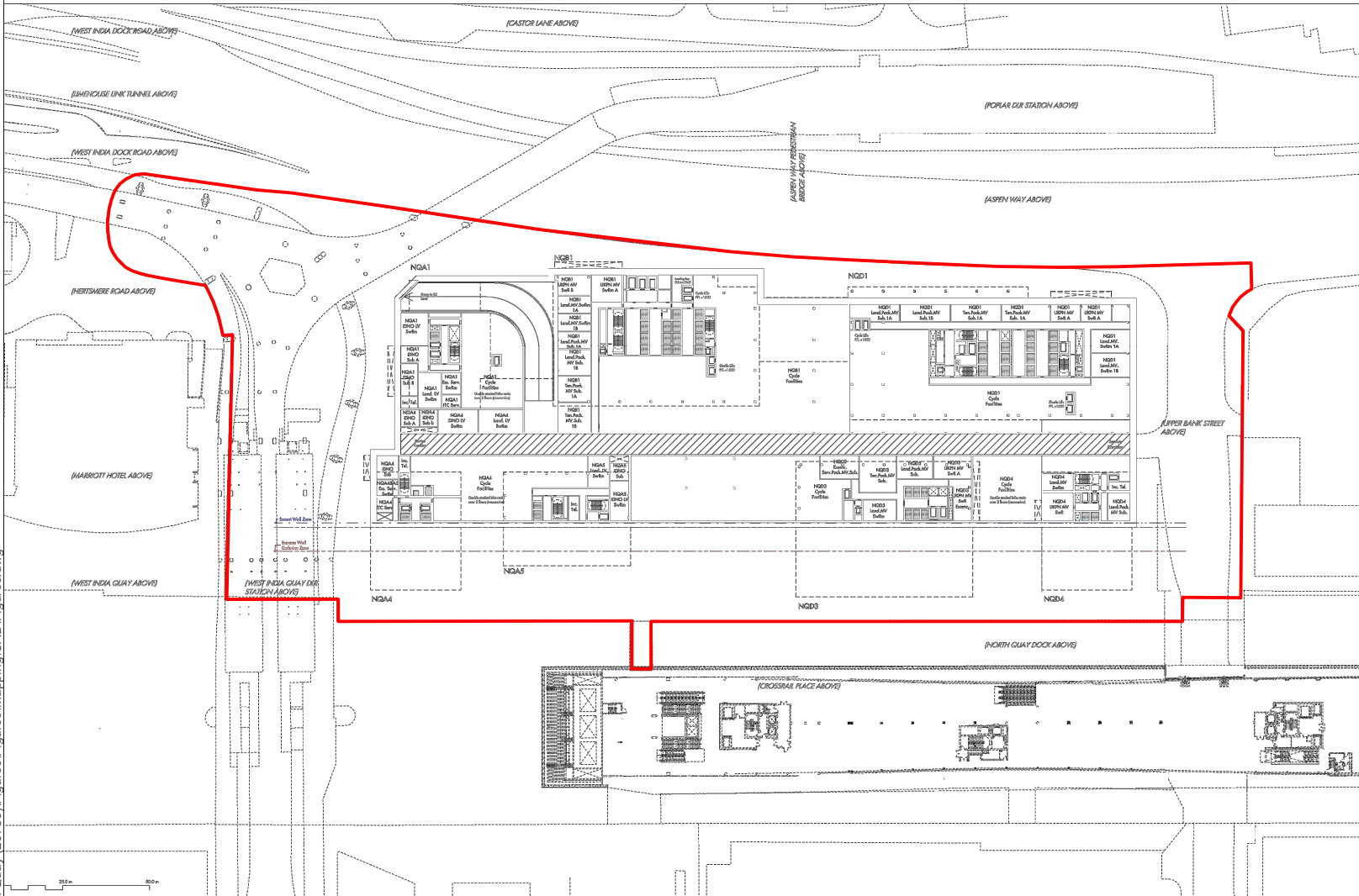
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Figure 19

Indicative Scheme Basement
Level 1

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| REV | DATE | DESCRIPTION | BY |
|-----|------|-------------------|----|
| 01 | 2020 | INDICATIVE SCHEME | UP |

Allies and Morrison LLP
85 Southwark Street
London SE1 1QW
Telephone 020 7921 0100
Facsimile 020 7921 0101
enr@alliesandmorrison.com

North Quay Masterplan
INDICATIVE SCHEME BASEMENT 1 LEVEL
GENERAL ARRANGEMENT
19141-00-07-099

SCALE 1:500 (B1) 1:1000 (B2)





Not to Scale:
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Figure 20

Indicative Scheme Ground Floor



Plate 1: South-west facing photograph of the western area of the study site.

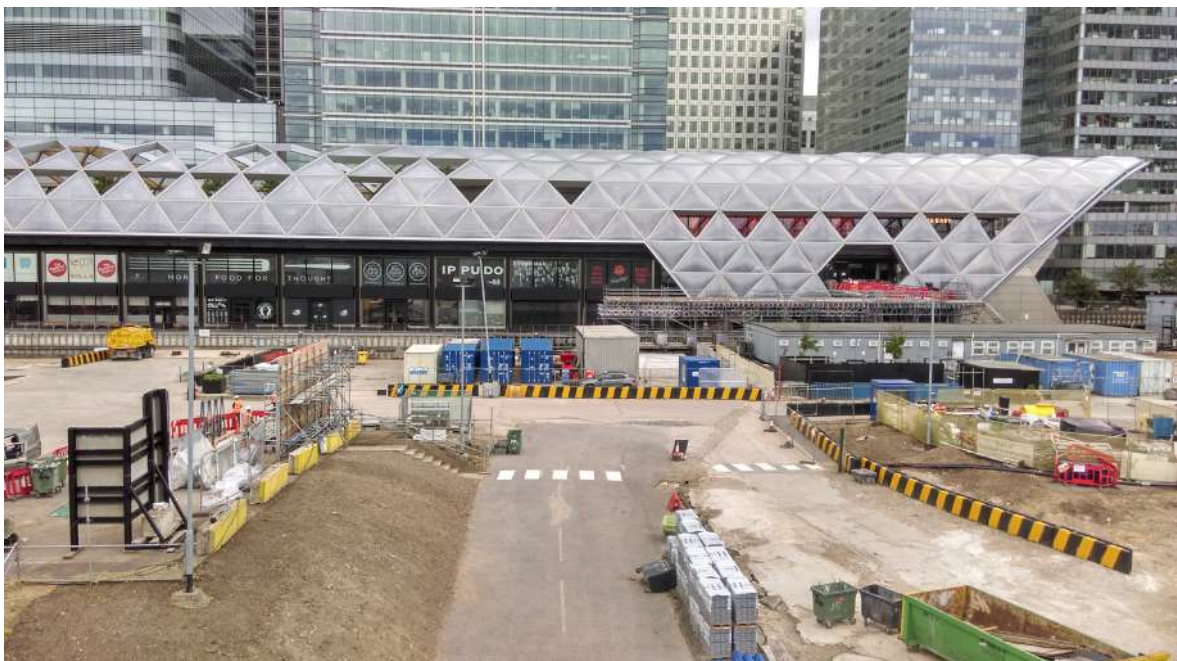


Plate 2: South facing photograph of the central area of the study site.



Plate 3: South-east facing photograph of the eastern area of the study site.



Plate 4: North-east facing photograph of the study site.

APPENDICES

Appendix 1

Gazetteer of HER records within 500m radius of the study site

HER Monuments

| MonUID | Name | PeriodRang |
|----------|---|---------------------------|
| MLO1997 | POPLAR | Mesolithic |
| MLO3970 | ISLE OF DOGS | Medieval |
| MLO1649 | POPLAR | Palaeolithic |
| MLO1653 | WEST INDIA DOCKS | Palaeolithic |
| | | |
| MLO18318 | 25 WOODSTOCK TERRACE | Post Medieval |
| MLO23986 | WEST FERRY RD | Post Medieval |
| | | |
| MLO4001 | ISLE OF DOGS | Medieval to Post Medieval |
| MLO65788 | BLACKWALLE14 | Post Medieval |
| MLO65789 | BLACKWALLE14 | Post Medieval |
| MLO65790 | BLACKWALLE14 | Post Medieval |
| MLO65791 | BLACKWALLE14 | Post Medieval |
| MLO66713 | DINGLE GDNS | Post Medieval |
| MLO66713 | DINGLE GDNS | Post Medieval |
| MLO66713 | DINGLE GDNS | Post Medieval |
| MLO66713 | DINGLE GDNS | Post Medieval |
| MLO66713 | DINGLE GDNS | Post Medieval |
| MLO66716 | DINGLE GDNS | Unknown |
| MLO66716 | DINGLE GDNS | Unknown |
| MLO66716 | DINGLE GDNS | Unknown |
| MLO66716 | DINGLE GDNS | Unknown |
| MLO66716 | DINGLE GDNS | Unknown |
| MLO66717 | DINGLE GDNS | Post Medieval |
| MLO66717 | DINGLE GDNS | Post Medieval |
| MLO66717 | DINGLE GDNS | Post Medieval |
| MLO66717 | DINGLE GDNS | Post Medieval |
| MLO66717 | DINGLE GDNS | Post Medieval |
| MLO66718 | DINGLE GDNS | Post Medieval |
| MLO66718 | DINGLE GDNS | Post Medieval |
| MLO66718 | DINGLE GDNS | Post Medieval |
| MLO66718 | DINGLE GDNS | Post Medieval |
| MLO66718 | DINGLE GDNS | Post Medieval |
| MLO66719 | DINGLE GDNS | Post Medieval |
| MLO66719 | DINGLE GDNS | Post Medieval |
| MLO66719 | DINGLE GDNS | Post Medieval |
| MLO66719 | DINGLE GDNS | Post Medieval |
| MLO66719 | DINGLE GDNS | Post Medieval |
| | | |
| MLO75395 | Aspen Way [North Quay], Canary Wharf {19th century dock wall} | Post Medieval |
| | | |
| MLO75395 | Aspen Way [North Quay], Canary Wharf {19th century dock wall} | Post Medieval |
| | | |
| MLO75395 | Aspen Way [North Quay], Canary Wharf {19th century dock wall} | Post Medieval |
| | | |
| MLO75397 | Canary Riverside, Canary Wharf, London Borough of Tower Hamlets | Post Medieval to Modern |

| | | |
|-----------|---|---------------------------|
| MLO75433 | South Wall, Former Export Dock, West India Docks, Canary Wharf E14. | Post Medieval to Modern |
| MLO76176 | 9-11 POPLAR HIGH STREET, E14 | Medieval to Post Medieval |
| MLO77593 | 9-11 POPLAR HIGH STREET, E14 | Post Medieval to Modern |
| MLO7889 | 151 POPLAR HIGH ST | Medieval to Post Medieval |
| MLO9170 | LIMEHOUSE | Medieval to Post Medieval |
| MLO98212 | Aspen Way [North Quay], Canary Wharf {Remains of Early 19th Century Warehouse} | Post Medieval |
| MLO98212 | Aspen Way [North Quay], Canary Wharf {Remains of Early 19th Century Warehouse} | Post Medieval |
| MLO98212 | Aspen Way [North Quay], Canary Wharf {Remains of Early 19th Century Warehouse} | Post Medieval |
| MLO107164 | Park Place Isle of Dogs Tower Hamlets E14 4BE {Canal lock} | Post Medieval |
| MLO89985 | Wades Place [Holy Family Catholic Primary School], Poplar, Tower Hamlets, E14 0DE {20th century School} | Modern |
| MLO107190 | High Street, Poplar, Hackney, London, E14 0BY {18th century workhouse} | Post Medieval to Modern |
| MLO55961 | Poplar High Street/Woodstock Terrace (no.113) [St Matthias Churchyard] Poplar, Tower Hamlets, E14 0AE {17th century churchyard} | Post Medieval to Modern |
| MLO71226 | Poplar High Street/Wade's Place [Wade's Place Roman Catholic Cemetery] Poplar, Tower Hamlets, E14 {19th century Roman Catholic burial ground} | Post Medieval |
| MLO71227 | East India Dock Road/Annabel Close [Trinity Congregational Chapel-ground] Poplar, Tower Hamlets, E14 0ED {19th century burial ground} | Post Medieval to Modern |

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|-----------|---|-------------------------|
| MLO93273 | Garford Street, [Nos 73 and 75], Tower Hamlets, {site of early 19th century warehouse and works} | Post Medieval to Modern |
| MLO104204 | East India Dock Road/Poplar High Street/Woodstock Terrace/Hale Street [Poplar Park] Poplar, Tower Hamlets, E 14 {former burial grounds} | Post Medieval to Modern |

HER Events

| EvUID | Name | EventTypes |
|----------|---|----------------------------|
| ELO1026 | Canary Riverside, Canary Wharf, London Borough of Tower Hamlets | WATCHING BRIEF |
| ELO10400 | Hertsmere Road, Victoria Dock Road, Marsh Wall, London, E14: Geoarchaeological Evaluation | BOREHOLE SURVEY |
| ELO10400 | Hertsmere Road, Victoria Dock Road, Marsh Wall, London, E14: Geoarchaeological Evaluation | BOREHOLE SURVEY |
| ELO10400 | Hertsmere Road, Victoria Dock Road, Marsh Wall, London, E14: Geoarchaeological Evaluation | BOREHOLE SURVEY |
| ELO1060 | South Wall, Former Export Dock, West India Docks, Canary Wharf E14. | BUILDING SURVEY |
| ELO1063 | South Wall, Former Export Dock, West India Docks, Canary Wharf E14. | WATCHING BRIEF |
| ELO14509 | Wade's Place [Holy Family Catholic Primary School], Poplar, Tower Hamlets, E14: Boreholes investigated during an evaluation | BOREHOLE SURVEY |
| ELO14509 | Wade's Place [Holy Family Catholic Primary School], Poplar, Tower Hamlets, E14: Boreholes investigated during an evaluation | BOREHOLE SURVEY |
| ELO14509 | Wade's Place [Holy Family Catholic Primary School], Poplar, Tower Hamlets, E14: Boreholes investigated during an evaluation | BOREHOLE SURVEY |
| ELO14509 | Wade's Place [Holy Family Catholic Primary School], Poplar, Tower Hamlets, E14: Boreholes investigated during an evaluation | BOREHOLE SURVEY |
| ELO6790 | West India Docks Scientific Dating Report: Tree Ring Analysis | DENDROCHRONOLOGICAL SURVEY |
| ELO713 | 9-11 POPLAR HIGH STREET, E14 | EXCAVATION |

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|----------|---|---|
| ELO20417 | Woodstock Street [St Matthias Church] Poplar London E14: Watching Brief | WATCHING BRIEF |
| ELO1024 | Aspen Way [North Quay Wharf], Canary Wharf: Watching Brief | WATCHING BRIEF |
| ELO1025 | Aspen Way [North Quay], Canary Wharf, London Borough of Tower Hamlets | TRIAL TRENCH |
| ELO10965 | Blue Ball Yard to Stratford Train Station [Jubilee Line Extension], London: Desk Based Assessment | |
| ELO11650 | Park Place, London, E14: Desk Based Assessment | DESK BASED ASSESSMENT |
| ELO11721 | Park Place, Canary Wharf, E14: Watching Brief and Trial trench | WATCHING BRIEF; TRIAL TRENCH |
| ELO11937 | Poplar High Street (210, The Resolute Public House), Tower Hamlets, E14 0BB. Archaeological Desk Based Assessment | DESK BASED ASSESSMENT |
| ELO11938 | Poplar High Street (210, The Resolute Public House), Tower Hamlets, E14 0BB. Historic Building Recording | BUILDING SURVEY |
| ELO12362 | West India Dock Road [Hertsmere House], Tower Hamlets, E14: Desk Based Assessment | DESK BASED ASSESSMENT |
| ELO12383 | Poplar High Street (No 210) [The Resolute Public House], Poplar, Tower Hamlets: Watching Brief | WATCHING BRIEF |
| ELO12406 | West India Dock Road [Hertsmere House], Tower Hamlets, E14: Watching Brief | WATCHING BRIEF |
| ELO12407 | Wade's Place [Holy Family Catholic Primary School], Poplar, Tower Hamlets, E14: Evaluation | TEST PIT |
| ELO12407 | Wade's Place [Holy Family Catholic Primary School], Poplar, Tower Hamlets, E14: Evaluation | TEST PIT |
| ELO12577 | Wade's Place [Holy Family Catholic Primary School], Poplar, Tower Hamlets, E14 0DE: Historic Environment Assessment | DESK BASED ASSESSMENT |
| ELO12770 | Hertsmere Road [Cannon Workshops], Poplar, Tower Hamlets E14: Desk Based Assessment | |
| ELO13276 | Hertsmere Road [Cannon Workshops], Poplar, Tower Hamlets, E14: Geoarchaeological Deposit Model | DESK BASED ASSESSMENT; GEOMORPHOLOGICAL SURVEY |

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| ELO13900 | Hertsmere Road [Cannon Workshops], Poplar, Tower Hamlets, E14: Evaluation | |
| ELO13903 | Hertsmere Road [Cannon Workshops], Poplar, Tower Hamlets, E14: Watching Brief | |
| ELO13903 | Hertsmere Road [Cannon Workshops], Poplar, Tower Hamlets, E14: Watching Brief | |
| ELO16023 | West India Dock Road [Hertsmere House], Canary Wharf, Tower Hamlets, E14: Geoarchaeological Evaluation | MONOLITH SAMPLING; GEOTECHNICAL SURVEY |
| ELO8114 | Wood Wharf, West India Docks, Isle Of Dogs: Watching Brief | WATCHING BRIEF |
| ELO8184 | Docklands Light Railway: Standing Building Survey Report | BUILDING SURVEY |
| ELO11947 | West India Dock Road, Tower Hamlets, E14. Archaeological Watching Brief | WATCHING BRIEF |
| ELO3169 | Dingle Gardens/Stoneyard Lane [Land at] Poplar London: Evaluation | TRIAL TRENCH |
| ELO10846 | Dingle Gardens/Stoneyard Lane [Land at] Poplar London: Desk based assessment | DESK BASED ASSESSMENT |
| ELO10888 | Poplar High Street (Nos 216-242) London E14: Desk based assessment | DESK BASED ASSESSMENT |
| ELO18477 | Aspen Way/ Poplar High Street/ Hertsmere Road [North Quay] Canary Wharf Tower Hamlets: Heritage Assessment | DESK BASED ASSESSMENT |
| ELO19883 | Isle of Dogs [Wood Wharf] London E14: Desk Based Assessment/Heritage Statement | DESK BASED ASSESSMENT |
| ELO19882 | Isle of Dogs [Blackwall Basin and East Quay of the West India Dock] London: Desk Based Assessment | DESK BASED ASSESSMENT |
| ELO20216 | Bank Street (Nos. 1 and 10) [West India Dock South] London E14 4JP: Built Heritage Recording | BUILDING SURVEY |
| ELO20224 | Trafalgar Way [Land at Wood Wharf] Isle of Dogs London: Archaeological Evaluation, Excavation and Watching Brief | TRIAL TRENCH; OPEN AREA EXCAVATION; WATCHING BRIEF |
| ELO20227 | Wood Wharf [Dock Walls and Canal and River Trust Building] West India Docks Isle of Dogs London : Historic Building Recording | BUILDING SURVEY |

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|----------|---|----------------|
| ELO20272 | Bank Street (No. 10) Isle of Dogs London E14: Archaeological Watching Brief | WATCHING BRIEF |
| ELO19818 | Woodstock Terrace (35) Poplar London Borough of Tower Hamlets: Watching Brief | WATCHING BRIEF |

Appendix 2

PCA Test Pits (2001) overlaid on Historic Mapping



- Site Boundary
- PCA test pits & evaluation trench



0 20 40 60 m
Scale at A4: 1:2,000



Appendix 2

PCA Test Pits and Evaluation Trench overlaid on 1894 OS Map



Site Boundary

PCA test pits & evaluation trench

N

0204060 m

Scale at A4: 1:2,000

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MAKING
COMPLEX
EASY

Appendix 2

PCA Test Pits and Evaluation
Trench overlaid on 1916 OS Map

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-  Site Boundary
-  PCA test pits & evaluation trench

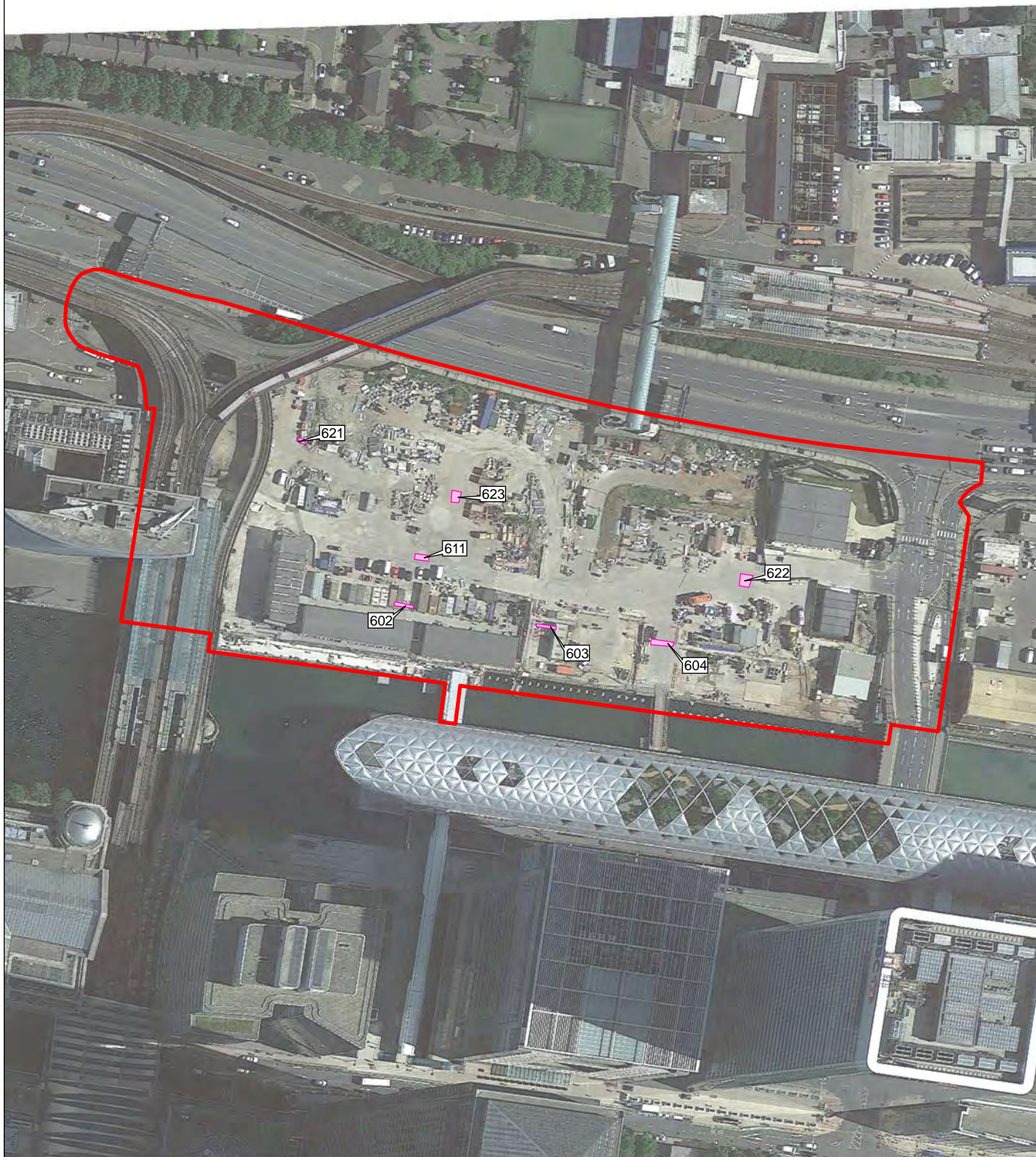


0 20 40 60 m
Scale at A4: 1:2,000



Appendix 2

PCA Test Pits and Evaluation Trench overlaid on 1951 OS Map



- Site Boundary
- PCA test pits & evaluation trench



0 20 40 60m
Scale at A4: 1:2,000



Appendix 2

PCA Test Pit and Evaluation Trench Locations


Appendix 3

CWC Banana Wall Trial Pit Locations from 2002 overlaid onto 2016 Topographic Plan

Legend

 Site Boundary



 0 10 20m
Scale at A3: 1:1,000



Appendix 3

CWC Banana Wall Trial Pit
Locations from 2002 overlaid onto
2016 Topographic Plan

Appendix 4

HE Approval of the WSI issued in 2016



Historic England

Mr Duncan Hawkins
CgMs Consulting
7th Floor
140 London Wall
London
EC2Y 5ND

Your Ref: PA/03/00380

Our Ref: CLO22196

Contact: John Gould

Direct Dial: 020 7973 3740

Email: john.gould@HistoricEngland.org.uk

16 December 2016

Dear Mr Hawkins

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2012**

North Quay/Bannana Wall

Archaeological and historic building WSI

Recommend Approval of Archaeological Written Scheme of Investigation

Thank you for your consultation dated 15 December 2016.

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

Having considered the submitted document I confirm it accords with relevant standards and guidance and that it is in compliance with the condition.

Once the WSI has been approved, the start date should be communicated by the archaeological practice to this office. I will conduct monitoring visits on behalf of your office.

The archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.

Please do not hesitate to contact me should you require further information. This response relates solely to archaeological issues.



1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001

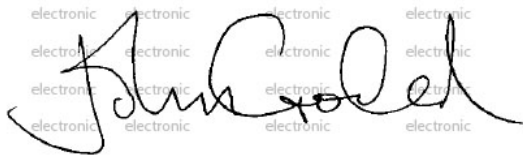
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Correspondence or information which you send us may therefore become publicly available

Please note that this response relates solely to archaeological considerations. If necessary, Historic England's Development Management or Historic Places teams should be consulted separately regarding statutory matters.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Gould', is centered on the page. The signature is fluid and cursive. The word 'electronic' is printed in a light grey font, repeated in a grid pattern across the background of the signature.

John Gould

Archaeology Advisor

Greater London Archaeological Advisory Service

Planning Group: London



1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001

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