

**HISTORIC BUILDING
RECORDING OF 190-192
WARHAM STREET,
CAMBERWELL, LONDON
BOROUGH OF SOUTHWARK
SE5 OSX**

SITE CODE: WAH12

PCA REPORT NO. R11238

JUNE 2012



PRE-CONSTRUCT ARCHAEOLOGY

**Historic Building Recording of 190-192 Warham Street, Camberwell, London Borough
of Southwark SE5 0SX**

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Site Code: WAH12

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by Ruddy Joinery Limited to undertake building recording of 190-192 Warham Street, Camberwell, London Borough of Southwark. The building recording was carried out broadly in accordance with that defined by English Heritage's Level 2 (English Heritage, 2006). Because the properties had been demolished in advance of historic building recording, the assessment was based upon photographic evidence and measured drawings supplied by the client, supplemented by detailed historical research.
- 1.2 During the decade that followed the completion of Camberwell New Road in 1818 a number of discrete terraced residential developments were built on both sides of the road, with development densest at the Kennington end. By 1830 side streets had been laid out on both sides, including Bath Street, which provided access to James and Thomas Streets beyond. These three streets were collectively renamed Warham Street in 1893.
- 1.3 Census returns confirmed that there were four properties on the north side of Bath Street by 1841. It was not possible to conclusively identify those households recorded by the census with specific properties before the early 1860s. By 1871 there were two separate establishments on the site of 190 and 192 Warham Street, one, an uninhabited shop (192), the other a coffee house (190).
- 1.4 190 Warham Street continued to be used as a coffee shop and dining rooms for at least half a century and was managed by a succession of live-in tenants and their families. In contrast 192 accommodated a number of hairdressers during the last decades of the 19th century, before a confectioner's shop was established there in the 1900s. This remained until at least the Second World War, and it is possible that the business continued under William Hall, who acquired the premises in 1949 and whose name was preserved on the fascia board of the shop until its recent demolition. 190 Warham Street underwent a change of use shortly after the end of the First World War, when it became a fried fish shop. The property was still a fish-and-chip shop in 1950, and it is likely that it remained in the fast food business until the early 21st century, by which date it was known as the 'Good Food Place'.
- 1.5 The Stanford map of 1862 showed the front of the properties in outline only. The First Edition Ordnance Survey of 1871 showed the plan of the properties in detail, although the Second Edition Ordnance Survey map of 1893 showed that an extension had been added to the rear of 192, replacing an earlier outbuilding and yard; this extremely narrow structure was still standing in 2011. The same map also suggested that the rear extension of 190 had been replaced by a narrower one than that shown twenty years earlier.
- 1.6 Building recording suggested that 190 and 192 Warham Street were probably built during the second or third quarter of the 19th century, although it was not possible to confirm that they originated during the earliest phase of the construction of Bath Street during the period c.1820 to 1830. They were almost certainly standing by 1861 and modifications were made to the rear of 192 and possibly 190 during the 1870s or 1880s. Building recording confirmed that both had decorated shop frontages typical of 19th century retail design, much of which had survived under modern and somewhat unsympathetic fascias.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by Ruddy Joinery Limited to undertake building recording of 190-192 Warham Street, Camberwell, London Borough of Southwark, centred on Ordnance Survey National Grid Reference TQ 318 772. The work was undertaken in connection with a proposal to redevelop the site. Because the properties had been demolished in advance of historic building recording, the assessment was based upon photographic evidence and measured drawings supplied by the client, supplemented by detailed historical research. The recording was carried out broadly in accordance with that defined by Level 2 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*.
- 2.1.2 The aim of the building recording was to analyse and record the building, its fabric, historic features and any evidence of former use. The results will then form part of an ordered archive and report.

2.2 Site Location

- 2.2.1 190 and 192 Warham Street were located in the south-east section of Warham Street formally known as Bath Street approximately 1km north-west of Camberwell Green in the London Borough of Southwark (**Figure 1**). The closest railway station is Oval Underground Station, situated approximately 800m north-west of the site. Access to Warham Road is gained from the A202 Camberwell New Road, the junction of which is located approximately 20m south-west of the site (**Figure 2**).

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the *Town and Country Planning Act 1990*. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

3.2 Legislation and Planning Guidance

- 3.2.1 Statutory protection for historically important buildings and structures is derived from the *Planning (Listed and Conservation Areas) Act 1990*. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 and which supersedes all previous Planning Policy Statements (PPSs). The conservation of heritage assets in a manner appropriate to their significance is one of the Core Principles underlying the NPPF.
- 3.2.2 Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. Listing is undertaken by the Secretary of State; designation of conservation areas is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.
- 3.2.3 The building recording was carried out in connection with a planning application (Ref 12-AP-0431) for the 'erection of a part single, part 3 and 4 storey building comprising retail space (Use Class A1) and nine self-contained flats (Use Class C3) (4 x studios, 4 x one bedroom, and 1 x two bedroom duplex units), following the demolition of the existing buildings on the site'. At the time of the recording the application had not been decided.
- 3.2.4 Prior to the Croydon, Lambeth and Southwark (London Borough Boundaries) Order 1993, both 190 and 192 Warham Street were situated in the London Borough of Lambeth.

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The aim of the building recording was to provide a record of 190 and 192 Warham Street. This record was to be broadly in accordance with that defined by English Heritage's Level 2. The aim was to provide a better understanding of the properties, to compile a lasting record, to analyse and to disseminate the results.

4.2 Documentary Research

- 4.2.1 A search of relevant cartographic, primary and published source materials was carried out at the London Borough of Southwark Local Studies Centre. A sequence of Ordnance Survey and other historic maps was compiled to illustrate the development of the site (**Figures 3 to 9**). The results of historical research are provided in Section 5 of this report.

4.3 Recording from Photographic and Drawn Sources

- 4.3.1 Owing to the demolition of the properties prior to the commission of this project the site was not visited. Existing site plans and elevation drawings prepared by McBains Cooper Consulting Limited were therefore used to inform the written description of the former properties. Owing to the unsafe condition of the structure, it was not possible to provide drawings of the internal layout; consequently the present description is confined to the exterior. The drawings supplied by McBains Cooper are reproduced here as **Figures 10 and 11**.
- 4.3.2 A photographic survey of the exterior elevations of the structure using digital images had been undertaken by McBains Cooper in August 2011. Because it was not possible to gain full access to the rear of the property at that time, the photographic record was restricted to the front and side elevations. The written description of the property was also informed by the photographs, a selection of which has been included in this report (**Plates 1 to 8**). A register of all photographs taken on site is provided in **Appendix 1**.

4.4 Project Archive

- 4.4.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code WAH12. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the London Archaeological Archive and Research Centre (LAARC) in due course. Copies of the report will be sent to the London Borough of Southwark Council Planning Department.

4.5 Guidance

- 4.5.1 All works were undertaken in accordance with standards set out in:
- Association of Local Government Archaeological Officers: Analysis and Recording for the Conservation and Control of Works to Historic Buildings (1997)
 - British Archaeologists and Developers Liaison Group: *Code of Practice* (1986)
 - British Standards Institution: *Guide to the Principles of the Conservation of Historic Buildings (BS 7913)* (1998)
 - English Heritage: *Guidance Paper 98: GLAAS: Guidance Paper 3-Standards and Practices in Archaeological Fieldwork in London*
 - English Heritage (Clark K): *Informed Conservation* (2001)
 - English Heritage: *The Presentation of Historic Building Survey in CAD* (2000)
 - IFA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1996, revised 2001 and 2008)
 - English Heritage *Understanding Historic Buildings; a guide to good recording practice* (2006)

5 HISTORICAL BACKGROUND

5.1 Introduction: Medieval and Post Medieval Camberwell

- 5.1.1 The earliest documented reference to the manor of Camberwell appeared in the Domesday Book of 1086, when it was held by Haimo/Hamo, Sheriff of Surrey (Boast, 2000: 1). The manor was large, containing sufficient arable land to support five plough teams, 63 acres of meadow, enough woodland to sustain a herd of 60 pigs, and it was one of the few estates in the vicinity to have its own church. Known as the manor of Camberwell Buckingham by the 14th century, the manor was subdivided into a number of smaller holdings as the Middle Ages progressed. These included the manors of Camberwell Friern, which lay to the south-east of Camberwell Green, Uvedale/Dovedale, which was located to the north-east of the Green and Milkwell, which lay partly in Camberwell and partly in Lambeth (Boast, 2000). Although the boundaries of the latter estate remain to be located precisely, it is likely that much of the land later occupied by Camberwell New Road and the streets that surrounded it was situated in Milkwell (Sheppard, 1956: 141).
- 5.1.2 The Camberwell district remained predominantly rural during the 17th and 18th centuries. Shortly before it was sold in the early 17th century, the Milkwell estate contained five gardens, 150 acres of arable land, 20 acres of meadow, 200 acres of pasture and 30 acres of woodland (*ibid*). Thereafter the manor passed through the hands of a variety of owners, many of whom detached and sold-off portions of the estate. In 1770 the prominent Huguenot businessman Hughes Minet acquired a remnant of the original estate from Sir Edward Knatchbull in the form of 109 acres of land in Camberwell and Lambeth (*ibid*; Boast, 2000: 5).
- 5.1.3 The continuing prosperity of late 18th and early 19th century Camberwell depended greatly upon the profits of agriculture, which became increasingly directed towards supplying the expanding London market. As trade with the capital grew so local specialisations developed; a guide published in 1809 noted the presence of large numbers of dairy cattle in Camberwell, which supplied milk to local and London markets, while market gardening became increasingly widespread in the early decades of the 19th century (Boast, 2000: 5). A map published by John Stockdale at the turn of the 19th century indicated that the site of the future Warham Street then lay in the pastures between Camberwell and Kennington, while the former arable and pasture land to the east of the site formed part of a Nursery Ground by 1830 (**Figures 3 and 4**).

5.2 Camberwell New Road and the transformation of Camberwell and Kennington, 1818-c.1830

- 5.2.1 By the beginning of the 19th century the westward advance of the capital on both north and south banks of the river Thames was well underway, driving demand for the construction of fixed river crossings to connect the new suburbs. New bridges necessitated the improvement of the existing road network and where necessary, the construction of entirely new thoroughfares. The completion of Westminster Bridge in 1750 led to the improvement of Camberwell Road, which became a turnpike in 1782, creating a direct and dependable link between the village and the cities of Westminster and London. Battersea Bridge followed in the 1770s, while an Act of Parliament of 1809 permitted the development of Vauxhall Bridge, which was completed in 1816. An Act of 1818 authorized the development of the Camberwell New Road turnpike, which in turn opened up Camberwell to the carriage-owning classes (Boast, 2000: 20; Sheppard, 1956: 145). The new road was laid out across Minet's Camberwell Farm, cutting through the orchards and market gardens to the south-east of the present site.
- 5.2.2 During the decade that followed the completion of the New Road, rows of terraced houses spread along both sides of the road, while new streets were laid out on each side. The Second Edition of the Greenwood map of London published in 1830 showed that development was most advanced at the northern end of the road between Kennington and the junction with Vassall Road (**Figure 4**). On the south

side, the triangle formed by the New Road, Vassall Road and Croydon Road was already comparatively densely developed by 1830, while the north side was lined with rows of terraced properties from York Place in the north-west to Grosvenor Place to the south-east. Although development of the grid of side streets on the north side of the New Road was less advanced than that to the south, the three main elements of the future Warham Street had already been laid out by 1830: Thomas Street, James Street and Bath Street from north-west to south-east. The separate names and the inconsistent alignments of the three streets suggest that they may have initially been laid out by different developers, or at least at slightly different times, and it was not until the early 1880s that James Street would become part of Thomas Street, while the much shorter Bath Street only appears to have been absorbed by the latter street c.1887 (*Post Office London Directory*, 1882: 402; *Post Office Directory*, 1887: 643). This incarnation of Thomas Street lasted only a few years and the road was subsequently renamed Warham Street c.1893 (*Post Office Directory*, 1894: 689).

5.3 The properties and residents of Bath Street, c.1830-c.1860

5.3.1 Historical maps, census returns and directories indicated that Bath Street originally extended a short distance around the corner along the west side of James Street, as far north as the yard at the rear of the corner property, which was known after 1887 as 184 Thomas/Warham Street (see below). The Greenwood map suggested that the north side of Bath Street was fully built-up by 1830, although this may be a consequence of the small scale at which it was surveyed.

5.3.2 The 1841 census listed the following residents of Bath Street:

Theodore Windley, a 25 year-old broker, his wife Frances and their three young children;

Lewis Pugh, a 39 year-old silversmith, his wife Elizabeth and their three children;

Charles Bainton, a 41 year-old brewer, who shared the premises with Catherine Casson (?) a 16 year-old servant/brewer;

Joseph Cheeseman, a 20 year-old Shoe M (anufacturer), his wife Ann, a 40 year-old servant named Charles Wheeler, his wife Jane and their four children (TNA HO 107/1056/7/35: 17-18).

5.3.3 The enumerator's schedule suggested that he recorded the properties in Bath Street before turning into James Street, implying that he may have started his perambulation at the Camberwell New Road end of Bath Street, recording the properties on the north side from south-east to north-west.

5.3.4 It is not clear whether the enumerator of the 1851 census followed the same itinerary as that of his predecessor of ten years earlier, as the schedule of his visit indicated that following Bath Street he went on to record the residents of 1 Heath Place, before visiting properties in South Place, a terrace on the north side of Camberwell New Road adjacent to the south-east end of Bath Street (TNA HO 107/1574/57: 1-2; Sheppard, 1956: 145).¹

5.3.5 The following residents and properties in Bath Street were recorded by the 1851 census:

1 Bath Street: Joseph MacDonald, a 32 year-old greengrocer, who lived with his wife Mary Ann;

Bath Cottage: John Wade, a 21 year-old leather (?) agent, his wife Hannah, their two adult sons and infant daughter;

3 Bath Street: John Baker, a 36 year-old beer retailer, his wife Diana and their daughter;

4 Bath Street: John Walters, a 30 year-old labourer and his wife Emma (TNA HO 107/1574/57: 1-2).

¹ 1 Heath Place may therefore have been the future 165 Camberwell New Road, the property that occupied the south-west corner of the latter road and Bath Street

- 5.3.6 Owing to the absence of accurate large scale mapping for the period 1830 to c.1860 and the uncertainty regarding the order in which the census enumerators of 1841 and 1851 recorded the properties in Bath Street, it is difficult to conclusively identify these properties with those depicted on Stanford's Library map of 1862 and the First Edition Ordnance Survey of 1871 (**Figures 5 and 6**). It is however possible to conclude that there were four occupied properties in Bath Street in both years, all of which were situated on the north side of the street.

5.4 The properties and residents of Bath and Thomas Streets, c.1860–c.1900

Identifying properties in Bath Street

- 5.4.1 While the 1841 and 1851 census returns were somewhat opaque regarding the arrangement of properties in Bath Street, returns compiled after 1861 were more revealing. Taken together with contemporary maps, subsequent census returns and trade directories, it is possible to propose the locations of the residents of the street relative to one another between 1861 and 1871, while it is possible to reconstruct the arrangement of households with reasonable certainty for the decades after 1871.

- 5.4.2 Like its predecessors the 1861 census listed four properties in Bath Street, in addition to the previously unmentioned Bath Street Mews, which was the first property recorded in James Street by the enumerator (TNA RG 9/360/124: 18). Bath Street Mews was first shown on Stanford's map of 1862 and more clearly on the 1871 First Edition Ordnance Survey map as two parallel rows of rectangular structures to the rear of the back lane behind nos. 165-185 Camberwell New Road, in an area presently occupied by Bath Passage (**Figures 5 and 6**).² Bath Street Mews was described as uninhabited in the 1881 census return, and was probably the same property as the stables adjacent to 243 Thomas Street mentioned in the 1891 census return (TNA RG 11/607/74: 8; TNA RG 12/403/91: 46).

- 5.4.3 Having recorded Bath Street Mews and the properties of the west side of James Street, the enumerator recorded the householders of Bath Street before terminating at Leicester Place, the corner property on the north side of the junction of Bath Street/Camberwell New Road (later 163 Camberwell New Road). The following residents of Bath Street were recorded:

Bath St Mews: Robert Whitmarsh, a 38 year-old carpenter, who lived with his wife Rosina and their four children;

Bath Street No. 1: James Thomas Matthews, a 27 year-old dustman, his wife Mary Ann, their four children and 51 year-old Eliza Jones, whose occupation was listed somewhat enigmatically as 'chairing';

Bath Street No. 2: William Quincy, a 36 year-old beer retailer, his wife Maria and their two daughters;

Bath Street No. 3: Edward Stiles, a 27 year-old cow keeper, his wife Caroline, their two children and a 14 year-old servant named Mary Ann Miller;

Bath Street No. 4: Henry Grover, the 45 year-old proprietor of a chandlers shop, and his wife Sarah.

- 5.4.4 The spatial relationship between Messrs Stiles the cow keeper and Quincy the beer retailer and their various successors allow the properties of Bath Street to be located with a degree of certainty in relation to the 1871 Ordnance Survey map. Subsequent census returns and directories list residents with these or synonymous occupations living in properties adjacent to one another in Bath/Thomas and Warham Streets until at least the second decade of the 20th century:

In **1871** a 28 year-old cow keeper named Caleb Stevens lived at 3 Bath Street with his wife Ellen, their two sons and a servant; next-door lived John P. Monk, a 30 year-

² Bath Street Mews may have also encompassed the elongated 'mews-like' extension at the rear of 165 Camberwell New Road

old beerhouse keeper, his wife Susannah, their three sons, a pot man and a general servant (TNA RG 10/676/75: 7);

In **1881** 28 year-old J.R. Evans of Montgomeryshire was listed as a cow keeper living in Bath Cottage with his wife Elizabeth, their two children, a general servant and a cowman named Arthur Straite; Evans lived next door to J.G.S. Riley, a 31 year-old beerhouse keeper, a 15 year old pot boy and a 14 year-old servant (TNA RG 11/607/74: 8);

Directories published in **1888** and **1890** listed a cow keeper named John Morgan at 188 Thomas Street; while a beerhouse keeper named Alfred Hunting was next door at 186 (Post Office London Directory 1888: 649; Post Office Directory 1890: 659);

In **1891** Daniel Rowse, the Suffolk-born 52 year-old manager of the dairy at 188 Thomas Street, lived with his wife Elizabeth and six children next door to Joseph Howard, a 39 year-old beerhouse keeper who occupied no. 186 (TNA RG 12/403/91: 48, 1891 Census Lambeth Kennington Second District); directories and census data indicate that Howard remained at no. 186 until at least 1895, after which he moved to a public house in Chiswick (*Post Office London Directory*, 1895: 730; TNA RG 13/1200/19: 30).

By **1900** the dairy at 188 Warham Street had returned to Welsh ownership and was in the hands of Edward and Hugh Owen, brothers from Merionethshire who shared the address with a number of their compatriots (*Post Office London Directory*, 1900: 812; TNA RG 13/421/20: 32). While Edward Owen had moved out of Warham Street to new premises at 249 Camberwell New Road by 1911, where he established a new family and a new dairy, Hugh continued to manage the Warham Street dairy until at least **1930**, although the beerhouse next door at no. 186 appears to have closed at some point between 1910 and 1915 (TNA RG 14/2499; TNA RG 14/2054; *Post Office Directory*, 1930: 695).

- 5.4.5 The above evidence indicates that 186 and 188 Thomas/Warham Street had been used as a beerhouse and a dairy respectively since at least 1861, and it is possible that the association of the former property with the brewing trade may have stretched back as far as the 1840s or even earlier (see 1851 and 1841 census returns above).
- 5.4.6 While historical mapping gave no indication of the function of the property at no. 186 Thomas/Warham Street, the association between no. 188 and the dairy business was apparent from Ordnance Survey maps published between 1871 and 1937. The First Edition map of 1871 showed that the property fronting Bath Street was separated from no. 188 by a covered passageway, which provided access to a large yard at the rear (**Figure 6**). This yard featured a substantial rectangular structure on one side, a number of open four-sided structures on the other, and an irregular four sided structure at the far end; the entire arrangement reminiscent of cattle sheds and stalls. While the endmost shed had been enlarged and an extension built to the rear of the house by 1893, the outbuildings remained largely unchanged in 1937, by which date the premises in the yard were known as 188a Warham Street and provided accommodation for Smith Bros, a firm of motor engineers which had taken possession of the premises by 1930 (**Figures 7, 8 and 9**; *Post Office Directory 1930: ibid*).

Occupants of the future 190 and 192 Thomas/Warham Street, c.1860-c.1900

- 5.4.7 The documentary and cartographic evidence therefore suggested that the chandlers shop owned and occupied by Henry and Sarah Grover in 1861 was either the same property, or at least stood in the same location, as the later 190 (and possibly 192) Thomas/Warham Street. The First Edition Ordnance Survey map of 1871 depicted a pair of semi-detached properties in the exact location of the former 190 and 192 Warham Street, the property occupying the position of 190 extending the full length of the plot, while its next-door neighbour at 192 was shallower and had a small yard and possible privy block at the rear (**Figure 6**).
- 5.4.8 The 1871 census return for Bath Street corroborated the Ordnance Survey map of the same year. Having recorded the details of 167 then 165 Camberwell New Road,

the enumerator proceeded along the north side of Bath Street, encountering first an uninhabited property he described as '1 Bath Street (Shop)' (TNA RG 10/676/75: 7). Next door to this was no. 2, which was occupied by Charles F. Fry, a 47 year-old coffee house keeper originally from Woolwich, and his wife Hannah. This property was adjacent to no. 3, then occupied by Caleb Stevens, the cow keeper, so no. 2 was evidently the same as (or in the same location as) the property subsequently known as 190 Thomas/Warham Street, suggesting that the shop next door was no. 192.

- 5.4.9 Later census returns and directory entries suggest that the future nos. 190 and 192 contained separate business premises; the 1881 census return recorded a property in Bath Street between 165 Camberwell New Road (subsequently renumbered 163) and the coffee house at 4 Bath Street as one at which the "master does not sleep on [the] premises", differentiating it from the coffee house next door, at which the proprietor most certainly did reside (TNA RG 11/607/74: 8). With regard to the line of business of the uninhabited shop recorded in the 1871 and 1881 censuses, a trade directory of 1887 listed the then 192 Thomas Street as the premises of John Brooker, a hairdresser (*Post Office London Directory*, 1887: 643). This marked the beginning of an association between no. 192 and the hairdressing trade which lasted until the mid/late 1890s. While the majority of the proprietors of the shop during this period seem to have lasted for only a year or two, the last one to be listed, a certain James Fuke who first appeared in 1892, was still there in 1896 (*Post Office London Directory*, 1892: 669; *Post Office London Directory*, 1896: 730).
- 5.4.10 The association between 192 Warham Street and hairdressing had come to an end by 1900, at which point the shop was the premises of Ralph Macqueen, a shirt- and collar dresser (*Post Office London Directory*, 1900: 812). In contrast, the association between no. 190 and the catering trade was to continue into the following century and beyond.
- 5.4.11 In 1881 the property was the residence and premises of Gustav Glein, a 30 year-old German who was also described as a coffee house keeper, who lived there with his Somerset-born wife Phoebe (TNA RG 11/607/74: 8). Glein was one of a large number of Germans who settled in Camberwell during the 19th century, a community that largely disappeared during the First World War (Boast, 2000: 72-3). By 1887 the Gleins had moved on, and the property was described as 'dining rooms' in a directory of 1887 (*Post Office London Directory*, 1887: 643). The proprietor of the business was a certain William James Hunt, a Romsey-born cook who had previously lived in Little Compton Street, Soho with his wife Susan (TNA RG 11/129/18: 27). By 1891 the Hunts were well established at 190 Thomas Street, where they lived with their five children, a 17 year-old domestic servant named Susan Walker and a 15 year-old nursemaid named Louisa Berryman (TNA RG 12/403/91: 46). William Hunt continued to manage the dining rooms until at least 1895, although he had left by 1900, when the premises were in the hands of Edwin Horsman, a 74 year-old originally from Barnes who lived at 190 Warham Street with his daughter Emma and granddaughter Eleanor Montague (TNA RG 13/421/20: 32).

The growth of Camberwell and Kennington in the late 19th century

- 5.4.12 The population of Victorian Camberwell grew rapidly following the opening of railway stations in Camberwell New Road and Denmark Hill by the London, Chatham and Dover Railway (LCDR) in the 1860s. In the decade following the opening of the railway the population of Camberwell rose from 71,488 to 111,306, an increase of more than 55% (Blanch, 1877: 77). The expanding population necessitated the provision of additional housing, and in the ten years between 1861 and 1871 alone the number of houses in the borough increased from 12,964 to 19,066 (*ibid*). Much of the new housing built in Camberwell and neighbouring Kennington was erected in the gaps left by earlier phases of development, and James/Thomas Street was one of many in the area that became fully built-up during this period. New schools were erected across the district to educate the children of the new arrivals, including St Matthew's National (Girls and Infants) School, which opened on the north side of Camberwell New Road in 1875, and St John the Apostle National (Junior Mixed and Infants') School, which took 400 pupils and opened on James Street in August 1872

(Blanch, 1877: 242; Sheppard, 1956: 146). The latter establishment occupied a plot that adjoined the rear of the dairy at 188 Thomas/Warham Street (**Figure 7**).

- 5.4.13 As the population increased and the metropolis continued its relentless advance on the suburbs of south London, many of the wealthier residents of Camberwell began to depart for leafier but further-flung suburbs, brought into commuting distance of the capital by the railways. When Charles Booth visited the neighbourhood in late June 1899 he noted that its socio-economic status had deteriorated somewhat since his previous visit, although the large houses on each side of Camberwell New Road remained the residences of the relatively well-to-do (Charles Booth online at: <http://booth.lse.ac.uk/notebooks/b365/jpg/97.html>). With regard to Warham Street, Booth observed that the population was somewhat mixed; poor at the north end, while the homes on the east side south of Beresford Street (i.e. nos. 161-243 odd Warham Street) had been “newly done up and well-tenanted” (<http://booth.lse.ac.uk/notebooks/b365/jpg/93.html>). In contrast to the poorer residents of the north end of the street, Smith Street, Bolton Street and Warrior Road, Booth concluded that the residents of the south end of Warham Street earned ‘ordinary’ wages, and lived generally ‘comfortable’ lives.

5.5 190 and 192 Thomas/Warham Street, c.1890-c.1950

- 5.5.1 The Second Edition Ordnance Survey map showed that 190 and 192 Warham Street had acquired their final plan form by 1893 (**Figure 7**). The map appears to suggest that the rear of 190 was slightly narrower in 1893 than in 1871. However it is clear that a narrow extension was built to the rear of 192 during the intervening period, which appears to have necessitated the demolition of the possible privy at the rear. At the same time the front elevation of 188 appears to have been brought forward into the same alignment as its neighbours to the south-west, and modern photographs indicate that only the ground floor frontage of 188 was extended.
- 5.5.2 By 1905 both Edwin Horsman (who would have been approaching 80 years of age) and Ralph Macqueen had left 190 and 192 Warham Street, to be replaced by Mrs Sarah Ann Wheeler and Percy Simpson respectively (*Post Office London Directory*, 1905: 830). While Mrs Wheeler had taken over the established dining rooms at no. 190, Simpson was a confectioner, a trade new to Warham Street, though no doubt welcomed by the children at the school around the corner. The association between the shop at 192 Warham Street and the retail confectionery business was to continue for at least the next three-and-a-half decades, and possibly beyond that.
- 5.5.3 Both Wheeler and Simpson had gone by 1910, when the dining rooms were managed by Henry Rance and the confectioner's by Henry Solkhorn (*Post Office London Directory*, 1910: 662). Five years later John Shepcott managed the dining rooms, while James Frederick Jones was listed as the proprietor of the confectioner's at no. 192 (*Post Office London Directory*, 1915: 674). During the twenty years between 1905 and 1925 the turnover of proprietors of the two businesses was quite high, suggesting that the premises may have been let on comparatively short tenancies. The Third Edition Ordnance Survey map of 1913 indicated that no obvious changes had been made to any of the former Bath Street properties in the twenty years since the publication of the Second Edition (**Figure 8**).
- 5.5.4 While 192 Warham Street remained a confectioner's in 1920 (managed by a Mrs Ada Le Roy), the neighbouring property had undergone a change in use during the preceding five years (*Post Office London Directory*, 1920: 665). Having served successively as a coffee house and dining rooms for around fifty years, in 1920 no. 190 was the business premises of one Alfred Twilley, who was described as a fried fish dealer (*ibid*). 190 Warham Street was to remain a fried fish shop until at least 1950, and probably for a long time after that date. Both Twilley and Le Roy had left by 1925, when the fried fish shop was managed by one Barnett Waxman, while Thomas Jarman was proprietor of the confectioner's next door (*Post Office London Directory*, 1925: 656). Although Jarman continued to trade as a confectioner from 192 Warham

Street in 1930, Thomas Bell had taken the reins of the fish-and-chip shop next door by that date (*Post Office London Directory*, 1930: 695).

- 5.5.5 Thomas Bell was one of the longer-lasting proprietors of the fried fish shop at 190 Warham Street during the inter-war period, and was listed at the same address in a directory of 1934 (*Post Office London Directory*, 1934: 1070-1). By the latter date Smith Bros had taken over Hugh Owen's dairy at no. 188, while a second garage had opened at no. 186 by 1930 (*ibid*; *Post Office London Directory*, 1930: 695). Mrs Violet May Bailey was proprietor of the confectioner's shop at 192 Warham Street in 1934 and in 1940, by which date Frank Pitt was listed as the proprietor of the fried fish shop next door (*ibid*; *Post Office London Directory*, 1940: 980).
- 5.5.6 An Ordnance Survey map of the area surveyed in 1937 revealed that the conversion of 186 Warham Street into a garage had necessitated extensive remodelling of the premises, while the rear of the corner property at 184 (then a grocer's shop); the other properties in the former Bath Street remained as they had in 1913 (**Figure 9**). The map also revealed that demolition of the terraces at the northern end of Warham Street was underway by the mid-1930s; these were the same poor quality properties that Charles Booth had noted nearly 40 years earlier.
- 5.5.7 Warham Street was to suffer extensive damage as a result of enemy bombing during the Second World War, the most serious and destructive incident occurring in the early morning of 25th June 1944, when a V1 flying bomb landed outside the Freemason's Arms public house in Hillingdon Street, between Warham Street and Farmer's Road. The blast destroyed fifty houses, four shops and the pub, as well as severely damaging a further 100 houses within a radius of 500 yards (http://www.flyingbombsandrockets.com/V1_summary_se5.html). After the war ended prefabs were built in Warham Street to accommodate families displaced by bombing, while the demolitions that had started in the 1930s were extended to Bolton and Smith Streets, Farmer's Road and Warham Street north of the former Beresford Street. This area was subsequently developed as the Brandon Estate in the late 1950s, with the Kennington Open Space being laid out over the site of St Mark's Road, Dugdale Street and much of Warham Street.
- 5.5.8 A truncated remnant of Warham Street, comprising the whole of the former Bath Street and extending as far as St John the Divine's School survived the post-war redevelopment, although the terraced properties on the east side of the street that had won Booth's praise in 1899 were demolished. Reuben Nurse had become proprietor of the fried fish shop at 190 Warham Street by 1945 and was still there five years later (*Post Office London Directory*, 1945: 705; *Post Office London Directory*, 1950: 778). In contrast no.192 was empty in 1945, and it was not until 1949 that a shopkeeper named William Hall acquired the premises (*Post Office London Directory*, 1949: 775). The fascia upon which Hall's name was painted survived intact under later fascia boards until both properties were demolished in 2011.
- 5.5.9 Warham Street was located in the Vassall Ward of the London Borough of Lambeth until 1993, when it was transferred to the Faraday Ward of the London Borough of Southwark (Croydon, Lambeth and Southwark (London Borough Boundaries) Order 1993). Electoral registers indicated that 190 and 192 were considered a single property by 2000, when two residents of voting age were listed ((London Borough of Southwark Register of Electors, February 2000). It was around this time that the 'Good Food Place' fast food outlet was active. Electoral records confirm that there were no residents eligible to vote in 2005, and the property was occupied by squatters the following year. The premises were vacant by 2011 and had been demolished by the time that the present report was written.

6 BUILDING DESCRIPTION

6.1 Introduction

- 6.1.1 Because demolition of 190 and 192 Warham Street had taken place previously, the historic building recording exercise was based upon photographic and drawn material supplied by the client, supplemented by the historical research presented in the preceding section of this report. Measured drawings of the principal (south), side (east and west) and rear (north) elevations and an outline plan prepared by McBains Cooper Consulting Limited in July 2010 together with a set of fifteen digital photographs of the property taken in August 2011 were consulted in order to inform the interpretation of the archaeological history of the building that follows.
- 6.1.2 190 and 192 Warham Street were a pair of semi-detached properties that stood on the north side of Warham Street, the surviving members of a group erected in the decades following the construction of Camberwell New Road in 1818. The building occupied an irregular four-sided plot of land that widened slightly to the rear (**Figure 10**). 190 and 192 Warham Street were abutted to the south-west by 163a Camberwell New Road, a single storey extension at the rear of 163 Camberwell New Road, and to the north-east by the partially demolished single-storey remains of the former 188 Warham Street (**Figure 2**). The building comprised three storeys and was not understood to have had basements, although this was not verified.

6.2 Exterior Elevations

Front (South) Elevation

- 6.2.1 The front (south) elevation of the building faced south on to Warham Street and consisted of three storeys (**Figure 11**; **Plate 1**). Its ground floor level was framed by two pilasters on each side of the building; a third pilaster between the other two marked the party wall between 190 and 192 Warham Street. Each of these plain pilasters was surmounted by a decorative fluted console capital, between which were mounted the fascia boards of both shops. Modern shop signage occupied the fascia of 190 Warham Street; this read 'GOOD FOOD PLACE' in a rather crude font; and its insertion appears to have necessitated the removal of the former cornice above the original fascia. The removal of a probable modern fascia from the front of 192 Warham Street had revealed an earlier painted fascia that read '192 W. HALL 192'; this was presumably the sign of the shop opened by William Hall in 1949. The removal of the modern sign also revealed unweathered brick that probably previously lay behind the original 19th century cornice.
- 6.2.2 Timber hoardings at ground floor level meant that it was not possible to view the window or door treatments of 190 Warham Street from the photographic record, although the elevation drawing prepared by McBains Cooper in 2010 revealed that the entrance doors of 188, 190 and 192 were all located on the right-hand (east) side of each shop front (**Figure 11**). Photographs suggested that the entrance door of 192 was probably surmounted by a fanlight; the 2010 drawing confirmed that this was the case and also revealed the mullions and transoms of the shop window, which photographs suggested were constructed of timber (**Plate 1**). The elevation drawing indicated that the sill of the shop window of 192 Warham Street rested on a stallriser, as did those of 190 and 188.
- 6.2.3 The upper part of the front elevation was built of stock bricks in Flemish bond with rubbed red brick flat voussoir details to all the windows. In contrast, the single surviving window in the front elevation of 188 Warham Street had a segmental arched opening (**Plate 6**).
- 6.2.4 Both the first and second floors had three rectangular sash windows, each with a projecting (sandstone?) sill (**Plate 2**). These windows were not equally spaced; those belonging to 192 Warham Street were set centrally over the shop front, while those of 190 were set proportional to the gable end and party wall. **Figure 11** indicates that

the openings on the first floor were slightly taller than those on the second floor of both properties.

- 6.2.5 Whilst all three windows on the second floor of both properties and both of those on the first floor of 190 Warham Street had single glazed timber-framed sashes with single vertical central glazing bars, the first floor window opening of 192 contained a timber-framed replacement window comprising a rectangular (possibly fixed) light over a four-pane possible casement window (**Plates 1 and 2**).
- 6.2.6 Decoration was provided on each of the two upper floors of 190 and 192 Warham Street by two simple red brick bands, each formed of a single course of bricks, which ran the full width of the front elevation at the levels of the sills and the top of the windows (**Plates 1 and 2**).
- 6.2.7 Above the windows of the second floor was a plain projecting red brick string course, above which were three courses of stock brick below a terracotta ovolo moulding just below eaves level. Two projecting stone corbels had been built into the east and west gable walls of 190 and 192 to support the roof at eaves level; while the cast iron guttering of 190 remained *in-situ*, the gutter of 192 had been removed, revealing the timber fascia board behind and the metal fittings to which the guttering had been attached (**Figure 11**; **Plates 2 and 3**). The corbel in the west wall of 192 had been removed, leaving only a broken stone stump protruding. This damage had presumably occurred when the roof covering and the top of the east gable wall were removed between July 2010 and August 2011. The surviving corbel in the east wall of 190 supported a parapet comprised of four courses of yellow stock bricks and two narrow bands of terracotta tiles laid flat for decoration (**Plate 3**).

Side (West and East) Elevations

- 6.2.8 The side (west) elevation of 192 Warham Street was a plain gable wall constructed of yellow stock bricks in Flemish bond (**Plate 4**). The wall was obscured at ground floor level by the single storey 163a Camberwell New Road (**Plate 5**).
- 6.2.9 There were no window openings at either first or second floor level, and neither the decorative red brick bands nor the red brick string course observed on the front elevation continued across the west elevation. The wall was missing above the level of the facade eaves; this was probably removed at the same time that the roof covering of 192 Warham Road was taken off. In order to accommodate the extension at the rear of the property the pitched roof descended to a level of half the height of the second floor, terminating in a parapet at the top of the rear (north) wall of the extension. The extension was not marked in the brickwork of the west elevation by a straight joint (**Plate 4**).
- 6.2.10 The side (east) elevation of 190 Warham Street was a plain gable wall constructed of yellow stock bricks in Flemish bond. The wall was obscured at ground floor level by the ruined remains of 188 Warham Street (**Figure 11**; **Plate 6**). Like the west elevation there were no window openings at either first or second floor level, and neither the red brick bands nor the red brick string course continued from the front elevation.
- 6.2.11 A yellow stock brick chimney stack rose from at least the level of the top of the roof of 188 Warham Street to the apex of the gable (**Plate 7**). There was an area of cement render on the lowest visible part of the stack located just above the remains of the roof of 188 Warham Street; this may have represented an area of the stack previously concealed by the roof of the neighbouring property prior to the removal of the latter (**Plate 7**). A horizontal scar in the brickwork at the upper limit of the render indicated where the top of the roof of 188 Warham Street had been removed (**Figure 11**; **Plate 7**). There were no chimney pots on the stack, the top of which bowed slightly to the west; this may have necessitated the removal of the pots (**Plate 3**). There was a single decorative course of red bricks beneath the cap of the chimney.
- 6.2.12 A second brick chimney stack stood to the north of this; both north and south stacks were of the same width and construction (**Plates 7 and 8**). There was a single cylindrical pot on the north stack, although the offset location of the pot suggested

that there had originally been two (**Plates 7 and 8**). Both chimney stacks appeared to be original to the construction of the building.

- 6.2.13 To the rear of the north stack the side (east) wall of the extension stepped down to the parapet of the rear (north) wall of the property.

Rear (North) Elevation

- 6.2.14 The north (rear) elevation of the building was inaccessible during the photographic survey and the following brief description is therefore derived from the measured drawing prepared by McBains Cooper (**Figure 11**). This elevation was brick built, although the bond was not known.
- 6.2.15 The extension to the rear of 192 Warham Street was narrow (less than 2m in width) and contained no window openings in its west and north walls. A roof light is visible on a bird's eye photograph of the property on Bing maps. The parapet of the rear wall of the extension was located at approximately half the height of the second floor level of the main building. This extension was not shown on the First Edition Ordnance Survey map of 1871, which indicated that there was a courtyard and an outbuilding, probably a privy at that time (**Figure 6**). The extension was first depicted in its present plan form on the Second Edition Ordnance Survey map of 1893 (**Figure 7**).
- 6.2.16 The rear extension of 190 Warham Street was wider than the extension at the rear of 190 (approximately 3.6m in width) and was somewhat taller, the parapet being at the same level of the uppermost red brick band on the front (south) elevation. There appears to have been no window openings in the north wall, although a square feature of unknown function is shown in the centre at approximately first floor level; this may represent an extractor fan for the kitchen of the fast food establishment (**Figure 11**). It is possible that this was inserted in a blocked former window opening. A chimney stack close to the north-east corner with a single flue was topped by a single chimney pot. A sash? window is visible in the west wall of the extension on a bird's eye photograph of the property on Bing maps. This photograph also suggests that the roof of this extension was flat. The rear of 190 Warham Street was shown on the First Edition Ordnance Survey map of 1871 extending the full width and breath of the plot, while the Second Edition indicated that it was narrower than on the preceding map (**Figures 5 and 6**).
- 6.2.17 Historical maps indicated that the extensions of 190 and 192 Warham Street framed a small yard; this had subsequently been infilled to first floor level with a simple lean-to extension with pitched roof (**Figure 11**). The wall of this extension was glazed; this may have illuminated a kitchen at the rear of the fast food outlet. A flue rose from the north-west corner of this roof to the eaves of the roof of no. 192.

Roof

- 6.2.18 190 and 192 Warham Street had pitched slate covered roofs, separated by a party wall. The latter had previously been surmounted by a chimney stack which had been removed by the time of the photographic survey (**Figure 11**; **Plate 1**). The roof covering of 192 Warham Street had been removed at some point between July 2010 and August 2011, exposing the rafters to the elements (**Plates 1 and 2**).

Interior

- 6.2.19 The internal layout of 190 and 192 Warham Street was not inspected in 2010 or 2011 owing to the dangerous condition of the structure.

7 DISCUSSION AND CONCLUSIONS

- 7.1 Until their recent demolition, 190 and 192 Warham Street were a pair of semi-detached three storey properties that stood on the north side of Warham Street, the surviving members of a group of predominantly commercial premises erected in the decades that followed the construction of Camberwell New Road in 1818. Because the properties had been demolished in advance of historic building recording, the present assessment was based upon photographic evidence and measured drawings supplied by the client, supplemented by historical research.
- 7.2 During the decade that followed the completion of Camberwell New Road a number of discrete terraced residential developments were built on both sides of the road, with development at its most dense at the Kennington end. By 1830 grids of side streets had been laid out on both sides of the road north-west of Vassall Road, including a short, sharply-angled road named Bath Street, which provided access from the New Road to James and Thomas Streets beyond. By the end of the 1880s the three streets had been collectively renamed Thomas Street, before that name was abandoned in favour of Warham Street in 1893.
- 7.3 The Greenwood map suggested that the north side of Bath Street was fully built-up by 1830, and census returns confirmed that there were four properties there by 1841. Owing to the absence of reliable large scale mapping it was not possible to conclusively identify those resident recorded by the census with specific properties before the early 1860s. However information derived from a combination of cartographic sources, census returns and local directories permitted a detailed reconstruction of the occupancy of the future 190 and 192 Warham Street after that date. By the early 1860s the street was already a mixture of mainly commercial and retail concerns and this continued throughout the rest of the 19th century and well into the 20th. In 1861 a property in the same location as 190 and possibly 192 was the residence and probable business premises of one Henry Grover, the proprietor of a chandlers shop. Ten years later there were two separate establishments on the site, one a shop, which was later numbered 192 Warham Street and the other a coffee house next door at 190. While the proprietors of 192 did not live above the premises during the 19th century, the families of the several managers of the coffee shop next door did, and it is conceivable that they occupied the accommodation above both premises.
- 7.4 190 Warham Street continued to be used as a coffee shop and dining rooms for at least half a century and was managed by a succession of live-in tenants and their families. These included one Gustav Glein, a member of the German community of Camberwell that flourished in the decades before the outbreak of the First World War, and his English-born wife Phoebe. In contrast 192 accommodated a number of hairdressers during the last decades of the 19th century, before the arrival of Percy Simpson in the first decade of the 20th, who established a confectioner's shop on the premises. 192 Warham Street continued to sell confectionery until at least the Second World War, and it is possible that the business continued under William Hall, who acquired the premises in 1949 and whose name was preserved on the fascia board of the shop until its recent demolition. 190 Warham Street underwent a change of use shortly after the end of the First World War, when Alfred Twilley opened a fried fish shop on the premises. The property was still a fish-and-chip shop in 1950, and it is likely that it remained in the fast food business until the early 21st century, by which date it was known as the 'Good Food Place'.
- 7.5 The Stanford map of 1862 showed the front of the properties in outline, although the rear does not appear to have been surveyed. The First Edition Ordnance Survey of 1871 was the earliest to show the properties in detail, although the rear of both properties appears to have been altered by 1893. The Second Edition Ordnance Survey map of that year showed that an extension had been added to the rear of 192, replacing an earlier outbuilding and yard; this extremely narrow structure was still standing in 2011. The same map also suggested that the rear extension of 190 had been replaced by a narrower one than that shown twenty years earlier.

- 7.6 Building recording suggested that 190 and 192 Warham Street were probably built during the second or third quarter of the 19th century, although it was not possible to confirm that they originated during the earliest phase of the construction of Bath Street during the period c.1820 to 1830. They were almost certainly standing by 1861 and modifications were made to the rear of 192 and possibly 190 during the 1870s or 1880s. Building recording confirmed that both had decorated shop frontages typical of 19th century retail design, much of which had survived under modern and somewhat unsympathetic fascias.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank Ruddy Joinery Ltd for commissioning the project. Peter O'Rourke of McBains Cooper Consulting Ltd is thanked for his help and assistance. Thanks are given to the staff of the Southwark Local Studies Centre for their help and assistance.
- 8.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The building recording and historical research were carried out by Guy Thompson, who wrote this report and Mark Roughley prepared the illustrations.

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http://www.flyingbombsandrockets.com/V1_summary_se5.html
Historical census returns at Ancestry.co.uk, online at: <http://www.ancestry.co.uk/>
The Historical Directories Searchable Digital Library, online at:
<http://www.historicaldirectories.org/hd/>

APPENDIX 1 PHOTOGRAPHIC REGISTER

190 & 192 Warham Street Camberwell SE5			Site Code: WAH12	Photographer: Ruddy Joinery Ltd
Date	Frame/Image Number	Direction	Identifier	Comments
08/2011	IMG 5283	NW	192 window	2nd floor windows of 192 & 190
08/2011	IMG 5284	NE	192 W elevation	W elevation of 192
08/2011	IMG 5285	NE	192 W elevation	W elevation of 192
08/2011	IMG 5286	NE	192 W elevation	S & W elevations of 190 & 192
08/2011	IMG 5287	SE	190 chimney	E elevation of 190, south chimney stack, cement render & roof scar of 188
08/2011	IMG 5298	S	190 chimneys	E elevation of 190, N & S chimney stacks & remains of 188
08/2011	IMG 5299	SE	188 E wall/passage	Passage at E side of 188
08/2011	IMG 6387	NW	190 & 192 S elevation	S elevation of 192 & 190
08/2011	IMG 6388	NW	190 & 192 S elevation	S & W elevations of 192 & 190
08/2011	Warham Image 1	NW	190 window	2nd floor window of 190 & S chimney stack
08/2011	Warham Image 2	NW	Scaffolding & van	S elevation of 192 & 190

08/2011	Warham Image 3	NW	Scaffolding & van	S elevation of 192 & 190
08/2011	Warham Image 4	NW	Scaffolding & van	S & E elevations of 190 & 192 & remains of 188
08/2011	Warham Image 5	NW	Scaffolding & van	S & E elevations of 190 & 192 & remains of 188
08/2011	Warham Image 6	NW	190 & 192 S & E elevation	S & E elevations of 190 & 192 & remains of 188

APPENDIX 2: OASIS FORM

OASIS ID: preconst1-127884

Project details

Project name	Building recording of 190-192 Warham Street Camberwell London SE5 0SX
Short description of the project	Pre-Construct Archaeology Limited was commissioned to undertake building recording of 190-192 Warham Street SE5 to English Heritage Level 2. Because the properties had been demolished in advance of historic building recording, the assessment was based upon photographic evidence and drawings supplied by the client, supplemented by historical research. In the decade after the completion of Camberwell New Road in 1818 a number of side streets were laid out on both sides, including Bath Street, which provided access to James and Thomas Streets beyond. These three streets were renamed Warham Street in 1893. Census returns indicated that 190 Warham Street was used as a coffee shop and dining rooms for at least 50 years from the early 1860s, while 192 was a confectioner's shop from the 1900s until after the Second World War. The name of William Hall, who acquired the latter premises in 1949, was preserved on the fascia board of the shop until its recent demolition. 190 Warham Street became a fried fish shop c.1920 and continued to be a fast food outlet until the early 21st century. Building recording suggested that both properties were probably built during the 2nd or 3d quarter of the 19th century. A narrow extension was added to the rear of 192 during the 1870s or 1880s. Building recording confirmed that both had decorated shop frontages typical of 19th century retail design, much of which had survived under unsympathetic modern fascias.
Project dates	Start: 25-05-2012 End: 31-05-2012
Previous/future work	No / No
Any associated project reference codes	WAH12 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Residential 1 - General Residential
Monument type	COFFEE HOUSE Post Medieval
Monument type	FISH AND CHIP SHOP Modern
Monument type	CONFECTIONERS SHOP Modern
Significant Finds	NONE None
Significant Finds	NONE None

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK CAMBERWELL AND DULWICH 190-

	192 Warham Street
Postcode	SE5 0SX
Study area	62.00 Square metres
Site coordinates	TQ 318 772 51 0 51 28 40 N 000 06 06 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	Southwark Council
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Guy Thompson
Type of sponsor/funding body	Construction/housing
Name of sponsor/funding body	Ruddy Joinery Ltd

Project archives

Physical Archive recipient	LAARC
Physical Archive ID	WAH12
Digital Contents	"none"
Digital Media available	"Text"
Paper Contents	"none"
Paper Media available	"Photograph","Report","Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of 190-192 Warham Street, Camberwell, London Borough of Southwark SE5 0SX
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Entered by Guy Thompson (gthompson@pre-construct.com)

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Plates



Plate 1: Front (south) elevation of 192 (left) and 190 (right) Warham Street, looking north-west



Plate 2: Second floor front windows of 192 (left) and 190 (right) Warham Street, looking north-west



Plate 3: Second floor window of 190 Warham Street, showing decorative brickwork and bowed south chimney stack, looking north-west



Plate 4: South and west elevations of 190 and 192 Warham Street, looking north-east



Plate 5: West elevation of 192 Warham Street, looking north-east



Plate 6: South and east elevations of 190 and 192 Warham Street, showing remains of 188 Warham Street (right), looking north-west



Plate 7: East elevation of 190 Warham Street, showing south chimney stack, with cement render and horizontal scar indicating former location of roof of 188 Warham Street, looking south-east



Plate 8: East elevation of 190 Warham Street, showing north and south chimney stacks and remains of 188 Warham Street, looking south



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Figure 1
Site Location
1:20,000 at A4

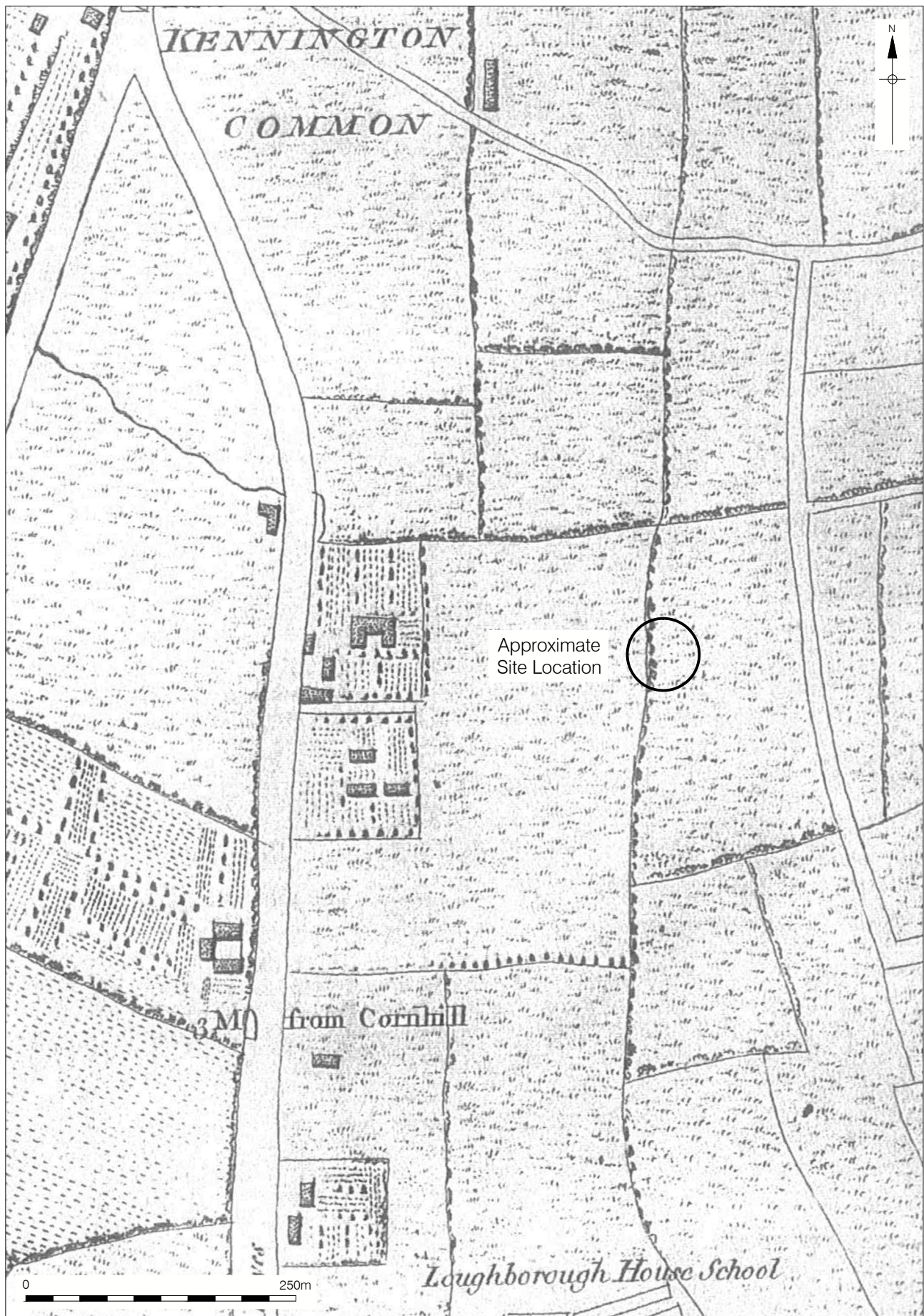


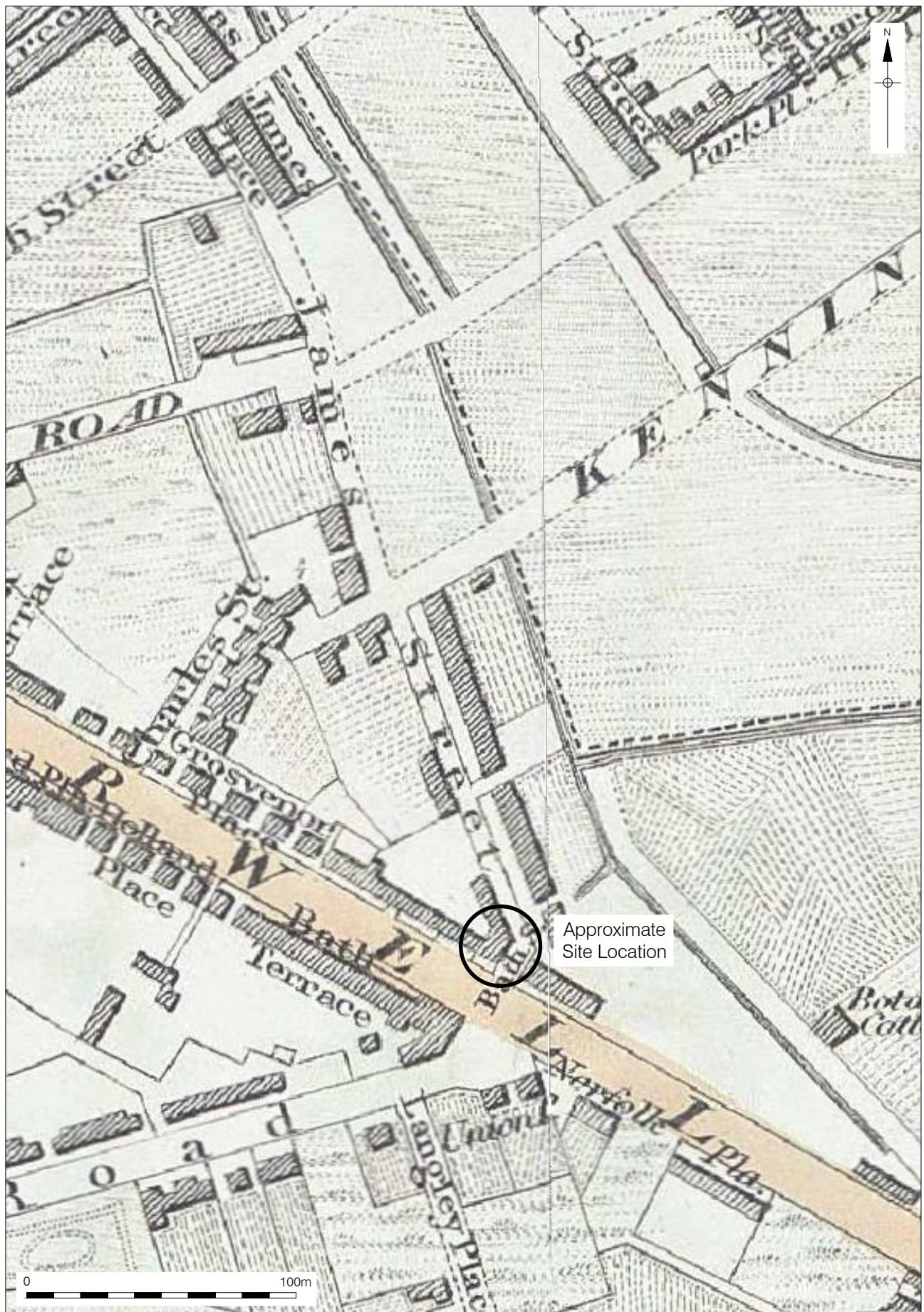
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Figure 2
Detail Site Location
1:500 at A4







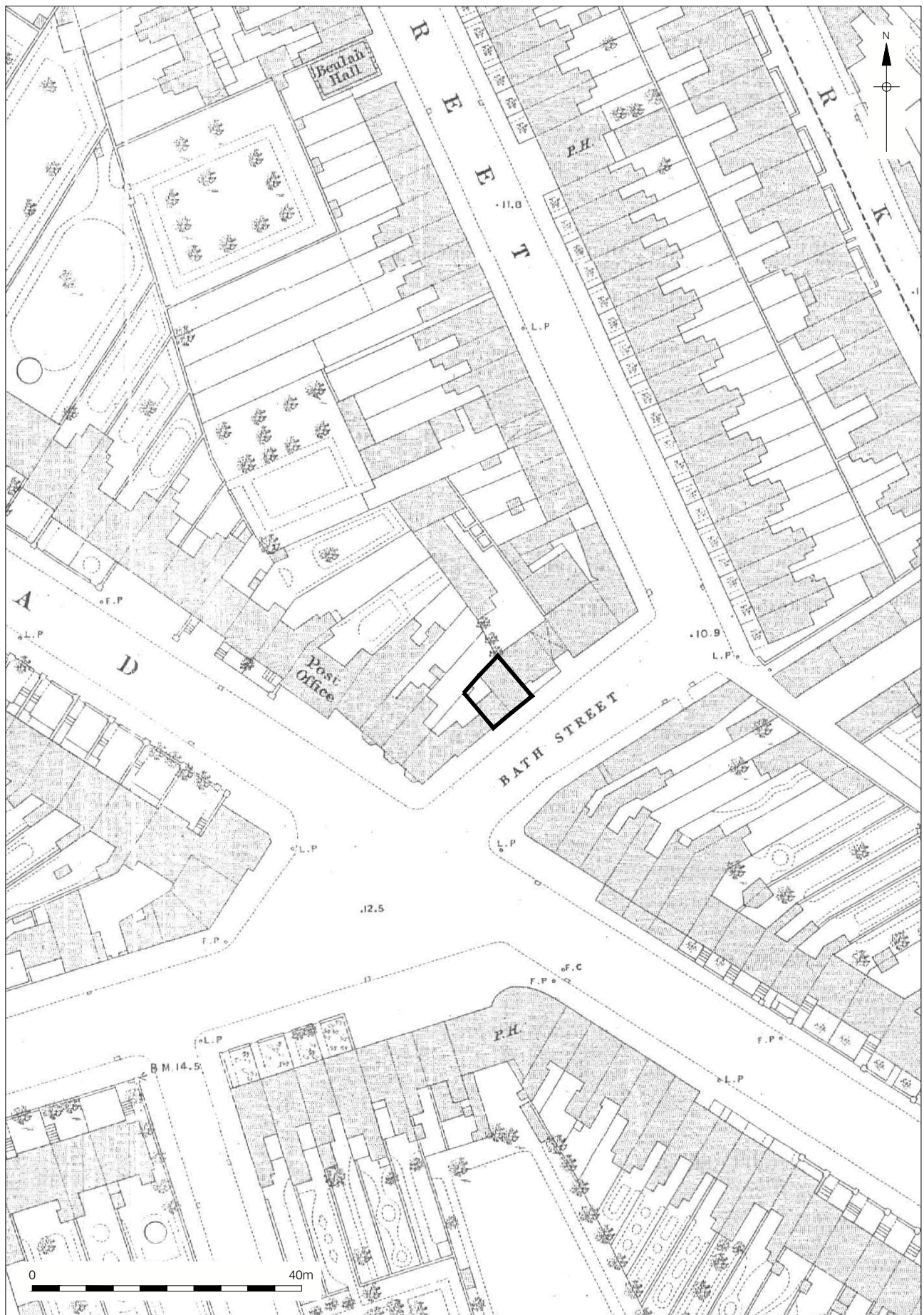


Figure 6
Ordnance Survey First Edition, 1871
1:800 at A4







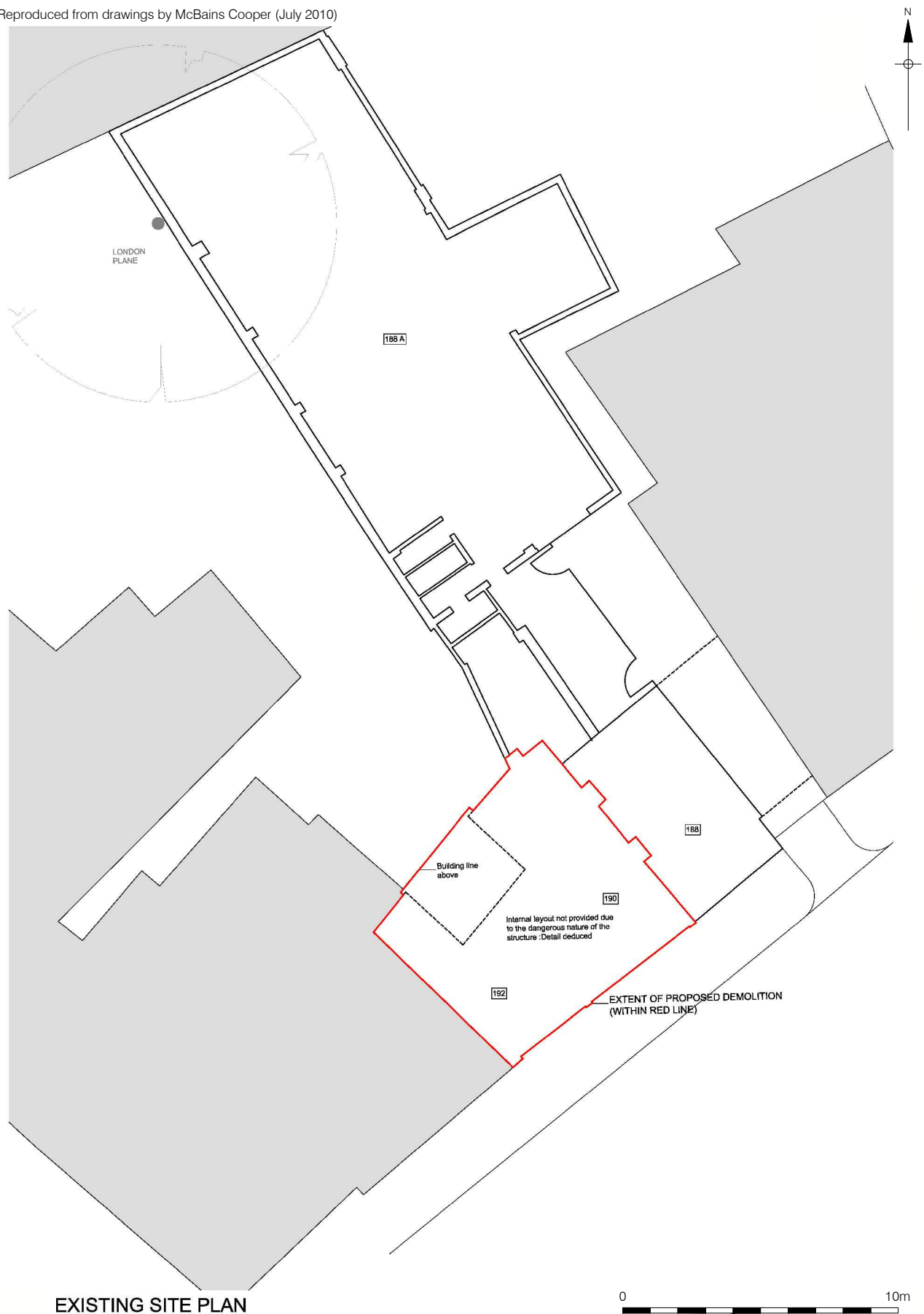
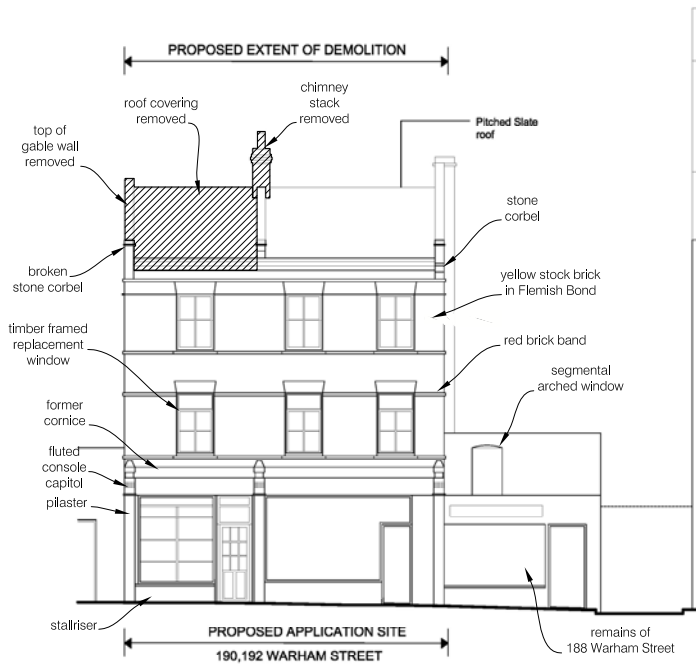
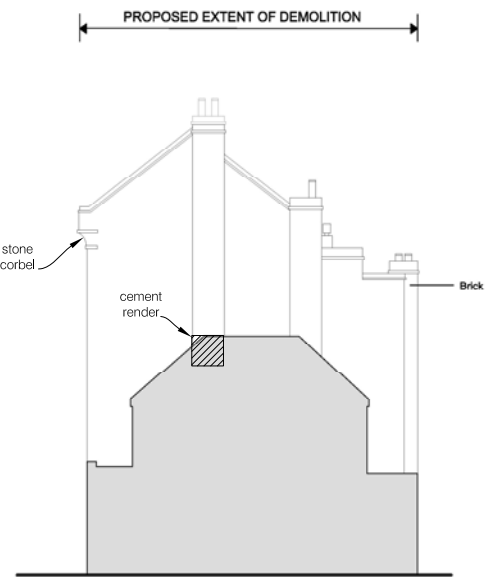


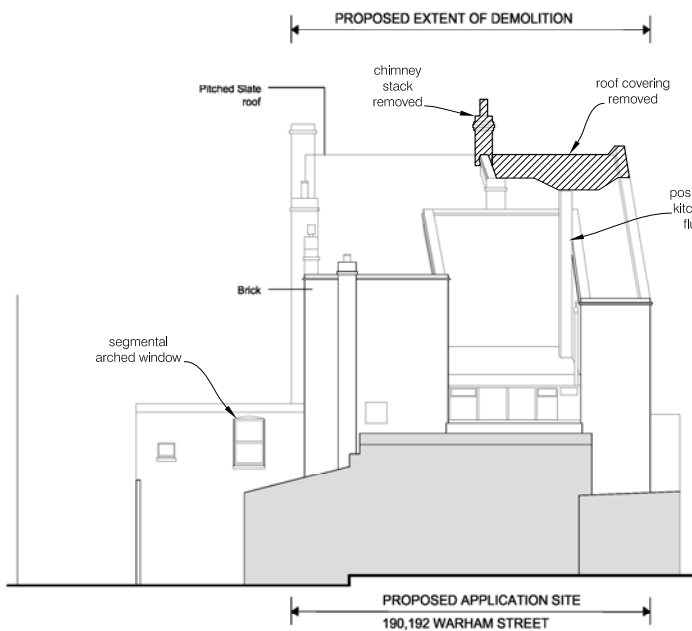
Figure 10
Existing Site Plan
1:200 at A4



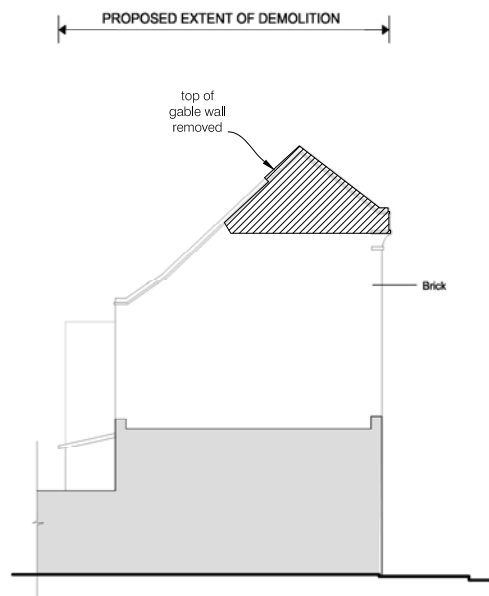
EXISTING FRONT ELEVATION-SOUTH



EXISTING SIDE ELEVATION-EAST



EXISTING REAR ELEVATION-NORTH



EXISTING SIDE ELEVATION-WEST



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