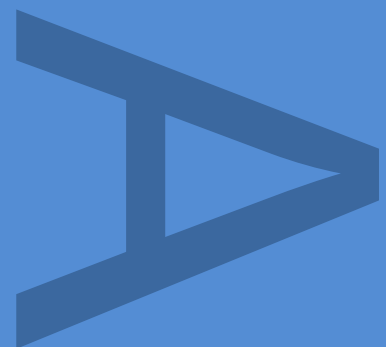


**BUILT HERITAGE
RECORDING OF
'UP THE CREEK' COMEDY
CLUB, OTHER BUILDINGS
AND STRUCTURES AT
CREEK ROAD AND
BARDSLEY LANE,
ROYAL BOROUGH OF
GREENWICH,
SE10 9SW**

PCA REPORT NO. R11834

AUGUST 2014



PRE-CONSTRUCT ARCHAEOLOGY

Built Heritage Recording of 'Up the Creek' Comedy Club, other buildings and structures at Creek Road and Bardsley Lane, Royal Borough of Greenwich, SE10 9SW

Researched and written by Adam Garwood

Site Code: CRK14

Project Manager: Charlotte Matthews

Commissioning Client: Bouygues UK

Ordnance Survey Central National Grid Reference: TQ 38119 77680

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PCA Report Number: R11834

DOCUMENT VERIFICATION

'UP THE CREEK' COMEDY CLUB,
OTHER BUILDINGS AND STRUCTURES,
CREEK ROAD AND BARDSLEY LANE,
ROYAL BOROUGH OF GREENWICH,
SE10 9SW

BUILT HERITAGE RECORDING

Quality Control

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Bouygues UK on behalf of their Client to undertake a programme of built heritage recording of the 'Up the Creek' Comedy Club, other buildings and structures at Creek Road and Bardsley Lane, Royal Borough of Greenwich, SE10 9SW prior to the redevelopment of the site. The site is centred on Ordnance Survey National Grid Reference TQ 38119 77680 and partly falls within the boundary of the West Greenwich Conservation Area.
- 1.1.2 The work was carried out in response to a planning condition (26) for historic building recording imposed by the Local Planning Authority (The Royal Borough of Greenwich) on the planning permissions (App. No 13/0364/F and 13/0365/C) and on the advice of Mark Stephenson of the Greater London Archaeology Advisory Service.
- 1.1.3 The historic building recording and documentary research focused upon the buildings and structures along Creek Road and Bardsley Lane, has some shed light on their background and the subsequent development. Possibly of most historic significance is No. 302 Creek Road, the present 'Up the Creek Comedy Club' building and the walls of the former West Greenwich Ragged Schools and Working Lads Institute and the former Central Sunday and Infant School. The Comedy Club building was first established on its present site as the Providence Baptist Chapel in 1827. Around 1869 the building changed hands and was used as St Peter's Boys School. This coincided with and must relate to the construction of St Peter's Church and Church School, built in 1865-6 on the north side of Bridge Street and diagonally opposite. The former chapel was then used as a hall serving the school buildings on the other side of the road and remained so until c.1911 when it was sold off and converted to a cinema, run by South London Electric Theatres Ltd. This change of use broadly coincides with a replacement hall constructed for St Peter's School on the northern side of Bridge Street. It appears that the Electric Cinema was a short lived venture as it disappears by 1919.
- 1.1.4 The West Greenwich Ragged School or the Greenwich Working Lads Institute and Shaftsbury School was located just to the west of the former Baptist Chapel. It is unclear when it was first established on this site but it is mentioned in the trade directory of 1869 and appears on the Ordnance Survey map of the same year. Whilst the Institute was demolished after 1952 its eastern flank wall was retained as the western property boundary wall to the Lord Hood public house. Evidence shows that the northern stretch of this wall was a later construction, built when the Institute was extended towards Creek Road. Two memorial plaques dating to 12th July 1887 within this stretch of wall provide an accurate date for this later extension. Less is known about the Central Sunday School as all that survives of the Sunday School is a memorial plaque, dating to 1835, inserted into a section of later boundary wall.
- 1.1.5 The remaining buildings within the survey were all post-war or recent construction of very little historic or architectural merit. An extension to the former Baptist Chapel (now 'Up the Creek' Comedy Club building is modern in appearance but may be earlier since its footprint has been built upon since 1869 and its cement render may be covering earlier fabric.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by Bouygues UK on behalf of their Client to undertake a programme of built heritage recording of 'Up the Creek' Comedy Club, other buildings and structures at Creek Road and Bardsley Lane, Royal Borough of Greenwich, SE10 9SW, prior to the redevelopment of the site (**Figures 1 and 2**). The work was carried out in response to a planning condition (26) imposed by the Local Planning Authority (LPA) on planning permissions (App. No 13/0364/F and 13/0365/C). The proposal is to provide 83 residential units with 1,800 sq m ground floor commercial floor-space, associated access and landscaping and alterations to the facade of "Up The Creek" Comedy Club building.
- 2.1.2 The built heritage recording was undertaken in accordance with a Written Scheme of Investigation (Matthews, 2014) agreed in advance of the work by the English Heritage Greater London Archaeology Advisory Service on behalf of the Local Planning Authority. The recording is in accordance with National Planning Policy Guidance, specifically National Planning Policy Framework (NPPF) (2012) and the LPAs adopted policy towards built heritage and archaeology.

2.2 Site Location

- 2.2.1 The proposed development is located within the Royal Borough of Greenwich to the east of Deptford Creek and to the west of the Old Royal Naval College and the Cutty Sark. The site at Creek Road and Bardsley Lane falls within the modern council ward of Greenwich West, historically within the parish of St Alfege and within the "Gateway" zone of the Maritime Greenwich World Heritage Site.
- 2.2.2 The site lies along the southern side of the A200 Creek Road, formerly Bridge Street, and in part straddles Bardsley Lane, formerly Lambs Lane, to the south. St Alfege Park, is located to and partly abuts the southern and eastern site boundary, while the St Alfege and St Peters Church of England Primary School lies to the north and along the north side of Creek Road. The site is centred on Ordnance Survey National Grid Reference TQ 38119 77680 and partly (east) lies within the West Greenwich Conservation Area. The immediate area is primarily residential in character along with vestiges of industry clinging to each bank of Deptford Creek.
- 2.2.3 The site includes No. 310 Creek Road and its garden area to the rear (south and west) and No. 302 Creek Road ('Up the Creek' Comedy Club), a former 19th century Baptist Chapel designated as a local heritage asset. The site also includes an area of former public realm, 'The Green' lying to the west of the Lord Hood public house (No. 300 Creek Road) and east of No. 260 Creek Road (formerly the Beehive Public House) and a series of modern commercial buildings built on each side of Bardsley Lane. A number of brick boundary walls, specifically to the west of the Lord Hood and to the south of Bardsley Lane fall within the scope of the site.
- 2.2.4 The topography of the site demonstrates a visible trend falling gently from south to north towards the River Thames and also east to west towards the mouth of the River Ravensbourne at Deptford Creek. This trend almost certainly represents a response to the transition between the Woolwich and Reading Beds and the alluvial geology relating to the two rivers. However Creek Road itself, which forms the southern boundary of the site, runs counter to this natural trend rising slightly from east to west to form the eastern approach ramp to the modern bridge at the entrance to Deptford Creek (Brockman, 2012).

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 Planning Policy Statement 5 (PPS5).

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 The published Greenwich UDP contains the following guidance regarding archaeology

Archaeology

D30 The Council will expect applicants to properly assess and plan for the impact of proposed developments on archaeological remains where they fall within 'Areas of Archaeological Potential' as defined on the constraints Map 10. In certain instances preliminary archaeological site investigations may be required before proposals are considered. The Council will seek to secure the co-operation of developers in the excavation, recording and publication of archaeological finds before development takes place by use of planning conditions/legal agreements as appropriate.

D31 At identified sites of known archaeological remains of national importance, including scheduled monuments, there will be a presumption in favour of the physical preservation of the remains *in situ* and to allow for public access and display and to preserve their settings. For sites of lesser importance the Council will seek to preserve the remains *in situ*, but where this is not feasible the remains should either be investigated, excavated and removed from the site, or investigated, excavated and recorded before destruction. Appropriate conditions/legal agreements may be used to ensure this is satisfied.

Reason: Archaeological remains are a finite and fragile resource vulnerable to modern developments. PPG16 gives guidance on how archaeological remains should be preserved or recorded. It recommends that UDPs should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings, as well as a map defining where these policies apply. The Borough's archaeological heritage represents a local community asset that is desirable to preserve and utilise both as an educational and recreational resource. The objectives of new development can often conflict with the need to preserve, or to remove and record such remains. Potential developers should be alerted early on in the planning process of likely remains so as to secure their preservation. Early discussion with the Council and English Heritage is encouraged. The support of local archaeological groups is essential to this process. The potential for discovery of significant remains in large areas of the Borough is high, whilst the opportunity to record and preserve

such finite resources is usually restricted to one occasion.

- 3.2.4 Map 10 of the Greenwich UDP: Areas of Archaeological Potential, shows that the site at Creek Road also falls into an area of High Archaeological Potential on account of its proximity to the historic centre of Greenwich, the historic Church of St Alfege, Greenwich Park, Greenwich Palace and the junction of the River Ravensbourne with the River Thames at Deptford Creek. This means that the planning process will pay enhanced attention to the question of the potential for archaeological remains being present on the site.
- 3.2.5 The Greenwich UDP lists the Creek Road site as having potential for mixed use development, but development requiring sensitive design as the site is a Gateway to the Maritime Greenwich World Heritage Site.
- 3.2.6 An archaeological assessment report (Brockman, 2012) concluded that many of the buildings affected by the proposals form part of the industrial history of Greenwich and while they have no intrinsic architectural merit or historical significance warranting preservation, they have the potential to be recorded before demolition as a Level 1 Photographic Record as set out in English Heritage, 2006 *'Understanding Historic Buildings-A guide to good recording practice'*. The same applies to the Post-War Buildings present on the site, specifically the block of low rise flats to the east of the site at the junction of Creek Road and Bardsley Lane and the light Industrial Buildings to the rear of the Lord Hood Public House.
- 3.2.7 Planning permission (App. No 13/0364/F and 13/0365/C) has been granted for the 'Demolition of existing buildings and structures and redevelopment to provide 83 residential units, 1,800 sq. m. Ground floor commercial (A1, A2, A3, D1 and D2) floor-space, associated access, landscaping, refuse, recycling facilities, 15 car parking spaces and alterations to the facade of "Up The Creek" and relocation of the Lord Hood Public House beer garden'.
- 3.2.8 A condition (26) for historic building recording was imposed upon the consented scheme:
- 'No development shall take place within the application site until the developer has secured the implementation of a programme of archaeological recording of the standing historic building(s) and other standing historic fabric, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
- Reason:** The historic building(s) is/are of intrinsic archaeological interest and any alteration or demolition of the historic structure(s) should be recorded before it/they are damaged or destroyed by the development hereby permitted.'
- 3.2.9 Mark Stevenson, English Heritage Greater London Archaeological Advisor to the Local Planning Authority, in a letter dated 13 March 2013 to the Head of Planning advised that 'Standing building interest is primarily in respect of the former school buildings and with the added interest in that they represent different educational traditions. He recommended that surviving elements of the former schools and the Lord Hood are recorded to Level 2 and the remainder of the building stock should be recorded at the basic Level 1 which is a comprehensive photographic survey with notation'.

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The aim of the built heritage recording as set out in the Written Scheme of Investigation was to provide a record of the buildings and structures on the site prior to alteration or removal. The purpose of the project was to clarify the development and history of the buildings and structures. This record was to be broadly in accordance with that defined by English Heritage's Levels 1 and 2. The aim was to provide a better understanding of the buildings and structures and their development, to compile a lasting record, to analyse the results and to disseminate the results.

4.2 Documentary Research

4.2.1 A search of relevant primary sources was carried out at the Greenwich Heritage Centre. The results of historical research are provided in Section 5 of this report.

4.3 On-Site Recording

4.3.1 The historic building recording was carried out on 4th August 2014. Plans of the site and 'Up the Creek Comedy Club' building were provided by the Client and annotated with historic detail and used as a basis for the illustrations in this report.

4.3.2 A photographic survey incorporating high quality digital images was carried out to record external elevations of the buildings and structures, some interior spaces and key features. A selection of photographs (**Plates 1 to 30**) has been included in this report and **Figures 16 and 18** shows the location and direction of these photographs.

4.4 Project Archive

4.4.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code CRK14. 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 submitted to the Client, English Heritage Greater London Advisory Service, GLHER (Greater London Historic Environment Record) and the Royal Borough of Greenwich.

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 Principles of the Conservation of Historic Buildings (BS 7913)*
- English Heritage (2000) *The Presentation of Historic Building Survey in CAD*
- English Heritage (Clark K) (2001) *Informed Conservation: Understanding Historic Buildings and Their Landscapes for Conservation*
- English Heritage (2006) *Understanding Historic Buildings: A guide to good recording practice*
- English Heritage, London Region (2014) *Greater London Archaeology Service: Standards for Archaeological Work*
- IfA (1996, revised 2001 and 2008) *Standards and Guidance for the archaeological investigation and recording of standing buildings or structures*

5 HISTORICAL BACKGROUND

- 5.1.1 The earliest cartographic depiction of the area is 'A Survey of the Kings Lordship or Manor of East Greenwich in the County of Kent' surveyed in 1695 (**Figure 3**). This marks the sinuous path of Church Street and the High Street as it goes north towards riverside and the ferry crossing. The church of St Alfege is shown to the west of Church Street and just north of it, a short section of Lamb Lane. The area to the west of the High Street, between the centres at Greenwich, focused along the High Street and the area of the Royal Hospital, and Deptford to the west of Deptford Creek, is clearly undeveloped at this time. This is most likely due to its proximity to the creek, the land being low lying salt marsh or inter-tidal land liable to flooding.
- 5.1.2 John Roques map of 1745 (**Figure 4**) shows few changes to the general area apart from possibly more development along the west side of Church Street and London Street (Greenwich Road). A track is shown running alongside the south bank of the Thames and to the east of Deptford Creek, but it still appears to be an area of marsh/scrubland. The map of the Hundred of Blackheath, drafted by Edward Hasted in 1778 (**Figure 5**) shows evidence of field enclosure to the west of Church Street and in the area of the site, suggesting land drainage for farming. Milne's map of 1801 (**Figure 6**) more clearly depicts this field enclosure and the construction of a flood defence or sea wall along both sides of Deptford Creek and the Thames. Many of the fields in the area are marked with a 'g' for grassland, suggesting pasture for livestock, or 'ma' for marsh. The present slightly curving route of Lamb Lane (later Bardsley Lane) is first shown on this extract. The sharp dog-leg at its eastern end is instantly recognisable and still remains to this day. The section of Lamb Lane east of this dog-leg was later absorbed into Bridge Street. The line of Bridge Street (later Creek Road) is shown as a simple east-west field boundary.
- 5.1.3 Important changes to the layout of Greenwich and access to it from London and Deptford (formerly known as West Greenwich) were made during the first quarter of the 19th century. The construction of an Iron Bridge built in 1815 to replace a wooden predecessor of 1803, which in turn had replaced a ferry at the estuary of the Ravensbourne, meant that Deptford Creek was no longer the impediment it had been for centuries. The construction of the new bridge also led to the setting out and construction of New Bridge Street, subsequently known as Bridge Street (and later Creek Road). These developments plus the reshaping and improvements made to the core of Greenwich coincided with the town becoming a parliamentary borough. Of particular note was the Regency style brought to the town by the architect Joseph Kay, Clerk of Works to Greenwich Hospital (Barker, 1993).
- 5.1.4 Reference is made in 'The Baptists of Greenwich' (White, F.C. 1938) to the construction of a new Baptists Church in Bridge Street in 1827. The origins of the Baptist church in Greenwich are quite obscure but evidence suggests that a church was founded around 1760 somewhere in the area of London Street, until the Old Huguenot Chapel was rented by the Baptist in 1823. In 1827 William Belsher became pastor and it appears he was responsible for the new chapel in Bridge Street (now 'Up the Creek' Comedy Club). The Bridge Street Church continued under successive ministers including Jesse Gwinnell from 1847 to 1851 and Benjamin Davies by 1858. During the following year Davies formed a new church, established at the Lecture Hall on Royal Hill. While Davies was ministering at Royal Hill, Jesse Gwinnell returned to the Bridge Street church, although this was short lived as Benjamin Davies purchased the building in Bridge Street in 1861. However it appears that Davies's work did not prosper at the Bridge Street site and he moved back to Royal Hill some years later.
- 5.1.5 Greenwood's map of 1830 (**Figure 7**) depicts the newly constructed Bridge Street and the Ravensbourne River crossing. Lamb Lane, though not named is shown to the south of Bridge Street and to the north of the Church Yard (later St Alfege's Park). The south side of Bridge Street is built along most of its length, and includes the newly built Baptist Church, if the reference to a chapel of 1827, is accurate. This map also shows the gradual westerly expansion of Greenwich with the construction of Union

Street, Claremount and Roan Street. The Tithe map of 1844 (**Figure 8**) shows little change to the site and the general area as that depicted on Greenwood's map.

- 5.1.6 The development along Bridge, Thames Streets and each side of Deptford Creek is graphically depicted on Stanford's map of 1862 (**Figure 9**). This map shows the industrial development along the creek and in the area of the bridge crossing, with a large gas works on the point, wharfs along the Thames foreshore and large factories/works along the Deptford side of the creek. Closer to the site Lamb Lane is clearly shown as is the graveyard and the Sunday Schools. The site of the Providence Baptist Chapel (Comedy Club) is clearly marked and the land between Lamb Lane and Bridge Street is shown as built upon. Melvilles & Co. Directory and Gazetteer of Kent compiled a few years earlier in 1858 records a Providence Chapel in Bridge Street and its curate the Rev. Joseph Wilkins. Masons Greenwich Directory of 1852 also records the Lord Hood and its landlord James Stacey.
- 5.1.7 St Peter's Church and Church School were built in 1865-6 by the architect S.S. Teulon for the Rev. George Blisset on the north side of Bridge Street and diagonally opposite the Providence Chapel. Whether this affected the Chapel and its 'flock' is unclear but by 1869, the Chapel is no longer in use by the Baptists, who reportedly moved back to more fertile territory on Royal Hill. The building was in use, as shown in Greenwich Directory of 1869, as St Peter's Boys School. Also the 1869 Directory notes that the adjacent St Peters Church and Church School (now St Alfege with St Peters School) is ministered by Rev. J.M.A. Bardsley.
- 5.1.8 The First Edition Ordnance Survey map of the same year (1869) shows that the Central Sunday School, remains to the south of Lamb Lane, backing onto the former cemetery (marked as closed). This map extract (**Figure 10**) shows that both the frontage along the south side of Bridge Street and the north side of Lamb Lane comprise a unbroken line of buildings, tenements, houses and probably commercial properties fronting Bridge Street with residential housing along Lamb Lane. What appears to be a large building set back from and between the Bridge Street frontage and Lamb Lane, is present to the west of St Peters Boys School. Though not annotated on the map, this building is shown to extend northward to Bridge Street on the next Ordnance Survey map and subsequently is marked as an institute, most likely the Greenwich Working Lads Institute and Shaftsbury School. It is later referred to in the 1911 trade directory as the West Greenwich Ragged Schools and Working Lads Institute and the 1938 Kellys Trade Directory as the Greenwich Working Lads Institute and Shaftsbury School.
- 5.1.9 The Blackheath, Greenwich, Lee and Lewisham Directory of 1885 registers the continued presence of St Peters Boys School at the 'Up the Creek Comedy Club building, while the next Ordnance Survey edition of 1894 (**Figure 11**) depicts few changes to the area apart from the cemetery's use as a recreation ground and the St Peter's Boys School (Comedy Club) is now marked as a 'Hall'. The building is described as St Peter's Hall in the 1903 Kellys Directory of Blackheath, Greenwich, Lee and Lewisham.
- 5.1.10 The 1899 Booth map (not illustrated) demonstrates that while the larger buildings fronting onto Bridge Street are shown as of mixed status, some comfortable and some poor, the smaller buildings and tenements fronting onto the north side of Lamb Lane are shown as poor (earning on average 18-21 shillings per week). Booth's visit to District 46, comprising the parish of St Peter and parts of the parishes of St Paul and St Alfege, describes the character and social conditions of the area at the turn of the 20th century (1899). He notes state:
- 5.1.11 *'Lamb Lane south side is Drysdale Buildings, a 2 storey tenement with separate doors for ground floor and stairs leading to the tenement above. Built in 1895: Very poor, children playing in front, one little thing covered in sores'.*
- 5.1.12 *'Back and east along Lamb Lane, 2 storied cottages, three on south side have basemented scullery; other side called Providence Place. The men work on barges or in the gas works; back way to the Lord Hood public house (area coloured Light blue*

on the map = *poor 18-20 shillings a week for a moderate family*).

- 5.1.13 *'Near Bridge Street on the east side of the Lane is Matilda Cottages, 2 storied modern houses, clean, stablemen etc (area coloured purple on the map = mixed some comfortable and others poor).'*
- 5.1.14 *'At the Lambs Lane entrance to the churchyard, now recreation ground, a couple of cottages with greenhouses and outhouses, they are for the use of the Keeper of the Ground and are quite a picture (area coloured pink on the map = fairly comfortable good ordinary earnings).'*
- 5.1.15 *'West along Bridge Street; shops near Church Street, then on north side 2 storied cottages, some poor opposite Lamb Lane. South side of Bridge Street, 3 storey houses of 2 or 3 families (area coloured purple on the map = mixed some comfortable and others poor)'; coalies etc- plenty of money but spend it as they get it; houses are poor'.*
- 5.1.16 *'West of Norman Road are 2 storey to Bridge, comfortable working people (pink). Also north between Norway Street and Shaftsbury Road, 2 storey houses with gardens in front, one family and others (pink). Other parts of street (purple).'*
- 5.1.17 By 1911 Post Office Directory of the London Suburbs records that the Comedy Club building is no longer in use as St Peters Hall, but has been sold off and converted to a cinema, run by South London Electric Theatres Ltd. Kellys Directory of 1913 shows a change (nominally at least) with the cinema now run by the Greenwich Electric Theatre. However it appears that this venture was short lived as no record of a cinema appears in the 1919 trade directory and it is not shown as such on the Ordnance Survey map of 1916 (**Figure 12**). However, this map does show the construction of a new hall on the opposite (north) side of Bridge Street, presumably replacing the former St Peters Hall at the Comedy Club building following its conversion to a cinema a few years previous. Tenements and houses front Bridge Street and to a lesser extent Lamb Lane to the east and west of the former hall, while the Sunday School, though unchanged on plan, is now annotated as a smithy. The adjacent buildings to the east of the former school and within an enclosed area (playground) cutting into the north side of the recreation ground remain unchanged.
- 5.1.18 The LCC bomb damage map extract of 1945 on the amended 1918 Ordnance Survey map (**Figure 13**) shows new residential development to the south-west of the now renamed Bardsley Place and to the north of Clavell Street and west of Horseferry Place. Little has changed within the area of the site, although a terrace of houses along the northern side of Bardsley Place (later Lane) and west of the former Hall (and in an area latterly used for car wash businesses), are marked in green, denoting that they were bomb damaged (clearance area). This map is the first to show building (6), which is still extant on the site (**Figure 16**).
- 5.1.19 The 1952 Ordnance Survey map extract (**Figure 14**) is the first to show buildings (2) and (5), which are still extant on the site (**Figure 16**). Buildings (5) and (6) lie to the south of the once again re-named Bardsley Lane. They lie to the east of the site of the former Sunday School and within a compound retained by the present walls (B & B i) with its rebuilt western end. Building (2) was constructed on the site of a row of small houses, possibly those referred to as poor housing on Booths late 19th century map. Building (2) abutted the rear (south and east) wall of the Institute building to the north-west and formed the rear (south) boundary wall to the garden of the Lord Hood Public House. It appears from the plan form that the rear extension to the Comedy Club (building 3) has yet to be constructed. Housing fronting the former Bridge Street, now Creek Road (after 1938) remains relatively unchanged.
- 5.1.20 The 1963 Ordnance Survey map extract (**Figure 15**) does not annotate the use of the Comedy Club building, despite many of the larger buildings in the area being named. It does show the number sequence of many of the buildings fronting Creek Road, recording the former institute, latterly in use by the West Greenwich Mission, as No. 296. Nos. 290 to 260 extend west as far as the Beehive Public House and Nos. 304-318 as housing to the east of the Comedy Club (no. 302). The housing to the rear,

south of Nos. 304-318, fronting Bardsley Lane had been demolished by this date, as had St Peters Church (demolished in 1951) to the northern side of Creek Road. The site south of Bardsley Lane is marked as a mill. Buildings (5) and (6) are clearly shown, the latter with an open side to the north.

6 BUILDING DESCRIPTIONS

6.1 Introduction

6.1.1 The following descriptive text provides objective information on a series of unrelated buildings and structures that remain within the proposed development boundary at Creek Road and Bardsley Lane, at the time of the survey on 4th August 2014. Description and interpretation of each building is based on information gathered during the fieldwork, analysis of the building fabric and from documentary information.

6.2 General Description

6.2.1 The buildings and structures that form the focus of the survey work comprise a mixture of modern (post-war) commercial buildings, a late 20th century block of residential flats, a modern extension added to Baptist Chapel ('Up the Creek' Comedy Club) and sections of brick built and concrete boundary walls.

6.2.2 A low level, English Heritage (2006) Level 1 record comprising a photographic and descriptive survey of the exterior elevations of the buildings 2 to 6 and walls A to C was carried out (**Figure 16**). A slightly higher Level 2 record was completed for the Comedy Club (Building 1 and 3) and mainly concentrated upon the rear extension B3, which was to be demolished as part of the development and replaced with a new extension along the eastern side of the Comedy Club building. The remainder of the Comedy Club building was to remain unaffected by the proposals.

6.3 Building 2 (Bardsley Lane, north side)

6.3.1 Building 2 is a modern post-war commercial building constructed by 1952 fronting onto Bardsley Lane (**Figures 14 to 16; Plates 1 and 2**). It is built over two storeys with four bays plus a single storey loading bay projecting from the western end elevation. The main elevations are all brick built, however the ground floor is rendered along the full length of the south-facing Bardsley Lane elevation. The visible brickwork comprises modern machine-made red bricks with textured faces, laid using a hard cement mortar in Flemish bond. The walls rise up to low brick built parapet walls which enclose the flat roofs on all sides. The parapet walls are each built with a tile drip and an on-edge brick coping. Queen closers correctly used toward the south-western corner show that the single storey loading bay was a later addition.

6.3.2 The south facing elevation has two window openings, a pedestrian door opening and a wide opening for a vehicle at ground floor level and eight equally spaced and dimensioned window openings to the first floor level. The latter are built with a single soldier course head, probably facing a concrete lintel, and a tile sill. The windows at first floor are probably replacements or are much altered. This also applies to those windows in the north elevation, which has only six window openings instead of eight. The ground floor includes two large central window openings each built with modern casement windows using timber mullions and transoms. The fenestration, in common with that at first floor level looks to be replacements. A later door opening in the easternmost bay, is also a later insertion, as a concrete drip canopy above the doorway suggests the presence of a much larger opening for a vehicle or display window (**Plate 2**).

6.3.3 To the rear (north) is a lean-to addition which faces onto the pub garden of the Lord Hood. This was constructed using 20th century Fletton brickwork laid in Flemish bond and corrugated sheeting as a roof covering.

6.4 Building 4 (No. 301 Creek Road)

6.4.1 No. 301 Creek Road is a modern late 20th century apartment building (**Figure 16; Plates 3 and 4**) built over three storeys and in a mock Victorian architectural style, sympathetic with the general architectural character of the buildings fronting Creek Road and particularly the neighbouring Comedy Club at No. 302.

6.4.2 The apartment block is built in line with the Creek Road frontage with gable ends to the west and east. A presently derelict area of former gardens lies to the west and Bardsley Lane lies to the east. The building is set out over five bays with a central entrance and stairwell bay flanked by apartments to either side. The external elevations are brick built, the ground floor built using a standard soft red laid in stretcher bond and the first and second floors, using a yellow brick, to imitate the appearance of a typical London stock brick. Decoration to the elevations uses a first floor fake stone band, contrasting brick voussoirs and a saw tooth eaves band. The roof line is pitched and covered with grey slates rising to a ridgeline decorated with red clay bonnets. The gable ends both use parapets built off over-sailing concrete kneelers. All the fenestration comprised modern double glazed units.

6.4.3 At the time of the survey the ground floor window and door openings had been 'blocked up' using modern concrete blocks. Despite this attempt to stop entry into the building, it was illegally occupied. This had implications for access into the grounds to the rear (south) of the property, which was not possible. However from general observations this area comprised a mix of grassed and areas hard standing, terraced toward the southern boundary to Bardsley Lane. The rear garden area could be accessed via Bardsley Lane through a wide gated entrance built into the corrugated iron sheet clad fencing or via an opening adjacent to the eastern gable wall.

6.5 Buildings 5 and 6 (Bardsley Lane, south side)

6.5.1 Buildings 5 and 6 are a pair of more or less contemporary post-war light industrial buildings occupying a plot, recently used as a vehicle servicing yard, to the south of Bardsley Lane and to the north and west of St Alfege's Park (**Figures 13 to 16; Plates 5 to 9**). This plot is shown on the Ordnance Survey map of 1916 as partly in use as a smithy and previously (in 1867) the site of the Central Sunday School (demolished in the early 20th century). Both buildings are constructed using the same or similar building materials and clearly have a functional and chronological relationship.

6.5.2 Building 5 is aligned approximately north-south and has an L-shaped plan, with a projecting entrance bay to the north-east (**Plates 5 and 6**). It is a small single storey flat roofed building built using 9 inch Fletton brickwork laid in a hard cement mortar in English Bond. The concrete roof slab, measuring 9 inches in thickness also forms the lintels to the two window openings in the west elevation. These windows have concrete sills and concrete or cement rendered inserts lining the window jambs. A blocked door opening, present in the northern end elevation, had been latterly blocked using reclaimed bricks laid (for economy) on edge with beds showing.

6.5.3 Building 6 was located to the west of (5) and centrally within the southern part of the site. This large 'open shed' building (**Plates 7 to 9**) was laid out over four equal sized bays and built with 18 inch (2B (two brick wide)) thick brick elevations and a shallow gable ended roof supported on steel iron trusses. The walls were constructed, as (5), using Fletton brickwork laid in English bond with queen closers to corners and openings. The triangulated roof trusses were fabricated from steel sections and supported along the southern flank wall by a steel 'wall plate' held by piers at the wall angles and a centrally placed stanchion (**Plate 9**). The building had been extended to the north with the addition of an open-sided lean-to. The north side of the large brick shed was also open sided with the stanchion and plate supporting the roof structure on the north side. Both the east and west facing gable elevations included a large floor to eaves opening, braced at half wall height by a substantial I-section steel joist. These had latterly been blocked using corrugated sheeting. This also applied to the roof gables which were not brick built. The main roof and that of the lean-to were covered in the same style of corrugated sheeting. The north wall of the lean-to, which also formed the boundary to Bardsley Lane, was constructed using modern concrete blocks.

6.6 Wall B

6.6.1 Wall B was a brick built wall that formed the majority of the southern boundary to the land plot south of Bardsley Lane (**Plates 10 and 11**). Towards the eastern end the

wall and the northern return, the brick wall had been replaced by a wall of heavy-weight shuttered concrete panels (**Plate 12**). The brick wall (B) joined onto and formed a continuation of the western gable wall of Building (6). It was constructed in pier and panel, mainly using the same Fletton brickwork but laid in English Garden Wall bond. However the wall also incorporated a mixture of reclaimed bricks including re-used yellow London stocks, some still with mortar attached and more modern machine-made bricks.

- 6.6.2 Set into wall B and towards its base, about 11.05m from the west wall of Building 5, was a large rectangular stone memorial plaque associated with the Central Sunday School. Measuring 1.11m by 0.66m, the plaque had been inserted or built into this re-constructed wall. The plaque was in a poor condition, the face was very abraded and a large crack was present across its bottom westernmost corner. Despite this the plaque was legible in part reading:

CENTRAL SUNDAY AND INFANT SCHOOLS
ERECTED AD MDCCCXXXV (1835)
W. A. SOAMES M. VICAR
GEORGE BOR..... CHURCH WARDEN
JOHN W. E. T.....

- 6.6.3 The later shuttered concrete wall B(i) comprised the western end of the southern boundary and its return northwards to Bardsley Lane. This included a wide vehicle sized opening toward Bardsley Lane and just to the rear of brick wall A.

6.7 Wall A (Bardsley Lane, south side)

- 6.7.1 Wall A was a brick built pier and panel boundary wall surviving to a length of four and a half bays, at height of 2.3m and fronted onto the southern side of Bardsley Lane to the west of buildings (2) and (6) (**Figure 16; Plate 13**). It had clearly been rebuilt on several occasions, displaying a distinct horizontal banding of brickwork representing each separate phase. The lower and presumably oldest brickwork at the base of the wall comprises 14 courses of large red bricks laid in Flemish bond and in a firm white coloured lime mortar. The lower wall also incorporated a brick plinth capped with a single coping course of harder blue engineering bricks. From the size of the bricks and the bonding the wall is likely to date from around the mid 19th century. This brickwork appears to be relatively unaltered in comparison to that above which comprises 13 courses, also laid in Flemish bond, but includes a mix of re-used red bricks and yellow stocks laid in a poorly pointed creamy yellow mortar. Above this a much better wall of 11 brick courses laid in Flemish bond, capped by on edge coping course. This upper wall, though more regular and better pointed, used many over-fired bricks, to achieve a chequer-work pattern. It is thought the upper two phases of brickwork date to the 20th century. The rebuilding of the wall is also reflected in the pier to the north-western corner.

6.8 Wall C

- 6.8.1 Wall C is the boundary wall between the beer garden of the Lord Hood public house and the former area of public realm to the west (**Figure 16**). Cartographic evidence shows that this wall was formerly the eastern flank wall to Greenwich Working Lads Institute and Shaftsbury School, which was retained as a boundary following its demolition after 1952 (**Figures 10 to 15**). The Institute was part of the ragged school movement established to cater for destitute children and to promote temperance work both among children and adults in the area.
- 6.8.2 The surviving length of wall has clearly been altered and rebuilt on many occasions. The cartographic evidence suggests that the northern stretch of wall C is a later construction built after 1867, when the existing building was extended towards Creek Road (compare **Figures 10 and 11**). A distinct change in the character of the brickwork within wall C in the southern part of the wall may represent the earlier pre-1867 building (**Figure 17; Plates 14 to 17**). The brickwork in the southern corner uses

a very similar yellow London stock brick to the northern part, although the upper courses of the wall include two parallel bands or string courses of red brick. Used as a decorative element its presence demonstrates that this building was originally built with exposed and un-plastered internal elevations, perhaps not unusual for a boys institute. The two door openings (later blocked with Fletton brickwork) in wall C are both original features, respected by the red brick banding and both built with queen closers (**Figure 17; Plates 14 and 15**). The southern of the two still retains its original segmental arch with a brick voussoir of two on-edge courses. The opening to the north had lost its head as the wall had been reduced in height as a boundary to the pub garden, but it did retain an on-edge brick threshold. The red brick banding stops a short distance north of this doorway and at a point where the scar of a demolished wall is present. This wall scar probably represents the return or northern wall of the earlier pre-1867 building. The remains of ceramic tiles attached to the brickwork along the base of the wall up to the scar suggests this southern section and part of the earlier structure was in use as an area of ablutions (toilets and bathrooms).

6.8.3 Thereafter, to the north, the character of wall C changes, initially with the use of a timber bearer at mid-wall height (**Plates 16 and 17**). The brickwork comprises yellow London stock (9 inch) bricks measuring 230 x 105-110 x 70mm laid in English bond and lacks any decorative detail. Of note is the presence of two stone memorial plaques set into this former flank wall. Both commemorate the construction of the Institute building in 1887, a date which corresponds with the enlargement of the Institute to the north, which from cartographic records is shown to have happened after 1867 and before 1894 (**Figures 10 and 11**). The plaques had presumably been moved from the front (north) of the building along Creek Road to this wall when the rest of the building was demolished.

6.8.4 The southern of the two stone plaques (**Plate 18**) reads:

THIS MEMORIAL STONE WAS LAID ON JULY 1887
BY ALEXANDER YOUNG ESQ

6.8.5 The northern plaque (**Plate 19**) reads:

THIS MEMORIAL STONE WAS LAID ON JULY 12 1887
BY H. C. PIERSON

6.9 'Up the Creek' Comedy Club and Building 3 (No. 302 Creek Road)

6.9.1 The Level 2 record targeted the present 'Up the Creek' Comedy Club building, which also incorporates building 3, a flat roof extension built onto the rear (south) elevation of the main building and backing onto Bardsley Lane (**Figure 16**). The Comedy Club, fronting Creek Road, was originally built as a Baptist Church in 1827. It was later used by St Peter's School during the second half of the 19th century and was part of the nearby St Alfege with St Peter's School (originally St Peter's School) on the north side of Creek Road built as a church school in c.1865-6 by S.S. Teulon for the Rev. George Blisset.

6.9.2 It is a locally listed heritage asset and described in that listing as:

6.9.3 *302 Creek Road (former Baptist Chapel): Tall late-Victorian, 2-storey building in yellow stock brick (front to Creek Road now painted) with gabled modern clay tile roof. Front elevation panelled with raised central gable and flanking bays – circular headed window openings to first floor and ground floor windows and entrance doors, modernised. Side elevations panelled with segmented arches over tops of panels within which site round-headed windows to first and second floors. End two bays to Creek Road bricked up.*

'Up the Creek' Comedy Club

6.9.4 The principal elevation of Comedy Club faces north onto Creek Road (**Plate 22**). Its architectural treatment is typical of a 19th century Baptist Church adopting a Romanesque style. It is constructed in yellow London stock bricks and is built over six

- bays in length, two storeys in height, with a pitched roof and gables ends facing north and south.
- 6.9.5 The north facing Creek Road elevation has, in association with its present use, been over-painted in purple and decorated with imagery, including comedy characters appearing to lean out of the first floor windows (which are blocked) and a large centrally located clock feature above a wide canopy and the main entrance.
- 6.9.6 This elevation includes a raised central gable with lower flanking bays. The central gabled section incorporates three, recessed, Romanesque semi-circular headed panels. The central of the recessed panels is taller and wider than the two panels to each side. This is also the case for the first floor windows, which occupy each recess and are also built with semi-circular heads. All three former window openings are blocked, as are three smaller lights above. The central of these three lights has a shouldered head and sits within another Romanesque recess. The first floor windows within the flanking bays are similarly built providing a five window range to the frontage at first floor level. A simple machicolated frieze is used to decorate the side bays above the first floor windows, while a plainer pendulous brickwork is used as a decoration to the central gable. This gable also includes kneelers, a stone gable parapet and copings. A simple stone coping is used on the parapets to the side bays. The main entrance lies central to the facade and is flanked by integral columns with simple capitals.
- 6.9.7 The side elevations continue in the same architectural treatment as used for the facade (**Plates 23 and 25**). They are built in pier and panel construction over six bays. Each bay incorporates a two storey high recessed panel with a segmental brick voussoir, containing the ground and first floor windows. Both were built with half round Romanesque-style brick arches and stone sills. The northern most two bays (at ground and first floor) in the eastern elevation were blocked using stock bricks (**Plate 23**). The remaining windows were glazed, many using secondary multi-light sash style windows with fanlights over or a cast-iron framed fanlight style window, more typically seen in Victorian industrial buildings. A similar eaves line brick decoration, as present on the facade, was used along both side elevations. The roof covering and a short length of parapet wall to the northern bays are both later alterations.
- 6.9.8 Much of the rear elevation was visually obscured by the later extension building 3. However three brick-blocked original windows each built with a semi-circular brick arch were present at first floor (**Plate 24**). Both of the corner piers were built with diminishing brickwork and elevated above the eaves line, while the gable included a central in-gable chimney stack (capped).
- 6.9.9 The interior of the Comedy Club building has been much altered. The principal space at ground floor was used as the 'club or performance area' (**Figure 18; Plates 26 and 27**). This included a stage built against the eastern flank wall and tiers of un-fixed seating. A box office and cloakroom were located within the northern part next to the main entrance, as was a staircase to the first floor. A row of plain square section columns, providing support to the first floor joists lay centrally to this floor. Their positions would suggest they are original features and they may originally have supported a viewing balcony around the room and the central open well has since been floored over. A thickening of the wall in the south-western corner of the room suggests the presence of a blocked fireplace. No other evidence of original features or fixtures was recognised within the performance area.
- 6.9.10 As the bar area lay within the later extension, the present access into it must have been inserted through the original rear elevation of the Baptist Church building. The bar counter was located against the south wall with toilet facilities to the west (**Plates 28 and 29**). A modern dog-leg staircase to the first floor and the beer cellar and bottle stores occupied the eastern bay. The internal decoration could be best described as eclectic.
- 6.9.11 The first floor was used as a bar and dining area (**Plate 30**). Its decoration obscured any evidence of original fixtures.

Building 3

- 6.9.12 Building 3 is a single storey flat roofed extension added onto the rear southern elevation of the former Baptist Church (Comedy Club building) (**Plates 20 and 21**). Architecturally it has no affiliation with the style or massing of the main building and appears to be a later extension, added to function in an ancillary role, and certainly latterly as the bar, toilets and beer cellar/storage area, facilitating the Comedy Club. It wraps around the eastern wall of the adjoining building 2, which implies that it post-dates building 2, which was built in the mid 20th century.
- 6.9.13 Externally this extension is very utilitarian in appearance, the only attempt at decoration being faux ashlar blocks scribed into the render of the east and west side elevations. The entire extension is rendered from road level up to the parapet walls. The latter is capped by a plain concrete coping and rises in elevation along the eastern wall, to shadow a stair bay, connecting the bar area to the first floor rooms. A window opening is located just east of the doorway in the south elevation. It is a small iron-framed fixed glazed three light window recessed back from the wall line and set behind a modern security cage. This window lights the beer cellar, which is cooled by a pair of air conditioning units mounted externally either side of the window. The only door opening from Bardsley Lane lies off-centre and to the east. The door is modern and also recessed back from the wall line. Small ceramic ventilation bricks built into the wall to the west provide ventilation to the four toilets.
- 6.9.14 A building with the same footprint as the extension is shown on the Ordnance Survey maps from 1869 (**Figures 10 to 15**) and the external render may mask earlier brickwork. The cellar may have housed the large baptismal font for full immersion.

7 DISCUSSION AND CONCLUSIONS

- 7.1.1 The historic building recording and documentary research focused upon the buildings and structures within the proposed development along Creek Road and Bardsley Lane and has some shed light on the historic background and subsequent developments that have affected these buildings. It is clear from the initial site survey that the majority of the buildings and structures recorded post-date the end of the second world war, built during the 1950s (buildings 2, 5 & 6) or much later (and building 4) and are have very little historic or architectural significance. Extension 3 is modern in appearance but its external render may mask an earlier building.
- 7.1.2 Possibly of most historic significance is No. 302 Creek Road, the present 'Up the Creek Comedy Club' building and remnants of external walls relating to the former West Greenwich Ragged Schools and Working Lads Institute (Wall C) and the former Central Sunday and Infant School (Wall B)
- 7.1.3 The Comedy Club building was first established on its present site along Bridge Street (the original name of Creek Road) as the Providence Baptist Chapel in 1827. This followed a period of gentrification of the area, particularly along the High Street and Church Street during the early 19th century, which coincided with the town becoming a parliamentary borough, and the construction of the new iron bridge across Deptford Creek, easing access to the town from the west and from the capital. The newly laid out Bridge Street, partly incorporated Lamb Lane, a more ancient thoroughfare dating from the 18th century and possibly earlier.
- 7.1.4 The Providence Baptist Chapel was constructed using 19th century Romanesque architectural treatments. Its facade to Creek Road was built using a 'Trinity' of windows within the central elevated bay, a feature typical of many non-conformist churches of the period, confirming that this building was constructed as a chapel. As London experienced rapid expansion there was a flourishing of Baptist church building during the 19th century and the London Baptist Association was formed in 1865. One of its principal aims was the provision of funds for church extension (now commonly known as 'planting') and many new Baptist Chapels were built on prominent sites, often, as at Creek Road, on main roads. The chapel was constructed by the Greenwich Baptists and possibly under the guidance of William Belsher in 1827.
- 7.1.5 Benjamin Davies, another Baptist preacher, purchased the building in Bridge Street in 1861, although it appears that Davies's work did not prosper at the Bridge Street site and he moved a few years later. Around 1869 the building changed hands and was used as the St Peter's Boys School. This coincided with and must relate to the construction of St Peter's Church and Church School, built in 1865-6 by the architect S.S. Teulon on the north side of Bridge Street and diagonally opposite. The former chapel was then used as a hall serving the adjacent school buildings, and remained so until c.1911 when trade directory records show that it was sold off and converted to a cinema, run by South London Electric Theatres Ltd. This change of use broadly coincides with a replacement hall constructed for St Peter's School on the northern side of Bridge Street. It appears that the Electric Cinema was a short lived venture as it disappears by 1919. Thereafter the use of the former chapel is unclear.
- 7.1.6 Booth's social commentary and map of 1899, which shows West Greenwich comprised areas of both 'mixed comfortable', poor and very poor areas. The West Greenwich Ragged School or the Greenwich Working Lads Institute and Shaftsbury School was located just to the west of the former Baptist Chapel along Bridge Street. It is unclear when it was first established on this site but it is mentioned in the Kellys Trade Directory of 1869 (ministered by Edward Clayton) and appears on the Ordnance Survey map of the same year. The Institute formed part of the ragged school movement, established to cater for destitute children, as seen by Booth's observations, a problem in parts of Greenwich, and to promote temperance work both among children and adults. Although the Institute was demolished after 1952 its eastern flank wall (C) was retained as the western property boundary wall to the Lord

Hood Public House. Cartographic evidence and fabric analysis show that the northern stretch of this wall is a later construction, built after 1869, when the Institute was extended towards Creek Road. The southern older section incorporated two parallel bands of decorative red brickwork, demonstrating that this building was constructed with exposed and un-plastered internal elevations, perhaps not unusual for a boy's institute. The northern later section of wall lacked a similar decorative detail but did incorporate two memorial plaques dating to the 12th July 1887, laid by ALEXANDER YOUNG ESQ and H. C. PIERSON. The date for these plaques, which were clearly contemporary with the wall, corresponds with the cartographic evidence for the northerly extension to the institute.

- 7.1.7 Less is known about the Central Sunday School originally situated along Bardsley Lane, formerly Lamb Lane, and backing into the former Church graveyard. All that survives of the Sunday School is a memorial plaque inserted into a section of later wall, forming the boundary or enclosure wall allied with the sites later use as a smithy and then, post-war, as a mill. The memorial plaque, which reads CENTRAL SUNDAY AND INFANT SCHOOLS ERECTED AD MDCCCXXXV although re-sited, does at least provide a date for the establishment of the Sunday School in 1835.
- 7.1.8 The foundation of a Baptist Chapel, Sunday School and Ragged School so close together demonstrate that this area of West Greenwich, close to the industry and wharfs along the Thames shoreline and to the west of the more affluent areas along Church Street and toward the Hospital and Greenwich Park, suffered deprivation and poverty during the first half of the 19th century. Booth's commentaries on the social character of the area in the late 19th century certainly show that although much of Greenwich could be classed as 'comfortable', poverty was still rife in certain areas, particularly along Lamb Lane and towards the wharfs.

8 ACKNOWLEDGEMENTS

- 8.1.1 Pre-Construct Archaeology Limited would like to thank Bouygues UK on behalf of their client for commissioning the project. Thanks are given to the staff of the Greenwich Heritage Centre for their help and assistance.
- 8.1.2 The project was managed by Charlotte Mathews. The on-site building recording was carried out by Adam Garwood and Evgenia Nikolopoulou and the report was written by Adam Garwood. Deborah Koussiounelos carried out the research while Josephine Brown produced the illustrations.

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Stanfords Map of 1862

First Edition Ordnance Survey Map of 1869

Second Edition Ordnance Survey Map of 1894

Third Edition Ordnance Survey Map of 1916

LCC Bomb Damage Map 1945

APPENDIX 1: PHOTOGRAPHIC REGISTER

SITE CODE : CRK14		PHOTOGRAPHER : Adam Garwood			
DATE	FRAME	DIRECTION	IDENTIFIER	BUILDING	COMMENTS
	Digital				
4/08/2014	D101	SW	Comedy Club		Bar
4/08/2014	D102	SE	CC		Bar
4/08/2014	D103	S	CC		Bar
4/08/2014	D104	W	CC		Bar
4/08/2014	D105	NE	CC		Performance Area
4/08/2014	D106	E	CC		Performance Area
4/08/2014	D107	S	CC		Performance Area
4/08/2014	D108	S	CC		Performance Area
4/08/2014	D109	E	Wall C		Memorial Plaque
4/08/2014	D110	NE		B2	South Elevation
4/08/2014	D111	NW		B2	South Elevation
4/08/2014	D112	NE		B3	South Elevation
4/08/2014	D113	NW		B3	South Elevation
4/08/2014	D114	N	CC		Gable wall
4/08/2014	D115	SW		B4	Gable end
4/08/2014	D116	SW		B4	Front elevation
4/08/2014	D117	SW	CC		Facade
4/08/2014	D118	SW		B4	Front elevation
4/08/2014	D119	S	CC		Facade
4/08/2014	D120	SW	Lord Hood		Facade
4/08/2014	D121	SE		B4	Garden area
4/08/2014	D122	N		B4	Garden area
4/08/2014	D123	E	Wall C		Southern section
4/08/2014	D124	E			Southern section
4/08/2014	D125	E			Southern section
4/08/2014	D126	NE			Northern section

4/08/2014	D127	SE			Southern section
4/08/2014	D128	E		B2	Western elevation
4/08/2014	D129	SW		Wall A	
4/08/2014	D130	SE		Wall A	
4/08/2014	D131	E		Wall A	
4/08/2014	D132	SE		B5	North and west elevations
4/08/2014	D133	NE		B5	West elevation
4/08/2014	D134	SE		B6	East internal elevation
4/08/2014	D135	SW		B6	West internal
4/08/2014	D136	E		B6	West elevation
4/08/2014	D137	W		B6	East elevation
4/08/2014	D138	W		B6	East elevation
4/08/2014	D139	SW	Wall B		East end
4/08/2014	D140	W			East end
4/08/2014	D141	S			Memorial plaque
4/08/2014	D142	S			Concrete wall (west)
4/08/2014	D143	SW			Concrete wall (west)
4/08/2014	D144	W			Concrete wall (west)
4/08/2014	D145	E	Wall C		Memorial Plaque
4/08/2014	D146	SE		B6	Northern elevation
4/08/2014	D147	W		B5	Eastern elevation
	D148	NW	CC		Rear Gable
	D149	E	CC		West elevation

APPENDIX 2: OASIS FORM

OASIS ID: preconst1-187881

Project details

Project name

Built Heritage Recording of 'Up the Creek' Comedy Club and other Buildings on Creek Road, Royal Borough of Greenwich,

Short description of the project

The work was carried out in response to a planning condition (26) on the planning permissions (App. No 13/0364/F and 13/0365/C) and on the advice of the Greater London Archaeology Advisory Service. The Comedy Club Building was first established on its present site as the Providence Baptist Chapel in 1827. Around 1869 the building changed hands and was used as the St Peter Boys School. This coincided with and must relate to the construction of St Peters Church and Church School, built in 1865-6 on the north side of Bridge Street and diagonally opposite. The former chapel was then used as a hall serving the adjacent school buildings and remained so until c.1911 when it was sold off and converted to a cinema, run by South London Electric Theatres Ltd. This change of use broadly coincides with a replacement hall constructed for St Peters School on the northern side of Bridge Street. It appears that the Electric Cinema was a short lived venture as it disappears by 1919.

Project dates Start: 04-08-2014 **End:** 04-08-2014

Previous/future work No / Not known

Any associated project reference codes CRK14 - Sitecode

Type of project Building Recording

Site status Conservation Area

Current Land use Industry and Commerce 1 - Industrial

Monument type CHAPEL Post Medieval

Methods & techniques "Photographic Survey"

Prompt Planning condition

Project location

Country England

Site location GREATER LONDON GREENWICH GREENWICH Up the Creek' Comedy Club and other buildings

Postcode SE10 9SW

Site coordinates TQ 38119 77680 51.4806852048 -0.0107369007411 51 28 50 N 000 00 38 W Point

Project creators

Name of Organisation Pre-Construct Archaeology Limited

Project brief originator GLAAS

Project design originator Charlotte Matthews

Project director/manager Charlotte Matthews

Project supervisor Adam Garwood

Type of sponsor/funding body Developer

Name of sponsor/funding body Bouygues UK

Project archives

Physical Archive Exists? No

Digital Archive recipient LAARC

Digital Media available "Images raster / digital photography"

Paper Archive Exists? No

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Built Heritage Recording of 'Up the Creek' Comedy Club and other buildings

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Description grey report carried out as condition of planning

Entered by adam garwood (agarwood@pre-construct.com)

Entered on 20 August 2014



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15/08/14 JS

Figure 1
Site Location
1:20,000 at A4

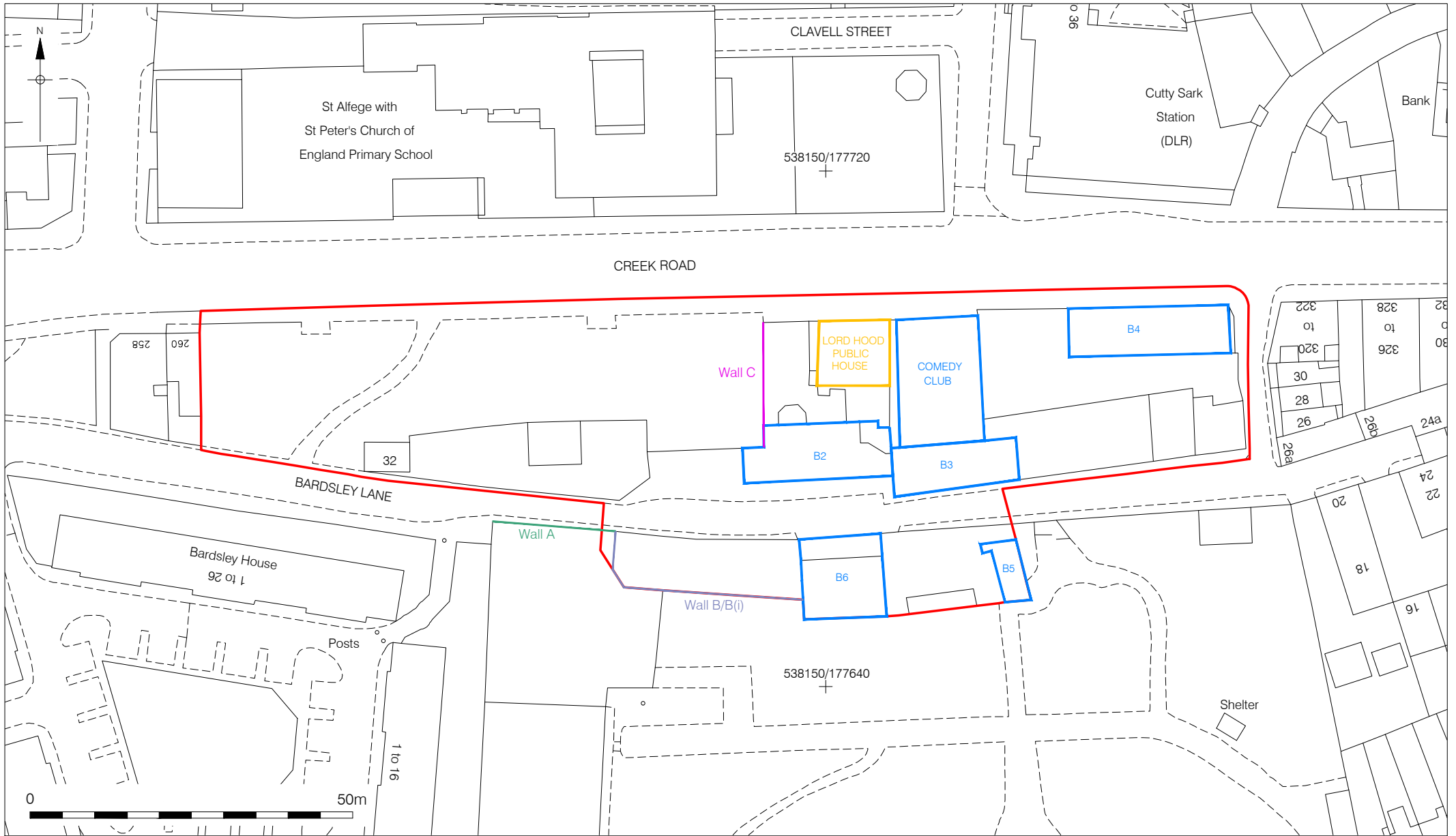
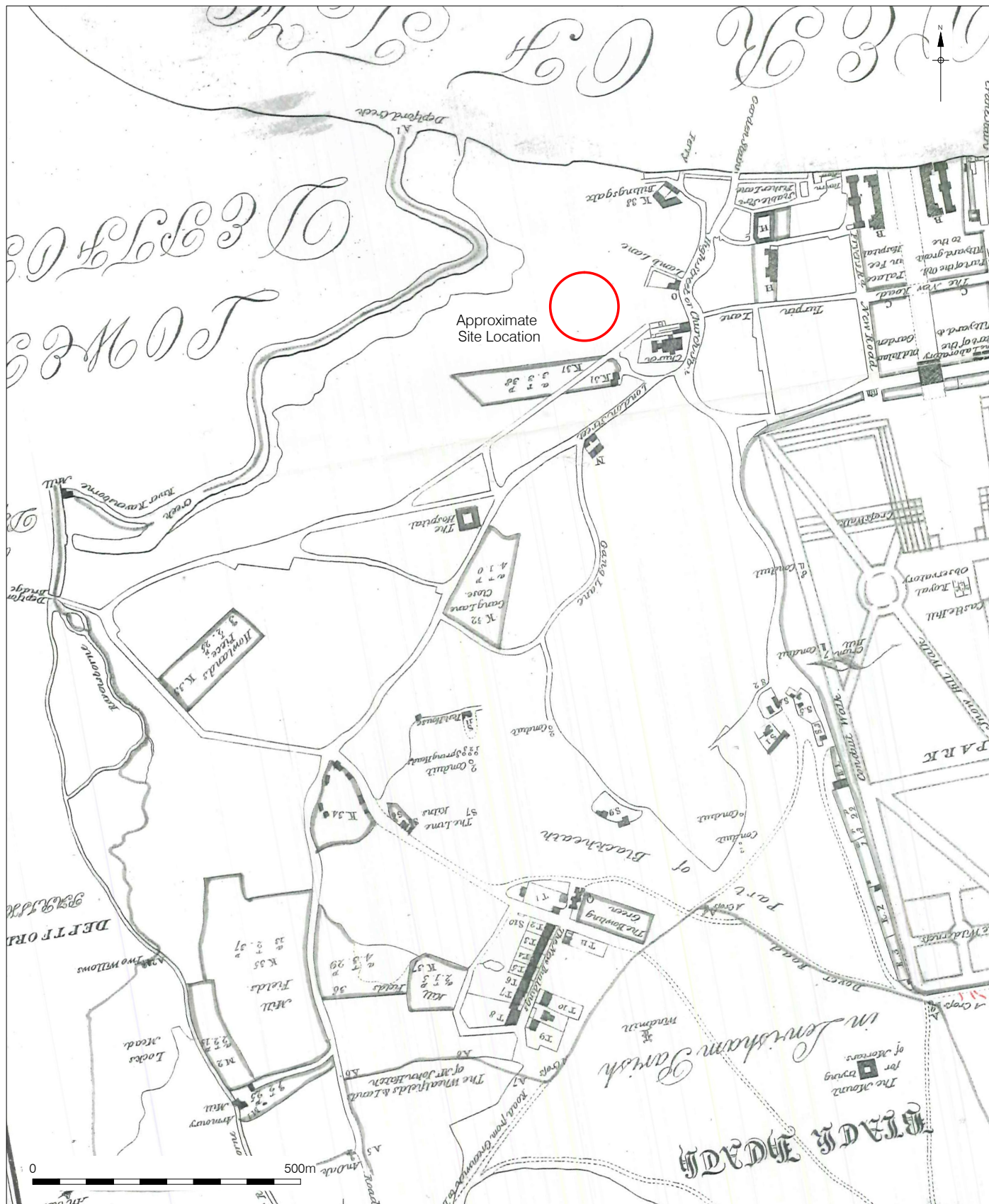
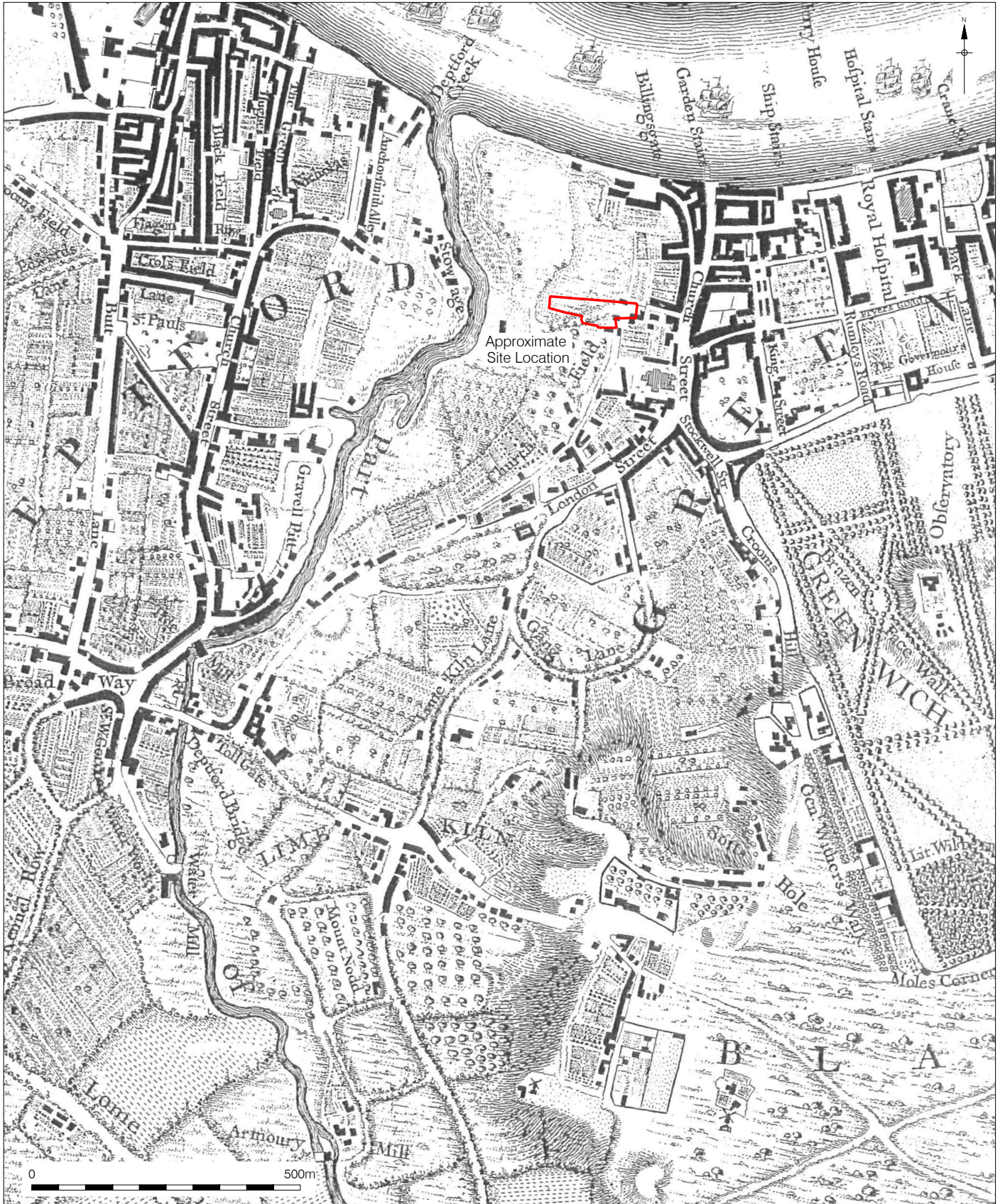


Figure 2
 Detailed Site Location
 1:800 at A4



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Figure 3
 A Survey of the Kings Lordship of East Greenwich 1695
 approximately 1:10,000 at A4



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Figure 4
John Rocque's Map of 1745
approximately 1:10,000 at A4



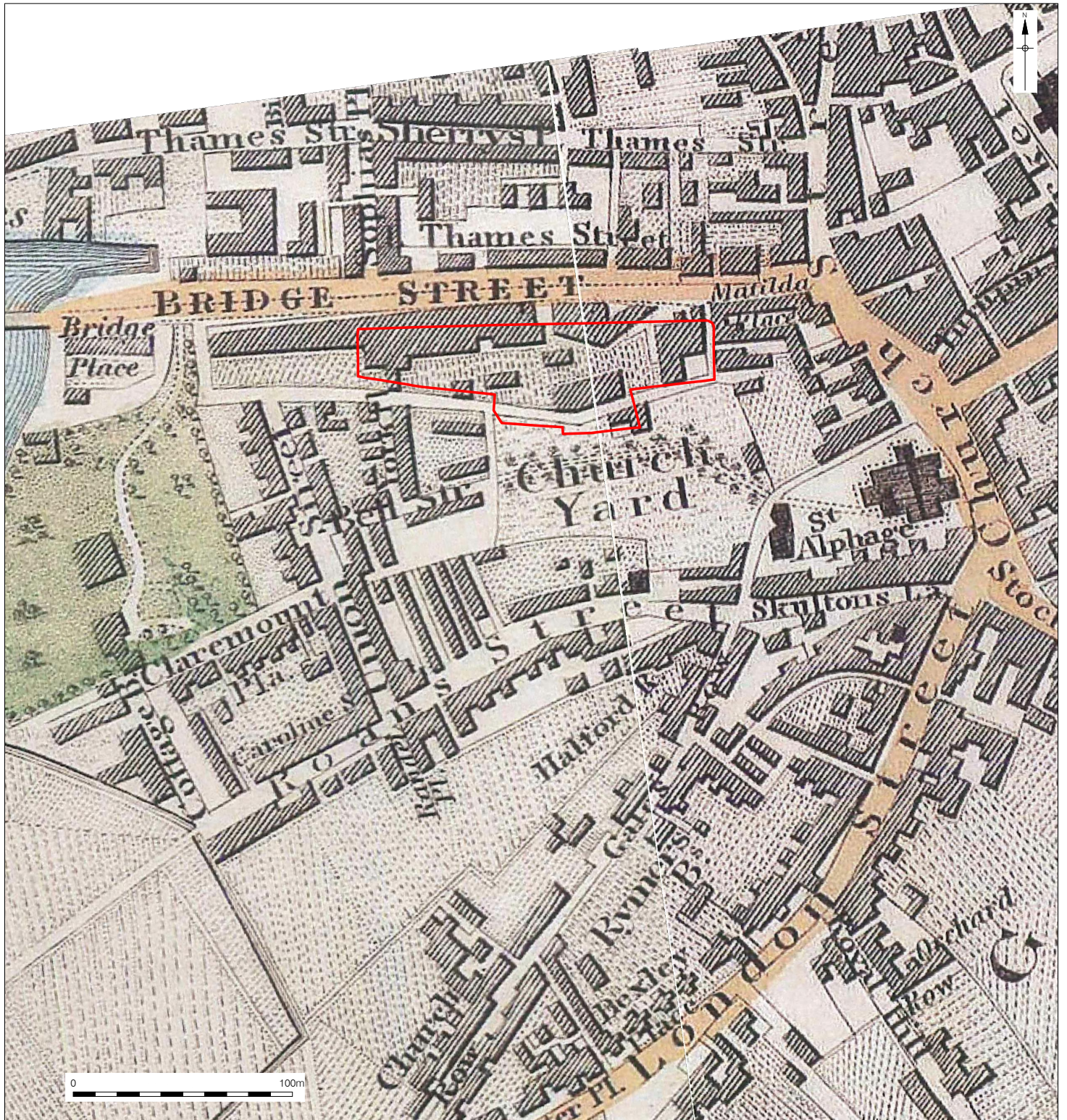
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Figure 5
Hasted's Map of the Hundred of Blackheath of 1778
1:12,500 at A4



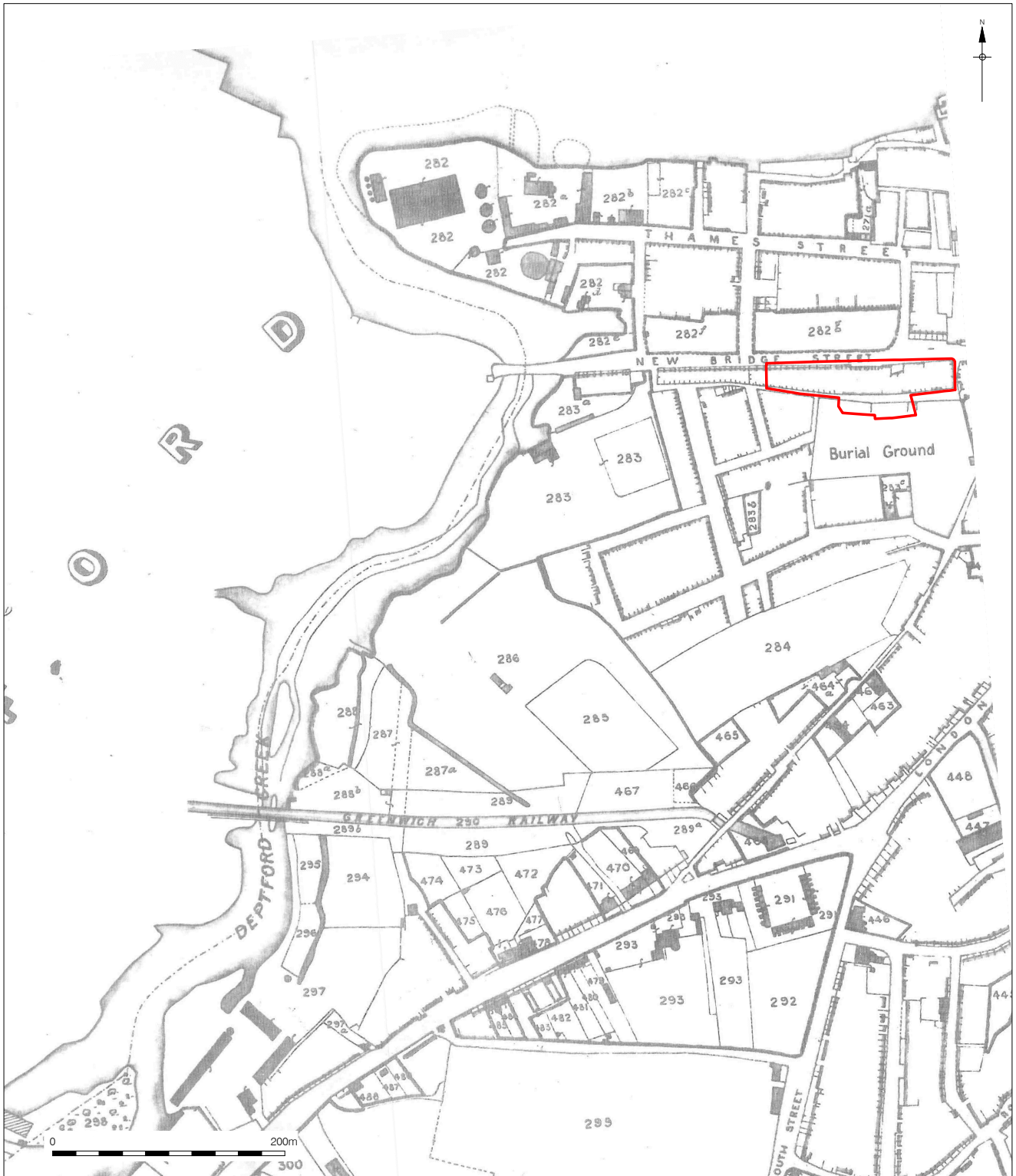
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Figure 6
Milne's Land Use Map of 1801
1:10,000 at A4



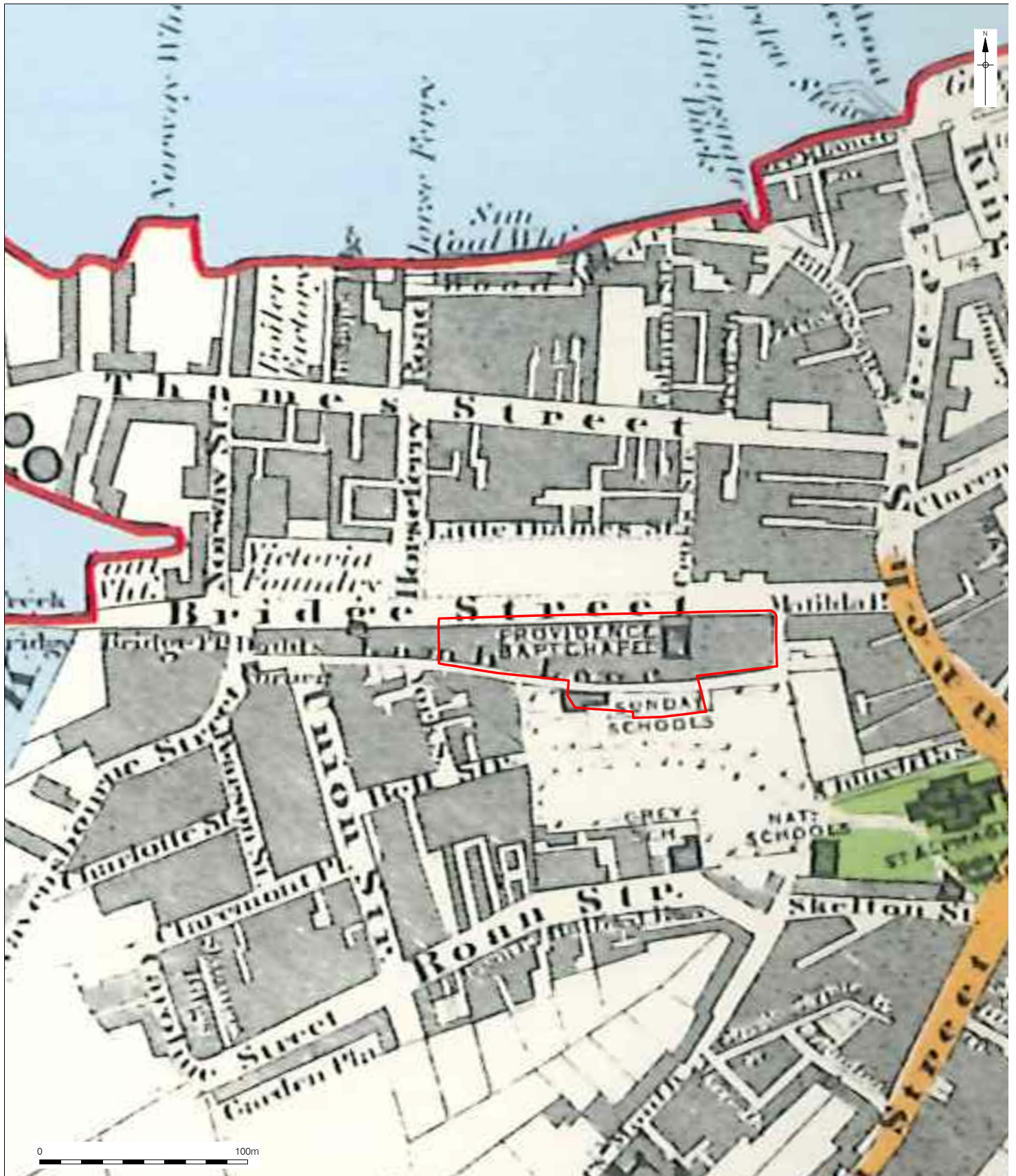
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Figure 7
Greenwood's Map of 1830
1:2,500 at A4



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Figure 8
 Tithe map of the Parish of St Peter, Greenwich 1844
 1:5,000 at A4



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Figure 9
Stanford's Map of 1862
1:2,500 at A4

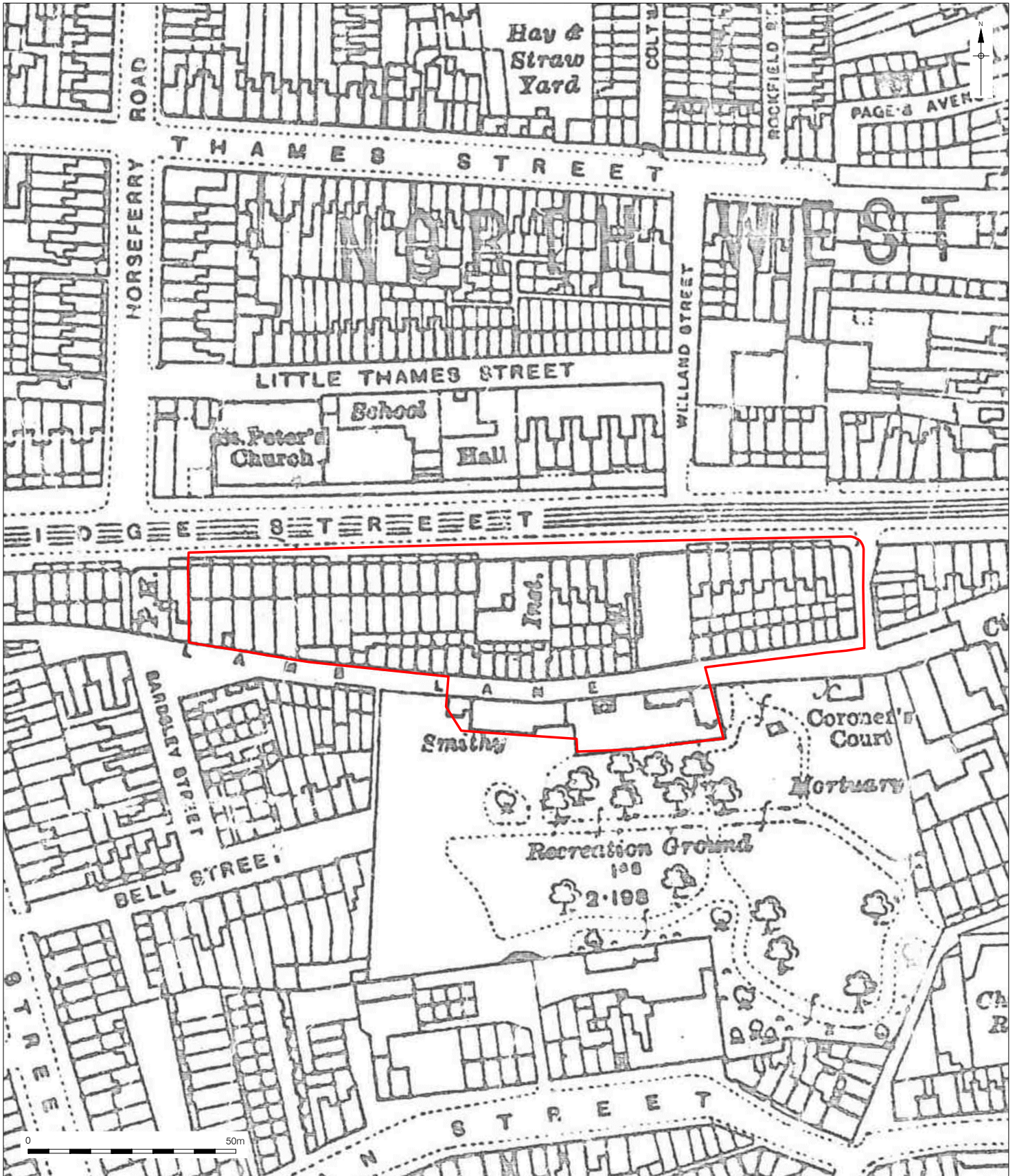


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Figure 10
Ordnance Survey 1st Edition 1869
1:1250 at A4

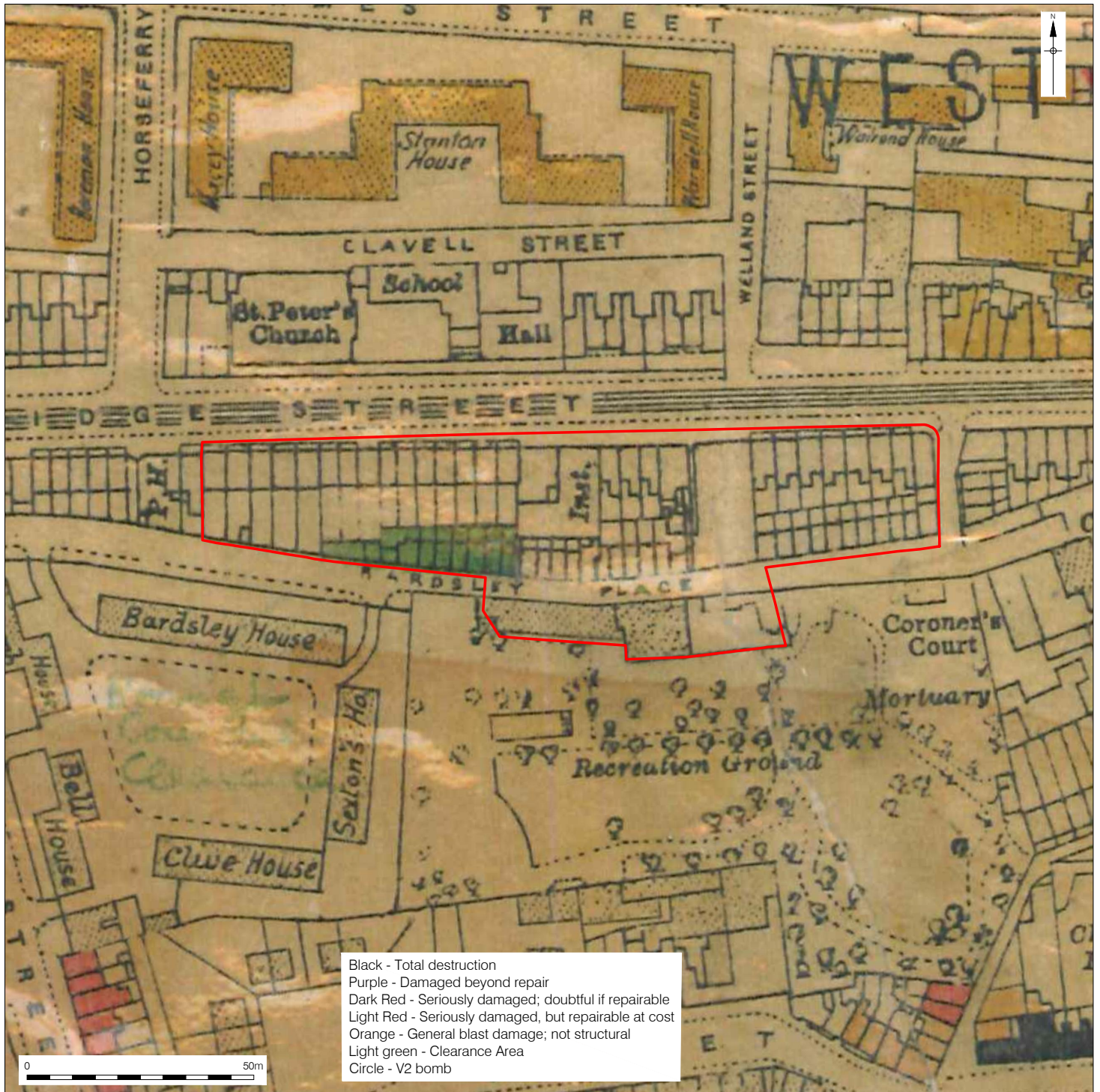


Figure 11
Ordnance Survey 2nd Edition 1894
1:1250 at A4



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Figure 12
Ordnance Survey 3rd Edition 1916
1:1250 at A4



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Figure 13
 LCC Bomb Damage Map 1945
 1:1250 at A4

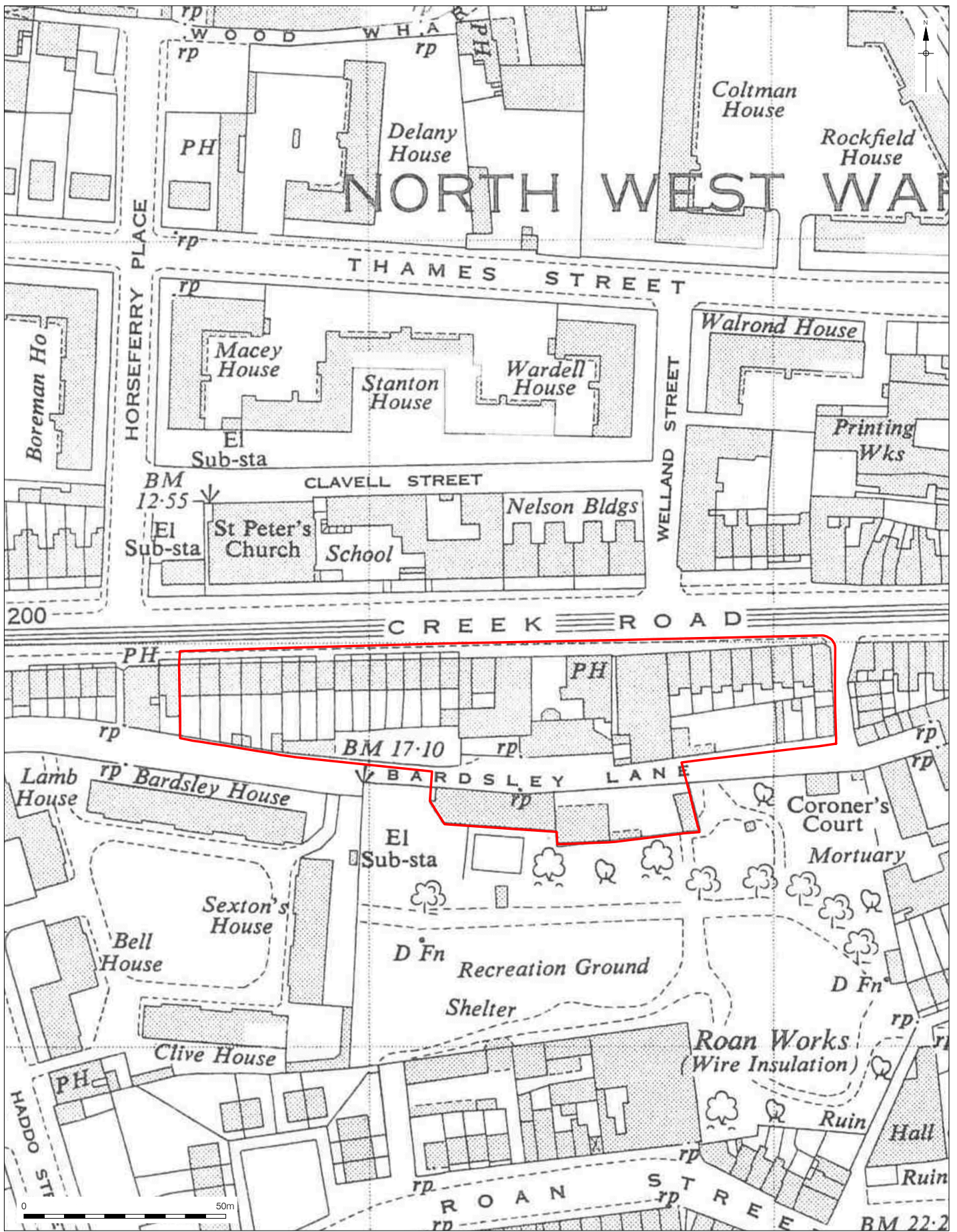


Figure 14
Ordnance Survey Map extract of 1952
1:1250 at A4

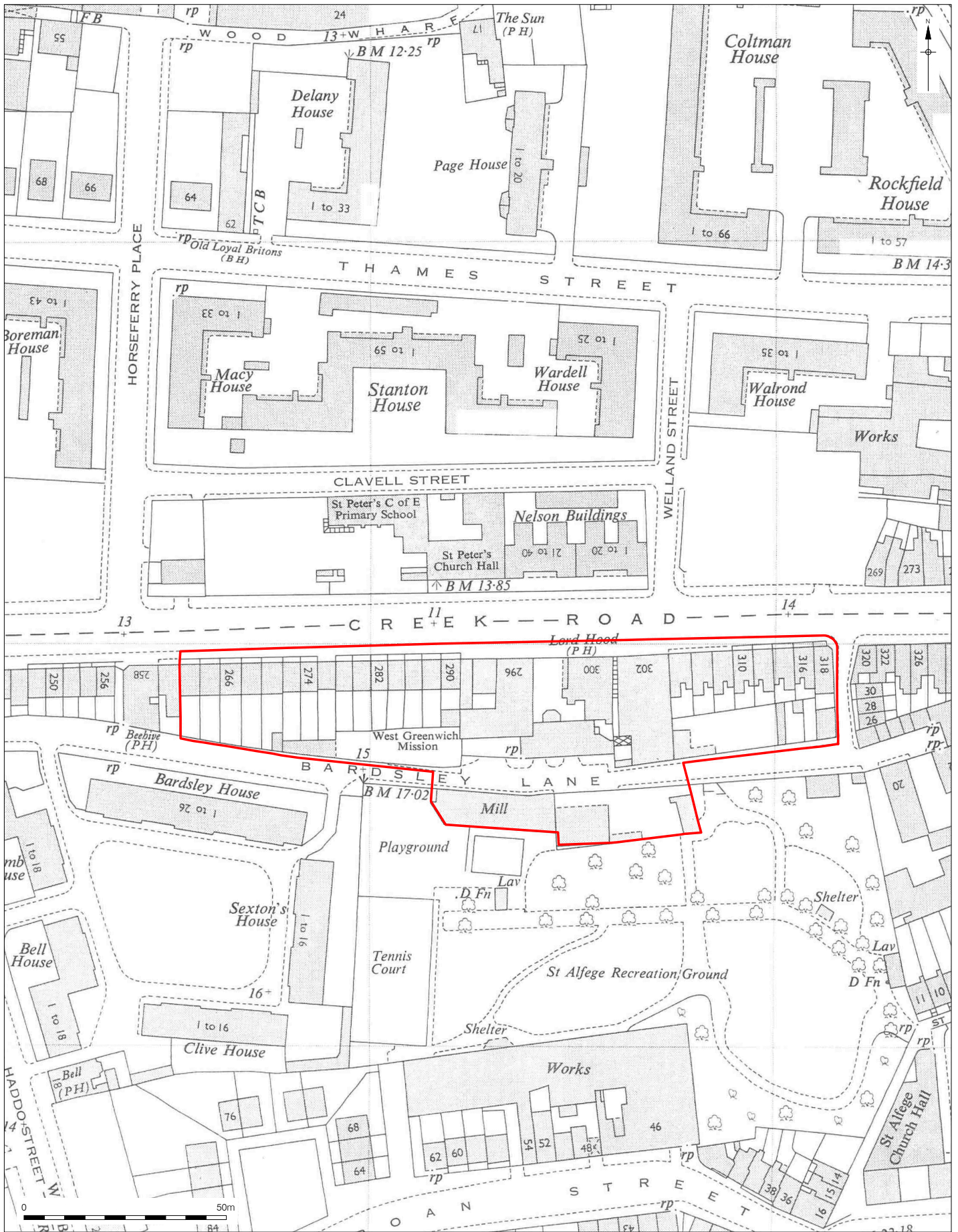
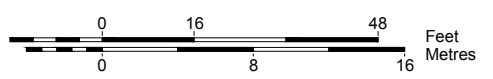
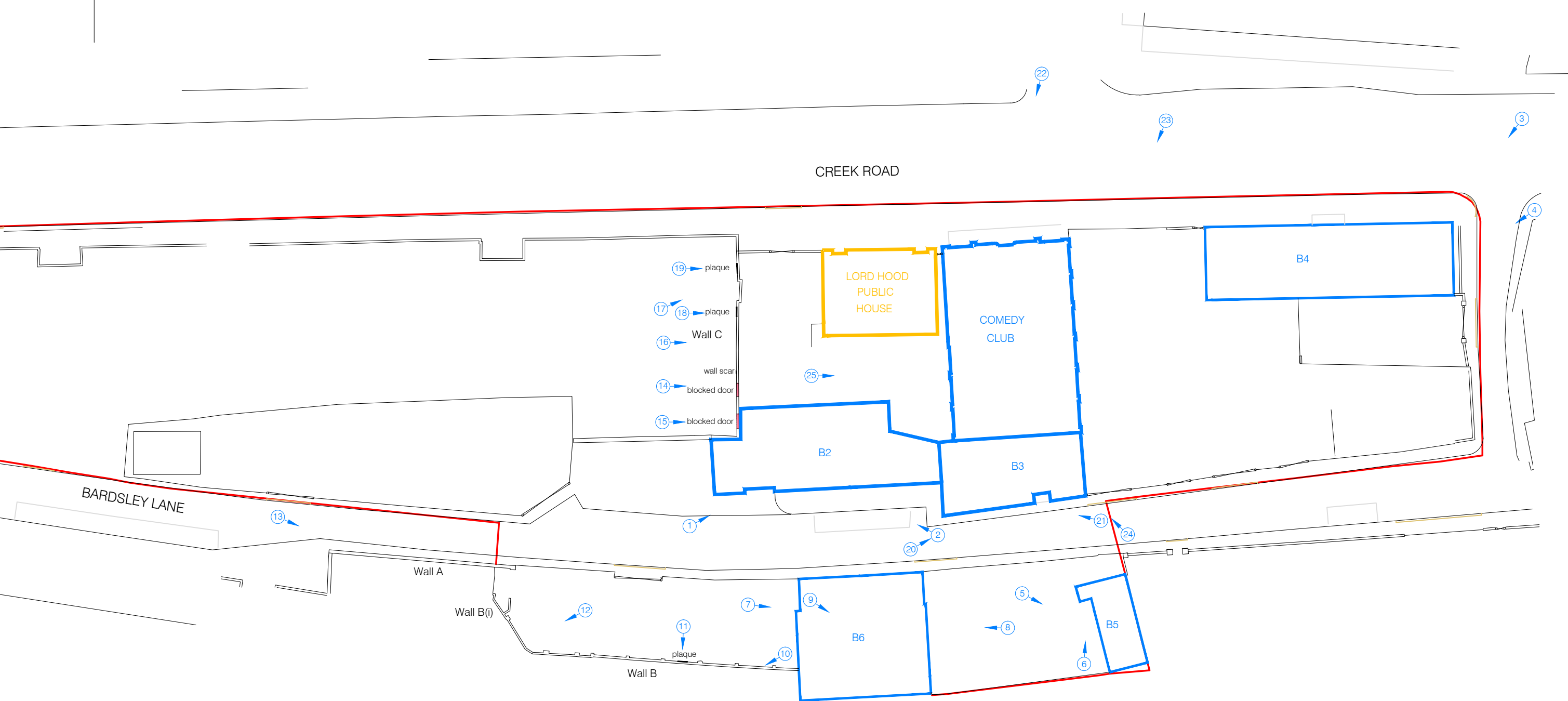
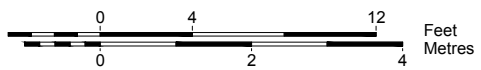
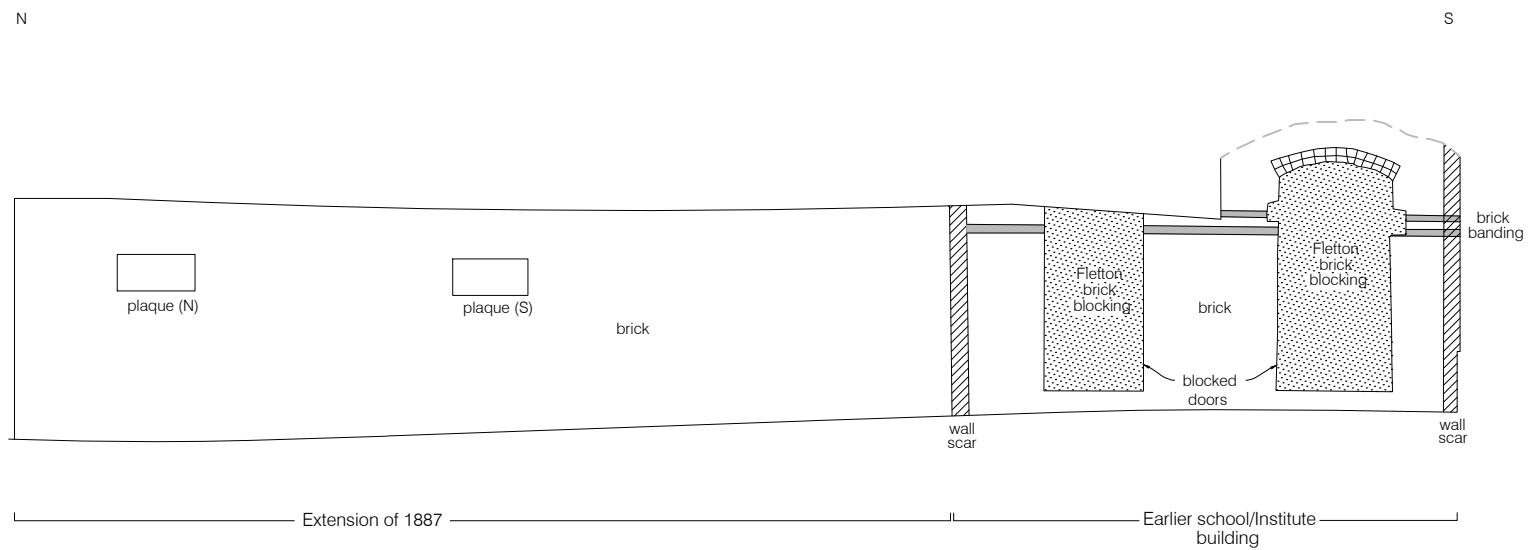


Figure 15
Ordnance Survey Map extract of 1963
1:1250 at A4



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Figure 16
Plan of site showing Building and Wall ID numbers and location of plates
1:400 at A3



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Figure 17
 Elevation of Wall C
 1:100 at A4

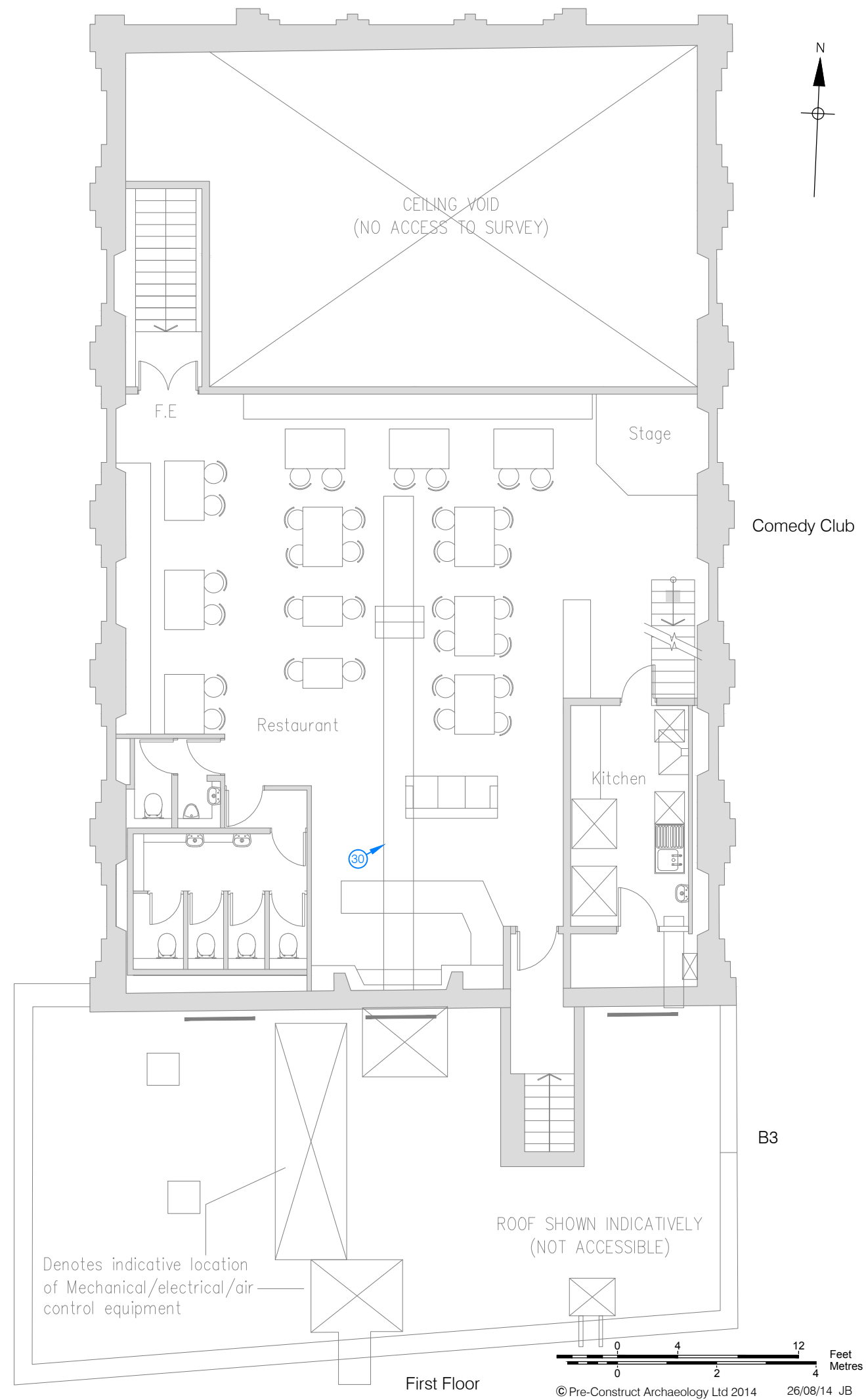
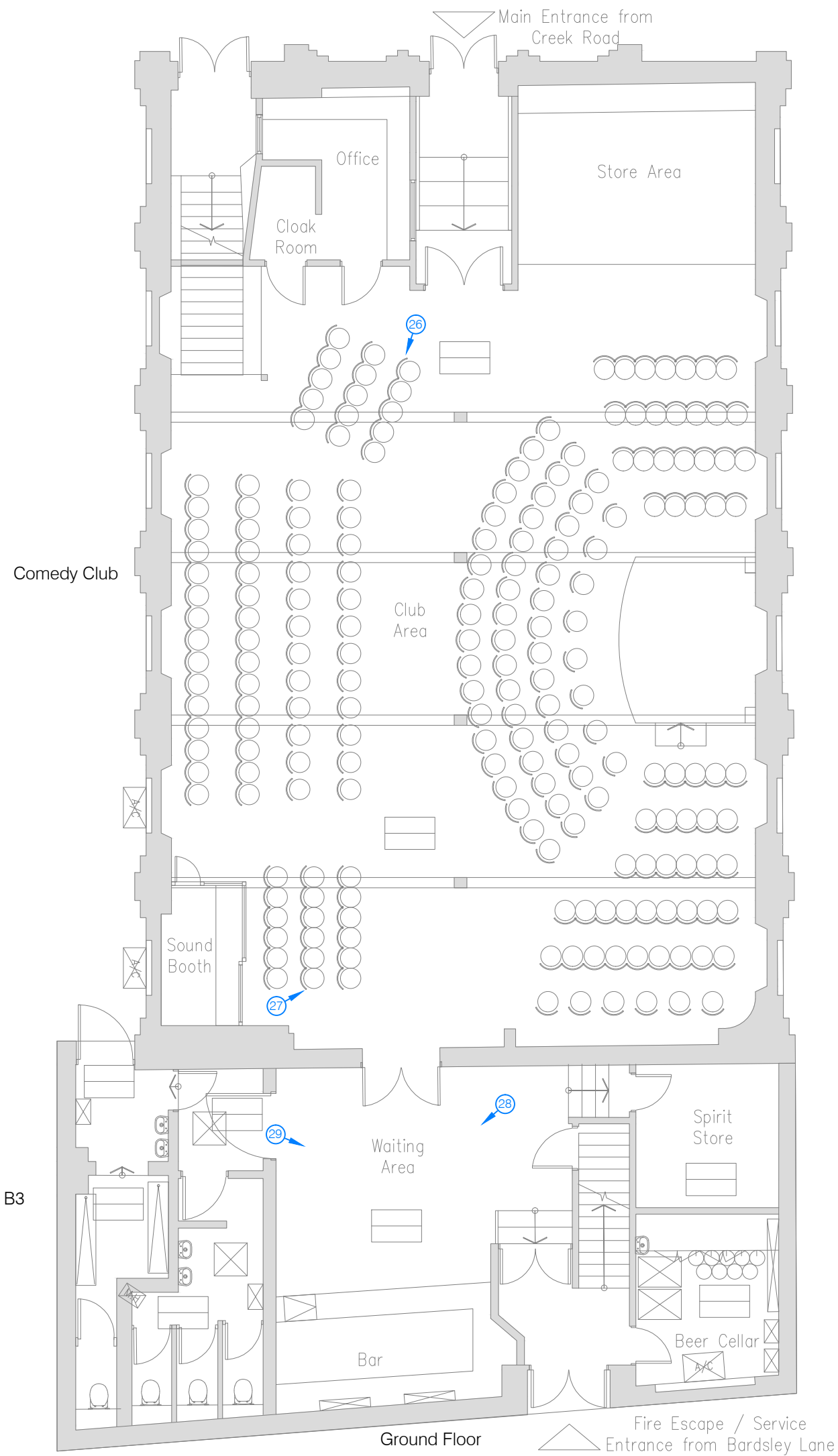
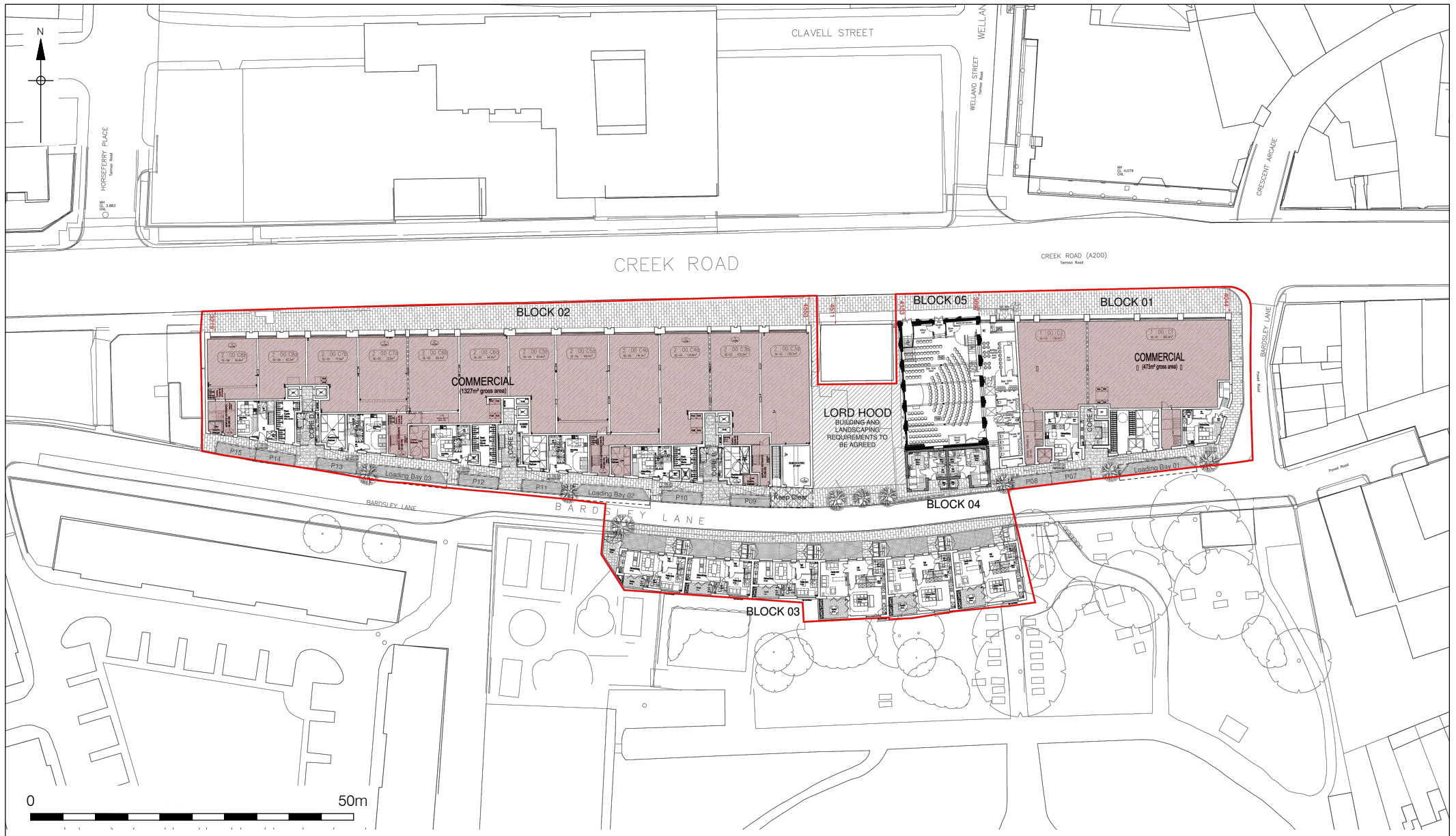


Figure 18
Plan of Comedy Club
showing location of plates
1:100 at A3



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Figure 19
 Plan of Proposed development
 1:800 at A4



Plate 1 Building 2 south elevation, looking north-east



Plate 2 Building 2 south elevation, looking north-west



Plate 3 Building 4 No. 301 Creek Road, looking south-west



Plate 4 Building 4 No. 301 Creek Road, gable end wall, looking west



Plate 5 Building 5, looking south-east



Plate 6 Building 5, looking north



Plate 7 Building 6, looking east



Plate 8 Building 6, looking west



Plate 9 Building 6 internal view, looking south-east



Plate 10 Fletton and re-used brickwork of Wall B, looking south-west



Plate 11 Memorial plaque in brick wall B, looking south



Plate 12 Concrete shuttered section of wall B(i), looking west



Plate 13 Wall A, looking south-east



Plate 14 Wall C showing blocked door opening (northern) and red brick string courses, looking east



Plate 15 Wall C blocked arch headed door opening (southern) and red brick string courses, looking east



Plate 16 Wall C northern section, looking east



Plate 17 Wall C northern section, looking north-east



Plate 18 Wall C memorial plaque (southern)

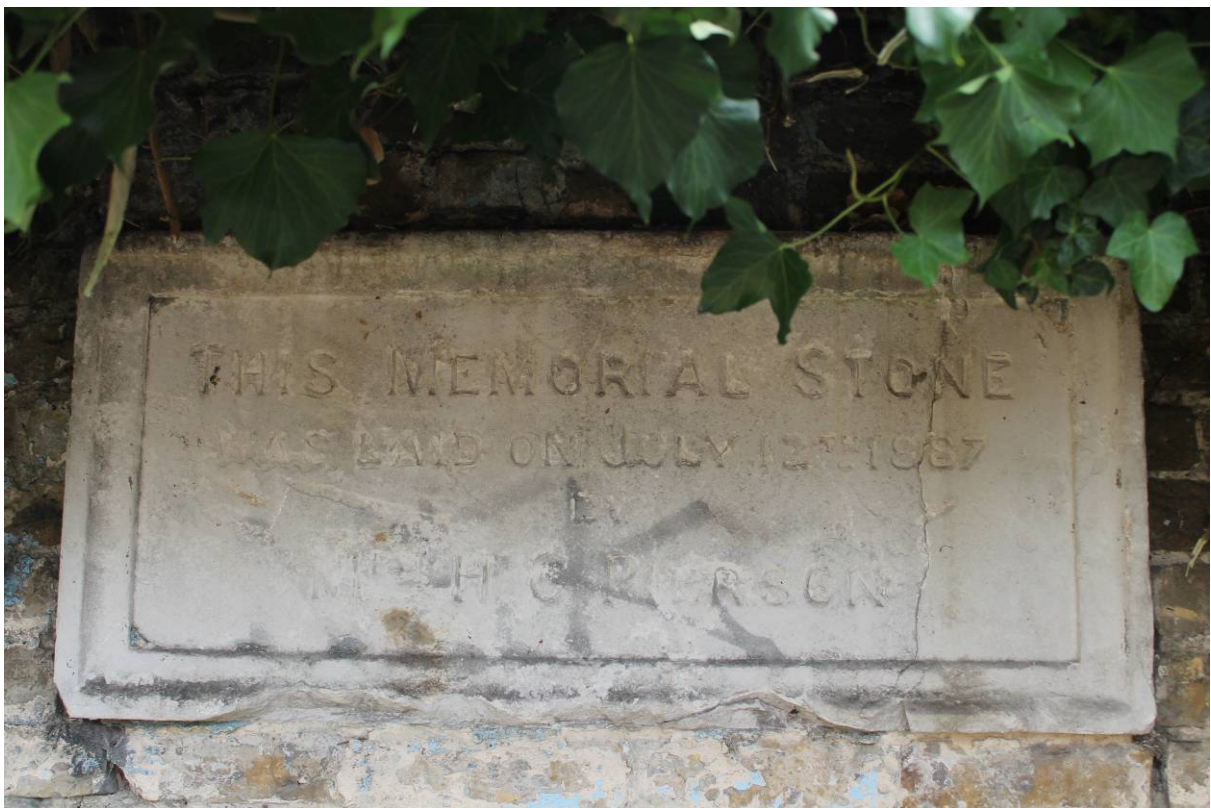


Plate 19 Wall C memorial plaque (northern)



Plate 20 Building 3 extension, looking north-east



Plate 21 Building 3 extension, looking north-west



Plate 22 The Comedy Club northern facade, looking south



Plate 23 The Comedy Club eastern elevation, looking south-west



Plate 24 The Comedy Club rear southern elevation, looking north-west



Plate 25 The Comedy Club western elevation, looking east from the Lord Hood's beer garden



Plate 26 Comedy Club performance area, looking south



Plate 27 Comedy Club performance area, looking north-east towards stage



Plate 28 Comedy Club bar area, looking south-west



Plate 29 Comedy Club bar area, looking south-east



Plate 30 Comedy Club first floor dining area, looking north-east

PCA

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