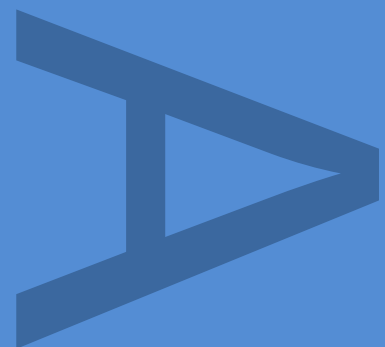


**HISTORIC BUILDING  
RECORDING OF  
NO. 29 TANNERS HILL,  
DEPTFORD, LONDON  
BOROUGH OF LEWISHAM,  
SE8 4PJ**

**SITE CODE: TAN14**

**PCA REPORT NO. R11895**

**DECEMBER 2014**



**Historic Building Recording of No. 29 Tanners Hill, Deptford, London Borough of Lewisham SE8 4PJ**

**Researched and written by Adam Garwood**

**Site Code: TAN14**

**Project Manager: Charlotte Matthews**

**Commissioning Client: Louis Constanti (the owner)**

**Central Ordnance Survey National Grid Reference: TQ 37168 76875**

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**December 2014**

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**PCA Report Number: R11895**

DOCUMENT VERIFICATION

NO. 29 TANNERS HILL,  
 DEPTFORD,  
 LONDON BOROUGH OF LEWISHAM  
 SE8 4PJ

HISTORIC BUILDING RECORDING

Quality Control

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Report Number	R11895

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## 1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by Louis Constanti (owner) to undertake a programme of historic building recording of the Grade II Listed former laundrette at No. 29 Tanners Hill, Deptford, London Borough of Lewisham prior to its alteration and conversion back to residential use. The former laundrette forms part of a terrace of Grade II listed cottages built along the south side of Clarence Place, Tanners Hill and within the Deptford High Street Conservation Area.
- 1.2 The work was carried out in response to a planning condition (3) for historic building recording imposed by the Local Planning Authority (London Borough of Lewisham) on the planning permission and listed building consent (App. No. DC/11/78752/X and DC/11/78753/FT).
- 1.3 The survey has confirmed that the assertion made in RCHME 1998 *Deptford Houses 1650-1800* that Nos. 27-31 are a single build of dating to c.1728, is correct. It has shown that this small cottage was built to a single cell plan, with a party wall back to back fireplace and timber winder stairs to the rear of the stack. It retains its original fireplace and hearth and its primary braced upper register and mid-rail along the original rear elevation. Observations also record evidence of a late 18<sup>th</sup> to early 19<sup>th</sup> century lean-to extension added to the rear of the cottage and to the adjacent cottage No. 31. The building was used in a retail/commercial context as a Cafe in the 1950s and 60s and then as a launderette. A localised fire occurred in 1964 within the rear of the building.

## 2 INTRODUCTION

### 2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by Louis Constanti (owner) to undertake a programme of historic building recording of the Grade II Listed 17th or early 18th century timber-framed terraced dwelling and former laundrette, No. 29 Tanners Hill, Deptford, London Borough of Lewisham (**Figures 1 and 2**). The recording was carried out prior to its conversion and change of use from a laundrette to a three bedroom house, together with the construction of a single storey rear extension and a new shop front to the front (north) elevation. The work was carried out in response to planning condition (3) imposed by the Local Planning Authority (LPA) on planning permission and listed building consent (App. No. DC/11/78752/X and DC/11/78753/FT) and on the advice of Mark Stevenson, English Heritage Greater London Archaeological Advisor and Jan Mondrzejewski, Lewisham Borough Council Case Officer.
- 2.1.2 The historic building recording was undertaken in accordance with a Written Scheme of Investigation (WSI; Matthews, 2014) agreed in advance of the work by Mark Stevenson of the 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.
- 2.1.3 The aim of the building recording was to provide a record of the building prior to its alteration and conversion back into a single dwelling. The purpose of the project was to clarify the development of the building and to record areas of the historic fabric which will be covered up or removed during the alteration works. 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 building and to compile a lasting record, to analyse the results and to disseminate the results. These were to form part of an ordered archive and report that will preserve 'by record' the building as it stands, the findings of which can be disseminated to mitigate any loss.

### 2.2 Site Location

- 2.2.1 No. 29 Tanners Hill forms part of a terrace of Grade II listed cottages built along the south-eastern side of Clarence Place, a short recently pedestrianised branch of Tanners Hill, situated just south of Deptford Broadway (**Figures 1 and 2**) and within the Deptford High Street Conservation Area and London Borough of Lewisham.
- 2.2.2 The listed buildings Nos. 19-31 Tanners Hill, are located at the southernmost end of this terrace and comprise an irregular aggregation of small two and a half storey cottages with modern or Victorian shop frontages, rendered and painted first floors and a diverse roofscape of plain tile or pan tile pitched, double pile and mansard roofs. No. 29, latterly in use as a laundrette with a modern shop frontage, forms part of a group of three contemporary cottages (Nos. 27 to 31) at the southernmost end of the terrace. All have been extended to the rear and comprise a diverse concoction of building types and roof forms. The narrow garden plot to the rear of No. 29 has a small brick built outbuilding built along the south-eastern rear boundary (**Figure 2**).

### **3 PLANNING BACKGROUND**

#### **3.1 Introduction**

3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

#### **3.2 Legislation and Planning Guidance**

3.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 as well as the Planning Policy Statements (PPSs).

3.2.2 Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. Listing is undertaken by the Secretary of State; designation of conservation areas and locally listed buildings is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.

3.2.3 Planning permission (App. No. DC/11/78752/X) and Listed Building Consent (DC/11/78753/FT) has been granted for the alteration, conversion and change of use of no. 29 Tanner's Hill SE8, from a launderette to a three bedroom house together with the construction of a single storey rear extension and a new shop front to the front elevation. Condition 3 attached to the planning permission and Listed Building Consent states that:

'No development shall commence on site until the developer has secured the implementation of a programme of archaeological work (to include the recording of the existing building after stripping out of plant machinery and modern wall linings) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate access for archaeological investigations in compliance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (July 2011).'

3.2.4 The survey was carried out in accordance with the Written Scheme of Investigation for the building recording of no. 29 Tanners Hill as required by Mark Stevenson, English Heritage Archaeological Advisor and Jan Mondrzejewski, Lewisham Borough Council Case Officer.



## 4 METHODOLOGY

### 4.1 Aims and Objectives

- 4.1.1 The aim of the building recording was to provide an English Heritage Level 2 record of the Grade II Listed cottage, no. 29 Tanners Hill and its curtilage listed outbuildings prior to their alteration or conversion.
- 4.1.2 The purpose of the project was to compile a record of the building, to chart its historic and structural development and to detail the historic fabric, historic decoration and any original fixtures and fittings which may be lost or altered as a result of the proposed conversion. The aim was to provide a better understanding of the building, to compile a lasting record and to analyse and disseminate the results.

### 4.2 Documentary Research

- 4.2.1 A brief search of relevant primary sources was carried out at the Local Studies section of Lewisham Library. The results of the 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 the 14<sup>th</sup> October 2014. Ground floor plans, elevations and sections were provided by the client and were checked on site for accuracy, amended where appropriate 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 key features and interior spaces, as well as the external elevations of the buildings and structures. A selection of photographs has been included in this report and **Figure 13** 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 TAN14. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the LAARC (London Archaeological Archive and Research Centre). The report will be prepared as soon as possible after completion of the on-site work and will be submitted to the Client, English Heritage, GLHER (Greater London Historic Environment Record) and the London Borough of Lewisham.

### 4.5 Guidance

- 4.5.1 All works were undertaken in accordance with standards set out in:
- Association of Local Government Archaeological Officers (1997) *Analysis and Recording for the Conservation and control of works to historic buildings*
  - British Archaeologists and Developers Liaison Group (1986) *Code of Practice*
  - British Standards Institution (1998) *Guide to the Principals of the Conservation of Historic Buildings (BS 7913)*
  - English Heritage (Clark, K.) (2001) *Informed Conservation: Understanding historic buildings and their landscapes for conservation*,
  - English Heritage (2005) *The presentation of historic building survey in CAD*
  - English Heritage (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice*
  - English Heritage Greater London Archaeological Advisory Service (2014) *Standards for Archaeological Work*. London Region

- IfA (1996, revised 2001 and 2008) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*

## 5 ARCHITECTURAL AND HISTORICAL BACKGROUND

### 5.1.1 The statutory listed building citation describes the cottages at Tanners Hill as:

'Late C17 group curving round bend of Old Street. Each 2 storeys and attic, 1 window. High pitched roofs of varying shape, all renewed in machine tile (except No 21, rounded mansard shape in old pantiles). All fronts rendered except No. 19, rebuilt in brick. One square dormer each, mostly with C19 casements. Early C19 sash windows with glazing bars on 1st floor (except Nos.19 and 23, modern casements). Shop fronts on ground floor mainly modern, but Nos. 21 and 27 early-mid C19 somewhat altered. Nos. 21 and 25 show old brick cornices'.

### 5.1.2 Guillery and Herman 1998) state in '*A Study of Deptford Houses: 1650 to 1800*' for the Royal Commission on the Historical Monuments of England that:

'Nos. 21-31 Tanners Hill provide exceptional evidence as to the nature of timber-frame construction in 18th-century Deptford, towards the end of the line...Nos. 27-31 are a single build of c.1728 with framing ...of regular scantling and remarkably intact. The frame appears to survive in its entirety at the upper levels, possibly excepting the west end wall. Nos 21-25 were evidently separately and somewhat irregularly all but wholly rebuilt in timber in the early 1750s, or possibly somewhat earlier. Their front and rear walls have been rebuilt since, but No. 23 in particular retains exposed framing that is particularly informative. More may survive in No.25, but is not presently visible. There is much reused timber in No. 23, something that was probably typical...As to the details of framing technology No.23 Tanners Hill provides the best evidence.

The external walls (of No.23 Tanners Hill) to the rear and the side, respectively demolished and concealed, had panel framing with brick infill. The western party wall (with no. 25 Tanners Hill) ...is the only known currently visible substantial timber framing in a Deptford house (*ibid.* fig.24). On the first floor it comprises two panels made of thin rough-sawn and waney-edged softwood studs and 'dado' rails with original lath-and-plaster infill. There are some mortice-and-tenon joints at the stud end, but iron nails rather than timber pegs or trenails provide all the fixings in these frames panels. This much is crude but unexceptional 18th-century internal framing. However, it is made extraordinary by the presence of substantial tension braces across the lower corners of each panel, to triangulate the assembly and support the rails, an unconventional variant on a range of techniques used for strengthening partitions through triangulation, or in a higher status context through trussing. At garret level there is a passing brace which approximates more closely to conventional approaches to triangulation in partition construction. The first-floor braces have cleanly-sawn outer faces, but their inner faces are waney edge timber. They vary greatly in depth and curvature and are fixed to the end posts of the panels not by tenons pegged into mortices, but by long wrought-iron nails. On first glance timber braces of this size might suggest an early build date. However, they are not typical of 16th- and 17th-century timber framing in either form or fixing, nor do they seem likely to be reused pieces of house timber. There is an explanation for these unusual pieces of wood that raises the spectre of 'ships' timbers', that is that they are waste timber or 'chips' from the Naval Dockyard ...It is known that dockyard artisans were among the early occupants of the Tanners Hill row, and the 'chips' were used in house building. Surprisingly, given its crudity and evidence that the rooms were ceilinged and otherwise lined out, the framing of this partition was not hidden from view. No. 23 was certainly a humble house and other details witness to the low status of the construction. There are quarter-round beams, the rounded faces hidden within the flooring. The soffits of these beams have what probably generally have had three rooms vertically arranged in two storeys with a garret, but the 1475 drawing and 1623 map point to antecedents that were lower two-room dwellings, in rows or otherwise...Surviving examples of the one-room plan are at ...Nos 27-31 Tanners Hill...of c.1728 (RCHME 1998).

The townhouse plan that separates a front room from a back room with a centrally placed chimneystack against which a staircase is framed is a general layout that has been interpreted as a post-medieval derivation from the rural 'lobby entry' plan turned through 90 degrees. In various forms it was certainly widespread in the 17th-century, in London ... It has, however, been assumed to have dropped out of use in the 18th century in and around London in favour of the 'standard' rear-staircase plan ... The central chimneystack plan endured in Deptford ... right through the 18th century, most notably and widely in a form that was codified by James Moxon through a publication in 1700 of a plan for a brick house....23 and 25 Tanners Hill provide two instances (of variations of the centre-chimneystack (Moxon) plan). Much less tidily resolved these are probably 18th-century re-buildings of smaller 17th-century houses. No. 23 squeezed a stair against its stack in a 10ft (3m) frontage, and the much more spaciouly disposed No. 25 used a 17ft (5.2m) frontage in an urban manner, laying out three construction bays front to back with that to the centre occupied by a stack and staircase separated by a closet space that was used for circulation, thus wholly separating the front and back rooms... The widespread popularity of the central chimneystack in Deptford through the later 18th century cannot be paralleled anywhere except Greenwich. This is mystifying, but it ought not to be immediately dismissed as a local peculiarity though, to some degree, this may be true. It is a plan type that is well suited to commercial use as it provides clear separation between front and back, shop and domestic spaces.'(RCHME 1998).

- 5.1.3 Rocque's map of 1745 (**Figure 3**), Edward Hasted's Map of the Hundred of Blackheath drafted in 1778 (**Figure 4**) and Stockdales map of 1797 (**Figure 5**) depict a terrace or succession of houses in the area of the site. Although these maps provide little detail, they demonstrate that a building occupying the site of No. 29 and adjoining the cottages were certainly built by the mid and late 18<sup>th</sup> century. The site is shown within an area of housing south of the Broadway.
- 5.1.4 The Royal Dockyard, other shipbuilding yards and maritime industries made Deptford a prosperous place, particularly in time of war. Many fine houses were built, of which some survive in Deptford High Street and Albury Street. However the good times ended when ship building on the Thames started to decline after 1815.
- 5.1.5 The Directory of 1823-4 gives some impression of the character of Deptford during the early 18<sup>th</sup> century describing it as 'a large town three miles from London, remarkable for its noble docks, in which a large number of hands are employed'. In reference to the shipbuilding it goes onto state that 'despite the slowdown of shipbuilding after the long wars with France, Deptford was still dominated by its Thames frontage' (Steele, 1993). This shows the influence of the docks and the shipbuilding on the local economy and the need for housing to accommodate, artisan ship builders, dock workers and support industries.
- 5.1.6 The Tithe Map of 1844 (**Figure 6**) is the first map to provide detail of individual buildings and plot boundaries. This shows No. 29 as the fourth building north-west of the Tanners Hill, Nile Street junction, with the two immediately to the south-west now part of No. 31 (Wellbeloved Butchers). It is interesting that the tithe map appears to show (as a darker area) a small extension to the rear of No. 29. A very similar addition also occurs to the rear of the properties to the north-east, No. 27 and No. 25. The butchers (No.31) is shown with a similar sized extension, while the extension of the building to the south-west of No.31 is shown extending further to the rear, suggesting this extension was probably a more substantial brick-built addition, as opposed to a lesser lean-to (as Nos.27 to 31). Outbuildings are also shown to the rear of the cottages and along the southern boundary walls of the rear garden plots.
- 5.1.7 The Ordnance Survey map of 1869-71 (**Figure 7**) is not drawn with sufficient detail to show the rear lean-to extensions, but does depict a narrow rear projection from the rear of No. 31. This appears to have been included in the present brick-built rear extension which partly forms the furthestmost south-western party wall of the two properties. No significant changes are shown on the next Ordnance Survey map of 1875 (**Figure 8**). The Ordnance Survey map of 1894-6 (**Figure 9**) shows no change

to No. 29 although the shape of the extension to No. 31 has changed. Also this maps shows that terraced cottages have been built on a formerly unoccupied corner plot towards the north-eastern end of Nile Street and a building at the south-west end of Tanners Hill had been demolished.

- 5.1.8 The Ordnance Survey map of 1916 (**Figure 10**) is interesting as it clearly shows small rear lean-to extensions to the rear of No. 29 and 27. The footprint of No. 31 at this date is much like its present layout, adopting a corner double plot incorporating the butchers shop and an attached subsidiary building (now pie shop) to the south-west (compares **Figures 2** and **10**). The footprint of the outbuilding along the rear boundary remains relatively unaltered from 1844 (**Figures 2, 6** to **12**). The Ordnance Survey maps of 1930 and 1951 (**Figures 11** and **12**) also shows the rear extension to Nos. 27 and 29 with a slim addition to the extension of No. 29 by 1951 but otherwise very few notable changes.
- 5.1.9 A watercolour of Tanners Hill (Nos 19, 21, 23 and 25) drawn in 1929 by John R. Llwyd Roberts (**Historic Plate 1**) gives some impression of the character of the area and the retail use of the buildings during this period.
- 5.1.10 A photographic image (**Historic Plate 2**) of the adjacent Wellbeloved butchers, taken post-war around the early 1960s, shows that No. 29 was previously in use as a small cafe, named the 'Grotto'. By this date the present part glazed shop frontage had been added, possibly replacing or adapting an earlier Victorian frontage. The cafe reportedly (Mr Wellbeloved pers. comm.) suffered a fire in the back of the cafe around 1964, after which the rear part was replaced, possibly with the present flat roofed rear extension. Thereafter the building remained in retail use and was converted into a launderette.

## 6 BUILDING DESCRIPTIONS

### 6.1 Introduction

- 6.1.1 The following descriptive text provides objective information on the historic structure and character of No. 29 Tanners Hill at the time of the survey (14<sup>th</sup> October 2014). Description and interpretation of the building is based on information gathered during the fieldwork, analysis of the building fabric and from documentary information.
- 6.1.2 The buildings and structures which form the focus of the survey work comprise the ground floor level of a small early 18<sup>th</sup> century Grade II Listed timber-framed cottage, built as part as a terrace of artisans dwellings situated along Tanners Hill, just south of Deptford Broadway (**Figure 2**). An English Heritage Level 2 survey comprising a photographic, drawn and descriptive survey of the building was completed. This survey principally concentrated upon the visible external elevations and features revealed on the ground floor, which had been uncovered following the removal of the commercial washing-machines and driers of the former laundrette. No alterations or soft stripping are proposed for the first and second floors and accordingly these areas were not surveyed.

### 6.2 External Description (Plates 1 to 5)

- 6.2.1 No. 29 forms one of a row of small two and half storey timber-framed cottages along the south-eastern side of Tanners Hill as it curves eastwards to meet Deptford Broadway. The row of cottages, through alterations and adaptations, present a mixture of facades and roofs to the streetscape. The cottages in this row have been converted to retail use and accordingly incorporate modern or remnants of 19<sup>th</sup> century shop fronts at ground floor level. The first floor level of these cottages incorporates a single central window opening, which lies directly below and in line with a flat roofed dormer window to the attic storey.
- 6.2.2 The shop front to No. 29 is a modern post-war addition, probably added when it was first in use as a Cafe during the mid 20<sup>th</sup> century and into the 1960s. The shop front is part-glazed, with a ceramic tile clad apron below a large, fixed, single glazed window of three equal lights and two timber mullions (**Plates 1 and 3**). This included a narrow light, with a louvred ventilating window below the window head, that aligned with a rectangular fixed light over the main entrance. The entrance door was also part glazed. The surround to the shop window, was also modern and lacked any architectural detail. A decorative consol bracket allied with a more ornate 19<sup>th</sup> century shop frontage to the adjacent butcher (No. 31) survives at the junction of the two cottages.
- 6.2.3 The wall above the shop front at first floor level has been rendered and subtly scored with incised lines to represent ashlar blocks (**Plates 1 and 2**). The first floor window opening lies centrally in the facade and includes a 19<sup>th</sup> century six over six horned sash window with glazing bars and recessed surround. The small dormer window above, has a small 19<sup>th</sup> or early 20<sup>th</sup> century casement window of four lights and a leaded flat roof with leaded side elevations. The roof of No. 29 was covered in machine-made red clay plain tiles. The through pitch stack, which was located along the party wall with No. 27 next door, was built in what appeared to be 18<sup>th</sup> or early 19<sup>th</sup> century stock bricks (**Plate 1**). It was built with a single over-sailing course and has a pair of terracotta pots. The flashings to the stack are cement render.
- 6.2.4 The rear (south-east) elevation was much plainer than the facade, the visible first floor was covered using modern black stained horizontal feather-edge weatherboarding, which included two openings, one to the first floor bedroom and a smaller casement window to the stairs (**Plate 4**). The ground floor was a modern low quality construction, built between and taking advantage of brick built rear extensions of the properties either side. It was also clad in weatherboard and was built with a felt covered flat, almost butterfly roof, which unusually drained to a valley situated along the line of an earlier out-shut or lean-to. A small flush roof light had been inserted into the rear roof pitch.

6.2.5 The small outbuildings were constructed up against and backing onto the rear (south-east) garden boundary wall. They were constructed using large 19<sup>th</sup> century yellow and red stock bricks, which were laid in no particular bond and had a shallow pitched lean-to roof covered in grey slate (**Plate 5**). The openings either used replacement lintels or rough brick arches. No original architraves, window frames or doors remained. Internally all fixtures, fittings and decorations were modern. The outbuildings were most likely originally built to provide a wash house and toilets, and latterly broadly continued in this use, used as outside toilets and as washing and shower facilities.

### 6.3 Internal Descriptions (Plates 6 to 16)

6.3.1 The ground floor can be divided into two main areas, the front part (Area 1) which include the fireplace and the stairwell to the first floor, and the rear part (Area 2), outside the original building and within a modern 'flat' roofed extension with the remains of a smaller fireplace along its north-eastern party wall (**Figure 13**).

6.3.2 The principal feature of the front part (Area 1) is the fireplace and breast projecting into the room from the eastern party wall (with No. 27). This large fireplace, built using early 18<sup>th</sup> century brickwork was corbelled over to the north, presumably to ease access in this area, and was abutted to the south by a timber winder staircase to the first floor (**Figure 13**; **Plate 6**). The fireplace was constructed using long, but quite narrow red bricks (230 x 50 x 100-105mm), laid in an irregular bond with wide un-pointed mortar joints, suggesting that the fireplace was originally plastered. A remnant of horse-hair plaster was seen trapped between the fireplace and the adjacent staircase. The fireplace showed two clear phases of construction, the original build (bricks described above), which included a heavy oak lintel or bressumer that had been cut away at the rear to help the fire draw, and a later remodelling of the fireplace. This later alteration was built using larger mid 19<sup>th</sup> century or later brickwork (220 x 70 x 110mm). It decreased the size of the fireplace opening by adding a wrought iron lintel to support a new arch, added new jambs (1 course thick) to both sides of the opening, introduced splayed brickwork to the inner sides of fireplace to increase the up-draught and built a plinth (of brick courses) to the rear of the hearth to heighten the fire basket.

6.3.3 The timber winder staircase to the first floor is a closed riser stair built into a small constricted space to the rear (south) of the fireplace. It is accessed via a simple plank and batten door which had latterly been boarded over on its room facing elevation. Analysis of the present stair, via an under-stairs cupboard built into the space adjacent to the fireplace, revealed that the stairs (from ground to first floor at least), though probably adopting the form of an original, was a later rebuild (**Plate 8**). It was constructed from very regular machine-cut and planed softwood timber which had been screwed together using slotted screws. The timber suggests a relatively modern rebuilding, possibly reworked as a consequence of the reported fire, the damage of which was apparent in the rear part of the building (Area 2) just south of the stair.

6.3.4 The western wall in Area 1 had been plastered in recent years and so analysis was limited. The original timber-framed rear wall to the cottage at the junction of Areas 1 and 2 and just south of the stairwell, had been removed at ground floor level to unite the two spaces. This involved the insertion of a 4½ inch I-section RSJ, supported on two brick piers, along the line of the rear wall and directly below and supporting the timber mid-rail or girt of the first floor and upper register (**Plates 9 to 12**).

6.3.5 The mid-rail and the lower section of the upper register (wall-frame) were visible above the ceiling joists of the modern rear extension and below the mono-pitch roof of a much earlier lean-to extension, built up against the original rear elevation. The visible timber-framing (upper register) comprised typical primary bracing, using diagonal tension braces, which interrupt the studs (**Plates 9 and 10**). The latter were cut and nailed into the diagonal braces. All the wall-framing was built using pit-sawn softwood, with relatively light scantling studs and braces of between 4 x 3 inch or more typically 3 x 3 inch. The mid-rail was of a heavier scantling (5 x 3½ inch) and showed evidence of a series of empty mortices cut into its outer (rear) face (**Plates 9**

- and **11**). These small mortices (1 x 2 inch) were regularly spaced along the length of the mid-rail (at 19 inch centres) and most likely held the ceiling joists of the earlier lean-to extension.
- 6.3.6 The roof structure of this earlier lean-to, which extended the length of No. 29 and the adjacent No. 31 and may have extended to encompass No. 27 also, was built using roughly sawn softwood rafters, some halved and still partly in the round (**Plates 9, 10 and 12**). The rafters were notched over a softwood ledge that had been nailed onto the lower wall-frame (**Plate 12**). This ledge or batten also extended the full width of the two buildings (Nos 29 and 31). The rafters, particularly to the east were distinctly discoloured and some slightly burnt, as a consequence of the fire of 1964 (**Plate 10**).
- 6.3.7 The wall-frame between the modern ceiling and the lean-to roof structure was clearly previously plastered prior to the addition of the lean-to roof as remnants of laths, nailed onto the studding, still survived within this roof space (**Plate 10**).
- 6.3.8 Whilst most of the structural evidence of the earlier lean-to had been removed at ground floor level, particularly its southern end wall, the eastern and western flank walls still partly remained intact. The western wall (brickwork A) of this initial extension was built using red bricks, measuring 210-220 x 60-65 x 100mm) laid in an irregular English bond (**Figure 13; Plate 13**). The brickwork comprised many three-quarter and half bricks held in a lime rich mortar and also included three 2 inch softwood bearers, every c.7 to 8 courses and 9 courses from the floor. This wall rises only to the level of the ceiling leaving the roof space open between Nos 29 and 31 (**Plate 9**). The style and dimensions of the brickwork and the rough none machine-cut joists would suggest a late 18<sup>th</sup> or early 19<sup>th</sup> date for the addition of this lean-to.
- 6.3.9 The surviving section of east wall was built in similar brickwork and incorporated a roughly central brick fireplace (**Plate 14**). It was built using the same brickwork as brickwork A in the opposite (west) wall, utilising and re-using many three-quarter and half bricks. The fireplace opening included a wrought bar, used as a lintel, which supported the brickwork above, latterly collapsed. No evidence of the fire surround survived. A brick flue opening into the adjacent property (No. 27) to the east had been inserted into the back of the fireplace. The flank wall to the south of the fireplace had been demolished and latterly rebuilt using a light-weight timber-frame of re-used and fire damaged timbers obviously recovered from the fire in the rear part of the building (Area 2) (**Plate 15**). This wall extended the full length of the rear part of the building (Area 2) and was previously clad with vertical match-boarding (recently mainly removed). This wall also covered a Fletton brick party wall, belonging to the adjacent property.
- 6.3.10 The flank wall of a mid to late 19<sup>th</sup> century extension added to No. 31 along the property boundary, was visible to the south of and abutting brickwork A (**Plate 16**). This wall (brickwork B) was constructed using typical yellow London stock bricks (225-230 x 70 x 105mm) in Flemish Bond. This small extension is first recorded on the Ordnance Survey map of 1869-71, so a mid to late 19<sup>th</sup> century date seems appropriate.
- 6.3.11 The modern rear 'flat roofed' extension comprised many re-used and modern timbers. The north-south ceiling joists are held at their north end by the timber mid-rail that is supported by the same brick piers that underpin the RSJ and by the frame of the enclosing end wall to the south (**Plates 9, 11 and 15**). Another modern extension built to the south of the present extension and shown on **Figure 2** had recently been demolished.



## 7 DISCUSSION AND CONCLUSIONS

- 7.1 The historic building recording and documentary of No. 29 Tanners Hill has shed light on the historic and structural development of this building.
- 7.2 The article on Deptford Houses 1650-1800 (RCHME 1998) suggests that Nos 27 to 31 are a single build of c.1728 with framing of regular scantling which is remarkably intact. Observations made of the exposed fabric, together with the height and style of the roofs over Nos 27 to 31 would support this assumption. The roofs in particular, are clearly of the same pitch and height, particularly when contrasted against the double pile roof of No 25 and the mansard and pitched roofs of Nos 21 and 23 respectively.
- 7.3 Documentary evidence from rate books suggests that these three cottages were built as one room plan dwellings and like Nos 7 and 9 Tanners Hill and Nos 16 and 18 Tanners Hill, were initially occupied by shipwrights and other dockyard artisans (RCHME 1998). Whilst the survey of the building fabric could not confirm previous tenancy, it was clear that this cottage was built to this one-room plan, with a centrally placed back to back party wall stack and a winder stair squeezed into a small space to the rear (south) of the stack. Whilst this plan does not strictly conform to the central-chimney stack plan that had endured in Deptford and Greenwich during the 18<sup>th</sup> century and was codified by the Moxon plan, first published in 1700 (RCHME 1998) it appears to be a pragmatic adaptation given the restrictions on internal floor space within a single cell layout. It may also confirm that these cottages, based on this plan were originally built as dwellings and not as commercial buildings.
- 7.4 The softwood rough sawn primary bracing of regular scantling of the upper register, observed trapped behind a later lean-to roof, and the size and character of the brickwork used for the construction of the fireplace in the front part of the building, both support an early 18<sup>th</sup> century date for the single cell at the front of the building (shown in yellow on **Figures 13** and **14**). This small cottage was built over two and a half storeys with an attic room built into the eaves (**Figure 14**). The restriction of this plan is demonstrated by the subsequent addition of a single storey lean-to extension added onto the rear elevation of the cottage in the late 18<sup>th</sup> or early 19<sup>th</sup> century (**Figures 13** and **14**). The roof structure of this extension also projected to the west to the rear of No. 31 and it is presumed, but not proven, was also present to the rear of No. 27 to the east. Clearly of a single build, the addition of the lean-to would suggest some form of common ownership, possibly by an improving landlord willing to increase the size of the cottages and increase their profitability. In hand with this rear addition, which increased the floor space at ground floor level by a significant third or 30%, another fireplace, to heat the rear addition was also built. It is also clear that this rear extension was not just a utility, as it was correctly built with a ceiling to enclose the rafters. Subsequent internal works during the 19<sup>th</sup> century noted during the survey, included alterations made to the original fireplace and the re-fenestration of the first and attic storey windows (**Figure 14**).
- 7.5 A small extension, which is still extant, made to the rear of the butcher's (No. 31) was added during the second half of the 19<sup>th</sup> century. This was built directly onto and overlapped the western wall of the lean-to extension and over-shadowed the rear yard along the western side (**Figure 9**). By this time many of the cottages along Tanners Hill were in use as shops. No. 29's later use as a Cafe and latterly as a launderette has undoubtedly had an impact on the survival of original fixtures and features. A fire within the Cafe, which reportedly occurred in 1964, may have been resulted in the removal of the late 18<sup>th</sup> to early 19<sup>th</sup> century lean-to extension and its replacement with the present rear extension, whose fabric includes fire-damaged or smoke blackened timber. Other modern alterations include the reconstruction of the lower flight of the winder stairs, possibly also damaged during the fire, and the insertion of a steel joist, supported on piers, along the line of the removed lower register of the original 18<sup>th</sup> century rear wall-frame.
- 7.6 The project has shown that, whilst No. 29 has been altered and suffered from a 20<sup>th</sup>

century localised fire, much of its historic fabric, relating to its early 18<sup>th</sup> century origins and later developments, still remains intact.

## **8 ACKNOWLEDGEMENTS**

- 8.1 Pre-Construct Archaeology Limited would like to thank Louis Constanti for commissioning the project. Thanks are also given to the staff of the Lewisham Local Studies Library for their help and assistance.
- 8.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Mathews. The documentary research, building recording and report were completed by Adam Garwood, while Hayley Baxter completed the illustrations.

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English Heritage. 2006 *Understanding Historic Buildings; a Guide to Good Recording Practice*.

Guillery and Herman, 1998 *Deptford Houses 1650-1800, A Report based on Field Survey in Deptford, London SE8* (RCHME)

Matthews, C. 2014 *Written Scheme of Investigation for Historic Building Recording of No. 29 Tanners Hill, Deptford, London Borough of Lewisham* Pre-Construct Archaeology Limited

Steele, J. 1993 *Turning the Tide, The History of Everyday Deptford*

### Historic Cartographic Sources

John Roques Map of 1745

Edward Hasteds map of the Hundred of Blackheath of 1778

Stockdales Map of 1797

Tithe map of the Deptford 1844

Ordnance Survey Map of 1869-71

Ordnance Survey Map of 1875

Ordnance Survey Map of 1894

Ordnance Survey Map of 1916

Ordnance Survey Map of 1930

Ordnance Survey Map of 1951

**APPENDIX 1: PHOTOGRAPHIC REGISTER**

SITE CODE : TAN14		PHOTOGRAPHER : Adam Garwood			
DATE	FRAME	DIRECTION	IDENTIFIER	BUILDING	COMMENTS
	Digital				
14/10/2014	D101	NE	Area 1	No. 29	Fireplace (1)
14/10/2014	D102	NE			Fireplace (1)
14/10/2014	D103	NE			Fireplace detail
14/10/2014	D104	E			Stair
14/10/2014	D105	NW			Front Bays (1) shop area
14/10/2014	D106	SE	Area 2		Rear Bays roof
14/10/2014	D107	SE	Area 2		Rear Bays roof
14/10/2014	D108	NE			Fireplace (2)
14/10/2014	D109	NE			Rear Wall north side
14/10/2014	D110	SW			Brickwork A
14/10/2014	D111	SW			Brickwork A
14/10/2014	D112	SW			Brickwork B
14/10/2014	D113	NW	Area1-2		Wall frame
14/10/2014	D114	NE			Wall frame
14/10/2014	D115	SW			Wall frame
14/10/2014	D116	SW			Lean-to roof void
14/10/2014	D117	SW			Wall Frame
14/10/2014	D118	NW			Empty mortice
14/10/2014	D119	NE			Wall frame
14/10/2014	D120	NE			Roof structure
14/10/2014	D121	NW	External		Rear elevations
14/10/2014	D122	NW			Rear elevations
14/10/2014	D123	NW			Rear elevations
14/10/2014	D124	SE			Outbuildings
14/10/2014	D125	SE			Outbuildings
14/10/2014	D126	SE			Facade

14/10/2014	D127	SE			First Floor window
14/10/2014	D128	S		No. 31	Consol bracket
14/10/2014	D129	SE		No. 29	Tiled apron
14/10/2014	D130	E	Internal		Under stairs
14/10/2014	D131	E			Under stairs

## APPENDIX 2: OASIS FORM

### OASIS ID: preconst1-193264

#### Project details

Project name	Historic Building Recording of No. 29 Tanners Hill, Deptford
Short description of the project	A programme of historic building recording focused upon a Grade II Listed former laundrette, No. 29 Tanners Hill, Deptford, was carried out prior to its conversion to residential use. The survey has confirmed that the assertion made in Deptford Houses 1650-1800 (RCHME 1998) that Nos. 27-31 are a single build of dating to c.1728, is correct. It has shown that this small cottage was built to a single cell plan, with a party wall back to back fireplace and timber winder stairs to the rear of the stack. It retains an original fireplace and hearth and its primary braced upper register and mid-rail along the original rear elevation. Observations also record evidence of a late 18th to early 19th century lean-to extension added to the rear of the cottage and to the adjacent cottage No. 31. The building has been used in a retail/commercial context as a Cafe in the 1950s/60s and suffered a localised fire within the rear of the building in 1964. It has until recently been used as a launderette.
Project dates	Start: 14-10-2014 End: 14-10-2014
Previous/future work	No / Yes
Any associated project reference codes	TAN14 - Sitecode
Any associated project reference codes	App. No. DC/11/78752/X and DC/11/78753/FT - Planning Application No.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Industry and Commerce 3 - Retailing
Monument type	HOUSE Post Medieval
Methods & techniques	"Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Listed Building Consent

#### Project location

Country	England
Site location	GREATER LONDON LEWISHAM DEPTFORD AND NEWCROSS No. 29 Tanners Hill, Deptford
Postcode	SE8 4JP
Site coordinates	TQ 37168 76875 51.4736824989 -0.0247375676514 51 28 25 N 000 01 29 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	Private Client

#### Project archives

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

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**Project bibliography**

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of No. 29 Tanners Hill, Deptford, London Borough of Lewisham SE8 4PJ
Author(s)/Editor(s)	Garwood, A
Date	2014
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London Office, Brockley
Description	A4 PDF report for planning

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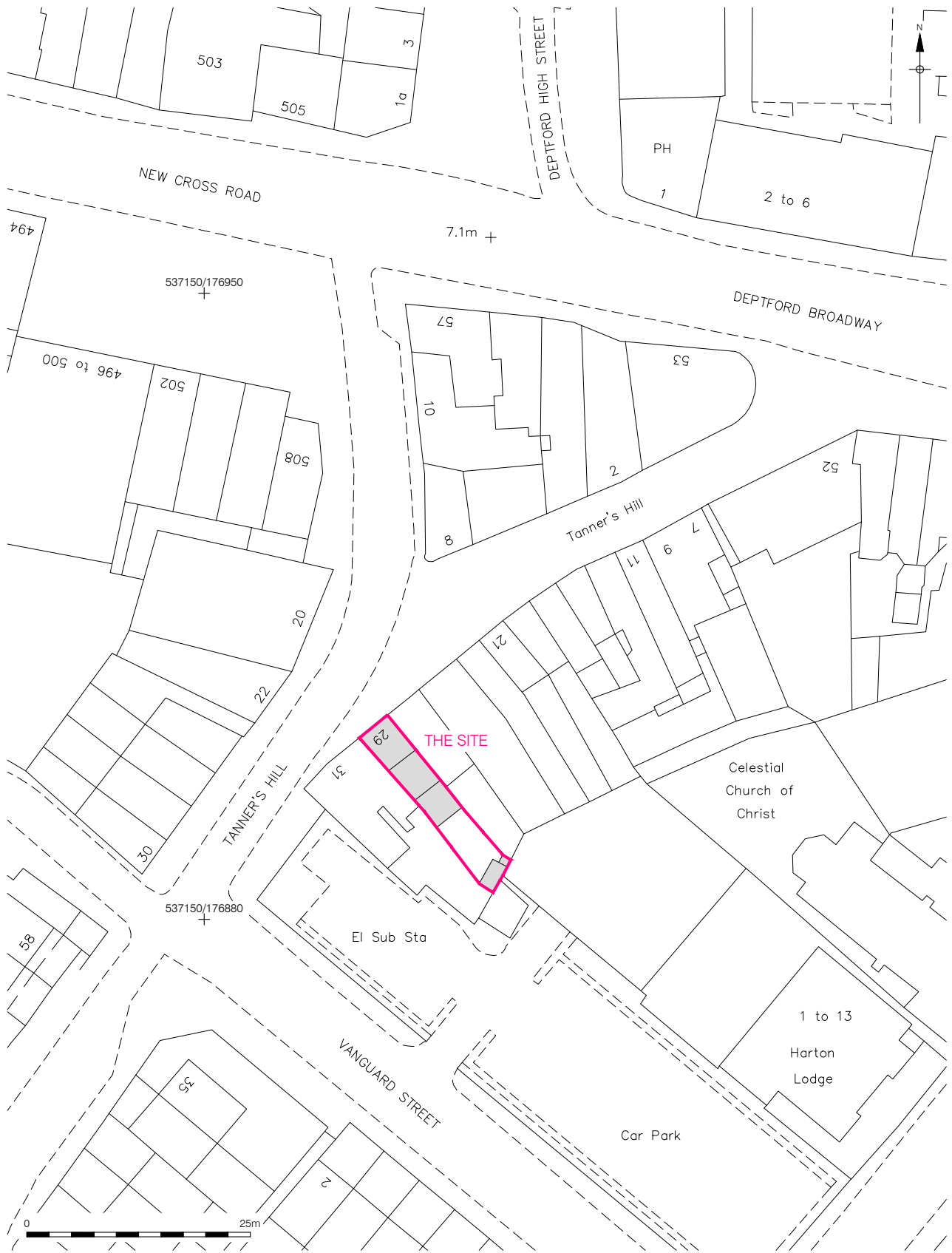
Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	04 December 2014





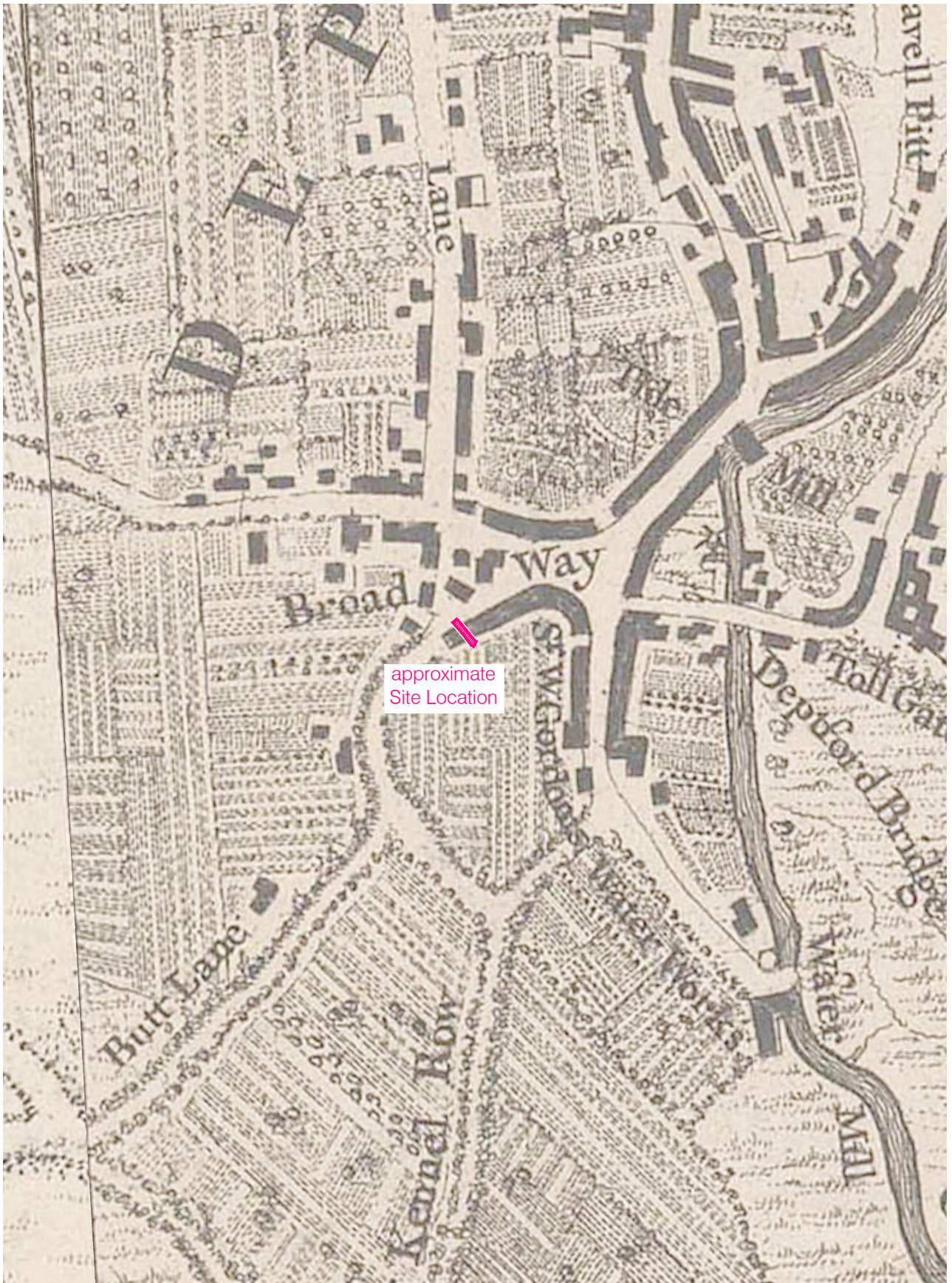
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Figure 1  
 Site Location  
 1:20,000 at A4



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Figure 2  
 Detailed Site Location  
 1:625 at A4



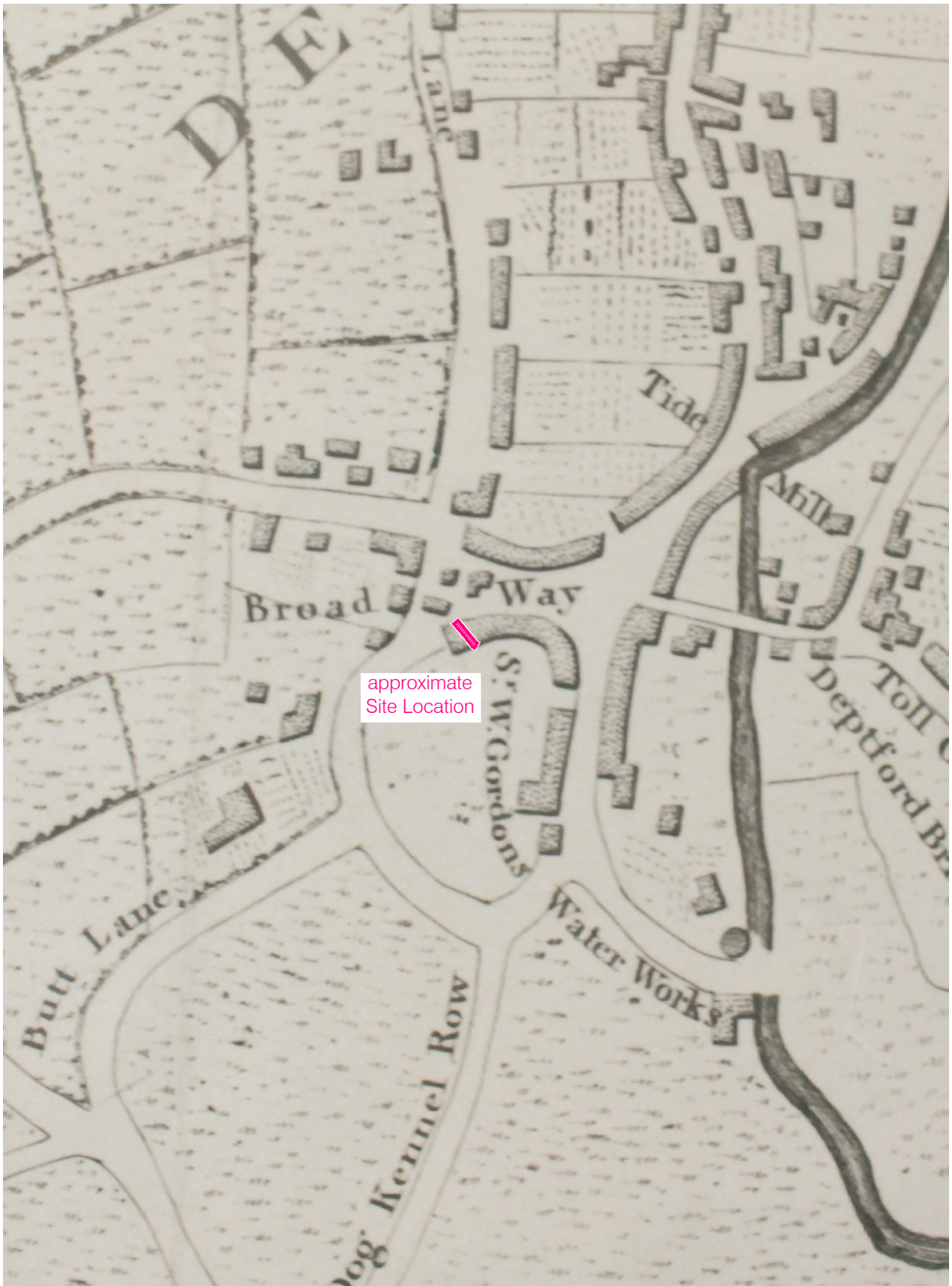
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Figure 3  
John Rocque's Map of 1745  
not to scale



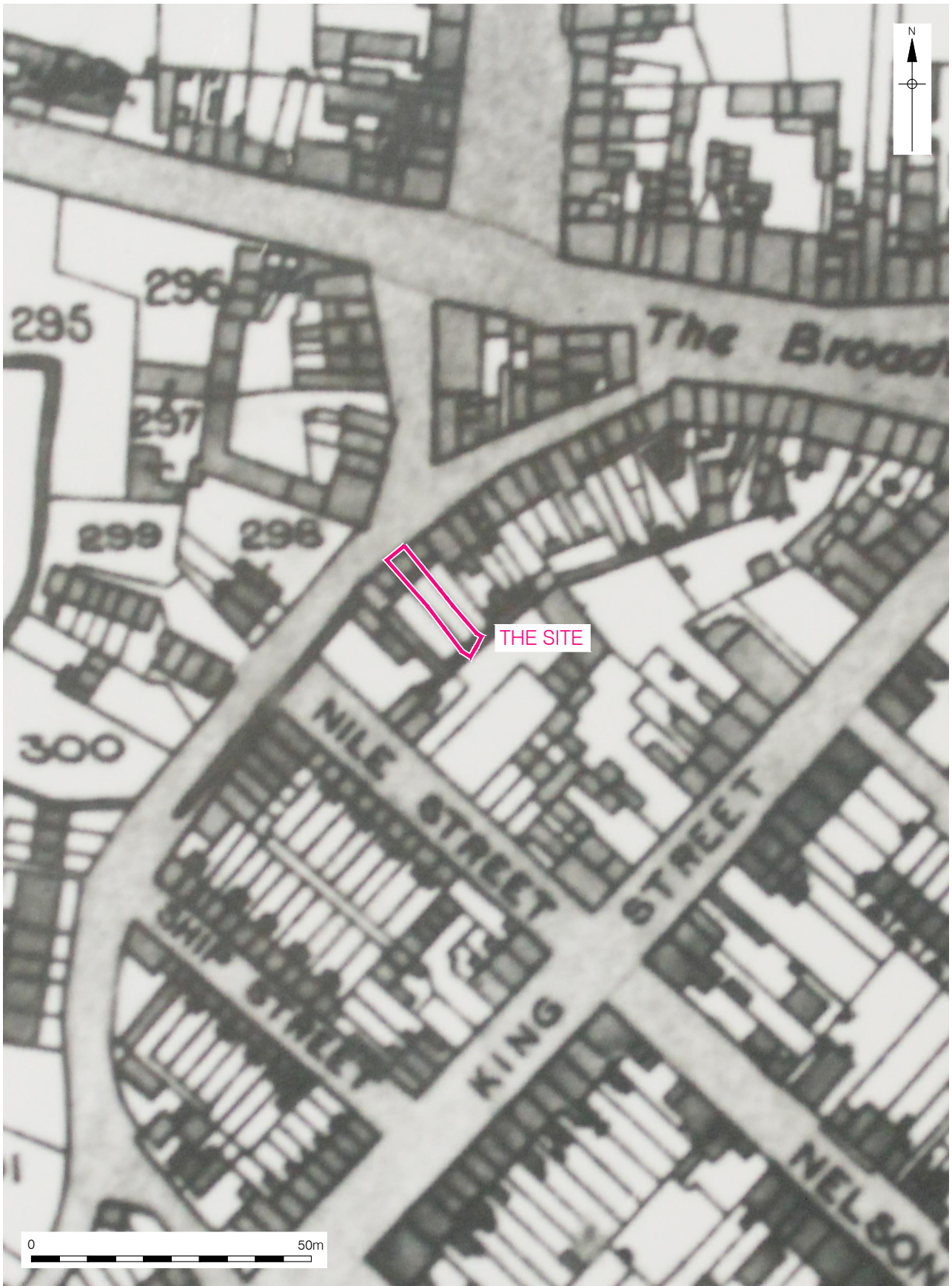
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Figure 4  
Edward Hasted's Map of the Hundred of Blackheath of 1778  
not to scale



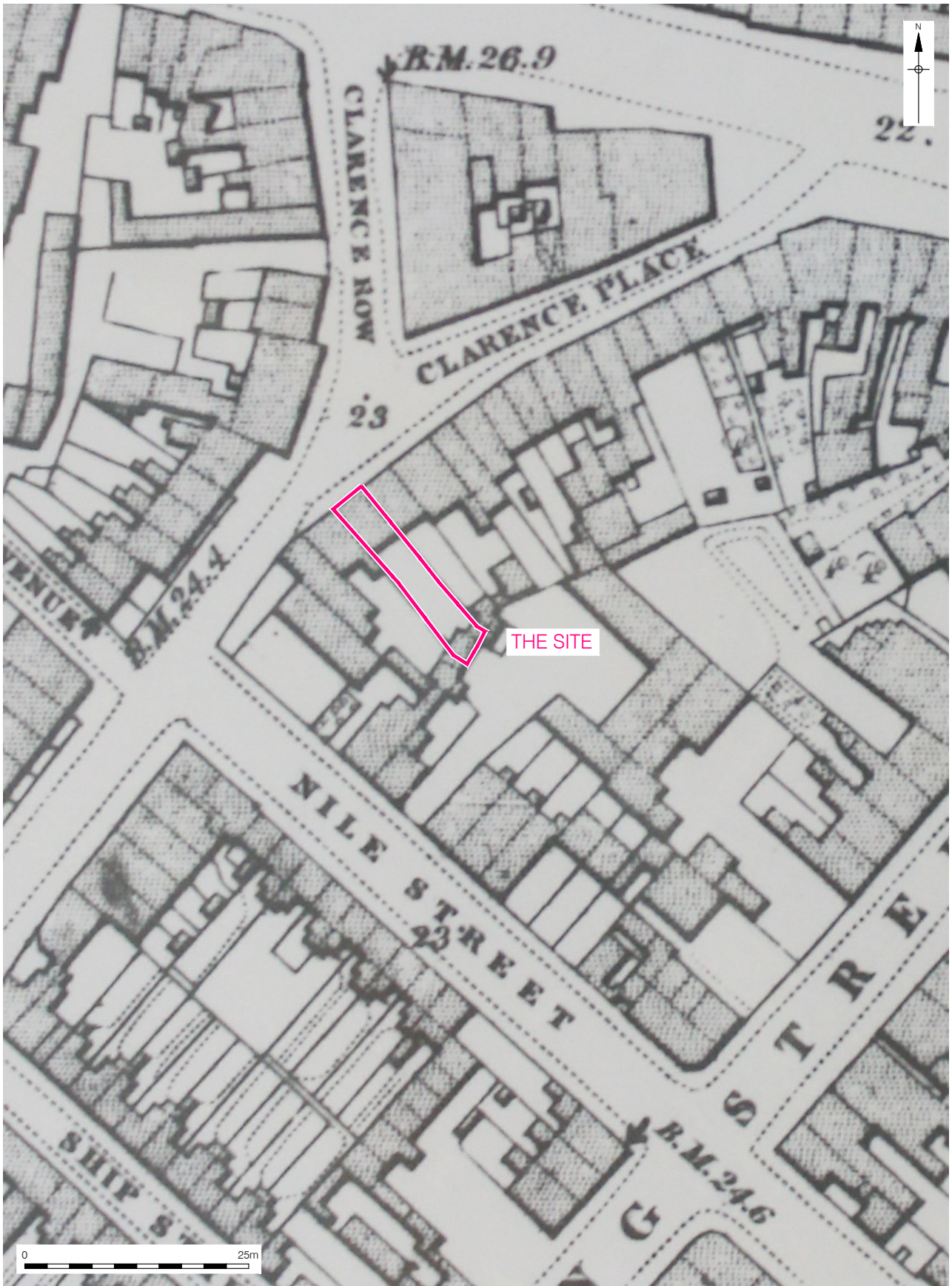
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Figure 5  
Stockdales Map of 1797  
not to scale



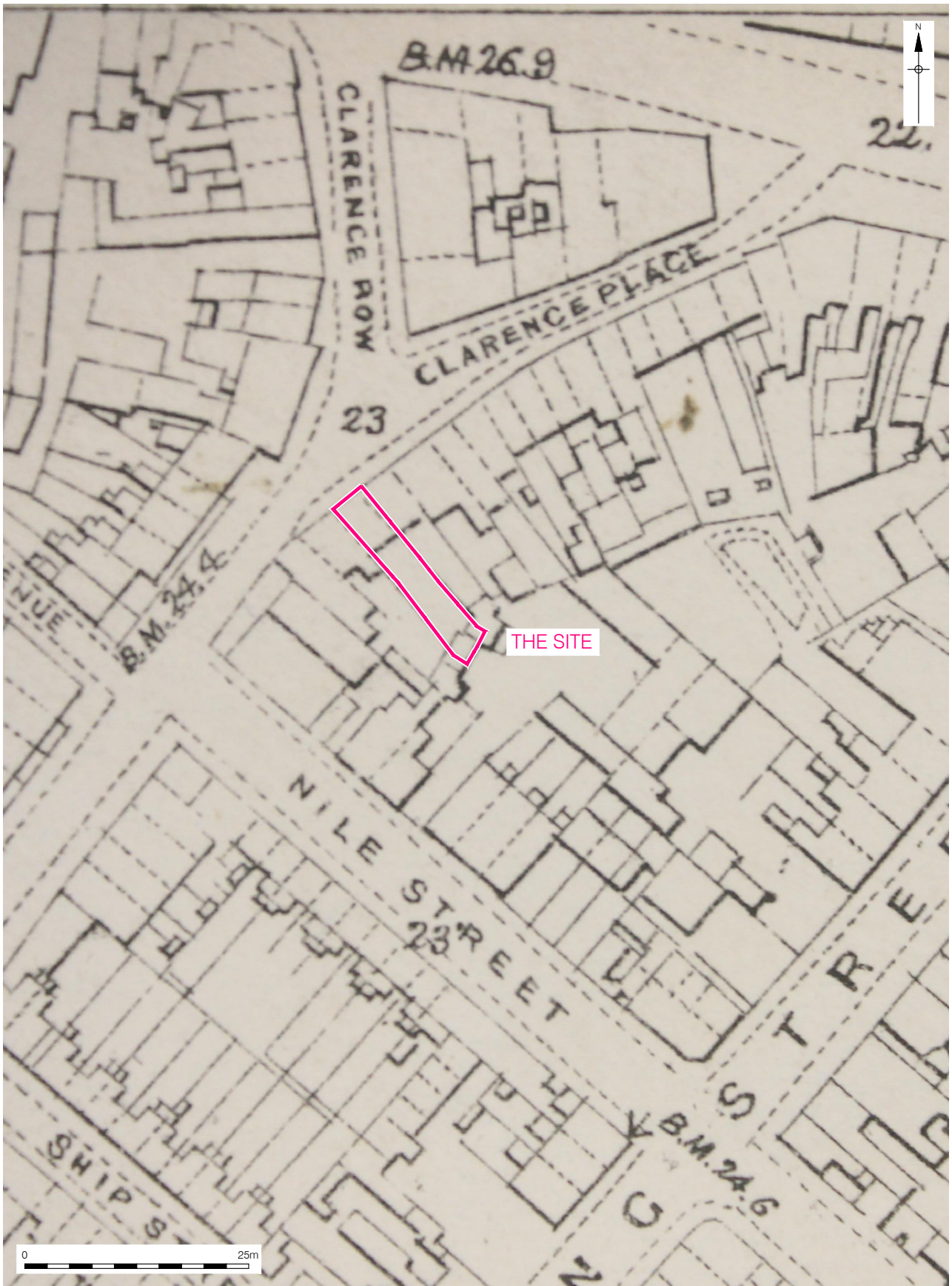
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Figure 6  
Tithe map of Deptford, 1844  
1:1,000 at A4



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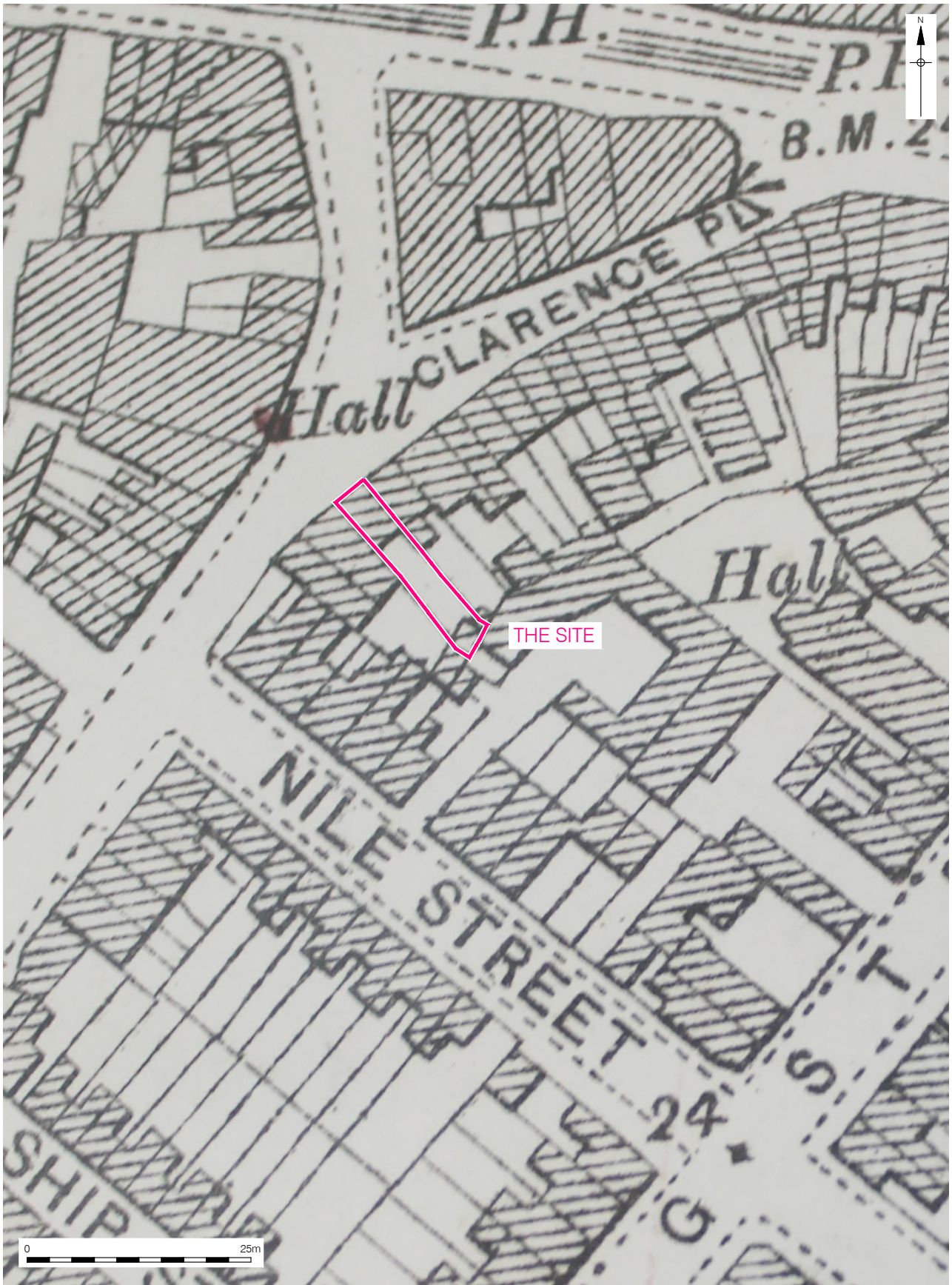
Figure 7  
Ordnance Survey, 1869-71  
1:625 at A4



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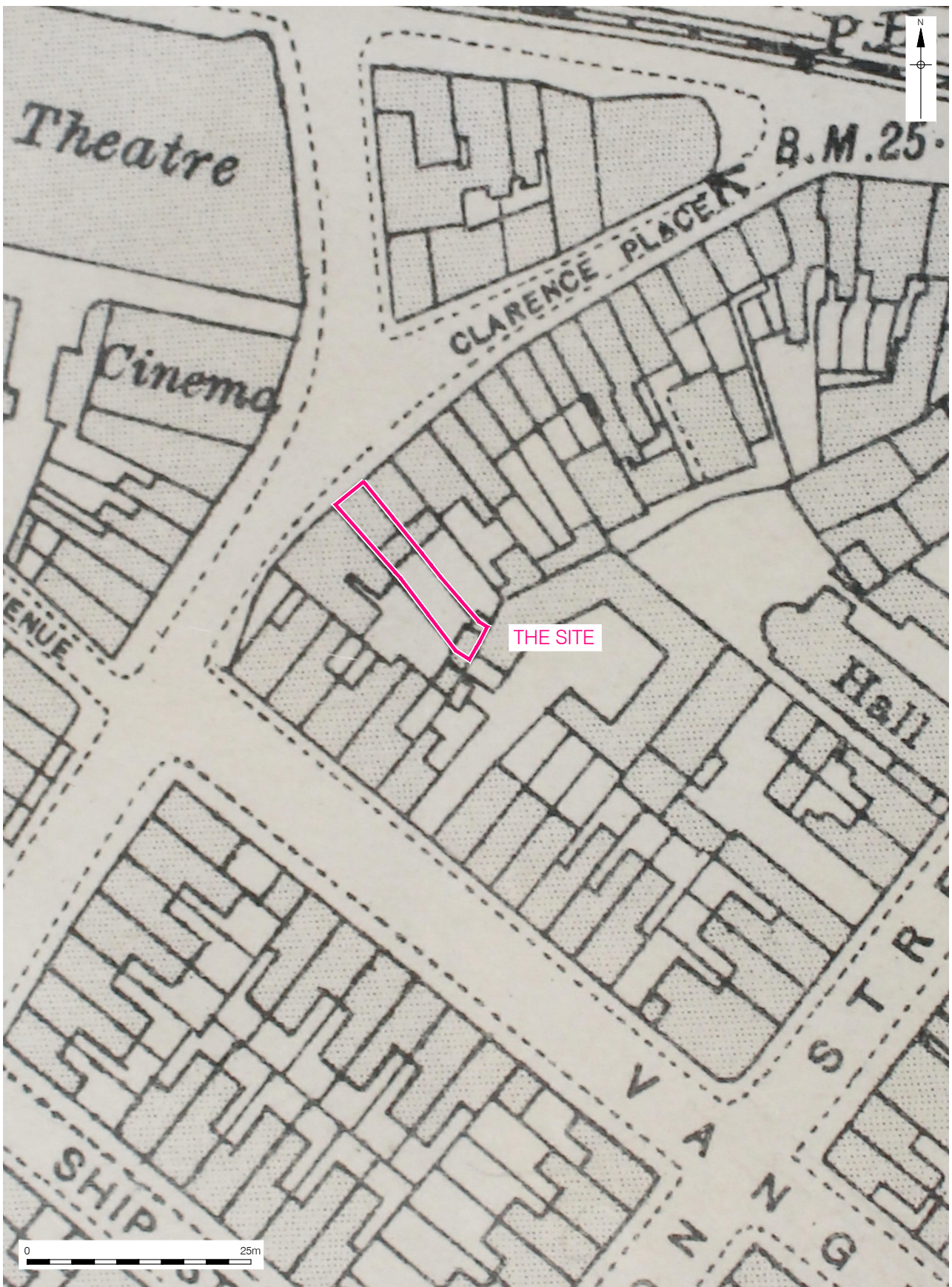
Figure 8  
Ordnance Survey, 1875  
1:625 at A4





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Figure 9  
Ordnance Survey, 1894  
1:625 at A4



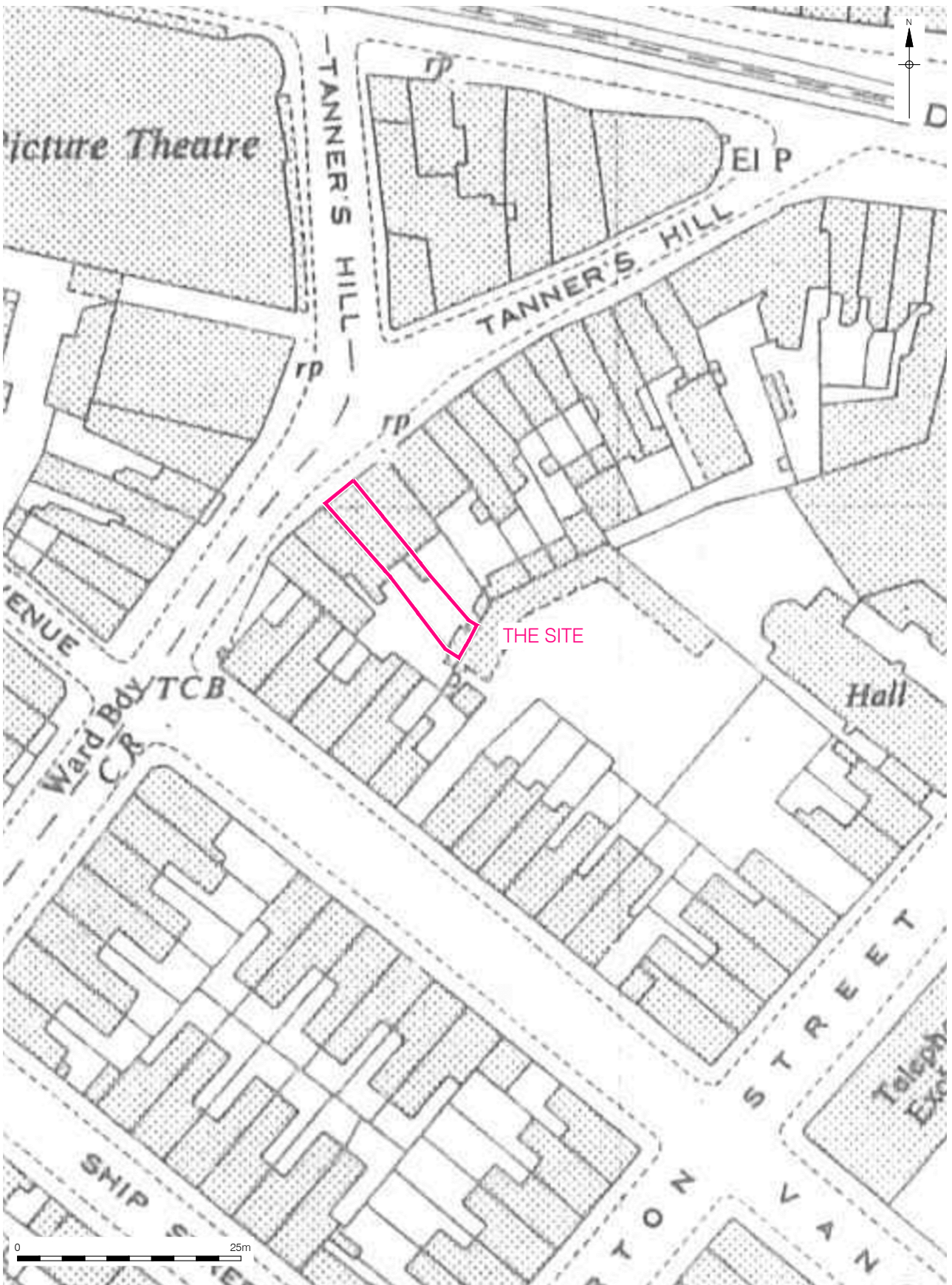
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Figure 10  
Ordnance Survey, 1916  
1:625 at A4



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Figure 11  
Ordnance Survey, 1930  
1:625 at A4



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Figure 12  
Ordnance Survey, 1951  
1:625 at A4

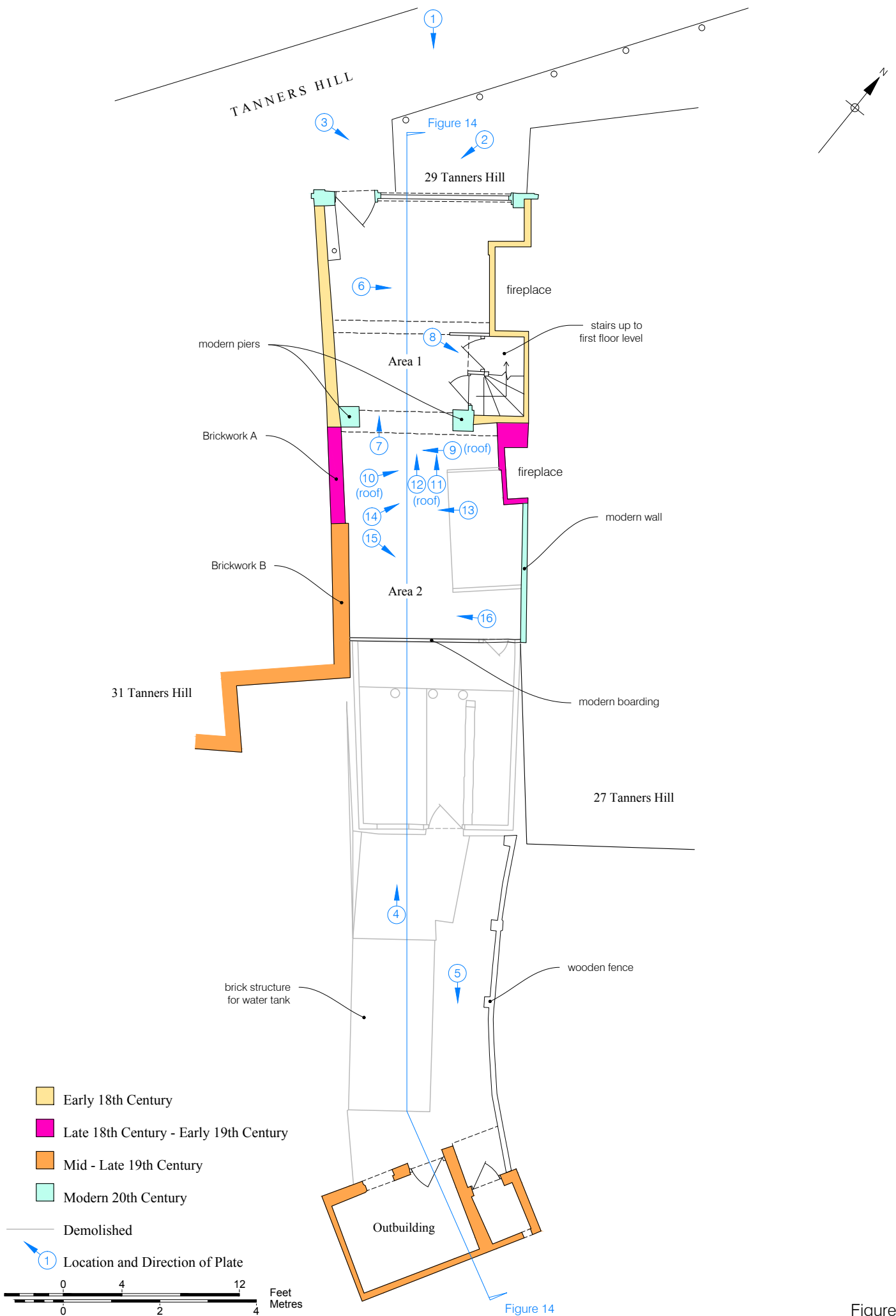
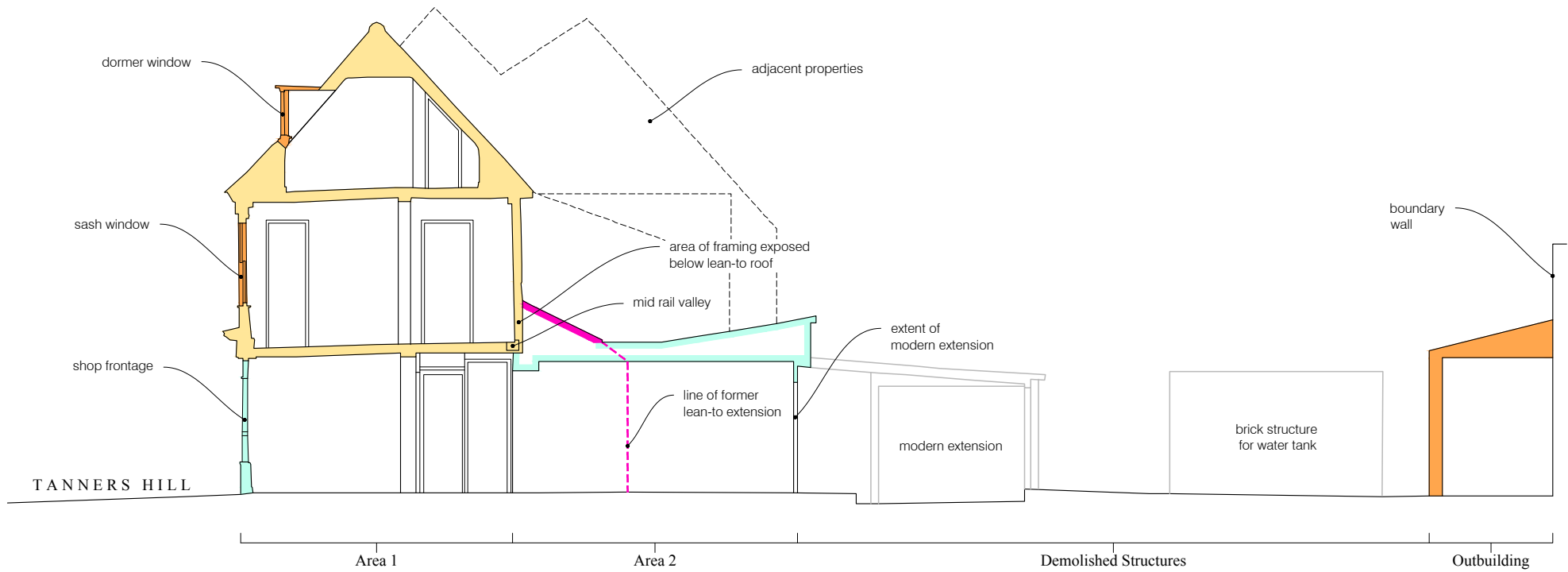


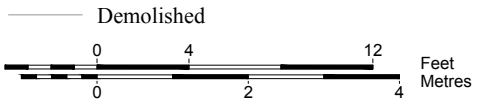
Figure 13  
Existing Ground Floor Plan  
1:100 at A4

N

S



- Early 18th Century
- Late 18th Century - Early 19th Century
- Mid - Late 19th Century
- Modern 20th Century



Drawing based on survey supplied by Purcell Miller Tritton, June 2011  
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 24/11/14 HB

Figure 14  
 Section through 29 Tanners Hill as existing  
 1:100 at A4



Historic Plate 1 Watercolour of Nos. 19-25 Tanners Hill painted in 1929



Historic Plate 2 Photograph of the Grotto Cafe taken during the late 1950-60s





Plate 1 No. 29 facade fronting onto Tanners Hill/Clarence Place, looking south



Plate 2 No. 29 facade with line out render and horned sash window at first floor level, looking south



Plate 3 Detail of tiled apron and shop front, looking east



Plate 4 Nos 29 (centre) and 31 (left) rear (south-east) elevations, showing 'flat' roofed rear extension, looking north-west



Plate 5 Outbuilding, looking south-east



Plate 6 Fireplace with corbelled angle within front part of the building (Area 1), looking east.



Plate 7 Front part (Area 1) and shop front, looking north



Plate 8 Under-stairs cupboard revealing the structure of the narrow winder stairs, looking east



Plate 9 Primary braced upper register and mid rail, below lean-to roof, to the rear of No. 29 and 31



Plate 10 Primary braced upper register looking east toward No. 25, showing lathes and lean-to roof



Plate 11 Detail of empty mortise in mid-rail (for ceiling joist)



Plate 12 Detail of nailed-on batten/ledge supporting lean-to roof rafters





Plate 13 Brickwork A of lean-to extension showing timber bearers



Plate 14 Fireplace within rear part (Area 2) of the building, east wall.



Plate 15 Modern, lightweight framing and boarding of eastern flank wall



Plate 16 Flank wall of mid to late 19<sup>th</sup> century extension to adjacent butchers (No. 31), looking west

# PCA

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