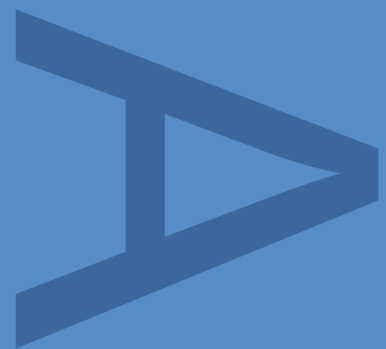


**HISTORIC BUILDING  
RECORDING OF 204-205  
GRANGE ROAD,  
BERMONDSEY, LONDON  
BOROUGH OF SOUTHWARK  
SE1 3AA**

**SITE CODE: GRB13**

**PCA REPORT NO. R11355**

**JANUARY 2013**



**PRE-CONSTRUCT ARCHAEOLOGY**

**Historic Building Recording of 204-205 Grange Road, Bermondsey, London Borough of Southwark SE1 3AA**

**Researched and written by Guy Thompson, Malcolm Gould and Charlotte Matthews**

**Site Code: GRB13**

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**Commissioning Client: Lepiota Development Management Incorporated**

**Central National Grid Reference: TQ 33375 79240**

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**PCA Report Number: R11355**

**DOCUMENT VERIFICATION**

**Site Name**

204-205 Grange Road, Bermondsey, London Borough of Southwark SE1 3BE

**Type of project**

Historic Building Recording

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## 1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by Lepiota Development Management Incorporated to undertake building recording of 204-205 Grange Road, Bermondsey, London Borough of Southwark. Recording was carried out in response to a planning condition for the demolition of the two properties and was undertaken in accordance with English Heritage's Level 2 in January 2013. The 19th century terraced shops with accommodation above have no statutory designation although they do lie within the Bermondsey Street Conservation Area.
- 1.2 Cartographic evidence indicated that the site was part of a large tan yard during the mid-18th century. Although much of the site appears to have remained in industrial use until the 1820s, during the quarter century that followed the tannery was encroached upon by residential development. A number of terraced cottages had been built on the east side of the former tan yard by the early 1840s, including Cottage Place and Balls Cottage, the latter being the home of John Balls, a builder and carpenter who became a local property developer and 'house proprietor'.
- 1.3 By the early 1860s the former tan yard had been almost entirely built over. A terrace of six properties numbered 204-209 Grange Road had been built on the site of the present development by the early 1870s, probably during the 1830s or 1840s. Nos. 204-209 Grange Road were retail premises, with residential accommodation above. Examination of local rate books revealed that these and other properties in the vicinity belonged to John Balls' son, William Henry Balls, who worked as an architect and surveyor from offices in nearby Bermondsey Square.
- 1.4 In the early 1890s Balls began to rebuild the properties he owned in Grange Road, Grange Walk and Grigg's Place. The six properties at 204-209 Grange Road were pulled down in 1892/3 and the terrace of five shops that replaced them (204-208) was under construction by the autumn of 1893 and all had been reoccupied, some by their original tenants, by 1895.
- 1.5 While 207 and 208 Grange Road were damaged beyond repair by enemy bombing during the Second World War, the three adjacent properties survived and continued to be used as shops throughout the post-war period, before 204 and 205 were abandoned in the late 20th century.
- 1.6 Building recording confirmed that 204 and 205 Grange Road were purpose-built shops, their frontages retaining many decorative features typical of late 19th century retail design. The front elevation of the upper floors exhibited a number of interesting decorative elements, with architectural features highlighted by the use of red bricks that stood out against the background yellow stock brick façade. The decorative treatment of the façades of 204, 205 and 206 Grange Road was strikingly similar to that of other properties in Grange Road and Grange Walk owned and rebuilt by William Henry Balls during the 1890s.

## 2 INTRODUCTION

### 2.1 Background

2.1.1 Pre-Construct Archaeology Limited was commissioned by Lepiota Development Management Incorporated to undertake building recording of 204-205 Grange Road, Bermondsey, London Borough of Southwark. The 19<sup>th</sup> century terraced shops with accommodation above have no statutory designation although they do lie within the Bermondsey Street Conservation Area. They are situated on the north side of Grange Road and are centred on Ordnance Survey National Grid Reference TQ 33375 79240 (**Figures 1 and 2**).

2.1.2 Planning permission (App. No. 12/AP/2827) and Conservation Area Consent (App. No. 12/AP/2828) has been received for the 'Erection of a new building providing 6 x 2 bedroom flats behind partially retained front facade that would be dismantled and rebuilt with mansard roof. Alterations to ground floor fenestration to the front elevation to match existing front elevation of 206 Grange Road. New windows at ground floor set into existing facade. New brickwork boundary wall to Grange Road.' A condition (5) for historic building recording was imposed upon the consented scheme, which states:

'Before any work, including demolition, hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological building recording, which shall be approved and implemented in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007.'

2.1.3 The building recording was carried out in accordance with a Written Scheme of Investigation (Matthews 2012), which was approved by Chris Constable, Senior Archaeology Officer at Southwark Council. It was undertaken broadly in accordance with that defined by Level 2 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*. The recording was undertaken on 3<sup>rd</sup> and 4<sup>th</sup> January 2013.

### 2.2 Site Location

2.2.1 The site is a rectangular shaped plot, covering approximately 165 m<sup>2</sup>. It is bound to the east by an electrical distribution warehouse (203 Grange Road), to the south by Grange Road, to the west by a terraced house (206 Grange Road) and to the north by a private car park.

2.2.2 At the time of recording, the site was occupied by two vacant L-shaped terraced houses, with derelict shops on the ground floor and housing above. The northernmost part of the site was taken up by private gardens/back yards for these two houses.

### **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.



## 4 METHODOLOGY

### 4.1 Aims and Objectives

4.1.1 The aim of the building recording as set out in the Written Scheme of Investigation (Matthews 2012) was to provide a record of the buildings prior to demolition. The purpose of the project was to clarify the development of the properties, to record the historic fabric and chart the historic and structural development of the buildings prior to their demolition. 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 buildings and their development, to compile a lasting record, to analyse the results 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 History Library and Archive. A sequence of Ordnance Survey and other historic maps was compiled to illustrate the development of the site (**Figures 3 to 12**). The results of the historical research are presented in Section 5 of this report.

### 4.3 Drawn Record

3.1.1 Scaled plans, elevations and sections of the existing buildings prepared by Cousins Wojciechowski Architects and dated May 2012 were provided. These were checked on site, altered where necessary and annotated with relevant details (**Figures 13 to 15**).

### 4.4 Photographic Survey

4.4.1 A photographic survey of the buildings was carried out on 3<sup>rd</sup> and 4<sup>th</sup> January 2013. The buildings were recorded externally and internally with 35mm black and white film and high quality digital images. A selection of photographs is included in this report (**Plates 1 to 18**). In order to avoid long descriptions, a site north (actually north-east) was used for orientation rather than true north (see **Figure 2**).

### 4.5 Project Archive

4.5.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code GRB13. 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.

### 4.6 Guidance

4.6.1 All works were undertaken in accordance with standards set out in:

- Association of Local Government Archaeological Officers (1997) *Analysis and Recording for the Conservation and control of works to historic buildings*
- British Archaeologists and Developers Liaison Group (1986) *Code of Practice*
- British Standards Institution (1998) *Guide to the Principals of the Conservation of Historic Buildings (BS 7913)*
- English Heritage (Clark, K.) (2001) *Understanding historic buildings and their landscapes for conservation*,
- English Heritage Greater London Archaeological Advisory Service (2009) *Standards for Archaeological Work*. External Consultation Draft
- English Heritage (Clark K) (2001) *Informed Conservation*
- English Heritage (2000) *The presentation of historic building survey in CAD*

- IFA (1996, revised 2001 and 2008) *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*
- English Heritage (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice*

## 5 HISTORICAL BACKGROUND

### 5.1 Introduction

The archaeological and historical background of 204 and 205 Grange Road has been discussed in the Desk-Based Assessment (Bates, 2012). Consequently the following account concentrates upon the historical development of the site and the various properties erected thereon from the mid-18th century to the present.

### 5.2 Grange Road and Grange Walk to c.1800

- 5.2.1 The earliest accurately surveyed large-scale map of the area was published by the cartographer John Rocque in 1746. Rocque's map depicted a substantial Tanner's Yard occupying a rectangular plot bounded to the north by Grange Walk and to the south by a thoroughfare identified by Rocque as 'The King's Road' on the alignment of the modern Grange Road (**Figure 3**). The yard was bounded to the east by a range of possible warehouses and to the west by the yards and gardens of a number of residential properties situated on the south side of Grange Walk and the east side of the southern extension of King John's Court (known as Bermondsey Square by c.1790). Access to the tannery appears to have been gained from Grange Walk via an entrance in the north-west corner, although there also appears to have been an opening at the west end of the boundary wall that formed the yard's southern frontage to Grange Road.
- 5.2.2 The open yard area shown on Rocque's map was also depicted on a map surveyed by Thomas Horwood between 1792 and 1799, albeit in a considerably truncated and much-altered form (**Figure 4**). The south-east corner of the former tan yard had been given over to residential development, which took the form of terraces of small properties that fronted Grange Road, Grange Walk and (Little) Fendall Street. The site of the future 204 and 205 Grange Road was occupied by the south-east corner of what appears to have been a substantial building, which had been erected during the half century since the publication of Rocque's map. Later maps indicate that the reverse 'L'-shaped northern half of this structure was part of a tannery, access to which was gained from a new entrance to Grange Road, located in the approximate position of the south end of the present Grigg's Place.<sup>1</sup>
- 5.2.3 Horwood's map gives a clear impression of the extent to which the leather trade had come to dominate the local economy by the end of the 18th century. Tanners had been drawn to Bermondsey from the beginning of the preceding century by the tidal streams of the Thames that criss-crossed the area, which provided a dependable supply of water for use in processing hides and as a source of motive power (Malden, 1912: 17-24). Horwood also revealed the growing presence in the district of the allied trades that followed in the wake of the tanners, including fellmongers, wool-staplers, leather dressers and leather factors. By the first decade of the 19th century at least one fellmonger was based in Grange Road, whilst a number of leather factors traded from premises in Grange Walk, which remained more residential in character than its neighbour (*Post Office Annual Directory*, 1808).
- 5.2.4 The identity of the proprietors of the probable tannery depicted by Horwood remains uncertain. A directory published in 1808 listed three tanners with premises on Grange Road, including Williams & Son, W. Foster, and J. Warne, the latter of which also traded as a leather factor (*Post Office Annual Directory*, 1808: 104, 300, 311). The same directory also contained a listing for a tannery owned by Undershell & Day in Grange Walk, and it is likely that the yard on the site that encompassed the future 204 and 205 Grange Road was operated by one or more of these businesses.

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<sup>1</sup> It is conceivable that the east-west aligned south range of this structure that fronted Grange Road may have comprised a terrace of cottages (nos. 204-209 Grange Road) shown on the First Edition Ordnance Survey map of 1872 and the Goad Fire Insurance plan of 1887 (Figures 6 and 7), although Horwood's map does not indicate any subdivisions within the structure, suggesting that he considered it to be a single building

### 5.3 Grange Road and Grigg's Place, c.1800-c.1830

- 5.3.1 The large building shown on the site of the present 204 and 205 Grange Road by Horwood was also depicted on a map surveyed by Christopher and John Greenwood in the mid-1820s and published in 1830 (**Figure 5**). The Greenwood map indicated that the area between Grange Road and Grange Walk bordered to the west by the southern extension of Bermondsey Square and to the east by (Little) Fendall Street remained largely unchanged from Horwood's day.
- 5.3.2 By the early 1830s the population of Bermondsey had reached nearly 30,000, many of who depended upon the leather trade in order to earn a living (Malden, 1912: 17-24). Although a number of charitable schools had been established to educate the children of local residents by the early 18th century, rapid population growth after 1800 led to the foundation of several new charity schools during the first half of the 19th century (Malden, 1912: 17-24). These included the Bermondsey United Charity School for Girls, erected at the junction of Grange Walk and the recently established Grigg's Place in 1830. Historical maps indicate that the school's playground adjoined the north side of the tan yard shown on Horwood's map, the dividing wall between the two properties flanked to the south by eight open lime pits (**Figures 6 and 7**).
- 5.3.3 Identification of the proprietors of the tannery during this period is not straightforward; a directory of 1841 does not list Grigg's Place at all, while the majority of businesses in Grange Road are listed alphabetically, making identification by proximity to a known address impossible (*Post Office London Directory*, 1841: 101). The directory does list a tanner named John Smith with premises in Grange Road, although it is also possible that the site was occupied either by the leather dresser James Junkison; the oil leather dresser Alexander Ross or the leather dresser and dyer William Mars, the last of whom was listed as having premises at 24 Grange Walk (*ibid*).

### 5.4 204-209 Grange Road and Grigg's Place between c.1830 and c.1890

- 5.4.1 Edward Stanford's *Library Map of London and its Suburbs* published in 1862 (not illustrated) was the earliest to show Grigg's Place as a thoroughfare connecting Grange Road and Grange Walk. The map depicted the area framed by these streets and Fendall Walk as entirely built up, although it was surveyed at too small a scale to show the boundaries of individual properties.
- 5.4.2 The First Edition Ordnance Survey map of the area surveyed in 1872 revealed the extent of development that had taken place in Bermondsey between the late 1820s and early 1860s in much greater detail than Stanford had (**Figure 6**). The Ordnance map depicted rows of terraced housing lining Grange Road, Fendall Street and Page's Walk, behind which stood a tightly-packed warren of tenements, warehouses and industrial premises. These included a terrace of seven cottages that stood to the rear of 199-200 Grange Road named Cottage Place, which was not shown on the Greenwood map. The earliest documented reference to Cottage Place appeared on a return from the 1841 census; it was last mentioned in the census of 1881 (TNA HO 107/1049/2/4/22: 36; TNA RG 11/561/116: 6).
- 5.4.3 The 1872 Ordnance Survey map also showed a terrace of six properties occupying the site of the future 204-208 Grange Road. Like Cottage Place, this terrace was probably erected in the years shortly after the publication of the Greenwood map, during the early stages of a construction boom that took place in response to the rapid increase of the local population, which eventually grew to more than 80,000 by the turn of the 20th century (Malden, 1912: 17-24).
- 5.4.4 The 1887 Goad Fire Insurance Plan revealed that these properties were numbered 204-209 Grange Road (**Figure 7**). Both the Ordnance and the Goad maps indicated that they were slightly smaller than the five properties that subsequently occupied the site, each possessing an L-shaped plan form with an extension attached to the west side of the back of each.
- 5.4.5 Returns from the 1871 census revealed that five out of the six properties in the terrace were retail premises, with residential accommodation above (TNA RG

- 10/630/110: 4-5). 204 was the home and shop of one George Hand, a 29 year-old stationer from Middlesex, his wife Sarah, their infant son George and a 59 year-old railway locomotive driver named Joseph Bell and his wife Mary. Next door at 205 lived Robert William Phippard, a 43 year-old grocer, his wife Mary, their three sons and daughter, as well as a 16 year-old servant named Eliza Stanlake. The Phippards had moved from Robert's birthplace of Lambeth, where he had traded as a tea dealer at 35 Lower Marsh ten years previously (TNA RG 9/350/4: 8).
- 5.4.6 Other occupants of the terrace included Frederick Dutton, a 36 year-old tobacco manufacturer originally from Birmingham who lived at 206 with his wife Hannah and employed one man and three boys at his premises (TNA RG 10/630/110: 5). Stephen Butt, a 34 year-old boot and shoe manufacturer, lived and worked next door at 207, which he shared with his wife Ann and their six children, while 208 was the home of John and Sarah Symes and their five children. 209 was the home and business premises of Alfred White, a 35 year-old cheesemonger originally from Swindon, who lived with his wife Mary and their niece Sarah.
- 5.4.7 Ten years later in 1881, the Hands and Bells had left 204 Grange Road, to be replaced by Emily Stanton Elkington (née Jones), a 40 year-old music teacher originally from Hereford who lived there with her five children (TNA RG 11/561/116: 6). The Elkington family does not appear to have stayed for long, and the following year the property was listed as the premises of one William Walter, who was described as a news vendor (*Post Office London Directory*, 1882: 345).
- 5.4.8 Robert Phippard continued to trade as a grocer from 205 in 1881, by which date Mary had died and only his youngest son and daughter still lived at home (TNA RG 11/561/116: 6). 206 continued to be a tobacconist's, trading as Charlesworth and Austin and managed by one Robert Liptrap, a 39 year-old from Southsea in Hampshire who lived above the premises with his wife Alice and their two children (*ibid*; *Post Office London Directory*, 1882: 345). The Butt family continued to live and work at 207, while 208 was in the occupation of a 57 year-old warehouseman named John Sherval, his wife Fanny and their 29 year-old son James Francis Sherval, who traded as an umbrella maker on the premises (TNA RG 11/561/116: 7). Although the White family had left Grange Road by 1881, 209 remained a cheesemonger's, managed by the recently widowed Lucy Garrett and assisted by her daughter Emma (*ibid*; *Post Office London Directory*, 1882: 345).
- 5.4.9 Several of the individuals listed at 204-209 Grange Road in 1881 were still living and working there ten years later. These included Robert Phippard, then aged 63, who continued to trade as a grocer at 205, which he shared with his son Henry and a domestic servant named Elizabeth Harwood (TNA RG 12/372/90: 3). James Sherval still made and sold umbrellas from 208, while 204 remained a stationer's shop, managed by a certain Thomas Geary, a 49 year-old native of Bermondsey who lived above the premises with his wife Ellen and their three children (*ibid*: 2). 206 was a tobacconist managed by the 62 year-old James Mill, who lived and worked on the premises with his wife Matilda and niece Louisa Stanton (*ibid*: 3). 207 on the other hand had become refreshment rooms by 1891, managed by one William Crawley, who lived above the premises with his two sons and a domestic servant.
- 5.4.10 By the early 1880s the tannery in Grigg's Place was occupied by a firm of leather dressers that traded as Samuel Hopgood and Wyndham Hart (*Post Office London Directory*, 1882: 345). Samuel Hopgood Hart and Wyndham Hart were sons of John Thomas Hart, a successful coach currier who traded from premises in Commercial Street, Spitalfields (*Post Office Directory of London, 1852: 780*). Following their father's retirement in 1872, the brothers took full control of the company, which continued to trade as John Thomas Hart and Sons Ltd from their father's old premises at 95-99 Commercial Street (*London Gazette* no. 23962, 28/03/1873: 34).
- 5.4.11 At some point in the ten years after 1872 the brothers established a separate business as leather dressers at Grigg's Place (*Post Office London Directory*, 1882: 966). S.H. and W. Hart's Grigg's Place factory was listed in trade directories published in 1890 and 1891, following which the company relocated to Tanner Street, where it established a new factory from which it continued to trade until the mid-

1930s (*Post Office London Directory 1890*: 358, 1019; *Post Office London Directory, 1892*: 660; *Post Office London Directory, 1936*: 1009).

## **5.5 John and William Henry Balls and the development of Bermondsey from c.1830**

- 5.5.1 In common with many other rapidly expanding urban districts in England during the mid-19th century, much of the residential development in Bermondsey at the time was undertaken by local builders working on a speculative basis. Among these developers was John Balls, a Norfolk-born carpenter who had migrated to London by the turn of the 1830s. John's second son William Henry was born in Bermondsey on Christmas Day 1830, and at the time of the latter's baptism at the parish church of St Mary Magdalen the following April, the Balls family was living at an address in Grange Road (LMA Bermondsey St Mary Magdalen, Register of Baptism: 71, item 049).
- 5.5.2 By 1841 John, his wife Elizabeth, and their sons Robert and William Henry lived at Balls Cottage in Grange Road, the name of the residence suggesting that John owned, and perhaps had built the family home (TNA HO 107/1049/2/4/22: 36). A directory of the same year listed John Balls as a 'carpenter and builder', a line of business that was sufficiently profitable to enable the family to leave Grange Road during the course of the following decade for somewhat more refined surroundings (*Post Office London Directory, 1841*: 101).
- 5.5.3 Census returns from 1841, 1871 and 1881 indicate that Balls Cottage itself stood adjacent to Cottage Place, the terrace that stood to the rear of 199-200 Grange Road shown on the 1872 First Edition Ordnance Survey map (**Figure 6**). By 1871 the property was listed as two residences (1 and 2 Balls Cottages), inhabited respectively by Harriet Petley, a widow and former housekeeper and William Davis, a painter and plasterer originally from Chiswick (TNA RG 10/630/126: 36). Both Petley and Davis still lived at Balls Cottages ten years later, following which the properties disappeared from the cartographic and documentary record (TNA RG 11/561/116: 5).
- 5.5.4 By the early 1850s John, Elizabeth, William Henry Balls lived with two domestic servants at 3 Sidmouth Place, Lyndhurst Road, Dulwich (TNA HO 107/1580/?). The 1851 census recorded John's occupation as 'house proprietor', suggesting that he earned an income from the property that he developed and owned in Bermondsey and elsewhere. By that date the 20 year-old William Henry had followed his father into the construction and property sector, having trained as an architect and surveyor, the career that he would pursue for the rest of his working life.
- 5.5.5 Neither John nor Elizabeth Balls appeared in the census of 1861, by which date their sole surviving son William Henry had married Caroline, with whom he already had three young children (William H., Kate Annie and Mary Caroline) (TNA RG 9/329/191: 3). The census return suggests that the family had only recently moved from Camberwell to a new home at 9 Bengal Place in the New Kent Road, where their neighbours included a general practitioner and the rector of the parish of St George, Southwark, suggesting that William Henry's career was flourishing by this date.
- 5.5.6 Although no further trace of their eldest son William could be found in subsequent census records, William Henry and Caroline had a second son named John Beatson Balls in 1862, followed by a third named Alfred seven years later (TNA RG 11/822/137: 47). In the early 1880s the family lived in a substantial new home at 20 Anerley Park in Penge, where their neighbours included a ship broker, two civil engineers and a number of prosperous merchants (*ibid*). By this date William Henry's architectural practice was based in premises at 31/2 Bermondsey Square (*Post Office London Directory, 1882*: 181).
- 5.5.7 Ten years later the family still lived at 20 Anerley Park, by which date the then 28 year-old John had followed his father's footsteps into the architectural profession, while the youngest son Alfred worked as a clerk at a shipping brokers (TNA RG 12/598/66: 67). William Henry, on the other hand, continued to practice as an architect and surveyor, working from premises at 12 Bermondsey Square until at least 1895, by which date he was 65 years of age (*The Business Directory of London, 1884*: 32; *Post Office London Directory, 1895*: 799).

5.5.8 The Bermondsey Square practice was not listed in a directory of 1899, and Caroline had been widowed by the time that the 1901 census was recorded (TNA RG 13/650/156: 2). By the latter date she was described as living on her own means, still resident at 20 Anerley Park, which she shared with her four children. While John continued to work as a self-employed architect and surveyor, Alfred was described as having no occupation. All four children remained unmarried.

5.5.9 Caroline had died and the house in Anerley Park had been sold by the turn of the second decade of the 20th century. By 1911 Kate and Mary shared an eleven-room house named New Stanstead in Warren Road, Purley; neither had married and both were supported by 'private means' (TNA RG 14/3273: 37). The sisters were listed at the same address in directory of 1913 (Kelly's Directory of Surrey, 1913: 524).

## **5.6 William Henry Balls and the redevelopment of Grange Road, Grange Walk and Grigg's Place, c.1890-c.1893**

5.6.1 Although William Henry Balls' work as an architect and surveyor helped enable him and his family to live in some comfort at Bengal Place and Anerley Park, it was not his sole source of income. Detailed examination of the St Mary Magdalen parish rate books revealed that in the early 1890s William owned an extensive property portfolio in and around the streets where he was brought up in the 1830s and early 1840s. By 1890 Balls owned 24 properties in Grange Road alone (nos. 187 to 210), comprising every property on the north side of the street between the Earl of Derby public house (no. 185/6) at the junction with Fendall Street and Samson's Castle public house (no. 210) at the corner of Grigg's Place (Parish of St Mary Magdalen, Bermondsey, Vestry Rate Book Wards 1-4; Ward 2, April 1891). Ball's estate also included 16 to 24 (inclusive) Grange Walk, as well as the 'manufactory' in Grigg's Place occupied by Messrs Samuel Hopgood and Wyndham Hart (*ibid*). Neighbouring ratepayers in 1890 included a certain Mr Varney, who owned the Earl of Derby at 185/6 Grange Road and Western and Wolland, the proprietors of a large flour mill situated at 69, 79 and 71 Grange Walk, who owned and managed a corn chandlery at 211 and 212 Grange Walk (*ibid*; Marcan, 1992: 42; *Post Office London Directory* 1882: 345).

5.6.2 It therefore appears likely that Balls' estate, or at least part of it, was owned and developed by John Balls and subsequently bequeathed by him to his son William. The rents from the homes, shops, offices, public house and factory must have contributed significantly to the family's income, enabling William's family to live in considerable comfort.

5.6.3 In the summer of 1890, as he approached his 60th year, William Henry Balls commenced the phased redevelopment of the properties in his Bermondsey estate.<sup>2</sup> Amongst the first properties to be demolished were 192-199 Grange Road, all of which were pulled down between late June and the end of September of that year (Parish of St Mary Magdalen, Bermondsey, Vestry Rate Book Wards 1-4; Ward 2, April 1891). Each of the properties had been rebuilt and reoccupied by their existing tenants by April 1892 (Parish of St Mary Magdalen, Bermondsey, Vestry Rate Book Wards 1-4; Ward 2, April 1892).

5.6.4 Balls also built a new property, numbered 199a, which was built in the yard that had previously provided access to Cottage Place and Balls Cottages (**Figures 7 and 8**). While the cottages themselves were demolished and replaced by the back gardens of 192-199 Grange Road, 199a itself appears to have been built in the approximate location of Balls' childhood home.

5.6.5 The 1892 parish rate book described 199a as a house and workshop in the occupation of W.H. Balls in 1892 (*ibid*). It is not clear whether Balls intended to build the new property as a replacement for his Bermondsey Square office or as additional workspace; however a directory of 1899 listed it as the premises of his son John Beatson Balls, architect and surveyor (*Post Office London Directory*, 1899: 885).

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<sup>2</sup> It is likely that William was responsible for the earlier demolition of Cottage Place and Balls Cottages; the entrance to which was shown on the 1887 Goad map (Figure 7), although the buildings were no longer in existence when the 1890 rate book was compiled

- 5.6.6 By the beginning of Lady Day quarter (25th March to 24th June) 1891, Samuel Hopgood and Wyndham Hart had vacated the tannery in Grigg's Place, following which it too was pulled down (Parish of St Mary Magdalen, Bermondsey, Vestry Rate Book Wards 1-4; Ward 2, April 1892). The site was still classified as vacant land in April 1893 (Parish of St Mary Magdalen, Bermondsey, Vestry Rate Book Wards 1-4; Ward 2, April 1893).
- 5.6.7 The precise date of the demolition of 204-209 Grange Road is not clear; however by April 1892 204 and 206 stood empty, while 205, 207 and 208 had all been pulled down (Parish of St Mary Magdalen, Bermondsey, Vestry Rate Book Wards 1-4; Ward 2, April 1892). All six properties had been demolished by the start of Lady Day quarter 1893, when the site was classified as vacant land (Parish of St Mary Magdalen, Bermondsey, Vestry Rate Book Wards 1-4; Ward 2, April 1893). Rebuilding commenced during the following (Michaelmas) quarter, during which the five replacement properties were described as being under construction (*ibid*).
- 5.6.8 Despite the demolition of 204-209 Grange Road, several of the tenants of 204-208 listed as resident in 1891 and 1892 returned following the reconstruction of the properties in 1893. Thomas Geary (204), Robert Phippard (205), Matilda Mills (206) and James Sherval were all listed as occupants while the reconstruction process was underway (*ibid*). A trade directory of 1895 listed Phippard as having returned to the recently rebuilt 205, as well as revealing that Matilda Mills had relocated her tobacconist's shop to 204 (*Post Office London Directory*, 1895: 386). By the latter date 206 had become the premises of Timothy Rombach, a clock and watchmaker, while the recently rebuilt 207 had reverted to being a bootmaker's premises (*ibid*). The rebuilt properties were first shown on the Second Edition Ordnance Survey map of 1894-6 (**Figure 8**).
- 5.6.9 When the philanthropist and social reformer Charles Booth visited Bermondsey in early June 1899, he contrasted the properties on Grange Walk, Grange Road and Grigg's Place rebuilt by William Henry Balls earlier that decade favourably with older properties in the district (Charles Booth Online Archive, online at: <http://booth.lse.ac.uk/notebooks/b364/jpg/111.html>). Booth described those in Grange Walk rebuilt c.1890 as having been "somewhat improved; 2 st [orey] houses", while he observed that in Grange Road there had been a "good deal of rebuilding, shops etc. Tram line here" (*ibid*).

## **5.7 204 and 205 Grange Road since 1899**

- 5.7.1 Neither William Henry Balls nor Robert Phippard appears to have lived to see the 20th century. A directory of 1899 indicates that Balls was no longer based at the Bermondsey Square address, while his son John was practicing as an architect and surveyor from the recently completed premises at 199a Grange Road (*Post Office London Directory*, 1899: 885). Phippard was no longer listed at 205 Grange Road, the premises having been taken over by a firm of grocers trading as Grange & Co (*ibid*: 424). Neither man was recorded in the 1901 census, although the precise dates of their deaths is not known.
- 5.7.2 A return from the 1901 census indicates that John Beatson Balls continued to practice as a self-employed architect at the beginning of the new century, although he still lived at the family home in Anerley Park with his mother and sisters (TNA RG 13/650/156: 2). A directory of 1910 however indicated that he no longer worked from the office at 199a Grange Road, while the census of the following year (recorded while the then 49 year-old Balls was staying at the Craven Hotel in Bayswater) revealed that he no longer had an occupation (TNA RG 14/1186). A search for John Beatson Balls in directories published after 1910 revealed no results.
- 5.7.3 By 1910 204 Grange Road was the home and business premises of James Edward Gerrish, a 64 year-old tobacconist who shared the property with his 58 year-old wife Ann Elizabeth, their 25 year-old stepson Herbert Charlick who worked as a house decorator and their 17 year-old son Walter, who worked as an insurance clerk (*Post Office London Directory*, 1910: 354; TNA RG 14/1879). The census described 204 as a six room house. Next door at 205 lived Frederick Grimwood, a 35 year-old grocer and provision merchant, who originally hailed from Toronto, Canada (*ibid*). Grimwood



lived and worked at the shop with his wife Edith and their 2 year-old son Frederick; the property was recorded as having five rooms.

- 5.7.4 Gerrish and Grimwood were still trading from 204 and 205 Grange Road in 1915, by which date the long-established engineering works of John Thomas Oakley & Co next door at 202 and 203 had closed and been replaced by Green & Latchman's 'cinematograph theatre' (**Figure 9**; *Post Office London Directory*, 1915: 359).
- 5.7.5 Both Gerrish and Grimwood were still trading from their Grange Road premises after the end of the First World War, while the cinema next door at 202 and 203 had acquired the name 'Grand Cinema Theatre' (*Post Office London Directory*, 1919: 355). By the mid-1920s James Gerrish's stepson Herbert Charlick had taken over the management of the tobacconists at 204, while Frederick Grimwood continued to trade from his grocer's shop next door (*Post Office London Directory*, 1925: 316).
- 5.7.6 The Grand Cinema at 202 and 203 Grange Road remained an established local landmark until the Second World War (**Figure 10**). Unfortunately the absence of directories dated after 1925 means that the identities of the proprietors of the shops at 204 and 205 during this period are not known. Aggregated bomb maps surveyed by Air Raid Precaution (ARP) personnel during the Second War indicate that at least one High Explosive bomb landed within the vicinity of the properties during the Blitz between October 1940 and June 1941, damaging 207 and 208 (<http://bombsight.org/bombs/9670/>). Further bombs fell to the north-west of the site in Grange Walk, and the Grand Cinema appears to have been closed as a result of bomb damage (<http://www.bermondseyboy.net/2010/01/17/grange-road-cinema/>). An Ordnance Survey map surveyed six years after the war ended indicated that the ruins of 207 and 208 had been cleared by the early 1950s, leaving 204, 205 and 206 as the surviving properties of William Balls' terrace (**Figure 11**).
- 5.7.7 By the early 1970s the frontage of the long-derelict cinema had been rebuilt, providing off-road parking which has survived to the present (**Figure 12**). Despite the effects of wartime bomb damage, the partial reconstruction of the adjacent property and severe neglect during recent decades, 204 and 205 Grange Road have survived to the present substantially intact.

## 6 BUILDING DESCRIPTION

### 6.1 Introduction

- 6.1.1 Documentary evidence has indicated that 204 and 205 Grange Road were built in 1893, part of a short terrace of five buildings built to replace an earlier terrace of six properties by their owner, the architect and surveyor William Henry Balls. The properties were first shown on an Ordnance Survey map published in the mid-1890s (**Figure 8**). A rectangular plaque above the first floor windows of 206 Grange Road records the year of construction as 1893. The westernmost two buildings of the terrace (207 and 208) were lost as a result of bomb damage during the Second World War and the land redeveloped in the late 20th century.
- 6.1.2 Similar terraces rebuilt during the same decade can be found close to the east and west on the north side of Grange Road. Just to the north on Grange Walk, there are also very similar two-storey brick terraces with the same detailing and the same date within the Bermondsey Street Conservation Area. The properties had been unused for a number of years and were in a poor state of repair. Rear windows and doors had been removed and a chimney breast and party wall had been partially removed on the first floor of 204. As the properties are similar internally, it was decided to describe the internal layout and features of 204 in this report.

### 6.2 Front (south) elevation

- 6.2.1 204 and 205 Grange Road were originally two L-shaped properties at the eastern end of a short, two storey terrace of five buildings (**Figures 2, 8 to 11**). Constructed from yellow London stock bricks laid in a Flemish bond the front (south) elevation was of note, as it exhibited several interesting decorative elements (**Plates 1 and 2**). The top of the elevation had a projecting red brick cornice incorporating a course of dogtoothed bricks. Slightly below this was a projecting single course of red brick to demarcate an entablature, which on similar local terraces had been filled with a row of decorative terracotta plaques but here had been left blank. Red brick was used throughout the first floor of the south elevation to highlight architectural features against the background of the yellow bricks of the façade.
- 6.2.2 Each individual property within the terrace was visually divided from its neighbour by a vertical band of red brick and there was also the same vertical red brick band at the end of the terrace on the south-eastern corner of 204 Grange Road (**Plate 2**). On the first floor of both buildings were two equally spaced sash windows with segmental arches. The voussoir of these arches was executed in red brick and the keystone was enlarged to extend below the line of the arch and beyond the face of the wall, with a recessed central panel. The springing for these arches rested upon a horizontal course of moulded red bricks with a stylised foliate design that continued across the entire elevation.
- 6.2.3 All of the window openings had been boarded over apart from the first floor west window in 204 (**Plates 1 to 3**). From the interior the original horned timber framed sash windows were seen to be *in situ*, with each sash containing two panes of glass divided by a single vertical timber glazing bar. These were the same as those that had been restored in the neighbouring 206 Grange Road. Each window opening had a projecting sill that had previously been painted white to match the painted keystone and upper part of the cornice. Below the window sills and running the width of the elevation was a horizontal band of two courses of red brick (**Plate 3**); like the entablature and decorative springing course these red bricks continued onto the east elevation of 204 Grange Road where it was visible extending up to the abutting property (**Plate 1**).
- 6.2.4 The use of moulded and different coloured brickwork are typical of the late 19th century and are in keeping with other terraces on Grange Road and Grange Walk that were also built at this time.
- 6.2.5 The ground floor of the south elevation, facing onto Grange Road, had most recently been used as a retail premises with a late 20th century sign on 204 indicating that it

sold second hand furniture. Both properties were originally built as shops. Both ground floor elevations were flanked by glazed brick piers (**Plates 1 to 3**). These consisted of black glazed bricks at the base, with the main pier coloured sky blue and a single course of brown glazed bricks at the top. Each of the three piers supported a foliate decorated console bracket and between 204 and 205 Grange Road this detail also featured ripe pomegranate, a feature associated in Classical Greek symbolism with fertility, abundance and good luck (**Plate 3**).

- 6.2.6 Between each pier a moulded timber cornice extended across the width of each property and below this would have been the original shop sign. On 204 Grange Road this cornice survived, but on 205 the upper section was largely missing. Similarly, only above the cornice of 204 did the housing for a fold down canopy survive (**Plate 3**). Angled metal arms to support the canopy at each side still survived on 204 but only the brackets for the arms remained on 205.
- 6.2.7 The shop fronts were boarded over so it was not possible to see if the original shop front glazing had been retained; however, the layout of both shop fronts remained, with one being the mirror of the other. On the outer side of the two elevations was a doorway to the rear and the first floor. Next to the door was a doorway into the shop with the shop window taking up the remaining two thirds of the elevation. The stallriser of 204 comprised a yellow stock brick wall with a recessed central panel in red brick laid in a stretcher bond. On 205, the stallriser had been covered with a timber board, but was presumably built to the same design.

### 6.3 Rear (north) elevations

- 6.3.1 The rear elevations of the properties were plain in contrast to the decorative front (south) elevations, and were constructed entirely in yellow stock brick and with none on the ornate elements such as dropped keystones (**Plate 4**). Here the L-shaped ground plan was mirrored on both properties and built to exactly the same design and finish (**Figure 13**). Each property had a rear two storey extension with a pitched roof sloping down from the party wall (**Figure 15**). The north elevation of the main part of each property had a single segmental arched window opening on the ground and first floor, the latter still retained their original timber-framed sash windows (**Plate 4**). The side elevation of each rear northward extension had a doorway close to the main part of the building, a central sash window on the ground and first floor and a second doorway at the north end (**Figures 13 and 14; Plate 5**). Above this and slightly to the north was a sash window on the first floor (**Figure 14; Plates 5 and 6**). These sash windows were original and were formed from six panes in the upper sash and two panes in the lower sash divided by a single vertical glazing bar. In the north elevation of each rear wing there was a smaller window on the ground floor and a timber door leading to a small space originally used as the toilet (**Figure 13; Plates 6 and 13**).

### 6.4 Ground Floor

- 6.4.1 Given the similarity in construction of the two properties only the interior of 204 Grange Road is described in this report. On the ground floor the private entrance from Grange Road on the east side of the building led through a passage to an original timber staircase in the rear half of the main part of the building (**Figure 13**). At the foot of the stairs a doorway led to the west and the passage led to the rear wing of the building.
- 6.4.2 The main front (south) part of the ground floor was occupied by the shop area which was accessed from the street. Both shops were originally unheated and two brick pillars with an arch between them high up the party wall supported a fireplace on the first floor. The brick pillars had been removed in 204 (**Plate 7**) but were still extant in 205. A wide opening connected this room with the rear (north) room in 204, although in 205 an original partition wall remained *in situ* with a central doorway and moulded timber architrave. The room to the rear (north) of the shop had a fireplace and chimney breast against the party wall, a doorway to the hallway (**Plate 8**) and a sash window (since removed) in the north elevation.
- 6.4.3 The hallway passage passed the staircase that rose southward with original tongue and groove boards enclosing an under stair cupboard (**Plate 9**) and led into the

kitchen (**Plates 10 and 11**). Most of the ground floor doorways retained their moulded timber architraves and adjacent to the hallway/kitchen door was an original built in dresser with cupboards below and shelves above (**Plate 10**). The kitchen occupied most the rear wing and had a fire place and chimney breast against the party wall and retained its original timber wall panelling (**Plate 10**). The sash window had been removed, but the opening retained its moulded timber architrave and this wall had tongue and groove panelling below a dado rail (**Plate 11**). In the north wall a doorway (**Plate 11**) led to a small pantry (**Plate 12**) that was illuminated by a barred window in the north wall and had a four panelled timber door leading to the rear yard. The door in the north wall led into a small toilet (**Plate 13**).

- 6.4.4 In 204 Grange Road the staircase to the first floor rose against the east wall (**Plate 14**), before turning 180° and rising the last few steps to a small landing (**Plate 15**). This last section of staircase had its original turned newel post with ball finial, plain squared balusters and curved hand rail. The doorway to the rear wing led directly from these stairs into a first floor room with original windows and internal joinery, including wall panelling, architraves and built-in cupboards between the chimney breast and partition wall (**Figure 14; Plate 16**). North of this was a second much smaller room.
- 6.4.5 In the main part of the first floor of 204 Grange Road, the small landing at the top of the stairs provided access to two rooms (**Figure 14; Plates 17 and 18**). The southern room was lit by two windows in the south wall which overlooked Grange Road and still had their original timber framed sash windows. The room still had a decorative plaster cornice and against the party wall there was a fireplace and chimney breast, but the fire surround and grate had been removed. The timber stud partition wall between this room and the second room in this part of the property had been largely removed leaving just the main vertical timber posts.
- 6.4.6 Deliberate demolition had also taken place in the second room as the fireplace, chimney breast and even a section of the party brick wall had been removed (**Plate 18**). The sash window had been removed and water penetration from the roof had caused considerable decay. Ceiling plaster had been removed and the original laths and joists of the ceiling construction were exposed.
- 6.4.7 204 and 205 Grange Road were found to be in a considerable state of disrepair. Several doors and windows on the rear/north elevation had also been removed and internal damage had been suffered to walls on the first floor. The overall floor plan of both properties seemed to be unchanged from their construction in the late 19th century with many original features and intact internal doors, windows and joinery.

## 7 DISCUSSION AND CONCLUSIONS

- 7.1 This report presents a detailed historical reconstruction of the development of the site of 204 and 205 Grange Road from the mid-18th century to the present day, informed by cartographic and documentary research and historic building recording.
- 7.2 Cartographic evidence indicated that the site was part of a large tan yard during the mid-18th century, one of many that had developed in the Bermondsey area by that period. Although much of the site appears to have remained in industrial use until as late as the 1820s, during the quarter century that followed the tannery was encroached upon by residential development built to accommodate the growing local population. Census returns revealed that a number of terraced cottages had been built over the east side of the former tan yard by the early 1840s, including Cottage Place and Balls Cottage. The latter was the home of John Balls, a Norfolk-born builder and carpenter who appears to have owned, and possibly built, his family home. Within ten years Balls, then described as a 'house proprietor', had moved with his family to the more salubrious surroundings of Dulwich, where his 20 year-old son William Henry Balls followed his father into the construction and property sector by practicing as an architect and surveyor.
- 7.3 By the early 1860s the former tan yard appears to have become almost entirely built over, with a residual element surviving in the form of a leather dresser's yard in Grigg's Place. The First Edition Ordnance Survey map of 1872 confirmed that a terrace of six properties numbered 204-209 Grange Road had been built on the site of the present development since the 1820s, probably at around the same time as the cottage in which the Balls family lived during the 1830s and 1840s. Census returns indicated that 204-209 Grange Road were retail premises, with residential accommodation above. By the early 1870s, 204 was the workplace and home of a stationer named George Hand, while 205 was occupied by a grocer named Robert Phippard and his family. Phippard continued to trade from 205 until the second half of the 1890s, while 204 remained a stationer's until the beginning of the decade.
- 7.4 Examination of local rate books revealed that all of these properties and a great many more in the vicinity were the property of William Henry Balls at the turn of the 1890s. Having forged a successful career as an architect and surveyor from his offices in nearby Bermondsey Square, Balls also appears to have grown wealthy on the proceeds of his property empire, enabling his family to move into a substantial family home in Anerley Park, Penge by the early 1880s.
- 7.5 A decade later Balls began to rebuild the properties he owned in Grange Road, Grange Walk and Grigg's Place. The terrace at 192-199 Grange Road was pulled down in the summer of 1890; within two years the properties had been rebuilt and reoccupied. Balls created a new property for his use at 199a; this appears to have been built very close to the site of his childhood home, Balls Cottage, which had already been demolished. The six properties at 204-209 Grange Road were pulled down in 1892/3 and the site had been cleared for redevelopment by April 1893. The terrace of five shops that replaced them (204-208) was under construction by the early autumn of 1893 and all had been reoccupied, some by their original tenants, by 1895. While Robert Phippard resumed his business from the new 205, a tobacconist named Matilda Mills, who had previously traded from the old 206 Grange Road, moved her business into 204.
- 7.6 Having followed his father into the architectural profession, William's son John Beatson Balls briefly practiced as a self-employed architect and surveyor from 199a Grange Road around the turn of the 20th century. In the years after William's death, John Beatson Balls appears to have abandoned the profession, following which the Balls family appears to have ended its long association with Grange Road altogether. Meanwhile 204 and 205 continued to be used as a tobacconist's and a grocer respectively into the 1920s and probably beyond.
- 7.7 While 207 and 208 Grange Road were damaged beyond repair by enemy bombing during the Second World War, the three adjacent properties survived and continued

to be used as shops throughout the post-war period, before 204 and 205 were abandoned in the late 20th century, following which they were subject to a prolonged period of neglect.

- 7.8 Building recording confirmed that 204 and 205 Grange Road were purpose-built shops, their frontages retaining many decorative features typical of late 19th century retail design. These included glazed brick piers, surmounted by foliate decorated console brackets, which had survived decades of neglect. The front elevation of the upper floors exhibited a number of interesting decorative elements, with architectural features highlighted by the use of red bricks that stood out against the background yellow stock brick façade. The decorative treatment of the façades of 204, 205 and 206 Grange Road was strikingly similar to that of other properties in Grange Road and Grange Walk owned and rebuilt by William Henry Balls during the 1890s. Given Balls' association with the area since his childhood in the 1830s, his ownership of the properties and not least his profession as an architect, it is not inconceivable that Balls himself was responsible for the design of the shops and houses rebuilt in this corner of Bermondsey during the 1890s.

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- 8.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. Kari Bower, assisted by Deborah Nadal, carried out the photographic survey. This report was written by Guy Thompson (historical research) with Malcolm Gould and Charlotte Matthews (building descriptions). Josephine Brown and Mark Roughley prepared the illustrations.

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Ordnance Survey First Edition, 1872

Goad Fire Insurance Plan Sheet VIII: 162, October 1887

Ordnance Survey Second Edition, 1894-6

Ordnance Survey Third Edition, 1911

Revised Ordnance Survey map, 1938

Ordnance Survey map, 1951

Ordnance Survey map, 1973

### **Online Resources**

Bermondsey Boy Forum, online at: <http://www.bermondseyboy.net/>

Bomb Site: Mapping the WW2 Bomb Census, online at: <http://bombsight.org/#15/51.5050/-0.0900>

Charles Booth Online Archive, online at: <http://booth.lse.ac.uk/>

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/>

The London Gazette Archive, online at: <http://www.london-gazette.co.uk/>

## APPENDIX 1: OASIS FORM

### IS ID: preconst1-141352

#### Project details

Project name	204-205 Grange Road, Southwark Building Recording
Short description of the project	Cartographic evidence indicated that the site was part of a tan yard during the mid-18th century. A number of terraced cottages had been built on the east side of the former tan yard by the early 1840s, including Cottage Place and Balls Cottage, the latter being the home of John Balls, a builder and carpenter who became a local property developer and 'house proprietor'. A terrace of six properties numbered 204-209 Grange Road had been built on the site of the present development by the early 1870s, probably during the 1830s or 1840s. These were retail premises, which belonged to John Balls' son, William Henry Balls, who worked as an architect and surveyor. In the early 1890s Balls began to rebuild the properties he owned in Grange Road, Grange Walk and Grigg's Place. The six properties at 204-209 Grange Road were pulled down in 1892/3 and replaced with a terrace of five shops (204-208) in 1893. Building recording confirmed that 204 and 205 Grange Road were purpose-built shops, their frontages retaining many decorative features typical of late 19th century retail design. The front elevation of the upper floors exhibited a number of interesting decorative elements, with architectural features highlighted by the use of red bricks against the background yellow stock brick façade. The decorative treatment of the façades of 204, 205 and 206 Grange Road was strikingly similar to that of other terraces in Grange Road and Grange Walk owned and rebuilt by William Henry Balls during the 1890s.
Project dates	Start: 03-01-2013 End: 04-01-2013
Previous/future work	Yes / Yes
Any associated project reference codes	GRB13 - Sitecode
Any associated project reference codes	K2962 - Contracting Unit No.
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Industry and Commerce 3 - Retailing
Monument type	SHOP Post Medieval
Significant Finds	NONE None
Methods techniques	& "Annotated Sketch", "Photographic Survey"
Prompt	Conservation Area Consent

#### Project location

Country	England
Site location	GREATER LONDON SOUTHWARK BERMONDSEY ROTHERHITHE AND

SOUTHWARK 204-205 Grange Road  
Postcode SE1 3AA  
Study area 0 Square metres  
Site coordinates TQ 33375 79240 51 0 51 29 45 N 000 04 42 W Point  
Height OD / Depth Min: 0m Max: 0m

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### Project creators

Name of Pre-Construct Archaeology Limited  
Organisation  
Project originator brief Chris Constable  
Project originator design Charlotte Matthews  
Project director/manager Charlotte Matthews  
Project supervisor Kari Bower  
Type of sponsor/funding body Developer  
Name of sponsor/funding body Lepiota Development Management Incorporated

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### Project archives

Physical Archive Exists? No  
Digital Archive recipient LAARC  
Digital Archive ID GRB13  
Digital Contents "none"  
Digital Media available "Images raster / digital photography"  
Paper Archive recipient LAARC  
Paper Archive ID GRB13  
Paper Contents "none"  
Paper Media available "Plan", "Unpublished Text"

---

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of 204-205 Grange Road, Bermondsey, London Borough of Southwark SE1 3AA
Author(s)/Editor(s)	Thompson, G.; Gould, M. and Matthews, C.
Other bibliographic details	PCA Report Number: R11355
Date	2013
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	Brockley, London
Description	A4 report

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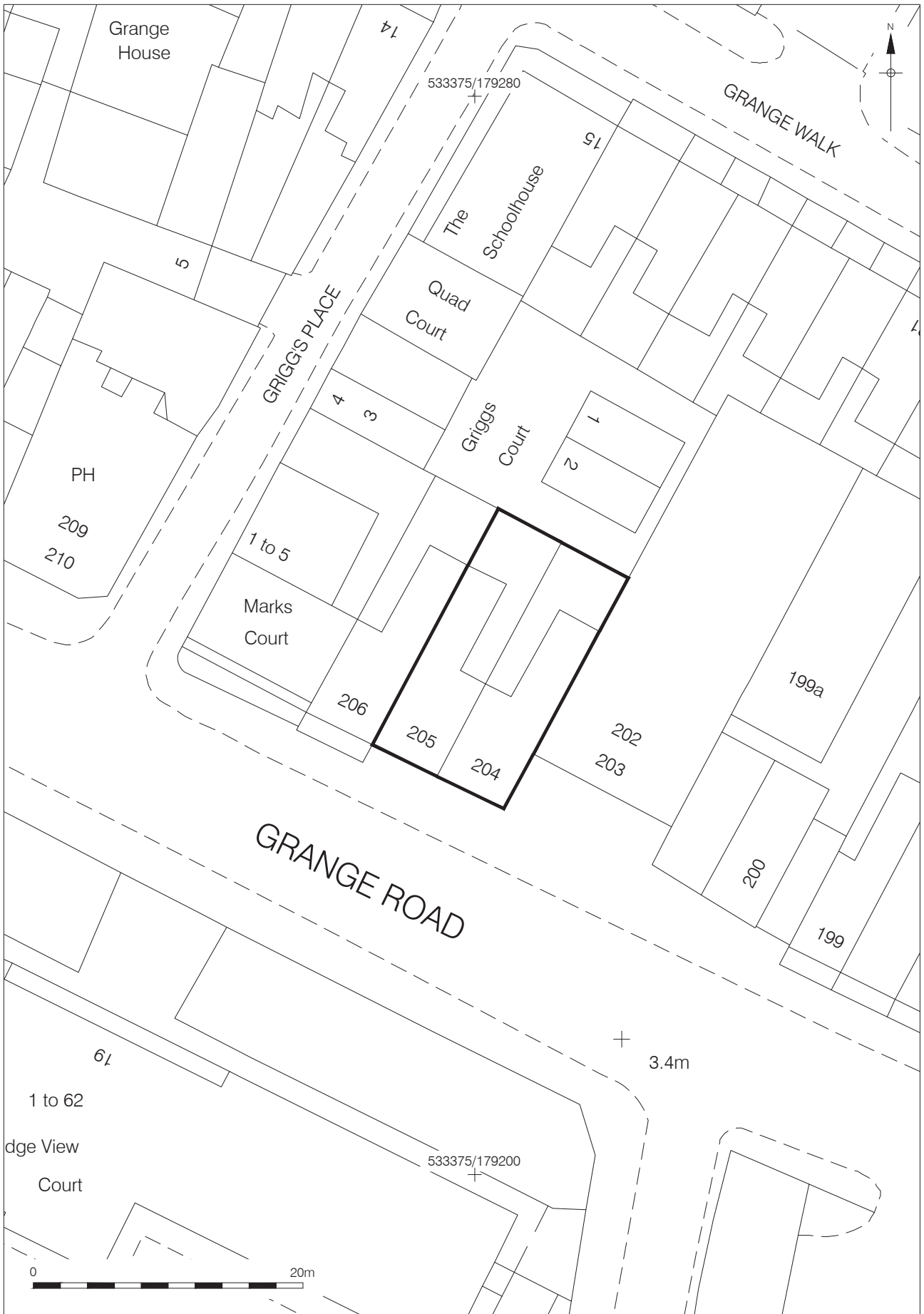
Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	18 January 2013



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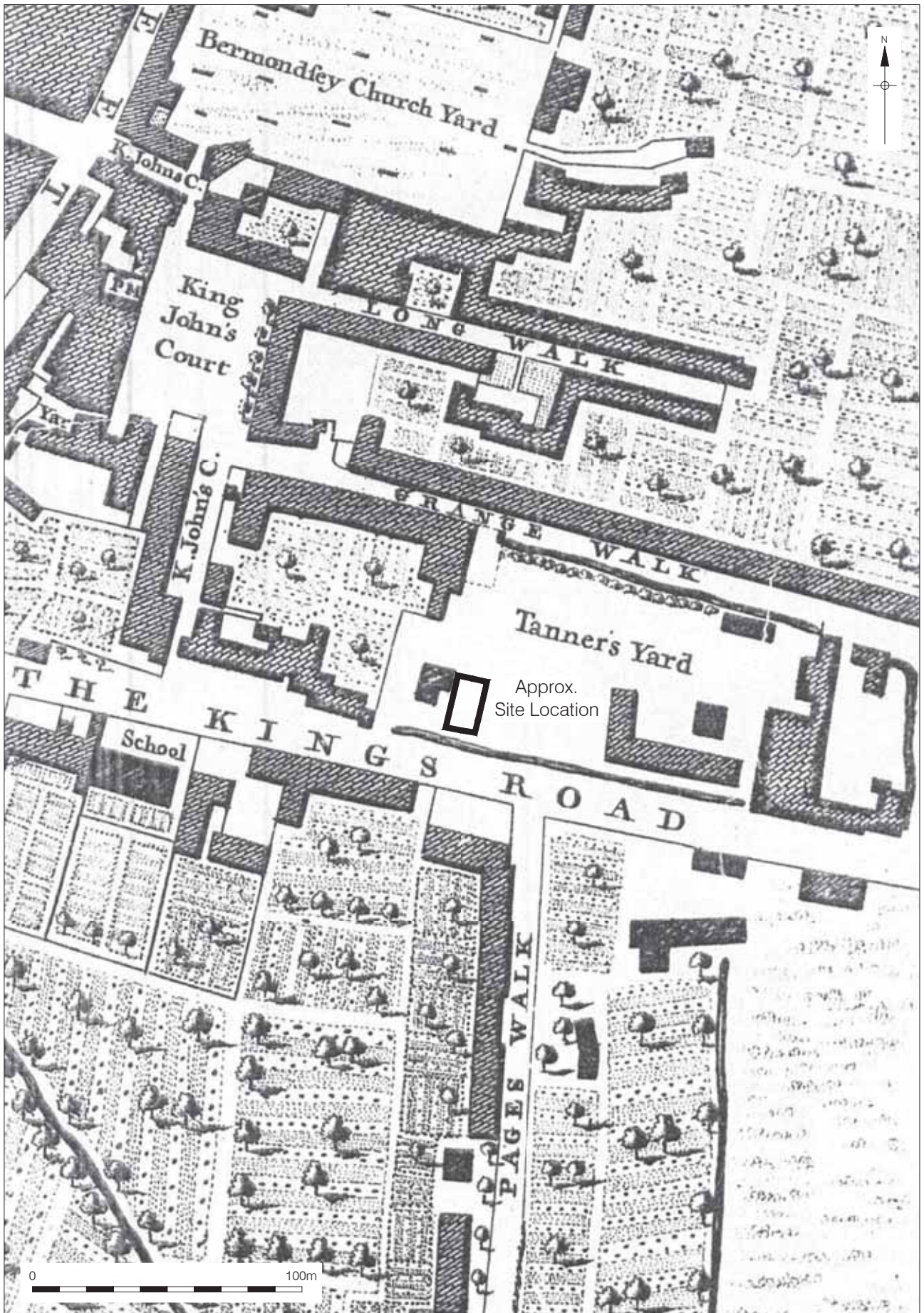
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Figure 1  
Site Location  
1:20,000 at A4



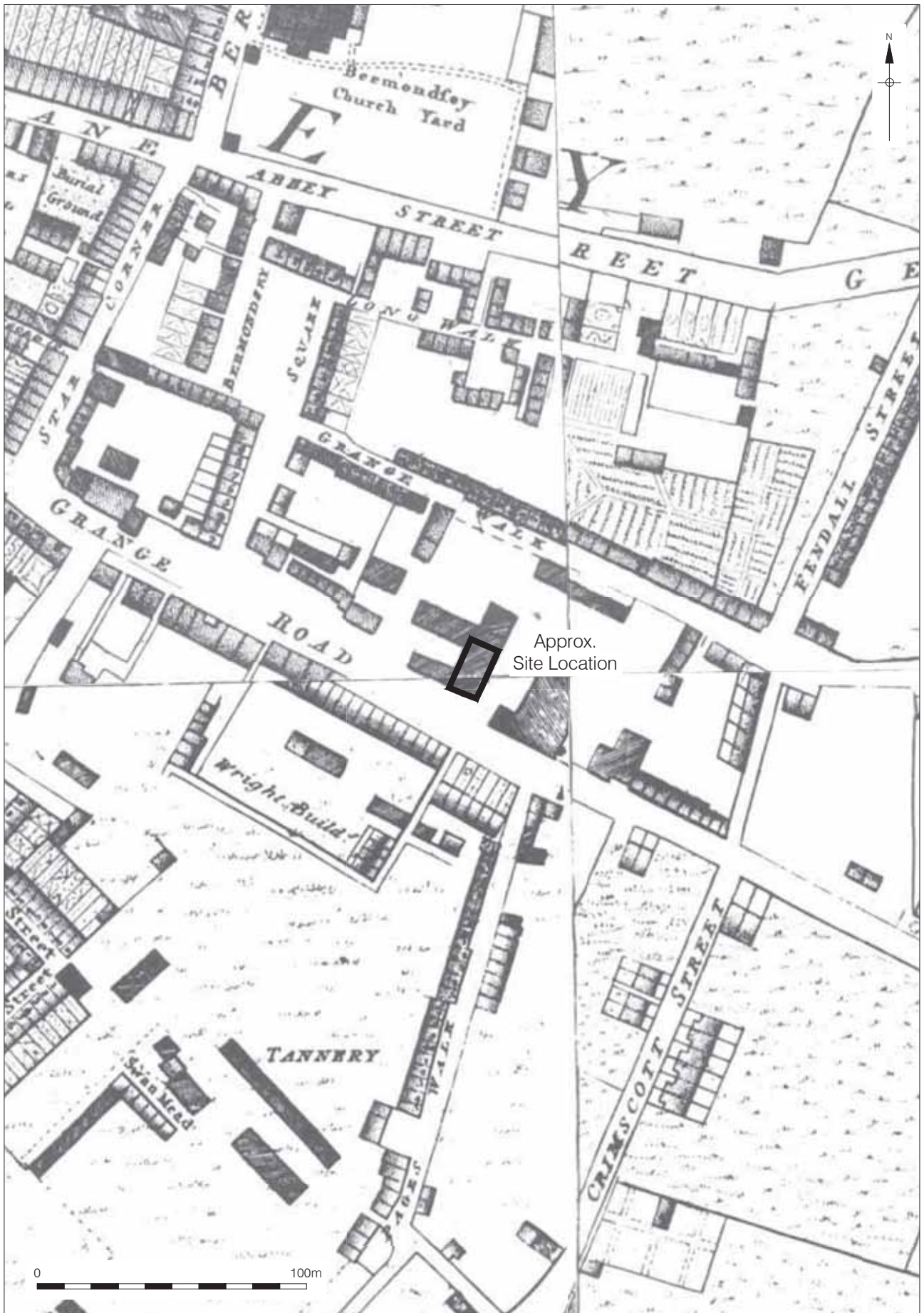
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Figure 2  
 Detailed Site Location  
 1:400 at A4



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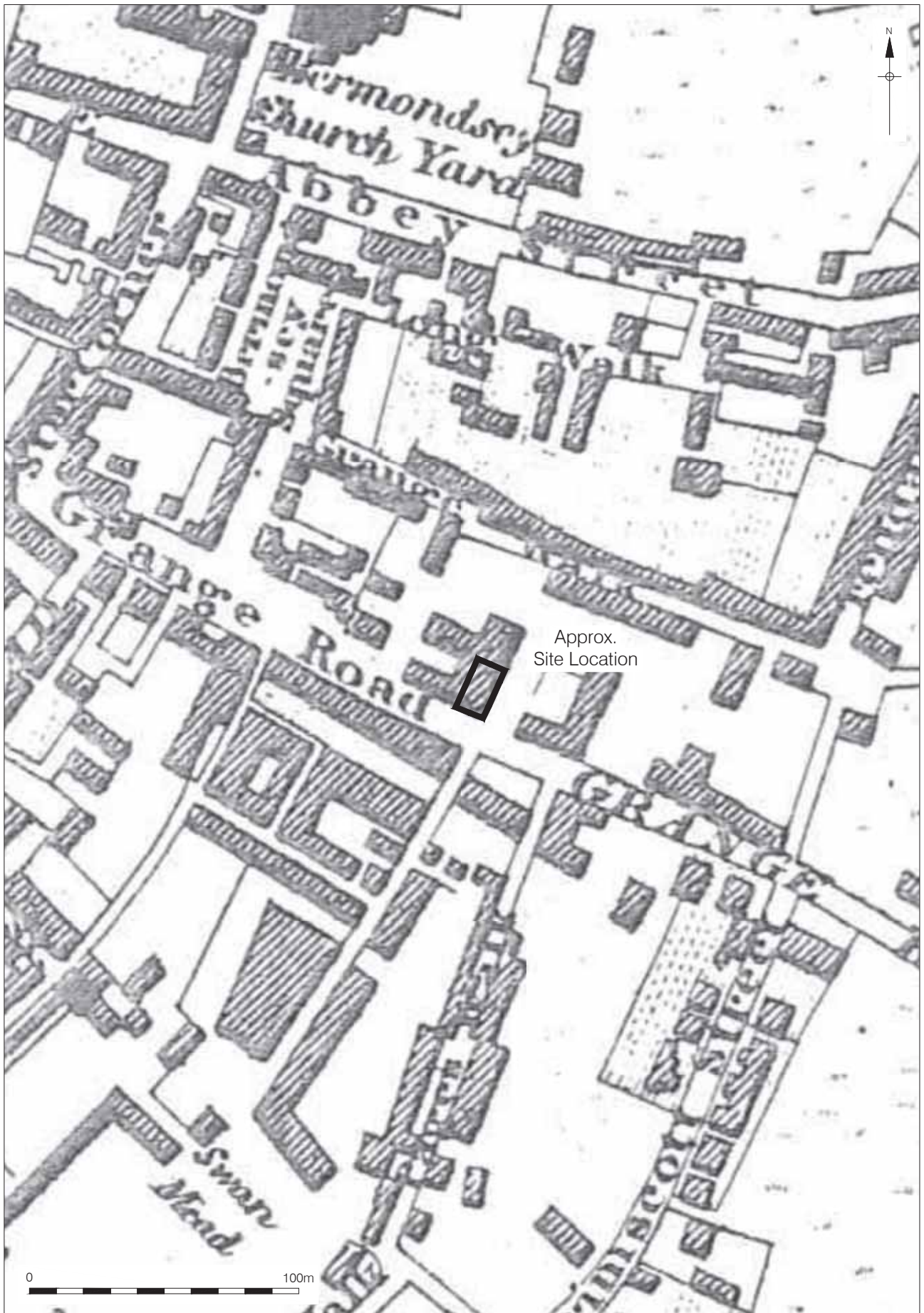
Figure 3  
Rocque's map, 1739-47  
Approx. 1:2,000 at A4



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Figure 4  
Horwood's map, 1792-99  
Approx. 1:2,000 at A4





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Figure 5  
Greenwood's map, 1824-26  
Approx. 1:2,000 at A4

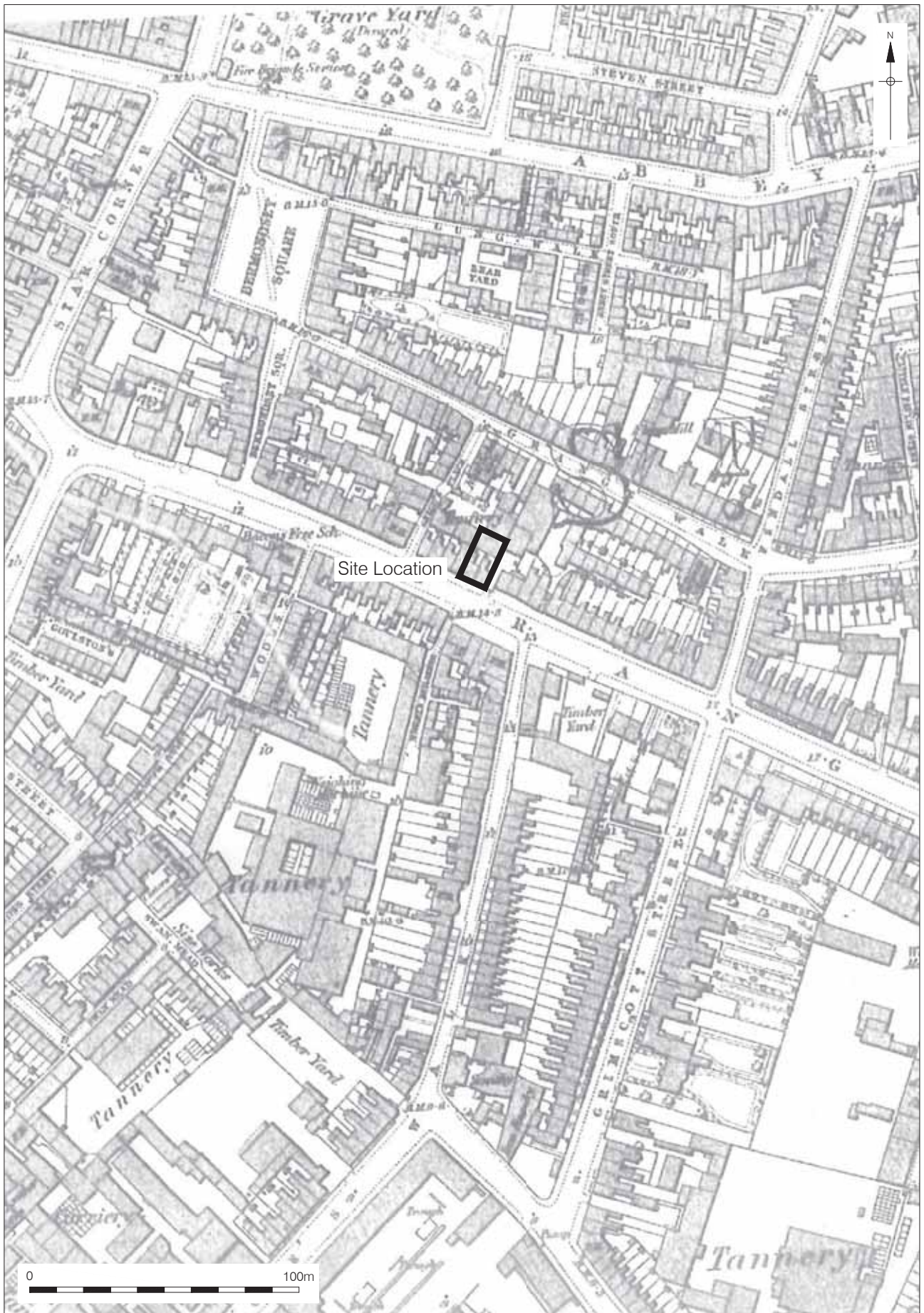


Figure 6  
Ordnance Survey map, 1872  
1:2,000 at A4

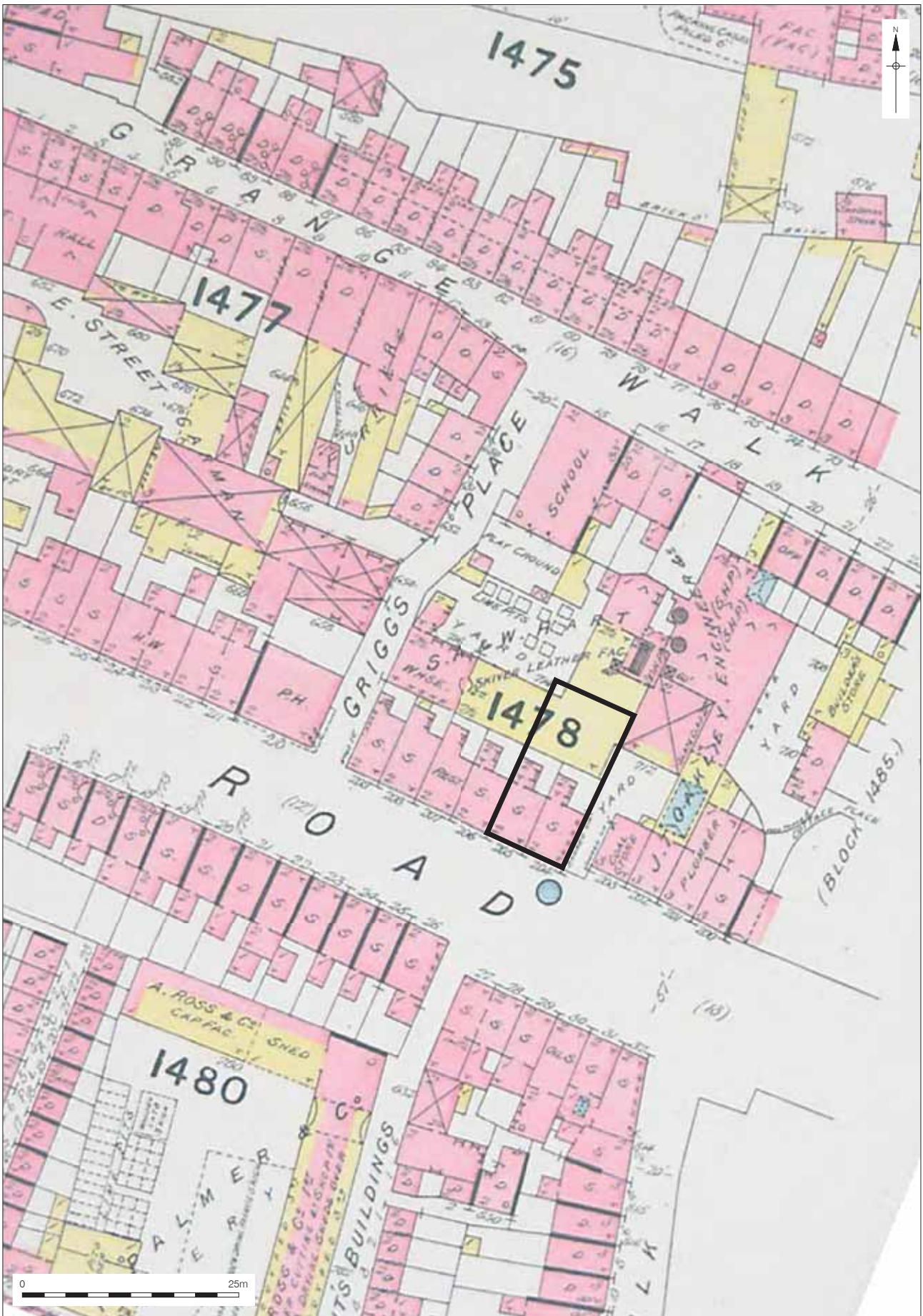
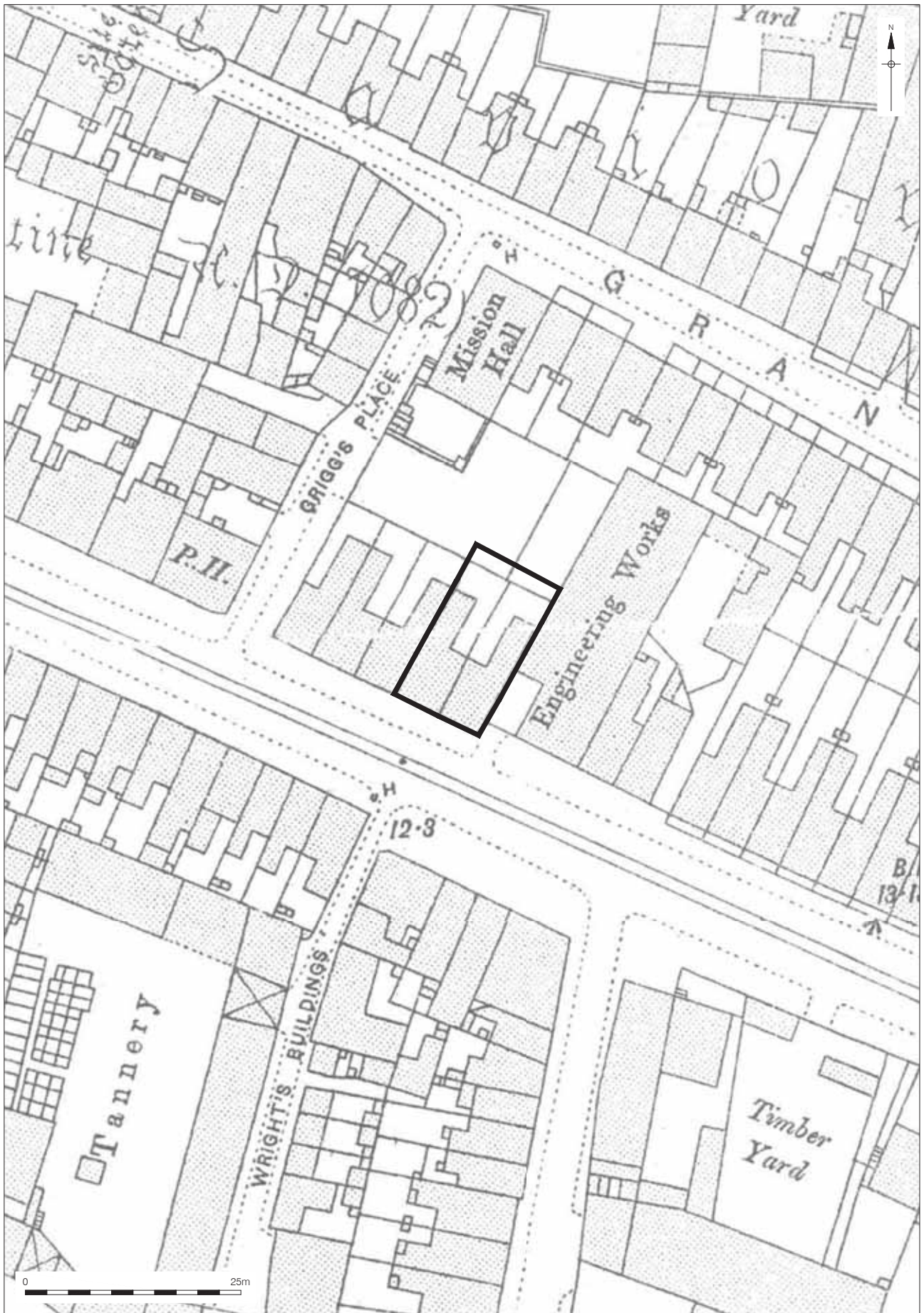


Figure 7  
Goat Fire Insurance plan, 1887  
1:625 at A4

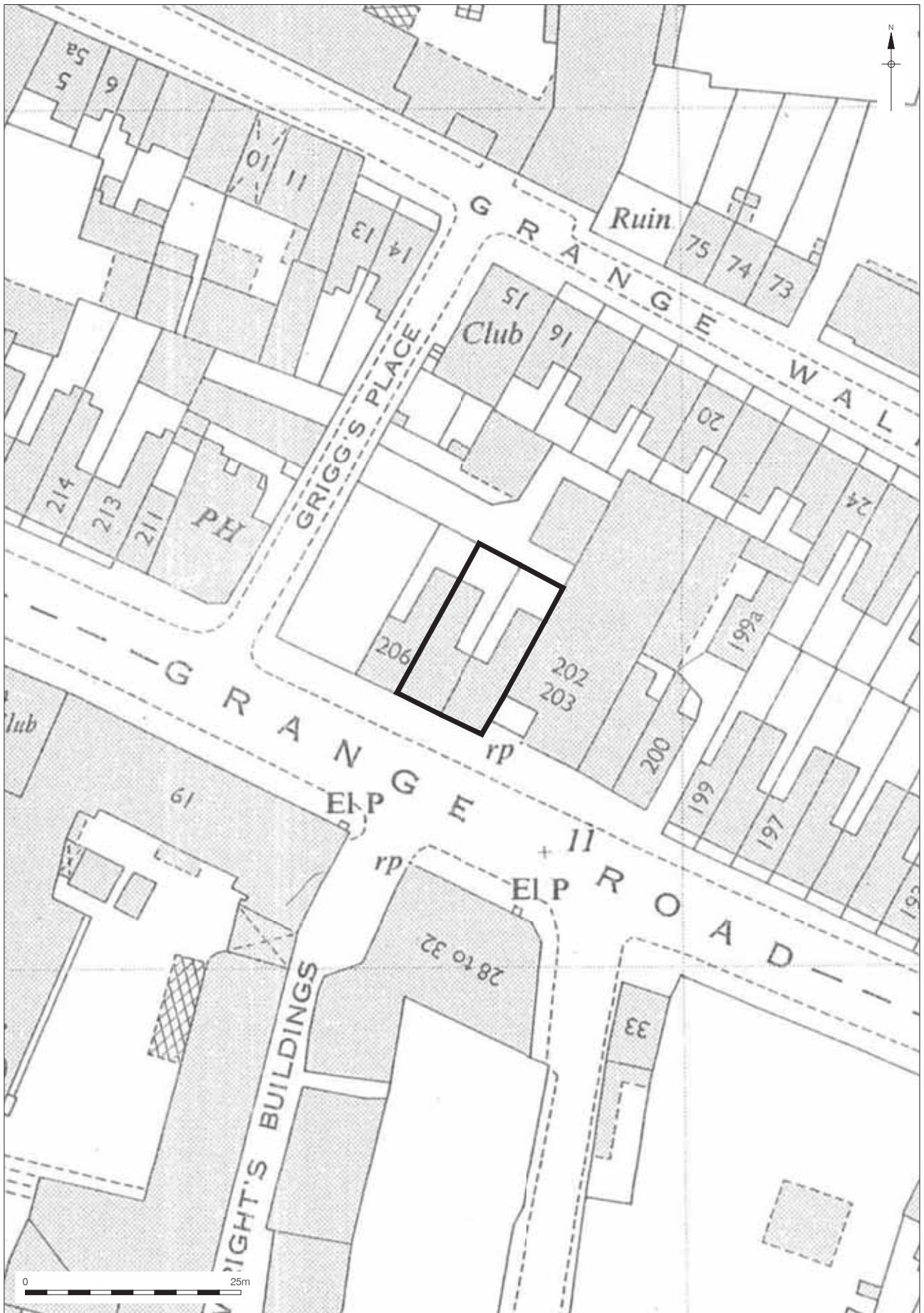






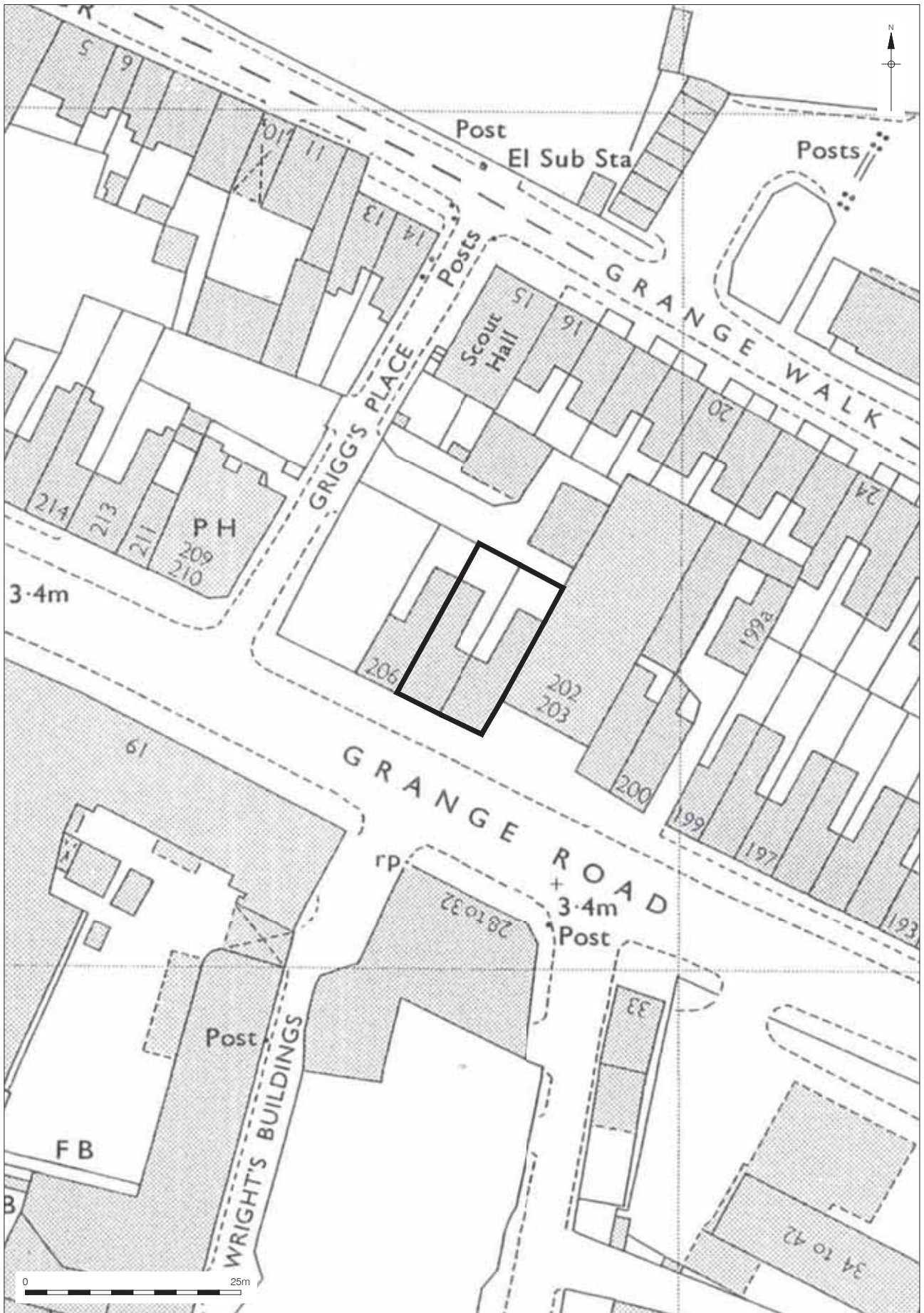
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Figure 10  
Ordnance Survey map, 1938  
1:625 at A4



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Figure 11  
 Ordnance Survey map, 1951  
 1:625 at A4



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Figure 12  
 Ordnance Survey map, 1973  
 1:625 at A4



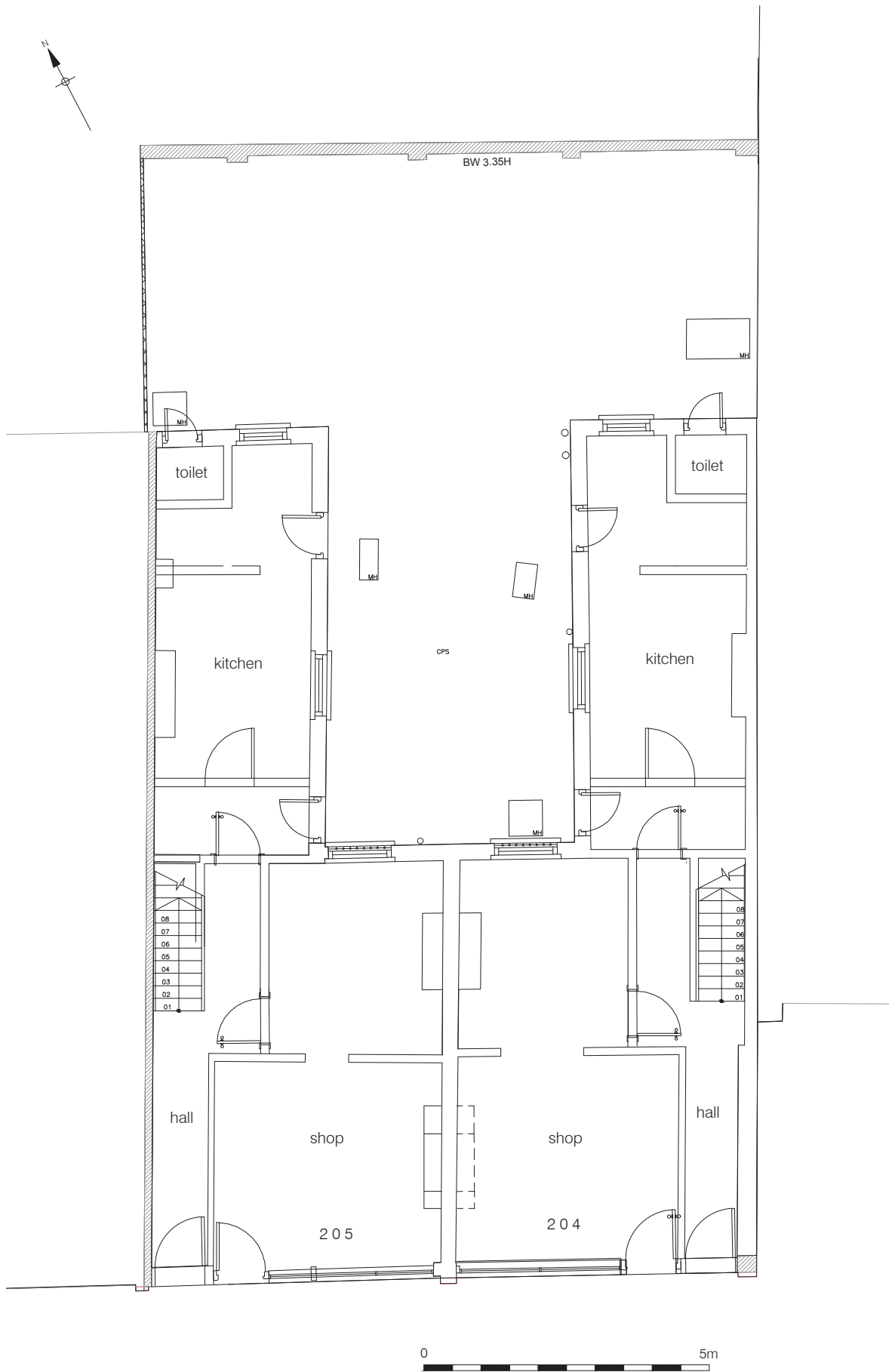


Figure 13  
Existing ground floor plan  
of 204 and 205 Grange Road  
1:100 at A4

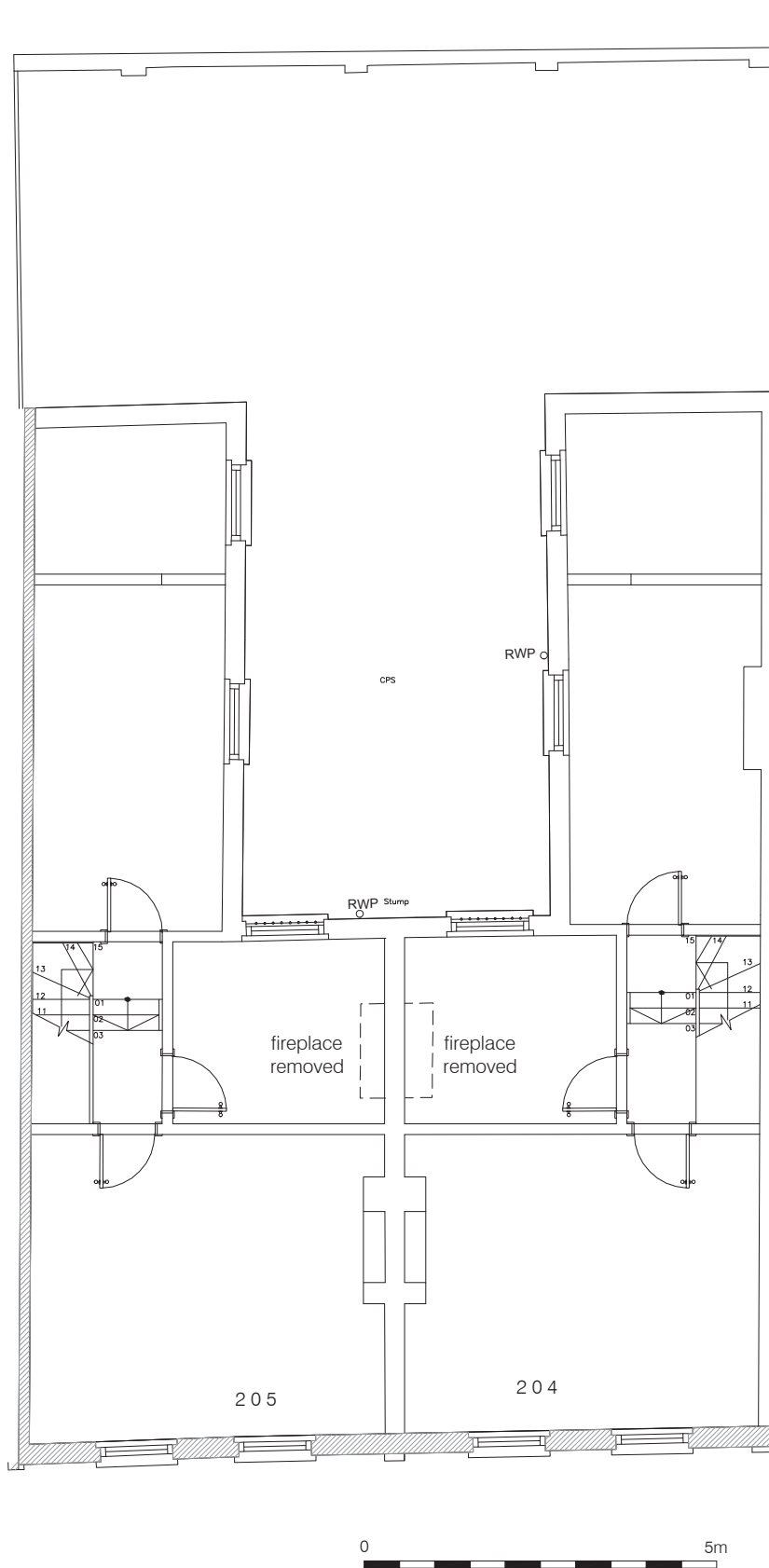


Figure 14  
Existing first floor plan  
of 204 and 205 Grange Road  
1:100 at A4

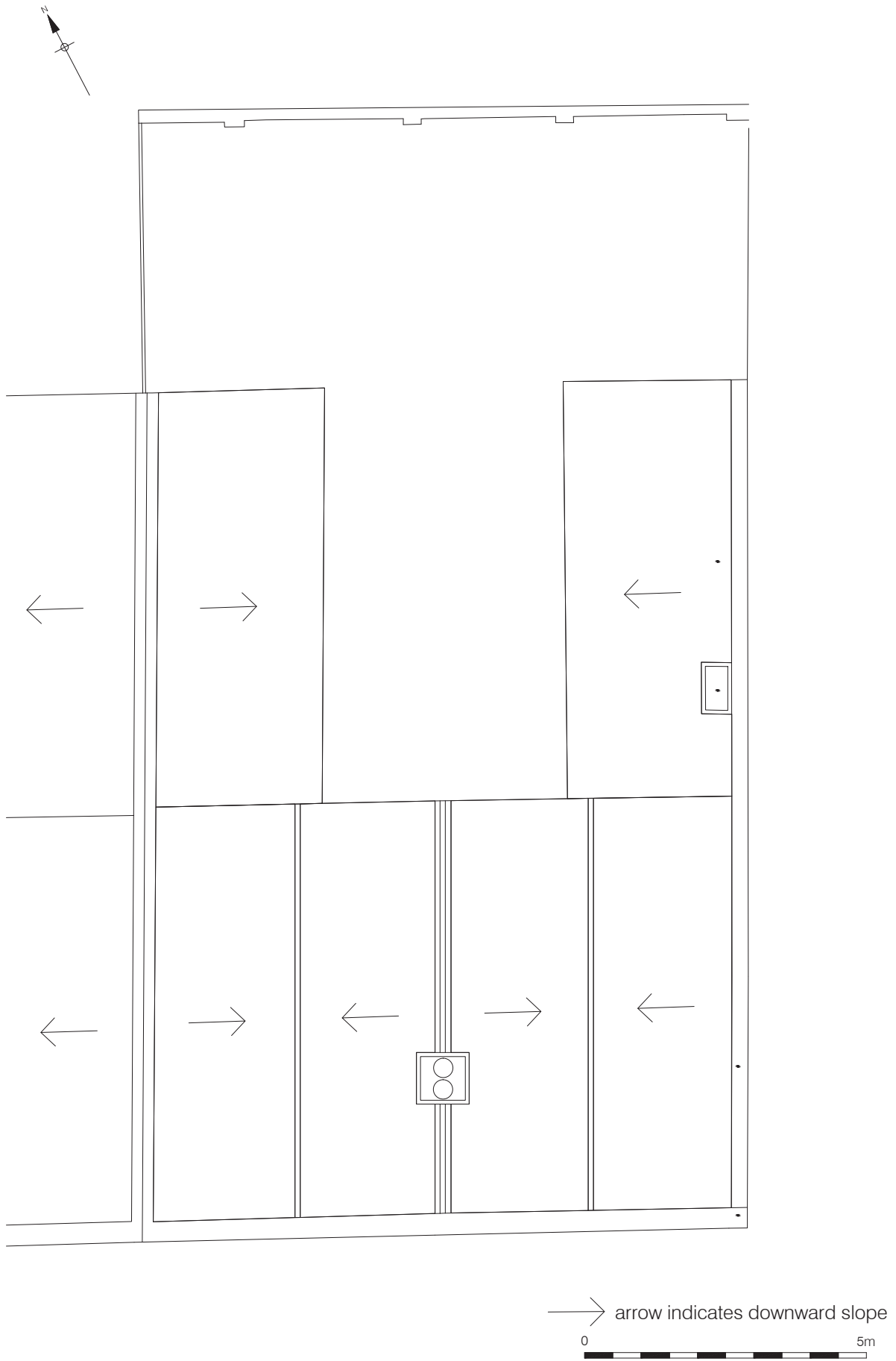


Figure 15  
Existing roof plan  
of 204 and 205 Grange Road  
1:100 at A4

**Plates**



Plate 1: Front (south) elevation of 204 (right) to 206 and Marks Court, Grange Road, looking north-west (PCA Archive no. GBR12 D100 (2))



Plate 2: Front (south) elevation of 203 (right) to 206 (left), Grange Road, looking north (PCA Archive no. GBR12 D100 (3a))



Plate 3: Front (south) elevation of 204 (right) to 205 (left), Grange Road, looking north (PCA Archive no. GBR12 D100 (4))



Plate 4: Rear (north) elevation of 204 (left) to 205 (right), Grange Road, looking south (PCA Archive no. GBR12 D100 (8))



Plate 5: Rear (north) extension of 205, Grange Road, looking south-west (PCA Archive no. GBR12 D100 (9))



Plate 6: Rear (north) extension of 204, Grange Road, looking south-east (PCA Archive no. GBR12 D100 (6))





Plate 7: West wall of shop of 204, Grange Road, looking north-east (PCA Archive no. GBR12 D100 (15a))



Plate 8: East and south walls of room to rear (north) of shop of 204, Grange Road, looking south-east  
(PCA Archive no. GBR12 D100 (14))



Plate 9: Hall of 204, Grange Road, looking south (PCA Archive no. GBR12 D100 (20))



Plate 10: Kitchen of 204, Grange Road, looking south (PCA Archive no. GBR12 D100 (17))



Plate 11: Kitchen of 204, Grange Road, looking north (PCA Archive no. GBR12 D100 (18a))



Plate 12: Kitchen of 204, Grange Road, looking east (PCA Archive no. GBR12 D100 (19))



Plate 13: Toilet at the north end of 204, Grange Road, looking south (PCA Archive no. GBR12 D100 (11))



Plate 14: Stairs up to the first floor in 204, Grange Road, looking north (PCA Archive no. GBR12 D100 (21a))



Plate 15: Stairs from the first floor to the ground floor in 204, Grange Road, looking north (PCA Archive no. GBR12 DSCF0785)





Plate 16: First floor bedroom at the south end of the rear (north) extension of 204, Grange Road, looking north (PCA Archive no. GBR12 D100 (24a))



Plate 17: First floor room at the south end of 204, Grange Road, looking south (PCA Archive no. GBR12 D100 (24a))



Plate 18: First floor room at the north end of main part of 204, Grange Road, looking west (PCA Archive no. GBR12 D100 (23a))

# PCA

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