

*Wessex Archaeology*

London Fire Brigade Headquarters  
8 Albert Embankment, SE1  
London Borough of Lambeth

Archaeological Desk-Based Assessment

Ref: 53080.1

*April 2003*

**LONDON FIRE BRIGADE HEADQUARTERS  
8 ALBERT EMBANKMENT, LONDON SE1  
LONDON BOROUGH OF LAMBETH**

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

Prepared on behalf of  
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**CONTENTS**

**Executive summary**

**ACKNOWLEDGEMENTS ..... V**

**1 INTRODUCTION ..... 1**

**1.1 Project background..... 1**

**1.2 Site description, topography and geology ..... 1**

**1.3 Planning background..... 2**

**1.4 Methodology ..... 3**

**2 RESULTS ..... 3**

**2.1 Introduction ..... 3**

**2.2 Palaeolithic (c. 500,000 – 10,000 BC)..... 3**

**2.4 Neolithic (c. 4,000 – 2,400 BC) ..... 3**

**2.6 Iron Age (c. 700 BC – AD 43)..... 4**

**2.7 Romano-British (AD 43 – 410)..... 4**

**2.8 Saxon and Medieval (AD 410 – 1499)..... 4**

**2.9 Post-medieval and Modern (AD 1500 – present) ..... 5**

**2.10 Modern Activity ..... 6**

**3 DISCUSSION..... 6**

**3.1 Archaeological potential and significance..... 6**

**3.2 Archaeological remains ..... 7**

**3.3 Existing impacts ..... 8**

**3.4 Potential scheme impacts..... 8**

**3.5 Conclusions ..... 8**

**4 BIBLIOGRAPHY..... 9**

**Appendix 1 Gazetteer of sites and Listed Buildings referred to in the text**

## **Figure List**

**Fig.1 – Site location and SMR plot**

**Fig.2 – Rocques Plan of 1745**

**Fig.3 – Horwoods Plan of 1799-1819**

**Fig.4 – O.S. Plan of 1875**

**Fig.5 – Goad Fire Insurance Plan of the Doulton Factory Site 1889**

**Fig.6 – Extract from ILN July 1937 – View of the Fire Brigade HQ**

**Fig.7 – O.S. Plan of 1951**

**LONDON FIRE BRIGADE HEADQUARTERS  
8 ALBERT EMBANKMENT, LONDON SE1  
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**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

**EXECUTIVE SUMMARY**

Frogmore Estates Ltd commissioned Wessex Archaeology to undertake an archaeological desk-based assessment of the site of the present London Fire Brigade Headquarters covering an area of c.0.4 hectares.

There is a considerable body of archaeological statute, guidance and policy potentially relevant to this Site, principal amongst which is the DoE's Planning Policy Guidance Notes 15 and 16.

The study consulted the Greater London Archaeological Advisory Service Sites and Monument Record covering a 250 metre radius from the Site centre, the National Monuments Record for the Listing of buildings on the site as well other documentary and cartographic sources. It recorded a number of archaeological finds and sites within the Site boundary.

The Site is located on part of the Dolton & Watts Pottery site in operation from 1826 till 1934, this replaced a delftware production site in operation from 1732 till 1789 which replaced or incorporated the Medieval Palace of the Bishops of Hereford. No date is known for the creation of the Palace though it is known it was still being used as such in 1691. Prior to and during the medieval period the site was probably open farmland as attested to by archaeological excavations in the immediate area. Its aspect overlooking the River Thames may have attracted prehistoric activity which is substantiated from prehistoric flint tools from Lambeth Bridge House 100m north of the Site.

Generally the Site is identified as having Low to High levels of archaeological potential for different periods of activity. Certain archaeological deposits, if present, could prove to be considered of National Importance: the Medieval Bishops Palace, the 18<sup>th</sup> Century Delftware /factory and the 19<sup>th</sup> Century elements of the Dolton Watts Factory.

Subsequent activity may well have impacted upon these archaeological remains. Creation of the present Fire Brigade building and its Drill Tower to the rear will have involved the use of mass concrete footings within their footprints and sources show the basements were created under the present HQ building and under the northern side of the rear display ground. The extent of these impacts relative to the potential archaeological remains on the site is however difficult to quantify. Any proposed development would need to consider whether some of the archaeological remains could be of such quality as to be considered by English Heritage, archaeological advisors to the London Borough of Lambeth to warrant preservation *in situ*. This

could severely reduce options to create site wide basements and restrict the layout and density of piled foundation options. English Heritage would seek to address the issues in response to planning application through the requirement for predetermination archaeological evaluation supported by geotechnical analysis. Please note that the potential importance of the probable deposits could warrant them being considered as being worthy of preservation *in situ* under PPG 16 using the same criteria as equivalent Scheduled Monuments.

It is recommended in the first instance that an appropriate strategy would be to undertake an archaeological watching brief on geotechnical investigations to inform on the scale of archaeological evaluation whose results should be incorporated into a planning submission to inform potential design options for the site.

## **ACKNOWLEDGEMENTS**

This report was commissioned by Frogmore Estates Ltd. Wessex Archaeology would like to thank Barry Taylor of the Greater London Archaeological Advisory Service and Graham Cower of the London Borough of Lambeth Archives Department and staff at the London Metropolitan Archive and National Monuments Record in London

Lawrence Pontin managed this project for Wessex Archaeology, and Rob Goller produced the illustrations.

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8 ALBERT EMBANKMENT, LONDON SE1  
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**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

**1 INTRODUCTION**

**1.1 Project background**

1.1.1 Frogmore Estates Ltd commissioned Wessex Archaeology to undertake an archaeological desk-based assessment of the London Fire Brigade Headquarters at 8 Albert Embankment, London SE1 (the Site) in the London Borough of Lambeth.

1.1.2 The Site covers an area of circa 0.4 hectares, centred on Ordnance Survey National Grid Reference 530530 178750 (Figure 1).

1.1.3 The aim of the study is to collate the known archaeological and historical information about the Site in the context of its surrounding area, and to assess on the basis of that information and past impacts on the Site, the potential for undiscovered archaeological remains.

1.1.4 The study also aims to assess possible impacts on any archaeological resource likely to be caused by a development scheme and to suggest appropriate strategies to mitigate those impacts.

**1.2 Site description, topography and geology**

1.2.1 The Site presently consists of the Fire Brigade Headquarter building (built in 1937) on the Albert Embankment street frontage on the west of the Site with a contemporary Drill Tower in the north-eastern corner of the Site adjacent to Lambeth High Street to the east. The HQ building has a 1970's extension forming the southern extent of the site fronting onto Black Prince Road. The vast majority of the northern, central and eastern parts of the Site comprise an open expanse of hard concrete standing created for fire drill and access purposes in 1937.

1.2.2 The Fire Brigade HQ is a ten storey structure faced in brown brick in English Bond with the ground and first floors and the top of central tower faced in Portland Stone. It was designed by E.P. Wheeler of the London County Council's Architects Department (See London Metropolitan Archive for original design drawings and subsequent surveys). It also possesses central stone reliefs by Gilbert Baye with gold mosaic backgrounds for the 1<sup>st</sup> to the 3<sup>rd</sup> floors. The interior also possesses highly decorated internal reliefs in a similar style. It was Listed on the 2nd December 2002 as being Grade II.

1.2.3 The Drill Tower was also designed by E.P. Wheeler as an integral part of the the Fire Brigade redevelopment. This is nine storeys high being of brown



brick in English bond. This was separately listed Grade II at the same time as the HQ building.

- 1.2.4 Made-ground at the Site will probably overlie a mixture of redeposited Thames Terrace Gravels interleaved with Holocene alluvial deposits given its original proximity to the River Thames. These deposits will have been built up since the end of the last ice age and in turn overlie London Clay.

### **1.3 Planning background**

- 1.3.1 The following sections summarise the statutes, guidance and policies that may be relevant to archaeological heritage considerations for this development.

#### *Statutory designations*

- 1.3.2 There are two principal statutes which are of relevant consideration:

- 1.3.3 Scheduled Monuments - (Ancient Monuments and Archaeological Areas Act 1979)

- 1.3.4 Listed Buildings - (Town and Country Planning (Listed Buildings and Conservation Areas) Act 1991)

- 1.3.5 There are no Scheduled Monuments within the Site boundary.

- 1.3.6 As stated above, the Site contains two separate Listed Buildings with Grade II status for the Headquarters building and the Drill Tower.

#### *National guidance*

- 1.3.7 National guidance on archaeological heritage and development is contained in the DOE's Planning Policy Guidance notes series of which the following two are most relevant:

- 1.3.8 Planning Policy Guidance: Archaeology and Planning (PPG16) DoE Nov 1990.

- 1.3.9 Planning Policy Guidance: Planning and the Historic Environment (PPG15) DoE Nov 1990.

#### *Planning authorities and policies*

- 1.3.10 The Borough of Lambeth receives advice on archaeological issues in relation to planning matters from the Greater London Archaeology Advisory Service of English Heritage. The London Borough of Lambeth Unitary Development Plan (Adopted 1998) has policies relating to archaeological matters which broadly reflect the guidance given in PPG15 and PPG16.

#### *Implementation during the development process*

- 1.3.11 It is most likely that PPG16 will be the principal guidance used in determining the strategy for, and implementation of, archaeological heritage management issues. Significant archaeological discoveries could, in exceptional circumstances, lead to the Site (or part of it) being Scheduled. Certain archaeological material may also be subject to compulsory reporting

and compliance with the Treasure Act 1996 or Burial Act 1857. Impact upon Listed Buildings at the site would be probably mitigated for through PPG 15 recording processes implemented as conditions to Planning and Listed Building Consents.

## **1.4 Methodology**

1.4.1 In order to study the Site within the wider context of the River Thames and adjacent archaeological sites, a Study Area with a 250 metre radius taken from the Site centre was examined.

1.4.2 Research for this report was undertaken between 28<sup>th</sup> March and the 4<sup>th</sup> April 2003, and the following sources of information were consulted:

- Greater London Archaeology Service Sites and Monuments Record (SMR) and Historic Buildings Record, held in English Heritage London. The SMR comprises a record of all known archaeological and historical sites and findspots.
- Previous archaeological interventions reported on by other archaeological organisations.
- The National Monuments Record in London for Listed Building information.
- Relevant sites and findspots referred to in the text, including the SMR entries, have been re-ordered and re-numbered with a site-specific Wessex Archaeology (WA) numeration. These are shown in Figure 1, and listed in Appendix 1.

## **2 RESULTS**

### **2.1 Introduction**

2.1.1 There are known archaeological and historical sites and findspots from within the boundaries of the Site itself. The following findings from the wider Study Area are presented chronologically. All sites and finds are shown on figure 1 and detailed in Appendix 1.

### **2.2 Palaeolithic (c. 500,000 – 10,000 BC)**

2.2.1 There are no recorded Palaeolithic finds from within the Study Area.

### **2.3 Mesolithic (c. 8,500 – 4,000 BC)**

2.3.1 There are no recorded Mesolithic finds from within the Study Area.

### **2.4 Neolithic (c. 4,000 – 2,400 BC)**

2.4.1 There are three find spots of flint tools within the Study Area of the Site relating to modern excavated examples within Lambeth Road to the north of the Site (**WA1**) and 19 Albert Embankment 100m to the south (**WA2**). A

Neolithic flint axe has been retrieved from the Thames implying an unclear original provenance (WA3).

2.4.2 No evidence for settlement or other forms of activity have been found in the immediate area.

## **2.5 Bronze Age (c. 2,400 – 700 BC)**

2.5.1 As described above a number of flint implements have been retrieved within the area. None of these have a clear Bronze Age attribution.

2.5.2 No evidence for settlement or other forms of activity have been found in the immediate area.

## **2.6 Iron Age (c. 700 BC – AD 43)**

2.6.1 There is no evidence for any form of Iron Age activity from the Study Area.

## **2.7 Romano-British (AD 43 – 410)**

2.7.1 There is no evidence of major settlement in the immediate area during the Roman period, though it has been postulated that the Romans forded the Thames between the modern site of Lambeth Palace to the north and Thorney Island now occupied by the Houses of Parliament to the west. No evidence of a road has been proven leading up to these fixed points on the opposing banks of the river. Some Roman pottery was discovered by excavation on the site of Norfolk House 150m north of the Site (WA4).

## **2.8 Saxon and Medieval (AD 410 – 1499)**

2.8.1 Lambeth is a placename of Anglo-Saxon origin referring to a landing stage for lambs (WA5). There is however only one recorded find of an Anglo-Saxon date within the Study Area being a coin (sceatta) found on the Thames foreshore at Lambeth Bridge 50m north of the Site (WA6). Its original provenance must be questioned due to the action of the Thames.

2.8.2 By the 11<sup>th</sup> century the Site is recorded as being part of the manor of Lambeth in the Domesday survey being granted to Gida, sister of Edward of the Confessor. At the time of the survey in 1086 the manor was worth 2 ½ hides. It was subsequently granted by William Rufus to the church of St Andrew in Rochester.

2.8.3 From 1196 it was held by the Archbishops of Canterbury until seized by the Commonwealth in 1648 and given to Thomas Scott a signatory of Charles I's execution order. It was restored to Canterbury upon the Restoration in 1660 and transferred to the Ecclesiastical Commissioners in 1862.

2.8.4 Little is known of the detail of the Site and its immediate environs due to lack of written sources though a horse ferry across the river is documented from 1367 (WA7) and archaeological excavation in the area indicates activity was limited to agricultural use (WA8 & 9). We can infer however that the layout of the present road system must have been formed during this

period given their obvious retention into the Post-medieval period. Chequers Inn is recorded from 1454 on Back Lane (later Lambeth High Street) as depicted on Rocque's plan of 1746 and the Old George Public House existed adjacent to the Site in the then Fore Street (later Albert Embankment) by 1540 (**WA10**).

- 2.8.5 Reference should also be made to the Palace of the Bishops of Hereford which it is claimed is depicted as being on the Site fronting on to Back Lane in the Rocque plan of 1745 (Figure 2). No date is known for the creation of the building though we know that it was occupied by the then Bishop of Hereford in 1661-1691 (Allen 1826, 345.) This building may have had a medieval element or its site is a reflection of its sole use after the Restoration of 1660.

## **2.9 Post-medieval and Modern (AD 1500–present)**

- 2.9.1 Post-medieval development of the site and the immediate area was spurred by the creation of the local pottery industry advantageously sited by the Thames for the transshipment of clay, fuel and products via central London. This industry along with others acted as a key attraction for the creation of the London & South Western Railway Line to the east of the site on Viaduct in 1848. Communications were further improved with the opening of the Lambeth Bridge to the west bank of the Thames in 1862 and the creation of the Albert Embankment by Joseph Bazalgette from 1866 till 1870. This expansion of industries with corresponding infrastructure in turn led to greater expansion of those original industries with greater use of transport and availability of workforce.
- 2.9.2 Turning to the Site itself we know that access to the river was a principal reason for the Site's later industrial success. This is illustrated by the existence of landing stages and docks in the vicinity as depicted on the Rocque plan of 1745 (**WA11 & 12**) (Figure 2).
- 2.9.3 Such facilities no doubt helped lead Henry Hodgson to create a Pothouse on the site from 1732 (till 1793) producing Delftware and later stoneware (**WA13**). This also reflected the areas general use for such purposes (**WA14 & 15**). It would appear that this factory certainly included the building identified as Hereford Palace described above. Kiln Wasters for this period of the site were retrieved by Garner during the Site's redevelopment for the Fire Brigade in the 1930's (**WA16,17 & 18**) and contemporary production facilities in areas immediately adjacent (**WA19, 20, 21 & 22**). No specific reasons are given for the industry's demise and Horwoods map of 1799-1819 shows the 'Palace' on Back Lane with the rest of the Site made up of what appears to be domestic residences (Figure 3).
- 2.9.4 The Site then underwent one of its greatest upheavals with the creation of the Doulton & Watts Pottery (later known as the Lambeth Pottery) in 1826. The Doulton company established a very successful production facility covering 8 acres of North Lambeth principally situated either side of Back Lane/Lambeth High Street (**WA23, 24 & 25**; Figure 4) and as shown from recent published excavations at 9 Albert Embankment (Tyler, K. 2003).

2.9.5 As can be seen from the Goad Fire Insurance Plan of 1889, the Site possessed 11 kilns with ancillary buildings and reused an earlier dock in the north-western corner of the Site (Figure 5). It is presumed from discoveries on the rest of the Doulton Factory site at Lambeth Bridge House and 9 Albert Embankment that it probably produced fine tableware, figurines and art wares given its proximity to the Lambeth Art Pottery Studios directly east of Lambeth High Street. This was in part further supported by discoveries by Garner who retrieved associated kiln furniture and wasters in 1934 during the Site's redevelopment as the present London Fire Brigade Headquarters. Due to Garner's untimely death in 1937 however the provenance of such material is not clearly known. The artefacts are held in collections at the Victoria & Albert Museum.

## **2.10 Modern Activity**

2.10.1 The creation of the Fire Brigade Headquarters by 1937 no doubt led to the destruction of certain elements of the existing pottery with demolition of the kiln's superstructure and buildings. Of particular relevance to this issue is the survival of kiln bases, flues and fireboxes immediately beneath modern ground surface at circa 4.00m above Ordnance Datum (aOD) at the adjacent site of 9 Albert Embankment. The creation of the main Fire Brigade Headquarters and Drill Tower no doubt involved the use of mass concrete footings and we know that the northern and western edges of the site were basemented (Figure 6). We have to however presume that the Site possesses further good evidence of the potteries, like at 9 Albert Embankment, under the hardstanding created as the parade ground in the central and eastern areas of the Site (Figure 7).

2.10.2 As discussed above, the Headquarters building and the Drill Tower are separately Listed with Grade II status being considered good examples of the monumental architecture designed by E.P. Wheeler of the then London County Council Architect's department. The building incorporates an extension on its southern wing constructed during the 1970's.

## **3 DISCUSSION**

### **3.1 Archaeological potential and significance**

3.1.1 There are good records which infer archaeological activity and deposits within the Site particularly from the mid to late Post-medieval period onwards. These can be divided into three broad elements; the 17th century and possibly earlier Palace of the Bishops of Hereford, the 18<sup>th</sup> century delftware pottery originally owned by Henry Hodgson and the Doulton & Watts Lambeth Pottery in production on the site from 1826 till 1934.

3.1.2 No geotechnical information regarding the Site was available during the production of this report. We can however postulate general levels on the Site by comparison with the results of archaeological excavation at 9 Albert Embankment. This revealed 19<sup>th</sup> century factory levels at 4.00m aOD

overlying Post-medieval soils at 3.40m aOD overlying in turn natural gravels at between 2.30m and 2.80m aOD.

3.1.3 The archaeological potential within the Site may be summarised as follows:

- There is a **Low** potential for Palaeolithic and Mesolithic artefacts due to the reworking of the Thames Gravels during the earlier formation processes of the Thames river course.
- There is a **Low to Moderate** potential for Neolithic or Bronze Age material to have once been present on the surface of the gravel terrace. There would be a high probability as a result of later development that this material has been truncated.
- There is a **Low** potential for Iron Age & Romano-British material given the paucity of finds in the area.
- There is a **Low** potential for Anglo-Saxon material given the paucity of finds in this area.
- There is a **Moderate** potential for medieval occupation given references to medieval settlement along the then Back Lane and the as yet unproven medieval origins of the Palace of the Bishops of Hereford. The significance of such material may be considered as **Moderate to High**, although potential preservation of related organic materials under waterlogged conditions would make such material of **High** significance.
- There is a **High** potential for the remains of the Post-medieval phase of the Palace of the Bishops of Hereford, Henry Hodgson's Pothouse and the Doulton & Watts factory. The significance of any such material may be considered as **High**.

## 3.2 Archaeological remains

3.2.1 Any archaeological remains within the Site could take one of several forms:

- Discrete un-associated artefacts with the natural gravels.
- Occupation evidence from within, or on the surface of, the gravel terrace, or from within any overlying peat and alluvial deposits, in the form of spreads of artefacts, cut features or structures. These may take the form of stratified deposits, with evidence from different periods at different levels in the ground.
- Palaeo-environmental material (e.g. pollen, waterlogged plants etc.) within the peat and alluvial deposits.
- Partial timber or masonry remains of buildings, kilns, flues, chimneys and fire boxes.

### **3.3 Existing impacts**

- 3.3.1 Recent/Modern activity on the Site, most notably the construction of the Fire Brigade Headquarters is likely to have resulted in the degradation of the Site's archaeological potential.
- 3.3.2 The impact within their footprint of the main headquarters building, the Drill Tower and associated basements on the northern and western side of the site will have been acute as a result of their mass concrete footings. As yet however no comparable impact can be shown to have occurred within the parade ground covering the rest of the site.

### **3.4 Potential scheme impacts**

- 3.4.1 There are at present no potential schemes to consider.

### **3.5 Conclusions**

- 3.5.1 Given the high levels of archaeological potential and the qualified extent of the existing impacts on that potential, it is considered reasonable that detailed archaeological intervention would be required prior to planning permission. This would inform the preparation of a suitable mitigation strategy, whose implementation would be secured by condition to a planning consent. Please note that the potential importance of the probable deposits could warrant them being considered as being worthy of preservation *in situ* under PPG 16 using the same criteria as equivalent Scheduled Monuments.
- 3.5.2 It is recommended in the first instance that an appropriate strategy would be to undertake an archaeological watching brief on geotechnical investigations prior to consideration of the scale of archaeological evaluation whose results should be incorporated into a planning submission.

#### **4 BIBLIOGRAPHY**

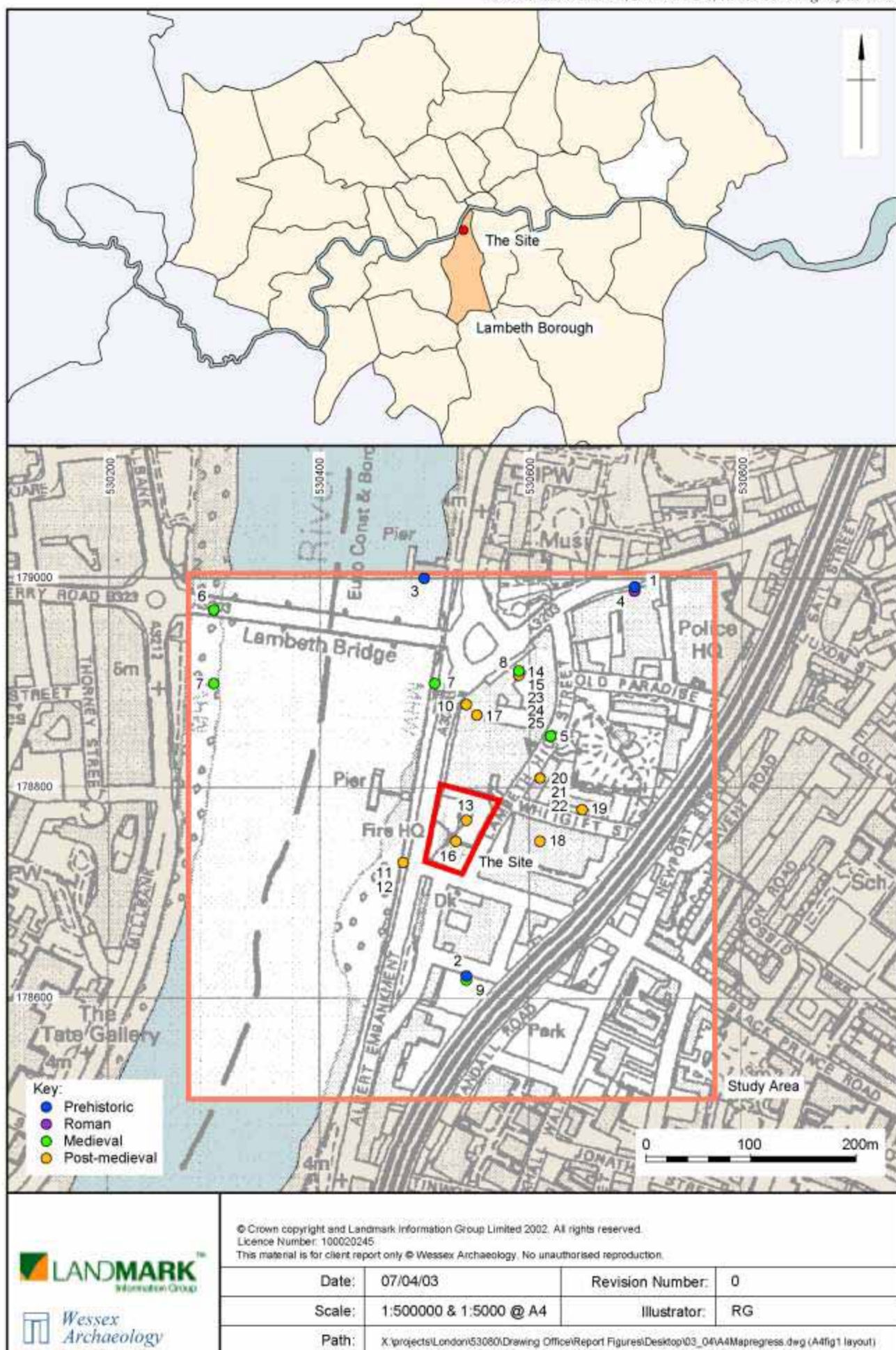
Allen, J. 1826, A History of Lambeth, London

Tyler, K. 2003, A Post Excavation Assessment and Revised Project Design for the Salamanca Street Development: 9 Albert Embankment, 87 Black Prince Road and 5 Salamanca Street, London SE1 Museum of London Archaeology Service



**Appendix 1: Gazetteer of Sites and Listed Building referred to in the text**

WA No	NGR (SU)	Description	Period	Listed Building	Other reference (GLSMR NO.)
WA01	530700	Flint tools	Prehistoric		091324
WA02	530540	Flint tools	Prehistoric		091101
WA03	530500	Flint Axe	Neolithic		114020
WA04	530700	Pottery	Roman		091325
WA05	530620	Village	Medieval		090957
WA06	530300	Anglo Saxon Coin	Medieval		083446
WA07	530300	Horseferry	Medieval		090937
WA08	530590	Ditch	Medieval		092704
WA09	530540	Ditch & Pottery	Medieval		091102
WA10	530540	Public House	Medieval		090099
WA11	530480	Landing Steps	Post-Medieval		090120
WA12	530480	Dock	Post-Medieval		090121
WA13	530540	Bishops of Hereford House and Delftware Pottery Production Site	Post-Medieval		090112
WA14	530490	Delftware Pottery manufactory building?	Post-Medieval		092705
WA15	530490	Dump of tin glazed pottery wasters	Post-Medieval		092706
WA16	530530	Pottery Kiln waste material found in the 1930s	Post-Medieval		090632
WA17	530550	Pottery Kiln waste material found in the 1930s	Post-Medieval		090634
WA18	530610	Pottery Kiln waste material found in the 1930s	Post-Medieval		090636
WA19	530650	Pottery Kiln waste material found in the 1930s	Post-Medieval		090635
WA20	530610	Stoneware and Delftware waste material found in 1966/67	Post-Medieval		090637/01
WA21	530610	Remains of furnace, buildings and delftware kiln waste material in excavations in 1966/67 in Whitgift St	Post-Medieval		090637
WA22	530610	Remains of Furnace in Tiled Workshop area from 1966/67 excavations in Whitgift St	Post-Medieval		090637/02
WA23	530590	Excavated remains of a 19 <sup>th</sup> century Bottle shaped stoneware kiln at Lambeth Bridge House	Post-Medieval		092707
WA24	530590	Walls connected with 19 <sup>th</sup> century stoneware production at Lambeth Bridge House	Post-Medieval		092708
WA25	530590	Floor surfaces connected to 19 <sup>th</sup> century stoneware production at Lambeth Bridge House	Post-Medieval		092709



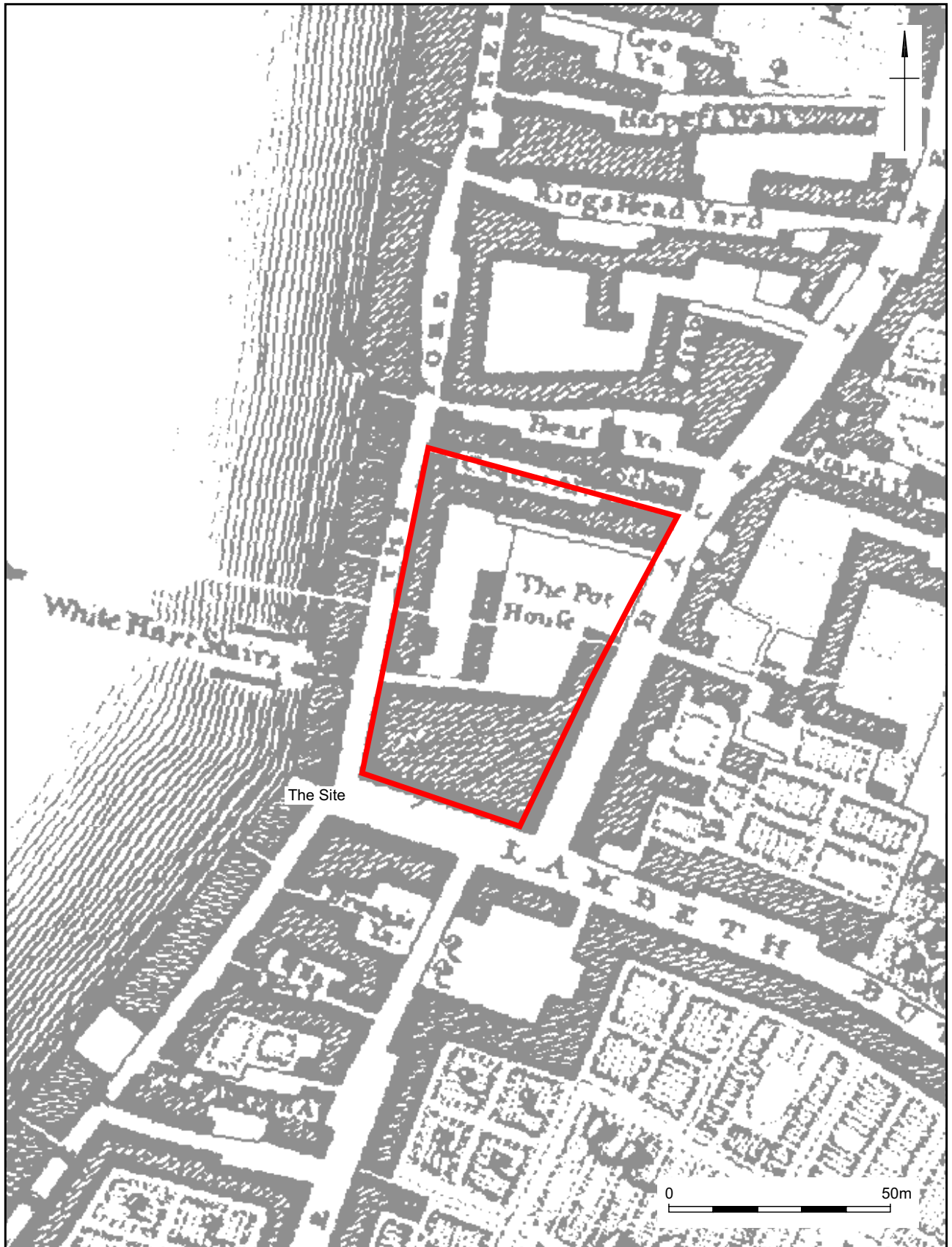
Site location and SMR plot.

Figure 1



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The Site

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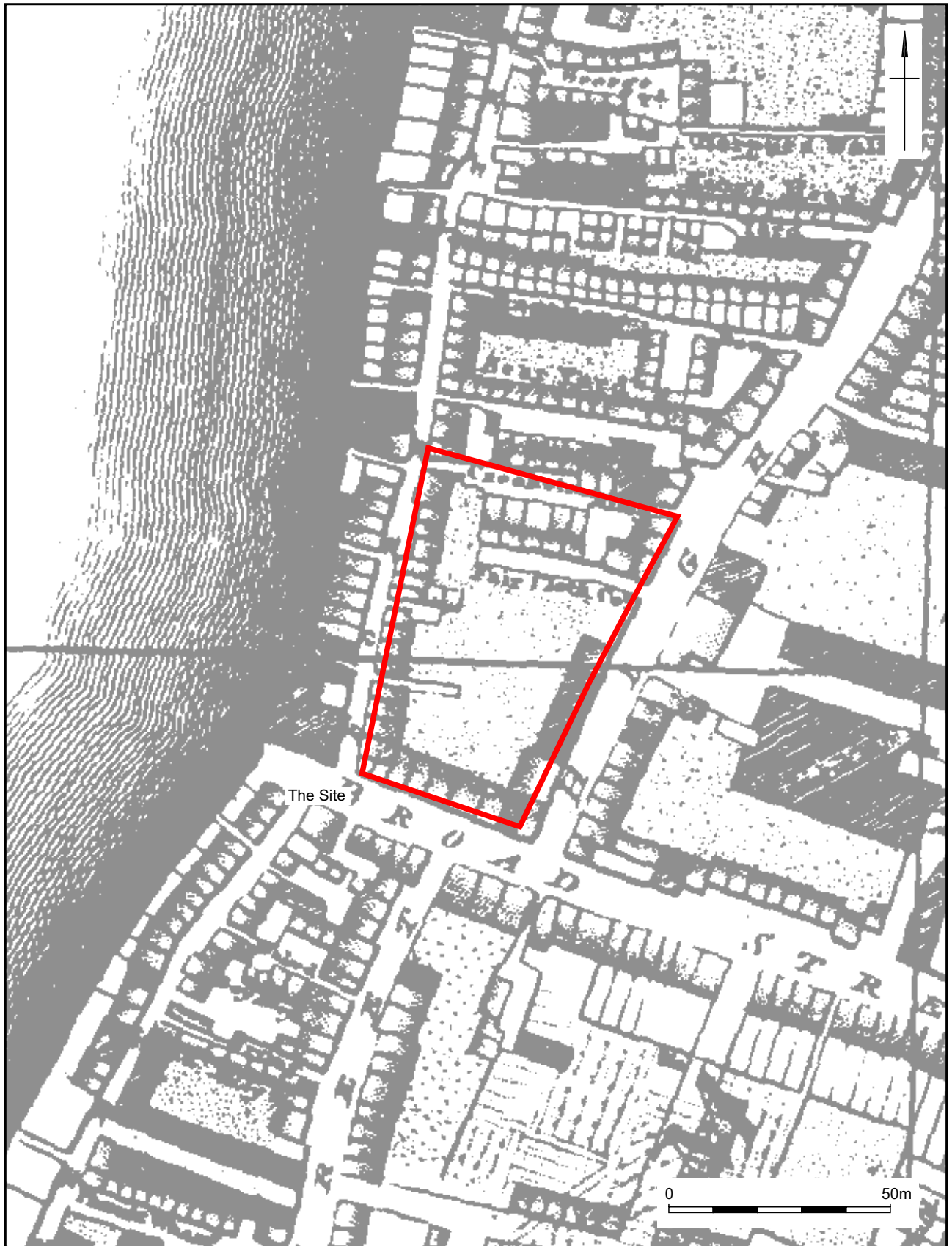
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Rocque's plan of 1745.

Figure 2





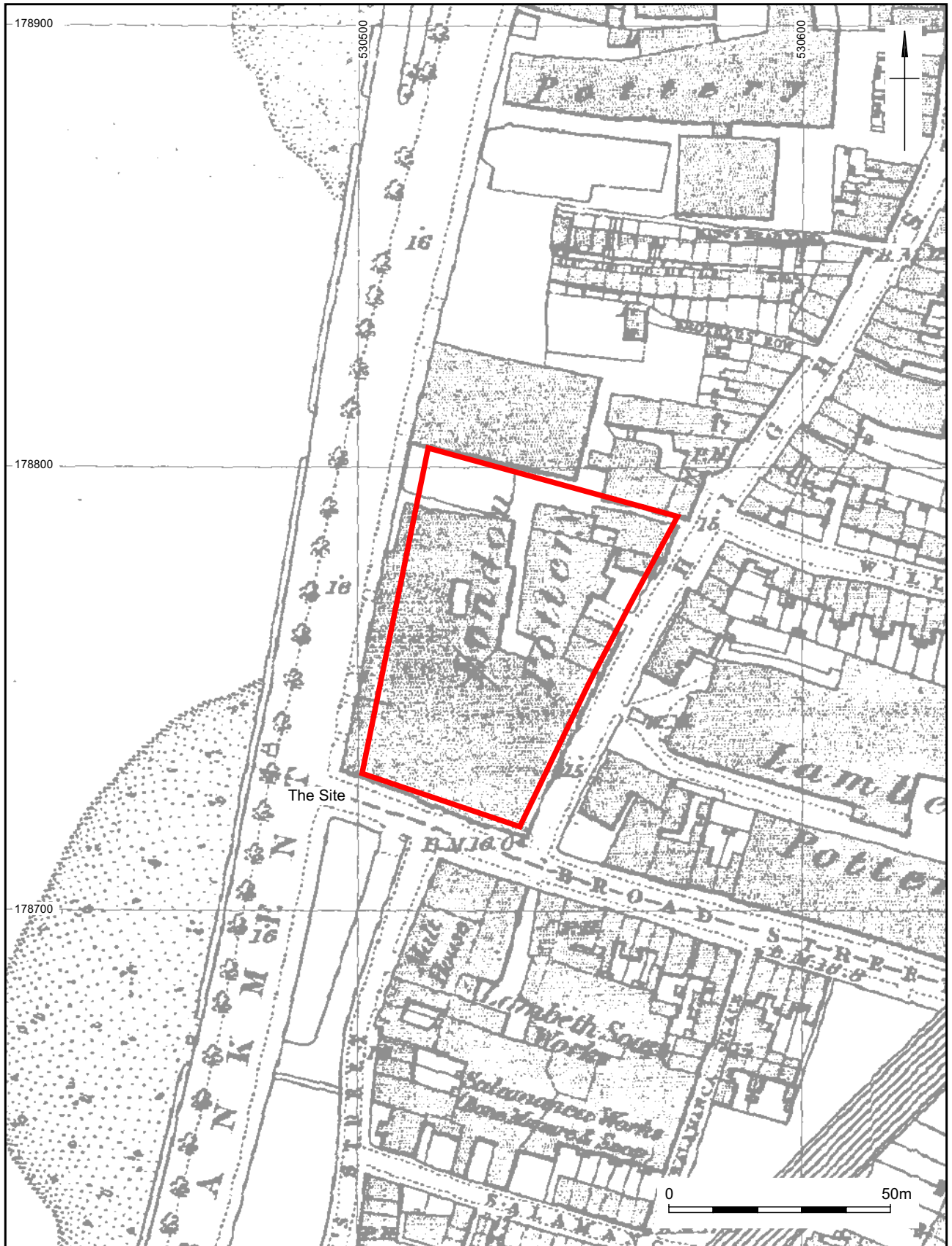
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Horwood's plan of 1799-1819.

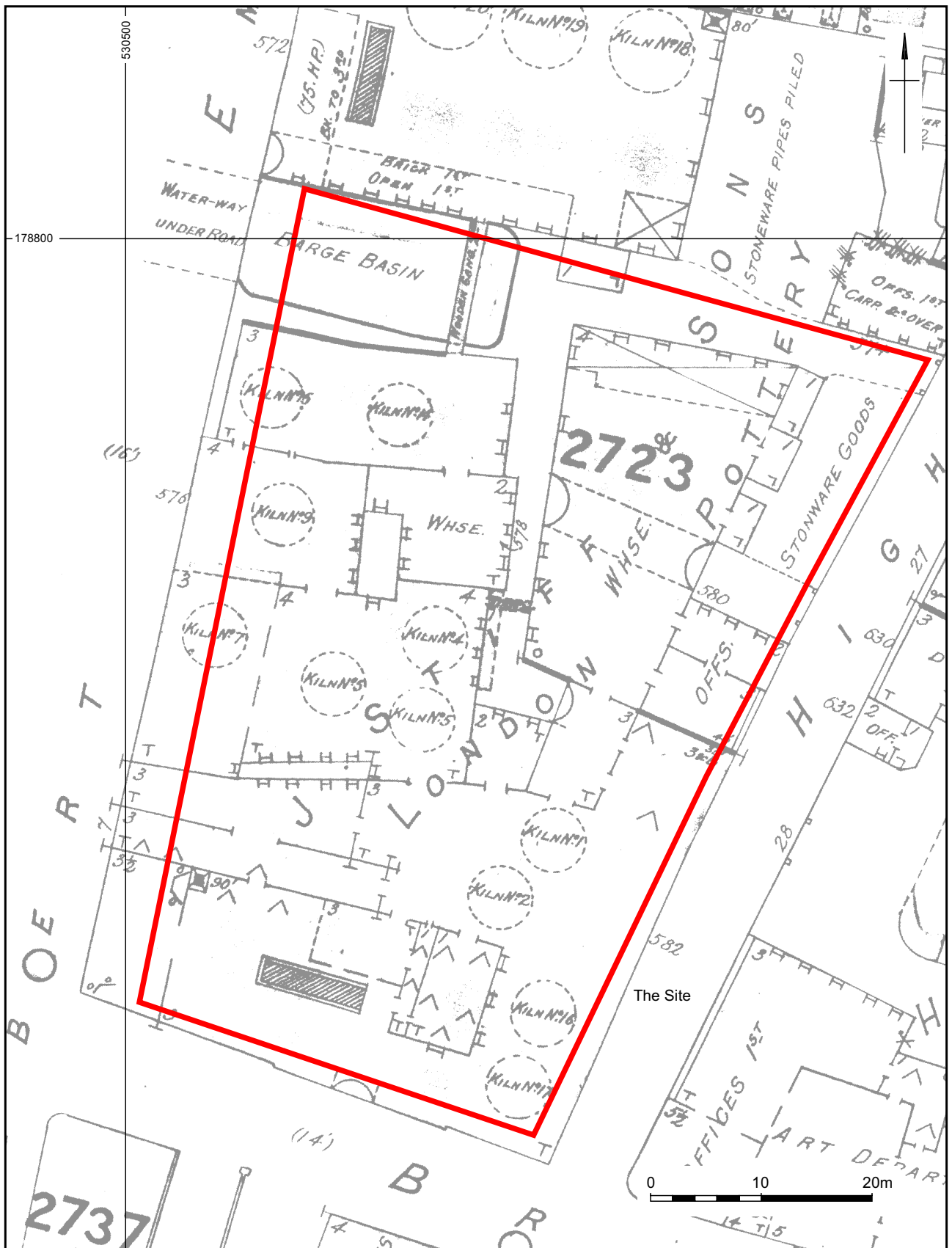
Figure 3




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Ordnance Survey plan of 1875.

Figure 4

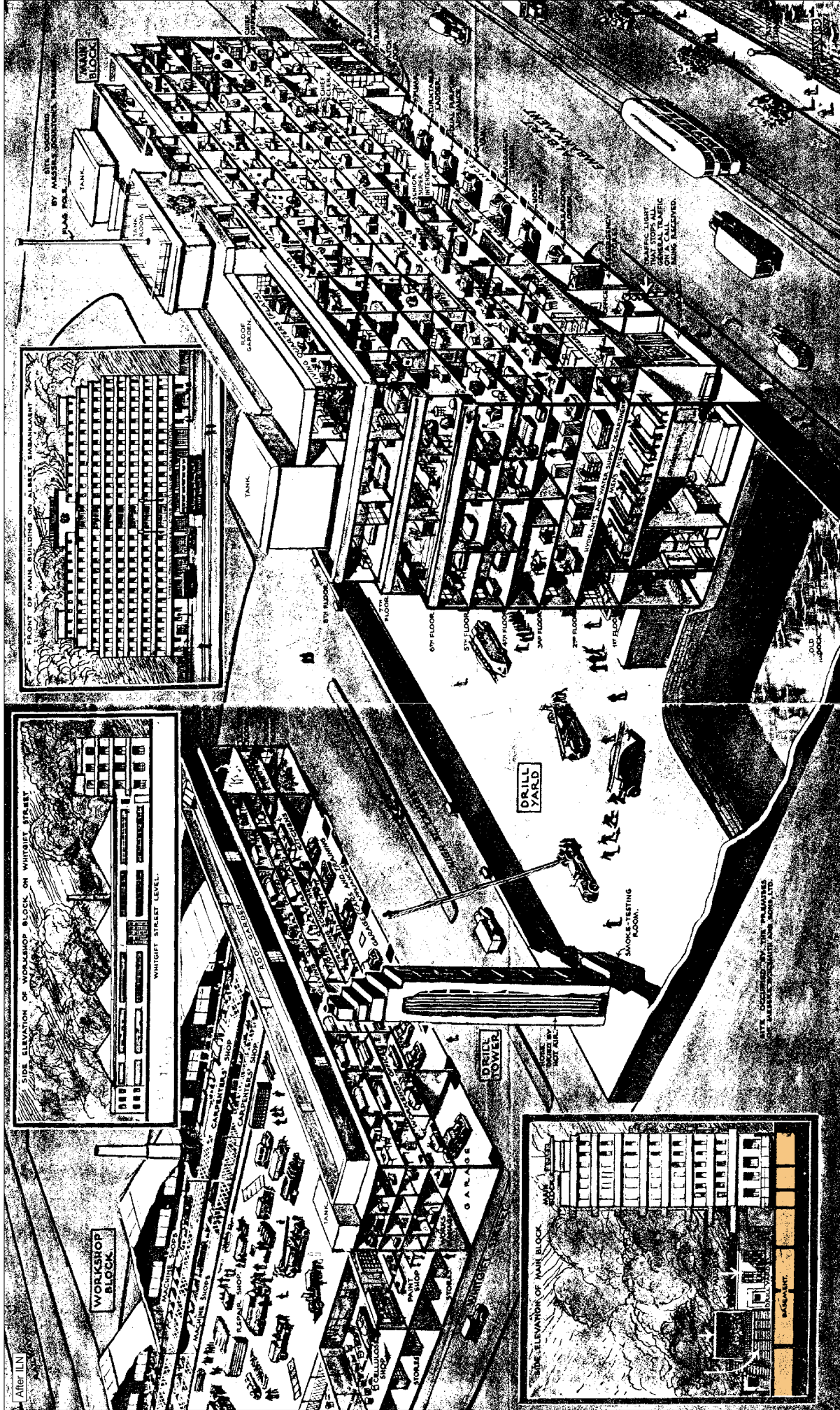


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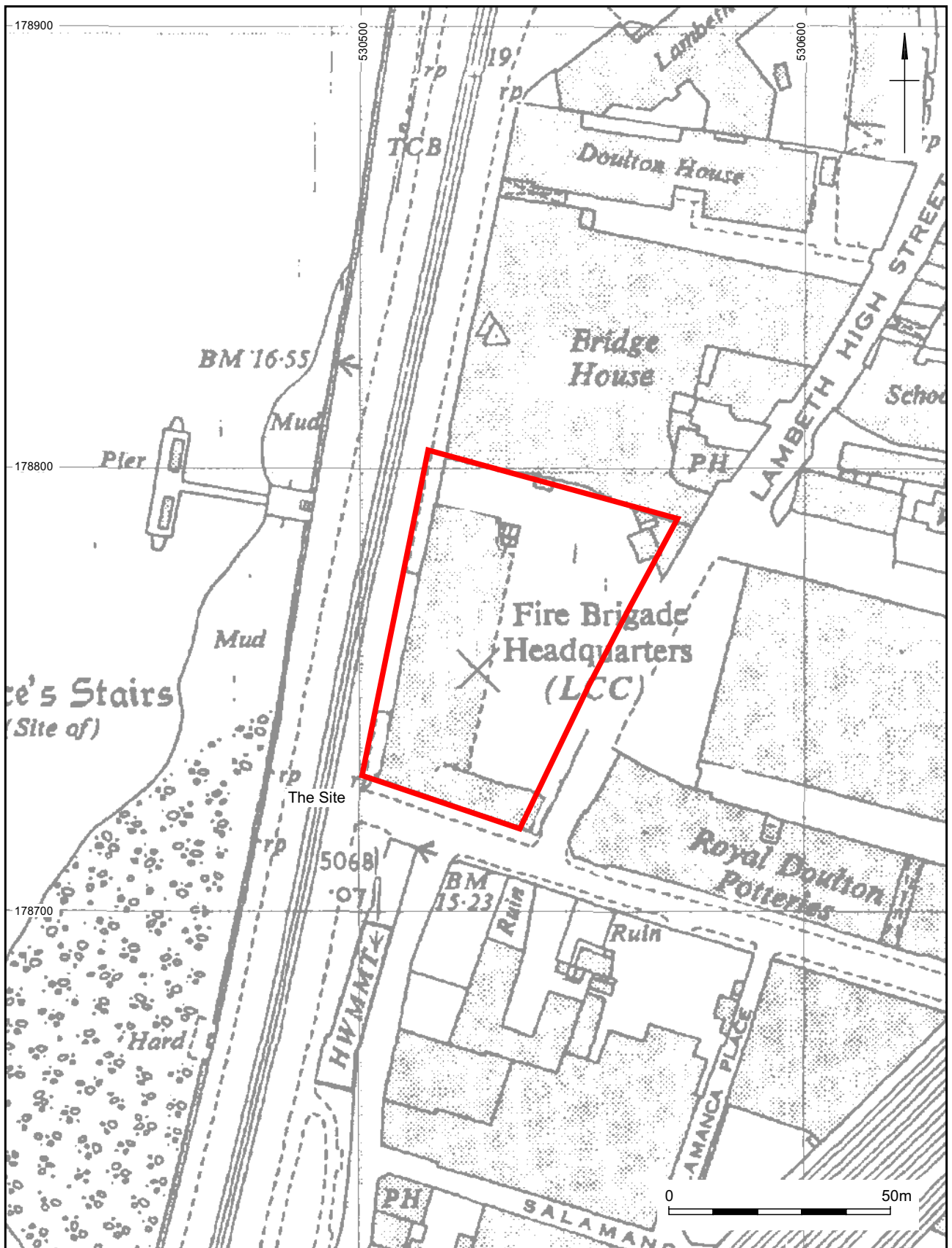
Goad Fire Insurance plan of the Dalton Factory Site 1889.



Figure 5





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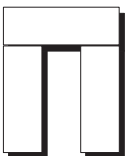


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Ordnance Survey plan of 1951.

Figure 7





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