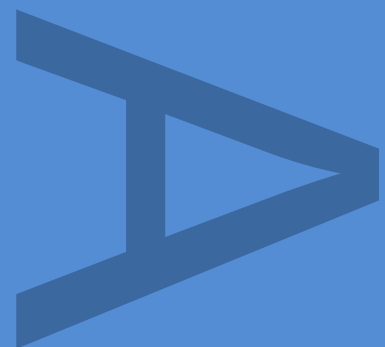


**HISTORIC BUILDING
RECORDING OF THE SOUTH
ELEVATION OF 127
BOROUGH HIGH STREET,
LONDON BOROUGH OF
SOUTHWARK**

SITE CODE: BOH13

PCA REPORT NO. R11800

JULY 2014



DOCUMENT VERIFICATION

SOUTH ELEVATION
OF
127 BOROUGH HIGH STREET,
LONDON BOROUGH OF SOUTHWARK

HISTORIC BUILDING RECORDING

Quality Control

Pre-Construct Archaeology Limited	
Project Number	K3654
Report Number	R11800

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**Historic Building Recording of the south elevation of 127 Borough High Street, London
Borough of Southwark**

Site Code: BOH13

Written by Paul McGarrity

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Commissioning Client: King's College London

Central National Grid Reference: TQ 32576 80022

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Figure 6: Tallis, 1838-1840

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by King's College London to carry out historic building recording before and during the removal of a hard cement render from the south elevation of no. 127 Borough High Street, Bermondsey, London Borough of Southwark, SE1 1NP. No. 127 Borough High Street is a Grade II Listed Building as part of a group with nos 123 and 125 Borough High Street (to the north of no. 127). The building lies within the Borough High Street Conservation Area (sub-area 1). The listing citation for nos 123, 125 and 127 Borough High Street describes the buildings as early 19th century houses and shops.
- 1.2 Listed Building Consent for no. 127 Borough High Street (Ref. No: 13/AP/1716) has been granted for the 'reconfiguration and use of the ground floor to provide a ground floor retail unit, with a two bedroom residential unit on the upper floors'. Two archaeological building recording conditions (5 and 7) are attached to the consented scheme. Condition 5 requires a programme of archaeological building recording, while condition 7 states 'should the results of the archaeological building recording indicate that fabric attributable to the Spur Inn or of 17th century date is present, the scheme shall be adapted to ensure the preservation of this material'.
- 1.3 The aim of the historic building recording of the south elevation of no. 127 Borough High Street was to establish the date of the fabric of this wall. If fabric attributable to the Spur Inn or of 17th century date was found to be present, the proposal scheme was to be adapted to ensure the preservation of this material in accordance with Condition 7 of the Listed Building Consent.
- 1.4 Monitoring of the removal of cement render from the south elevation of no. 127 Borough High Street showed that the elevation was constructed of brickwork that was not earlier than late 18th century in date. No fabric attributable to the Spur Inn or of 17th century date was identified.

2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Limited (PCA) was commissioned by King's College London to carry out historic building recording before and during the removal of a hard cement render from the south elevation of no. 127 Borough High Street, Bermondsey, London Borough of Southwark, SE1 1NP (**Figures 1 and 2**). King's College London has been granted planning permission to refurbish no. 127 Borough High Street and demolish nos 129-143 Borough High Street and redevelop the land. The site of nos 127-143 Borough High Street is shown as the 'site' on **Figures 1 to 8**).
- 2.2 No. 127 Borough High Street is a Grade II Listed Building as part of a group with nos 123 and 125 Borough High Street (to the north of no. 127). The building lies within the Borough High Street Conservation Area (sub-area 1).
- 2.3 No. 127 Borough High Street is located on the east side of Borough High Street to the south of London Bridge station. It is roughly centred on Ordnance Survey National Grid Reference TQ 32576 80022. An historic yard known as Spur Inn Yard run east-west to the south of no. 127 from Borough High Street to the rear of the building. No. 129 Borough High Street lies to the south of the yard and its first floor oversails the yard.
- 2.4 The listing citation for nos 123, 125 and 127 Borough High Street describes the buildings as follows 'Houses and shops. Early C19, resurfaced in mid C19. Painted stucco. Roof parapeted. 3 storeys and attic. Nos 123 & 125 of 3-window range, separated from No.127 by a recessed join; the latter of one, broad window range. Sashes rebuilt to an authentic design, those to No.127 with margin lights to 1st and 2nd floors. Ground-floor with shop fronts of C20 date. First-floor windows with cornices to architraves; the architraves repeated on 2nd and attic floor windows. Sill band to 2nd floor and cornice to sills of attic windows. Diminutive cornice to parapet. INTERIOR: not inspected.
- 2.5 Listed Building Consent for 127 Borough High Street (Ref. No: 13/AP/1716) was granted by Southwark Council for the 'reconfiguration and use of the ground floor to provide a ground floor retail unit (55sqm GIA) (Use Class A1), with a two bedroom residential unit (102sqm GIA) (Use Class C3) on the upper floors'. Two archaeological building recording conditions (5 and 7) are attached to the consented scheme. The wording of the two conditions is as follows:

Condition 5:

Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording 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 archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

Condition 7:

Notwithstanding the details submitted here, should the results of the archaeological building recording indicate that fabric attributable to the Spur Inn or of 17th century date is present, the scheme shall be adapted to ensure the preservation of this material. Details shall be submitted in drawings of 1:20 scale showing interventions into the wall and areas of early fabric to be preserved, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: in order that important historic fabric from a Southwark coaching inn is

preserved in situ in accordance with saved policy 3.15 of the Southwark Plan 2007, policy 12 of the Core Strategy 2011 and paragraph 129 of the NPPF.

- 2.6 The proposals for no. 127 include the insertion of a new door and windows within its south elevation. It was decided to strip the render from this wall in the presence of an historic building specialist from PCA in order to establish if historic fabric from the Spur Inn or of 17th century date was still extant or not so that this element of the proposal could be determined. The building recording was carried out in accordance with a Written Scheme of Investigation for historic building recording agreed in advance of the work with Chris Constable, Senior Archaeologist at Southwark Council (Matthews, 2014).

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.
- 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.

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The aim of the historic building recording of the south elevation of no. 127 Borough High Street was to establish the date of the fabric of this wall. If fabric attributable to the Spur Inn or of 17th century date was found to be present, the proposal scheme was to be adapted to ensure the preservation of this material in accordance with Condition 7 of the Listed Building Consent.

4.2 On-Site Recording

- 4.2.1 The on-site recording was carried out on the 21st and 22nd July 2014 by an historic buildings specialist and an historic buildings fabric archaeologist. The south elevation of no. 127 Borough High Street was covered with hard cement render on a steel mesh. This late 20th century material was removed by Deconstruct UK Limited (Demolition Contractors) in the presence of an historic building specialist from PCA. An architect's drawing of the south elevation of no. 127 Borough High Street provided in AutoCAD was used as the base drawing to which details of the fabric of the wall were added. Photographs were taken of the elevation before and during the render removal using an SLR digital camera.

4.3 Brick Fabric Analysis

- 4.3.1 Brick fabrics were identified using the system of ceramic building material classification used in archaeological work in Greater London. Each fabric number (e.g. fabric 3032 and 3035) specifies the composition, form, approximate method of manufacture and date range of the material. Examples of the brick fabrics can be found in the archives of the Museum of London and Pre-Construct Archaeology Limited.

5 HISTORICAL BACKGROUND

- 5.1 The following historical background is summarised from PCA's Archaeological Desk-Based Assessment for nos 127-143 Borough High Street (Barrowman 2013).
- 5.2 The population of Southwark grew throughout the post-medieval period. Newcourt's illustration of 1658 (**Figure 3**) shows houses and buildings along Borough High Street with ornamental gardens to the rear of the properties and field systems beyond these. The area now occupied by no. 127 Borough High Street appears to have been built upon.
- 5.3 Rocque's map of 1745 (**Figure 4**) clearly shows Spur Inn [Alley]. The area now occupied by no. 127 Borough High Street has been built upon. Rendle and Norman's (1888, 219) rather anecdotal account of Southwark's inns mentions that the Spur was seemingly the site at which a fire started in 1667, possibly one reported upon by Pepys and possibly recorded archaeologically in the Wolfson Wing excavations at 2.22mOD.
- 5.4 Horwood's map of 1799 (**Figure 5**) shows more detail of the area, particularly subdivisions within the street frontage properties. The footprint of no. 127 Borough High Street appears to occupy no.97 shown on the map. Spur Inn Yard is labelled 'Spur Inn' on the map and the entrance to the yard from Borough High Street has an oversailing building (as currently).
- 5.5 Tallis's London Street Views from 1838-1840 (**Figure 6**) depicts the Borough High Street frontage at this time. No. 127 Borough High Street appears to be shown as no. 96 on this street view. 'Pollett & Maylard' is written on the shop front of no. 96 and no. 95 to the north. The associated street directory shows that no.95 was occupied by G. Pole, silk Mercer and Shawl Dealer.
- 5.6 The 1872 First Edition Ordnance Survey (OS) map (**Figure 7**) clearly shows the 'Spur Inn Yard' but the inn itself has evidently gone. Rendle and Norman's (1888) account states that it ceased to be an inn in 1848.

6 RESULTS

- 6.1 The removal of hard cement render on mesh from the south elevation of no. 127 Borough High Street revealed that this wall was constructed of brick that had been whitewashed (**Figure 8**; **Plate 1**). PCA's brick fabric analyst identified two phases of brickwork. The lowest eight courses were constructed of red bricks in fabric 3032 laid in Flemish bond (**Plate 2**). The quality of the bricks was poor suggesting a date in the late 18th/early 19th century. The width of the headers (100mm) indicated a date after 1780, when legislation covering the standardisation of bricks was passed. The brickwork was thought to date from 1780 to 1850. Above this brickwork, the wall was constructed of yellow London stock bricks in fabric 3035 with the occasional red brick in fabric 3032 (**Plates 3 and 4**). This part of the wall was laid in Flemish bond in a mid to late 19th century Portland cement. This part of the wall also included three vertical and one horizontal machine-cut timbers. These timbers were part of the 19th century wall construction and had been included to enable attachments to be fixed to the wall.
- 6.2 A large recess at the west end of the elevation that extends 90mm back from the face of the wall (**Plate 5**) had been constructed to enable the doors to the Spur Inn Yard from Borough High Street to be opened flush with the rest of the south elevation. The recess has a timber lintel.
- 6.3 Features added to the south elevation included a cut-off cast iron downpipe at the east end of the recess. This had been protected from vehicle damage by a large vertical timber post that was square in section and had been cut at the top (**Plate 6**). A wide and large horizontal timber had been added to the elevation to protect it from vehicle damage (**Plate 7**). At the east end of the elevation a vertical RSJ (Rolled Steel Joist) had been added to support the oversailing extension to no. 129 Borough High Street over the Spur Inn Yard. A vertical timber had been placed within this RSJ in order to support the large wide horizontal timber (**Plate 8**).

7 CONCLUSION

- 7.1 Monitoring of the removal of cement render from the south elevation of no. 127 Borough High Street showed that the elevation was constructed of brickwork that was not earlier than late 18th century in date. No fabric attributable to the Spur Inn or of 17th century date was identified.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank Kings College London for commissioning the report. The help and assistance of Deconstruct UK Limited is gratefully acknowledged.
- 8.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The on-site recording was carried out by Paul McGarrity. Kevin Hayward, brick fabric analyst, identified the brickwork on-site. This report was compiled by Paul McGarrity. The figures were prepared by Josephine Brown.

9 BIBLIOGRAPHY

Barrowman, S. 2013 Archaeological Desk-Based Assessment of 127-143 Borough High Street, London Borough of Southwark, SE1

Matthews, C. 2014 Written Scheme of Investigation for Historic Building Recording at 127-143 Borough High Street, London Borough of Southwark, SE1 1NP

Rendle, W. and Norman P. 1888: *Inns of Old Southwark*.

APPENDIX 1: Oasis Form

OASIS ID: preconst1-185899

Project details

Project name Historic Building Recording of the South Elevation of 127 Borough High Street, London Borough of Southwark

Short description of the project Pre-Construct Archaeology was commissioned by King's College London to carry out historic building recording before and during the removal of cement render from the south elevation of no. 127 Borough High Street, London Borough of Southwark. No. 127 lies within a Conservation Area and is a Grade II Listed Building as part of a group with nos 123 and 125 Borough High Street. The listing citation describes the buildings as early 19th century houses and shops. Listed Building Consent has been granted for the reconfiguration of no. 127 Borough High Street to provide a ground floor retail unit and a residential unit on the upper floors. Two archaeological building recording conditions are attached to the consented scheme. One requires a programme of archaeological building recording, while the other states 'should the results of the archaeological building recording indicate that fabric attributable to the Spur Inn or of 17th century date is present, the scheme shall be adapted to ensure the preservation of this material'. The aim of the historic building recording was to establish the date of the fabric of the south elevation. Monitoring of the removal of cement render from the south elevation of no. 127 Borough High Street showed that the elevation was constructed of brickwork that was not earlier than late 18th century in date. No fabric attributable to the Spur Inn or of 17th century date was identified.

Project dates Start: 21-07-2014 End: 22-07-2014

Previous/future work Yes / Yes

Any associated project reference codes BOH13 - Sitecode

Type of project Building Recording

Site status Listed Building

Site status Conservation Area

Current Land use Other 2 - In use as a building

Monument type WALL Post Medieval

Significant Finds NONE None

Methods techniques & "Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"

Prompt Listed Building Consent

Project location

Country England

Site location GREATER LONDON SOUTHWARK BERMONDSEY ROTHERHITHE AND SOUTHWARK 127 Borough High Street

Postcode SE1 1NP

Study area 0 Square metres

Site coordinates TQ 32576 80022 51.503063379 -0.0896416095129 51 30 11 N 000 05 22 W Point

Project creators

Name of Organisation Pre-Construct Archaeology Limited

Project originator brief Chris Constable

Project originator design Charlotte Matthews

Project director/manager Charlotte Matthews

Project supervisor Paul McGarrity

Type of sponsor/funding body University

Name of sponsor/funding body King's College London

Project archives

Physical Exists? Archive No

Digital recipient Archive LAARC

Digital Archive ID BOH13

Digital Contents "other"

Digital Media available "Images raster/digital photography", "Survey", "Text"

Paper recipient Archive LAARC

Paper Archive ID BOH13

Paper Contents "Survey"

Paper Media available "Drawing", "Report", "Survey "

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Historic Building Recording of the south elevation of 127 Borough High Street, London Borough of Southwark

Author(s)/Editor(s) McGarrity, P.

Other bibliographic details PCA report no. R11800

Date 2014

Issuer or publisher Pre-Construct Archaeology Limited

Place of issue or publication Brockley, London

Description A4 report

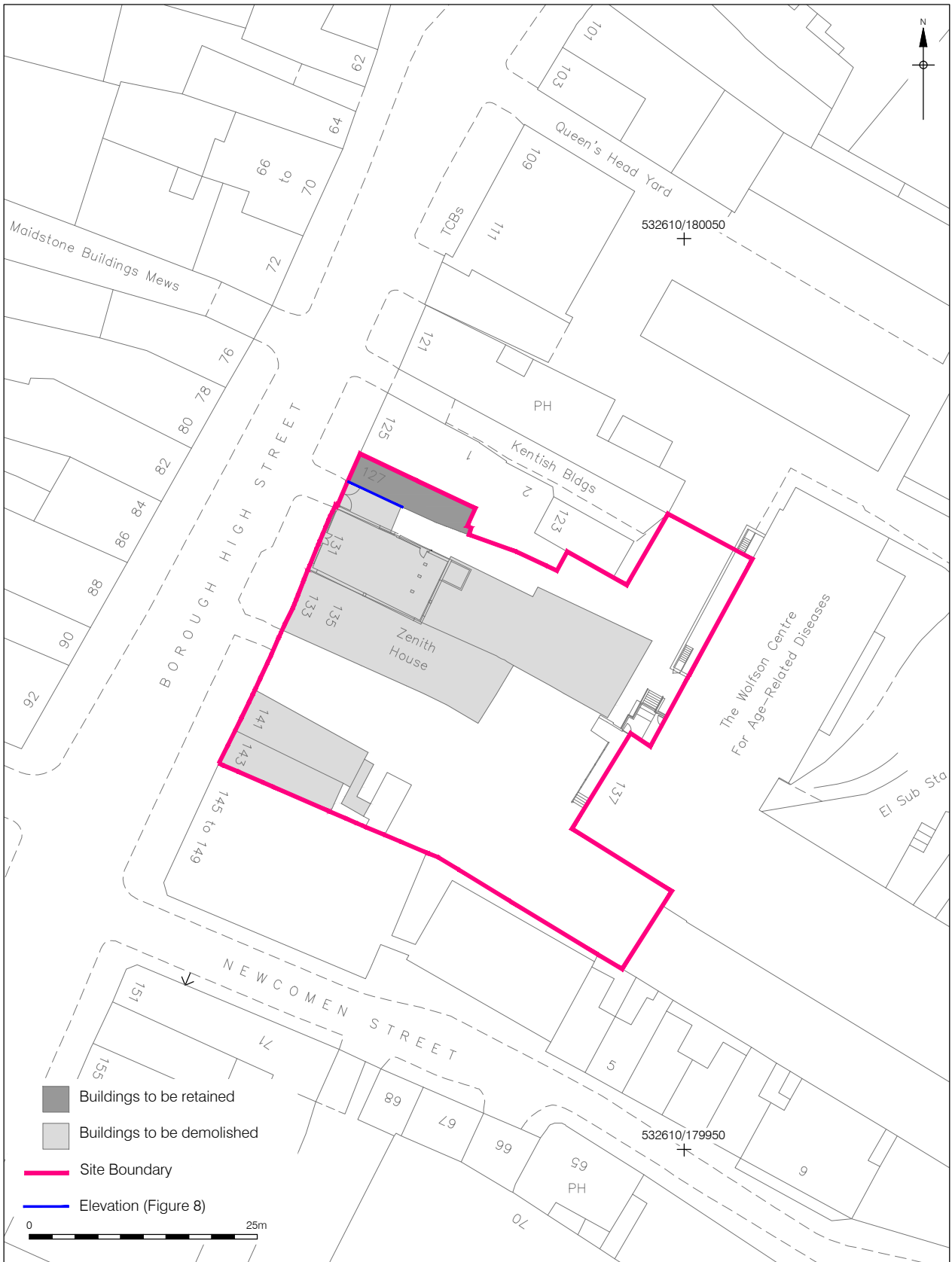
Entered by Charlotte Matthews (cmatthews@pre-construct.com)

Entered on 28 July 2014



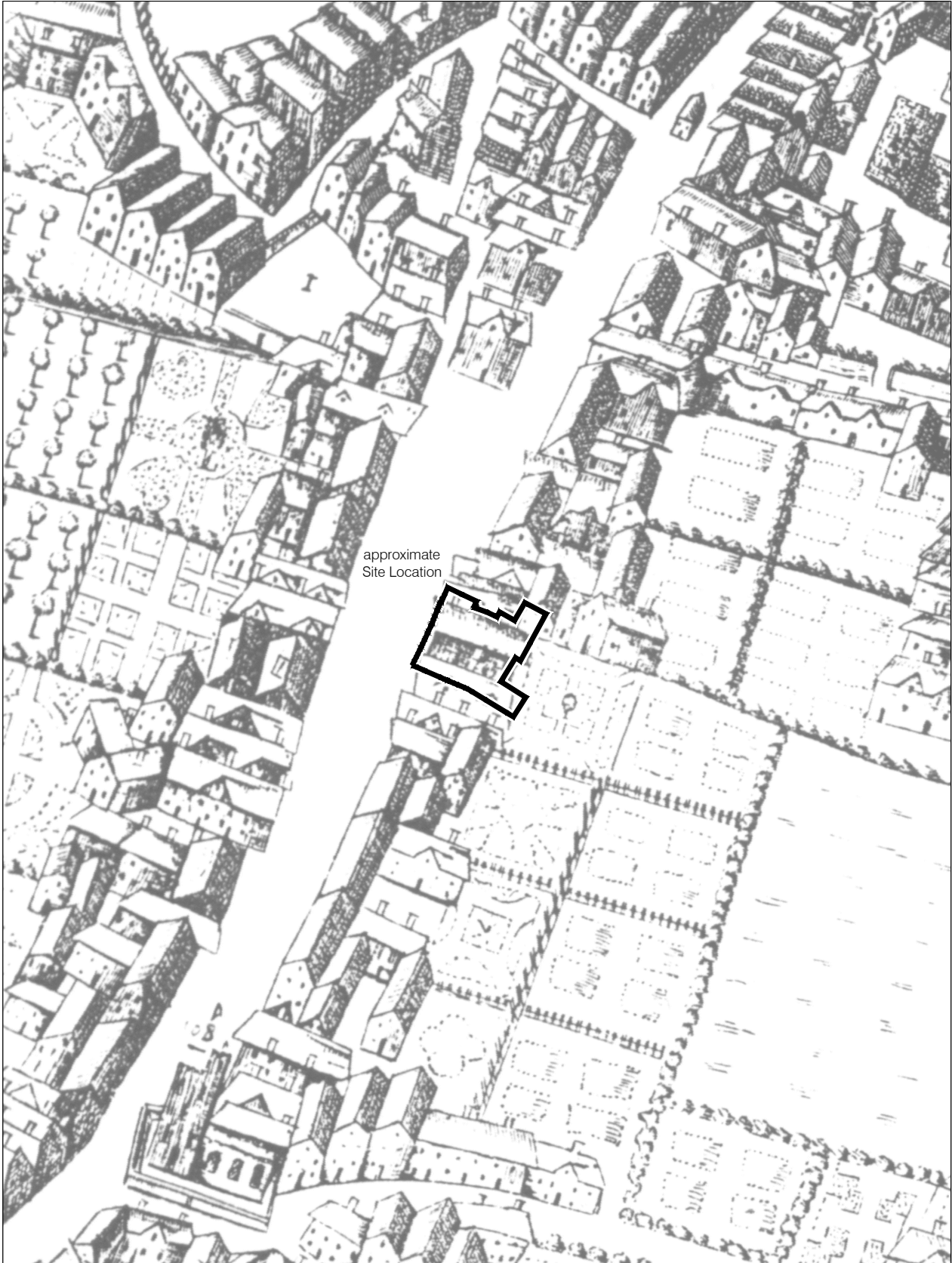
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 © Pre-Construct Archaeology Ltd 2012
 HB 01/05/12: updated HB 27/02/13

Figure 1
 Site Location
 1:12,500 at A4



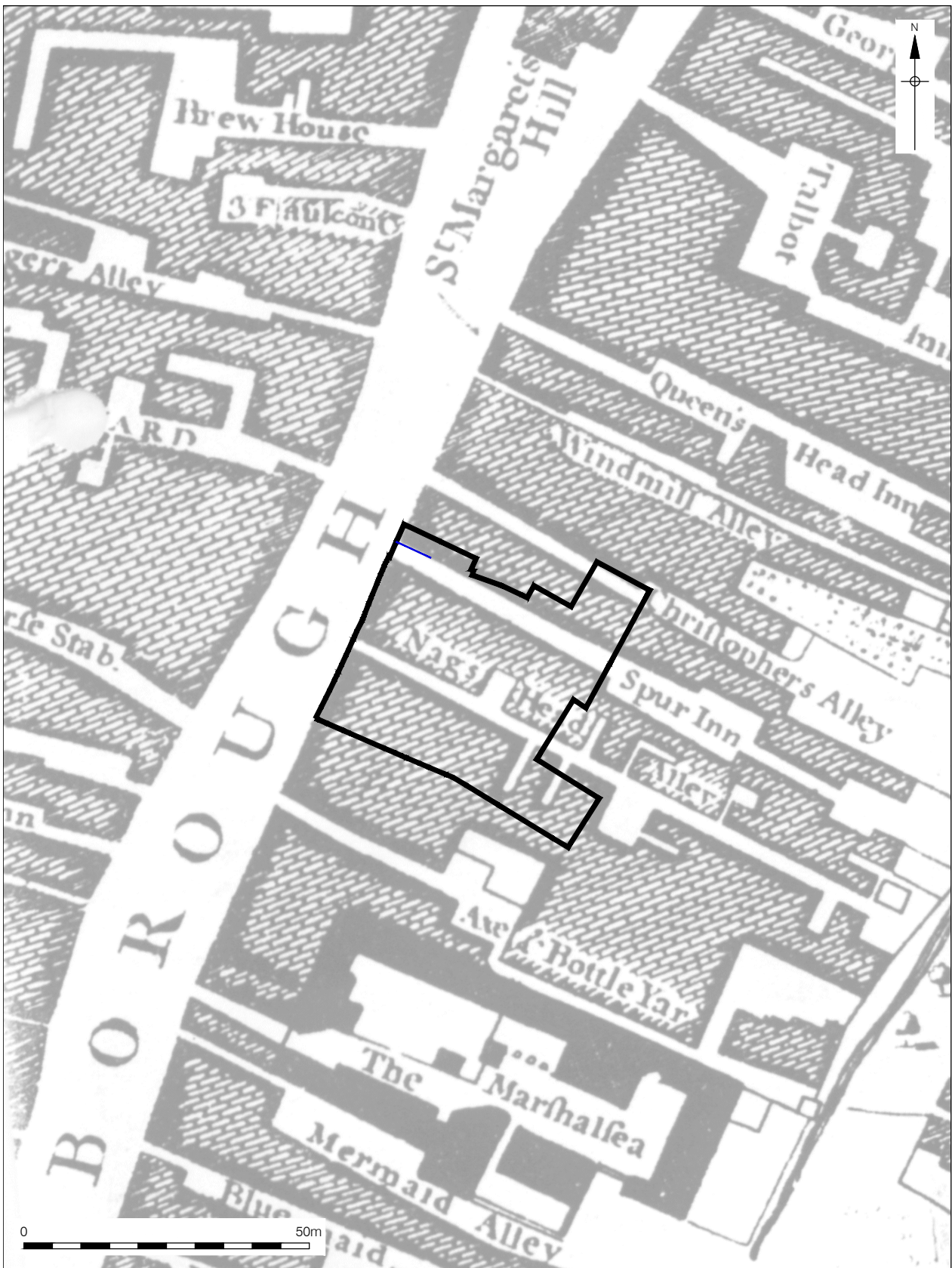
Ordnance Survey Data supplied by GLS Architects
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 HB 27/02/13: updated JB 28/07/14

Figure 2
 Detailed Site Location
 1:625 at A4



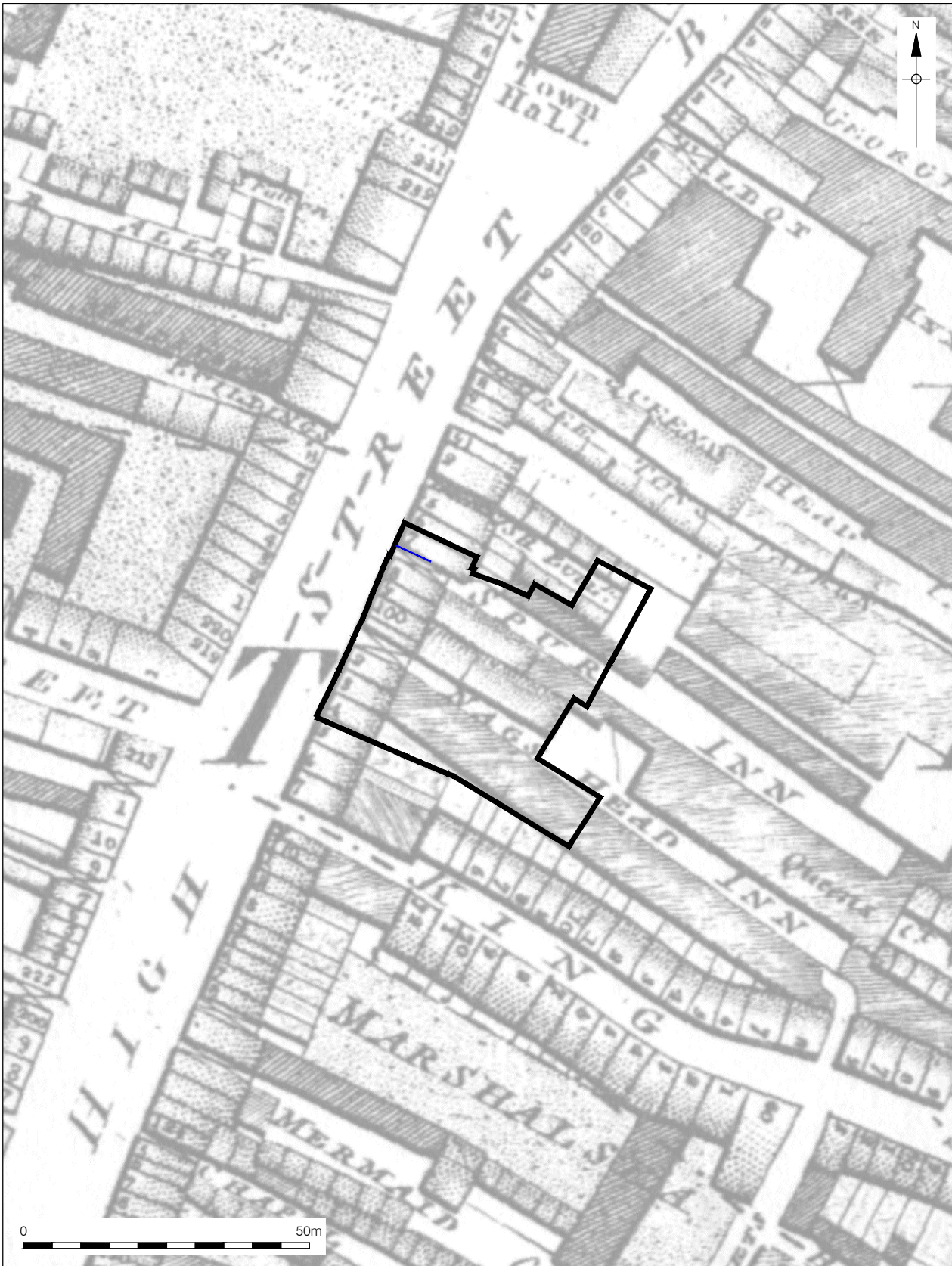
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Figure 3
Newcourt, 1658
not to scale



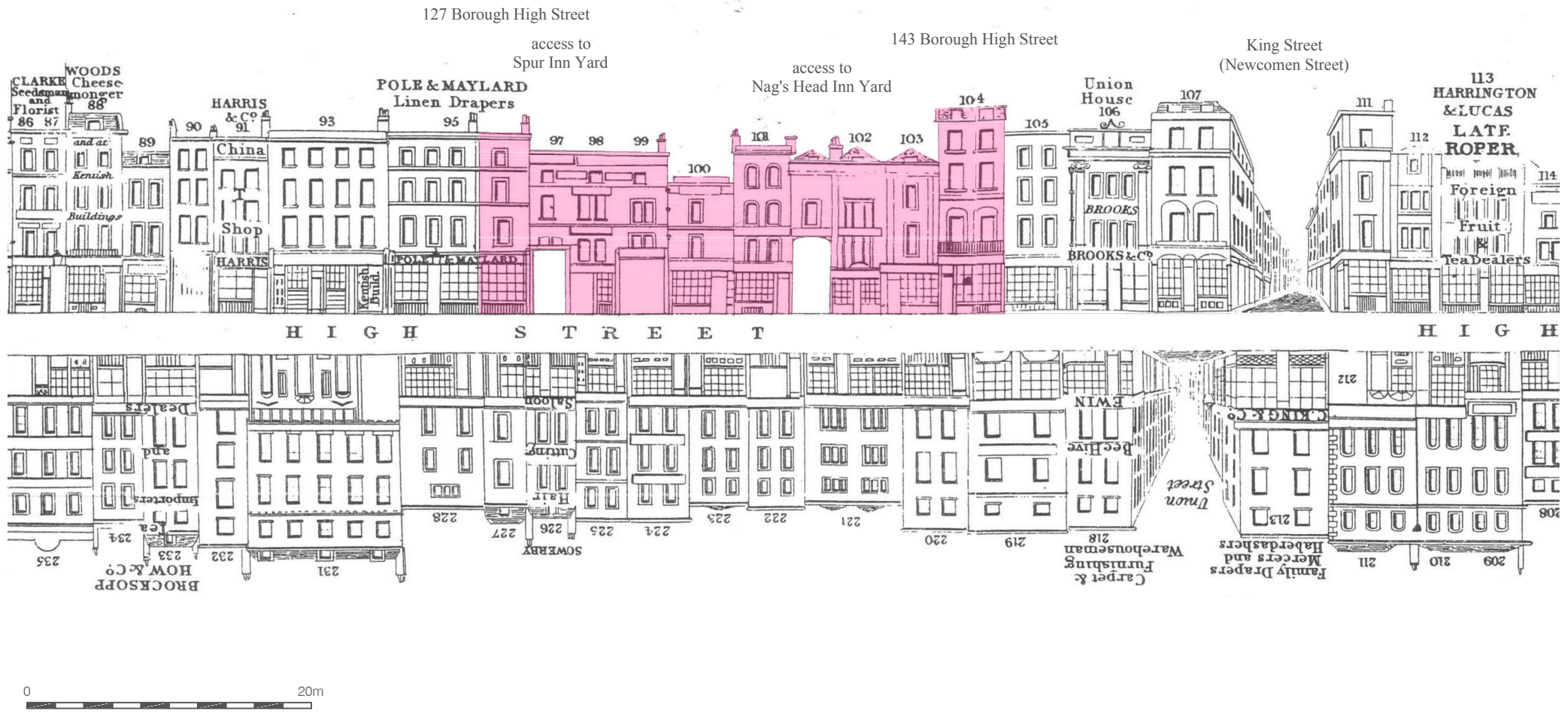
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Figure 4
Rocque, 1745
1:1,000 at A4



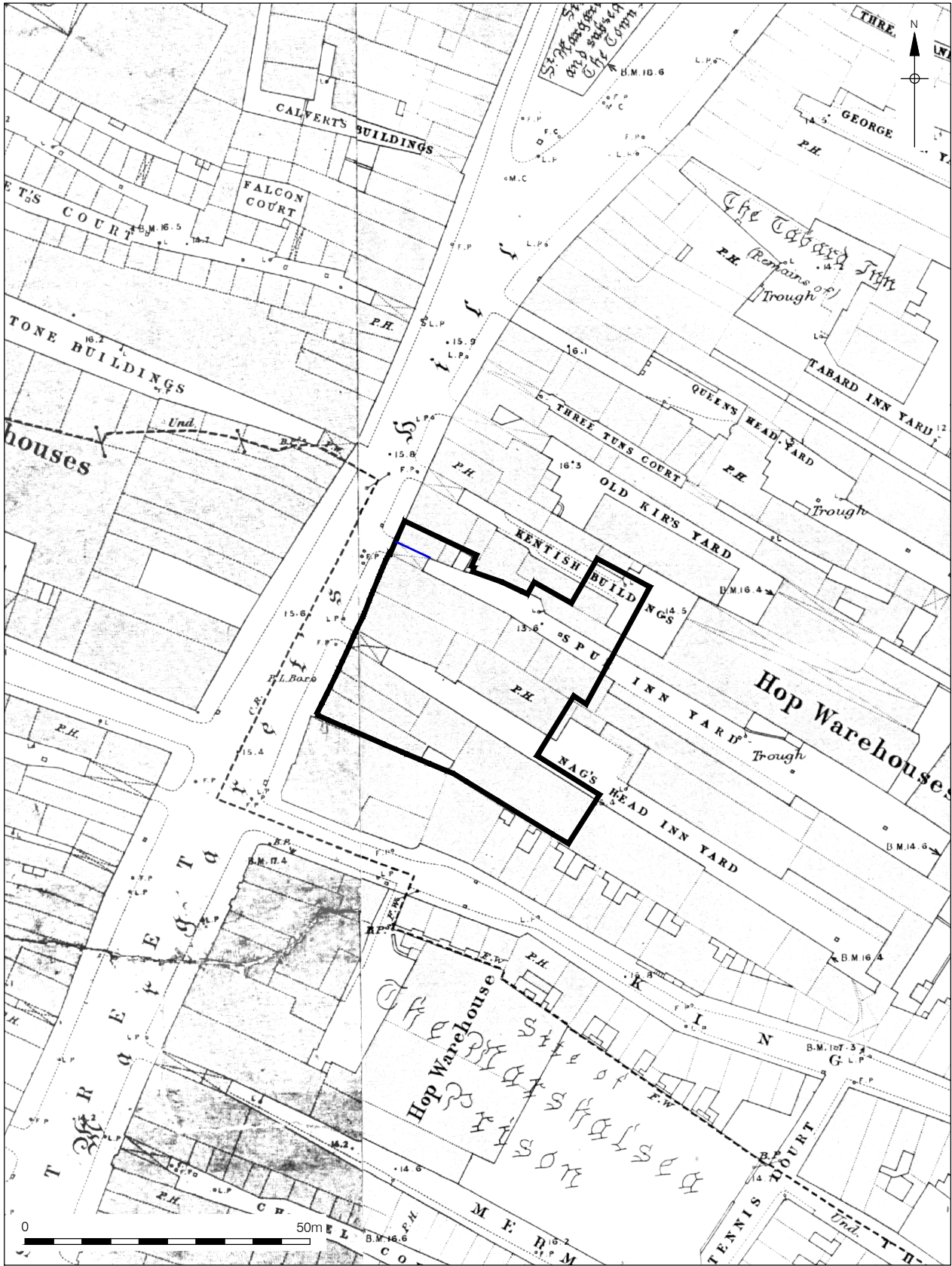
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Figure 5
Horwood, 1799
1:1,000 at A4



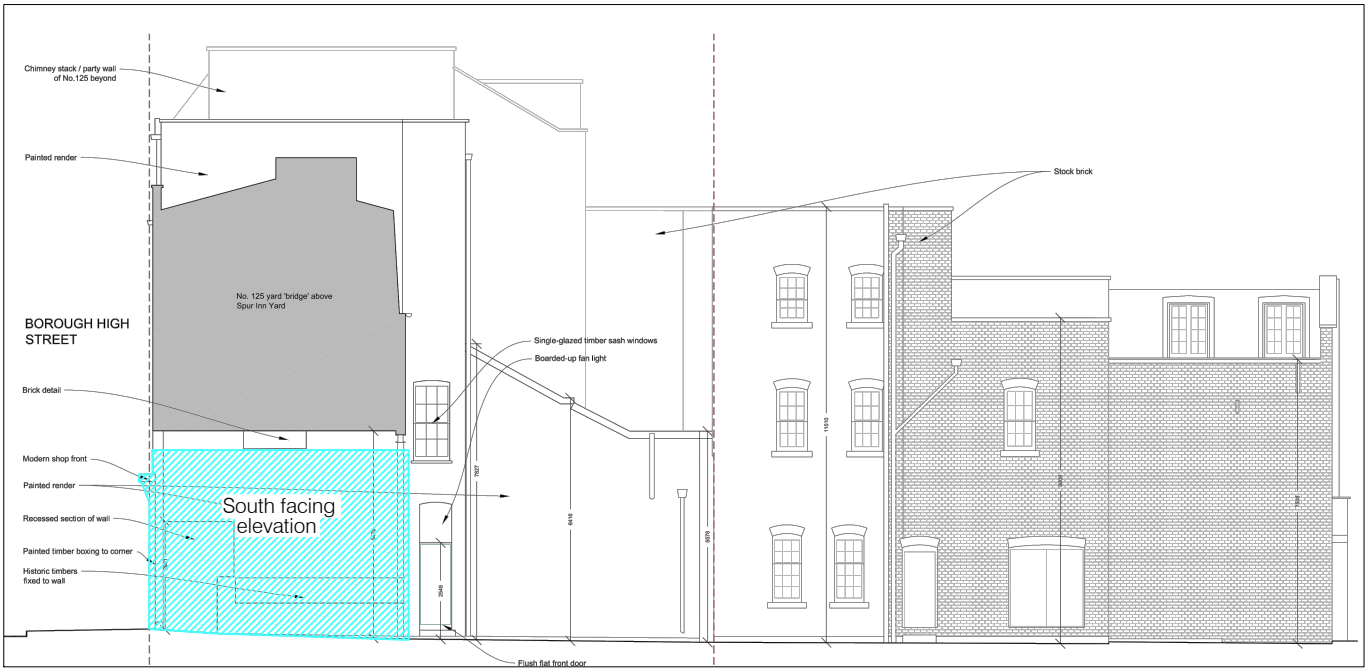
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Figure 6
Tallis, 1838- 1840
1:400 at A4



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Figure 7
 Ordnance Survey, 1872
 1:1,000 at A4



Location of south facing elevation
1:200 at A4

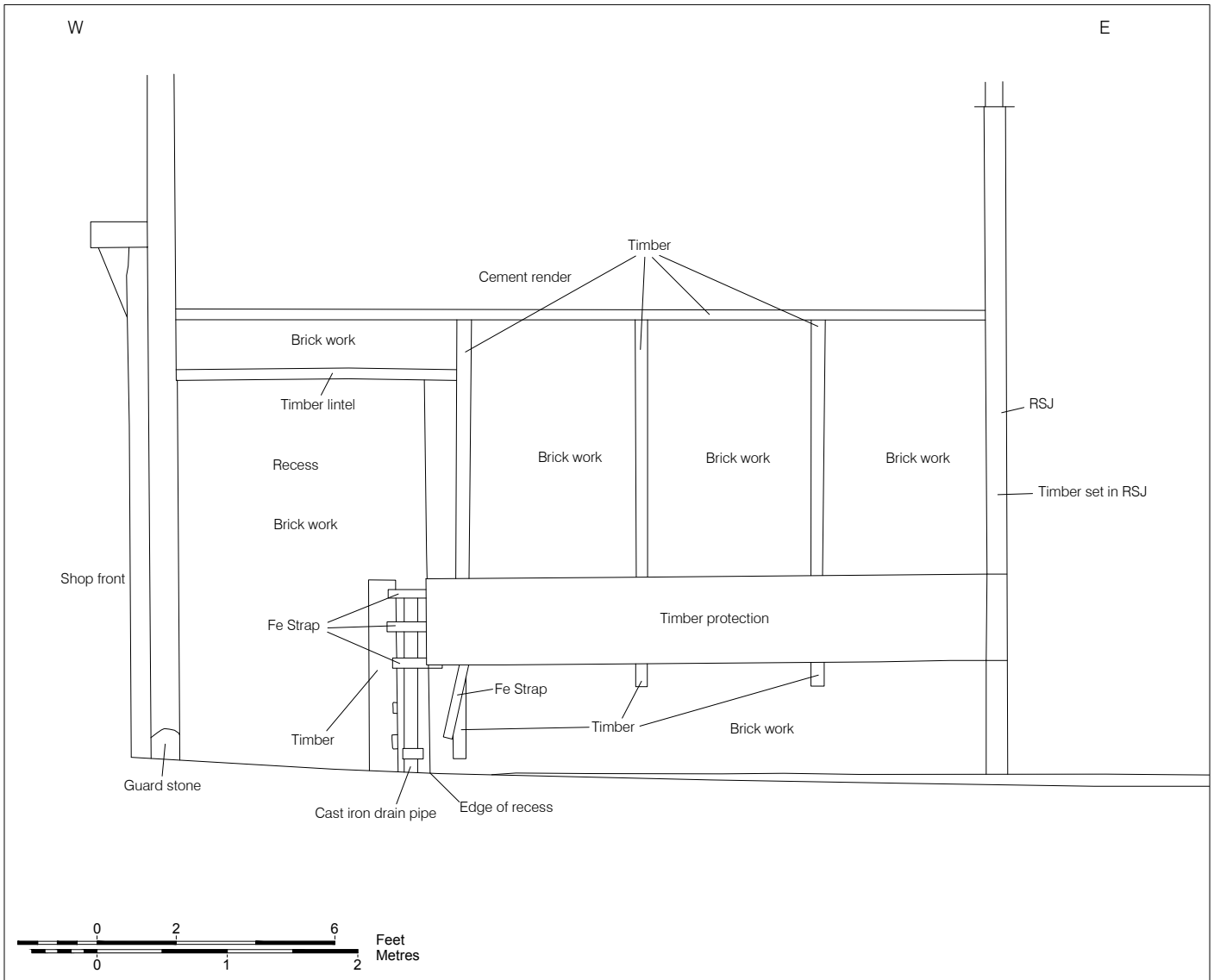




Plate 1: South elevation of no. 127 Borough High Street following the removal of cement render, looking north-west



Plate 2: Lower part of the south elevation of no. 127 Borough High Street during the removal of the cement render, looking north-west



Plate 3: Upper part of the south elevation of no. 127 Borough High Street following the removal of the cement render, looking north-east



Plate 4: Upper part of the west end of the south elevation of no. 127 Borough High Street following the removal of the cement render, looking north



Plate 5: Recess at the west end of the south elevation of no. 127 Borough High Street before the removal of the cement render, looking north-west.



Plate 6: Vertical timber and drain pipe at the east end of the recess in the south elevation of no. 127 Borough High Street, looking north



Plate 7: Large horizontal timber used to protect the south elevation of no. 127 Borough High Street from vehicle damage, looking north-west



Plate 8: Timber set within RSJ at the east end of the south elevation of no. 127 Borough High Street, looking north-west

PCA

PCA SOUTH

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