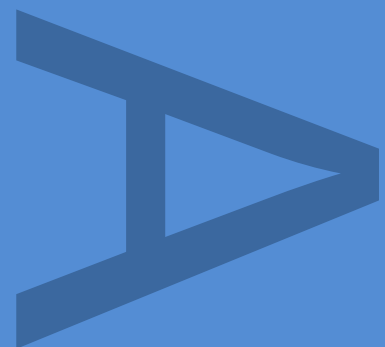


**HISTORIC BUILDING
RECORDING AT
NOS 117, 119 AND 121
BISHOPSGATE,
CITY OF LONDON,
EC2M 3TH**

SITE CODE: BIH14

PCA REPORT NO. R11887

**OCTOBER 2014, UPDATED
NOVEMBER 2014 AND
FEBRUARY 2015**



PRE-CONSTRUCT ARCHAEOLOGY

**Historic Building Recording at Nos 117, 119 and 121 Bishopsgate, City of London,
EC2M 3TH**

Researched and written by Adam Garwood

Site Code: BIH14

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Commissioning Client: Amsprop Bishopsgate Limited

Central National Grid Reference: TQ 33192 81506

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PCA Report Number: R11887

DOCUMENT VERIFICATION

NOS 117, 119 AND 121 BISHOPSGATE,
CITY OF LONDON,
EC2M 3TH

HISTORIC BUILDING RECORDING

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Amsprop Bishopsgate Limited to undertake a programme of historic building recording focused upon the cellars of Nos. 119 & 121 (former White Hart Inn) and No. 117 Bishopsgate, prior to their demolition. The recording also included historic features revealed during the partial demolition of the buildings. No. 117 Bishopsgate is believed to have been constructed during the 18th century, probably as a town house, while the present incarnation of the White Hart Inn was built in 1829 and during the construction of Liverpool Street. The proposed development is located at Ordnance Survey National Grid Reference TQ 33192 81506 and lies immediately north of St Botolphs Church and within the Bishopsgate Conservation Area.
- 1.1.2 The work was carried out in response to a planning condition (6) for historic building recording imposed by the Local Planning Authority (City of London) on the planning permission (No. 09/00192/FULMAJ) and on the advice of Kathryn Stubbs, Assistant Director of Historic Environment at the City of London.
- 1.1.3 The historic building survey of the basements below Nos. 119-121 Bishopsgate, the former White Hart Inn, revealed that whilst the building had been re-built in 1829, as a new tavern coffee shop and hotel for Mr William Morris, this new inn retained and incorporated part of a preceding 17th century barrel vaulted cellar. This cellar along with the early 19th century basement were later altered during its conversion to a basement bar around 1984. This involved the addition of two new flights of stairs into the basement, new toilet facilities and an improved fire escape. The basement below No. 117 could be divided into two areas, the original 18th century basement situated to the east and Bishopsgate and a later basement extension, predating the 1829 rebuilding of the White Hart, to the rear (west).
- 1.1.4 An original cast iron column was uncovered on the ground floor during stripping out of modern fabric.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by Amsprop Bishopsgate Limited to undertake a programme of historic building recording focused upon the cellars of Nos. 119 & 121 (former White Hart Inn) and No. 117 Bishopsgate, City of London, EC2M 3TH. The survey was carried out prior to their demolition and the re-development of the site, which will partially retain the building facades on Bishopsgate and Liverpool Street, to provide retail (A1) use at ground and basement and office (B1) at (part) ground and 1st to 8th floors. Recording was also carried out on any historic features revealed during the partial demolition work. The recording was carried out in response to planning condition (6) imposed by the Local Planning Authority (LPA) on planning permission (App. No. 09/00192/FULMAJ). The development site is located at NGR TQ 33192 81506 and lies immediately north of St Botolph's Church and Aldermans Walk.
- 2.1.2 The historic building recording was undertaken in accordance with a Written Scheme of Investigation (Mills Whipp Projects, 2013) and Method Statement (Matthews, 2013), both of which were agreed in advance of the work by the Local Planning Authority. The survey works are in accordance with National Planning Policy Guidance, specifically National Planning Policy Framework (NPPF) (2012) and the LPA's adopted policy towards built heritage and archaeology.

2.2 Site Location

- 2.2.1 The site is located at Nos. 117, 119 and 121 Bishopsgate and Nos.34-37 Liverpool Street (**Figures 1 and 2**). The site lies at the corner of Liverpool Street and Bishopsgate, the former to the north and the latter to the east. Aldermans Walk and the 18th century (1725-29) Church of St Botolph lie to the south of the site and Liverpool Street Arcade and the western end of White Hart Court, to the west. In addition to Nos. 117-121 Bishopsgate, the development site also includes Aldemans House, a modern six-storey office complex which fronts onto Liverpool Street, to the west of the subject buildings.
- 2.2.2 The site falls within the historic parish of St Botolph without Bishopsgate and within the Bishopsgate Conservation Area. The Conservation Area was designated on the 14th June 2007 and comprises an amalgamation of the previously designated Middlesex Street Conservation Area and a new designation centred on Liverpool Street and contained by the station to the north and London Wall to the south.
- 2.2.3 A number of nationally important listed buildings lie within the immediate area of the site. Closest is the Grade II* Church of St Botolph, Bishopsgate, with the Grade II listed St Botolph's Church Hall further to the west and a number of structures, including a former Turkish baths, within Bishopsgate Churchyard. The Great Eastern Hotel and offices flanking the railway station on Liverpool Street are both Grade II listed buildings as is No. 164 Bishopsgate, the former Bishopsgate Fire station. In a wider context the scheduled remains of a section of the Roman and Medieval city wall are located just to the south of the site between Camomile Street and All Hallows Church.

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 the 2010 PPS5 Planning Policy Statement 5: Historic Environment Planning Practice Guide.
- 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 Development also falls under the remit of the Mayor of London's London Plan [July 2011] which addresses Heritage, Conservation Areas, World Heritage Sites and Protected sites. The core intent of the Mayors strategy in the London Plan is expressed as follows:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

- 3.2.4 Planning permission has been received for the site which includes 117, 119 & 121 Bishopsgate, Alderman's House, 34-37 Liverpool Street, 1 Alderman's Walk and part of White Hart Court London EC2M 3TH for 'redevelopment behind partial retained facades on Bishopsgate and Liverpool Street to provide retail (A1) use at ground and

basement and office (B1) at (part) ground and 1st to 8th floors.' An archaeological building recording condition (6) is attached to the planning permission which states:

'No demolition shall take place until the developer has secured a standing building survey and recording of 119-121 Bishopsgate in accordance with a written scheme of recording which shall be submitted to and approved in writing by the Local Planning Authority prior to the survey and recording. All works shall be carried out and completed as approved unless otherwise agreed in writing by the Local Planning Authority.'

REASON: To ensure that a record of the building is made, and incorporated with the following Core Strategy: CS12.

To conserve or enhance the significance of the City's heritage assets and their settings and provide an attractive environment for the City's communities and visitors by:

Safeguarding the City's listed buildings and their settings, while allowing appropriate adaptation and new uses

Preserving and enhancing the distinctive character and appearance of the City's conservation areas

Protecting and promoting the evaluation and assessment of the City's ancient monuments and archaeological remains and their settings, including the interpretation and publication of results of archaeological investigations

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The Written Scheme of Recording (Mills Whipp Projects, 2013) clearly states that recording was to cover 'the cellars underneath the standing buildings. There is no requirement by the City of London to photograph the ground or upper storeys of the buildings.'
- 4.1.2 The principal aim of the standing building recording as set out in the Written Scheme of Recording was 'to enhance the current understanding of the chronology, development and interpretation of the standing buildings and provide a long term record of the properties prior to redevelopment'. The Written Scheme of Recording pointed out that 'Elements of the existing buildings have already been recorded. Plans and sections have been drawn. These records will be amplified.'
- 4.1.3 The aim of the building recording as set out in the Method Statement was to provide a record of the cellars before removal. The purpose of the project was to clarify the date and development of the cellars. This record was to be broadly in accordance with that defined by English Heritage's Level 2. The aim was to provide a better understanding of the cellars, to compile a lasting record, to analyse the results and to disseminate the results.
- 4.1.4 In addition it was also agreed that any historic features exposed during the partial demolition should also be recorded.

4.2 Documentary Research

- 4.2.1 A search of relevant primary sources was carried out at the London Metropolitan Archives. 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 8th August, 19th September, 20th October 2014 and 6th January 2015. The first visit was carried out before partial demolition works and the remaining visits were carried out when some internal stripping of modern fabric had taken place. A plan of the cellars was provided by the client and was checked on site for accuracy, amended where appropriate and used as a basis for the illustrations in this report. A ground floor plan was also provided and used as a base plan.
- 4.3.2 A photographic survey incorporating high quality digital images was carried out to record key features and interior spaces. The photographic survey also recorded the external elevations of the buildings to place the cellars in context with their immediate environs. A selection of photographs has been included in this report and **Figures 15, 16 and 19** show 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 BIH14. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the LAARC (London Archaeological Archive and Research Centre). The report will be prepared as soon as possible after completion of the on-site work and will be submitted to the client, the GLHER (Greater London Historic Environment Record) and the City of London Corporation.

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 (Clark, K.) (2001) *Understanding historic buildings and their landscapes for conservation,*
- English Heritage Greater London Archaeological Advisory Service (2014) *Standards for Archaeological Work.*
- English Heritage (Clark K) (2001) *Informed Conservation*
- English Heritage (2000) *The presentation of historic building survey in CAD*
- English Heritage (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice*
- 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 Bishopsgate is one of the 25 wards of the City of London. Bishopsgate ward is named after the gate in the City Wall (**Figures 3 to 7**). The ward straddles the gate and was divided into Bishopsgate without the wall, and Bishopsgate within, with an alderman appointed for each part.
- 5.1.2 Bishopsgate, according to Stow (1603), was probably built by good Bishop Erkenwald, son of King Offa, and repaired by Bishop William, the Norman, in the reign of the Conqueror. Henry III confirmed to merchants of the Hanse certain privileges by which they were bound to keep Bishopsgate in repair. The gate was adorned with the effigies of two bishops, probably Bishop Erkenwald and Bishop William, and with effigies supposed to have represented King Alfred and Alred, Earl of Mercia, to whom Alfred entrusted the care of the gate. It was rebuilt several times. Pennant notices an old inn, the "White Hart," not far from this gate, which was standing until a few years back (Thornbury 1878).
- 5.1.3 The White Hart inn was originally part of the buildings of the hospital of St Mary of Bethlem, founded as a priory by Simon Fitz Mary in 1246. Fitz Mary owned considerable property in Bishopsgate which he gave to Godfrey, chaplain to Pope Innocent IV and bishop-elect of Bethlehem, who had come to England to appeal for funds to found a monastery. The brothers probably first lodged in Fitz Mary's house while the priory was being built. In 1375, Edward III seized the monastic buildings on the pretext that it was an "alien priory" and the site lost its monastic character and became a hospital for 'distracted' people, hence Bedlam Hospital (Goss, 1930).
- 5.1.4 Fitz William's house was turned into "a faire inne for receipt of travellours" who found the City's Bishop's gate closed after dark. It is unclear whether the priors themselves already ran the travellers' inn, or that the building had been turned over to commercial proprietors. Until 1829, the building showed the year 1480 on its front (**Figure 9**), but it was certainly in use as an inn before that. Perhaps 1480 was the date a new building was erected on the site to replace a medieval predecessor. It is thought that the name 'The White Hart' originated in the time of Richard II (1367-1400) who used the symbol as his favourite badge.
- 5.1.5 A building is shown on the site of the present White Hart, to the north of St Botolph-without-Bishopsgate Church (present church built 1725-29) to the east of Bethlehem Hospital and south of Old Bethlem Road, on the Copperplate map of c.1553-59 (**Figure 3**). Whilst it is difficult to pinpoint buildings on the next cartographic illustration dated 1572, it does show that this area along Bishopsgate, close to the Bishops gate was, or remained built upon (**Figure 4**). A clearer depiction is shown on Faithorne and Newcourt's map of 1658 (**Figure 5**) where a building is shown to the north of St Botolph's Church (marked as 100) and appears to show 1½ and 2½ storey buildings on the site.
- 5.1.6 Ogilby and Morgan's map of 1676 (**Figure 6**) is much more detailed and shows St Botolphs (St Buttolphs without Bishopsgate) to the south of the site separated from it by a narrow lane (Aldermans Walk). A collection of buildings enclosing a rear courtyard (White Hart Court marked e 59) is accessed via a carriageway from Bishopsgate. This is clearly the same carriageway seen on illustrations of the Old White Hart Tavern before 1829 (**Figures 9 and 10**). The Old White Hart Tavern occupies the site at the corner of Bishopsgate and Bethelam (later Liverpool Street). The footprint of the tavern to the north of the carriageway closely resembles the extent of the extant northern basement. The Ogilby map shows No. 117 (to the south) as detached from No.119 and the White Hart Tavern building, a break in the building line that is also apparent on the illustration of the Old Tavern in 1830, reproduced in the 'Mirror' (**Figure 10**). The Ogilby map depicts a distinctive street pattern of narrow burgage plots fronting onto Bishopsgate and Bethelam, with lesser lanes, alleys and enclosed courtyards behind and between (**Figure 6**). This historic streetscape is seen to survive into the 18th and early 19th century, but is gradually eroded, as seen on late

19th century mapping, when the narrow burgage plots and lanes are increasingly amalgamated to create larger wider sites for new development.

- 5.1.7 Rocques map of 1747 (**Figure 7**) clearly marks the White Hart Court and shows the carriage entrance from Bishopsgate. Horwoods map of 1792-9 (**Figure 8**) is more detailed and depicts individual properties around White Hart Court. Buildings are clearly shown within the site boundary at this date, the corner building being the site of the White Hart Tavern. No. 117 is shown as in separate ownership.
- 5.1.8 In 1819, the “tavern and coffee-house together with the poulterer’s shop and liquor shop and tap” as well as “extensive premises at the back” and several houses in the neighbourhood were sold by auction by Mr Burrell of 5, Throgmorton Steet at Garraway’s (Morning Chronicle, 5 Feb. 1819). The auction announcement reveals that the White Hart Tavern was listed as a tavern and coffeehouse. Pigots Directory for 1822 and 1825 shows that William Melton was the proprietor of the White Hart Tavern. By 1829, Sun Fire Office records held at the Guildhall Library show that William Morris, Victualler, had taken over from William Melton.
- 5.1.9 Horwoods map of 1792-9 (**Figure 8**) predates the construction of Liverpool Street, which was built by widening the existing Old Bethlem and carried out as part of highway improvements in 1825-29. It was in 1829 that the present White Hart Inn was constructed for Mr William Morris, following these road improvements. An article in the Mirror (newspaper) dated 13th March 1830 shows that “during the past year (1829) the old building (White Hart) has been taken down, and on its site the inn has been rebuilt in a style of architectural elegance quite equal to the importance attached to taverns in our times”. The new building was constructed at the corner of Liverpool Street and Bishopsgate. The front elevation of the old White Hart Tavern (now no.121), Morey (fishmonger) at no. 119 Bishopsgate and no 117 Bishopsgate are illustrated in their article (**Figure 10**).
- 5.1.10 It appears that the building of the new White Hart in 1829 did not progress smoothly. The Law Journal of 1832 reported on the case in the Court of Chancery of Lett versus Morris (The Law Journal 1832). It transpires that on 4th June 1828, James Greenway, a builder, had agreed with Morris to pull down and rebuild the White Hart for 2,360l. Greenway ordered timber to the value of 700l. from timber merchant James Lett, but Lett was never fully reimbursed for the timber and the arguments eventually ended up in court, whereby the court decided for the plaintiff and Morris (and Greenway) was ordered to pay the balance of the account with costs.
- 5.1.11 An advertisement in 1838-40 *Tallis’s London Street Views, No.67 Bishopsgate Street Without* shows that William Morris as well as running a tavern and family hotel he imported and traded “foreign wines, and spirituous liquors, &c.” He had “rooms for gentlemen and families from the country” and “good beds and every other accommodation” (**Figure 11**). The White Hart Tavern and Hotel is described as “a large modern brick building, erected on the site of an ancient house of entertainment, of that name, as appears by the date on the front, of the year 1246. Its central situation, from the terminus of several railroads, as well as the great coach offices, renders it convenient to commercial travellers or families visiting the metropolis from the country. The accommodations are good and comfortable”. The front elevation of the ‘White Hart Tavern & Family Hotel’ at nos 198 and 199 Bishopsgate (now nos 119 and 121) and Morey (fishmonger) at no. 201 Bishopsgate (now no. 117) are illustrated. Both buildings (no. 117 and nos 119/121) are shown with a ground, first, second and third floor similar to the elevations today although the ground floor facades have since been altered and a triangular pediment has been added to no. 117.
- 5.1.12 Following the death of William Morris (buried in the adjacent St Botolph Bishopsgate 30 April 1842), his widow Grace took over the White Hart, later assisted by her son Marcus William and daughter Helen. Kelly’s Directories for 1843 and 1851 list Mrs Grace Morris as proprietor. In the 1851 census, the White Hart spirit vaults are listed separately as occupied by James Clubb, the manager, and his family. In the 1861 census, the vaults are no longer mentioned separately, nor is there any mention of a

manager for them. The Post Office Directories for 1855 and 1856 list Grace Morris & Son. A c.1850 pencil drawing of the front elevation of Morey's shell fish warehouse at no. 201 (now no. 117) Bishopsgate is held by the London Metropolitan Archives (Pr.76/BIS) again shows the building with a ground, first, second and third floor similar to the elevations today although the ground floor facade has since been changed and the triangular pediment has been added.

- 5.1.13 The 1861 Census list as hotel keepers: Grace Morris, aged 69; her son Marcus, aged 38 and her daughter, Helen, aged 35 with her niece, Mary Ladinger, aged 25 as an assistant. At this date the family are assisted by a waiter, a cook, a chambermaid, a porter, two barmen and a housemaid. Three lodgers are also listed.
- 5.1.14 Marcus died 10 October 1862 and his probate record gives his mother as his only next of kin (England & Wales, National Probate Calendar (Index of Wills and Administrations 1858-1966). Grace stopped running the tavern shortly after Marcus's death as she is listed as an 'Outgoing Licensee' and Henry Clifford Green is listed as an 'Incoming Licensee' in July 1863. Post Office Directory of 1869 lists a Henry Clifford Green as the proprietor.
- 5.1.15 The subsequent arrival of the railway, with Bishopsgate to the east of the site and Broad Street station opening in 1866 to the north-east, plus the later construction of Liverpool Street Station in 1874 had a profound effect on the character of the area as many buildings were built or rebuilt, in a commercial context, at or after the opening of the railway terminus at Liverpool Street. This must have had an effect on the White Hart, which in addition to a tavern and coffee house also provided hotel rooms, close to the main railway terminus.
- 5.1.16 The 1871 Census lists Thomas Poters as Licensed Victualler with five barmen and a house keeper. John Startin was the proprietor in 1874 and 1884. By 1886 Septimus Gillatt had taken over. The Post Office Directories for 1899, 1902 and 1917 list George Whitehead. The Post Office Directory for 1921 lists George Whitehead & Sons London Ltd as Wine & Spirit Dealers.
- 5.1.17 The First Edition Ordnance Survey map of 1873 (not illustrated) shows that the site was occupied by a public house, with smaller properties to the west fronting Liverpool Street and two shops Nos. 117 and 119 fronting onto Bishopsgate. A large building lies to the rear of the two shops and all surround White Hart Court.
- 5.1.18 The subsequent Ordnance Survey maps of 1893 and 1913 (not illustrated) show little change from that depicted on the First Edition Ordnance Survey map of 1873 apart from subdivision of the detached building to the rear of nos. 117 and 119. This building is identified on later mapping as Aldermans House. The present office building built on the site of Aldermans House and Nos.34-37 Liverpool Street was constructed during the early 1980s. Prior and during its construction archaeological monitoring recorded evidence of Roman, medieval and post-medieval activity.

5.2 Recent Observations

- 5.2.1 Pevsner notes that No.117 Bishopsgate (latterly Hacketts) is a 'much mauled' 18th century house which incorporates a later Neo-Georgian shop front added in 1936 (Bradley and Pevsner, 1997). The Georgian Society also suggest that the third, upper storey and therefore the roof structure, is a later addition to the 18th century building.
- 5.2.2 Nos. 119-121 are described as the stuccoed White Hart Inn, rebuilt c.1929 when Liverpool Street was formed. The courtyard entrance remains from the previous mid 16th century building which stood here, the first Inn was older still. The Georgian Society also note that Nos.119-121 Bishopsgate is an early 19th century public house at ground floor which is much altered internally but incorporates some minor architectural details.
- 5.2.3 Following an inspection by English Heritage in July 2006 neither buildings (no.117 or nos.119-121) were assessed as fulfilling the criteria for listed building status. The report noted that although no. 117 was believed to be constructed in the 18th century, probably as a town house, the property had been heavily altered since it was first

built. The history of nos.119-121, in relation to the White Hart Inn was noted, but following the inspection the report concluded that there was no evidence of early fabric within the present building and that the major part of the building dates to c.1829 and to later alterations. In conclusion it states that although these buildings make a positive contribution to the streetscape they lack the architectural interest to be included on the list (English Heritage 2006).

6 DESCRIPTIONS

6.1 Introduction

6.1.1 The approved Written Scheme of Recording (Mills Whipp Projects, 2013) and Method Statement (Matthews, 2013) required the analysis and English Heritage Level 2 recording of the cellars of Nos 117, 119 and 121 Bishopsgate. This was to comprise a drawn, photographic and descriptive survey of the basements, and a lower level photographic record of the exteriors of the buildings to record them in the context of Liverpool Street Station and the adjacent Grade II* listed St Botolph's Church of 1725-8. In addition, some recording during works was carried out at ground floor level of Nos 119 and 121 Bishopsgate and of the roof structure over No.117.

6.1.2 The following descriptive text provides objective information on the cellars and selected areas of No. 117 and Nos 119-121 Bishopsgate at the time of the initial survey (08/08/2014) and during subsequent visits on 19/09/2014, 20/10/14 and 06/01/15. Description and interpretation of each basement and selected area is based on information gathered during the fieldwork, analysis of the building fabric and from documentary information.

6.2 General External Descriptions

6.2.1 The buildings which form the focus of the survey work comprise, No. 117 Bishopsgate, a converted former 18th century town house, latterly in use by the retailers 'Hacketts', and the former White Hart public house at nos. 119-121 Bishopsgate (**Plates 1 to 11**).

6.2.2 No. 117 Bishopsgate is a brick former town house that presents a narrow rendered principal facade to the east and onto Bishopsgate (**Plates 2 to 4**). It has a basement, ground, first and second floor; a third floor and Mansard roofed level are thought to have been added or remodelled at a later date. It has a symmetrical three window range to the first to third floors above an early 20th century shop frontage added in 1936. The windows to the first to third floors are all later Victorian horned sashes of small lights. Rustication is used to embellish the facade at first and third floor levels and the first and second floor window openings to the front incorporate moulded surrounds. These treatments continue around the return elevation to Aldermans Walk, but only on the easternmost bays (**Plate 2**). This southern flank elevation thereafter comprises a simple rendered wall including arched headed openings at ground floor in the eastern bays and plainer openings to the western three bays (**Plate 8**). The wall rises to a parapet to the roofline. The less visible rear elevations to White Hart Court are un-rendered plain brickwork. This is built using London stock bricks, red and yellow bricks producing a brindled effect, laid in an irregular Flemish bond (**Plate 7**). The window openings are all regularly sized and symmetrically laid out, and have brick voussoirs and 19th century horned sashes.

6.2.3 Nos. 119 and 121 comprise the former White Hart Inn, occupying a prominent corner location at the junction of Bishopsgate and Liverpool Street, and a small retail unit with a modern shop frontage (most recently Sweet Express) below a 19th century canopy to the south (**Plates 1 to 3, 5 and 6**). Despite these divisions, Nos. 119-121 was built as one building with rendered facades over four floors and a basement storey. It has a four window range (first to third floors) to both Bishopsgate and Liverpool Street, and a principally glazed modern frontage to the bars at ground floor level. The floors are divided by either a plain string course (at first and second floor level) and a more elaborate cornice at third floor level. The windows to the upper floors sit within moulded surrounds and are all later replacement, two over two horned sashes with large glass panels, stylistically of later 19th or early 20th century date. A pediment central to the Bishopsgate facade reads '1246', an historic reference to the date of the establishment of the Priory of St Mary Bethlem, which owned the land and a previous building to occupy the site. A vaulted coach entrance, leading into an enclosed courtyard to the rear (White Hart Court) lies off-centre to the eastern Bishopsgate elevation (**Plates 1 and 2**). The location of this carriageway and the rear

courtyard repeat the plan form of the preceding inn and layout of the rear courtyard and buildings now replaced by modern development (**Plate 7**). The vaulted arch structure over the carriageway is clearly contemporary with the early 19th century rebuilding of 1829 (**Plate 9**). The rear of the arch is clearly contemporary with this early 19th century rebuilding which incorporates both 121 and 119 (**Plates 7 and 9**). The segmental arch to the west has two soldier bricks alternating with two three quarter length bricks and a central brick on edge (**Plate 11**). To the west of the arch and along the south wall a remnant of ashlar render survives. This treatment is also seen along the walls within the carriageway. The majority of windows and openings in the rear southern wall of 121 and west wall of 119 are all later replacements, some of the latter are built with fake stone lintels (**Plate 7**). Where original (only three examples survive) they were built with flat arches with gauged brick heads, although all fenestration is replacement (**Plate 7**).

- 6.2.4 Aldermans House/Nos.34-37 Liverpool Street was constructed during the early 1980s as an office block, built over six storeys with basements (**Figure 2; Plates 6 and 8**). It fronts onto Liverpool Street and Alderman's Walk and via a modern carriageway connects with White Hart Court.

6.3 Nos. 119-121 White Hart Inn

- 6.3.1 For ease of reference, each basement room or significant internal space has been given a unique identifying number from 1 to 7 (**Figure 14**).

Basement Bar Rooms 1 and 2

- 6.3.2 The basement bar (1 and 2) was located below the northernmost bays of the public house, extending below and running parallel with the bar that presented its most significant frontage to Liverpool Street (**Plate 5**). It was accessed via a flight of stairs built into the westernmost, end bay (**Figure 14**) and extended eastward towards, but not below, Bishopsgate, and projected no further than the party wall and junction with the modern Aldermans House (nos 34 to 37 Liverpool Street) to the west (**Figure 2**). The width (north-south) of the bar area, though comprising two structurally distinct elements (1 and 2), was determined by the span of a single brick built vault (1), which measured 6.15m in width.
- 6.3.3 The bar comprised two main spaces, (1) a brick vaulted bar area to the east incorporating fitted bench seating (**Plates 12 to 14**) and area (2), a smaller non-vaulted space accessed from the stairwell to the west and including a modern bar counter built along its southern wall (**Plate 18**). An off-centre dividing cross wall, present at the junction of and forming the boundaries of the two spaces, incorporated two openings to enable free access (**Figure 14; Plate 13**). A further opening in the south end of this wall enabled access to the rear (south side) of the bar (**Figure 14**).
- 6.3.4 The vault to bar area (1) was constructed using narrow red bricks set in a firm lime mortar tempered with small gravel inclusion and flint chips (**Figure 16; Plate 16**). The vault was constructed using a combination of headers and stretcher courses laid in a bond similar to English Bond. The bricks, though either abraded or obscured by surface deposits, measured on average 220-230 x 50-55 x 100-105mm. The use of original English Bond, which was widespread between 1450 and 1650, and the brick character and dimensions of the bricks both suggest this section of vaulting predated the early 19th century date for the pub rebuilding, and dates to the mid-late 17th century.
- 6.3.5 The original extent of this vaulting is not known as it appears to have been truncated to the west by the addition of the basement which now forms bar area (2) and possibly to the east, as the present eastern end wall, is a later, 19th century wall (**Figure 14**). The original vault had also been truncated along its south-eastern side, to facilitate the insertion of a new barrel drop (4) from Bishopsgate (**Figure 14**).
- 6.3.6 The latter appears, when viewed from (1) as a section of intrusive walling canted southwards at its eastern end (**Figure 14; Plate 15**). It was constructed using larger 19th century bricks, of a type, a bond and within a mortar identical to the flank walls of

area (2) and to the cross-wall between (1) and (2) (brickwork BA; **Plate 17**). This short section of wall which returns south to butt up against the vaulting, originally incorporated two door openings, the eastern built with a segmental arch of two courses of brick on edge (**Figure 14**; **Plate 15**). Both openings had latterly been blocked using modern brickwork laid in cement mortar and in a half lap stretcher bond. A door opening, located to the west of this section and within the southern wall of the vault, had been broken through the earlier 17th century brickwork to enable access to vaults in areas 3, 5, 6 and cellar 7. This doorway was inserted during a programme of renovations undertaken in the c.1984 (**Figures 12** and **13**). It was broken through the vault in the area of the former basement stair from the bar, which had been removed following the addition of a new stairwell to the basement in the western part of area 2 and the blocking of a former opening between (1) and (4). The insertion of this connecting door resulted in the rebuilding of the vault wall around and to the west of the new opening. The head was rebuilt using modern canted bricks laid in soldier courses, similar to the brickwork also used in the modern openings within the cross-wall between area 1 and 2.

- 6.3.7 Buttressing along the north wall of the vault was initially carried out using early 19th century (BA) brickwork (**Figure 14**; **Plate 12**). These buttresses were later adapted and extended to form internal divisions for pub seating. A coal chute with a iron shutter door survived along the northern side of the vault and towards the cross-wall (**Plate 13**), while a similar sized former opening, blocked with brick, was present towards the eastern end wall. Their presence and the discolouration of the brickwork, particularly along the top of the vault, suggest that this basement must have been used to store coal, brought into the cellar from Liverpool Street. The eastern end wall of the vault was built using early 19th century brickwork (BA), but using a hard lime mortar lacking any inclusions. The wall was constructed in English bond consistent with the BA brickwork and using bricks of similar appearance and dimension. A straight joint at the northern end of the wall shows that it is not contemporary work, and may be a subsequent re-building of the end wall, re-using BA bricks or a slightly later blocking at this end (**Plate 14**). It is possible that the vaulting originally continued further eastwards towards and below Bishopsgate.
- 6.3.8 The bar area (2) comprised a later basement built to the west of the vaulted structure (1) and constructed of early 19th century (BA) brickwork (**Figure 14**). The walls to the basement and the party wall to the stairwell were, where visible, constructed using regular red and yellow stock bricks measuring 230 x 65 x 100mm, laid in English bond. This brickwork (BA) was instantly recognisable elsewhere due to the characteristic use of common inclusions of gravel and stone chips, similar to galleting, to temper the lime mortar. All four walls of the basement area 2 were constructed using this brickwork.
- 6.3.9 A modern bar counter was built along the southern wall between the western end wall and the cross-wall (**Figure 14**; **Plate 18**). It incorporated a dumb waiter at the western end of the bar and modern bar back. Following the removal of the back bar structure, it was apparent that the bar counter backed onto a blind arch of the vaulted arcade in the area (3), (5) and (6) and particularly the north side of (6). The floor to this bar area and that in (1) was covered in modern ceramic tiles or fake stone flags (**Plates 12** to **15** and **18**). The main stairwell and adjacent toilets at the western end were all modern work, added as part of the c.1984 renovations and development of the basement bar (**Figures 12** and **13**). This area was formerly in use as a disused bottle store at basement level and as a lounge bar at ground floor level. The insertion of the stairwell into this space, removed all original features apart from the flank walls, although that to Liverpool Street was already much altered by the insertion of 20th century fenestration.

No. 121 Ground Floor

- 6.3.10 Observations within the ground floor main bar area during the removal of internal wall and ceiling coverings exposed the capital of an original full height cast-iron column (**Plate 35**). It was located directly above the early 19th century cross-way wall

between basement bar area (1) and the vaulted bars area (2). The column had been positioned to transfer the load from the first floor cross-wall above directly through to the basement cross-wall below. The column was plain with little architectural ornament. The shaft was plain and the capital, though highlighted in gold paint, was also simple. A steel stanchion was located in line with and to the south of the column on the line of the cross-wall above and the cross-wall below. Both the column and the stanchion supported a heavy modern steel binding joist, suggesting that if the column was in its original location it had been removed and re-erected following the insertion of this strengthening first floor joist. Additional load bearing steelwork, supporting the first floor structure, had latterly been added. Existing and proposed plans dated 1984 (**Figures 17** and **18**) show the cast iron column but do not show the stanchion, suggesting the latter was added during later alterations.

Basement Rooms 3, 5 and 6

- 6.3.11 These basements to the south of the vaulted bar were latterly put to use as utility areas serving the bars, with no public access (**Figure 14**). They comprise a series of in-line brick groin vaults, springing from heavy brick piers (**Plates 19** and **20**), aligned east-west built directly below and supporting the carriage entrance above, and a further cross-vault to the east, set perpendicular to them and parallel with the eastern basement wall. The latter in turn ties into another much smaller vault built as part of the barrel drop (4) and within the former southern extent of the 17th century vault to the north (**Plates 21** and **22**). The central and western vaults had been sub-divided c.1984 by modern blockwork walling to create a passageway (6), used as a fire exit, leading to a flight of stairs to the south-west (**Figures 12** and **13**; **Plate 23**). The blockwork was also used to form a small office (5), formerly a wine and spirits store, to the south of the passageway, which was accessed from the main open vaults area (3). Prior to c.1984 vaulted area (3) was used as a bottle store (**Figure 12**).
- 6.3.12 Characteristically the vaulting in (3), (5) and (6) appears to be a contemporary build, most likely dating to the rebuilding of the public house in 1829. The groin vaults spring from square section brick piers built into the wall lines and linked east-west by arched openings. These openings were all in-filled using brickwork, which appeared to adopt the same characteristics as the (BA) brickwork, suggesting the arches were originally built blind. Certainly this appears to be the case along the southern wall, which also forms the party wall with the adjacent basement below no. 119. The door opening uniting the two basements was built with a heavy stone lintel and brick jambs. Structurally the groins were all constructed using bricks laid as stretchers and as headers in an irregular bonding. A coal chute, cut through the easternmost vault in area (3) and positioned below the carriage entrance, shows a change where coal was delivered into the early 19th century building and a change allied with the re-organisation of Liverpool Street at this date.
- 6.3.13 The western end wall to the vaulting and passageway (6) was very damp and latterly concealed behind a modern dry-lining blockwork wall (**Plate 23**). This was carried out as part of the requirement for a fire escape to the basement bar. This rear stairwell was built c.1984 using Fletton (LBC) bricks in Flemish Bond (**Figures 12** and **13**). This must have replaced an earlier stair, though not original, added post 1829 into the angle between the rear of no. 119 and the northern wall of no. 117. This small stair bay was constructed with a flat roof and used yellow stock bricks with a decorative penny struck pointing detail. The door opening was originally much taller than the present opening, probably built with an over-door light. The window to the west wall was a mid-late 19th century sash.

Basement Room (7)

- 6.3.14 Basement (7) was located below no.119 and to the south of the carriageway. Characteristically it was dissimilar to the adjacent groin vaulted area (3-6) as it was constructed with a flat, un-vaulted ceiling (**Plates 24** to **26**). The requirement for load transferral less in this area compared to that below the carriageway. A large (boxed in) north-south binding joist supporting the floor structure above, crossed the basement at about its central point (**Plate 26**). This was seen as a down-stand and

may represent a former internal division within the basement, as the brickwork to the west and the west end wall had been 'keyed' to receive a plaster finish (since removed). The western bay also included a large, brick blocked, archway built into the southern wall. It was either a structural requirement or united this basement with that of no.117. Its blocking pre-dated the plastering of the walls in this area.

- 6.3.15 Despite its location outside the footprint of the pub, this area was latterly used as the beer cellar for the White Hart and as a wine cellar prior to c.1984 (**Figures 12 and 13**). Accordingly the floor was guttered and sloped gradually down to a central drain (**Plates 24 and 26**). A small modern blockwork built bottle store with a central door opening was present against the eastern wall (**Plate 26**). This partly concealed a former window opening, also blocked using blockwork, central to the eastern wall. Its presence along this elevation would suggest this window and this basement area was illuminated and possibly ventilated by a light well or similar along Bishopsgate. A similar blocked opening was present in the opposite western end wall, although this former door provided access to another smaller wine cellar, to the west, latterly (post 1984) removed and replaced with a new rear stairwell serving as a fire-escape for the basement bar (**Figures 12 to 14**).
- 6.3.16 The remains of a fireplace was located along the southern flank wall. This clearly supported the structure above but was also formerly in use, possibly as a kitchen serving the inn and coffee house. The fireplace was built using large regular bricks measuring 220-230 x 60-65 x 100mm, a dimension similar to the early 19th century (BA) brickwork recorded elsewhere.
- 6.3.17 It would seem logical that the northern wall of basement (7) was built as part of the early 19th century works, as it incorporates two structural piers for the vaulting. The date of the eastern and western walls is less definite but probably, based on no other conflicting evidence, contemporary with the northern wall. The fireplace and its chimney breast also date to this remodelling, although the analysis and date of the brickwork used for the south wall has been obscured by years of over-painting and keying for a plaster course. The brickwork did appear to be laid in English bond and used a mortar very similar to that used for the early 19th century (BA) brickwork. The bricks were clearly not as narrow as those used for the vaulting in (1), and whilst the presence of a blocked archway or arched recess within the western bays may indicate an earlier use and date, it seems likely this wall was rebuilt as part of the reconstruction of the inn, and certainly doesn't predate the 18th century.

6.4 No. 117 Bishopsgate

Basements

- 6.4.1 For ease of reference each basement room or significant internal space within No. 117 has been given a unique identifying number from 8-20 (**Figure 14**).
- 6.4.2 Unlike the basements below Nos. 119-121, which were built for and had for many years served as cellarage for the White Hart Inn, the basements below No. 117 were organised into a number of small functional rooms, many associated with its latter use in a commercial/retail context. The basement could be broadly divided both functionally and chronologically into two main areas, the western spaces, part of which had been reworked to provide male/female toilets for staff and visitors, and the earlier eastern spaces, used for general storage/utility (**Figure 14**).
- 6.4.3 The basement was accessed via a straight flight of stairs built against the north wall within the eastern rooms. Notably if the blocked arched opening seen in no.119 did formerly link the two basements (of which there remains no structural evidence), then this flight of stairs probably post-dates its blocking and is therefore not in its original location. This suggests a later re-organisation of the basement and its subdivision into small rooms. The brickwork of many of the internal walls within the eastern bays would support a later reworking, comprised of yellow stocks dating from no earlier than the late 18th to early 19th century.

Eastern Basement

- 6.4.4 Possibly the most interesting feature of the eastern cellar was the survival of two small vaults (8 and 9) located at the easternmost end towards Bishopsgate. They were both constructed with a simple barrel vault and were completely rendered using a hard waterproof render (**Plates 27 and 28**). Neither showed any evidence of earlier features, but both were very similar in character and most probably contemporary serving as either small coal cellars along the road frontage or alternatively wine cellars. They were linked by a crude opening, a later addition or re-building reinforced using an I-section steel joist (**Plate 28**). Their rather awkward relationship with the internal walls to rooms (10) and (11) would suggest they predate them and are from an earlier phase.
- 6.4.5 The walls to the west through which access to them passes, is a considerable construction, representing the load bearing foundation wall of the building frontage.
- 6.4.6 Room 10 was latterly converted into a strong room, built into and re-using a pre-existing room. It had a large heavily reinforced Chubb security door to the north side (**Plate 29**), set below a heavy concrete lintel and for additional security a modern shuttered concrete ceiling. Internally the room had been lined with an additional course of brickwork to thicken and strengthen the strong room walls, although the outer skin facing into room (11) was earlier 1B (one brick) thick brickwork. This brickwork used for the internal wall partitions, was identified throughout the eastern spaces and comprised yellow stock brickwork laid in English bond and within a firm grey-coloured mortar. The bricks were regular in form and measured 225-230 x 60-65 x 100-105mm.
- 6.4.7 Room (11) lay to the north of (10) and was a narrow room-cum-passage, providing access to the strong room and the vaults (**Plate 29**). Its eastern, western and northern walls were covered in modern rough cast render, its south wall, a party wall with rooms (10) and (12). Both comprised, as already mentioned, yellow stock brick. The panelled door was identical as those seen throughout the basement, and was a modern copy.
- 6.4.8 Room (12) was located alongside the southern flank wall and accessed from a door opening adjacent to the stairs (**Figure 14**). It was the largest basement room in no. 117, although a wall scar central to the southern and northern walls would suggest that it formerly comprised two smaller spaces. Interestingly a jack arched vault, running east-west, was present extending along the length of the southern wall (**Figure 16; Plates 30 and 31**). Whether a similar jack arch or series of arches were present to the north is unclear as this area was obscured by a suspended plasterboard ceiling. The jack arch vault was constructed from shuttered concrete, springing from a pair of parallel 5 inch I-section iron beams. The jack arching continued to the west and was present within room (13) (**Plate 32**). Thereafter it terminated. A pair of blocked openings high in the basement wall of rooms (12) and (13), which formerly opened onto Aldermans Walk were interpreted as either former basement lights or blocked coal chutes (**Figure 14; Plate 32**). If the latter, maybe this would explain the use of jack arching, which is typically found in C19th century industrial/municipal buildings and used to provide both strength and fire-proofing (coal dust being incredibly flammable). The dividing wall between rooms (12) and (13) was a later addition to create a small store room. Its western wall was built using larger bricks (230 x 65-70 x 100-105mm) than seen elsewhere and may represent the eastern end wall of the western rooms or basement extension.

Western Basement Extension

- 6.4.9 This basement extension coincides with changes present within the standing building. This was clearly extended to the west (rear) with the addition of three further bays. This extension is seen in the changes in fenestration facing onto Aldermans Walk, a change in the height of a floor band over the ground floor windows and internally by the presence of cut back, heavier load bearing walls, to the rear of the stairwell.
- 6.4.10 All of the internal partition walls within the western rooms (15-18) are modern

constructions, added when the basement was re-fitted to accommodate staff and customer toilets (**Figure 14**). At this time the plant room (20) housing the motor for the adjacent lift, and the lift shaft and mechanism, were added.

- 6.4.11 The ceiling over the western basement comprised a series of large section floor joists (10½ x 3 inch) set at 12 inch centres across (north-south) the basement. These appeared to be softwood joists which, along with the undersides of the floor boards above were whitewashed, so originally open and visible. These had latterly been enclosed by the present suspended plasterboard ceiling.
- 6.4.12 Whilst the internal walls were extensively redecorated particularly within the new toilet areas, a square inspection panel had been broken through the tiles along the southern flank wall in each of the four cubicles. This revealed that the southern wall was built using quite large red brick, on average measuring 65 x 105-110mm (no stretcher dimension possible), laid in an irregular bond but mainly as headers or three quarter bricks (**Plate 33**). They were held in a soft, friable grey lime/ash mortar tempered with crushed brick and small stone chips. This style of brickwork was consistent throughout all four panels.
- 6.4.13 The westernmost bay comprised a private utility/storage area created as an afterthought following the insertion of the toilet cubicles. The western flank wall was heavily over-painted and suffering from the effects of chronic damp. Detailed analysis was therefore not possible. A small sluice was located towards the north-western corner of the room and below a glazed pavement light (**Plate 34**).

Roof structures

- 6.4.14 The roof structure over the front, eastern part (Bishopsgate side) of No. 117 comprised a Mansard roof, hipped to the east (**Figures 20 and 21**; **Plates 2 and 4**), with dormers to the south, north and eastern roof pitches (**Plates 2, 4 and 36**), while the roof over the western part (of the later extension), was built at a lower level and comprised an uninterrupted in-line platform roof (**Plate 36**). Both roofs were covered in regular coursed imitation slates (using an asbestos based material); the latter felted across the platform, and were surrounded by brick parapet walls.
- 6.4.15 The Mansard roof section comprised two distinct areas, a narrow stairwell bay (measuring 1.87m wide) to the west and a large single attic room (measuring 6.82m), to the east. The stairwell and attic room were separated by an internal brick partition wall, half a brick thick. This was built using London stock bricks (yellow and pink) measuring 105-110 x 60 x 225-230mm. These late 18th to early 19th century bricks matched, in appearance and dimension, those used for the parapet around the eastern part of the roof.
- 6.4.16 The Mansard roof structure was a single phase construction of regular sawn and planed softwood (spruce or fir) (**Plates 37 to 39**). No evidence of Baltic marks or carpentry assembly marks were observed. The roof structure was built using primary braced studding below the top rail and conventional common rafters, rising to a ridge plank, above (**Plates 37 and 38**). The primary bracing used diagonal tension braces and interrupted studding. The latter was cut and nailed (two per stud) into the brace. This was also the case at the junction of the common rafters where they adjoined the two hip rafters of the hipped end. The studding to the roof below the top rail and the common rafters above, both measured 3 x 4 inches in dimension, while the top rail had a heavier scantling at 5 x 4 inches. The latter extended the full length of the eastern (front) part of the roof and comprised two individual rails, joined end-on using a simple, edge-halved half-dovetail scarf joint (**Plate 40**), located just west of the southern window opening (and its corresponding hatch opening in the northern roof pitch). These scarf joints were not face pegged nor did they show obvious signs of nailing. The upper common rafters (over the rail) were set a regular intervals, were lapped over the top rail using a birds mouth joint and were nailed to a central deep section ridge plank (7 x 2½ inch). This deeper section timber was also used for the hip rafter. The roof structure was overlain by softwood sarking boards, contemporary 6 ½ inch wide boards below the top rail and narrower replacement softwood boards

above. Some of the sarking boards had some possible 19th century graffiti on them (**Plate 41**).

- 6.4.17 The Mansard roof had been subsequently strengthened using a series of north-south collars spanning the roof (**Plates 37 and 38**), with additional bracing added between the easternmost collar and the eastern end wall of the Mansard roof. The collars, which simply lapped over the top rail and butted up against an adjacent rafter, also supported a central axial purlin from which a series of three vertical struts, gave extra support to the ridge.
- 6.4.18 The three dormer openings in the roof were all contemporary with each other and the roof structure. The east and south dormers were fenestrated (**Plate 37**), while the opening to the north had been converted into a hatch for access to this roof and the adjoining lower roof (of the extension) to the west. The two fenestrated openings both held modern 3 over 3 vertical sliding sash windows. All the glazing was modern and the glazing bars, heavy with an ovolo mould to the interior.
- 6.4.19 The western roof (of the extension) had been much altered in recent years, the two purlins, had been replaced with heavy I-section RSJs and many of the timber joists, which formed the platform of the upper roof, had been replaced with modern treated timber (**Plate 42**). This was also the case with all the common rafters to the north pitch and the majority of the rafters to the corresponding south pitch. Three 19th century wrought iron tie-bars, extending north-south across the shortest span of the roof to tie into the flank walls and via vertical struts, brace the platform, did however remain intact.
- 6.4.20 A similar strengthening using heavy I-section RSJs was also present, across the floor below the attic storey (eastern part) and at the opening through the rear (west) wall of the older eastern part and the western extension (**Plate 43**).

7 DISCUSSION AND CONCLUSIONS

- 7.1.1 The historic building survey of the cellars of Nos. 117-121 Bishopsgate has shown that they have a complex structural and chronological development.
- 7.1.2 This range of three buildings (Nos. 117, 119 and 121 Bishopsgate) can structurally be divided into two, No. 117 Bishopsgate (formerly Hacketts) described by Pevsner as a 'much mauled' 18th century former town house incorporating a later Neo-Georgian shop front and the early 19th century stuccoed White Hart Inn (Nos. 119 and 121 Bishopsgate) rebuilt in 1829 following the re-organisation of the street layout in the area of Bishopsgate and what was Old Bethlem, and the formation of the present Liverpool Street.
- 7.1.3 Whilst the present White Hart Inn is known to date to 1828-29 and documented as built for a Mr William Morris as a tavern, coffee house and hotel, historic references suggest a former Inn stood on this site since the medieval period.
- 7.1.4 It is thought that the building which became the White Hart inn was originally built as part of the complex that formed the hospital of St. Mary of Bethlem, founded as a priory by Simon Fitz Mary in 1246. It is documented that Fitz William's house was turned into "a faire inne for receipt of travellours" who found the City's Bishop's gate closed after dark. A large, four storied timber-framed, tavern, with the date of 1480 inscribed onto its facade stood on the site until its redevelopment in 1828-29. In the sale particulars for the auction of the old tavern and adjacent buildings in 1819, it is recorded as a tavern and coffee-house together with a poulterer's shop and liquor shop and a tap" as well as "extensive premises at the back, presumably White Hart Court. The Mirror (newspaper) dated 13th March, 1830 documents the loss of this building and its replacement with the present Inn, reading "during the past year (1829) the old building had been taken down, and on its site the inn has been rebuilt in a style of architectural elegance quite equal to the importance attached to taverns in our times'.
- 7.1.5 The structural analysis of the building and particularly the recording of the basements below the White Hart Inn have shown that when the present White Hart was re-constructed in 1829, it retained part of a brick built barrel vaulted cellar, belonging to an earlier phase of building. This barrel vault, present to the north of the carriageway, occupied the eastern part adjacent to Bishopsgate, and below the tavern building previously illustrated. The vault was however constructed using 17th century brickwork (not 15th century as shown by the date plaque on the illustration), suggesting that either this building had at some point been rebuilt or that a new vaulted cellar had been added during the 17th century. Bricks, even during the 16th century, would have been an expensive commodity to be wasted on a basement, so a 17th century improvement, when brick prices were less expensive, is possibly more realistic.
- 7.1.6 The survey has shown that the majority of the basement area below the White Hart dates to its reconstruction in 1829. This includes both the basement area (2) to the west of the earlier vaulting, the central groin vaulted bays below the carriageway and the basement below No. 119 (although given a different street number, structurally clearly the same building). To incorporate this later phase of basements with the earlier 17th century vaulting, a small section of the latter was removed along its southern side, and a new door opening, with a canted wall, constructed. This gave access to the central bays, characterised by the use of groin vaulting springing off large brick piers. Their use provided easier access through the basement, with a series of open arches, and additional load bearing strength below the carriageway above. The presence of a blocked coal chute within these vaults suggest that the site for the delivery of coal changed from along the northern side of the earlier vaulting (onto Old Bethlem) to the central carriageway. This change is likely associated with the alterations made to create Liverpool Street around 1829.
- 7.1.7 Inspection of the carriageway above and the rear elevations of the White Hart facing

onto White Hart Court show that the entire building (nos 119-121) and the basements (not including the 17th century vault) are a contemporary construction that post date No.117. The north wall of the basement below No. 119 was formed by an arcade (blocked) opening into the central groin vaulted area. The southern wall incorporated the base of the chimney stack and a former fireplace both of an early 19th century date and to the west, a blocked former arch or an arched recess. If this arch in the south wall was formerly an opening, then it would suggest that at some point the basements and possibly ownership, between Nos. 117 and 119 were linked. A downstand in the ceiling of the (7) may indicate the presence of a former internal wall dividing the cellar into two areas. A blocked window in the east wall shows that this basement was constructed with a basement light/window providing natural light into the cellar rooms. This combined with the fireplace shows this area was used for more than basement storage, possibly as a kitchen serving Mr Morris's tavern and coffee rooms or even a cellar tea room or shop. Access into this area would have originally been via a stairwell and a door opening in the west wall, accessed from White Hart Court. This stair was later re-built and improved as a new fire escape to the basement bar.

- 7.1.8 Considerable alterations to the undercroft were carried out as part of the basement conversion to a basement bar. This was mainly undertaken c.1984 and included the addition of a new bar counter into area (2), changes in circulation routes between the new bar (areas 1 and 2), the removal of the existing cellar flight of stairs from behind the bar counter in the main bar and its replacement with a new public stairwell into the basement bar within the western bay, and in the area of the former Lounge bar and disused bottling store (below). The latter was also remodelled to provide toilets to the basement bar. Access to the non-public side of the basement (areas 3, 4 and 7) was blocked and a new fire exit and concrete/brick stair were inserted. The latter, an improvement of an earlier stair to basement (7), the former accessed by a new or enlarged opening broken through the 17th century vaulting.
- 7.1.9 Inspection of the basement area below No. 117 was difficult due to its sub-division into small rooms and extensive redecoration using modern materials or heavy over-painting and internal rendering. However the basements could be divided into two main areas, the original 18th century basement situated to the east towards Bishopsgate and a later basement extension to the rear, west. The extent of the eastern side (including areas 8-14) coincides with a distinct structural change seen in the building above ground. This is most obvious in the change of window style, from arched to flat headed, along the western three bays of the elevation to Aldermans Walk, a change in height of a floor band along the same elevation and internally the presence of a heavier built, frequently cut back, former rear wall, just west of the stairwell. These subtle changes indicate that the building was extended or the western part was rebuilt. Their relationship with the 1829 re-building of the adjacent White Hart and the style of window openings would suggest this occurred not long before 1829 and at a date of around the later 18th to early 19th century. The inspection of the roof structures over No.117 shows that these date to no earlier than the 19th century. It is probable that when the extension was added to the west the present Mansard roof over the front part of the building was also added.
- 7.1.10 As part of this basement extension work, the existing basement (to the east) was remodelled internally, to form the present internal rooms 10, 11, 12/13. These were all built using the same style of stock brickwork, although the walls to room 10 had latterly been reinforced with addition brickwork, allied with its later use as a strong room. A concrete jack arch, present along the south wall, was possibly a later addition associated with fire proofing to coal cellars or strengthening along this wall. The western extension had latterly been converted for use as public and staff toilets serving the shop and accordingly was all modern work. This also included the insertion of a lift, between floors, and a plant room.
- 7.1.11 In general this survey concurs with the inspection by English Heritage undertaken in July 2006, which concluded there was no evidence of early fabric within the present buildings and that the major part of the White Hart Inn dates to c.1829 and to later

alterations. This did not comment on the 17th century barrel vaulting, which although an earlier survival had been much altered during the 1829 rebuilding and later works. The report also noted that although no. 117 was believed to be constructed in the 18th century, probably as a town house, it rightly states that the property had been heavily altered since it was first built.

8 ACKNOWLEDGEMENTS

- 8.1.1 Pre-Construct Archaeology Limited would like to thank Amsprop Bishopsgate Ltd for commissioning the project.
- 8.1.2 The project was managed by Charlotte Mathews. The building recording and report were completed by Adam Garwood. Mark Roughly compiled the illustrations.

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Historic Cartographic Sources

Agas Map extract of 1562

Brown and Hogendrys Map of 1572

Faithorne and Newcourts Map of 1658

Ogilby and Morgans Map of 1676

Roques Map of 1747

Horwoods Map of 1799-1819

APPENDIX 1: PHOTOGRAPHIC REGISTER

SITE CODE : CRK13		PHOTOGRAPHER : Adam Garwood			
DATE	FRAME	DIRECTION	IDENTIFIER	BUILDING	COMMENTS
	Digital				
07/08/2014	D101	E	White Hart	Basement	Bar 1
	D102	NE			Bar 1
	D103	W			Bar 1
	D104	E			Bar 1 End Wall
	D105	SE			Cant Wall
	D106	W			W wall of 1
	D107	W			W wall of 2
	D108	S			Inserted arch
	D109	N			Brick of Vault
	D110	W			Brick in 2
	D111	S			Rebuilding around door
	D112	E			Blocked door to 1
	D113	N			Coal Chute
	D114	E			Vault 3
	D115	W			Vault 3
	D116	NW			Vault 3
	D117	W			Vault 4
	D118	W			Vaults 3/4
	D119	E			Barrel drop
	D120	NE			Vaults 4/3
	D121	W			Vaults 4/3
	D122	NN			Vaults 4/3
	D123	W			Vault 5
	D124	W			Basement 7
	D125	E			Basement 7
	D126	S			Fireplace in 7

	D127	SW			Blocked arch in 7
	D128	W			Passage 6
	D129	S			Stair to 6
	D130	E			Passage 6
	D131	SW			Bar 2
	D132	W			Bar 2
	D133	E		External	Rear elevations
	D134	E			Window to rear stairwell
	D135	NE			Ashlar render
	D136	N			Rear elevation of 121
	D137	S			N facing rear elevation
	D138	E	No 117		Hacketts
	D139	SE	No 117	Basement	Room 11
	D140	SE			Room 11
	D141	S			Room 12
	D142	W			Corridor
	D143	NW			Utility 19
	D144	S			Room 13
	D145	N			Understairs
	D146	S			WC 15
19/09/2014	D147	SE			Room11
	D148	SE			Vaults 8 & 9
	D149	SW			Jack arch in 11
	D150	SE			Jack arch in 11
	D151	S			Room 13 light
	D152	S			Brick panel in 15
	D153	S			Brick panel in 16
	D154	S			Brick panel in 17
	D155	S			Brick panel in 18
	D156	NW			Utility 19
	D157	E			Plant room 20
	D158	E		External	Carriageway
	D159	E			Carriageway arch
20/10/2014	D160	S	No.119-121	Basement	Blind arch of arcade
	D161	S			Blind arch of arcade

	D162	SE		Bar	Cast-iron column head
	D163	SE			Cast-iron column
	D164	S			Modern steel reinforcements
	D165	S			Modern steel reinforcements

APPENDIX 2: OASIS FORM

OASIS ID: preconst1-190714

Project details

Project name	Built Heritage Recording of the cellars at Nos. 117, 119 and 121 Bishopsgate
Short description of the project	Pre-Construct Archaeology Limited undertook a programme of historic building recording focused upon the cellars of Nos. 119 and 121 (former White Hart Inn) and No. 117 Bishopsgate, prior to their demolition. It revealed that whilst the White Hart Tavern had been rebuilt in 1829, as a new tavern coffee shop and hotel for Mr William Morris, this new inn retained and incorporated part of a preceding 17th century barrel vaulted cellar.
Project dates	Start: 07-08-2014
Previous/future work	No / Not known
Any associated project reference codes	09/00192/FULMAJ - Planning Application No.
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Community Service 2 - Leisure and recreational buildings
Monument type	PUBLIC HOUSE Post Medieval
Methods & techniques	"Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON CITY OF LONDON CITY OF LONDON Historic Built Heritage Recording at of Nos. 117, 119 and 121 Bishopsgate
Postcode	EC2M 3TH
Site coordinates	TQ 3319 8150 51.5162021116 -0.0802410707196 51 30 58 N 000 04 48 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	GLAAS
Project design originator	Kathryn Stubbs
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	Private Developer
Name of sponsor/funding body	Amsprop Bishopsgate Ltd

Project archives

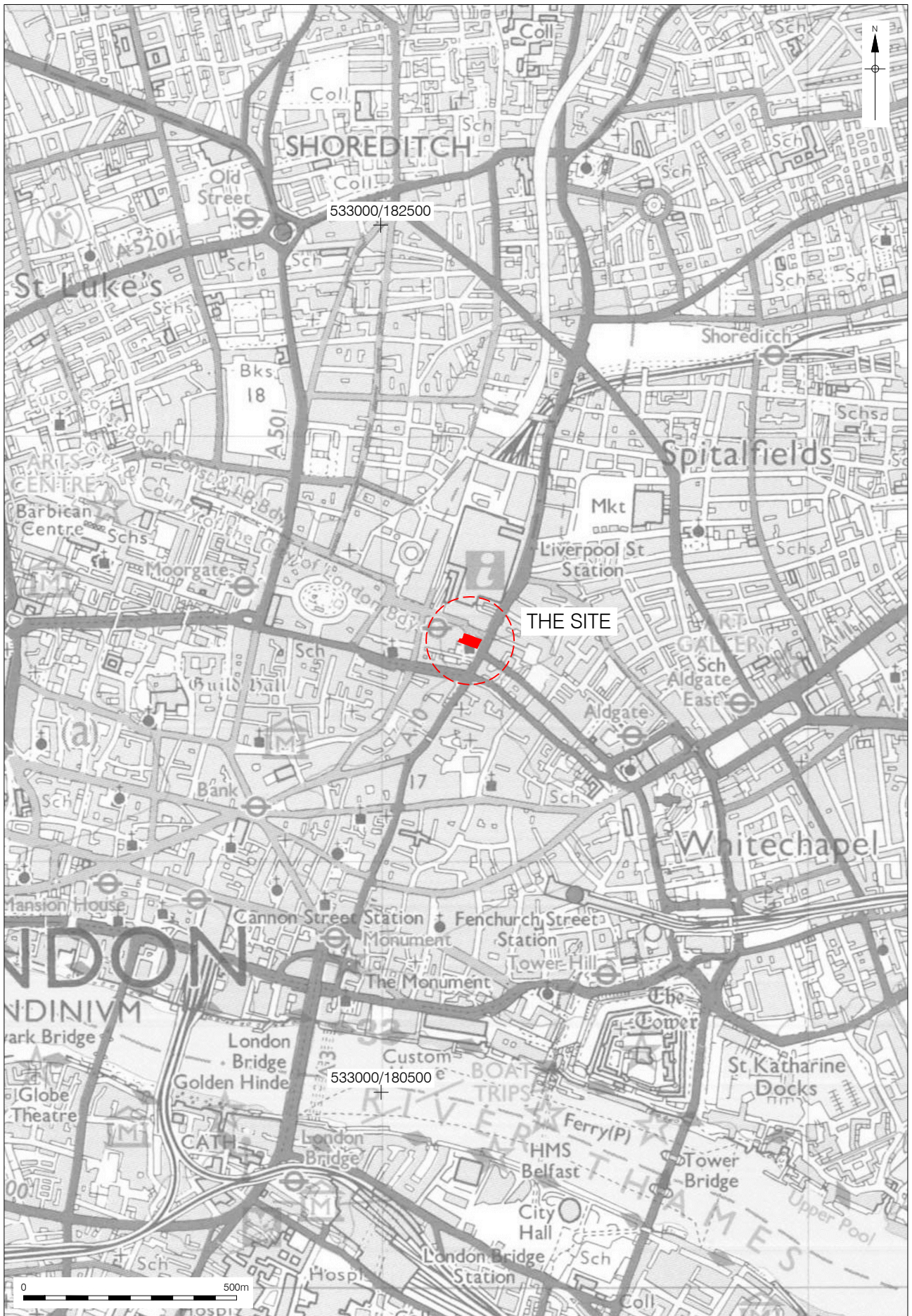
Physical Archive Exists?	No
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Digital Archive recipient LAARC
Digital Media available "Images raster / digital photography","Text"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
Title Built Heritage Recording of the cellars at Nos. 117, 119 and 121 Bishopsgate, City of London, EC2M 3TH
Author(s)/Editor(s) Garwood, A
Date 2014
Issuer or publisher Pre-Construct Archaeology Limited
Place of issue or publication London Office (Brockley)
Description PDF report

Entered by Charlotte Matthews (cmatthews@pre-construct.com)
Entered on 16 October 2014

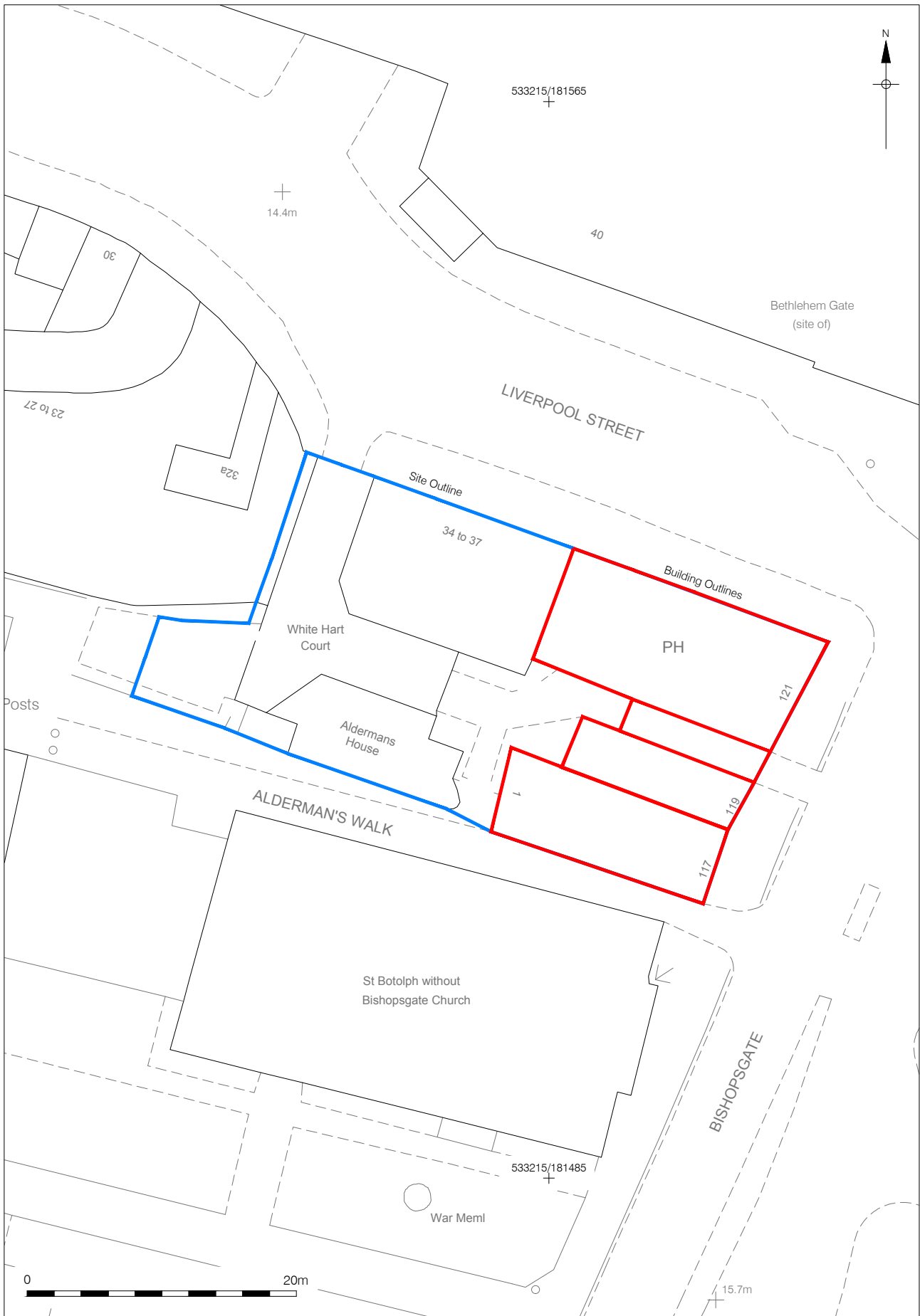


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Figure 1
Site Location
1:12,500 at A4



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Figure 2
Detailed Site Location
1:400 at A4

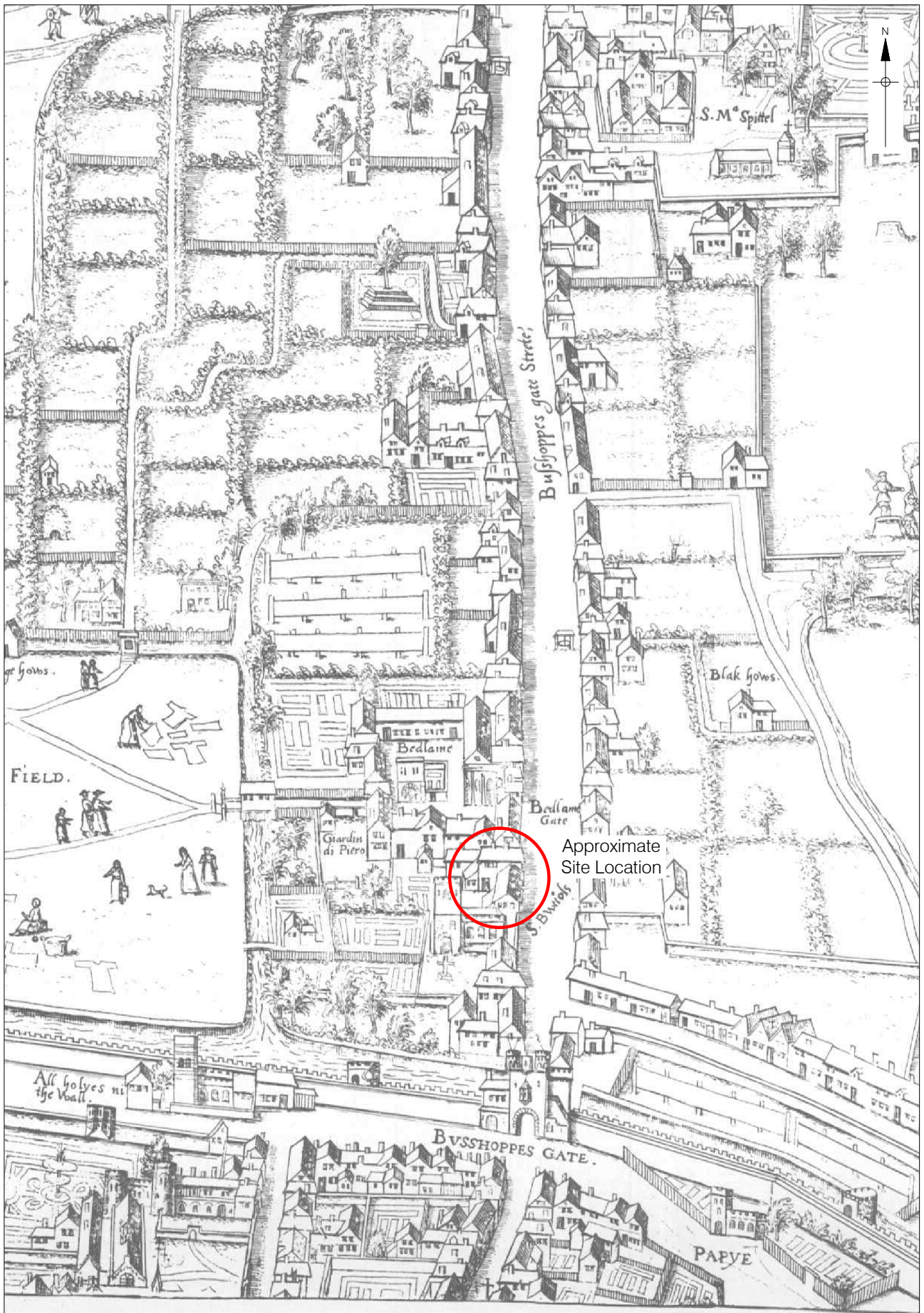


Figure 3
The Copperplate map (North section), c.1553-59
(no scale)



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Figure 4
Braun and Hogenburg's map, 1572
(no scale)



Approximate
Site Location

Figure 5
Faithorne and Newcourt's map, 1658
(no scale)

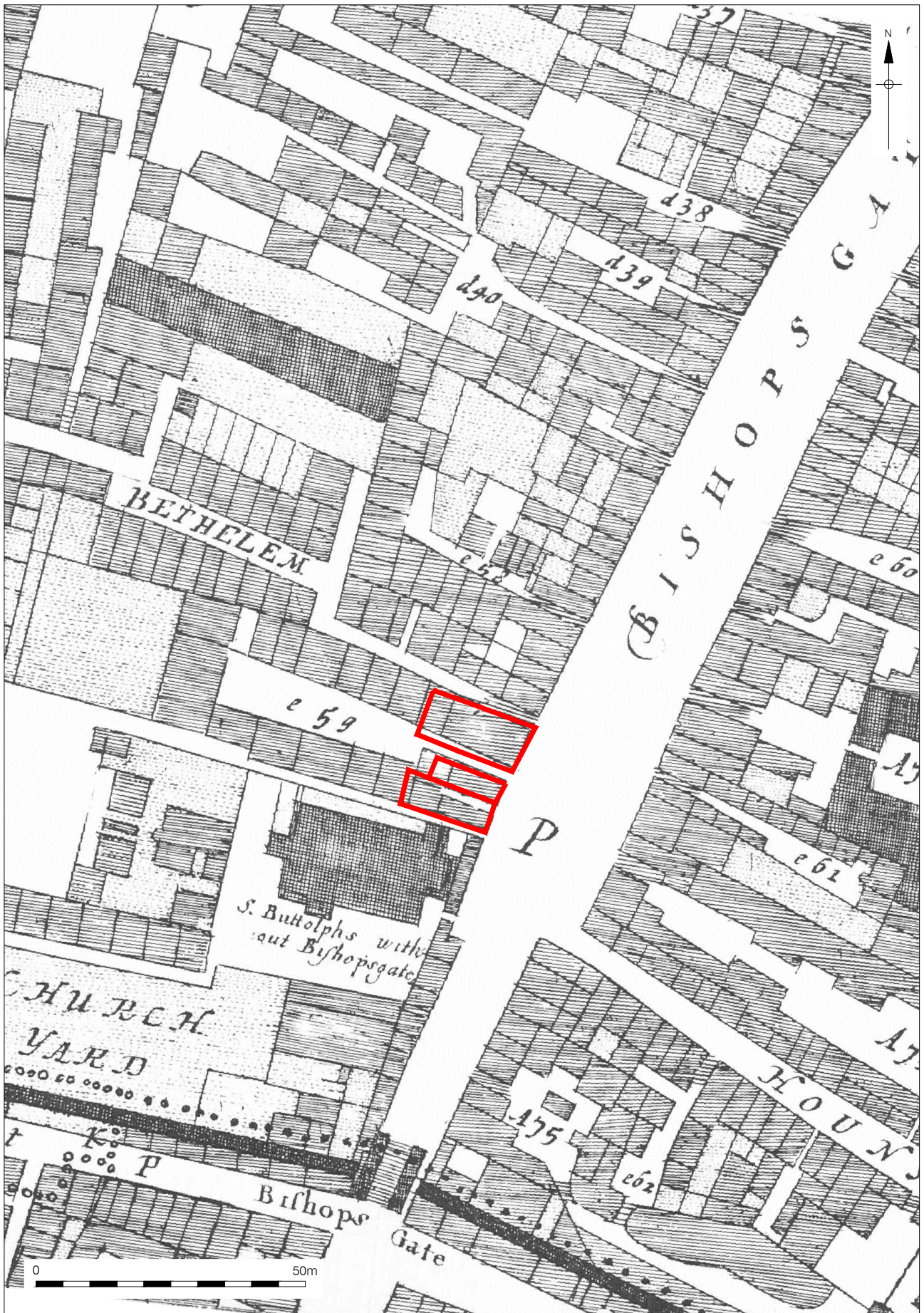
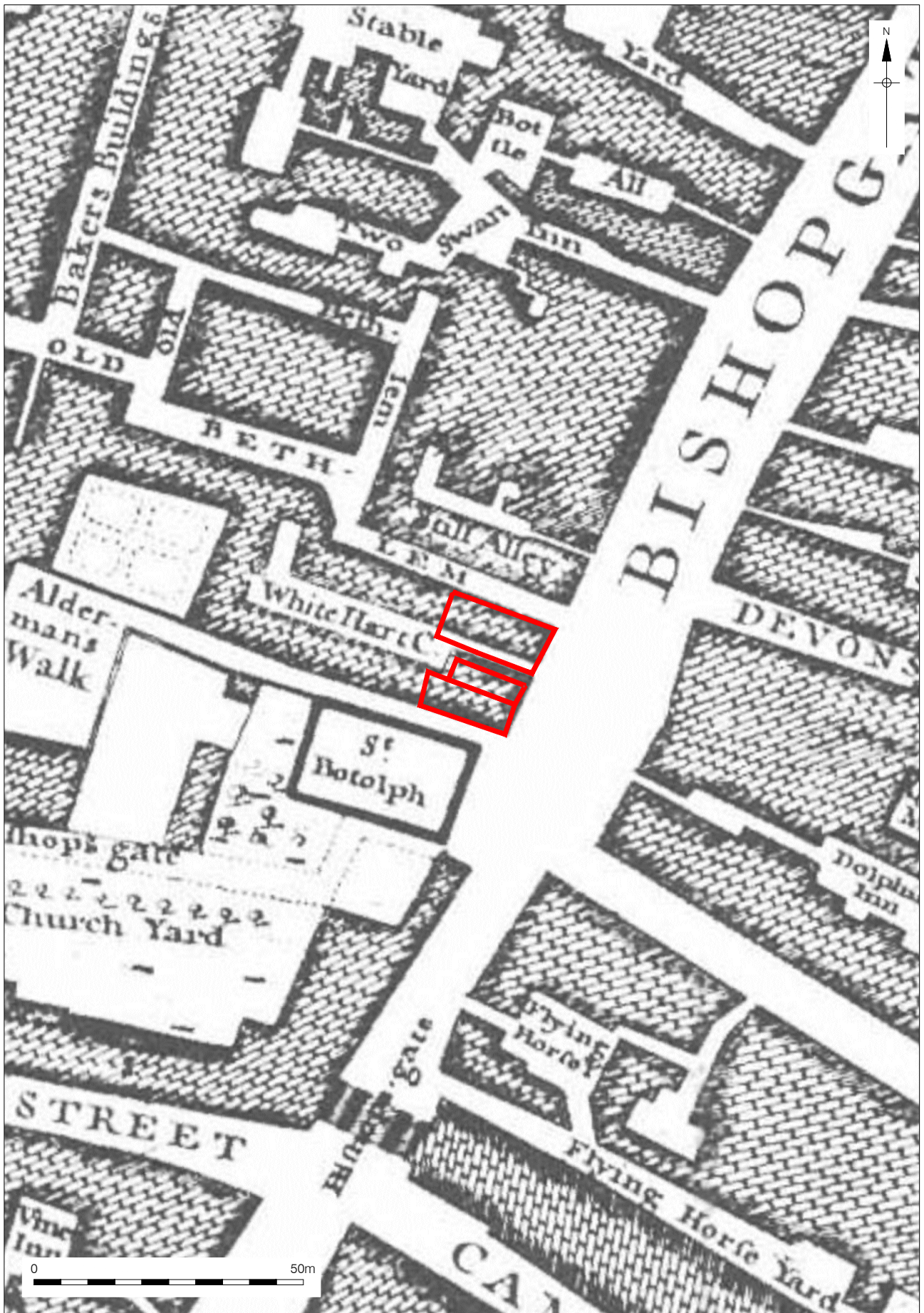


Figure 6
Ogilby and Morgan's map, 1676
Approx. 1:1,000 at A4



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Figure 7
Rocque's map, 1747
Approx. 1:1,000 at A4

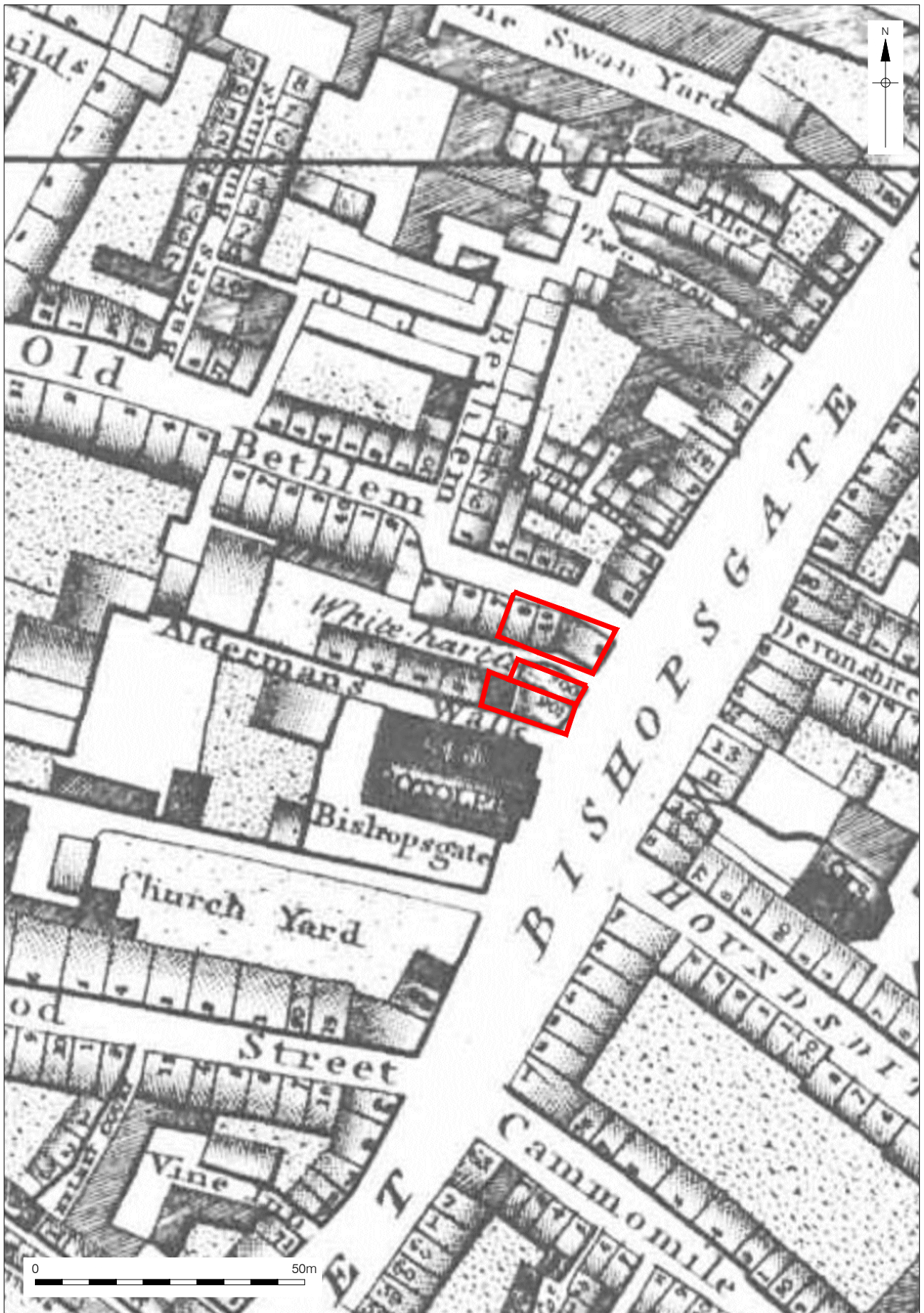
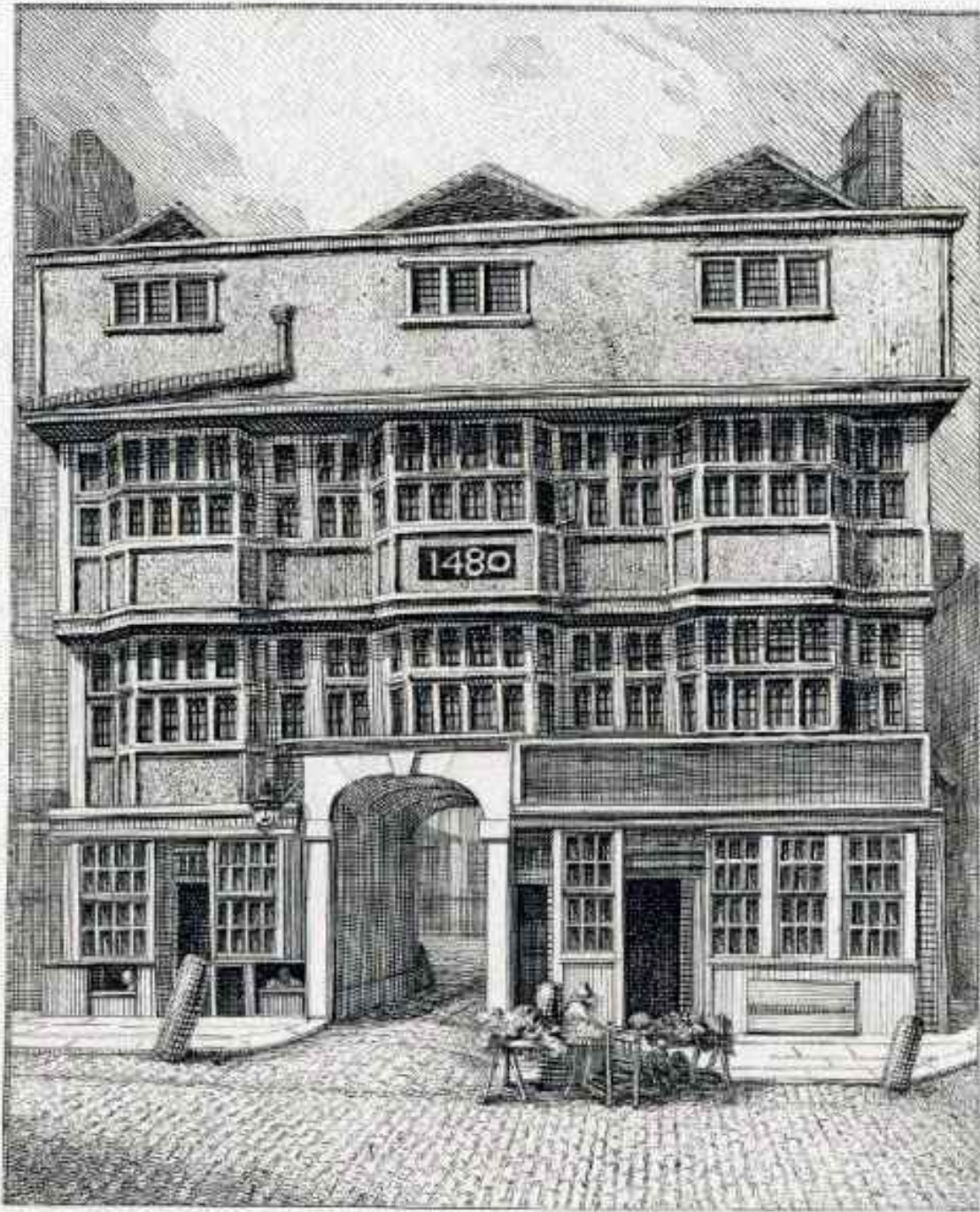


Figure 8
Horwood's map, 1799-1819
Approx. 1:1,000 at A4



WHITE HART,
Bishopsgate Street.

In Front of East.

Printed from a Sketch by John Mansel, Pall Mall.

The Mirror

OF

LITERATURE, AMUSEMENT, AND INSTRUCTION.

No. 419.]

SATURDAY, MARCH 13, 1830.

[PRICE 2d.]

Old White Hart Tavern, Bishopsgate-st.



WHITE HART TAVERN,

AND

FAMILY HOTEL,

BISHOPSGATE STREET WITHOUT,

LONDON.

~~~~~  
**WM. MORRIS,**

IMPORTER OF AND DEALER IN

**FOREIGN WINES,**

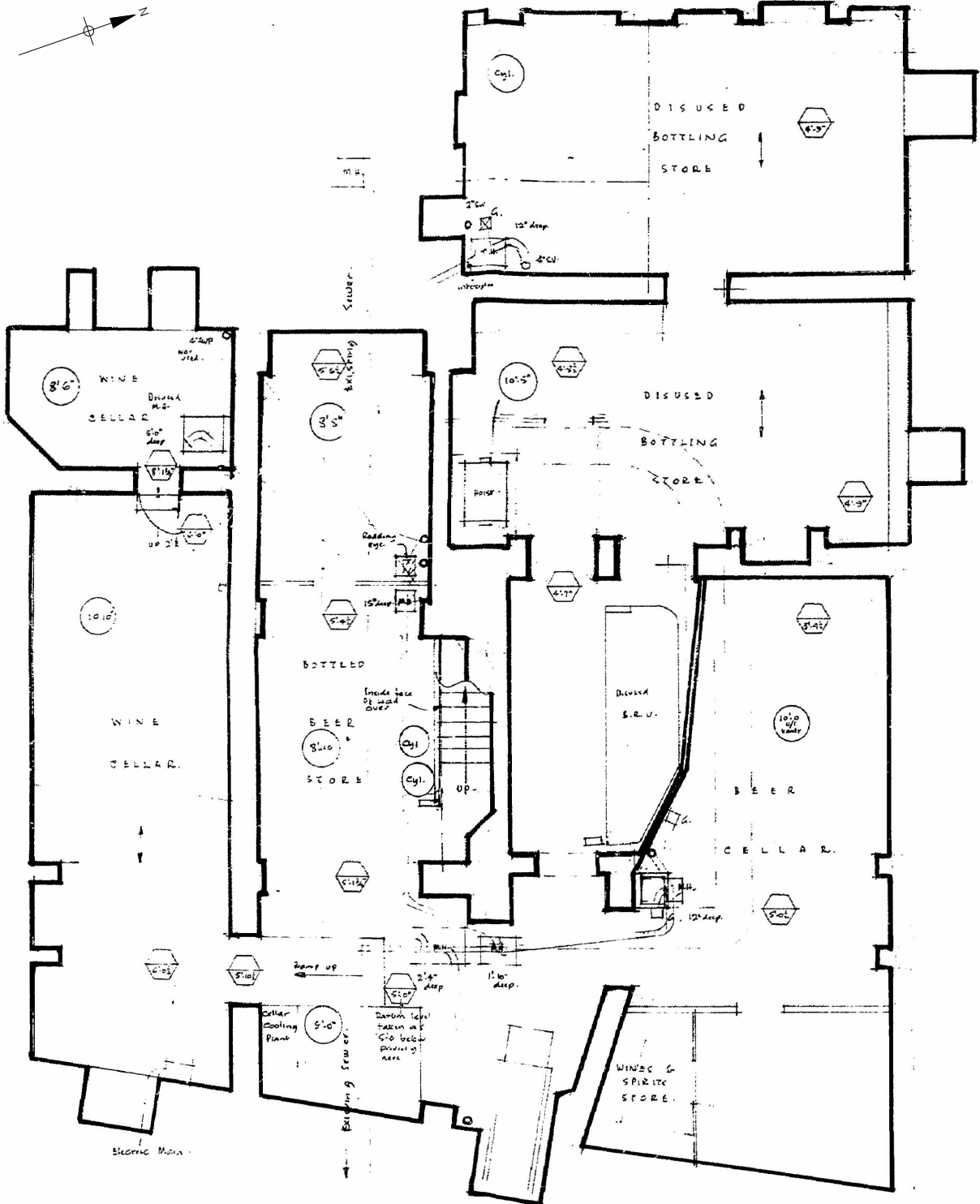
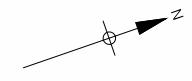
AND

**Spiritous Liquors, &c.**

*Suits of Rooms for Gentlemen and Families  
from the Country.*

**Good Beds & every other Accommodation.**

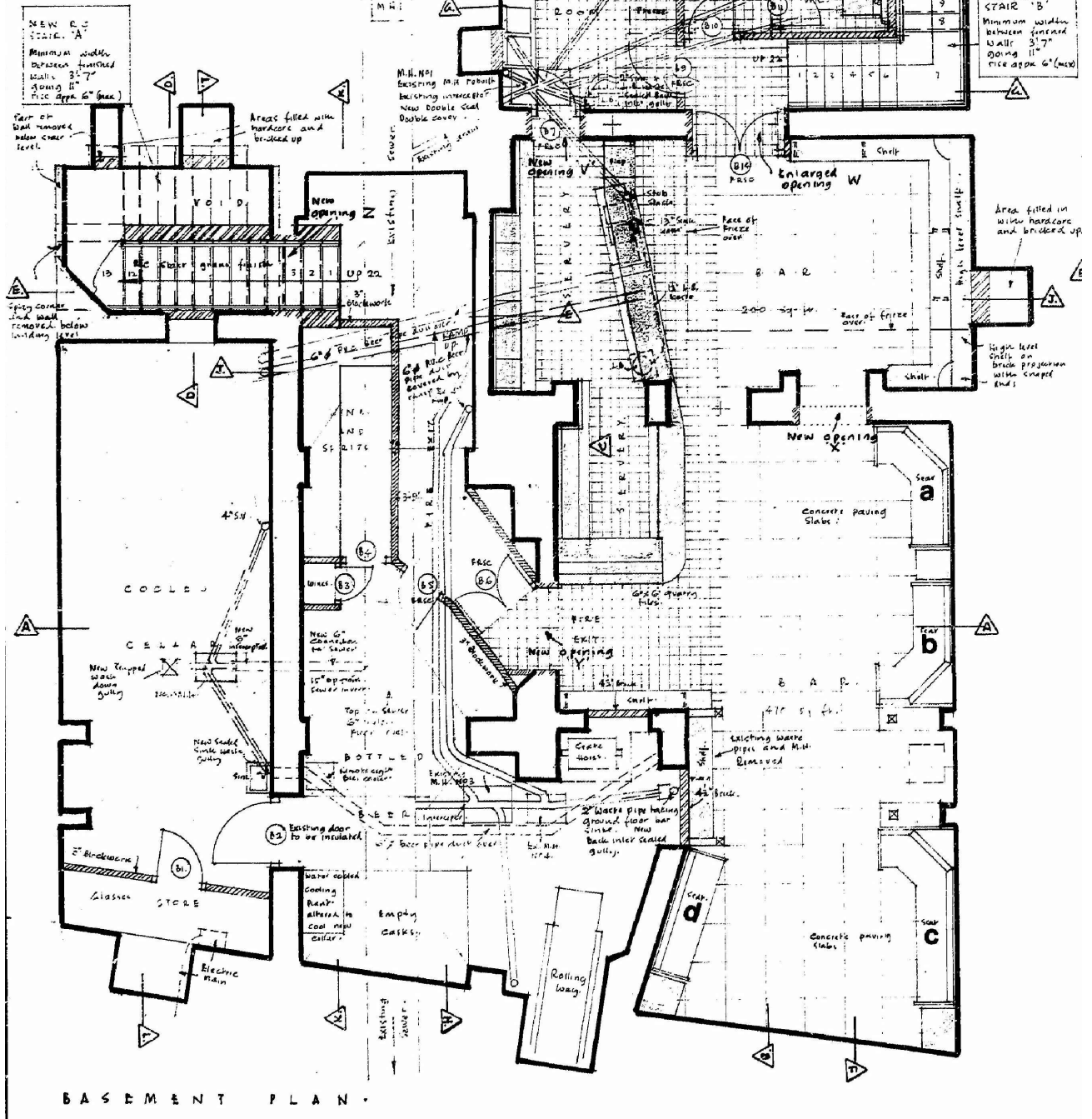
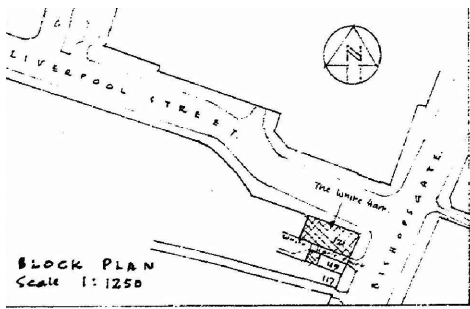
*( See the Engraving. )*



BASEMENT PLAN



Figure 12  
Plan of Existing Basement, 1984  
Approx. 1:100 at A4



0 5m

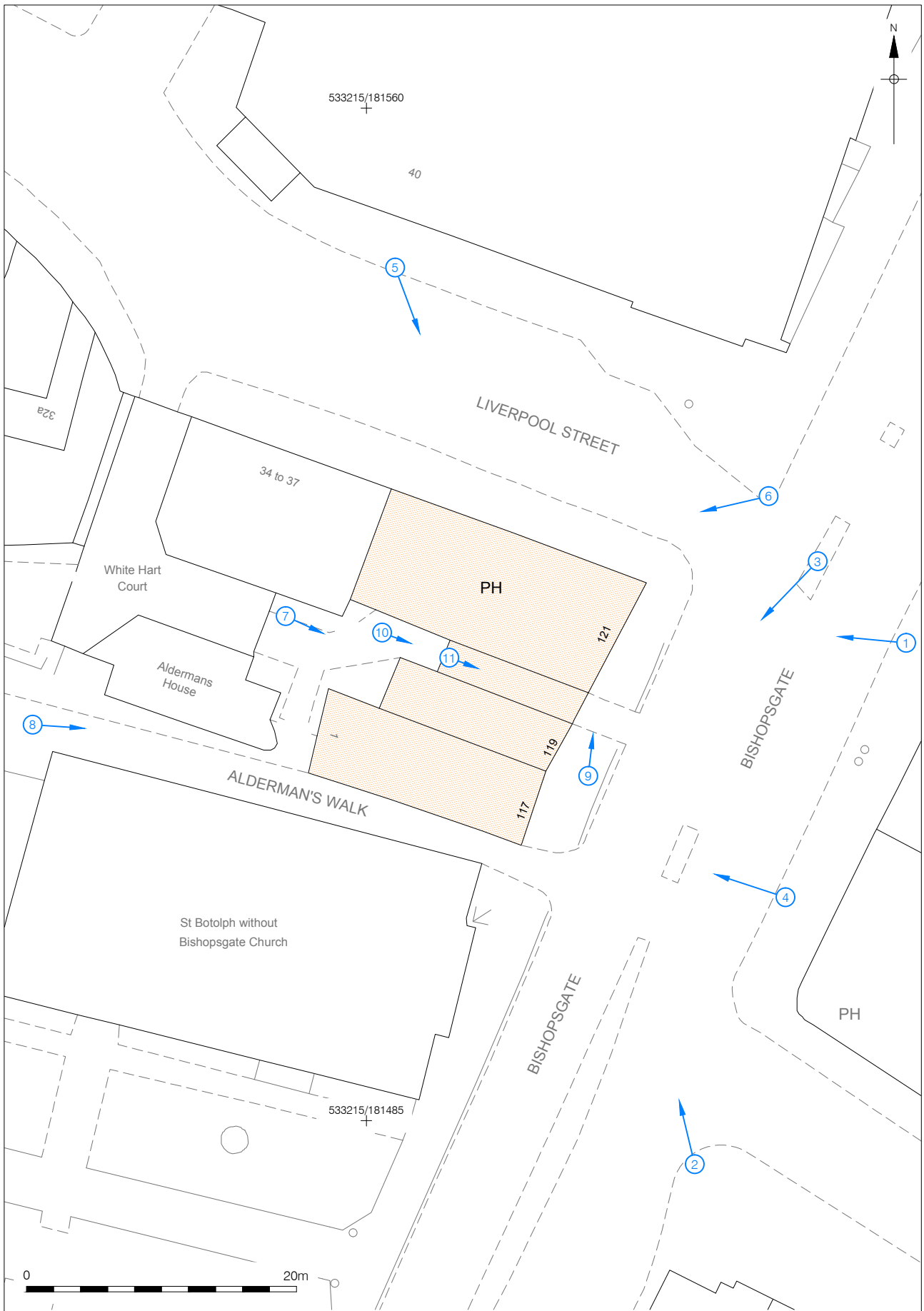
Figure 13  
Proposed Alterations to Basement, 1984  
Approx. 1:100 at A4

- 17th Century
- Early to Mid 18th Century
- Late 18th Century - Early 19th Century
- Early 19th Century (1829)
- Early 19th Century (unclear)
- Mid 19th Century
- Early 20th Century
- Modern (post war)
- Modern (unclear)
- Blocking
- 18 Room number



LIVERPOOL STREET





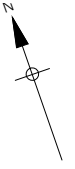
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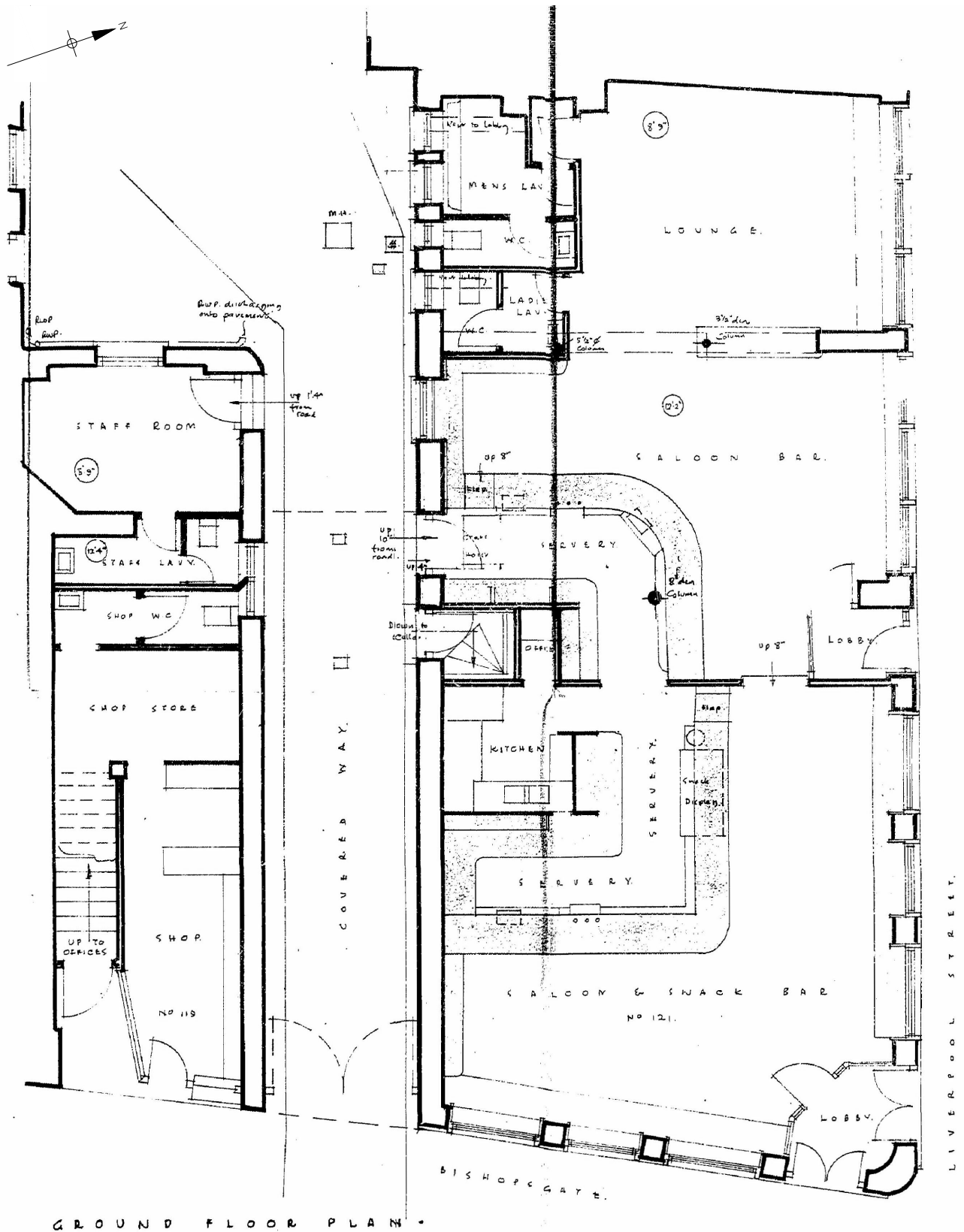
Figure 15  
External Plate Locations  
1:400 at A4





LIVERPOOL STREET





GROUND FLOOR PLAN



Figure 17  
Plan of Existing Ground Floor, 1984  
Approx. 1:100 at A4

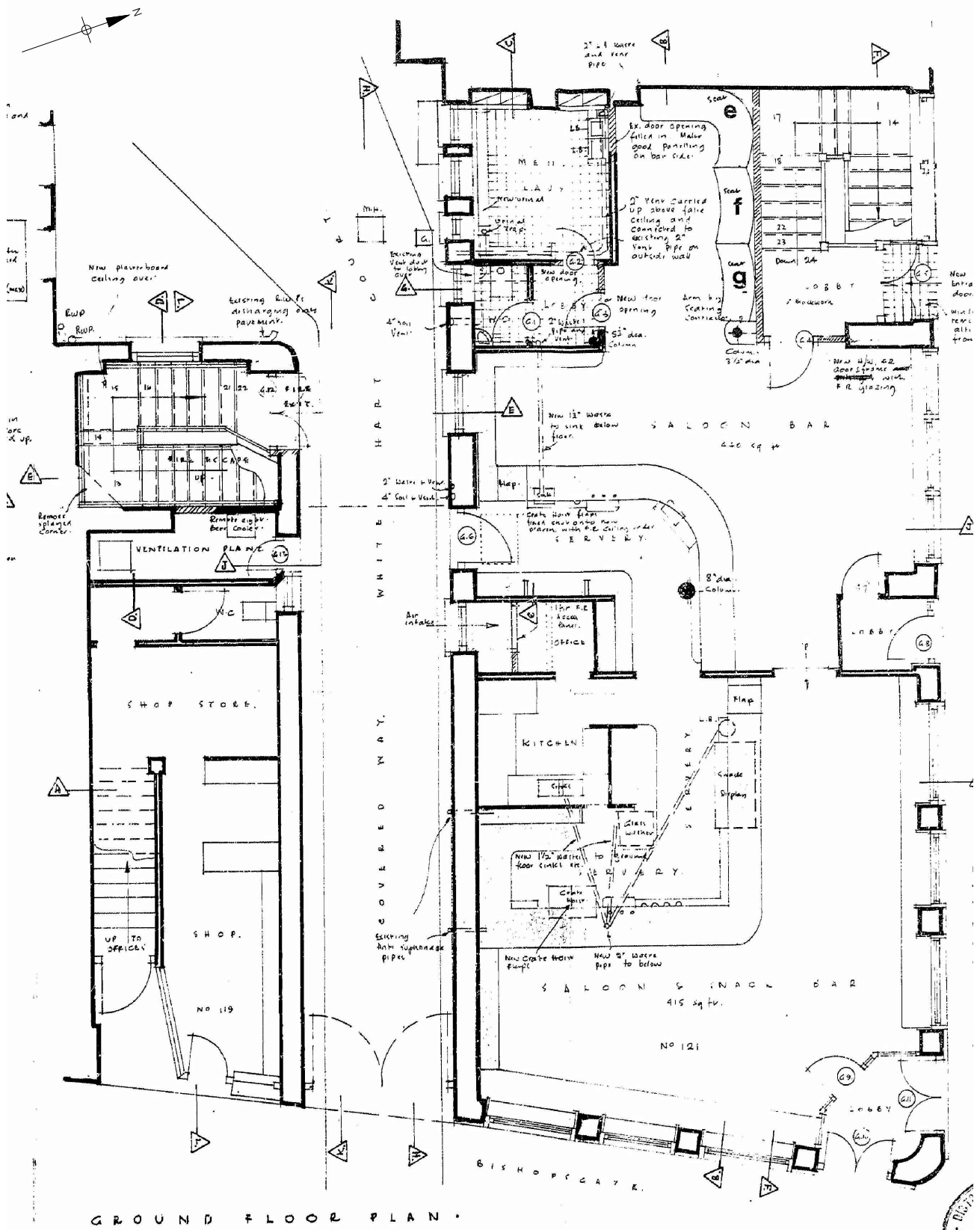
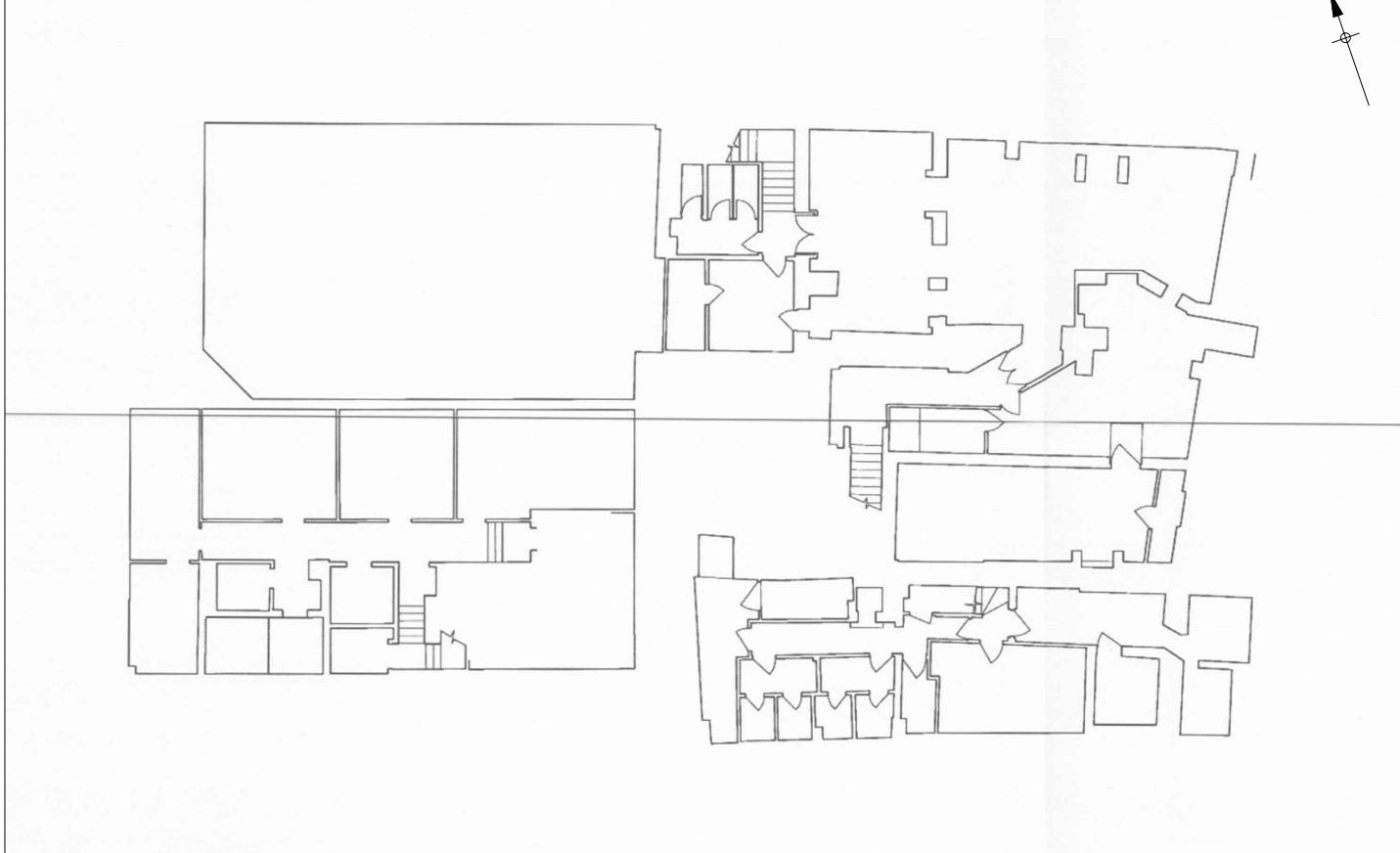
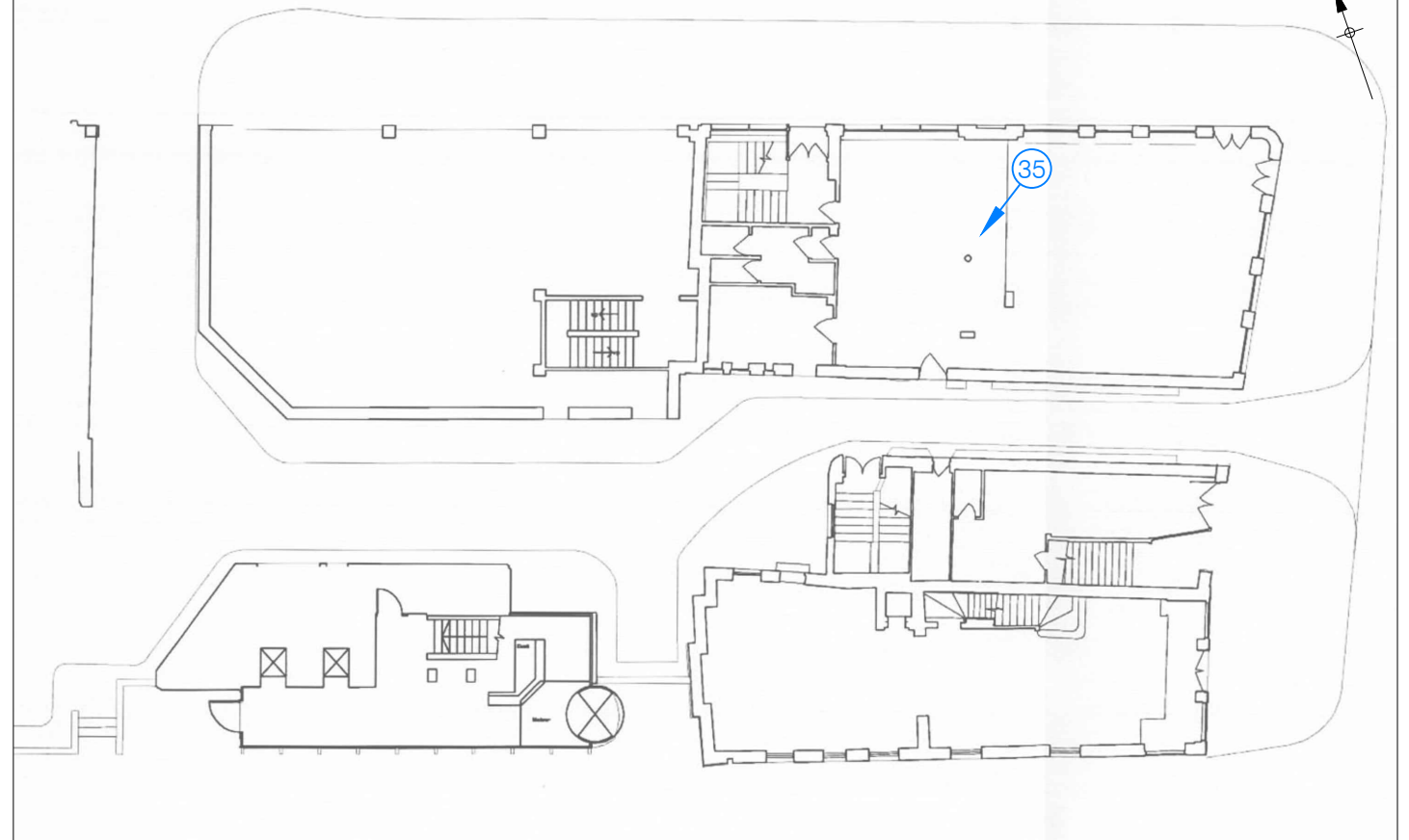


Figure 18  
 Proposed Alterations to Ground Floor, 1984  
 Approx. 1:100 at A4

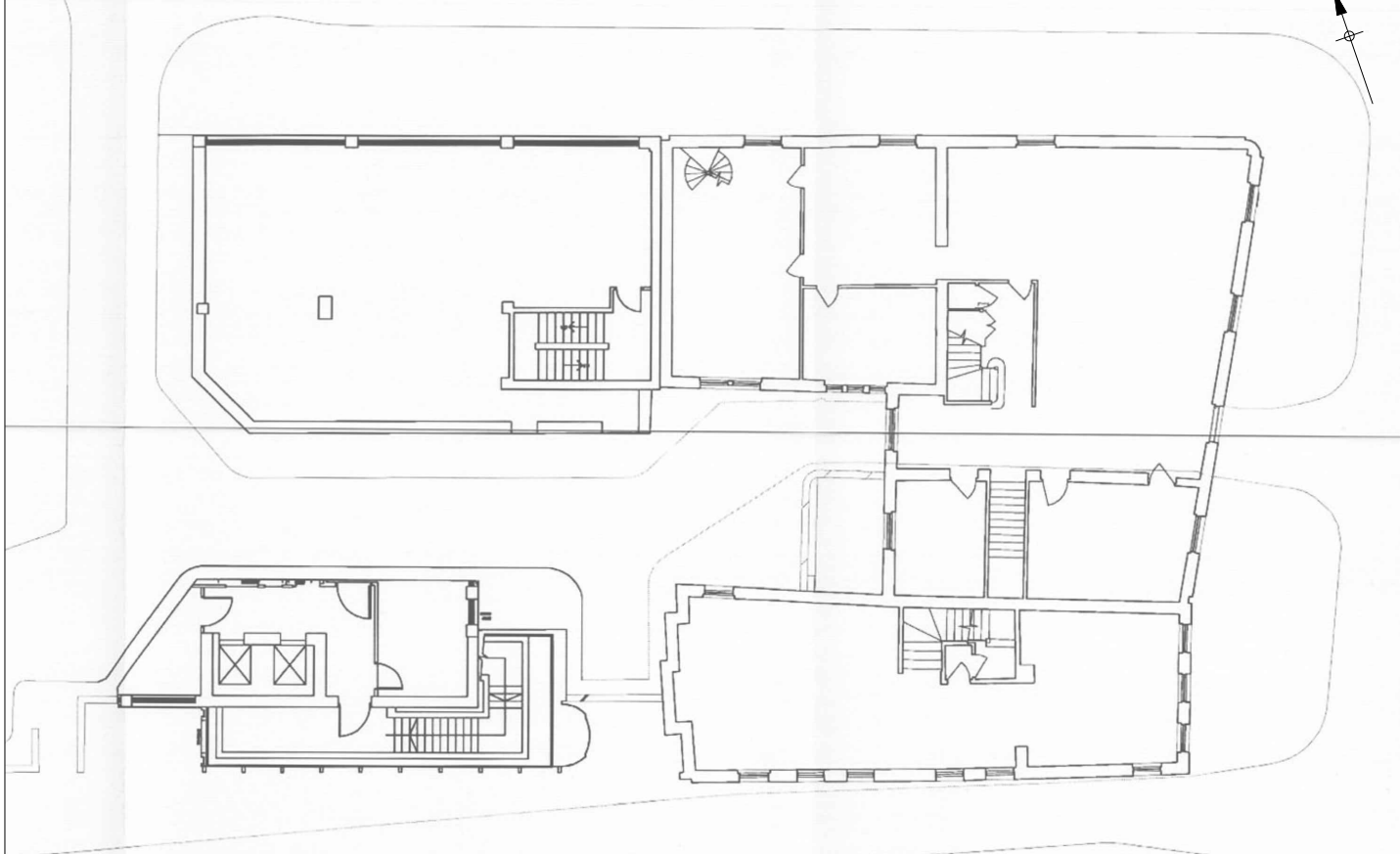
BASEMENT



GROUND FLOOR



MEZZANINE



FIRST FLOOR

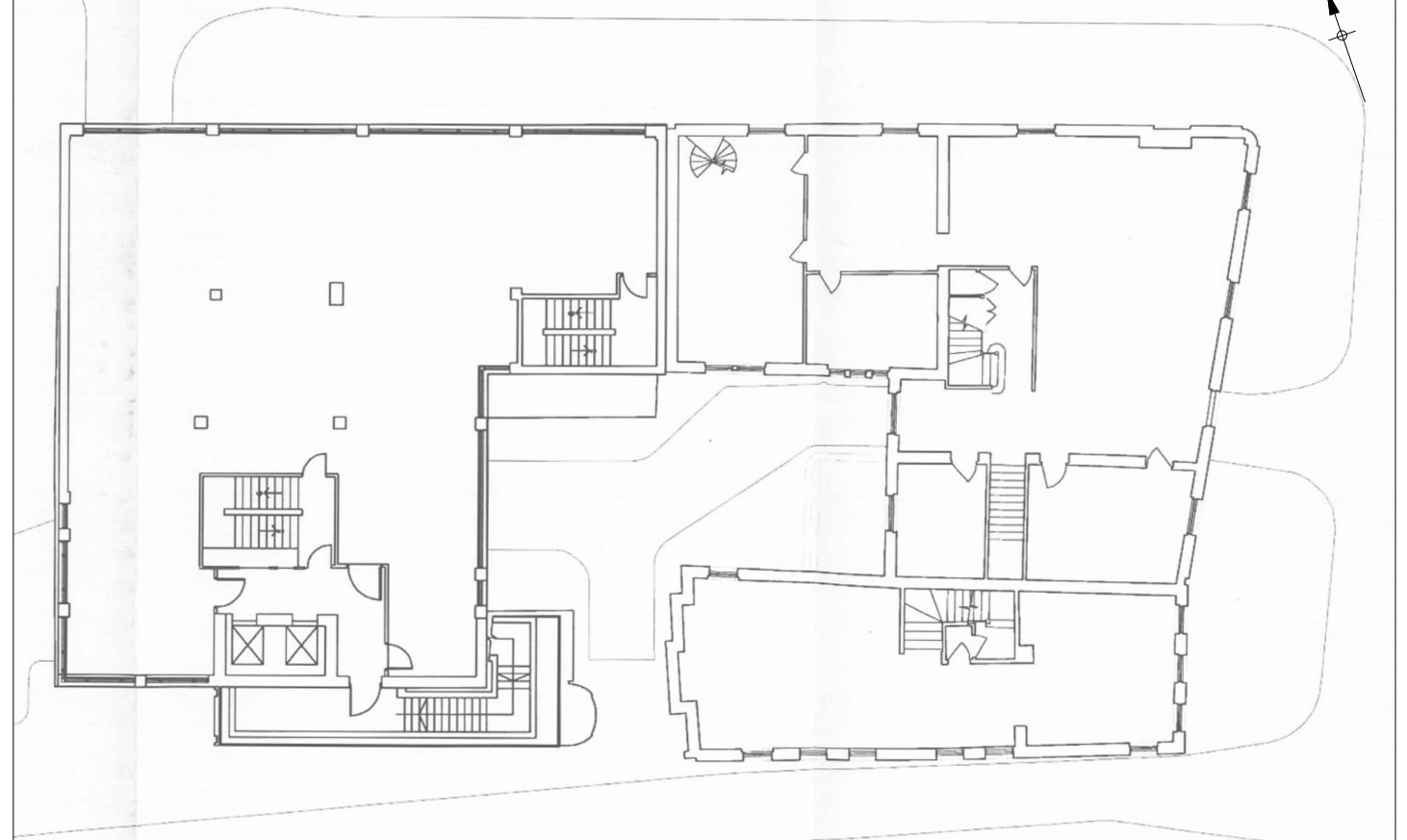
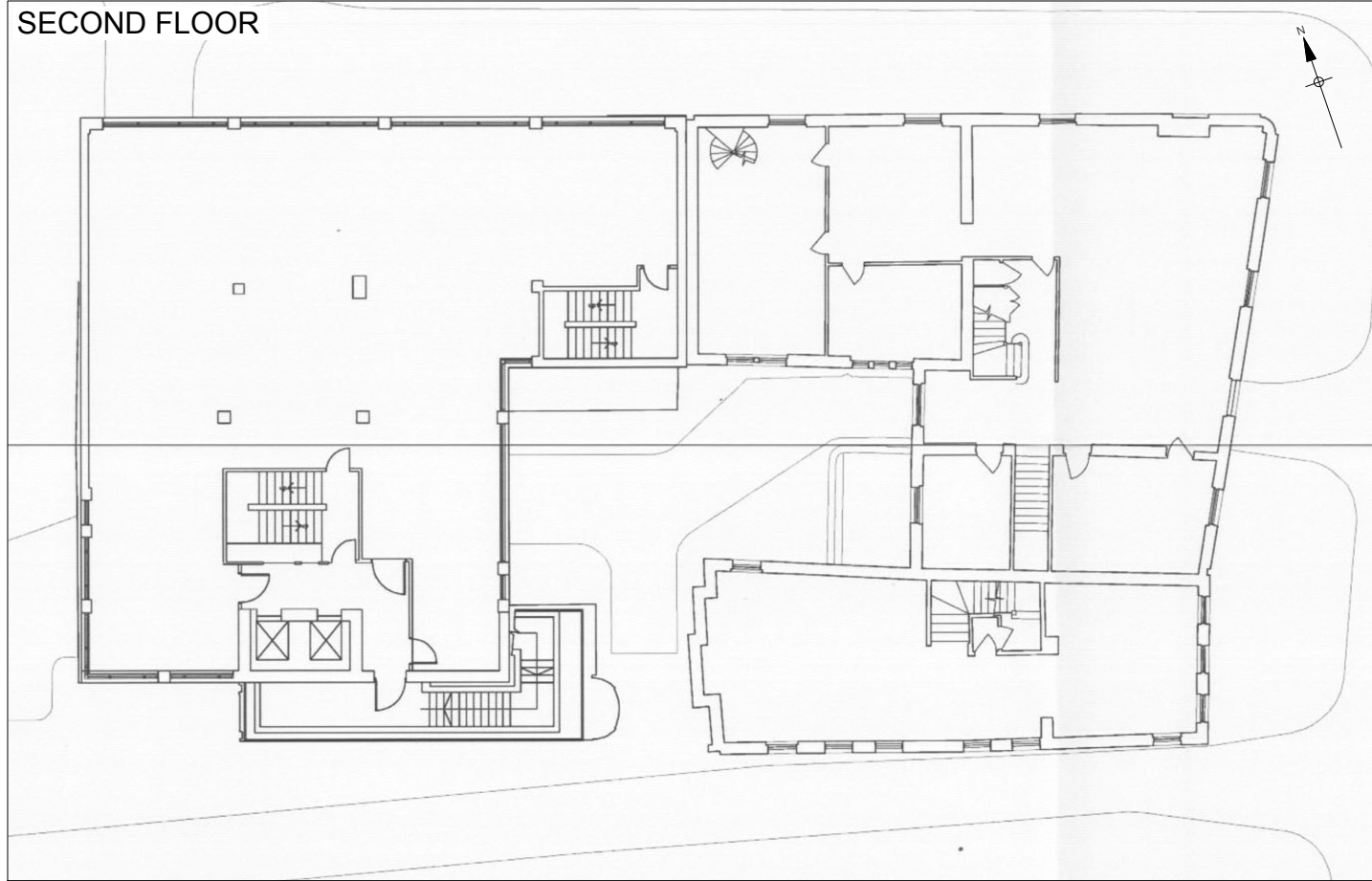
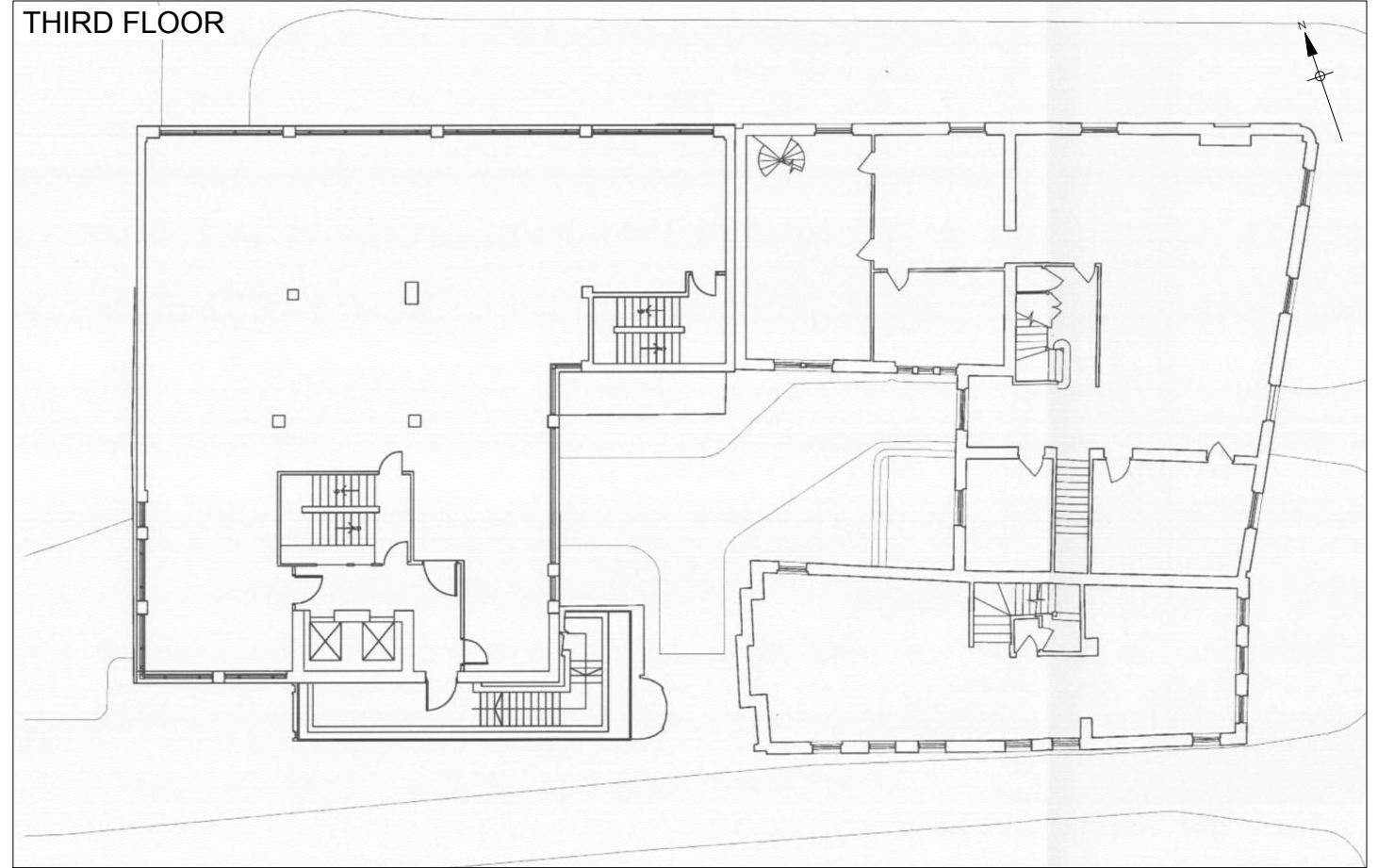


Figure 19  
Basement, ground, mezzanine and first floor plans with ground floor plate location  
Approx. 1:250 at A3

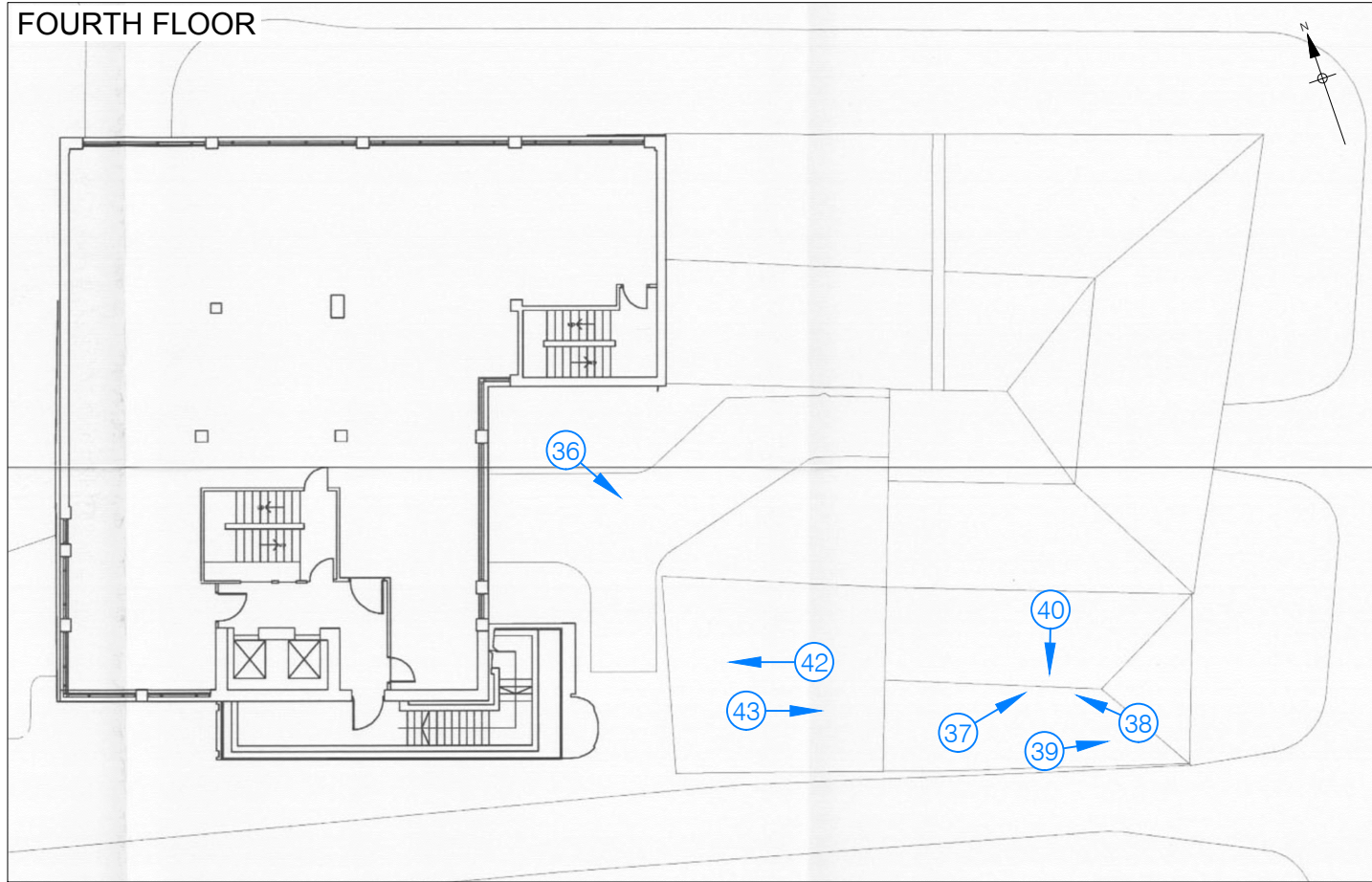
SECOND FLOOR



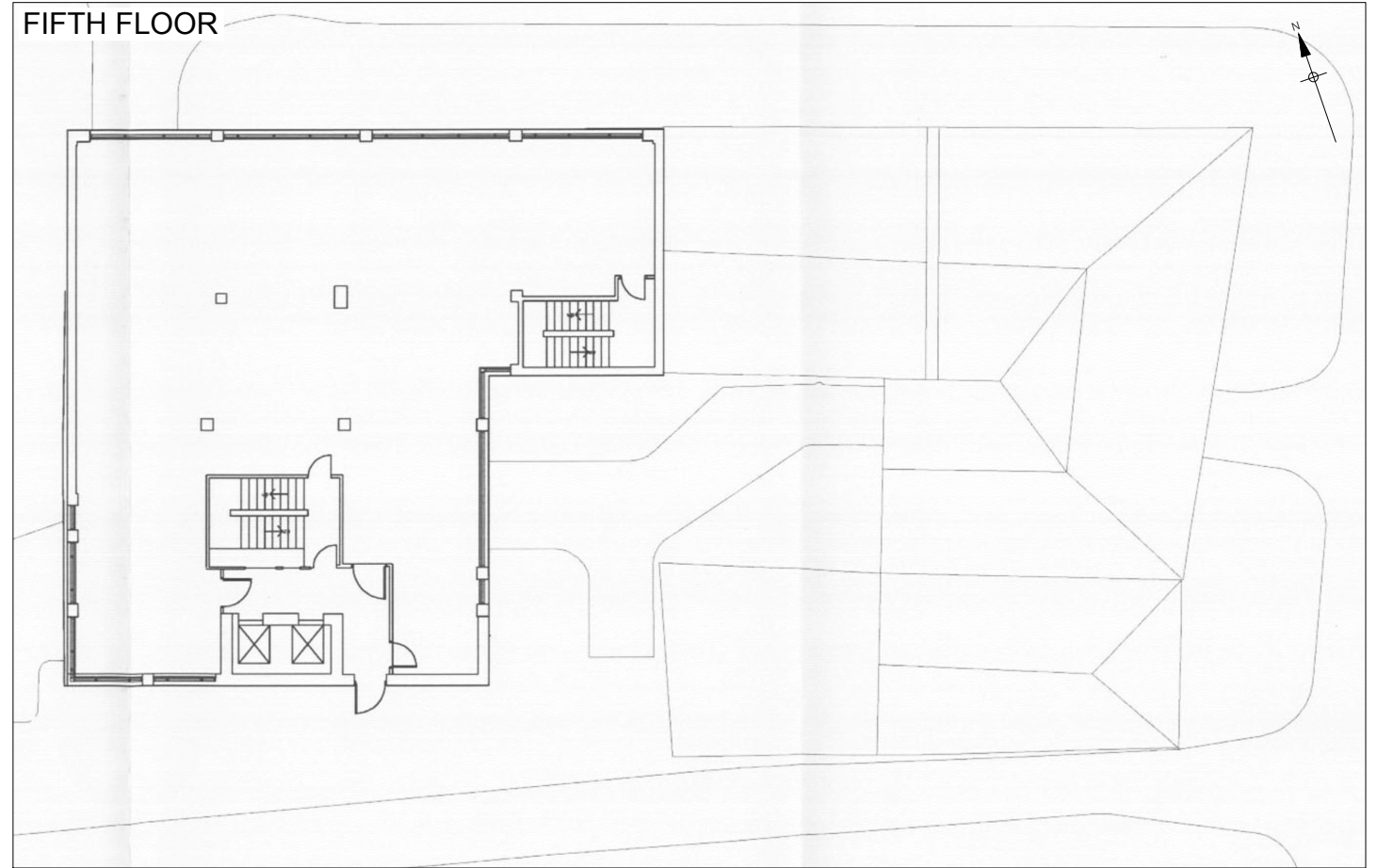
THIRD FLOOR

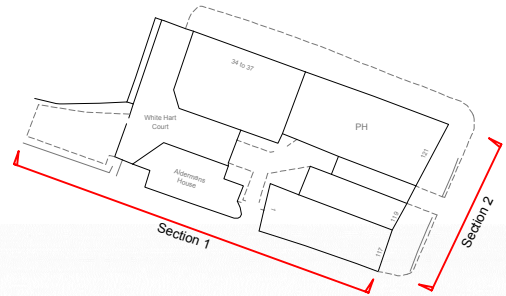


FOURTH FLOOR



FIFTH FLOOR





Section 1: South Elevation



Section 2: East Elevation





Plate 1 No. 121 The White Hart Inn looking west from Bishopsgate



Plate 2 Nos. 117-121 Bishopsgate, looking north-west





Plate 3 View towards St Botolphs Church, Bishopsgate, looking south-west



Plate 4 Facade of No. 117, looking west



Plate 5 The White Hart Inn looking south-east from Liverpool Street



Plate 6 The White Hart Inn and Nos. 34-37 Liverpool Street, looking south-west



Plate 7 Rear elevations of No. 119 and No. 117 from White Hart Court



Plate 8 Aldermans House (left) and No. 117 Bishopsgate (beyond), looking east from Alderman's Walk.



Plate 9 White Hart Inn, frontage to Bishopsgate and carriageway, looking north.



Plate 10 Carriageway arch looking east towards Bishopsgate



Plate 11 Brick voussoirs to rear (west/court side) of carriageway, looking east



Plate 12 Basement Bar (1) showing barrel vaulted cellar, looking north-east





Plate 13 Basement Bar vault (1), looking west toward Bar Area (2), looking west

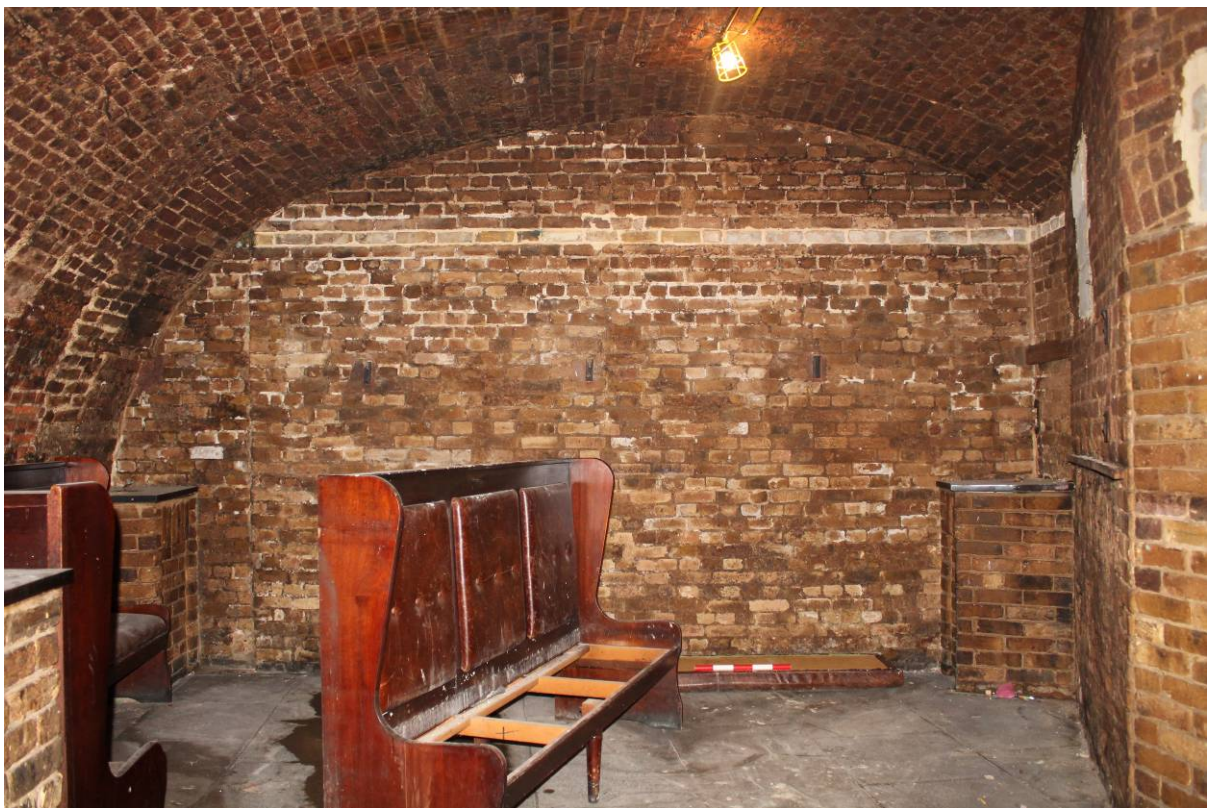


Plate 14 Basement Bar vault (1), looking east to end wall.



Plate 15 Canted wall and blocked former opening to vaulted areas 3 and 4, looking south.



Plate 16 Detail of 17<sup>th</sup> century brickwork (BB) to barrel vault, looking north.



Plate 17 Early 19<sup>th</sup> century brickwork (BA), looking south.



Plate 18 Bar Area (2), looking west



Plate 19 Vaulted basement area (3), looking west



Plate 20 Basement (3) looking north-west towards vaulted area (4)



Plate 21 Section of 17<sup>th</sup> century barrel vault, seen from basement area (4) looking west



Plate 22 View from area (3) towards vaulted area (4) and barrel drop



Plate 23 Inserted passageway (6) and vault, looking west





Plate 24 Cellar below No. 119 (area 7) looking west



Plate 25 Former fireplace and base of stack in (7), looking south.



Plate 26 Cellar (7) looking south-east toward stack base and modern bottle store



Plate 27 Barrel vault (8) below no. 117, looking north



Plate 28 Barrel vault (8) looking east and showing RSJ bridge



Plate 29 Room (11) looking east and showing door to strong room (10)



Plate 30 Jack arch vault in (12) looking west



Plate 31 Jack arch vault in (12) looking east



Plate 32 Jack arch and blocked coal chute or light in room (13)



Plate 33 Observation panel in toilet cubicle (15) looking south



Plate 34 Sluce below light in area (19) looking north



Plate 35 Cast-iron column and later stanchion, within the main bar area, looking south-west





Plate 36 Rear (west) side of Mansard Roof over No. 117 Bishopsgate (right) with the lower platform roof of the extension (foreground) and hipped roof over No.119 to the north (left), looking east.



Plate 37 Primary braced Mansard Roof over the eastern part of No. 117, looking north-east



Plate 38 Later bracing to Mansard Roof structure, looking south-west towards stairwell



Plate 39 Detail of primary bracing, looking east



Plate 40 Edge-halved unpegged scarf joint in top rail of Mansard, looking south

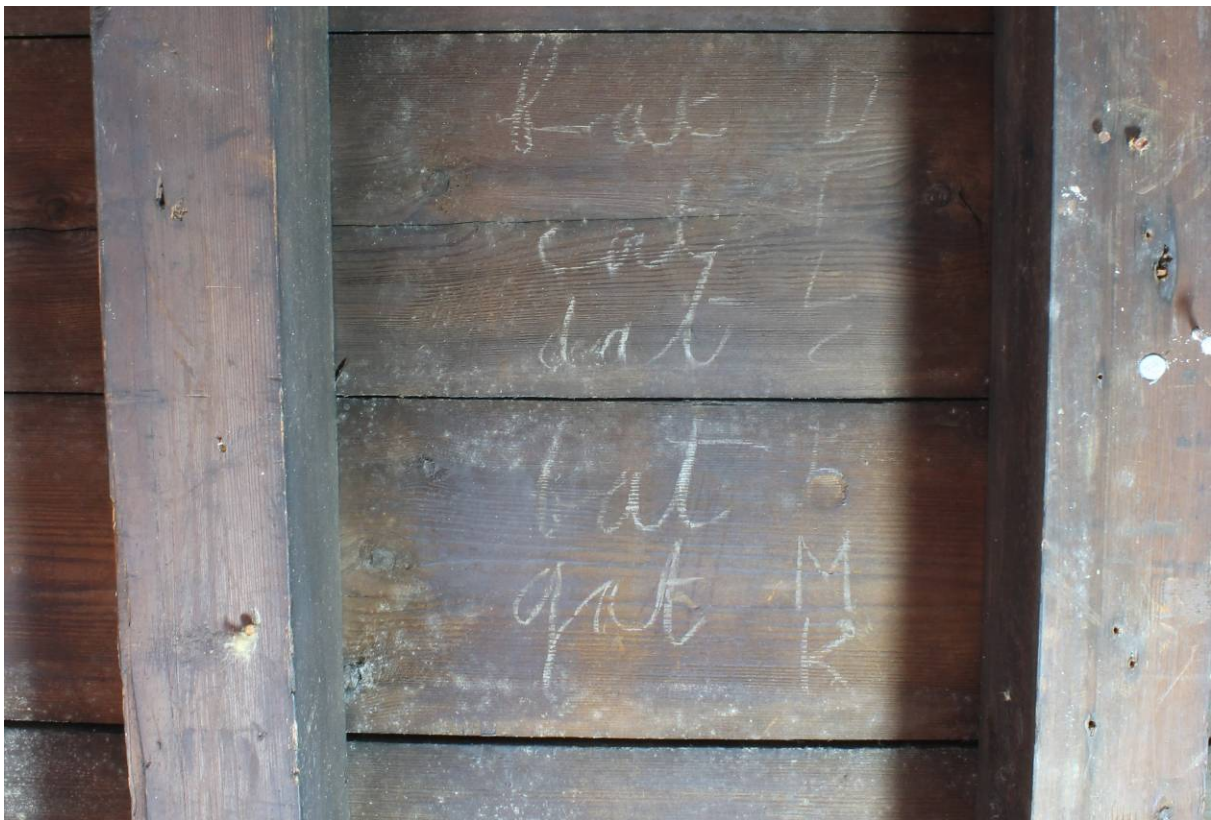


Plate 41 19th century Graffiti on sarking boards



Plate 42 Rebuilt Platform Roof over 19th century west extension, looking west



Plate 43 Junction of older range (east; left) showing floor structure to attic level, RSJ reinforcements and roof of later extension (right), looking south-east

# PCA

---

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