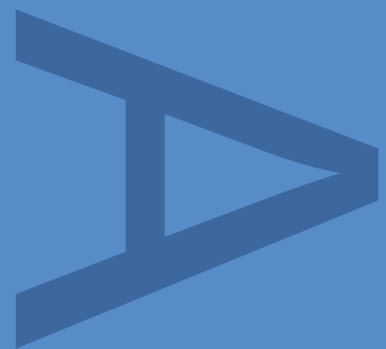


**HISTORIC BUILDING
RECORDING OF THE
FORMER LONDON AND
BRIGHTON PUBLIC HOUSE,
NO. 139 QUEENS ROAD,
PECKHAM, LONDON
BOROUGH OF SOUTHWARK
SE15 2ND**



PCA REPORT NO. R11498

PRE-CONSTRUCT ARCHAEOLOGY

**Historic Building Recording of the former London and Brighton Public House, No. 139
Queens Road, Peckham, London Borough of Southwark SE15 2ND**

Researched and written by Guy Thompson and Adam Garwood

Site Code: QUE13

Project Manager: Charlotte Matthews

Commissioning Client: J. Ollif & Son

Central National Grid Reference: TQ 34595 76760

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PCA Report Number: R11498

DOCUMENT VERIFICATION

LONDON AND BRIGHTON PUBLIC HOUSE,
 NO. 139 QUEENS ROAD, PECKHAM,
 LONDON BOROUGH OF SOUTHWARK
 SE15 2ND

HISTORIC BUILDING RECORDING

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by J. Ollif and Son to undertake a programme of historic building recording and monitoring of the former London and Brighton Public House, 139 Queens Road, Peckham, London Borough of Southwark, SE15 2ND, prior to and during its demolition. The centre of the site is located at Ordnance Survey National Grid Reference TQ 34595 76760.
- 1.1.2 The work was carried out in response to planning conditions 3 and 4 imposed by the Local Planning Authority (Southwark Council) on the planning permission 10/AP/3239 for demolition of the building and construction of a four storey part residential part commercial development comprising retail space, 12 flats, associated amenity areas, 2 disabled parking spaces on Asylum Road and refuse/recycling store. The London and Brighton public house had been redundant since 2007 and had been the site of long term illegal occupation (squatting) and latterly architectural theft. Accordingly the building was in a very poor condition.
- 1.1.3 The London and Brighton public house had its origins in Bath House, a domestic residence first recorded in 1851. The home was converted c.1865 into the London and Brighton Railway Hotel by one William Tatlow Ramshill, who appears to have been bankrupted by the process. Known locally as the Railway Hotel during the late 19th century, the pub was subsequently extensively altered in the 1890s to a design prepared by the prolific public house architects Eedle and Meyers. The service range at the rear of the pub was replaced during the early 20th century, whilst the interior of the main building appears to have been extensively modified during the second half of the century.
- 1.1.4 The architectural analysis of the building is consistent with a mid 19th century date for the earlier phase of building (built between 1842 and 1851) and a slightly later mid-1860s date for the public house, with modifications characteristic of the 1890s also present.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by J. Ollif & Son to undertake a programme of historic building recording and monitoring at the former London and Brighton Public House, 139 Queens Road, Peckham, London, SE15 2ND, prior to and during its demolition and replacement with a four storey, part residential, part commercial development. The work was carried out in response to planning conditions (3 & 4) imposed by the Local Planning Authority (LPA) on planning permission (10/AP/3239).
- 2.1.2 The building recording and monitoring were undertaken in accordance with a Written Scheme of Investigation agreed in advance of the work with the Local Planning Authority (Matthews, 2013). The works were carried out in accordance with National Planning Policy Guidance, specifically National Planning Policy Framework (2012) and the Local Planning Authority's policy towards built heritage and archaeology.
- 2.1.3 The aim of the building recording and monitoring were to provide a record of the building prior to and during its demolition. The purpose of the project was to compile a final record of the building, its historic and structural development, fabric, current spatial relationships, historic decoration and fixtures and fittings which will be lost as a result of the proposed development. The results will form part of an ordered archive and report that will preserve 'by record' the historic building, the findings of which can be disseminated to mitigate its loss.

2.2 Site Location

- 2.2.1 The development site is situated within the London Borough of Southwark, immediately to the west of the Queens Road Railway Station and the route of the East London Extension Line to Clapham Junction). The site lies along the northern side of the A202 Queens Road (formerly Deptford Road) and at the junction of Queens Road and Asylum Road (**Figures 1 and 2**).
- 2.2.2 The area is primarily residential in character with a mix of residential and commercial properties ranging along Queens Road (A202). The site is a sub-rectangular shaped plot covering a total area of 682.67 square metres and is located at NGR TQ 34595 76760 (**Figures 1 and 2**). At the start of the building recording process, the site was occupied by the London and Brighton Public House, a partially derelict former public house which covers the majority of the site footprint, with the exception of a small open rear yard accessed from Asylum Road in the north-east corner 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 supersedes the Planning Policy Statements (PPSs).
- 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 and locally listed buildings 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 Planning permission (Ref 10/AP/3239) was granted by the London Borough of Southwark for the demolition of the existing public house and the erection a four storey, part commercial, part residential replacement comprising 111 square metres of retail space (Use Class A1), 12 flats (3 x one bedroom, 7 x two bedroom and 2 x three bedroom), associated amenity areas, 2 disabled parking spaces on Asylum Road and refuse/recycling store.
- 3.2.4 Two archaeological conditions (3 and 4) are attached to the consented scheme. These require that a programme of archaeological investigation is carried out prior to and during construction works.

The wording of the two conditions is as follows:

- 3.2.5 **Condition 3:** Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological recording are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with policy 3.19 of the Southwark Plan 2007.

- 3.2.6 **Condition 4:** Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and, the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with policy 3.19 of the Southwark Plan (July 2007).

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The aim of the building recording is to provide an English Heritage Level 2 record of the building prior to its demolition. The purpose of the project is to clarify the development of the site and to compile a final record of the building, to chart its historic and structural development, and record the historic fabric, current spatial relationships, architectural features and any original fixtures and fittings which will be lost as a result of the proposed development. The aim is to provide a better understanding of the building, to compile a lasting record and to analyse and disseminate the results.

4.2 Documentary Research

- 4.2.1 A search of relevant primary source material was carried out at the Southwark Local Studies Library. Information gathered from this location was supplemented by online resources including historical census returns published by ancestry.co.uk, as well as relevant published and secondary material. This material was supplemented by the historical background information previously gathered for the desk-based assessment (Barrowman, 2010) which accompanied the planning application. The results of the historical research undertaken for this assessment are presented in Section 5 of this report.

4.3 On-Site Recording

- 4.3.1 The historic building recording was initially carried out on Wednesday 29th May 2013, prior to demolition. Further recording was undertaken during the demolition process on 12th and 14th June 2013. An undated historic ground floor plan of 'The Railway Hotel' was provided by Chris Constable, the Senior Archaeologist at Southwark Council via the planning documents held on the planning portal (**Figure 8**). This plan was annotated on site with historic details and used as a basis for the illustrations in this report (**Figures 13** and **14**).
- 4.3.2 A photographic survey including high quality digital and black and white images was carried out to record external elevations, interior spaces and architectural features. A selection of photographs has been included in this report (**Plates 1** to **31**) and **Figure 14** shows the location and direction of these photographs.

4.4 Project Archive

- 4.4.1 At the time of writing, the project archive was held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code QUE13. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the LAARC (London Archaeological Archive and Research Centre). The report will be prepared as soon as possible after completion of the on-site work and will be submitted to the Client, English Heritage, GLHER (Greater London Historic Environment Record) and the London Borough of Southwark.

4.5 Guidance

- 4.5.1 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) *Informed Conservation: Understanding historic buildings and their landscapes for conservation,*

- English Heritage (2000) *The presentation of historic building survey in CAD*
- English Heritage Greater London Archaeological Advisory Service (2009) *Standards for Archaeological Work*. External Consultation Draft
- IfA (1996, revised 2001 and 2008) *Standard 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 Peckham in the early 19th century

- 5.1.1 By the end of the 18th century the hamlet of Peckham contained three hundred houses, the majority of which were concentrated around the High Street (Lysons, 1792: 68-121). The latter highway was part of the old road from Camberwell Green to Greenwich, the name of which changed to Deptford Lane as it headed from the hamlet towards Hatcham (New Cross) and Deptford itself (Walford, 1878: 286). South-east of Peckham the road passed through a landscape dominated by agriculture, divided evenly between arable, pasture and market gardens.
- 5.1.2 In the mid-18th century the site of the future London and Brighton public house was situated in the south-east corner of a field on the north side of Deptford Lane, which was labelled Peckham Lane on John Rocque's map of 1746 (**Figure 3**). The map revealed the overwhelmingly rural aspect of the area, and it was not until Peckham manor house was demolished in the late 1790s that a new wave of residential development began in the district. Promoted by the Hill family who owned the land upon which it was built, Peckham New Town spread along the newly-laid out Hill Street before advancing north-eastwards towards the Old Kent Road during the early 19th century (Beasley, 1999: 17). The northern limits of the New Town were defined by the Grand Surrey Canal, the first length of which was cut from Rotherhithe to the Old Kent Road in 1802, after which it was extended to Camberwell Road the following year. A directory of 1824 noted that the population of the area had reached 6,000, and that the district was renowned for its boarding schools (Woollacott & Burford, 2011: 28).
- 5.1.3 Development occurred at a slower pace along Deptford Lane itself, although Laurie's *New Plan of London and its Environs* of 1831 revealed that a number of residential terraces had been erected there by the early 1830s (**Figure 4**). The majority of these properties were situated on the south side of the road, the only habitation on the north side in the vicinity of the future London and Brighton public house being Bath Place situated a short distance to the east. Bath Place was standing by 1812, when it was listed as the address of a Mr Soret (Collyer, 1812: xviii). Three years later the property was described as the residence of a John Fox, who had been succeeded by a Miss Hawkes by 1819 (Collyer, 1815: xi; Collyer, 1819: x). In March 1821 Bath Place was listed as the residence of the eminent naturalist George Graves, author of *The Naturalist's Pocket-Book* (Curtis, 1951: 98). The derivation of the name Bath Place is uncertain.

5.2 The development of Bath Road, Bath House and Devonshire Terrace, c.1840-c.1861

- 5.2.1 By the time that the mapmaker J. Dewhirst surveyed the parish of St Giles Camberwell in 1842, the population of Peckham and Hatcham had risen to more than 12,500 (Woollacott & Burford, 2011: 28). Dewhirst's map revealed that Bath Road had been laid out adjacent to the site of the future London and Brighton pub by the early 1840s (**Figure 5**). The new road extended from Deptford Lane northwards to the junction with the old Peckham Lane, the north-eastern end of which had been renamed Asylum Road to commemorate the Licensed Victuallers' Asylum, which had been founded on a six acre plot on the south side of the Old Kent Road in 1827 (Walford, 1878: 248-255).
- 5.2.2 Although Dewhirst's map showed Bath Road surrounded on either side by market gardens, the street appears to have been laid out with an eye towards subsequent residential or commercial development. Within a few years of the publication of Dewhirst's map, the land on either side of the road was offered for sale by auction. A contemporary prospectus advised potential buyers of the benefits of the "Famous Sewer already constructed from one end to the other" of the new road by its promoters (Beasley, 1999: 29). Development of the estate

took place throughout the 1840s, and by the turn of the next decade both Montpellier Road and King's Road had also been laid out.

- 5.2.3 The residential development of Peckham continued apace during the 1840s, and by the turn of the following decade the population exceeded 19,450 (*Post Office Directory of Essex, Herts, Kent, Middlesex, Surrey and Sussex, 1855: 737*). By the early 1850s builders had erected a number of residential terraces on either side of Bath Road, with a particular concentration around the junction of the latter with the former Deptford Lane, which had been renamed Queen's Road in honour of the reigning monarch. Census returns from 1851 confirm that a terrace of seven properties named Devonshire Terrace had been built on the north side of Queen's Road between the southern ends of King's Road and Bath Road by that date (TNA HO 107/1581). The new properties were home to a varied social mix of residents, including two carpenters and journeymen and their families, an annuitant and a commercial clerk. The largest house in the terrace (1 Devonshire Terrace, later numbered 89 Queen's Road and renumbered 125 Queen's Road c.1905) was the residence of Edward Kingsley, who had retired as Lieutenant-Colonel of 3rd Regiment of Foot after several years' service in India, his wife Mildred and their son Eugene, a medical student at Guy's Hospital (TNA HO 107/1581; Poor Rate Book, St Giles, North Peckham Ward, July 1858: 31).
- 5.2.4 At the eastern end of the terrace, standing adjacent to no. 7 Devonshire Terrace on the corner of Queen's and Bath Roads, was a separate property called Bath House, which in 1851 was the residence of Thomas Single, a 34 year-old 'Landed Proprietor', his 29 year-old wife Maria, their young children Henry (6) and Emily (3) and a domestic servant (TNA HO 107/1581).¹ Thomas Single was born in Stepney c.1817, the son of a builder also named Thomas and his wife Sophia. In 1841 Thomas Single the younger was living in George Street, Mile End Old Town with his parents, his siblings Alfred and Washington and a live-in servant (TNA HO 107/713/8/31: 20). By the latter date the younger Thomas was working as a surveyor, whilst his brother Alfred worked as a builder, presumably in their father's firm. Thomas prospered over the years that followed, and it is likely that he and his family were the first residents of the newly-built Bath House.
- 5.2.5 A rate book of 1858 indicates that Bath House was a substantial residence, its rateable value (£40 p.a.) being greater than that of all the neighbouring properties in Devonshire Terrace (average rateable value £29.7 p.a.) and in Queen's Terrace, Bath Road (average rateable value £19.4 p.a.) (Poor Rate Book, St Giles, North Peckham Ward, July 1858: 31). Thomas and Maria Single were still resident at Bath House in April 1861, when they were living with their five children and two domestic servants (TNA RG 9/384/30: 16). Thomas continued to derive his income from his landed assets, enabling the family to move at some point between 1861 and 1865 to Church End in Woodford Essex, where the family lived in the early 1870s (TNA RG 10/1637/124: 54). Following their sojourn in Essex, the family relocated to the exclusive surrounds of Sydney Lodge, Wimbledon Common Parkside, where they lived on the profits of Thomas' landholdings in the early 1880s (TNA RG 11/829/10: 14).

5.3 The arrival of the railway and the development of the London and Brighton Railway Hotel, c.1865-1866

- 5.3.1 By the early 1860s Devonshire Terrace had become established as a haven of middle class respectability. Edward Stanford's *Library Map of London and its Suburbs* of 1862 was the earliest large scale map to show the terrace and Bath House, the latter forming a distinctive reverse-'L' shaped return at the eastern end of the terrace (**Figure 6**). In 1861 residents of Devonshire Terrace included a mercantile clerk, an accountant, a house and fund holder and a professor of

¹ Bath House was subsequently converted into the London and Brighton public house

music (TNA RG 9/384/31). A short distance to the west of Bath Road was Bath Terrace, which incorporated the Academie Française, one of a number of exclusive private boarding schools in the vicinity (TNA RG 9/384/30). Queen's Terrace in Bath Road was similarly respectable, housing a number of fund holders, solicitors' and bank clerks, a professor and an East India merchant (TNA RG 9/384/38).

- 5.3.2 Following the Single family's relocation to suburban Essex, their former residence appears to have been acquired by one William Tatlow Ramshill, who was listed in a directory of 1865 as the proprietor of a 'wine and ale store' that stood on the corner of Queen's and Bath Road (*Post Office London Suburban Directory*, 1865: 490, 737). Next to nothing is known about the early life of Ramshill, other than the fact that he was born in Netherseal, Leicestershire (now Derbyshire) c.1813 (TNA RG 10/745/3: 1).
- 5.3.3 It is not known how long Ramshill traded as a beer, wine and spirit merchant from his premises, however it appears that he had more ambitious plans for the property, which ultimately led to bankruptcy and the loss of the business. An announcement published in *The London Gazette* giving notification that William Tatlow Ramshill had filed for bankruptcy on 12th October 1865, gave Ramshill's address as "the London and Brighton Railway Hotel, Bath-road, Queen's-road, Peckham", and his occupation as "dealer and chapman" (*The London Gazette* no. 23032, 03/11/1865: 31).² It is not known if Ramshill acquired Bath House with a view to converting it into a public house and hotel in the first instance, or whether the decision to transform his shop into something more substantial came at a later date, however, it is clear that he overreached himself in a relatively short space of time.
- 5.3.4 Ramshill was probably inspired to convert the property into a hotel by the imminent arrival in Peckham of a new railway line promoted by the London, Brighton and South Coast Railway (LBSCR) and the London, Chatham and Dover Railway (LCDR). Known as the South London Line, the new line was designed to connect the two companies' termini at London Bridge and Victoria. The eastern section of the line was built under the supervision of Frederick Dale Banister, Chief Resident Engineer of the LBSCR, and necessitated the construction of new stations at South Bermondsey, Old Kent Road, Queen's Road and Peckham Rye, where it joined the existing Lcdr line.
- 5.3.5 Ramshill's proposal to establish a new railway hotel only yards from the new station at the junction of Queen's Road and Bath Road was on the face of it a sensible one, as his premises were well-placed to attract the increased footfall that the station promised to bring.³ Although the circumstances that led to the declaration of bankruptcy are not known, it is possible that Ramshill could not afford to meet the cost of converting Bath House into the Railway Hotel. It is also uncertain whether the new establishment had started trading by October 1865; however even if it had it is unlikely to have given sufficient returns to stave-off Ramshill's bankruptcy, given that the new railway station did not even open to traffic for another ten months (Beasley, 1999: 36). While he was in the process of discharging his bankruptcy, Ramshill became the landlord of the Salutation Tavern in Church Street Greenwich, before leaving the licensed trade altogether (*The London Gazette* no 23360, 10/03/1868). By 1871 he was working as a 'foreman boiler maker' and living with his wife Martha and his two step-children at 50 Wootton Road Deptford (TNA RG 10/745/3: 1). Ramshill died at Linton in Cambridgeshire in the spring of 1881 aged 68 (<http://search.ancestry.co.uk/cgi-bin/sse.dll?h=27660091&db=FreeBMDDeath&indiv=try>).

² Interestingly the notifications of Ramshill's bankruptcy did not describe him as a licensed victualler, suggesting that he may not have acquired a license to dispense wine, beer and spirits from the London and Brighton Railway Hotel by the date that he was declared bankrupt

³ The nearest existing public house was the Montpelier at the junction of Montpelier and Queen's Roads, built c.1850 (Woollacott, 2002: 26)

5.4 The Packham and Jewell families and the London and Brighton Railway Hotel, c.1870-c.1892

- 5.4.1 By the early 1870s the London and Brighton Railway Hotel was in the possession of the 52 year-old Leonard Packham and his 48 year-old wife Ann, who lived at the property with their children Jesse (21), Alfred (15), Clara (11) and one domestic servant (TNA RG 10/734/12: 18).⁴ Born and raised in Hurstpierpoint, Sussex, Leonard was a career publican, who ten years earlier had managed the Junction Hotel in Polegate near Eastbourne (TNA RG 10/734/12: 18). The 1871 census described Leonard Packham as a licensed victualler, indicating that he held the license for the London and Brighton (Gourvish & Wilson, 1994: 133-135). The First Edition Ordnance Survey map of 1874 was the earliest to show the new pub in its original form (**Figure 7**).
- 5.4.2 Whilst Packham was still the licensee of the London and Brighton in 1878, a census return of 1881 indicated that the establishment subsequently passed into the hands of his 31 year-old son Jesse, who was described as the hotel manager (*Post Office Directory of Surrey*, 1878: 2347; TNA RG 11/690/40: 6). Jesse Packham managed the establishment with the assistance of his 32 year-old wife Susannah, his 24 year-old brother Alfred, who worked as a barman, three other bar staff and a general domestic servant (TNA RG 11/690/40: 6). Meanwhile Jesse and Alfred's parents and sisters Emma (33) and Clara (22) had moved to Croydon, where Leonard ran 'The Brooklands' public house in Bensham Manor Road (TNA RG 11/820/79: 11). Described in a census return as a licensed victualler, Leonard was probably the licensee of both the Peckham and Croydon pubs by the early 1880s.
- 5.4.3 Jesse Packham's career as manager of the London and Brighton was cut short in the summer of 1882 by his early death at the age of 32 (<http://search.ancestry.co.uk/cgi-bin/sse.dll?h=25377313&db=FreeBMDDeath&indiv=try>). A directory of 1884 listed Leonard Packham as landlord, suggesting that he had retained the license of the London and Brighton Railway Hotel and returned following the death of his eldest son (*Kelly's London Suburban Directory*, 1884: 261). Later that year Leonard Packham died in Camberwell at the age of 66 (<http://search.ancestry.co.uk/cgi-bin/sse.dll?h=25377437&db=FreeBMDDeath&indiv=try>).
- 5.4.4 Despite the deaths in quick succession of the heads of two generations of the Packham family, the license of the London and Brighton appears to have remained in family hands. Four years after Leonard's death the London and Brighton Railway Hotel was listed as the premises of one Frederick William Jewell (*Kelly's London Suburban Directory*, 1888: 297). Born in 1837 in the parish of Hackford-by-Reepham in Norfolk, Frederick Jewell spent the early part of his life in agricultural employment in his home county (TNA RG 10/1801/89: 16). At some point between 1871 and 1881 Jewell migrated to London, and by the latter date he was living in lodgings at 46 Lugard Road, Camberwell, where he worked as an 'engraver on wood' (TNA RG 11/682/104: 19). During the early 1880s Frederick met Emma Packham, Leonard's eldest daughter, and the couple married at St Mary Magdalen Church, Peckham on 1st September 1885 (<http://search.ancestry.co.uk/cgi-bin/sse.dll?h=4087044&db=LMAmarriages&indiv=try>). Frederick and Emma were still in possession of the license of the London and Brighton (known locally as the 'Railway' and the 'Railway Tavern') in 1891, where they lived with their daughter Mabel (8), four bar staff and two domestic servants (TNA RG 12/482/40: 18). Aged 54 and by then deaf, Frederick was listed in the census of that year as the licensee. Frederick and Emma Jewell had left the London and Brighton by 1894, following which they moved to Herne Bay in Kent where they ran a boarding house in the years leading up to Frederick's death in 1902 (TNA RG 13/798/16: 21).

5.5 The modernisation of the London and Brighton Hotel, c.1893-1896

⁴ The 1871 census gave the address of the pub as 154 Asylum Road, the new name given to the former Bath and Asylum Roads

- 5.5.1 Frederick Jewell was succeeded by George James Blake, who was listed in a directory of 1894 as the publican of the 'Railway Hotel, Queen's Road, Peckham' (*Kelly's London Suburban Directory*, 1894: 354). Thereafter the pub was listed in directories simply as the 'London and Brighton Hotel', a name that remained in use into the 1960s and beyond.
- 5.5.2 It is possible that this change to the name of the pub may have been associated with an extensive refurbishment programme, which appears to have taken place around the middle of the decade. These changes were shown on an undated plan of the ground floor of the pub titled 'The Railway Hotel, Queen's Road, Peckham', which is currently held by the London Borough of Southwark (**Figure 8**). The plan revealed the public area of the house was compartmentalised into five separate bars, partitioned from one another by screens, presumably constructed of timber and glass. The room most likely to have been used as the principal public bar was situated at the north end of the Asylum Road elevation, accessed via an internal lobby that also provided access to the urinal and WC in the yard to the rear of the pub. This bar was separated by a screen from two bar compartments accessed from Asylum Road by doors separated by a further screen, while a fourth bar compartment was accessed from Queen's Road via a new external lobby, which also provided separate access to the large saloon bar in the south-west corner of the building. The latter was the highest-status drinking area and was fitted with a substantial fireplace (the majority of the smaller bar rooms were unheated). All five bars radiated from a large servery, fronted by a continuous bar counter. The plan indicates that modern materials, including cast iron columns, steel stanchions and RSJs were used during the reconstruction programme.
- 5.5.3 Although the plan is not dated, there are a number of elements that suggest strongly that the alterations were carried out c.1893-1896. The plan was prepared by the architects Eedle and Meyers of 8, Railway Approach, London Bridge, a practice established by Frederick James Eedle (1858-1922) and Sydney Herbert Meyers (1866-1951) in 1890. The firm quickly became established as specialists in the design and refurbishment of public-houses, and was responsible for designing numerous pubs in London and its environs (Brodie, 2001: 173; Brandwood *et al*, 2004: 62). The practice traded for nearly forty years, during which time it employed a number of assistants who subsequently went on to become distinguished architects in their own right. These included Frederick Russell Laverick (b.1874, assistant to Eedle and Meyers 1897-1900); Albert Alexander Reeve (1875-1942, assistant from 1894) and the celebrated neo-Baroque architect Edwin Alfred Rickard (1872-1920) (Brodie, 2001: 20, 449, 468). Well-known public houses designed by the firm in the capital include the Crown and Greyhound in Dulwich Village, the Golden Lion in St James's and the Angel, Islington (Brandwood & Jephcote, 2004: 24; Temple, 2008: 439-455).
- 5.5.4 The Second Edition Ordnance Survey map of 1894-96 revealed that the lobby shown on Eedle and Meyers' plan had been erected by the date that the map was surveyed (**Figure 9**). It may not be entirely coincidental that these changes took place at a significant juncture in the history of the public house. Driven by a booming economy, low prices and readily available credit, brewers in London and beyond scrambled to develop tied estates of public houses by acquiring leaseholds at a rate of around 500 a year between 1895 and 1902 (Gourvish & Wilson, 1994: 268-277). It is conceivable that the lease of the London and Brighton, which may previously have been held by the Packham family, was purchased by one of these brewers during this wave of fierce inter-brewery competition. The refurbishment of the pub by one of the capital's leading and most prolific firms of public house architects may therefore have been funded either via a loan from the brewery or by a rent increase charged to the new tenant (*ibid*: 275). Alternatively Blake may have acquired the lease in his own

right and funded the works himself, although it would have been a costly undertaking.

- 5.5.5 When the philanthropist and social reformer Charles Booth visited the area in October 1899, he observed that the inhabitants of Montpelier Road, King's Road and Asylum Road were generally well-to-do professionals who could afford the occasional servant, while he classified the residential properties in Queen's Road as 'middle class and well-to-do' (<http://booth.lse.ac.uk/notebooks/b373/jpg/183.html>; http://booth.lse.ac.uk/cgi-bin/do.pl?sub=view_booth_and_barth&m.l=0&m.d.l=0&m.p.x=11156&m.p.y=9984&m.p.w=500&m.p.h=309&m.p.l=0&m.t.w=128&m.t.h=80&b.p.x=19471&b.p.y=14790&b.p.w=500&b.p.h=309&b.p.l=1&b.p.p.l=2&b.v.x=220&b.v.y=54).

5.6 The Watts brothers at the London and Brighton Hotel, c.1897-1906

- 5.6.1 George James Blake was last listed as the landlord of the London and Brighton Hotel in a directory of 1896 (*Kelly's London Suburban Directory*, 1896: 295). A directory published in 1898 indicated that Blake had been succeeded by the Neville Watts Brothers, who were also listed as proprietors two years later (*Kelly's London Suburban Directory*, 1898: 331; *Kelly's London Suburban Directory*, 1898: 381). The Neville Watts brothers were in fact Thomas William Watts and Percival Cadwallader Watts, the eldest and youngest respectively of four sons born to James Watts and his wife Julia (née Nevill).
- 5.6.2 James Watts had grown up in the licensed trade, the Watford-born son of a licensed victualler named Thomas Watts, who had managed the William Pitt public house in Paddington Street, Marylebone in the early 1860s (TNA RG 9/73/92: 76). Shortly afterwards James married Essex-born Julia Nevill and their eldest son Thomas William was born in Newington (Walworth) in early 1864 (<http://search.ancestry.co.uk/cgi-bin/sse.dll?h=58564468&db=FreeBMDBirth&indiv=try>). By 1871 James was the landlord of the Two Brewers public house in Standard Street, Lambeth, where his youngest son Percival was born later the same year (TNA RG 10/610/126: 38; *Post Office London Directory*, 1882: 610; <http://search.ancestry.co.uk/cgi-bin/sse.dll?h=58557374&db=FreeBMDBirth&indiv=try>). By the early 1880s James Watts had acquired the license of the Duke of Richmond public house in Barnsbury, Islington, although he had retired from the trade and moved to Belvedere in Kent with Julia and Percival ten years later (TNA RG 11/233/62: 15; TNA RG 12/638/64: 33).
- 5.6.3 The first member of the Watts family to run the London and Brighton was also the youngest. A directory of 1901 was the first to list Percival C. Watts as landlord of the establishment (*Kelly's London Suburban Directory*, 1901: 329). A census return taken the same year listed the 29 year-old Percival's occupation as 'licensed victualler (own account)', indicating that he (either on his own or in partnership with his brother) held the license of the pub, where he lived with five bar staff (TNA RG 13/510/157: 1).⁵ Despite the fact that the pub had been formally known as the London and Brighton Hotel since the mid-1890s, the census enumerator recorded it as the Railway Hotel.
- 5.6.4 Percival Watts was last listed as the licensee of the London and Brighton Hotel in a directory of 1902, shortly after which he married Clara and returned to his previous home town of Belvedere, from which he worked as a commercial traveller (*Kelly's London Suburban Directory*, 1902: 356; TNA RG 14/3750). Percival was succeeded by his elder brother Thomas, who had also followed their father into the licensed trade, having previously managed the Hand-in-Hand public house in High Holborn (*The London County Suburbs Directory*, 1904: 22; TNA RG 13/246/98: 5). Thomas was listed as licensee of the London and Brighton in directories published in 1904, 1905 and 1906, although he had left by

⁵ Although the Watts brothers held the license of the London and Brighton, it is not clear whether they or a brewery held the lease. During the 1895-1899 boom many leases were acquired by brewers and quickly sold on to public house investors (Gourvish & Wilson, 1994: 274-5)

1907 (*The London County Suburbs Directory*, 1904: 2; *Post Office London Directory County Suburbs*, 1905: 17; *Post Office London Directory County Suburbs*, 1906: 172). Thomas and his wife Annie May subsequently relocated to Brighton, where he took up a second career as a 'theatrical manager' (TNA RG 14/5149).

5.7 The London and Brighton Hotel, 1907-1921

- 5.7.1 Thomas Watts was succeeded as landlord of the London and Brighton by a certain Frederick George Thomas, who was listed in directories published in 1907 and 1908 (*Post Office London Directory County Suburbs*, 1907: 18; *Post Office London Directory County Suburbs*, 1908: 18). Next-to-nothing is known about Frederick Thomas, who had left the pub by 1910. A census return of 1911 indicates that Thomas had been succeeded by Walworth-born Samuel George Beale (45), who lived at the London and Brighton with his wife Alice Sophia (35), his 19 year-old daughter Ethel Mary (by his late first wife) and his infant son John George (TNA RG 14/2568). Other residents included 39 year-old Arthur Wade, who was described as a manager, two barmen, one barmaid, one cook, one waitress and a nurse (*ibid*). Beale was described as a licensed victualler and an employer, whilst his daughter Ethel also had a managerial position, suggesting that day-to-day responsibility for the bar and the hotel may have been split between her and Arthur Wade. The eleven residents shared a total of fifteen rooms, which excluded the bar area, office and ancillary rooms on the ground floor. The 1911 census return was the first to identify the pub by its formal name of the London and Brighton Hotel, as opposed to the Railway Hotel or Tavern.
- 5.7.2 Like the majority of his predecessors for whom information is available, Beale was a career publican. In 1901 he had been the licensee of the George Hotel, South Woodford, Essex, where he had lived with his first wife Mary, their son Samuel and three daughters (TNA RG 13/1636/110: 25). Within a few years of Mary's death in 1906, Samuel appears to have decided to return to London (<http://search.ancestry.co.uk/cgi-bin/sse.dll?h=2191013&db=FreeBMDDeath&indiv=try>). In September 1908 he married Alice Sophia Ayton in Hackney, after which the couple moved to Peckham, where their son George was born in 1910 (<http://search.ancestry.co.uk/cgi-bin/sse.dll?h=3241463&db=LMAmarriages&indiv=try>).
- 5.7.3 Samuel Beale was the first of a succession of landlords who stayed at the London and Brighton for ten or more years. Samuel was listed as landlord of the pub in directories published between 1911 and 1921, although the latter edition appears to have gone to press before his death on 20 July 1920, aged 55 (*Post Office London Directory County Suburbs*, 1911: 15; *Post Office London Directory County Suburbs*, 1921: 13; *The London Gazette* no. 32352, 10/06/1921: 46).

5.8 The London and Brighton Hotel, 1921-present

- 5.8.1 Beale was succeeded at the London and Brighton by Frederick Roe, who was first listed as licensee in a directory of 1922 (*Post Office London Directory County Suburbs*, 1922: 13). Prior to taking over the London and Brighton, Roe appears to have been the landlord of the Rising Sun public house, 799 Old Kent Road, Camberwell (*Post Office London Directory*, 1915: 1825). Roe continued to manage the London and Brighton throughout the 1920s and early 1930s, and was last listed there in a directory of 1932 (*Post Office London Directory County Suburbs*, 1932: 13). The London County Council (LCC) Revised Edition of the Ordnance Survey map of 1933 revealed that the service range at the rear of the pub and nos. 148-152 Asylum Road had been widened somewhat since the Second Edition map was published more than thirty years earlier (**Figure 10**).
- 5.8.2 It appears that Roe was succeeded by Charles J. Hamerton, who was first listed as licensee of the London and Brighton Hotel in a directory of 1934 (*Post Office London Directory*, 1934: 135). Hamerton was listed in directories published between that date and 1942, although it is possible that he had left or lived

elsewhere by the latter date, as a Charles J. Hamerton was listed as a resident of 31 Fairlands Avenue, Sutton in telephone directories published between 1941 and 1951 (<http://search.ancestry.co.uk/cgi-bin/sse.dll?h=48196573&db=BT&indiv=try>; <http://search.ancestry.co.uk/cgi-bin/sse.dll?h=17019594&db=BT&indiv=try>). An aerial photograph of the pub taken shortly after Hamerton became licensee is reproduced here as **Plate 34**. The photograph revealed that the pub was taller than the adjacent properties in Asylum Road, suggesting that it had possessed an additional storey (since removed) at the time that the photograph was taken (compare the relative heights of the roofs of the pub on **Plates 34** and **35**). It is not known when the London and Brighton lost its third storey, although it may have been removed following wartime bombing. At least one high explosive bomb was recorded as having fallen at the southern end of Asylum Road during the Blitz of September 1940-May 1941 (<http://www.bombsight.org/#17/51.47427/-0.05895>).

- 5.8.3 A directory of 1944 indicates that Hamerton had been succeeded by one Walter Scott, who managed the pub jointly with a Mrs A.E. Cunningham after 1946 (*Post Office London Directory*, 1944: 91; *Post Office London Directory*, 1946: 58). Scott and Cunningham were still running the London and Brighton in 1954, although directories published after 1960 did not list the name of subsequent licensees and managers (*Post Office London Directory*, 1954: 43; *Post Office London Directory*, 1960: 312; *Post Office London Directory*, 1965: 241).
- 5.8.4 The Ordnance Survey 1:1250 map of 1960/68 indicated that the plan of the pub remained unchanged from the early 1930s (**Figure 11**). A photograph of the London and Brighton taken in the early 1970s revealed that the entrance at the corner of Queen's and Asylum Roads had been blocked up, although the other entrances shown on the Eedle and Meyers plan of c.1894 all remained in use (**Plate 35**). By 1971 the pub was a Bass Charrington house, and a photograph taken in 1995 revealed that the brewery's signage remained *in-situ* nearly twenty five years later, although the neighbouring buildings in Asylum Road had been demolished (Southwark Local History Library, not illustrated; **Figure 12**). By the early 21st century the London and Brighton was in the possession of Admiral Taverns, which advertised the sale of the freehold in 2007 (<http://www.beerinthevening.com/pubs/comments.shtml/3226/>).

6 BUILDING DESCRIPTIONS

6.1 Introduction

- 6.1.1 The following descriptive text provides objective information about the former London and Brighton public house at the time of the survey (29/05/2013, 12/06/13 and 14/06/13). Interpretation of function and the phasing of the building is based on information gathered during the fieldwork, analysis of the building fabric and documentary information.

6.2 General Description

- 6.2.1 The London and Brighton public house had its origins in Bath House, a domestic residence first recorded in 1851, when it was the home of Thomas Single, a 34 year-old 'landed proprietor' and his family. The home was converted c.1865 into the London and Brighton Railway Hotel by one William Tatlow Ramshill, who appears to have been bankrupted by the process. Documentary, cartographic and architectural evidence show that the completed hotel partly incorporated Bath House. Elements of the retained building which formed the western part of the new hotel, were still evident within the Queens Road (south) façade and within the internal arrangement of the western bays of the building (Phase 1: **Figure 13**).
- 6.2.2 The London and Brighton public house occupied a broadly rectangular plot of land at the junction of Queen's and Asylum Roads (**Figure 2**). The building was roughly L-shaped in plan projecting further to the rear (north) along the Asylum Road frontage, and presented its principal elevations to these two main thoroughfares (**Plates 1 and 2**). The internal layout of the pub followed its plan, with the main bars arranged in an L-shape overlooking Queen's and Asylum Roads at ground floor level (**Figure 8**). Ancillary areas and buildings were situated within the rear (north-west) of the building or in the rear (north) yard, while the basements serving the public bars were solely located below the eastern (Phase 2) part of the building (**Figure 13**). The property was mainly built over two storeys, but included a basement (eastern part of the building only) and a small attic staircase accessed from the western part. An aerial photograph of the public house taken c.1935 shows that this staircase led to a second floor over the eastern (Phase 2) part of the building (**Plate 34**) that had been removed by 1971 (**Plate 35**). The main bars and ancillary rooms were on the ground floor and the living accommodation/former hotel rooms were on the first floor. The pub was typical of many London public houses of the period, using Classical features for the frontage to the bars and stock brick elevations. A brick parapet wall enclosed the roof structures along the main south and east facing elevations and part of the rear northern elevation (**Plates 1 and 2**). The roofs were all slate covered and either low pitched and part hipped (over the western (Phase 1) part of the building) or hip ended over the eastern 1860s (Phase 2) enlargement that had been reduced in height in the mid 20th century.

6.3 The Eastern Elevation

- 6.3.1 The eastern and southern elevations constituted the principal façades of the public house, incorporating a classical styled frontage to the bars at ground floor level (**Plates 3 and 4**). The eastern elevation was the longest elevation of the 1860s (Phase 2) enlargement and comprised six symmetrically arranged window openings of equal dimension along the first floor (**Plates 1 and 2**), built below a plain brick parapet wall and above the storey-high 1890s classical frontage to the bar. The brickwork of the first floor was built using yellow stock bricks laid in a half lap Flemish bond. A notable feature of this visible brickwork was its ornamentation using polychromatic bands of both red and blue brick (3 courses) at impost and mid-window level. A further, but plainer red brick band (also 3 courses) was present along the base of the parapet and below a plain stone coping. This use of contrasting brickwork continued in the design of the six first floor window openings which were built with red gauged brick segmental arches

with cross joints and skewbacks. The openings all had plain sills and horned, one over one, vertical sash windows.

- 6.3.2 The ground floor entirely comprised a storey high 1890s (Phase 3) classically themed frontage which extended the full length of the eastern elevation and continued around the canted south-eastern corner and only along the eastern (Phase 2) part of the southern elevation (**Plate 1**). The eastern elevation included four large bay wide window openings at ground floor level, grouped in pairs and interrupted by two door openings to the bars, lying off-centre and at the northern end of the elevation (**Figure 13, Plates 3 and 4**). Another former door opening, later converted into a window and using the same style of glazing, was situated within the canted (south-east) corner bay (**Figure 13, Plate 1**). The 1890s frontage displayed the classical treatment typical of many commercial late Victorian buildings, be they public houses or shop frontages. Columns or pilasters provided the vertical bay divisions framing the window or door entrances, while a decorative lintel or entablature with a cornice detail formed the head of the openings (**Plates 3 and 4**). In this instance the majority of the pilasters were a timber box construction decorated with a fluted moulding, a dentil band and had elaborate capitals of the Corinthian order. The timber pilasters or columns formed a boxing that encased a structural cast-iron column supporting the first floor (**Plate 28**). The pilaster at the north-eastern angle was a departure from this design and was constructed from code stone (**Plate 4**). The entablature was mainly plain, providing the fascia for the pub ensign and was capped by a heavily moulded cornice supported to the north and south by moulded timber brackets. Recording during the demolition stage showed that the entire frontage to the eastern bars, i.e. the 1890s classical frontage, was constructed of cast-iron columns at bay divisions (pilasters) supporting a heavy iron wall plate below the first floor. This frame was covered with decorative timber. This ground floor classical frontage was part of the 1890s refurbishment work designed by Eedle and Meyers.
- 6.3.3 The window fenestration comprised large 3 over 3 light fixed glass windows with flat heads and two timber mullions and a two-third transom (**Plates 3 and 4**). The walls below the window sills comprised a rectangular decorative slightly recessed oak panel with a beaded edging (**Plate 29**), although a number had been subsequently replaced with modern tongue and groove panels and were latterly covered in plywood. A rendered plinth ran along the base of the wall. The window glazing comprised stained glass set out in a plain geometric pattern with an inset narrow green glass border. The plain geometric, Mackintosh style design and the use of the same glass in the window within the canted (south-east) corner bay, suggests that this glazing was not original to the 1860s building but inserted during the c.mid-1890s refurbishment programme. Both door openings in the eastern elevation included half glazed two leaf doors below a rectangular light. A barrel drop with an iron cover to the opening was located in front of the northernmost of the two doorways in the eastern elevation (**Figure 13**). Another opening, possibly a former hatch for coal was situated along the southern elevation just east of the porched entrance (**Figure 13**). This had latterly been blocked and the former opening rendered over. Both would have enabled access to the cellars below the eastern range.

6.4 Southern Elevation

- 6.4.1 The southern elevation was arguably the most ornate elevation of the public house but was also eclectic in style and unbalanced, incorporating architectural features of three phases of building construction (**Plate 5**). This asymmetry was very noticeable in plan and at the junction of the Phase 1 and 2 buildings (**Figure 13**). The eastern (Phase 2) enlargement was set forwards (south) of the wall line of the older (Phase 1) build and also appeared to be canted slightly north-west (away from the road) towards its junction with the earlier build. In addition, the southern elevation also shows some later rebuilding works with the addition of

new brickwork, distinctive with its brick banding, at the level and above the first floor windows of the older building (**Plate 6**).

- 6.4.2 The west (Phase 1) part of the building was constructed using yellow stock bricks in Flemish bond. The bricks were of a comparable dimension measuring 220mm x 100mm x 60mm and were plainly 19th century in date but had a much more abraded face, suggesting a softer brick or historic damage. This brickwork extended the width of this part of the building and rose up to the level of the head of the western window (approximately 70 courses) and above that of the eastern window (approximately 80 courses). It also continued around the south-western angle and was present in the lower section of the (redundant) western stack (**Figure 13; Plate 1**). The upper section of this stack, in common with brickwork of the facade, had been heightened. The two first floor window openings were contemporary with the earlier brickwork and were both built with moulded stone surrounds with integral sills and lugs (**Plate 7**). The windows were plain two over two vertical sliding sashes with horns and were later insertions. Similarly the two ground floor windows of the west (Phase 1) part of the building were 1890s insertions, adopting the same classical references present in the bar frontage. Both were three over three mullion and transom fixed glazed windows with stained glass used in the smaller upper lights. The stone window surrounds comprised a pair of moulded pilasters forming the jambs, below an entablature with a dentil course and a cornice supported on modillions. The window sills were plain stone and both the transom and mullions used a lambs tongue detail. A small single light toilet window had been inserted into the ground floor towards the south-western corner, while the space between the flank wall of the pub and the neighbouring building had in recent years been in-filled and converted into a single storey toilet serving the bar area (**Plate 5**).
- 6.4.3 Off-centre and straddling the junction of the Phase 1 and 2 builds was the Phase 3 porched main entrance or lobby (**Figure 15; Plate 5**). It was a single storey flat roofed projection built with a wide arched headed opening flanked by classical stylised code stone pilasters using similar detailing to the bar frontage, but without the Corinthian capitals. Its flat roof was enclosed by a low parapet wall with soldier course coping and a moulded band/cornice along the foot of the parapet wall. The main entrance had a two leaf door set below a Diocletian stained glass fanlight. Modern faux carriage lamps had been added to the roadside elevation of the porch. The porch formed part of the alterations designed by Eedle and Meyers around the mid-1890s (**Figure 8**).
- 6.4.4 The eastern half of the south elevation at ground floor level was a continuation of that described for the eastern elevation above. The only main difference was that the lower lights of the mullion windows had lost their stained glass. Likewise the two first floor windows had the same red gauged segmental brick heads and brick banding, but the windows were slightly more elaborate, using a two over two sash (as opposed to the plainer sashes along the Asylum Road elevation) to match those to the west (**Plate 8**).

6.5 Northern Elevation

- 6.5.1 The northern two storey rear elevation comprised two distinct elevations, the rendered northern end wall of the eastern (Phase 2) part of the building and the rear elevation of the western (Phase 1) part, the latter set back from the line of the former (**Figure 13; Plates 9 and 10**). The rear (north) elevation of the eastern (Phase 2) part of the building was clearly formerly a party wall between the pub and the adjoining terrace houses (150 and 152 Asylum Road), which were demolished at some point between 1968 and 1980/82 (**Plate 9**). Sealed chimney breasts and the rear (west) return wall of the former terrace were still extant, the latter forming the rear (east) wall of a small first floor sanitary accretion.
- 6.5.2 The rear (north) elevation of the western (Phase 1) part of the building was built using a yellow stock brick laid in Flemish bond (**Plate 10**), with a dimension that

coincided with the bricks used on the main southern elevation. All the openings had plain rough brick segmental heads, those windows along the western side at first and ground floors built with six over six hornless sash windows, likely contemporary with the earliest phase (Phase 1). The entrance into the building from the rear yard was originally a window, blocked and converted into a door opening. A small former outside toilet (labelled a urinal on **Figure 8**) was situated at the junction of the two builds. It also partially supported, by means of a cast-iron column, another later toilet addition above at first floor level, built on a pair of RSJs cantilevered out from the adjacent rear elevations. The roof lines were obscured by parapet walls, with that to the western (Phase 1) part of the building rendered and painted.

6.6 Rear Extension

- 6.6.1 The rear (north) extension was a single storey flat roofed (Phase 4) accretion which occupied much the same foot print as and replaced a series of outbuildings, including stabling, pantries and stores along the western boundary to the rear (north) shown on **Figure 13**. It is unclear when the later building was constructed but based on cartographic evidence and the architecture of the extension, this is likely to have occurred during the first quarter of the 20th century (compare **Figures 9** and **10**). The walls were built in a sympathetic yellow stock brick but were laid in English bond. The window openings all used plain concrete lintels, with a single continuous lintel above the three southernmost windows (**Plate 11**). The roof was a concrete slab construction, latterly decorated using modern breeze blocks to create faux crow step gables and the windows were a mix of later casements and vertical sliding sashes (**Plate 11**). The extension butted up against the rear elevation of the older (Phase 1) building, enclosing and reroofing a pre-existing scullery along the western boundary (**Figure 13**).
- 6.6.2 This building was a utility range latterly comprising a small kitchen/wash-up area within the southern bays (**Plate 12**) and a series of smaller rooms, used as stores and sanitary areas, reached via a corridor along the western wall. External access into the extension was also available from the rear yard. Few architectural features or fittings of note remained, the floors were either covered in linoleum tiles or plain boards and the ceilings covered in a rough cast render. The skirtings were modern but the sash windows to the kitchen and the door architraves were contemporary with an early 20th century date.

6.7 Internal Descriptions

For ease of description the rooms recorded on each floor have been given an identifying number prefixed with GF for Ground Floor and FF for First Floor.

Ground Floor, Bar Areas GF1 and GF2

- 6.7.1 Although the bar was mainly open plan, it was divided into two areas (GF1 and GF2) partially delineated by a decorative timber screen (**Figure 13; Plates 13** to **15**). Although the screen was a 20th century insertion, it reused 1890s glass panels (**Plate 15**). Analysis of the 1890s plan (**Figure 13**) shows the extent to which the bars were sub-divided, with five segregated bars, four within the eastern (Phase 2) part of the building and a single larger bar within the western (Phase 1) part. All three entrances, which once served the eastern bars, had been latterly blocked and all internal divisions removed (**Plates 15** and **16**).
- 6.7.2 The floor of the bar area as a whole was L-shaped in plan and accordingly included a roughly L-shaped bar counter built along the internal (northern and western) wall (**Figure 13; Plates 14** and **15**). This counter, though approximately in the location of the bar counter shown on the c.1893-5 refurbishment plan (**Figure 8**) was clearly a later replacement. The 1890s bar counter extended further to the north within the eastern (GF2) range, with its north end returning on the northern side of an ornate arch headed entrance within the internal western wall (**Figure 13**). This entrance was integral to an ornate glazed panel behind

the bar, and provided bar staff access to the rear (north-west) rooms (**Plate 17**). It also appears that a staircase along the rear (north) side of an east-west aligned wall in GF1 shown on **Figure 13** had been removed to create more bar space and a new rear (north) wall blocking this opening, had been built. This event also entailed the repositioning of the ornate mirrored back bar along the rebuilt rear wall and the reconfiguration of the rear rooms and back stairwell to first floor.

- 6.7.3 The ceiling of the larger bar (GF1) was crossed by a series of downstand beams supported on piers or pilasters, which were testament to the 1890s alterations (**Plates 13** and **14**). The narrow former stairwell bay, now partly occupied by the bar counter, was clearly seen along the rear (north) wall to GF1. A north-south downstand beam central to GF1 followed the path of a former internal dividing wall, and a blocked opening to the east of that wall and within the ceiling, demonstrated the location of a former chimney breast, presumably removed along with the internal wall to open out the bar area GF1 in the 1890s. Monitoring during the demolition of this area showed that this removed wall had at the time of its alteration to a more open plan bar area, been replaced by a heavy beam (RSJ noted on **Figure 13**) supporting the first floor and supported by a cast-iron column (encased in timber boxing similar to the frontage) to the north and along the line of the south wall of the removed stairwell bay (**Plate 30**). This cast iron column is marked on **Figure 13** as 'CI Column'. The north-south RSJ marks the line of the valley of the two pitched roofs of the western (Phase 1) part of the building. A similar but heavier reinforced H-section beam had also been inserted along the junction of the two builds (Phase 1 and Phase 2), and carried the first floor of the Phase 2 enlargement (**Plate 31**). This RSJ is also noted on **Figure 13**. It seems likely that these events were contemporary and were carried out c.1893-96 when the public house was refurbished (**Figure 8**).
- 6.7.4 A small enclosed area in the south-western corner of the bar was formerly a toilet, replaced and boarded up (but not removed) when new toilets were created by extending into a narrow strip of land between the flank wall and the neighbouring building (shown as 'toilet extension' on **Figure 13**).
- 6.7.5 The floors of GF1 were closely boarded and despite the amount of debris within the bar area, it was clear that this area of the pub did not have a basement. The original ceiling was covered with lath and horse-hair plaster however, collapse caused by water ingress had exposed the ceiling joists, which were long section and scissor braced for additional strength. Wall decoration across GF1 was modern. A dumb waiter was situated along the rear northern wall of the bar, likely used to transfer drinks/food from the bar area to the hotel rooms on the floor above. This was not an original feature (due to the relocation of the stairs).
- 6.7.6 The bar area of GF2 (**Plates 15** and **16**) mainly comprised the eastern (Phase 2) part of the building. Unlike the bar area GF1 the roof over this range had remained intact and therefore the bar area was in better order. The ceilings had not collapsed but they were clad behind a later application of light boarded panelling held by a matrix of timber strips. Other modern alterations included the addition of a raised seating area divided into three bays along the eastern wall and a lightweight (plywood) partition inserted toward the northern end of the bar, blocking off the northern stairwell to the first floor and the northernmost entrance into the bars/first floor rooms (**Plate 16**). This northern stairwell was originally accessed from the bar (south; **Figure 13**) but had latterly been turned (as a dog leg) to access from a rear east-west corridor. This rear corridor also continued to the west and to the rear yard (via former urinals) and provided access to a small single toilet (depicted on **Figure 13**). The addition of the raised seating area (**Plate 16**) had effectively blocked the central door entrance from Asylum Road and as the corner entrance had been converted into a window (**Plates 1** and **33**), the only entrance into the bars was via the main 1890s porched entrance from Queens Road (**Figure 15**; **Plate 5**).

- 6.7.7 Possibly the most interesting historic feature to survive was the 1890s glazed partition wall with an ornate Classical themed surround built along the rear/inner (western) wall of bar GF2 (**Plate 17**). It was originally a back bar feature wholly behind the bar counter, though latterly the bar counter had been shortened leaving most of the glazed wall and an integral door opening (blocked) and counter within the bar area. The glazed partition comprised seven tall narrow fourteen inch lights each containing the same Mackintosh-style geometric obscure glazing present throughout the ground floor bars. It was built to provide borrowed light from the bar area into a small 'public room' to the rear of the bars (**Figure 13**). The glazing occupied the upper half of the wall above a narrow shelf supported at each end on moulded modillion brackets. Above the seven lights and extending to the north to include the integral door opening was an ornate entablature and pediment decorated with floral mirrored panels, dentil bands and broken, scrolled and shaped pediments. Uppermost and central to this feature was a circular clock (**Plate 18**), presumably fitted in order to make customers drinking in the principal public bar aware of the time; a feature useful both to commuters awaiting services from the nearby railway station and to all patrons as closing time approached. Immediately to the north was an ornate door opening (latterly blocked) built with a rounded arched head with mirror fanlight and an ornate keystone with head detail (**Plate 17**). The door was surmounted by a scrolled pediment which formed a continuation of the decorative pediments above the glazed window section to the south.

Ground Floor (GF 3 to 5) Rear Rooms

- 6.7.8 Room GF3 (**Plate 19**) was located to the rear (north) of the bar area within the western (Phase 1) part of the building. The c.1890s refurbishment plan (**Figures 8 and 13**) labels this area as a 'public room' accessed from the east via the bar area. However, latterly this room had been converted into a food preparation/kitchen area, the eastern and southern walls clad with ceramic tiles and an extractor fan inserted into the northern rear wall. The original window, shown on the historic plan, had later been converted into a doorway and the doorway to the bar blocked. The southern wall of the room had been removed as part of the reconfiguration of the rear rooms and the insertion of a new stair to the first floor rooms, possibly during the early 20th century. Few features of architectural merit survived due to later reuse, though the base of the chimney breast still remained along the rear (north) wall and a deep moulded skirting along the majority of the western wall. A part glazed three panel door was present to the rear of the bar and adjacent to another opening leading via a straight flight of stairs to the basement.
- 6.7.9 Room GF4 (**Plate 20**) lay to the west of GF3 and is noted on the 1890s plan as a former kitchen area (**Figures 8 and 13**). This showed that it was served by a large hearth built into the western wall and accessed from the south via a wide corridor. A pantry area between the kitchen and adjacent scullery was also located along the western wall. The kitchen was converted to a small office, replacing that removed during the reconfiguration of GF3. These works involved the partial blocking of the kitchen hearth and the insertion of a small cast-iron fireplace into the southern end of the hearth. The pantry/kitchen store area (on **Figure 13**) was partly retained although the door into GF5 was relocated to the north. The rest of the pantry was removed when the scullery was altered. The decoration of the room was sparse, the treatments, befitting a former kitchen, were plain and apart from a six over six sash window in the northern wall only a board skirting remained.
- 6.7.10 Room GF5 (**Plate 21**) was located along the western side of the building and had latterly been reroofed below a flat roof that was a continuation of the roof over the rear extension (Phase 4). The 1890s plan depicts this area as a scullery accessed internally from the kitchen and from the rear yard (**Figure 15**). At this point it clearly incorporated a copper which linked into the back of the kitchen hearth. The scullery was replaced, possibly when the adjacent rear (north)

extension was added during the first quarter of the 20th century (Phase 4), and converted into a small staff room heated by an open fireplace situated along its eastern wall. This fireplace was a later insertion, reusing the flue of the former copper which fed into the same stack as the kitchen hearth. The fireplace was brick built using small dark brown special bricks (5½ x 1½ inch). It had an integral mantel shelf, splayed jambs and a rough brick arched head to the opening and a hearth with bull nosed corners. Stylistically, the fireplace dates to the early 20th century and fits with the other alterations already discussed. The upper walls of the room were covered with a rough cast render (associated with the addition of a flat roof) and the floors covered with linoleum tiles. An area of removed plaster across the western flank wall revealed a yellow stock brick wall of irregular bond, but using bricks of the same 220mm x 60mm x 100mm dimension recorded elsewhere in the older (Phase 1) building.

Basement

- 6.7.11 Access to the basement was restricted due to safety concerns. The basement was built in the 1860s, when Bath House was enlarged into a hotel, as it was only present below the eastern (Phase 2) part of the building. The basement broadly respected the plan of that enlargement and had some later block work cross walls. A line of three central brick piers supported timber bridging joists which in turn held the deep section floor joists above. A screened off area within the south-western corner was built as a refrigerated cellar servicing the bar area above (**Plate 22**), while an arched opening within the southern wall opening into a small vaulted coal cellar situated below the pedestrian highway. A barrel drop with a sheet steel retractable cover was situated along the eastern wall at the northern end. This area was separated off from the rest of the cellar and was used as a barrel store.

First Floor Rooms (FF1-FF3)

- 6.7.12 Access to the first floor was limited to those rooms along the eastern side of the building. The floors within the area of the older (Phase 1) building and above the bar GF1 were precariously unsafe as a consequence of the theft of roofing materials and water ingress. Accordingly this area was only photographed from the eastern (Phase 2) part of the building and western stairwell and during the demolition phase.
- 6.7.13 Rooms FF1-FF3 were the principal rooms within the eastern (Phase 2) enlargement at first floor. However, all of the rooms on the first floor of the eastern enlargement were modern and subdivided an original (1860s) large single space, which was formerly used for gatherings such as a function/meeting room or a ballroom.
- 6.7.14 The most direct access to the first floor of the enlargement was via a dog leg staircase situated at the northern end of the eastern (Phase 2) building. This was a closed riser newel stair with paired quarter winders and a balustrade to the upper flight, using turned balusters and moulded newel posts (**Plate 23**). A dado-cum-handrail was present around the flank wall of the stairwell above a moulded skirting to the treads. A more substantial, higher and heavy duty balustrade was present along the first floor landing, possibly built for the safety of pedestrians using the stairwell.
- 6.7.15 The first floor landing lead to a small toilet, added along the west wall and into a central corridor with three principal rooms, two (FF1 and FF2) along the east wall and one (FF3) at the southern end. Two much smaller and narrower rooms, a food preparation/kitchen area and a toilet/shower were located along the western wall and on the opposite side of the corridor. It is apparent that these room divisions, comprising lightweight stud walling, were associated with residential use, although it is not known whether this was for the incumbent publican or for paying tenants. As these spaces are modern they are not described in detail. Of greater interest are the features which consistently appear within each room and

confirm that this area, as a whole, was originally built in the 1860s as a single open space. The base of the walls to the east, south and western (mainly) side all had a tall 14 inch skirting (**Plate 24**) with an upper bead moulding and plinth. A moulded dado was also present along these walls and a plain cavetto cornice extending around the entire room at the ceiling junction (**Plate 25**). The wall decoration was present along the western wall up to a doorway into the west (Phase 1) part of the building, thereafter to the north they had been removed to create the modern kitchen and toilet. The floor comprised soft wood tongue and groove boarding, overlying large deep section floor joists of 12 x 3 inch scantling. These heavy joists were used to carry the extra weight of the function room. The roof structure over the eastern (Phase 2) enlargement was hip ended and was typically 19th century in form, constructed using softwood components of common rafters rising to a ridge plank and braced at intervals by a simple high collar (**Plate 32**).

- 6.7.16** A doorway in the western wall provided access from the east (Phase 2) part of the building into the first floor rooms above the west (Phase 1) part of the building. This doorway was flat headed with a deeply moulded architrave and a pair of two leaf doors with two glazed upper lights and a recessed lower panel (**Plate 26**). Whilst access into the western (Phase 1) part of the building was not possible because of health and safety concerns, it was all too apparent that its first floor level was considerably (c.900mm) lower than that of the eastern (Phase 2) part of the building. To reach this floor a short flight of three steps had been added between the two floors and along the dividing wall. This flight lead down into a central corridor with two rooms either side (to the north and south; **Plate 27**). A further short flight of stairs up to the former second floor over the eastern (Phase 2) enlargement projected above the roofline (**Plate 33**). An aerial photograph on Bing maps shows that it sat on the older western bays and its east elevation was in line with the west parapet wall of the eastern (Phase 2) enlargement (<http://www.bing.com/maps/#Y3A9NTiuNDgzMDAyfi0xLjg5MzYwMCZdmw9NiZzdHk9ciZlZ0wJnE9c2UxNSUyNTIwMm5k>). It had latterly been clad in roofing felt (**Plate 33**) and was clearly not contemporary with the western (Phase 1) part of the building but was added at the same time as the eastern (Phase 2) enlargement to provide access to the second floor shown on the c.1935 photograph (**Plate 34**). The second floor had been removed by c.1971 (**Plate 35**) leaving the staircase redundant.
- 6.7.17** A dumb waiter (from the bar on the ground floor) was situated against the northern wall of the landing (**Plate 26**) and another stair with a half landing, extending up from the rear ground floor rooms, was located along the western wall of the western (Phase 1) part of the building. Due to the collapse of the ceilings and decay brought on by the loss of the roof, details of internal fixtures and fittings was unclear, although the architraves to the bedroom doors appeared very similar to that around the connecting doorway. Demolition of the building revealed little more internal detail at first floor level but did expose the roof structures. It showed that the roof comprised a double pile of parallel-set pitched roofs aligned north-south over the western (Phase 1) part of the building. The western roof pitch was constructed in two sections meeting centrally with hipped ends and gables to the parapets, while the eastern roof was pitched and gable ended. The former was constructed, similar to that over the later eastern (Phase 2) extension, using a simple collar, purlin roof built using machine cut softwood, and presumably both were replaced in the mid 20th century. The latter was built using heavier scantling king post trusses with raking struts and an elevated ridge plank and was 19th century in appearance (**Plate 33**).

7 DISCUSSION AND CONCLUSIONS

- 7.1.1 Documentary evidence revealed that the origins of the London and Brighton public house lay in a private residence known as Bath House, which was built on the corner of Queen's and Bath (later Asylum) Roads at some point between 1842 and 1851. Rate Books suggest that Bath House was somewhat larger than the neighbouring properties in Devonshire Terrace (Queen's Road) and Queen's Terrace, Bath Road.
- 7.1.2 The historical building recording exercise established that Bath House was a large house with a double piled north-south aligned roof. The house presumably had a central front door in its former front (east) elevation set back from Bath Road (later Asylum Road). This led into a central east-west hall with two front (east) rooms and two back (west) rooms. All the rooms were heated with chimney breasts in their west walls apart from the front north room which had a chimney breast in its north wall. The hallway had a staircase up to the first floor which had a similar arrangement with a central east-west landing and four similarly heated bedrooms.
- 7.1.3 The property appears to have been acquired after 1861 by one William Tatlow Ramshill, who was listed by a directory as the proprietor of a 'wine and ale store' at the corner of Queen's and Bath Road. In 1865 Ramshill endeavoured to convert the property into a public house, a process which appears to have driven him to bankruptcy. Ramshill named the establishment the London and Brighton Railway Hotel in anticipation of the construction of a new station in Queen's Road by the London, Brighton and South Coast Railway, the co-promoter of a line connecting the rail termini at Victoria and London Bridge. Unfortunately Ramshill was declared bankrupt some ten months before Queen's Road Station opened, enabling others to profit from the trade that the railway brought.
- 7.1.4 The historical building recording exercise showed that Bath House was considerably enlarged in the 1860s when the house was converted into a hotel with the addition of the eastern part of the building. This included a cellar, bars at ground floor level, a large first floor function room or perhaps ballroom and presumably hotel bedrooms at second floor level (since removed).
- 7.1.5 From the early 1870s members of the Packham family held the pub's license for at least twenty years, following which the establishment appears to have been acquired by new proprietors in the early 1890s. It was around this time that the leaseholder commissioned the prolific public house architects Eedle and Meyers of London Bridge to refurbish the public house. Among the alterations carried during this phase of works was the addition of a new porch on the Queen's Road frontage, whilst internal improvements included the enlargement of the servery and the corresponding construction of a sweeping new bar counter that served as many as five separate bars. The Asylum Road and part of the Queen's Road facade at ground floor level was replaced with new windows, entrance doorways and a classically themed frontage. Former walls were replaced with RSJs supported by cast iron columns, both of which were boxed in.
- 7.1.6 Since the Eedle and Meyers plan was produced in the 1890s the footprint of the pub changed very little, although all of the internal divisions to the bars had been lost and the three entrances along Asylum Road were either blocked or converted into a window. One of the most significant internal alterations that took place since the 1890s was the enlargement of the bar area by the removal of the stairwell and its relocation to the north and the removal of some internal walls. Internal changes occurred within the rear (north) rooms at this time. These reorganisations were probably carried out when a rear extension (replacing existing stables and stores) was added during the first quarter of the 20th century.

- 7.1.7 The bar counter was a later addition which although roughly located in its 1890s position, still incorporated the 1890s mirrored bar back and a glazed partition wall with central clock to the principal public bar. The second floor of the public house had been removed by the early 1970s and a homogenised drinking area was created in the late 20th century.

8 ACKNOWLEDGEMENTS

- 8.1.1 Pre-Construct Archaeology Limited would like to thank J. Ollif and Son, particularly John Bowdery for commissioning the project. Liam Gilchrist is thanked for his assistance on site. Thanks are also given to the staff of the Southwark Local Studies Library for their help and assistance.
- 8.1.2 The project was managed by Charlotte Matthews. The documentary research was undertaken by Guy Thompson. The building recording and monitoring was carried out by Adam Garwood and Kari Bower. The report was written by Guy Thompson (historical background) and Adam Garwood (building descriptions). The illustrations were produced by Mark Roughley.

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APPENDIX 1: OASIS FORM

OASIS ID: preconst1-154350

Project details

Project name	The London and Brighton Public House
Short description of the project	Pre-Construct Archaeology Limited was commissioned by J. Ollif and Son to undertake a programme of historic building recording and monitoring of the former London and Brighton Public House, 139 Queens Road, Peckham, London Borough of Southwark, prior to and during its demolition. The centre of the site is located at OS NGR TQ 34595 76760. The work was carried out in response to a condition on the planning permission for demolition of the building and construction of a four storey part residential part commercial development. The public house had been redundant since 2007 and had been the site of long term illegal occupation and latterly architectural theft. Accordingly the building was in a very poor condition. The public house had its origins in Bath House, a domestic residence first recorded in 1851. The home was converted c.1865 into the London and Brighton Railway Hotel by one William Tatlow Ramshill, who appears to have been bankrupted by the process. Known locally as the Railway Hotel during the late 19th century, the pub was subsequently extensively altered in the 1890s to a design prepared by the prolific public house architects Eedle and Meyers. The service range at the rear of the pub was replaced during the early 20th century, whilst the interior of the main building appears to have been extensively modified during the second half of the century.
Project dates	Start: 29-05-2013 End: 29-05-2013
Previous/future work	Yes / No
Any associated project reference codes	QUE13 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Industry and Commerce 3 - Retailing
Monument type	PUBLIC HOUSE Post Medieval
Methods & techniques	""Photographic Survey"", ""Survey/Recording Of Fabric/Structure"", ""Annotated Sketch""
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK BERMONDSEY ROTHERHITHE AND SOUTHWARK The London and Brighton Public House, 139 Queens Road, Peckham, LB of Southwark
Postcode	SE15 2ND
Site coordinates	TQ 34595 76760 51 0 51 28 23 N 000 03 42 W Point

Project creators

Name of Organisation	PCA
Project brief originator	GLAAS
Project design originator	Chris Constable
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	Developer
Name of sponsor/funding body	J.Ollif and Son

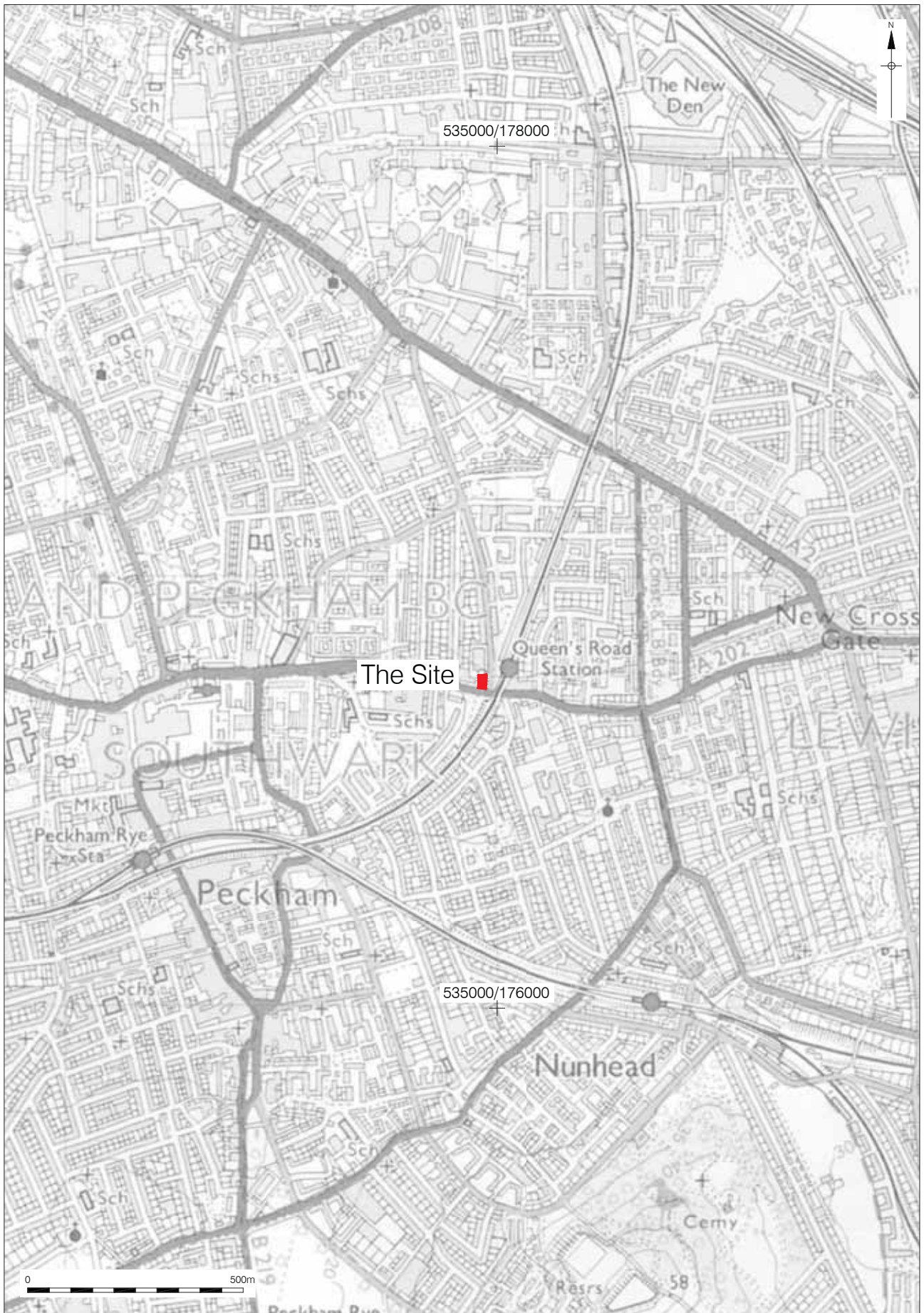
Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	QUE13
Digital Media available	"Images raster / digital photography","Text"
Paper Archive Exists?	No
Paper Archive ID	QUE13

Project bibliography 1

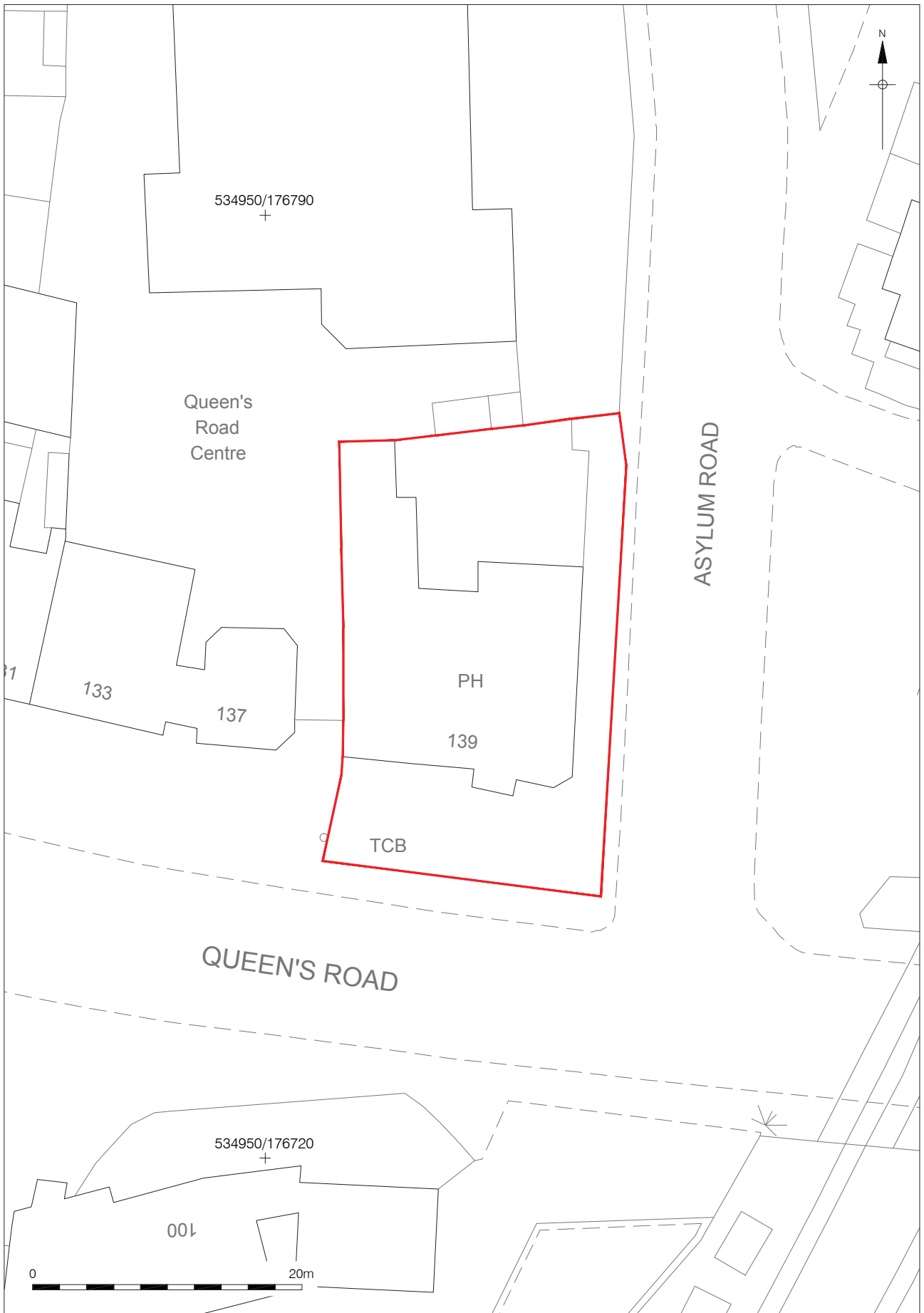
Publication type	Grey literature (unpublished document/manuscript)
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Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	12 September 2013



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Figure 1
 Site Location
 1:12,500 at A4

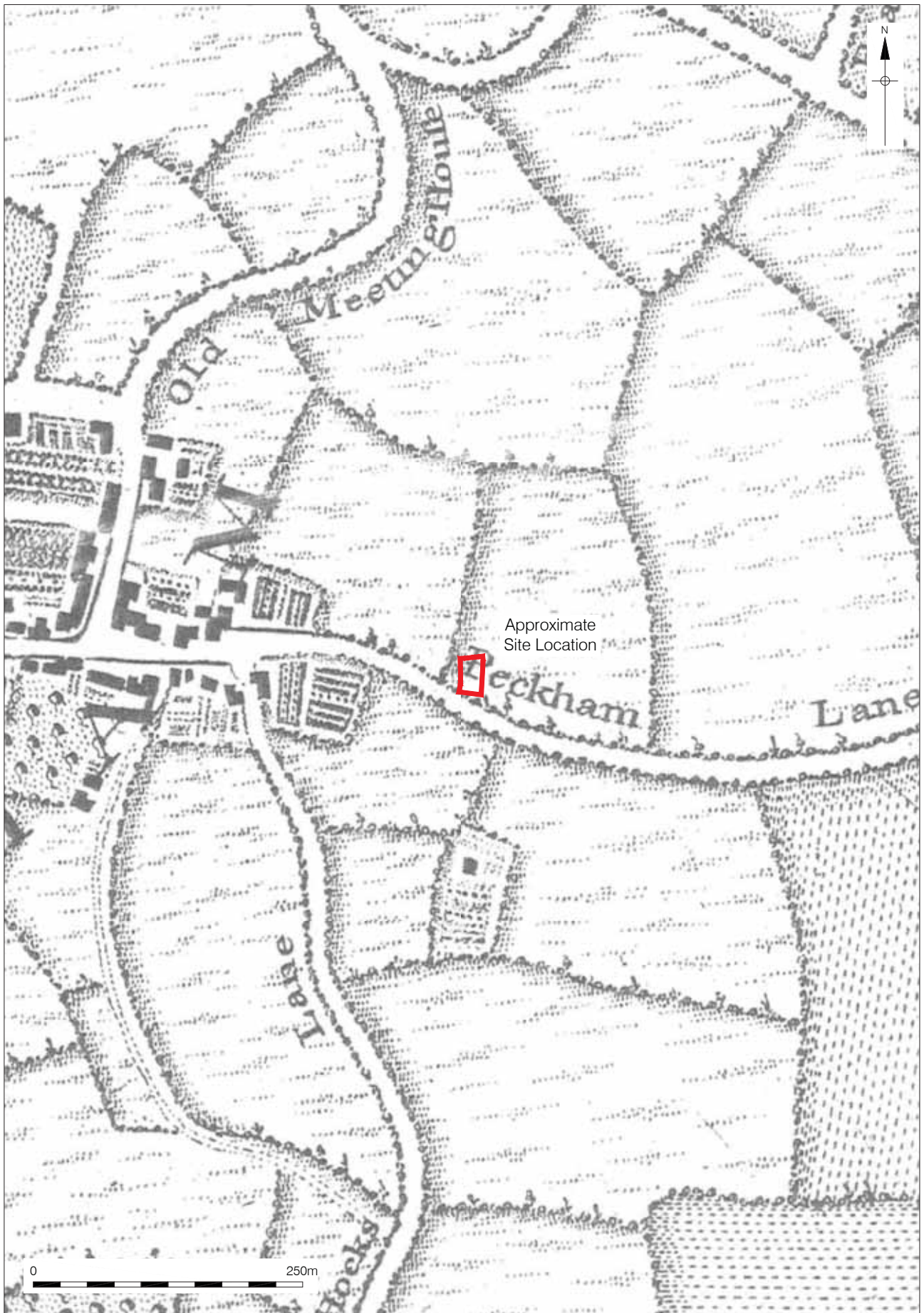


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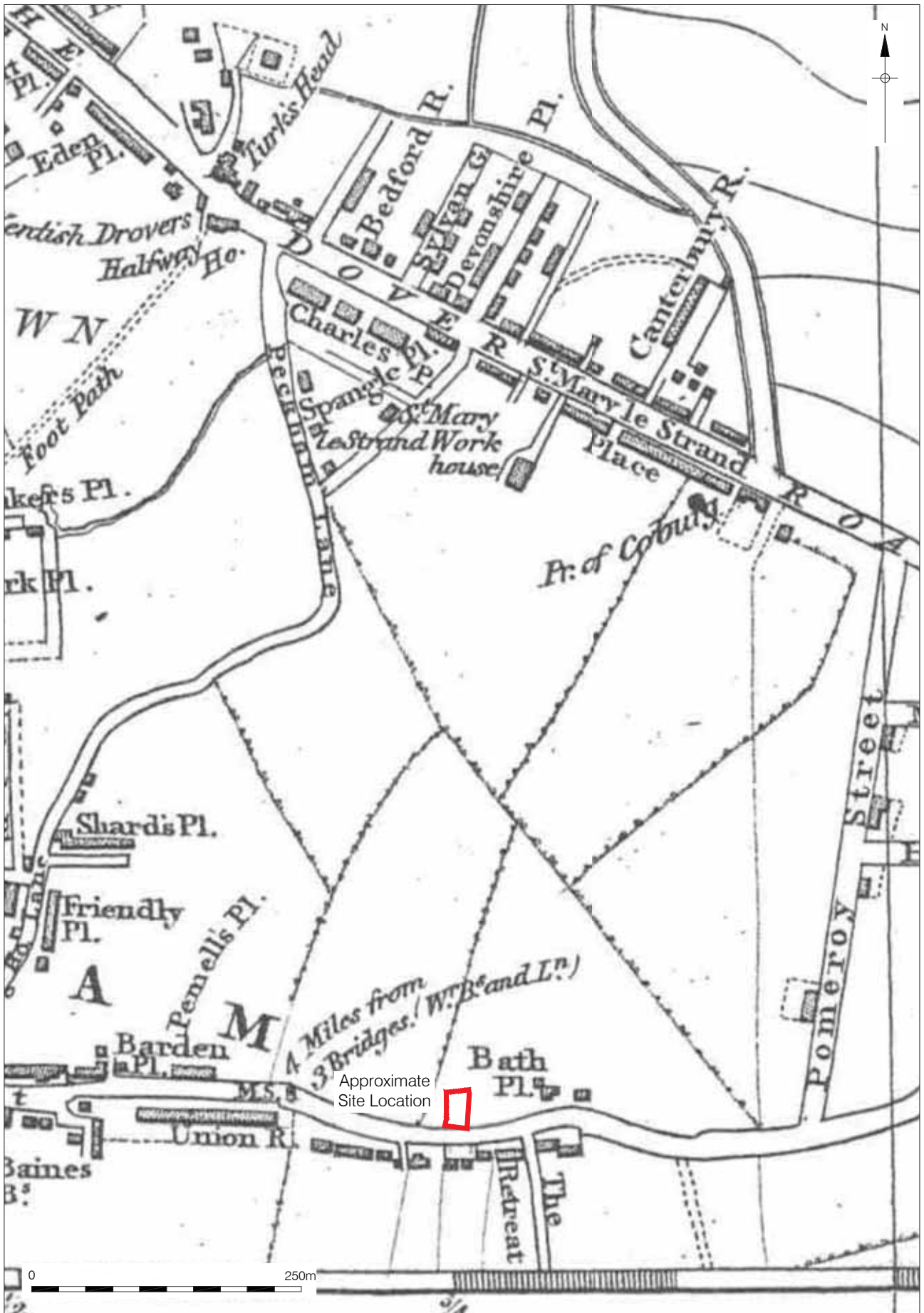
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Figure 2
Detailed Site Location
1:400 at A4



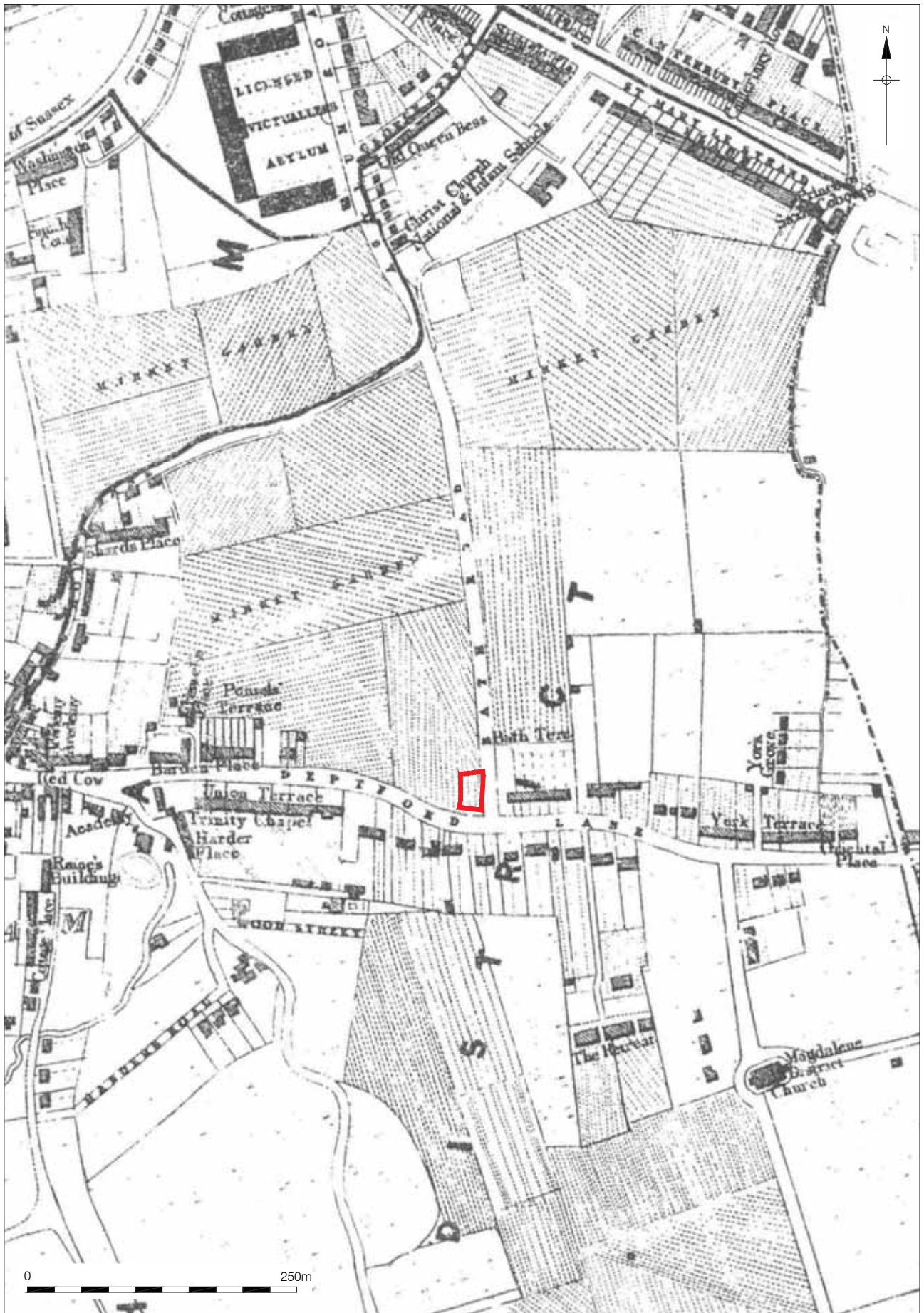
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Figure 3
Rocque's map, 1745
Approx. 1:5,000 at A4



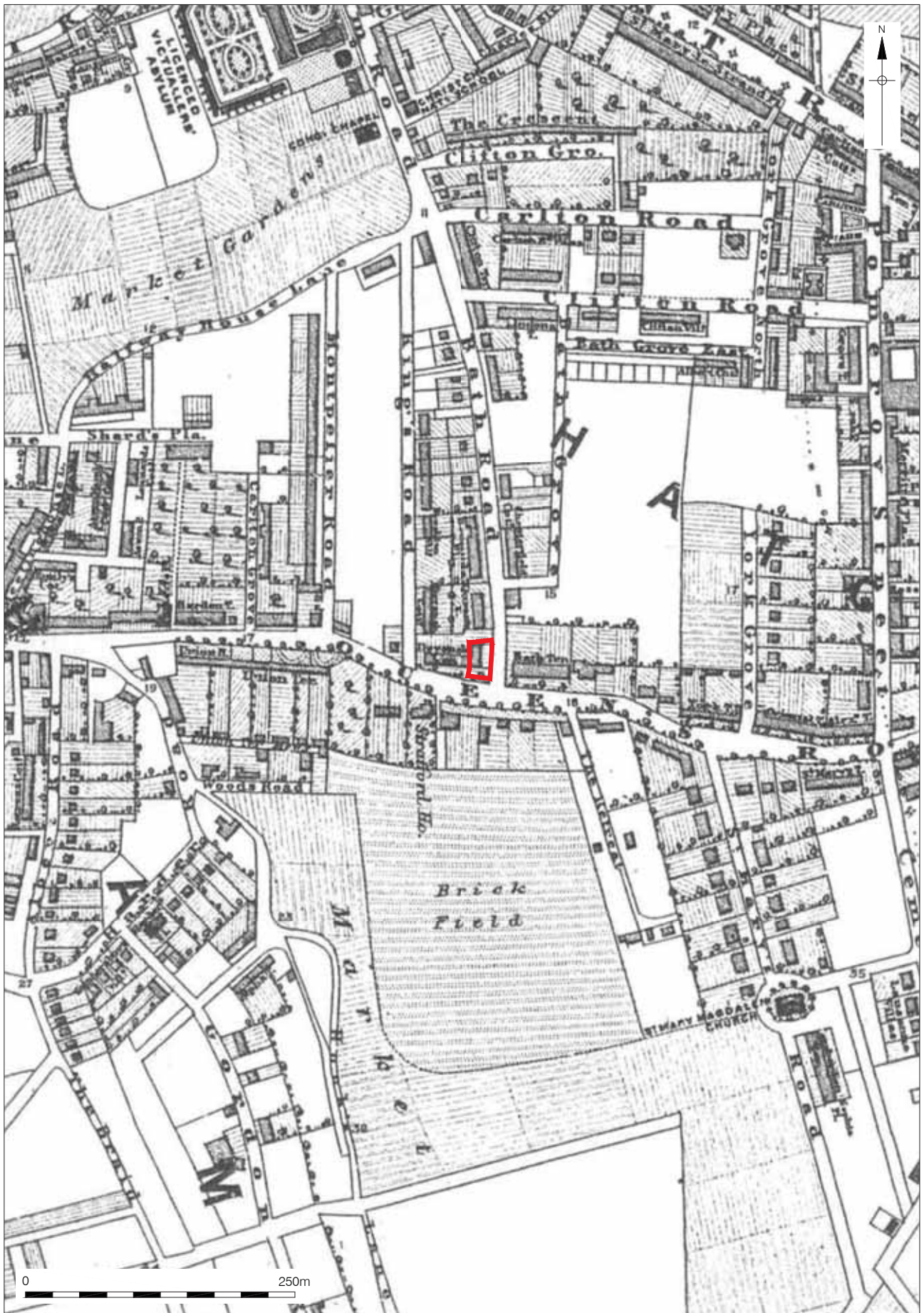
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Figure 4
 Laurie's New Plan of London & Its Environs, 1831
 Approx. 1:5,000 at A4



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Figure 5
Dewhurst's map of the Parish of St Giles, Camberwell, 1842
Approx. 1:5,000 at A4



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Figure 6
Stanford's *Library Map of London and its Suburbs*, 1862
1:5,000 at A4



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Figure 7
First Edition Ordnance Survey map, 1874
1:1,250 at A4



SOUTHWARK PLANNING

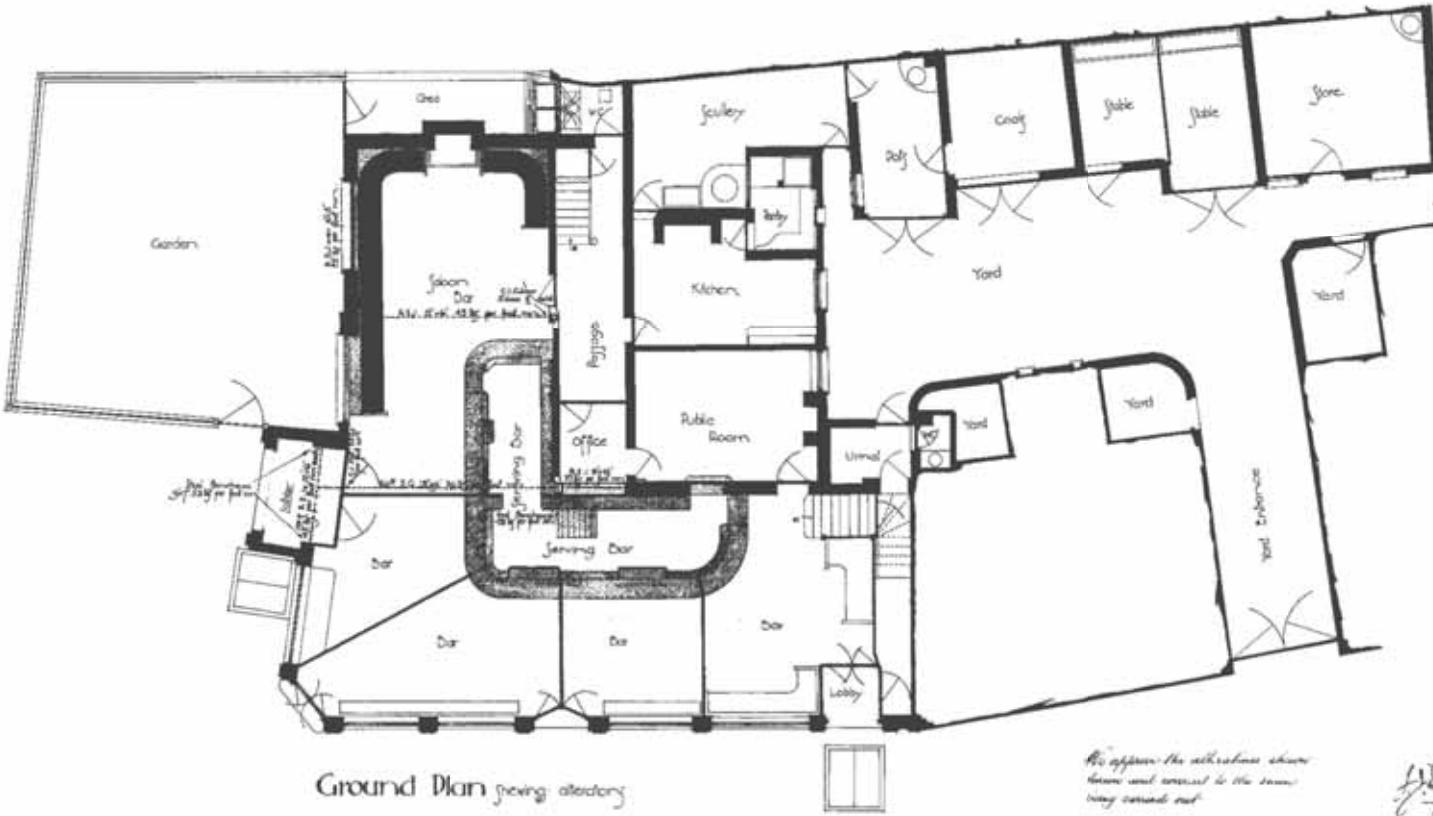
10 AP 3239

9 NOV 2010

CASE FILE COPY

THE RAILWAY HOTEL

Queens Road, Peckham SE.



SCANNED ON
16 NOV 2010
(4) CHILTERN

Ground Plan showing alterations

*As appears the alterations shown
above and carried to the same
being carried out*

J. E. & M.
Architects
25 Abchurch Lane
London, E.C. 4

Scale 4 feet to an inch



Figure 8
Ground Floor Plan by Eedle and Meyers, c.1890s
Approx. 1:200 at A4



Figure 9
Second Edition Ordnance Survey map, 1894-96
1:1,250 at A4



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Figure 10
1930s LCC Revision of the 1895 Ordnance Survey
1:1,250 at A4

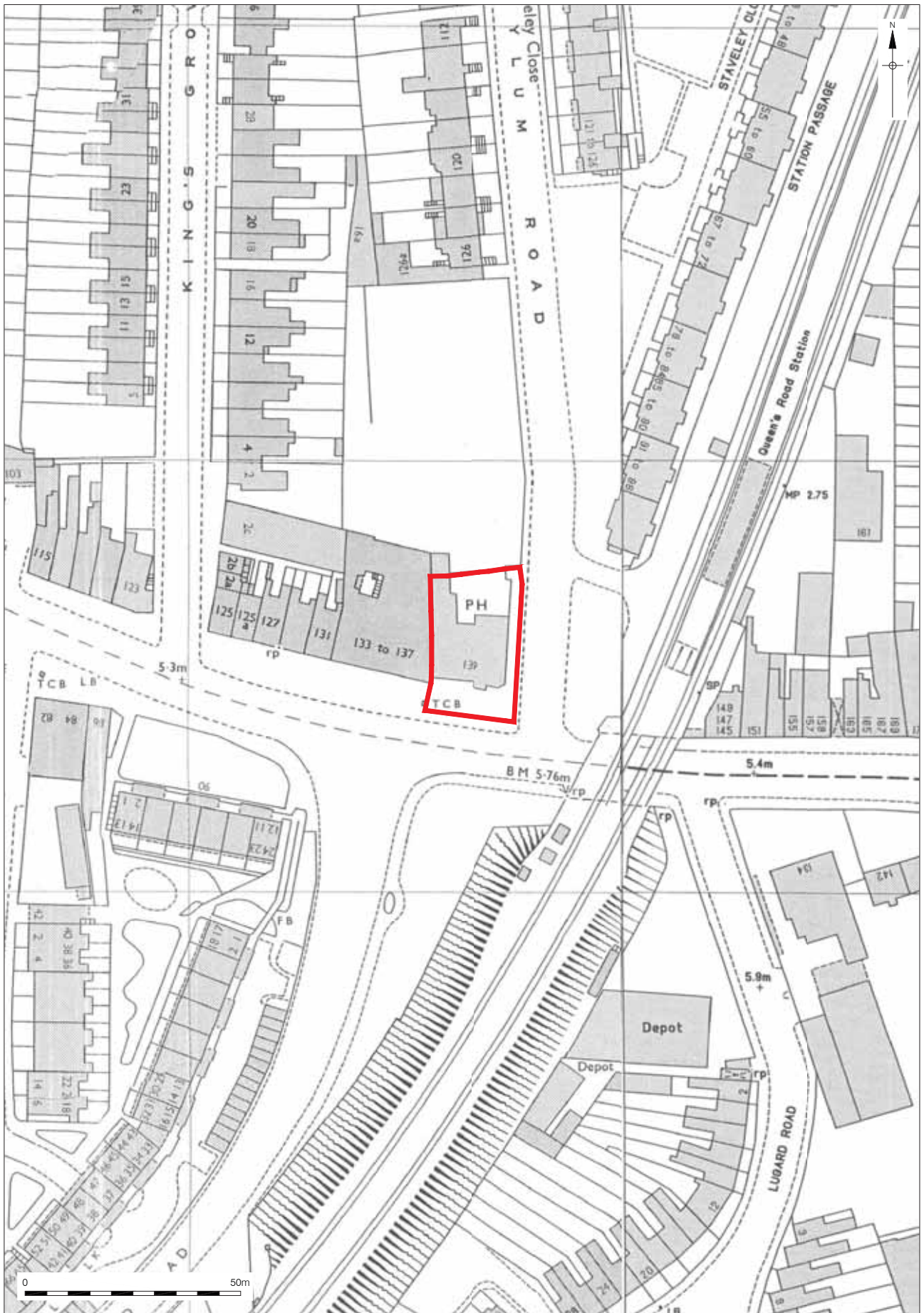


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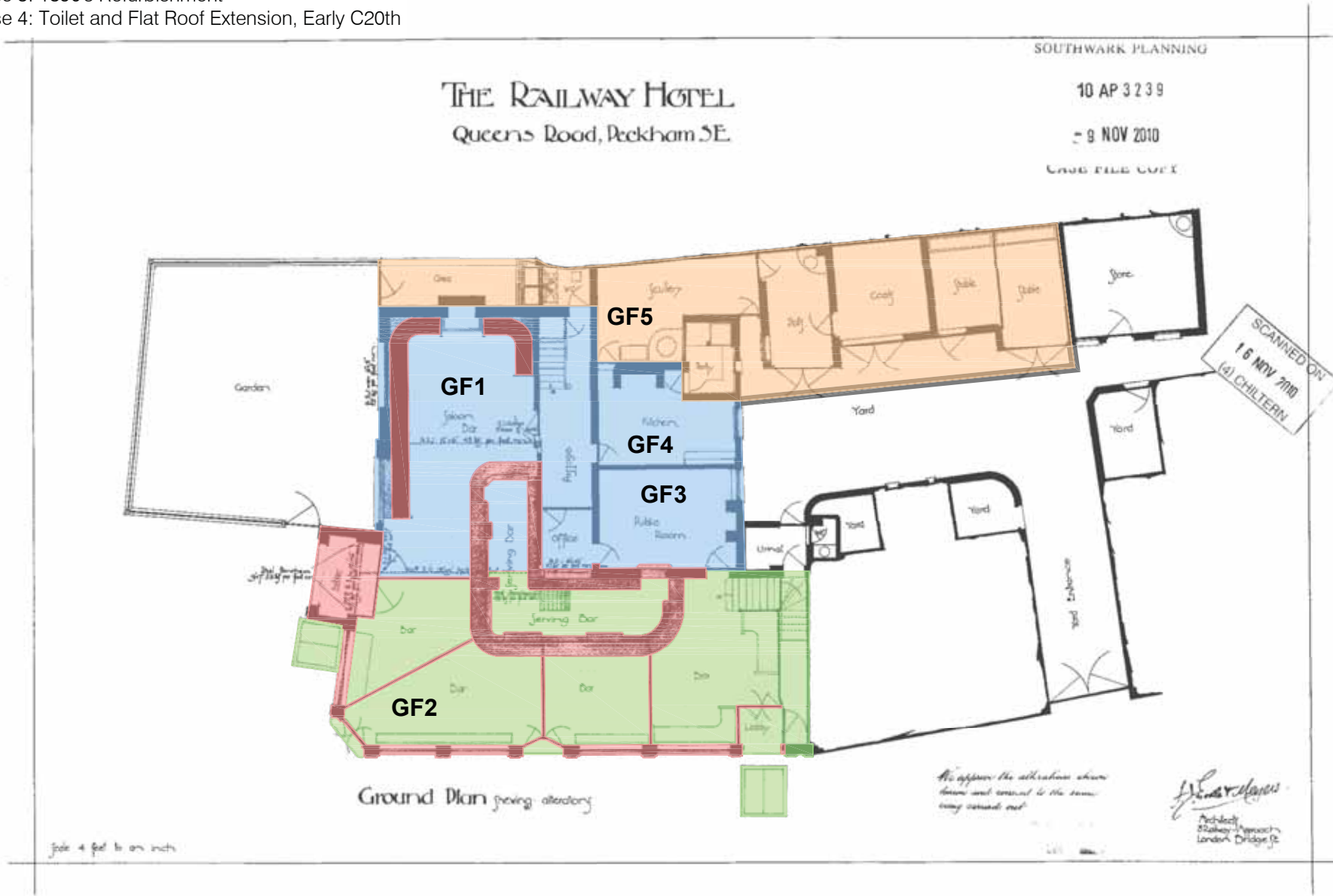
Figure 11
 Ordnance Survey map, 1960-68
 1:1,250 at A4



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Figure 12
 Ordnance Survey map, 1980-82
 1:1,250 at A4

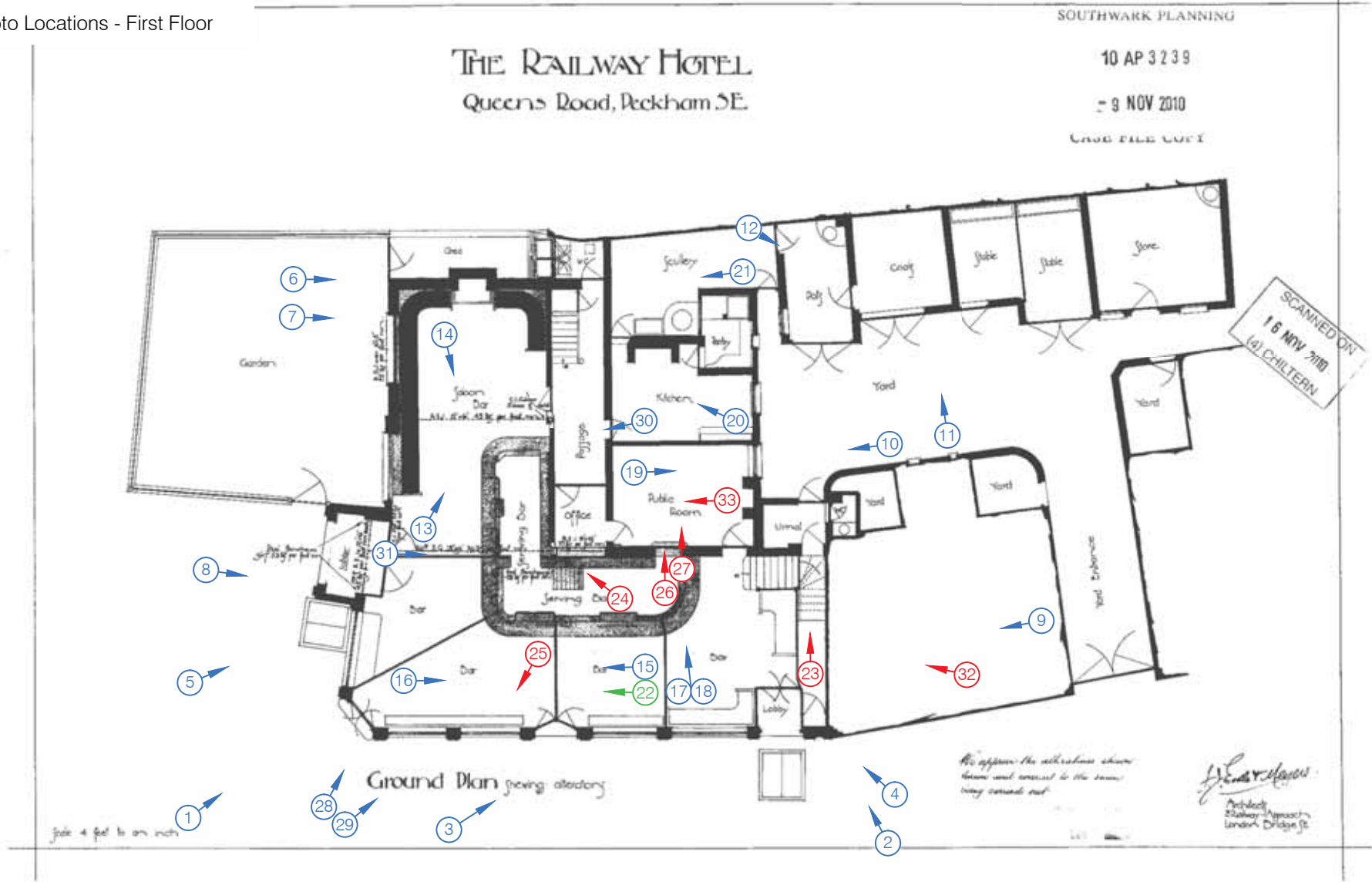
- Phase 1: Bath House c.1842-1851
- Phase 2: Eastern Enlargement of 1860-65
- Phase 3: 1890's Refurbishment
- Phase 4: Toilet and Flat Roof Extension, Early C20th



0 10m

Figure 13
Phased Ground Floor Plan, c.1890s
Approx. 1:200 at A4

- ← 32 Photo Locations - Basement
- ← 32 Photo Locations - Ground Floor
- ← 32 Photo Locations - First Floor



0 10m

Figure 14
Location of Plates on c.1890s Ground Floor Plan
Approx. 1:200 at A4



Plate 1 London and Brighton Queens Road façade, looking north



Plate 2 London and Brighton Asylum Road façade, looking south-west



Plate 3 Asylum Road (eastern) elevation, looking north



Plate 4 Asylum Road (eastern) elevation, looking south



Plate 5 Queens Road (southern) elevation, looking north-west



Plate 6 Southern elevation of the west Phase 1) part of the building showing earlier (lower) and later (upper) phases of brickwork, looking north



Plate 7 Inserted ground floor and original first floor window surrounds in the front (south) elevation of the west (Phase 1) part of the building, looking north



Plate 8 Detail of first floor window in the southern elevation of the eastern (Phase 2) part of the building



Plate 9 Rear northern rendered elevation of the eastern (Phase 2) part of the building, looking south



Plate 10 Rear (north) elevation of the western (Phase 1) part of the building (centre), looking south



Plate 11 Rear (north) extension, looking south-west



Plate 12 Kitchen/wash-up area in rear extension, looking north-east



Plate 13 Bar Area GF1, looking west



Plate 14 Bar Area GF1, looking east



Plate 15 Bar Area GF2, looking south



Plate 16 Bar Area GF2, looking north



Plate 17 Part glazed partition wall in Bar GF2, looking west



Plate 18 Detail of central clock above part glazed partition wall in Bar GF2, looking west

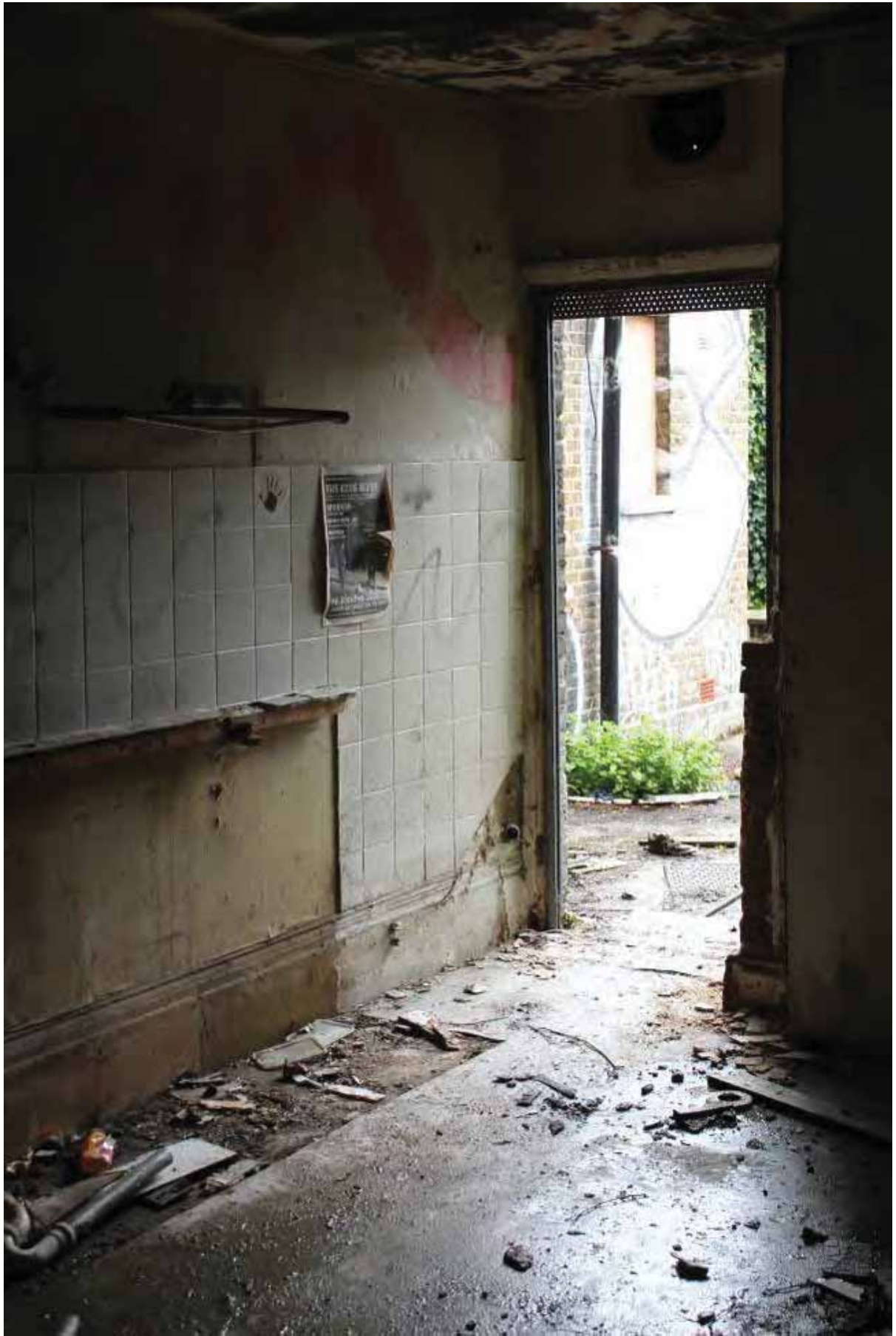


Plate 19 Room GF3 looking north-west



Plate 20 Room GF4, looking south-west



Plate 21 Room GF5, looking south



Plate 22 Basement, looking south



Plate 23 Staircase, balustrade and first floor landing, looking west



Plate 24 Original high skirting and dado along western wall of the first floor landing, looking west



Plate 25 Plain cavetto cornice in FF2, looking south-east



Plate 26 Doorway from the first floor landing into the west (Phase 1) part of the building, looking west



Plate 27 First floor corridor of the west (Phase 1) part of the building, showing dumb waiter, looking west



Plate 28 Box Pilaster and internal cast-iron column, looking north-west



Plate 29 *Circa* 1890s oak panelling below ground floor window in the Asylum Road facade, looking north-west



Plate 30 Iron column and beam in Bar Area GF1, looking south



Plate 31 Composite iron beam at junction of eastern (Phase 2) and western (Phase 1) parts of the building, looking north



Plate 32 Mid 20th century roof structure over the eastern (Phase 2) part of the building, looking south



Plate 33 Staircase structure above the eastern pitched roof over the western (Phase 1) part of the building, looking south



Plate 34 Aerial Photograph of Queen's Road, c.1935



Plate 35 The London and Brighton public house, c.1971

PCA

PCA SOUTH

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