

**HISTORIC BUILDING
RECORDING OF NO. 127
BOROUGH HIGH STREET,
LONDON BOROUGH OF
SOUTHWARK,
SE1 1NP**

SITE CODE: BOH13

PCA REPORT NO. R12104

MAY 2015



Historic Building Recording of No. 127 Borough High Street, London Borough of Southwark, SE1 1NP

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Site Code: BOH13

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Commissioning Client: King's College London

Ordnance Survey Central National Grid Reference: TQ 32575 80005

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DOCUMENT VERIFICATION

NO. 127 BOROUGH HIGH STREET,
LONDON BOROUGH OF SOUTHWARK,
SE1 1NP

HISTORIC BUILDING RECORDING

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Kings College London to undertake historic building recording of no. 127 Borough High Street, London Borough of Southwark, SE1 1NP, before and during its alteration. No.127 Borough High Street, along with the adjoining nos 123 and 125 Borough High Street is a grade II listed building thought to date to the early 19th century. The historic building recording was carried out in response to planning conditions (5 and 7) for archaeological survey attached to the Listed Building Consent (Ref. 13/AP/1716) and planning permission (Ref. No: 13/AP/1714), and on the advice of Chris Constable, Senior Archaeologist at Southwark Council.
- 1.1.2 Whilst one of the aims of the survey was to establish and record the presence of historic fabric associated with the former Spur Inn, documented on this site from the 16th century, no structural evidence, in the form of brickwork or historic timber-framing predating the late 18th century, was revealed. Documentary research for this project revealed that the Spur Inn lay to the south-east of no. 127 Borough High Street and to the rear (east) of no. 131 Borough High Street. Rendle and Norman's (1888) account of the inns of Southwark states that in 1848 with trade disappearing the Spur Inn stopped operating as an inn and that the last landlady was Mrs Elizabeth Fleckney. This may have marked a break in the inn's operations because the 1861 Census records Richard Woodward as Innkeeper at the Spur Inn and the 1865 Post Office Directory lists Mrs Harriet Langston, beer retailer in Spur Inn Yard. From 1867 to 1871 John Dent is listed as beer retailer in Spur Inn Yard. Beer retailers in Spur Inn Yard are no longer listed in the 1872 and later directories. The building is shown on the 1872 and 1894-96 Ordnance Survey maps but has been removed by 1907.
- 1.1.3 The suggested date of construction for no. 127 Borough High Street (former no. 96 Borough High Street) of around the late 18th and early 19th century, identified from the character of the surviving built fabric, accords well with the earliest documentary evidence for the building with an insurance agreement dating to 28th October 1802 for Mr Edward Slee of no. 96 at the corner of Spur Inn Yard, Borough.
- 1.1.4 The building, which appears to have been purpose-built to incorporate a shop from the outset, was re-fronted during the first half of the 19th century, later rebuilt (along its south and east wall) around the mid-19th century and subsequently extended, with the addition of a top lit workshop, to the east, after-1847. These alterations probably formed part of a series of integration and improvement works carried out by drapers Pole and Maylard. George Pole initially ran his business from no. 95 Borough High Street (no. 123 and 125) from 1817. He appears to have operated from no. 95 Borough High Street (incorporating no. 96) in 1823 and as Pole and Maylard from 1831 to 1841. This is confirmed by 1838-40 Tallis's Street View. In 1844 the partnership was dissolved and Maylard carried on in business at nos 95 and 96 until 1865.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by Kings College London to undertake historic building recording of no.127 Borough High Street, Bermondsey, London Borough of Southwark, SE1 1NP. The building is Grade II Listed. The recording was carried out before and during alteration works to reconfigure no. 127 Borough High Street, providing a ground floor retail unit (Use Class A1) with a two bedroom residential unit above, and as part of a wider development which involves the demolition of the adjacent nos 129 to 143 (odds) Borough High Street and their replacement with a mixed use development comprising a hotel and gym. The development site is located at Ordnance Survey National Grid Reference TQ 32575 80005 and lies within the Borough High Street Conservation Area (sub-area 1) and within the Borough/ Bermondsey/ Riverside Archaeological Priority Zone.
- 2.1.2 The historic building recording was undertaken in accordance with a Written Scheme of Investigation (Matthews, 2014) agreed in advance of the work by Chris Constable, the Senior Archaeologist at Southwark Council. The survey works are in accordance with National Planning Policy Guidance, specifically National Planning Policy Framework (NPPF) (2012) and the Southwark Council's adopted policy towards built heritage and archaeology.

2.2 Site Location and Description

- 2.2.1 No. 127 Borough High Street lies on the east side of Borough High Street and to the north of its junction with Newcomen Road. It is abutted by the Grade II Listed nos 123-125 (odds) Borough High Street to the north and by nos 129 to 143 (odds) Borough High Street to the south. No. 129 Borough High Street, which abuts the south wall of no. 127 Borough High Street, oversails a carriage entrance to the Spur Inn Yard, an historic yard that projects east-west from the Borough High Street frontage. A similar historic yard, the Nag's Head Yard, runs between nos 135 and 141 Borough High Street to the south. The site falls within the Borough High Street Conservation Area and is centred at Ordnance Survey National Grid Reference TQ 32575 80005 (**Figures 1 and 2**).
- 2.2.2 No. 127 Borough High Street forms part of a grade II listed building, which also includes the adjoining nos 123 and 125 Borough High Street. The list description describes this group as:
- 'Houses and shops. Early C19, resurfaced in mid C19. Painted stucco. Roof parapeted. 3 storeys and attic. Nos. 123 & 125 of 3-window range, separated from No.127 by a recessed joint; the latter of one, broad window range. Sashes rebuilt to an authentic design, those to No.127 with margin lights to 1st and 2nd floors. Ground-floor with shop fronts of C20 date. First-floor windows with cornices to architraves; the architraves repeated on 2nd and attic floor windows. Sill band to 2nd floor and cornice to sills of attic windows. Diminutive cornice to parapet. INTERIOR: not inspected.'
- 2.2.3 Other listed buildings in the immediate area of no. 127 Borough High Street include three mid 18th to early 19th century houses at nos 66-70 Borough High Street (EH UID 1378355), an early 19 century house at no. 103 Borough High Street (EH UID 1378361) and the Grapes Inn (EH UID 1378 362), an early 19th century public house with a mid-18 century rear wing.

3 PLANNING BACKGROUND

3.1 Introduction

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

3.2 Legislation and Planning Guidance

- 3.2.1 Statutory protection for historically important buildings and structures is derived from the *Planning (Listed and Conservation Areas) Act 1990*. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012.
- 3.2.2 Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. Listing is undertaken by the Secretary of State; designation of conservation areas and locally listed buildings is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.
- 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 Listed building consent (Ref. No: 13/AP/1716) for the renovation of no. 127 Borough High Street has been granted by Southwark Council. These works form part of a larger project (nos 127-143 Borough High Street) granted permission under (Ref. No: 13/AP/1714) which involve the 'The demolition of several existing structures (nos 129-143) and the construction of a six storey hotel with 100 bed spaces (4,006 sq.m

GIA) (Use Class C1), two commercial units (576sqm GIA) (Use Classes A1 - A3), a gym (492sqm GIA) (Use Class D2). The reconfiguration of a Listed Building (no. 127 Borough High Street) to provide a ground floor retail unit (Use Class A1) (55sqm GIA) with 1, two bedroom residential unit (102sqm GIA) (Use Class C3) on the upper floors; servicing, landscaping, alterations to vehicular and pedestrian accesses and associated works'.

- 3.2.5 The demolition works, targeting nos 129-131, 133-135 and 141-143 Borough High Street and the partial demolition of an external wall at no. 127 Borough High Street were granted under planning consent (Ref. No: 13/AP/1718).
- 3.2.6 Two archaeological conditions (5 and 7) are attached to the listed building consent. The wording of the two conditions is as follows:

Condition 5

Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

Condition 7

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

Reason: in order that important historic fabric from a Southwark coaching inn is preserved in situ in accordance with saved policy 3.15 of the Southwark Plan 2007, policy 12 of the Core Strategy 2011 and paragraph 129 of the NPPF.

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The aim of the building recording of no. 127 Borough High Street was to provide a record of the building prior to and during alteration. The purpose was to clarify the historic and structural development of the building and to record areas of the historic fabric, which were exposed, covered up or removed during the renovation. In particular a record was to be made of any evidence of timber-framing associated with the mid-16th century Spur Inn, which was thought to be contained within the building. This record was to be in accordance with that defined by English Heritage's Level 3. The aim was to provide a better understanding of the building and to compile a lasting record, to analyse the results and to disseminate these results.

4.2 Documentary Research

4.2.1 A search of relevant primary sources was carried out at the Southwark Local Studies Library and the London Metropolitan Archive. 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 27th October 2014 before alteration and on 1st and 10th December 2014 and 12th February 2015 following stripping out. Scaled plans of the building, provided by the client, 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 completed to record key features and interior spaces. The photographic survey also recorded the external elevations of no. 127 Borough High Street and adjoining buildings to place the building in context with its immediate environs. A selection of photographs has been included in this report (**Plates 1 to 34**) and **Figures 15 to 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 BOH13. 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) in due course. 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 Southwark Council.

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 Greater London Archaeological Advisory Service (2009) *Standards for Archaeological Work. External Consultation Draft*
- English Heritage (2000) *The presentation of historic building survey in CAD*

- English Heritage (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice*
- ClfA (2014) *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*
- Historic England 2015 *Guidelines for Archaeological Projects in Greater London Archaeological Advisory Service*

5 HISTORICAL BACKGROUND

- 5.1.1 The following historical background is summarised from Pre-Construct Archaeology's Archaeological Desk-Based Assessment for nos 127-143 Borough High Street (Barrowman, 2013) and from information gathered from Southwark Local Studies Library and the London Metropolitan Archive. A table showing a list of the occupants of no. 127 and the adjoining buildings is given in **Appendix 1**.
- 5.1.2 Roberts and Godfrey (1950) state that 'some remains of the half-timbered work of the Spur Inn' are visible 'in the flank walls of the covered way between nos 127 and 129 Borough High Street (formerly nos 96 and 97 Borough High Street)'. Recent monitoring of the removal of cement render from the south elevation of no. 127 Borough High Street by Pre-Construct Archaeology showed that the elevation was constructed of brickwork that was not earlier than late 18th century in date. No fabric attributable to the Spur Inn or of 17th century or earlier date was identified (McGarrity, 2014). However, timber-framing is visible in the north wall of no. 131 Borough High Street which forms the south side of the covered entrance way into Spur Inn Yard (no. 129 Borough High Street oversails this covered entrance way).
- 5.1.3 Many historical references have been made to the Spur Inn. It is shown next to and north of the Horse's Head (later Nag's Head) on a plan of 1542 and by 1560 the Spur Inn was in the possession of William Emerson, a well-known Southwark man (Roberts and Godfrey, 1950). Rendle and Norman's (1888) account of Southwark's inns records reference to the Spurre in 1598 and to deeds dated 1596. The Spur Inn was described in Stow (1603) as one of the "fayre Innes for receipt of travellers". It was sold in 1604 by Emme Emerson widow of his son, Humphrey, to Hugh Browker "one of the Prothonotaryes of his Majestyes Courte of Common Plees" who devised it in 1608 to his son, Hugh (Roberts and Godfrey, 1950).
- 5.1.4 The population of Southwark grew throughout the post-medieval period. Newcourt's illustration of 1658 (**Figure 3**) shows houses and buildings along Borough High Street with ornamental gardens to the rear of the properties and field systems beyond. The area occupied by no. 127 Borough High Street and Spur yard are clearly in use by the mid 17th century.
- 5.1.5 Rendle and Norman's (1888) refer to a fire of some extent in 1667, which began in Spur Yard, destroying outbuildings to the rear of Spur Yard and some properties in the Axe and Bottle Yard, to the south. This conflagration, on the 29th April 1667, was also reported by Samuel Pepys in his diaries. In 1720 the inn is described as 'pretty well resorted on by waggons' (Roberts and Godfrey, 1950).
- 5.1.6 Rocque's map of 1745 (**Figure 4**) clearly shows Spur Inn [Alley] as part of a townscape that includes yards running back from Borough High Street/St Margaret's Hill towards what is now Guy's Hospital. The area now occupied by no. 127 Borough High Street has been developed.
- 5.1.7 Horwood's map of 1799 (**Figure 5**) shows more detail of the area, particularly subdivisions within the street frontage properties. The footprint of no. 127 Borough High Street appears to occupy no. 97 (prior to a street re-numbering and perhaps wrongly numbered on Horwood's map as it should read no. 96). Spur Inn Yard is labelled 'Spur Inn' on this extract and the entrance to the yard from Borough High Street is drawn without an over-sailing carriage entrance (these appear to have been missed off this map). The footprint of no. 97 Borough High Street (now no. 127) appears to be shown with a small rectangular garden or yard to the rear (east). Documentary research for this project (see below) has identified the location of the Spur Inn, which is shown on this map to the east of nos 98 and 99 Borough High Street. The Nags Head Inn is shown adjacent and to the south. Both buildings are filled with dots. In 1802, the Sun Fire Insurance company insured Sir William East (of Hall Place, near Maidenhead, Berkshire) for the Spur Inn, Borough High Street; Barnard Ellis was the innholder.

- 5.1.8 Horwood's map of 1799-1819 (**Figure 6**) again shows the footprint of no. 127 Borough High Street occupying no. 97 (presumably actually no. 96). The entrance to the Spur Inn Yard from Borough High Street is drawn with the over-sailing carriage entrance (as present).
- 5.1.9 The earliest records detailing occupants for no. 127 Borough High Street (or its predecessor) come from insurance and census information. An insurance agreement dating to 28th October 1802 is for Mr Edward Slee of no. 96 at the corner of Spur Inn Yard, Borough. This agreement shows that Edward Slee was a dealer in wines, spirits liquors and bottled porter, suggesting a direct association with the Spur Inn nearby. He is recorded again along with John Slee at no. 96 in the 1811 census (Powell, 1982). This entry also separately records the 'Spurr Inn' as occupied by Faulkner and Stephen Field (the latter Stephen Field, inn holder & tavern keeper insured the Spur Inn in 1817).
- 5.1.10 London and Country Directory, (Maidstone) 1811 states 'London Waggons from this town to White Hart, Spur Inn and Nag's Head, Borough High Street' (Alan Baxter 2012). In 1815, the *Epicures Almanack* tells that the Spur was kept by Mr James Foot, from the White Hart, Rivershead (Rendle and Norman, 1888). Johnstones' London Commercial Guide & Street Directory of 1817 does not mention the Spur Inn.
- 5.1.11 The Spur Inn was drawn by John Chessell Buckler in 1827 (**Plate A**). Several variants of this drawing exist (**Plates B and C**). The drawings suggest that the Spur Inn frontage was in Spur Inn Yard rather than on Borough High Street. By comparison with the 1872 First Edition Ordnance Survey map, the view appears to have been drawn from the west end of Spur Inn Yard looking east with the weather-boarded building with the 'S Weston' sign on the left (north) corresponding with the building with the canted ends on the map (**Figure 8; Plates A to C**). The building labelled 'Spur Inn' and 'Spur Inn Tap' lies on the right (south) side of the alley and opposite and west of the 'S Weston' building. This agrees with the 1542 location given in Roberts and Godfrey (1950) in that the building lies next to and to the north of the Nag's Head Inn, which is marked as 'PH' (Public House) on the 1872 map.
- 5.1.12 Johnstones' Directory of 1817 shows that no. 96 is tenanted by John Ash, an engineer and machinist, while the neighbouring no. 95 is in the ownership of George Pole (later of Pole and Maylard), linen draper and haberdasher. The firm of Pole and Maylard was founded by George Pole, who carried on business at no. 95 Borough High Street (later nos 123 and 125) from 1814 until 1865 and is recorded in a contemporary trade directory as G. Pole, silk merchant and shawl dealer.
- 5.1.13 George Pole is recorded in the 1821 St Saviour's Poor Rate Ratepayers Index and at no. 95 in Pigot's London & Counties Directories of 1823-4 and 1827. His business is first recorded as Pole and Maylard in the St Saviour's Poor Rate Ratepayers Index of 1831 and in Pigot's Directory in 1832. No. 96 (i.e. no. 127) is not listed in Pigot's Directory from 1823 through to 1841 perhaps suggesting it was then part of no. 95 as shown on Tallis's 1838-1840 Street Views (**Figure 7**). This depicts the Borough High Street frontage with nos 123 to 127 (odds) as no. 95 occupied by 'Pole & Maylard, linen drapers'. This illustration also shows no.129 Borough High Street (over the carriage entrance) as no. 97. This drawing suggests that the Spur Inn lay in Spur Inn Yard rather than on Borough High Street as the inn is not labelled.
- 5.1.14 To summarise, no 127 Borough High Street (or its predecessor) is numbered no. 96 from 1802 to 1817 and no. 95 (as part of nos 123 and 125) from 1823 to 1840 and no. 96 in 1841.
- 5.1.15 The 1831 Census records John Brelsford as inn keeper of the 'Spurr Inn'. Although the 'Spurr Inn' is not listed in directories for 1832 and 1838 under 'Public Houses', both the 1841 Post Office Directory and Census record John Brelsford as Innkeeper at the Spur Inn at no. 97 Borough High Street.
- 5.1.16 The Post Office London Directory of 1841 is the first to record Pole and Maylard's drapery and silk business at both nos 95 and 96 Borough High Street. In the 1841 Census return, George Pole (aged 70) is registered at no. 95 and his younger partner

Martin Maylard (aged 45) at no. 96. Spur Inn Yard is also an area of commercial activity with Spur Inn Stables managed by Henry Underwood (waggoner); John Wilson, Hop Factor and George Bevis, Post Master.

- 5.1.17 A notice in the newspaper 'The Gazette' for 29th February 1944 reads: '

'TAKE notice, that the Partnership business heretofore carried on by and between us the undersigned, George Pole and Martin Maylard, as Linen Drapers and Haberdashers, at Nos. 95 and 96, High-street, in the borough of Southwark, was, as of the 1st day of January 1844, dissolved by mutual consent; and the business will in future be carried on by the said Martin Maylard alone: As witness our hands.

George Pole.

Martin Maylard.'

- 5.1.18 The 1851 Census records Martin Maylard, Silk Mercer, at no. 95 and a house between no. 95 and no. 99 is recorded as uninhabited. This may have been no. 96 perhaps due to the death of George Pole between 1844 and 1851 and the relocation of Martin Maylard, his business operation and residency, to the larger no. 95. Interestingly, nos 99 and 101 High Street are tenanted by an assistant hosier and a haberdasher, and their proximity may suggest an association with Maylard's business. The 1852 Post Office Directory lists Martin Maylard at nos 95 and 96. He and is recorded in the business and trade directories continuing his silk and drapery business at this address until 1865.
- 5.1.19 Rendle and Norman (1888) state that in 1848 with trade disappearing the Spur Inn stopped operating as an inn and that the last landlady was Mrs Elizabeth Fleckney. This may have marked a break in the inn's operations because the 1861 Census records Richard Woodward as Innkeeper at the Spur Inn and the 1865 Post Office Directory lists at no. 97 Borough High Street: Spur Inn Yard: Mrs Harriet Langston, beer retailer; James Drewett, booking office and William Hodges, hop and seed merchant. From 1867 to 1871 John Dent is listed as beer retailer at no. 97 Borough High Street: Spur Inn Yard. In 1871, no. 97 is renumbered as no. 129. Beer retailers in Spur Inn Yard are no longer listed in the 1872 Post Office Directory, which lists James Drewett's booking office, William Hodges, hop and seed merchant and the Grand Junction Canal company's booking office in the yard. The 1874 directory suggests that the Spur Inn is now used by Norman & Sons, cabinet makers, since they are the only business to change from those listed in the 1871 directory (**Appendix 1**). The 1872 First Edition Ordnance Survey map (**Figure 8**) clearly shows the 'Spur Inn Yard' and the Nag's Head Inn is labelled 'PH' for public house. The Spur Inn, corresponding with the evidence from the trade directories, is not labelled 'PH' as it had stopped trading by this date.
- 5.1.20 The 1865 Post Office Directory is the last directory to list Martin Maylard, silk mercer, at nos 95 and 96 Borough High Street. The 1867 directory lists Arthur Granger, Stationer, at these premises, which are not listed in the 1868 directory. In 1869, Gill Brothers' carpet warehouse is listed at no. 95 and no. 96 is not listed. This carpet warehouse continues no. 95 (renumbered to nos 123 and 125 in 1871) until 1884.
- 5.1.21 No. 96 Borough High Street is not listed in the 1868 and 1869 Post Office Directories. In 1870, Foster, Thomas and Company, wine merchants, are operating from this premises. In 1871, this property (now renumbered no. 127 Borough High Street) is again not listed in the Post Office Directory and the 1871 census shows that the building was uninhabited.
- 5.1.22 The 1872 Ordnance Survey map clearly shows no. 129 Borough High Street over-sailing the carriage entrance to Spur Inn Yard and the lean-to extension added onto the rear (east) of no. 127 Borough High Street with a small yard or garden beyond (east) (**Figure 8**). Hop warehouses are labelled on the north side of Spur Inn Yard at the east end.
- 5.1.23 From 1872 until 1881, William Smith, a hatter, was trading from no. 127 Borough High Street. The 1881 census shows that nos 127 and 129 (gateway) were

uninhabited. The 1882 and 1884 directories list John Henry Cates, wholesale confectioner, at no. 127.

- 5.1.24 Rendle and Norman's (1888) account of inns in old Southwark includes a drawing of Spur Inn Yard in 1885 entitled the 'Remains of Spur Inn' with a sign saying 'The Spur Booking Office' (**Plate D**). This was drawn from roughly the same point as the 1827 drawing (**Plates A to C**), again looking east from the west end of Spur Inn Yard. The booking office must be that of James Drewett and Son, who operated from no. 129 (no. 97 before 1871) Spur Inn Yard from 1865 to 1899 (**Appendix 1**). The drawing shows the weather-boarded building on the left (north) corresponding with the building with the canted ends on the 1872 map, 1887 Goad plan (coloured yellow for a timber building) and 1894-96 map (**Figures 8 to 10; Plate D**). The tall building drawn behind (left, north of) the weather-boarded building is the hop warehouse labelled on the 1872 map, 1887 Goad plan and 1894-96 map (**Figures 8 to 10**). The 1887 Goad plan shows that it belonged to Bakers, White & Morgan at that time (**Figure 9**). This plan also shows that the former Spur Inn is labelled as 'OFFS& D.' for Offices and Dwellings.
- 5.1.25 Nos 125 and 127 are separately marked 'S' for 'Shop' on the 1887 Goad plan (**Figure 9**). By 1887, the rear yard to no. 127 Borough High Street had been covered over with a glass skylight. The Post Office London Directories record a dairyman, Thomas Norton, residing at and operating from no. 127 from 1888 to 1895, and thereafter a dairy, managed by his wife, Mrs Frances Norton, until c.1900. From 1905 to 1915 it was in use by a watchmaker.
- 5.1.26 The 1907 Ordnance Survey map (**Figure 11**) shows that by this date the weather-boarded building depicted in the 1827 and 1885 drawings of Spur Inn Yard (**Plates A to D**) and shown on the 1872 map, 1887 Goad plan and 1894-96 map (**Figures 8 to 10**) with canted ends had been removed. In addition, this map shows that the building depicted opposite the weather-boarded building in the 1827 and 1885 drawings (**Plates A to C**) and labelled 'Spur Inn' and 'Spur Inn Tap' had been demolished between 1894-96 and 1907 (**Figures 10 and 11**).
- 5.1.27 From 1922 to 1928, no. 127 Borough High Street was in use as a restaurant. The first mention of its use as a tobacconist appears in the 1935 Post Office trade directory. At this date a carpenter and a locksmith are also listed at no.127. Henry Bourner, a carman, is listed at no. 129 Spur Inn Yard from 1900 until 1936.
- 5.1.28 The 1938 to 1946 Ordnance Survey map (**Figure 12**) shows that by this date the large hop warehouse on the north side of Spur Inn Yard had been demolished and the site of the Spur Inn was still vacant. In addition, a number of small buildings at the east end of the south side of Spur Inn Yard had been demolished and some had been replaced by a large building that was roughly L-shaped in plan.
- 5.1.29 From 1939, no. 129 Spur Inn Yard is no longer listed in the trade directories. The tobacconist, carpenter and locksmith are listed at no. 127 from 1935 to 1955. In 1947, they are joined by a fancy goods merchant, which is replaced by the glove manufacturer, V Esposito & Co. from 1949 to 1965.
- 5.1.30 The 1961 to 1962 Ordnance Survey map (**Figure 13**) shows further changes in Spur Inn Yard. The small buildings on the south side of the Yard have been removed and the Pavey Gym has been built to the rear (east) of no. 131 Borough High Street. This is marked as 'Squash Courts' and 'Gymnasium' on the 1921 Goad plan, revised 1951 and annotated 1st July 1966 (**Figure 14**). No. 127 appears to have been partially used as a 'paper store' on the 1966 annotated Goad plan. The 1968-72 and 2003-04 Ordnance Survey maps show a similar arrangement of buildings in Spur Inn Yard (**Figures 15 and 16**).

6 DESCRIPTIONS

6.1 Introduction

- 6.1.1 The approved Written Scheme of Investigation (Matthews, 2014) required the analysis and detailed recording equivalent to an English Heritage Level 3 survey of no. 127 Borough High Street, before and during alteration works. This record comprised a detailed drawn, photographic and descriptive survey of the building.
- 6.1.2 The following descriptive text provides objective information on no. 127 Borough High Street at the time of the survey on 27th October 2014 before alteration and on 1st and 10th December 2014 and 12th February 2015 following stripping out. Description and interpretation of the building, its original spatial and functional layout is based on information gathered during the fieldwork, analysis of the building fabric and from documentary information.

6.2 External Descriptions

General

- 6.2.1 The building which forms the focus of the survey work is built over four storeys and a basement (**Figures 18 to 22**). It physically forms part of nos 123 and 125 Borough High Street to the north (**Figures 2 and 17; Plate 1**), which as a group (nos 123 to 127 (odds)) are designated as a grade II listed building (EH UID 1378368). It is abutted to the south by the three storey no. 129 Borough High Street, which oversails a full height carriage entrance (**Plates 2 and 3**). This enables vehicular access into Spur Inn Yard.
- 6.2.2 The building is aligned east to west with a long elevation facing south to Spur Inn Yard (**Plate 4**). It latterly was used as a tobacconist kiosk at street level (**Plates 2 and 3**), with domestic/office accommodation across the three floors above. The building occupies a narrow plot and is accordingly only a single window bay wide. The ground floor, which extends further east than the floors above, incorporates a single storey extension with a pent roof (**Plate 5a**).

Western Principal Elevation (Figure 17; Plates 1 to 3)

- 6.2.3 The principal facade to the High Street is clad with painted stucco from the first to third floor, interrupted by a recessed vertical straight joint, which extends the full height of the building and separates no. 127 from nos 123 and 125 (**Figure 17; Plates 1 to 3**). The original treatment to the ground floor level of the elevation has been much altered with the insertion of a modern shop front and canopy associated with its recent use as a tobacconist shop. Ornate 19th century brackets for a former shop-front canopy remain above the shop windows of nos 123 and 125, but no evidence of corresponding brackets is seen over no. 127. The window openings are vertically aligned and correspond, in elevation, to those windows of the adjoining nos 123 and 125 (which are grouped in three). The window surrounds of no.127 correspond in their treatment, with those to the north. The first floor window architrave has a plaster surround and cornice, while the treatment to the windows above is plainer, using only a plaster architrave with a beaded edge. The window openings of no. 127 are also larger in height and width than those in nos 123 and 125. The fenestration, which is recessed back from the wall line with plain reveals, uses vertical sliding sashes with glazing bars and marginal lights to the first and second floors and a 3 over 6 sash window to third (attic) floor. The use of marginal glazing is not repeated in the windows of nos 123 and 125. A plastered sill band is present below the second floor window, while a more elaborate sill band-cum-cornice is present below the third floor window and as a cornice along the base of the parapet. The latter is plain and diminutive. This floor banding replicates that used across 123 and 125, but is not of similar quality. Due to the elevation and parapet the roof structure, which is flat, is not visible from roadside.
- 6.2.4 It is clear from the presence of the vertical joint between nos 125 and 127, the

differences in size and treatment of window openings and the sill bands that the present facade of no. 127 is not contemporary with and probably post-dates, the facade to the adjoining nos. 123 and 125. The facade of nos 123-127 (odds) is shown on Tallis' Street View of 1838-40 (**Figure 7**) as at present and the whole is numbered no. 95. The facade was presumably rebuilt after 1817 and before 1823 when the directories list George Pole at no. 95 Borough High Street but do not list no. 96.

Southern Elevation (Plates 4 and 5a)

- 6.2.5 Historic building recording work previously carried out in July 2014 was targeted on the south elevation of no. 127 below the oversail of no. 129 Borough High Street (McGarrity 2014). Following the removal of a hard cement render, a white-washed brick built flank wall was revealed. This brickwork comprised two distinctive phases (based on fabric analysis) with the lowest eight courses built using late 18th/early 19th century red bricks (post-1780) laid in Flemish bond and the brickwork above, using yellow London stock bricks. This part of the wall was laid in Flemish bond in a mid to late 19th century Portland cement. This upper brickwork also included an inset frame of 19th century studwork and a wide band of horizontal timber added towards the base of the wall to protect it from vehicle damage. The analysis of the south wall confirmed that it was built no earlier than late 18th century and that no fabric attributable to the Spur Inn or 17th century or earlier date was present.
- 6.2.6 A section of timber-framed walling with brick noggin is present on the opposite wall of the carriage entrance in the northern flank wall of no. 131 Borough High Street. This is thought to represent the remains of the Spur Inn as mentioned in Roberts and Godfrey (1950). However, research for this report (**Section 5**) has shown that the Spur Inn lay to the east of no. 131 Borough High Street and was removed between 1894-96 and 1907 (**Figures 10 and 11**).
- 6.2.7 The east end of the south elevation of no. 127 Borough High Street and its lean-to extension was extensively covered in a hard cement render (**Plates 4 and 5a**). A tall ground floor doorway (incorporating a blocked door light over) into the rear part of the ground floor, was present just east of the carriageway and below a 6 over 6 sash window at first floor level.
- 6.2.8 Archaeological monitoring in February 2015 during the removal of render from the south elevation of no. 127 Borough High Street following the removal of no. 129 Borough High Street revealed the underlying brickwork. The doorway through the south wall at third floor level between nos 127 and 129 had clearly been inserted (**Figure 22; Plate 5b**). The brickwork was mainly in red brick with a few yellow London stock bricks in Flemish bond. This was different to the mainly yellow London stock brickwork recorded lower in the wall.
- 6.2.9 The removal of cement render towards the east end of the wall revealed a straight joint marked by a shallow vertical step in the brickwork (**Plate 5c**). Although this suggests that the rear (east) part of the four storey building is a later addition, no evidence for this was found in the north wall. The south wall to the east of the vertical step was built in red brick that is early 19th century in appearance. A blocked second floor window in this part of the elevation has a brick segmental arch formed of a course of upright stretchers. The footprint of the building shown on the 1799 Horwood map (**Figure 5**) appears to include the whole of the four storey part of the building without the ground floor eastern extension.

Eastern Elevation (Plate 5d)

- 6.2.10 The eastern elevation of the small extension is covered in hard cement render. The second and third floor windows each have a segmental arch (**Plates 4 and 5d**).
- 6.2.11 **Internal Descriptions**
- 6.2.12 For ease of reference each significant internal space/room has been given an individual identifying number pre-fixed with either BF, GF, FF, SF or TF representing basement, ground floor, first floor, second floor or third floor (**Figures 18 to 22**).

Ground Floor (Figure 19)

Former Shop GF1 (Plates 6 to 8)

- 6.2.13 The western part of the ground floor had latterly been separated off, using a plasterboard partition wall to the west of the stairwell, for use as a tobacconist kiosk. Accordingly the interior of the shop was lined with modern decorative wall coverings and a low suspended ceiling of fibre-board tiles (**Plate 6**). The floor was covered in linoleum. An earlier phase of internal decoration was revealed following the soft strip and the removal of the suspended ceiling and wall coverings. This comprised a remnant of vertical tongue and groove boarding that had been applied to the north wall (**Plate 7**). No evidence of similar boarding survived on the corresponding southern wall, although, as this wall was not plastered, it seems likely it was also covered in the same or a similar form of boarding. The extant vertical boarding extended the full height of the north wall and the full width of room GF1, to the rear of the stair bay. It comprised softwood tongue and groove 8 inch boards, tacked into horizontal timber battens, fixed, also by nailing, to the north wall. A bead detail was present at the top of the boarding (and the junction with the former plaster ceiling, since removed) and a low skirting board, with a hollow chamfer, survived in part at the base of the boarding, along the floor junction. This skirting board had either been removed or overlain with a modern skirting board across most of the wall.
- 6.2.14 The southern wall was not plastered and was constructed using yellow London stock bricks (fabric 3035) with an occasional red brick, laid in an irregular bonding. The bricks were regular in size and form and measured 220mm x 65mm x 100-105mm. The wall also included horizontal softwood timber bearers (2½-3 inch scantling) at regular interval of c.13 brick courses. These bearers provided both additional strength to the wall and a means to secure wall panelling.
- 6.2.15 The removal of the modern fibre-board tile ceiling over room GF1 (the former plaster and lath ceiling appears to have been taken down some time ago) exposed the structure of the first floor above. Most noticeable was a heavy scantling softwood binding joist set off centre (to the east) of room GF1 but roughly central to the original building (**Figure 19**). Measuring 12 x 12 inches with a regular cut profile, this heavy joist, formed one of a series of lateral joists in this position rising up through the building, from basement to first floor (**Plate 8**). This binding joist supported a substantial floor structure of deep section softwood common floor joists (running east-west), strengthened using scissor bracing between the joists and tenoned into the main binding joist and a plate set into the west wall over the present shop frontage. To the east the common joists had been tied into the modern supporting structure of the central stair. An area of later joists (infill) was present in the south-eastern corner of the floor structure (**Plate 8**). It is plausible that this blocked opening may have been the location of an earlier stair.
- 6.2.16 Of interest is the presence of a brick supporting arch for the hearth of the fireplace above, roughly central to the north wall (**Plate 7**). The arch was built using red bricks, its presence and location and the absence of a corresponding feature in the ground floor (seen from the basement), would suggest that this front bay was not heated from the outset and therefore purposely built as a shop. No obvious wall scarring from a fireplace or chimney breast was seen in this area below the arch.

Stairwell GF2 (Plates 9 and 10)

- 6.2.17 Stairwell GF2 lay roughly central to the ground floor (**Figure 19**) and was accessed from the south and via the only external door opening, apart from the modern shop frontage. It included the lower flights of a dog-leg stair to the first floor, against the north wall and a western internal wall partition, and a straight flight to the basement, located against the southern wall.
- 6.2.18 The present stair to the first floor is clearly a recent re-construction built using modern materials and methods (screwed and glued) for the structural support frame and for the treads and risers. It comprises a short flight to a quarter landing, situated where the stair dog-legs to the south and up to the first floor. The stair, though obviously

modern (post-Second World War), was not rebuilt in the same position as a predecessor, as it was built over and blocks a former fireplace, roughly central to the north wall of GF2 (**Plates 9 and 10**). This blocked fireplace, which provided sole heat and ventilation to the rear room, was built with a rough brick segmental arch, though the surround has since been lost. The chimney breast rises through the building and is recorded in this location on the second floor and was not present at first and third floor level (perhaps serving no. 125 Borough High Street to the north at these levels). A short stretch of vertical boarding with the same character as that in room GF1 was present along the north wall and to the east of the stair. This boarding also continues to the east and into room GF3 (**Figure 19**).

- 6.2.19 A structural overhead beam present along the eastern side of room GF2, just east of the southern door opening, and along the line of the rear wall of the 4 storey house, was added to 'open up' the rear of the existing building, to integrate it into the lean-to extension. It was supported on a pilaster built into the north wall and onto a vertical post, in the southern wall. The latter is of particular interest as it may, through graffiti reading 'A. M. M.....D' and '1847', inscribed onto its north face, provide a date for these extension works (**Plate 12**).

Rear Room GF3 (Plates 11 and 12)

- 6.2.20 The rear room lies within a lean-to extension added onto the rear of the four storey house. It is principally a single storey addition apart from a mezzanine floor that has been built over the western end. This mezzanine was supported to the east by a heavy structural binding beam spanning the width of room GF3 (**Figure 19**). This beam, which may be an RSJ (rolled steel joist) or similar had initially been boxed in, to give the appearance of a softwood joist, using timber boards. It had latterly, along with the walls, been clad with modern plasterboard. An absence of sockets in the soffit of the beam shows that this room (GF3) was built as a single space with no permanent internal division. The lean-to roof structure over the eastern part was glazed (modern) to provide natural light into a room devoid of window openings (**Plate 11**).
- 6.2.21 Before soft stripping, the eastern part was sub-divided using modern stud partitions into a series of small utility rooms. Following their removal and the plasterboard from the internal walls, vertical timber boarding, comparable to that uncovered in room GF1, was present along the full length of the southern flank wall and the western half of the northern wall. The tongue and groove boarding typically used a simple bead detail along the line of the groove, where the boards joined and were fixed, as in room GF1, to horizontal battens nailed into the brickwork. The visible section of the south wall had been built in plain yellow London stock bricks.
- 6.2.22 The 1799 Horwood map (**Figure 5**) shows a back yard or garden in the position of the rear extension, while the 1872 Ordnance Survey map (**Figure 8**) shows an extension and a back yard covering the footprint of the western and eastern half of the extension, respectively. The 1887 Goad plan (**Figure 9**) shows that by this date the eastern part of the extension had been glazed over. The 1894-96, 1907, 1938-46 Ordnance Survey maps show the eastern half of the extension forming the southern part of a north-south building to the rear (east) of nos 123-125 Borough High Street (no. 125 on these maps) (**Figures 10 to 12**). The 1961-62, 1968-72 and 2003-04 Ordnance Survey maps and 1921 (revised 1951 with 1966 annotations) all show the eastern half of the extension as part of no. 127 Borough High Street (**Figures 13 to 16**). Although the map evidence suggests that the eastern part of the extension did not form part of no. 127 Borough High Street until after 1938-46 and before 1961-62 (**Figures 12 and 13**), the tongue and groove wall coverings indicate that the eastern part of the extension was built and connected to no. 127 Borough High Street between 1872 and 1887 (**Figures 8 and 9**).

First Floor (Figure 20)

Sitting Room FF1 (Plates 13 to 18)

- 6.2.23 The western part of the first floor, to the west of the stairwell formed a single room

(FF1). Its eastern wall, to the stair, was a 19th century stud wall covered with lath and plaster (**Plate 14**). The southern part of this wall was a modern stud wall that had been built as part of the structure for the replacement stair. Prior to soft stripping the modern stud wall had been covering in plasterboard (**Plate 13**), while the north and south flank walls to room FF1 were plastered. The most notable feature was an elegant off-centre arch, set high in the north and south walls and spanning the room (north-south) (**Plates 13 and 14**). This arch, which supports the floor structure above, aligns with a heavy binding joist recorded, in the same location, below in room GF1 (**Figures 19 and 20**). Investigation of this structural component showed that it was a relatively lightweight softwood construction, with a composite curving soffit beam and intermediate studs rising to a light binding joist, over which the common floor joists, lapped. The timber arch frame was covered with lath and plaster, and used a simple bead detail to the arch soffit.

- 6.2.24 A chimney breast with inlaid stone hearth lay roughly central to the north wall (**Figure 20; Plate 16**). The same brick arch structure, supporting the breast and hearth of the fireplace above, as in room GF1 was present within the ceiling structure of room FF1.
- 6.2.25 The principal window opening in the west wall to the High Street retained its early 19th century window architrave and later sash windows. The window reveal used splayed jambs, which originally incorporated window shutters. These were hinged and folded back into boxes set in the reveals (**Plates 16 and 17**). The window shutters, which used a recessed panel decoration, had been retained but fixed in place. The panel decoration was replicated on the window reveals below sill level and across the window apron. The surrounding architrave was also moulded. The 8 over 8 vertical sash window was a replacement sash that used marginal glazing. The wall on each side of the window opening was covered with nailed vertical battens and laths.
- 6.2.26 Localised removal of areas of plaster showed that the north wall was constructed using red bricks of a probable late 18th or early 19th century date. The southern wall was built using yellow/red coloured London stock bricks interrupted by timber bearers. The brickwork was the same as that recorded below in shop GF1. An interesting change in the brickwork was recorded at the junctions of the flank walls, and the western elevation to the High Street. A straight joint, from floor to ceiling was present in the north-west corner and towards the junction of the north wall and the west wall (**Plate 15**). The joint was quite rough and relatively wide, and had been secured, fixing the brickwork of the western wall to the northern using a large wrought iron strap. This straight joint was also recorded, in the same location, on the second floor and presumably (though obscured) on the third floor. Another straight joint was also present between the south wall and the western elevation, although this was less 'open' and did not show evidence of structural ties (**Plate 18**).
- 6.2.27 A wooden pulley in a cast-iron carrier was set into and towards the base of the western wall (**Plate 18**). The pulley would have enabled large items (furniture, goods for storage etc) to have been pulled up from Borough High Street and into the building through the window opening. It appears to be contemporary with the construction of the west wall.

Stairwell FF2 (Plate 19)

- 6.2.28 The stair rising from the ground to first floor and the stair up from the first to second floor were both modern additions and did not occupy the original staircase position. The staircase from the first to the second floor was a tight newel stair with quarter winders at the top and base. Both stairs are part of an area (FF2) which had been considerably reworked in recent years, with the addition of new floor structure and the insertion of a centrally located RSJ, strengthening the floor above and providing additional lateral bracing (**Figure 20**).
- 6.2.29 A change in brickwork, partly seen in the north wall, just east of the stair, may indicate the presence of a blocked door opening into the adjacent no. 125 Borough High Street, or a rebuilding associated with the removal of the chimney breast (seen below) from this area to facilitate the stair.

- 6.2.30 The window opening in the south wall has a plain 6 over 6 vertical sash of late 19th century or possibly later date and a plain window architrave and reveals. It was sited adjacent to a modern opening and door onto mezzanine floor FF3 to the east.

Mezzanine FF3 (Plate 20)

- 6.2.31 The mezzanine floor structure (as seen from below) comprised relatively heavy deep section softwood floor joists supported to the east and west on north-south binding joists (**Plate 20**). The common floor joists are overlain by a perpendicular tier of joists, trenched in and covered in softwood boards. This vertical boarding to the walls respects the height of the mezzanine, suggesting that they are a contemporary or later decoration. The eastern end stud wall to the mezzanine floor and the joist of the lean-to roof structure, are both modern. Its location and lack of window openings would suggest a utilitarian/storage use.

Second Floor (Figure 21)

- 6.2.32 The second floor, unlike the floors below, retained much of its original spatial layout, with a narrow central dog-leg stair (SF2) flanked by rooms (SFF3) on each side (**Figure 21**).

Room SF1 (Plates 21 and 22)

- 6.2.33 Room SF1 lay to the west of the central stair bay. It was formerly heated by a fireplace central to the north wall (now blocked) and retained the same arch structure in the ceiling which carried the weight of the hearth and chimney breast of the fireplace on the floor above. In common with the first and third floors, a crude straight joint was present towards the junction of the north and western walls (**Plate 22**). A similar joint at the corresponding junction to the south, was not clearly visible.

- 6.2.34 The floor joists (in the ceiling) were all regular softwood deep section joists (8 x 2 inch), aligned east-west, although slightly heavier joists or (8 x 3 inch) were used in the area of the brick arch under-pinning the fireplace above. The window opening to the western wall, used a plainer surround than that present in the more elaborate sitting room (FF1) below, built with a single recessed panel to the timber apron and plain reveals. The architrave was plain, edged out with an applied modern slightly chamfered moulding. The fenestration comprised a simple 4 over 8 vertical sash window with marginal lights and modern glazing.

- 6.2.35 The brickwork of the south wall (**Plate 21**) was the same as the brickwork recorded in the south wall on the lower floors. The floor boards were wide softwood boards and not modern replacement 4 inch boards present within stairwell SF2.

Stairwell SF2 (Plates 23 and 24)

- 6.2.36 Whilst the structure of the dog-leg stair was modern, the stairwell, unlike the floors below, occupied its original location within the building. It was framed to the east and west by original timber-framed stud wall panels, built in primary bracing, each incorporating a straight diagonal brace interrupting the studding (**Plate 21**). The interrupted studs were cut and nailed into the diagonal brace, which in turn was nailed to a king stud (forming the door jamb) and jointed into the bottom rail. The studs, which measured 4x4 or 4x3 inch, were also tenoned in the rails top and bottom. The top rails to both walls also supported the inner ends of the common floor joists. Both frames showed a number of carpenter's assembly marks, either chiselled as Roman numerals or simply scribed (**Plates 23 and 24**). The two types of markings suggest two phases. They were originally 'framed up', using the Roman numerals (**Plate 24**), then, due to later alterations, were taken down and later re-assembled using the scribed markings (**Plate 23**). The two door openings to the stairwell appear to be original, correctly tenoned and marked (**Plate 21**). It is interesting to note that wall frame to the east side of the stair and the joists over the stairwell, show evidence of fire damage.

Room SF3 (Plates 25 and 26)

- 6.2.37 Room SF3 was slightly smaller than room SF1 (**Figure 21**). It was lit by a single sash

window, central to the east wall and heated by a fireplace (blocked) built into the northern wall (**Plate 25**). This fireplace has the same brick segmental arch as that recorded at ground floor sealed behind the staircase. The 6 over 6 sash window was the same style replacement window as recorded elsewhere, while the window architrave was more elaborate than its equivalent to the west (in room SF1), and incorporated three vertical recessed panels within the apron. The chimney breast projected (by half a brick) into the room from the north wall and included a central blocked fireplace, built with a segmental rough brick arch (**Plate 25**). Its opening had been blocked using modern construction blocks, although the chimney had remained in use as a flue for a 'gas fire' or similar. The ceiling over room SF3 was covered in softwood match-boarding and represented the only section of ceiling that remained *in-situ* (**Plate 26**). The ceiling boarding is similar to the vertical boarding at ground floor which suggests that they were installed at the same time.

Third Floor (Figure 22)

- 6.2.38 The third floor rooms (TF1 to TF3) corresponded exactly in size and spatial layout to the equivalent rooms on the second floor below (**Figures 21 and 22**).

Attic Room TF1 (Plates 27 to 29)

- 6.2.39 Room TF1, the larger of the two rooms, lay to the west of the central stairwell (**Figure 22**). It was lit by a single window opening central to the west wall, containing a 3 over 3 vertical sash window, smaller in size than its equivalent below. The sashes were hung on chords and comprised large glass panes (20 x 16 inch) of modern glass. The glazing bars used an ovolo detail. The architrave to the window surround was a modern addition, while the apron below the window sill included three vertical, un-moulded panels. The window lay adjacent to a built-in, full height cupboard occupying the 'recess' between the north-western corner of the room and the chimney breast, roughly central to the north wall (**Plate 27**). The cupboard, which was quite shallow in depth, retained a pair of tall, narrow, softwood doors with a plain recessed panel decoration and beaded astragal. The decorative treatment to these early 19th century doors, echoed that used on the window apron.
- 6.2.40 The same straight joint, also recorded towards the north-western corner on the first and second floors, was present in the north wall. This was west of the chimney breast, which projected out half a brick from the wall plane into the room. The fireplace had latterly been blocked using modern construction blocks (**Plate 27**), although following their removal, a late 18th century cast-iron hob grate was revealed (**Plate 29**). The cast-iron fireplace included floral decoration and was set within a narrow opening built with a brick segmental arch supported by a wrought iron lintel. The chimney breast was constructed using red bricks of late 18th/early 19th century date. A stone hearth was set in front of the fireplace into a much worn floor, which comprised 8 inch floor boards, aligned north-south across room TF1.
- 6.2.41 The ceiling over room TF1 comprised softwood deep section joists aligned east-west and supported along the flank walls to the east and west and centrally, lapped over the top of the primary braced wall frames of the stairwell. The joists measured 11-12 inch x 2 ½ inch scantling and were overlain by 10 inch softwood boards (forming the roof). At the western end they were tied into the wall and in some instances, further secured by a wrought iron strap. To the east (wall) the joists were tenoned into a wall plate. This difference further supports the evidence for a re-fronting or rebuilding of the western facade.
- 6.2.42 Interestingly a number of the roof joists showed evidence of Baltic marks, either as a series of scribed diagonal slash and cross marks (**Plate 30**) or as ring marks, some doubled (as an 8) or with a tail (as a 6 or 9) (**Plate 31**). These marks were identified on the joists in both rooms TF1 and TF3 (**Plates 30 and 31**) and in a more rudimentary fashion, on the wall frames of the stairwell (**Plate 32**).
- 6.2.43 The exposed brickwork in the north and south walls were not similar in character. The brickwork of the north wall comprised red brick with wrinkled faces, laid in an irregular English bond. These were very slightly smaller than the red bricks with occasional

yellow stock bricks used in the southern wall, also laid in an irregular bond but also incorporating a timber bearer at every 10th course.

Stairwell TF2 (Plates 30 to 32)

- 6.2.44 The central stairwell was identical in its location and use of primary braced wall framing, as that already described for the floor below (2nd floor), although, as it was the top of the flight, this modern stair did not need to extend as far southwards into the room (**Figures 21** and **22**). Consequently the two door openings within the wall frames to the stair bay were more central than those below and included an additional tension brace to the south side (**Plate 29**).
- 6.2.45 A number of joists above the northern half of the stair bay had been removed, presumably to provide access to the roof. This opening had latterly been blocked using modern softwood joists and construction board. A blocked inserted doorway to the adjacent no. 129 Borough High Street was present within the south wall and central to the stair bay. Its presence shows that these buildings were in common ownership.

Room TF3

- 6.2.46 The eastern room was lit by a single 3 over 6 vertical sash window with 13 inch panes, modern glass and typical glazing bars with an ovolo mould. The window architrave was moulded with a cyma-recta and the apron decorated with a series of three plain vertical recessed panels. The chimney breast, recorded central to the north wall on the floor below, was not present at this level, while a blocked window opening is located towards the south-eastern corner of room TF3 and above a similarly located opening on first floor. Its position lies in the south wall to the east of the oversailing no. 129 Borough High Street.

Basement (Figure 23; Plates 33 and 34)

- 6.2.47 The basement, accessed via a straight flight of stairs from GF2 was laid out over three spaces, with the largest room (BF1) to the west and the smallest (BF3), comprising a small basement extension, to the east. The walls were heavily rendered and painted and the floor covered with a cement screed. The basement probably originally contained the kitchen and utility areas.
- 6.2.48 The western room BF1 was cross by an off-centre binding joist (boxed in), set into the south wall, but supported on a brick pier to the north (**Figure 23; Plate 34**). A feature indicative of separate building phases for the two walls, but located roughly central to the original building. The western end wall and a section of the floor adjacent showed the presence of a blocked former window or light well to the basement room (**Plate 33**). The floor joists over the basement ran east to west and were deep section softwood timbers measuring 9 x 2½ -3 inches.
- 6.2.49 A chimney breast of a former kitchen fireplace was present central to the north wall of room BF2, although no evidence of the fireplace/hearth remained. An equivalent chimney breast or the structure supporting a chimney breast in ground floor room GF1 was not present to the west in room BF1.
- 6.2.50 A small basement extension was present to the east of room BF2. To integrate the two basements, the rear wall of the pre-existing basement had been broken through and a heavy timber lintel, laid flat section, inserted along the wall line. The extension comprised a narrow small vaulted room, possibly originally used as a coal cellar, serviced from Spur Inn Yard. It was latterly part converted for sanitary use.

7 DISCUSSION AND CONCLUSIONS

- 7.1.1 The historic building survey of the Grade II listed no. 127 Borough High Street has shown that it has an interesting structural development with modern alterations and additions.
- 7.1.2 One of the aims of the survey was to establish and record the presence of historic fabric connected with the former Spur Inn, which is known to have traded in this area from the 16th century. Documentary research for this project revealed that the Spur Inn lay to the south-east of no. 127 Borough High Street and to the rear (east) of no. 131 Borough High Street. Rendle and Norman's (1888) account of the inns of Southwark states that in 1848 with trade disappearing the Spur Inn stopped operating as an inn and that the last landlady was Mrs Elizabeth Fleckney. This may have marked a break in the inn's operations because the 1861 Census records Richard Woodward as Innkeeper at the Spur Inn and the 1865 Post Office Directory lists Mrs Harriet Langston, beer retailer in Spur Inn Yard. From 1867 to 1871 John Dent is listed as beer retailer in Spur Inn Yard. Beer retailers in Spur Inn Yard are no longer listed in the 1872 and later directories. The building is shown on the 1872 and 1894-96 Ordnance Survey maps but has been removed by 1907 (**Figures 8 to 11**). No structural evidence, in the form of brickwork or historic timber-framing predating the late 18th century, was revealed during the recording of no. 127 Borough High Street.
- 7.1.3 The suggested date of construction, of around the turn of the 19th century, identified from the character of the surviving built fabric and the carpentry, accords well with the early 19th century construction date suggested by the list description and with an insurance agreement dating to 1802 for Edward Slee of no. 96 at the corner of Spur Inn Yard, Borough.
- 7.1.4 The brickwork to the north wall (where visible) and the lower courses of the south wall (and presumably the basement) both indicate a late 18th or early 19th century date for these walls. A distinct change in brick type and construction character, using timber bearers and London stocks, was present across the south wall (particularly internally) while a straight joint at the junction of the northern and western walls and its tying back using wrought iron straps, show that the western facade was a later addition. This later brickwork and straight joint points toward a considerable rebuilding and re-fronting of no. 127 Borough High Street during the first half of the 19th century, which, Tallis's depiction of the western front elevation shows occurred before 1838-40. While the relationship between the western and southern walls was unclear, they both appear to be relatively contemporary constructions, the latter possibly slightly later and built around the mid-19th century. This brick re-built southern wall plausibly may have replaced a timber-framed predecessor (as seen in the adjacent elevation of no.131 Borough High Street).
- 7.1.5 The re-fronting of no. 127 was probably undertaken to match the architectural treatment of the adjoining nos 123-125. The facade was presumably rebuilt after 1817 and before 1823 when the directories list George Pole, draper, at no. 95 Borough High Street but do not list no. 96, although it may equally have taken place between 1827 and 1831 when Maylard joined Pole in the business. Tallis' 1838-40 Street view shows the elevation had been completed by this date. The 1841 Post Office Directory is the first to list Pole and Maylard at both no. 95 and 96 and the 1841 census lists the two men at each address, respectively.
- 7.1.6 They were also likely responsible for the addition of the lean-to extension built onto the rear (east) of the four storey unit. This, according to a date inscribed onto a post at the junction of the lean-to extension and the main post, was carried out no earlier than 1847. This is shown by cartographic evidence to have been before 1872.
- 7.1.7 Due to the spatial restrictions imposed by the adjoining yard and no. 129 Borough High Street, the rebuilding of the south wall of no. 127 Borough High Street did not increase the overall footprint of the building. The rebuilding of the south wall entailed

the removal of the primary braced wall frames that flank the central stair. This is clearly seen in the double marking of the wall frames, with original chiselled assembly marks and the later re-assembly scribe marks across the brace and stud junctions. The 1887 Goad plan (**Figure 9**) marks this wall as 'IMP' for 'Imperfect' that is a 'defective wall' presumably in terms of acting as a fire cut off and it is possible that the wall was rebuilt after this date.

- 7.1.8 Interesting carpentry marks, observed mainly on the softwood ceiling joists of the lower third floor rooms, included a series of Baltic timber bracking marks. Whilst such markings are not closely dateable and research into the meaning of these scribed batch marks is still in its infancy, they represent a considerable influx of imported timber from the Baltic regions and ports such as Riga, Memel and Danzig, following relaxation on import restrictions on timber after the Great Fire of 1666. Much of this imported softwood construction timber would have arrived in London via the riverside Southwark timber yards and therefore it is not surprising that Baltic timber appears in no. 127 Borough High Street.
- 7.1.9 The front and rear rooms from first to third floor in no. 127 Borough High Street were heated. An 18th century cast iron hob grate survived at third floor level although the rest of the fireplaces had been removed. An interesting departure is the absence of structural evidence relating to a fireplace in ground floor front room (GF1), either as scarring to the north wall or a supporting arch in the basement below. Whilst the rear spaces (GF3) were heated (later blocked by the modern stair) it appears that the front room (GF1) was not, suggesting an original use as a shop. Later decorative adaptations include the re-fenestration of the first to third floor sash windows, using marginal glazing, and the addition of vertical tongue and groove boarding to the ground floor rooms. The latter must have occurred after the addition of the lean-to extension and dates to the second half of the 19th century.
- 7.1.10 Modern alterations have had the most impact on the ground and first floor levels, with the creation of the modern tobacconist kiosk within room GF1 and the insertion of a modern (post-Second World War) stair structure at ground and first floor level. This addition also entailed the re-construction of parts of the first floor structure and the insertion of an RSJ into room FF2. Whilst the stairs to the second and third floors were also modern, unlike those below, they were built within the original central stair bay location, flanked by historic primary braced wall frames. Given this, it is likely that this central stair bay was originally in the same location on all floors, before the addition of the present modern stairs. The insertion of a door opening at third floor level enabled internal (?sole) access to the adjacent rooms of no. 129 Borough High Street, located over the carriageway.

8 ACKNOWLEDGEMENTS

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- 8.1.2 The project was managed for Pre-Construct Archaeology by Charlotte Matthews. The building recording and report were completed by Adam Garwood. Hayley Baxter and Adela Murray-Brown compiled the illustrations.

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Newcourt's illustration of 1658

Roque's Map of 1747

Horwood's Map of 1799-1819

Tallis's London Street Views 1838-1840

1872 First Edition Ordnance Survey Map

APPENDIX 1: List of occupants, 1811-1965 (also Spur/Spurr Inn, Spurr Inn Yard and adjoining, nos. 129-133)

Year	Street No.	Occupant(s)	Type of business	Notes	Source
1811 (c)	95	Wigg & Co	NS		(Powell, C. 1982: 39)
	96	Slee, Edward	NS ('dealer in wines, spirits, liquors and bottled porter' in 1802) ¹		(<i>ibid</i> : 33)
	96	Slee, John	NS		(<i>ibid</i> : 33)
	Spurr Inn	Faulkner	NS		(<i>ibid</i> : 13)
	Spurr Inn	Field, Stephen ²	NS	"Occupied by 5 families, i.e. 33 persons"	(<i>ibid</i> : 14)
1817	94	Scrivenor & Son	Hop & Seed Factors		(Johnstones' London Commercial Guide & Street Directory, 1817)
	95	Pole, George	Linen draper & haberdasher		
	96	Ash, John	Engineer & machinist		
	99	Stringer, Thomas	Boot & Shoe Maker		
	100	Davis, David	Saddler & Harness Maker		
	<i>No mention of the Spur Inn</i>				
1821	High Street	Pole, George	NS		1821 St Saviour's Poor Rate Ratepayers Index
1823	94	Scrivenor, Son & Wilson	Hop Factors	Kentish-buildings	Pigot's London & Counties Directory, 1823-4: 118
	95	Pole, George	Linen Draper-Retail		<i>ibid</i> : 163
	96	Not listed			
1827	94	Scrivenor, Son & Wilson	Hop Factors	Kentish-buildings	Post Office London Directory, 1827: 362
	95	Pole, George	Linen Draper	St	<i>ibid</i> : 323

¹ Edward Slee insured 96 Borough High Street (situated at the 'corner of Spur Inn Yard') in October 1802 (LMA CLC/B/192/F/001/MS11936/427/740061, 28/10/1802)

² Stephen Field, inn holder & tavern keeper insured the Spur Inn in 1817 (LMA CLC/B/192/F/001/MS11936/475/936559, 01/12/1817) and 1820 (LMA CLC/B/192/F/001/MS11936/484/970823, 30/08/1820)

				Margaret's Hill	
	96	Not listed			
1831 (c)	95	Pole, George	Draper	Pole's business partner, the draper Martin Maylard, was listed separately at 17 Bridge Street	<i>St Saviour Southwark Index of 1831 Census</i>
	96	Not listed			
	Spurr Inn	John Brelsford	Innkeeper	-	<i>ibid</i>
1831 (pr)	95	Pole & Maylard	NS	Boro: 1 Page: 10	<i>1831 St Saviour's Poor Rate Ratepayers Index</i>
	96	Not listed			
1832	94	Scrivenor, Harry & Son	Hop Factors	Kentish-buildings	<i>Pigot & Co.'s National & Provincial Commercial Directory, 1832-4: 399</i>
	95	Pole & Maylard	Linen Draper	St Margaret's Hill	<i>ibid: 418</i>
	96	Not listed			
	<i>Spurr Inn not listed under 'Public Houses'</i>				
1838	94	Not listed			
	95	Pole & Maylard	Silk Mercers	St Margaret's Hill	<i>Post Office London Directory, 1838: 448</i>
	96	Not listed			
	<i>Spurr Inn not listed under 'Public Houses'</i>				
1841 (d)	92 & 93	<i>Grapes</i>		George Pike	<i>Post Office London Directory, 1841: 27</i>
	94	Woolton, Robert Charles	Hop Merchant		
	95 & 96	Pole & Maylard	Silk Mercers &c		
	97	<i>Spur Inn</i>		John Brelsford	

	Spur Inn Yard	Wilson, John ³	Hop Factor		
	98	Ambrose, Mrs C. ⁴	Gen. Booking Office		
	99	McGillivray, William	Hosier & Outfitter		
	100	Davis, George	Saddler & Harness Maker		
1841 (c)	(92 & 93)	George Pike	Wine Merchant	40 y/o + 7	TNA HO 107/1088/1
	<i>Kentish Buildings (94)</i>	Robert Mitchell	Hop Porter	38 y/o + 5	
	<i>Kentish Buildings (Yard?)</i>	William Kenton	Labourer	35 y/o + 1	
	(95)	George Pole	Draper	70 y/o + 15	
	(96)	Martin Maylard	Draper	45 y/o + 2	
	Spur Inn Stables	Henry Underwood	Waggoner	35 y/o + 5	
	Spur Inn Yard	George Bevis ⁵	Post Master	55 y/o + 10	
	Spur Inn (97)	John Brelsford	Innkeeper	60 y/o + 7	
	(98)	Caroline Ambrose	Corn Chandler	40 y/o + 2	
	(99)	William McGillivray/Thomas Banker	Ind./Hosiers Sh.	60 y/o	
	(100)	George Davis	Sadler	45 y/o + 4	
1851 (c)	92 High Street	Charles Williams	Licensed Victualler	33 y/o + 2	TNA HO 107/1558/10
	95 High Street	Martin Maylard	Silk Mercer	55 y/o + 10	
	1 House uninhabited				
	99 High Street	James Wright	Assistant Hosier	25 y/o + 2	
	101 High Street	Edward D Rogers	Haberdasher	26 y/o + 7	
1852	95 & 96 Borough High Street	Maylard, Martin	Silk Mercer		<i>Post Office Directory of London &c, 1852: 878</i>
1861 (c)	92-3 High Street	Jesse Holloway	Wine & Sprit Merchant	43 y/o + 8 [2 houses]	TNA RG 9/315/179

³ John Wilson, gentleman, insured property at the Spur Inn in 1835 (LMA CLC/B/192/F/001/MS11936/543/1194376). Insurance documents dated 1837 (LMA CLC/B/192/F/001/MS11936/556/1244893 and LMA CLC/B/192/F/001/MS11936/556/1244894) describe Wilson as a hop & seed factor

⁴ Is this the widow (who was a milliner) of Joseph Thomas Ambrose, who insured property at '98 Borough [HS] communicating with Spur Inn Yard' in 1828 (LMA CLC/B/192/F/001/MS11936/511/1074712) and 1833 (LMA CLC/B/192/F/001/MS11936/534/1153054)?

⁵ George Bevis insured property at the Spur Inn, Borough in 1837 (LMA CLC/B/192/F/001/MS11936/556/1252409)

	95-6 High Street	Martin Maylard	Silk Mercer	56 y/o + 6 [2 houses]		
	98-9 High Street	John George Moore	Hosier	25 y/o + 4		
	100 High Street	Henry Buston	Saddler	41 y/o + 3		
	Spur Inn	Richard Woodward	Inn Keeper	40 y/o + 7	TNA RG 9/315/185	
	Spur Inn Yard	Thomas March	Hop Porter	39 y/o + 2		
	Spur Inn Yard	Lucy Hellenscamp?	Laundress	53 y/o + 5		
	Spur Inn Yard	John Edmonds	Labourer	45 y/o + 5		
	Spur Inn Yard	Sarah Aston	-	50 y/o + 5		
	Spur Inn Yard	Harriet Thornton	Charwoman	45 y/o + 1		
1865 (d)	94 High Street: Kentish Buildings	Various			<i>Post Office London Directory, 1865: 201</i>	
	95-6 High Street	Maylard, Martin	Silk Mercer			
	97 High Street: Spur Inn Yard	Langston, Mrs Harriet; Drewett, James; Hodges, William	Beer retailer; Booking office; Hop & seed merchant			
	98-101 High Street	Lowther, Frederick	Hosier & outfitter			
1867 (d)	94 High Street: Kentish Buildings	Various			<i>Post Office London Directory, 1867: 203</i>	
	95-6 High Street	Granger, Arthur	Stationer	Sole mention		
	97 High Street: Spur Inn Yard	Dent, John; Drewett, James; Hodges, William; Lovatt, Henry	Beer retailer; Booking office; Hop & seed merchant; Hop merchant			
	98-101 High Street	Lowther, Frederick	Hosier & outfitter			
1868 (d)	94 High Street: Kentish Buildings	Various			<i>Post Office London Directory, 1868: 186</i>	
	95 High Street	Not listed				
	96 High Street	Not listed				
	97 High Street: Spur Inn Yard	Dent, John; Drewett, James; Hodges, William;	Beer retailer; Booking office; Hop & seed merchant;			

		Lovatt, Henry	Hop merchant		
	98-101 High Street	Lowther, Frederick	Hosier & outfitter		
1869 (d)	94 High Street: Kentish Buildings	Various			<i>Post Office London Directory, 1869: 186</i>
	95 & 82 High Street	Gill Bros	Carpet warehouse	First mention	
	96 High Street	Not listed			
	97 High Street: Spur Inn Yard	Dent, John; Drewett, James; Hodges, William; Lovatt, Henry; Grand Junction Canal Company	Beer retailer; Booking office; Hop & seed merchant; Hop merchant; Booking office		
	98-101 High Street	Lowther, Frederick	Hosier & outfitter		
1870 (d)	94 High Street: Kentish Buildings	Various			<i>Post Office London Directory, 1870: 187</i>
	95 & 82 High Street	Gill Bros	Carpet warehouse		
	96 High Street	Foster, Thomas & Co	Wine merchants	Sole mention	
	97 High Street: Spur Inn Yard	Dent, John; Drewett, James; Hodges, William; Lovatt, Henry; Grand Junction Canal Company	Beer retailer; Booking office; Hop & seed merchant; Hop merchant; Booking office		
	98-101 High Street	Lowther, Frederick	Hosier & outfitter		
<i>Street numbering changes 1870/1; it appears that some of the numbers in the 1871 directory are incorrect</i>					
1871 (d)	128 High Street: Kentish Buildings	Various			<i>Post Office London Directory, 1871: 188</i>
	123, 125 & 101 High Street	Gill Bros	Carpet warehouse		
	127 High Street	Not listed			
	129 High Street: Spur Inn Yard	Dent, John; Drewett, James; Hodges, William; Lovatt, Henry; Grand Junction	Beer retailer; Booking office; Hop & seed merchant; Hop merchant; Booking office		

		Canal Company			
	131-135 High Street	Lowther, Frederick	Hosier & outfitter		
1871 (c)	121-123 Boro High St	George Sams (?)	Licensed Victualler	52 y/o + 6	TNA RG 10/597/65
	125 BHS	Brunskill Salkeld	Furniture Salesman	18 y/o + 1	
	127 BHS	Uninhabited	-	-	
	1 Kentish Bldgs	Henry Edward Edwards	Plumber	59 y/o + 3	
	2 Kentish Bldgs	James Cook	Carman	36 y/o + 1	
	3 Kentish Bldgs	John Cadmore	Carman	51 y/o + 2	
	129 BHS (Spur Inn Yard)	John Gent	Carpenter	64 y/o + 14	
	2 Spur Inn Yard	Edward Cross	Porter	53 y/o + 4	
	3 Spur Inn Yard	Louisa Kemp	Laundress	64 y/o + 3	
	4 Spur Inn Yard	Eliza Edward	-	60 y/o + 5	
1872 (d)	123 High Street: Kentish Buildings	Various			<i>Post Office London Directory, 1872: 189</i>
	123, 125 & 101 High Street	Gill Bros	Carpet warehouse		
	127 High Street	Smith, William	Hatter	First mention	
	129 High Street: Spur Inn Yard	Drewett, James; Hodges, William; Lovatt, Henry; Grand Junction Canal Company	Booking office; Hop & seed merchant; Hop merchant; Booking office		
	131-135 High Street	Lowther, Frederick	Hosier & outfitter		
1874 (d)	123 High Street: Kentish Buildings	Various			<i>Post Office London Directory, 1874: 190</i>
	123, 125 & 101 High Street	Gill Bros	Carpet warehouse		
	127 High Street	Smith, William	Hatter		
	129 High Street: Spur Inn Yard	Drewett, James; Hodges, William; Lovatt, Henry; Grand Junction Canal Company;	Booking office; Hop & seed merchant; Hop merchant; Booking office;		

		Norman & Sons	Cabinet makers		
	131-135 High Street	Lowther, Frederick	Hosier & outfitter		
1876 (d)	123 High Street: Kentish Buildings	Various			<i>Post Office London Directory, 1876: 192</i>
	123, 125 & 101 High Street	Gill Bros	Carpet warehouse		
	127 High Street	Smith, William	Hatter		
	129 High Street: Spur Inn Yard	Drewett, James; Hodges, William; Lovatt, Henry; Cooper & Branch	Booking office; Hop & seed merchant; Hop merchant; Cabinet makers		
	131-135 High Street	Lowther, Frederick	Hosier & outfitter		
1880 (d)	123 High Street: Kentish Buildings	Various			<i>Post Office London Directory, 1880: 191-2</i>
	123, 125 & 101 High Street	Gill Bros	Carpet warehouse		
	127 High Street	Smith, William	Hatter	Last mention	
	129 High Street: Spur Inn Yard	Drewett, James; Hodges, William; Lovatt, Henry; Cooper, Joseph & Co	Booking office; Hop & seed merchant; Hop merchant; Cabinet makers		
	131-135 High Street	Lowther, Frederick	Hosier & outfitter		
1881 (c)	125 Boro High St	Mary ?	Housekeeper	41 y/o + 1	TNA RG 11/520/36
	127-129 Gateway	Uninhabited			
	Spur Inn Yard (129 BHS) 1	Joseph Cooper	Cabinet Maker	36 y/o + 7	TNA RG 11/520/53
	Spur Inn Yard 2	George Browning	Warehouseman	41 y/o + 6	
	Spur Inn Yard 3	Arthur Muckles (?)	Pianoforte Tuner	28 y/o + 2	
	Spur Inn Yard 4	Thomas Bescoe	Carman	24 y/o + 3	
	Spur Inn Yard 5	William Surrey	Carman	42 y/o + 6	
	Spur Inn Yard 6	Kenneth Logan	Hairdresser	63 y/o + 5	

	Spur Inn Yard 7	John Rowland	Ex-Customs House Officer	61 y/o + 3	
	Spur Inn Yard 8-10	Uninhabited			
1882 (d)	123 & 125 BHS	Gill Bros	Carpet warehouse	-	<i>Post Office London Directory, 1882: 193</i>
	127 & 90 BHS	Cates, John Henry	Wholesale Confectioner		
	129 Spur Inn Yard	Drewett, James & Son; Hodges, W; Cooper, Joseph & Co; Paice, James John	Booking Office; Hop & Seed Merchant; Cabinet Maker; Carman		
	131-135 High Street	Lowther, Frederick	Hosier		
1884 (d)	123 & 125 BHS	Gill Bros	Carpet warehouse		<i>Post Office London Directory, 1884: 194</i>
	127 & 90 BHS	Cates, John Henry	Wholesale Confectioner		
	129 Spur Inn Yard	Drewett, James & Son; Hodges, W; Cooper, Joseph & Co; Paice, James John	Booking Office; Hop & Seed Merchant; Cabinet Maker; Carman		
	131 BHS	<i>Not listed</i>			
1888 (d)	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1888: 196</i>
	127 BHS	Norton, Thomas	Dairyman	<i>Earliest mention</i>	
	129 Spur Inn Yard	Drewett, Cooper, Paice			
	131 BHS	Lloyd & Co	Laundry engineer	<i>Earliest mention</i>	
1891 (c)	125 BHS	Charles Perry	Waiter	20 y/o + 22	TNA RG 12/342/8-9: 10-12
	127 BHS	Thomas Norton	Dairyman	51 y/o + 8	
	129 BHS (Spur Inn Yard)	Joseph Cooper	Fancy Cabinet Maker	46 y/o + 6	
	2 Spur Inn Yard	George Browning	General Labourer	49 y/o + 5	
	3 Spur Inn Yard	Frank J Winkles	Warehouseman	49 y/o + 10	
	4 Spur Inn Yard	Alfred Craddock	Carman	36 y/o + 5	
	5-7 Spur Inn Yard	Unoccupied			
	8 Spur Inn Yard	William Hriscoll (?)	Painter	43 y/o + 5	
9 Spur Inn	Kenneth Logan	Wig Maker	74 y/o + 5		

	Yard				
1895 (d)	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1895: 215</i>
	123a BHS	Josolyne & Young	Builders		
	125 BHS	Pearce's Dining & Refreshment Rooms Ltd			
	127 BHS	Norton, Thomas	Dairyman		
	129 Spur Inn Yard	Drewett, Cooper, Laws, Paice			
	131 BHS	Lloyd & Co	Laundry engineer		
1898	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1898: 218</i>
	125 BHS	The British Tea Table Co 1897 Ltd			
	127 BHS	Norton, Mrs Frances Ann	Dairy	<i>Earliest mention</i>	
	129 Spur Inn Yard	Drewett, Cooper, Paice			
	131 BHS	Riley, George & Son	Woollen draper	<i>Earliest mention</i>	
1899	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1899: 232</i>
	125 BHS	The British Tea Table Co 1897 Ltd			
	127 BHS	Norton, Mrs Frances Ann	Dairy		
	129 Spur Inn Yard	Diprose, Hunt, Franke, Drewett, Cooper, Paice		<i>Last mentions</i>	
	131 BHS	Riley, George & Son	Woollen draper		
1900	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1900: 232</i>
	125 BHS	Pearce & Plenty	Refreshment Rooms		
	127 BHS	<i>Not listed</i>	-		
	129 Spur Inn Yard	Bourner, Henry; Brown, H & B	Carman; Insurance agent	<i>Earliest mentions</i>	
	131 BHS	Riley, George & Son	Woollen draper	<i>Last mention</i>	
1901	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1901: 241</i>
	125 BHS	Pearce & Plenty	Refreshment Rooms		

	127 BHS	Beecher, William & Co	Tailors	Only mention	
	129 Spur Inn Yard	Bourner, Henry; Brown, H & B	Carman; Insurance agent		
	131 BHS	Fawkes, Isaac & Sons	Woollen draper	<i>Earliest mention</i>	
1902	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1902: 242</i>
	125 BHS	Pearce & Plenty	Refreshment Rooms		
	127 BHS	Not listed	-		
	129 Spur Inn Yard	Bourner, Henry; Brown, H & B	Carman; Insurance agent		
	131 BHS	Fawkes, Isaac & Sons	Woollen draper		
1905	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1905: 244</i>
	125 BHS	Pearce & Plenty	Refreshment Rooms		
	127 BHS	Moss, Abraham James	Watchmaker	Earliest mention	
	129 Spur Inn Yard	Bourner, Henry; Brown, H & B	Carman; Insurance agent		
	131 BHS	Fawkes, Isaac & Sons	Woollen draper		
1910	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1910: 199</i>
	125	<i>Not listed</i>			
	127 BHS	Moss, Abraham James	Watchmaker	Last mention	
	129 Spur Inn Yard	Bourner, Henry; Brown, H & B	Carman; Insurance agent		
	131 BHS	Fawkes, Isaac & Sons	Woollen draper		
1911	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1911: 199</i>
	125 BHS	Matthews, Richard Thomas	Dining Rooms		
	127 BHS	Davis, Bernard	Watchmaker	Earliest mention	
	129 Spur Inn Yard	Bourner, Henry; Brown, H & B	Carman; Insurance agent		
	131 BHS	Fawkes, Isaac & Sons	Woollen draper		

1915	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1915: 203</i>
	125 BHS	Siggs, George & Co	Cheesemonger	<i>Earliest mention</i>	
	127 BHS	Davis, Bernard	Watchmaker	Last mention	
	129 Spur Inn Yard	Bourner, Henry; Brown, H & B	Carman; Insurance agent		
	131 BHS	Fawkes, Isaac & Sons	Woollen draper		
1916	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1916: 202</i>
	125 BHS	Siggs, George & Co	Cheesemonger		
	127 BHS	Not listed	-	Also empty in 1917-1919	
	129 Spur Inn Yard	Bourner, Henry; Brown, H & B	Carman; Insurance agent		
	131 BHS	Fawkes, Isaac & Sons	Woollen draper		
1920	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1920: 209</i>
	123A	A Lacoste & Cie	Toilet preparations		
	125 BHS	Siggs, George & Co	Cheesemonger		
	127 BHS	Wallis, Miss Daisy Ellen	Restaurant	Earliest mention; still there in 1922	
	129 Spur Inn Yard	Bourner, Henry	Carman		
	131 BHS	Fawkes, Isaac & Sons	Woollen draper		
1923	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1923: 216</i>
	123A	Colton, C & E	Carpenters		
	125 BHS	Siggs, George & Co	Cheesemonger		
	127 BHS	Wilson, Mrs Florence E.	Restaurant	Earliest mention	
	129 Spur Inn Yard	Bourner, Henry	Carman		
	131 BHS	Fawkes, Isaac & Sons	Woollen draper		
1925	123 BHS	Various			<i>Post Office</i>

	(Kentish Bldgs)				<i>London Directory, 1925: 152</i>
	123A	<i>Not listed</i>			
	125 BHS	Siggs, George & Co	Cheesemonger	<i>Last mention</i>	
	127 BHS	Licence, Miss Hetty Dorothy	Restaurant	<i>Earliest mention</i>	
	129 Spur Inn Yard	Bourner, Henry	Carman		
	131 BHS	<i>Not listed</i>			
1926	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1926: 152</i>
	123A	Cooper, H.G. Ltd	Office fitters		
	125	<i>Not listed</i>			
	127	Licence, Miss Hetty Dorothy	Restaurant		
	129 Spur Inn	Bourner, Henry	Carman		
	131	Slogan Wear Ltd	Shirt manufacturer		
1928	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1928: 155</i>
	123A	Cooper, H.G; Mendine Co.	Office fitters; Liquid glue manufacturers		
	125	Abbey Sports Co Ltd			
	127	Licence, Miss Hetty Dorothy	Restaurant		
	129 Spur Inn	Bourner, Henry	Carman		
	131	Randall, Ernest J.	Shirt manufacturer		
1930	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1930: 150</i>
	123A	Cooper, H.G; Mendine Co.	Office fitters; Liquid glue manufacturers		
	125 & 90	Abbey Sports Co Ltd; Cymbal Ltd	Knitting machine manufacturers		
	127	Couldrey, Stanley & Co	Stationers	<i>Sole mention</i>	
	129 Spur Yard	Bourner, Henry	Carman		
	131	Winder, Herbert	Shirt manufacturer		
1932	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1932: 150</i>

	123A	Mendine Co.	Liquid glue manufacturers		
	125	Abbey Sports Co Ltd			
	127	Winsford Press	Printers	<i>Sole mention</i>	
	129 Spur Yard	Bourner, Henry	Carman		
	131	Winder, Herbert	Shirt manufacturer		
1933	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1933: 152</i>
	123A	Mendine Co.	Liquid glue manufacturers		
	125	Abbey Sports Co Ltd			
	127	Not listed			
	129 Spur Yard	Bourner, Henry	Carman		
	131	Winder, Herbert	Shirt manufacturer		
1934	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1934: 195</i>
	123A	Mendine Co.	Liquid glue manufacturers		
	125	Abbey Sports Co Ltd; Corinthian Bagatelle Sales Co	Bagatelle table manufacturers		
	127	Not listed			
	129 Spur Yard	Bourner, Henry	Carman		
	131	Winder, Herbert	Shirt manufacturer		
1935	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1935: 192</i>
	123A	Mendine Co.	Liquid glue manufacturers		
	125	Abbey Sports Co Ltd; Corinthian Bagatelle Sales Co	Bagatelle table manufacturers		
	127	Tyerman, Walter John; Mathew, William Augustine; Barber, Herbert	Carpenter; Locksmith; Tobacconist	Earliest mentions	
	129 Spur Yard	Bourner, Henry	Carman		
	131	Winder, Herbert	Shirt		

			manufacturer		
1936	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1936: 194</i>
	123A	Mendine Co.	Liquid glue manufacturers		
	125	<i>Not listed</i>			
	127	Tyerman, Walter John; Mathew, William Augustine; Barber, Herbert	Carpenter; Locksmith; Tobacconist		
	129 Spur Yard	Bourner, Henry	Carman		
	131 & 135	Treadwell Bros	Boot makers		
1939	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1939: 194</i>
	123A	Mendine Co.	Liquid glue manufacturers		
	125	Frank Livett & Sons; Simpson, Gordon	Paint manufacturers; Assayers	<i>Earliest mentions</i>	
	127	Tyerman, Walter John; Mathew, William Augustine; Barber, Herbert	Carpenter; Locksmith; Tobacconist		
	129 Spur Yard	<i>Not listed</i>			
	131 & 135	Treadwell Bros	Boot makers		
1942	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1942: 134</i>
	123A	Mendine Co.	Liquid glue manufacturers		
	125	Frank Livett & Sons; Simpson, Gordon	Paint manufacturers; Assayers		
	127	Tyerman, Walter John; Mathew, William Augustine; Barber, Herbert	Carpenter; Locksmith; Tobacconist	<i>Last mention</i>	
	129 Spur Yard	<i>Not listed</i>			
	131 & 135	Treadwell Bros	Boot makers		
1943	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1943: 133</i>
	123A	<i>Not listed</i>			

	125	Frank Livett & Sons; Simpson, Gordon	Paint manufacturers; Assayers		
	127	Tyerman, Walter John; Mathew, William Augustine; Chishom [Chisham], H.R.	Carpenter; Locksmith; Tobacconist	<i>Earliest mention</i>	
	129 Spur Yard	<i>Not listed</i>			
	131 & 135	Treadwell Bros	Boot makers		
1946	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1946: 100</i>
	123A	Pollock, Leon	Floor polish manufacturer	<i>Sole mention</i>	
	125	Frank Livett & Sons; Simpson, Gordon	Paint manufacturers; Assayers		
	127	Tyerman, Walter John; Mathew, William Augustine; Chisham, H.R.	Carpenter; Locksmith; Tobacconist		
	129 Spur Yard	<i>Not listed</i>			
	131 & 135	Treadwell Bros	Boot makers		
1947	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1946: 100</i>
	123A	Amberg File & Index Co Ltd			
	125	Frank Livett & Sons; Simpson, Gordon	Paint manufacturers; Assayers		
	127	Tyerman, Walter John; Mathew, William Augustine; Chisham, H.R. Baron, Samuel & Co	Carpenter; Locksmith; Tobacconist; Fancy goods merchants	<i>Earliest mention (still there in 1948)</i>	
	129 Spur Yard	<i>Not listed</i>			
	131 & 135 (& 145-149)	Treadwell Bros	Boot makers		
1949	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1949: 105</i>
	123A	Gordon, Young & Co	Wholesale grocer		

	125	Frank Livett & Sons; Simpson, Gordon	Paint manufacturers; Assayers		
	127	Tyerman, Walter John; Mathew, William Augustine; Chisham, H.R. Esposito, V & Co	Carpenter; Locksmith; Tobacconist; Glove manufacturer	<i>Earliest mention</i>	
	131	Barr, Lamb Ltd	Powder puff manufacturers	<i>Earliest mention</i>	
	133 & 135	Blindells Ltd	Boot & shoe makers	<i>Earliest mention</i>	
1950	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1950: 105</i>
	123A	Gordon, Young & Co	Wholesale grocer		
	125	Frank Livett & Sons; Simpson, Gordon	Paint manufacturers; Assayers		
	127	Tyerman, Walter John; Mathew, William Augustine; Chisham, H.R. Esposito, V & Co	Carpenter; Locksmith; Tobacconist; Glove manufacturer		
	131	Barr, Lamb Ltd	Powder puff manufacturers		
	133 & 135	Blindells Ltd	Boot & shoe makers		
1955	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1955: 89</i>
	123A	Purvess, H. & Son	Distemper manufacturer		
	125	Holden, J & Sons	Wholesale newsagent	<i>Earliest mention</i>	
	127	Tyerman, Walter John; Mathew, William Augustine; Chisham, H.R. Esposito, V & Co	Carpenter; Locksmith; Tobacconist; Glove manufacturer		
	131	Barr, Lamb Ltd	Powder puff manufacturers		
	133 & 135	Blindells Ltd; R.N. Horsnell & Co; Emmott, Hayward Ltd	Boot & shoe makers; Small tools manufacturer; Umbrella manufacturer		

1960	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1960: 365</i>
	123A	Faller, Achille O.	Printer		
	125	Holden, J & Sons	Wholesale newsagent		
	127	Esposito, V & Co; Rodol, Hyman	Glove manufacturer; Tobacconist	<i>Earliest mention</i>	
	131	Barr, Lamb Ltd; Lincroweld Ltd	Powder puff manufacturers; Stores		
	133 & 135	Blindells Ltd; Emmott, Hayward Ltd	Boot & shoe makers; Umbrella manufacturer		
	133	Loring, S & Sons Ltd	Dyers & cleaners		
1965	123 BHS (Kentish Bldgs)	Various			<i>Post Office London Directory, 1965: 288</i>
	123A	Fallek, Achille O; Hobin, M	Printer; Bookbinder		
	125	Holden, J & Sons	Wholesale newsagent		
	127	Esposito, V & Co; Rodol, Hyman	Glove manufacturer; Tobacconist		
	131	Shoefayre; Sunday Citizen &c	Boot & shoe retailers; Stores		
	133 & 135	Blindells Ltd; Emmott, Hayward Ltd	Boot & shoe makers; Umbrella manufacturer		

APPENDIX 2: OASIS FORM

OASIS ID: preconst1-200116

Project details

Project name	Historic Building Recording of No. 127 Borough High Street
Short description of the project	The work was carried out in response to planning conditions attached to the Listed Building Consent (Ref: 13/AP/1716) and planning permission (Ref. No: 13/AP/1714). It established that the present building dates from the late 18th to early 19h century, built as a shop and later re-fronted and extended during the early and mid 19th century by the drapers, Messrs Pole and Maylard. The building retained no structural evidence of the Spur Inn, a 16th century Inn thought to have once occupied this site. Research for this project found that the inn occupied a site nearby.
Project dates	Start: 27-10-2014 End: 12-02-2015
Previous/future work	Yes / Not known
Any associated project reference codes	13/AP/1714 - Planning Application No.
Any associated project reference codes	BOH13 - Sitecode
Type of project	Building Recording
Site status	Conservation Area
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	HOUSE Post Medieval
Monument type	SHOP Post Medieval
Monument type	SHOP Modern
Methods & techniques	""Measured Survey"", ""Photographic Survey"", ""Survey/Recording Of Fabric/Structure""
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK SOUTHWARK No. 127 Borough High Street, Southwark
Postcode	SE1 1NP
Site coordinates	TQ 32575 80005 51.5029108269 -0.0896624011723 51 30 10 N 000 05 22 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Chris Constable
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	University
Name of sponsor/funding body	Kings College London

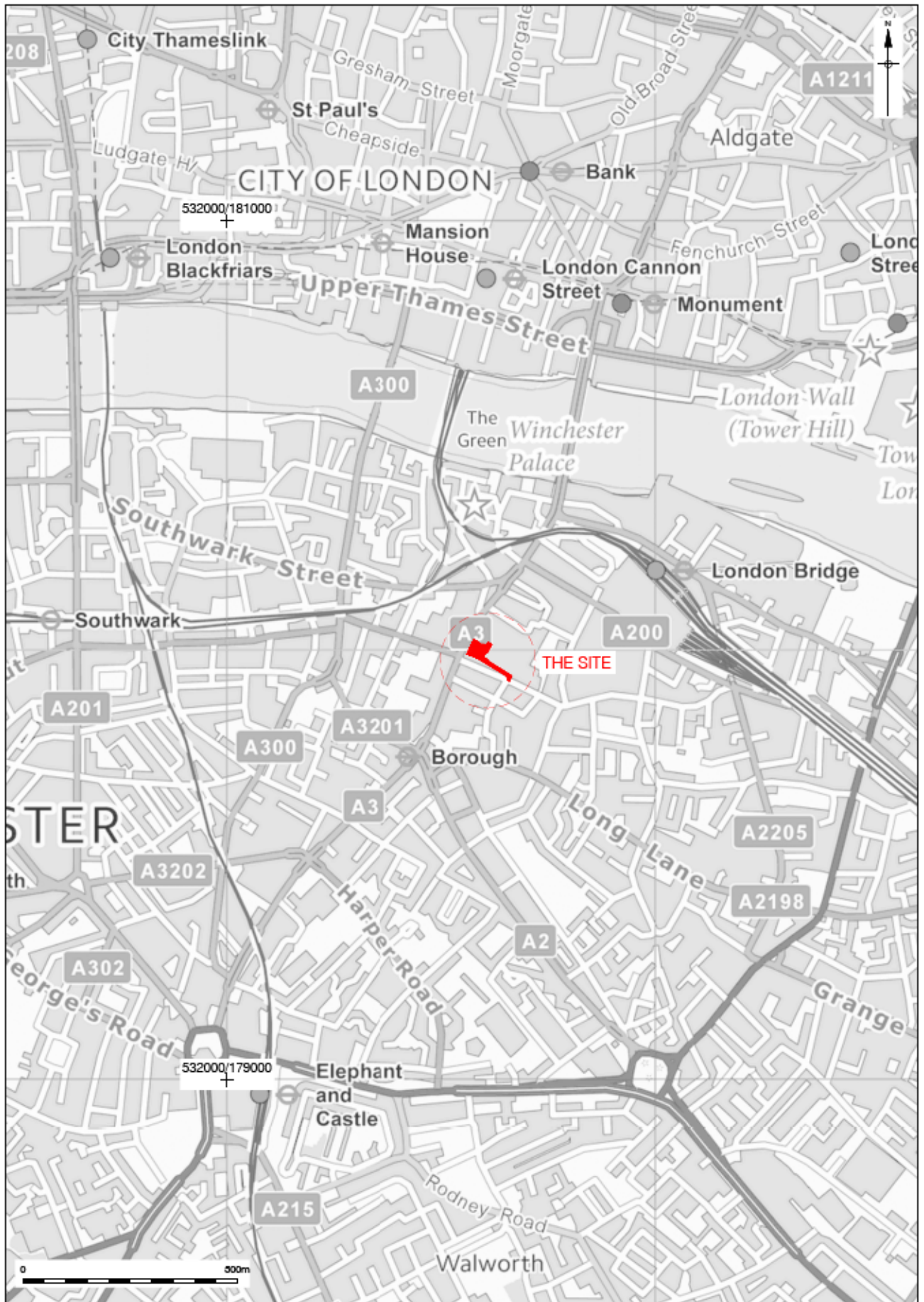
Project archives

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

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of No. 127 Borough High Street, London Borough of Southwark, SE1 1NP
Author(s)/Editor(s)	Garwood, A
Other bibliographic details	PCA Report No R12104
Date	2015
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London Office
Description	A4 PDF report for planning

Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	22 May 2015



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 16/03/2015 AMB

Figure 1
 Site Location
 1:12,500 at A4

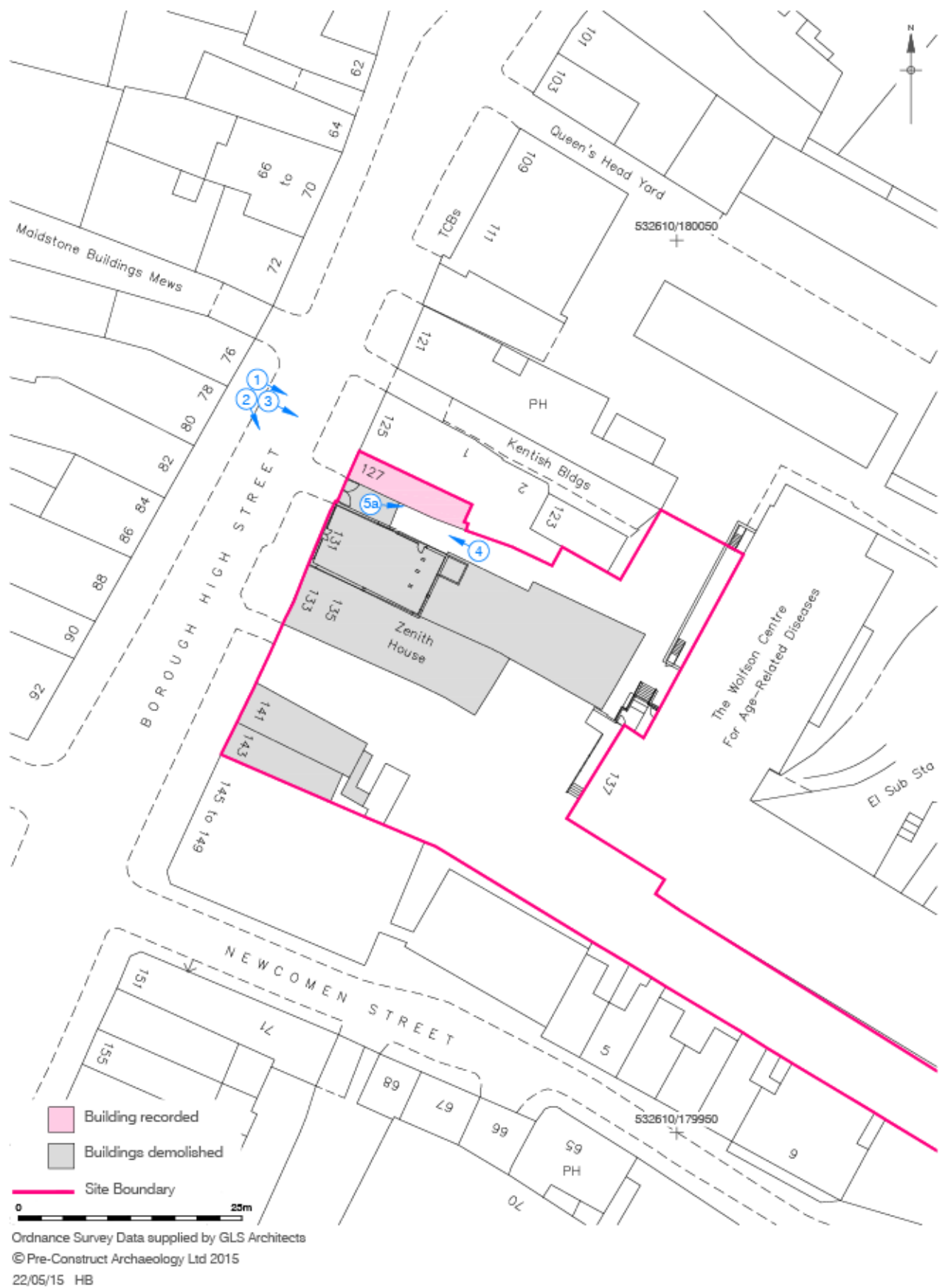
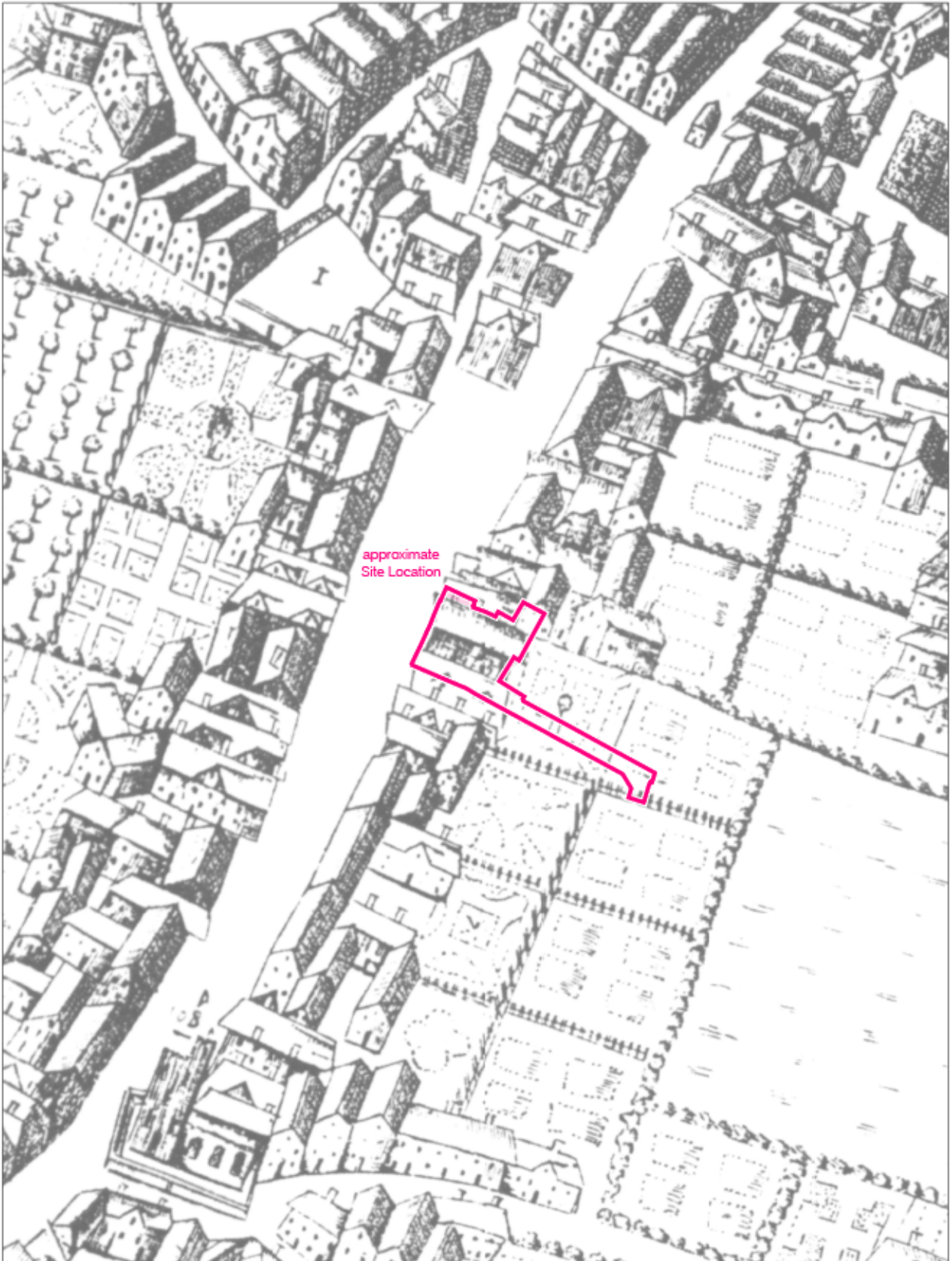
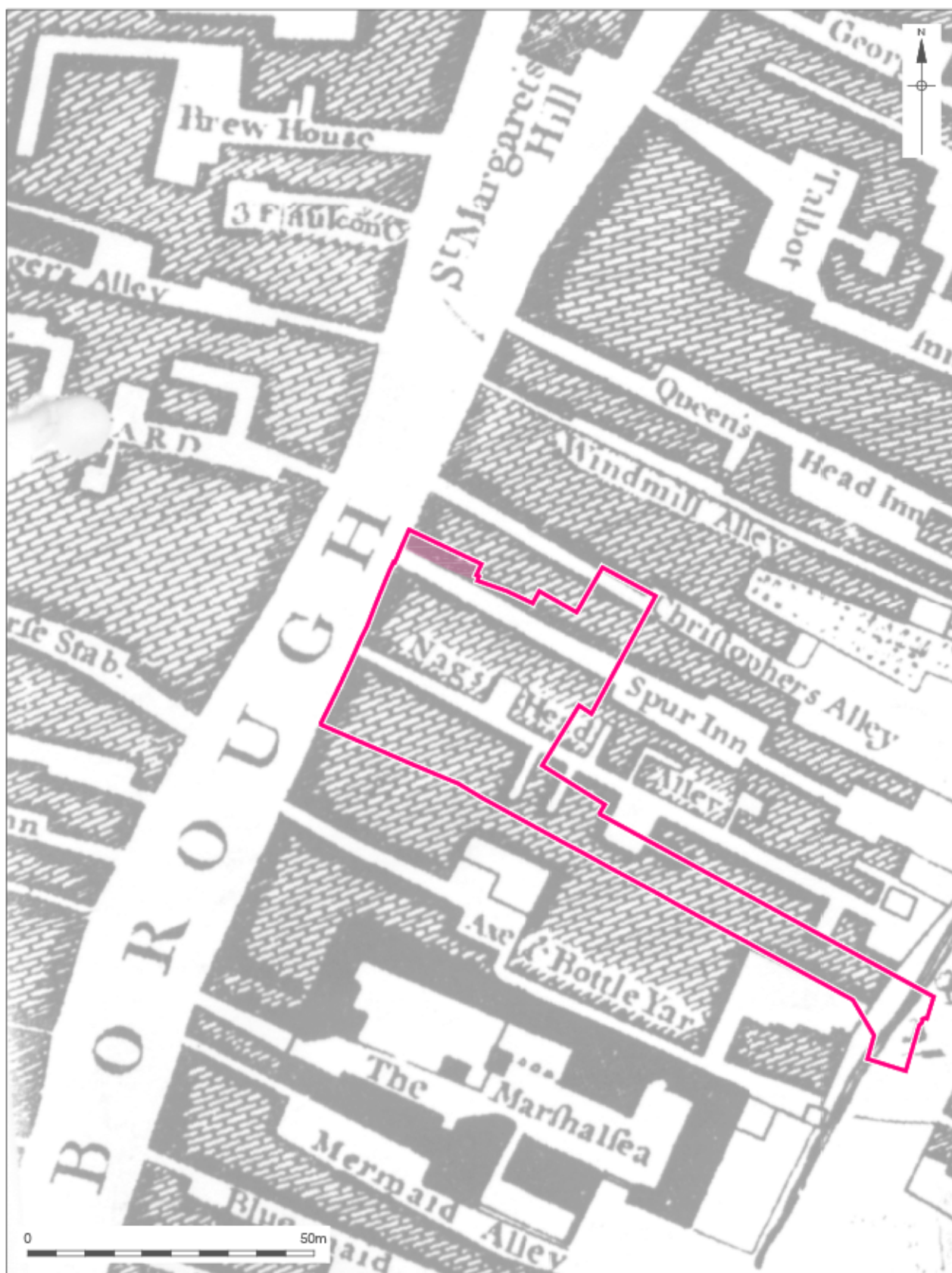


Figure 2
 Detailed Site Location
 & External Plate Locations
 1:625 at A4



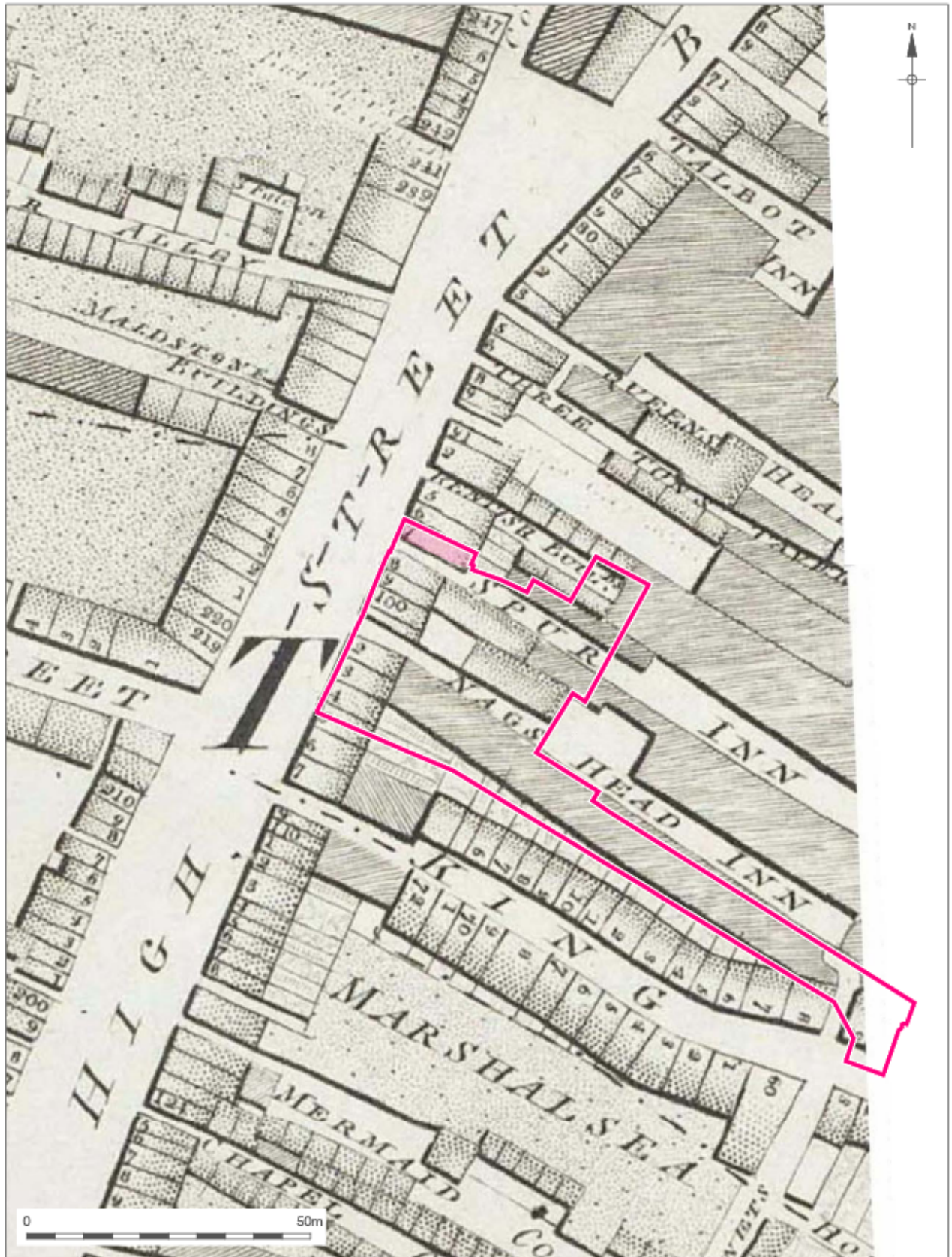
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Figure 3
Newcourt's Illustration of 1658
not to scale



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



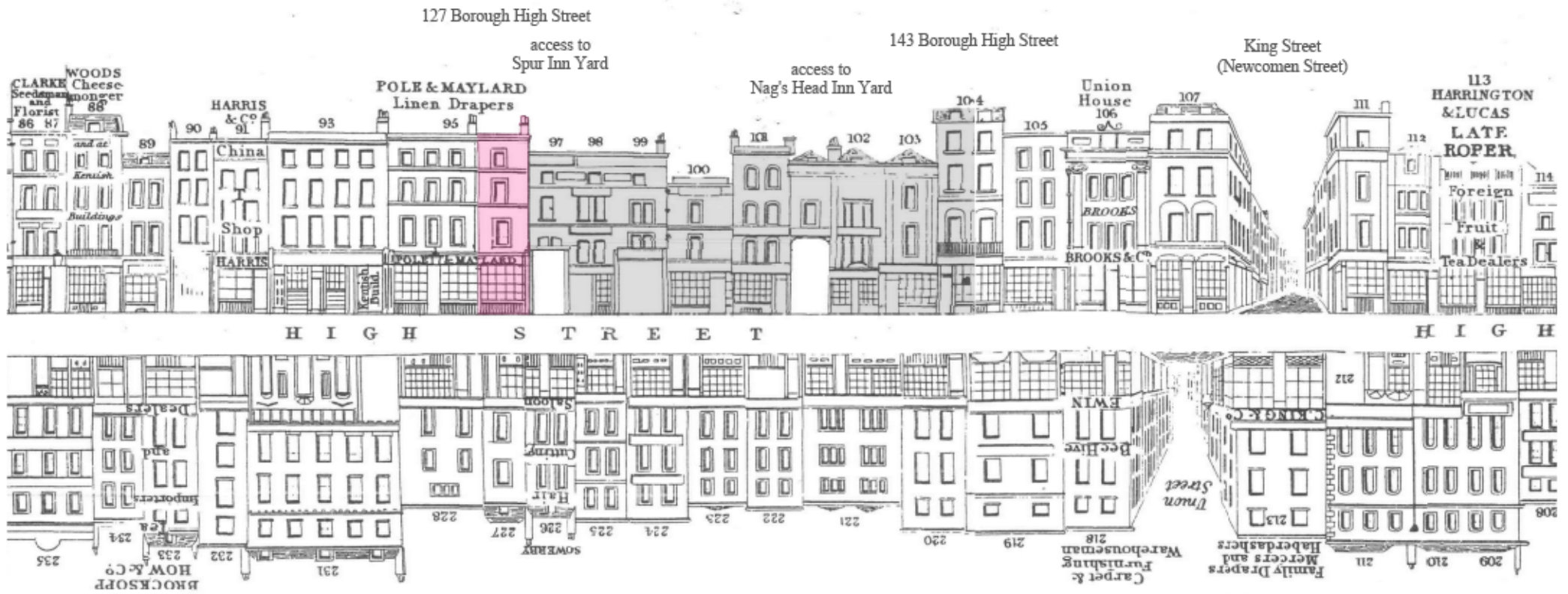
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Figure 5
Horwood's Map of 1799
1:1,000 at A4



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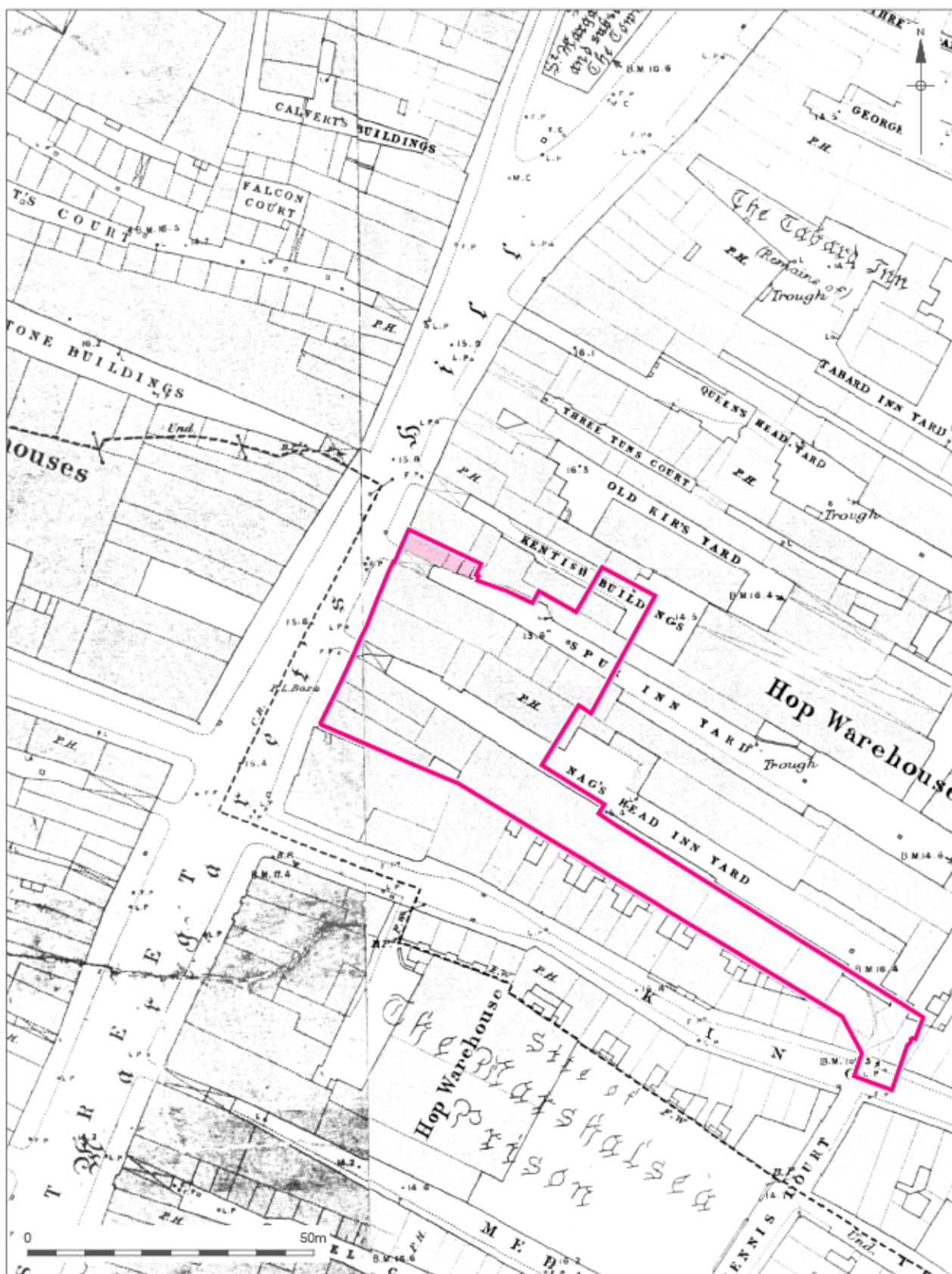
Figure 6
Horwood's Map of 1799-1819
1:1,000 at A4



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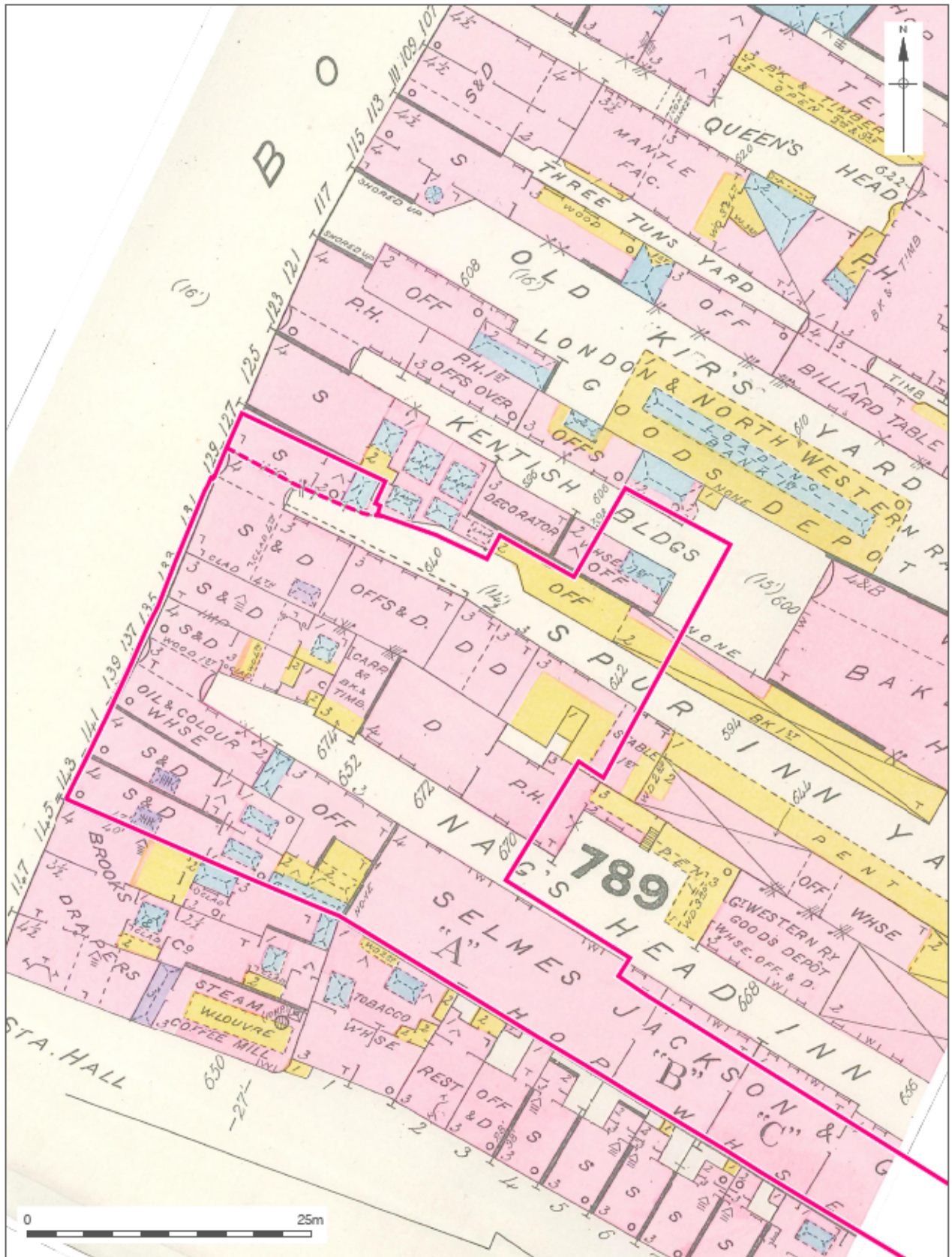
22/05/15 HB

Figure 7
Tallis's London Street Views 1838- 1840
1:400 at A4



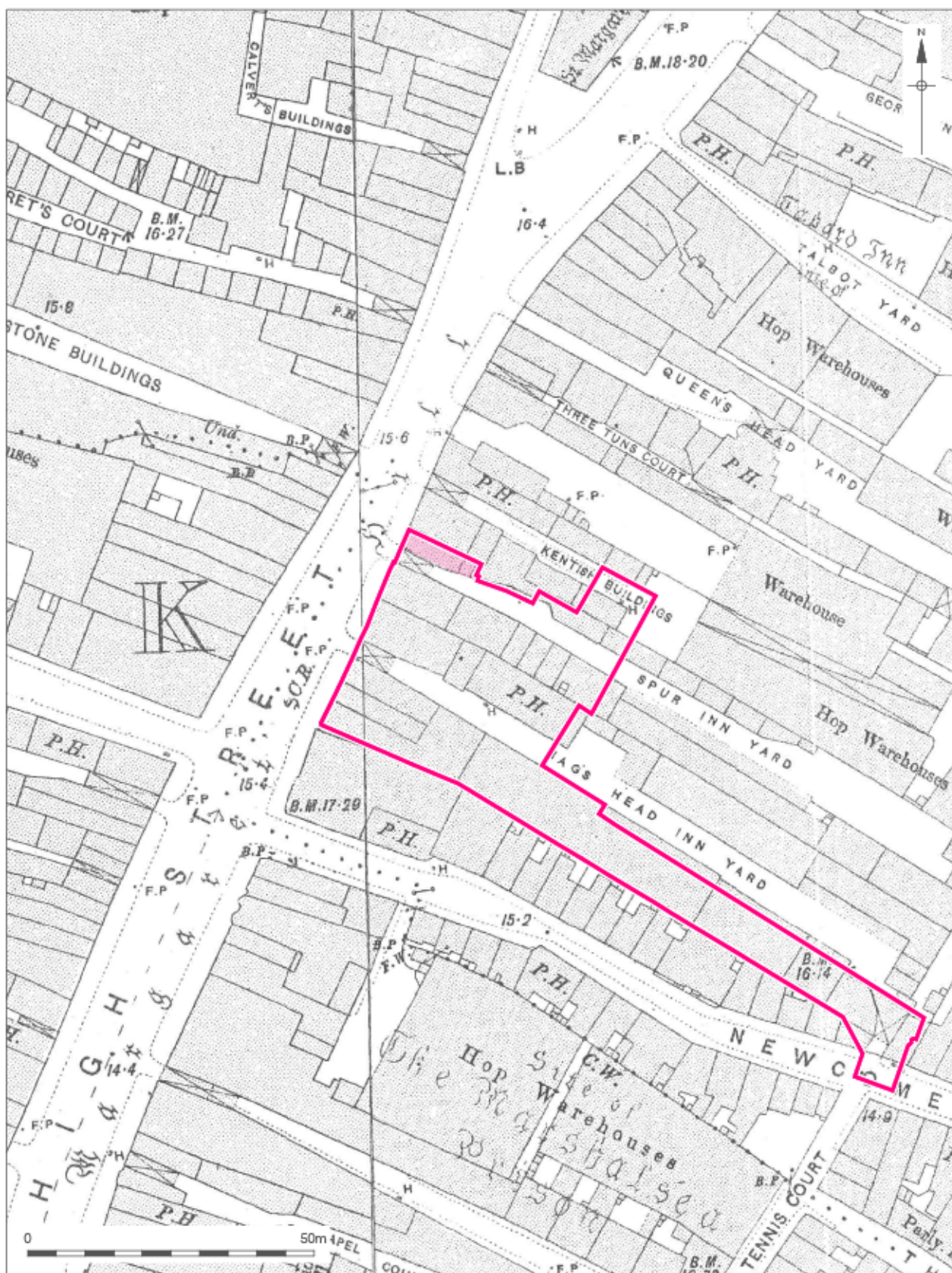
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Figure 8
 1872 First Edition Ordnance Survey Map
 1:1,000 at A4



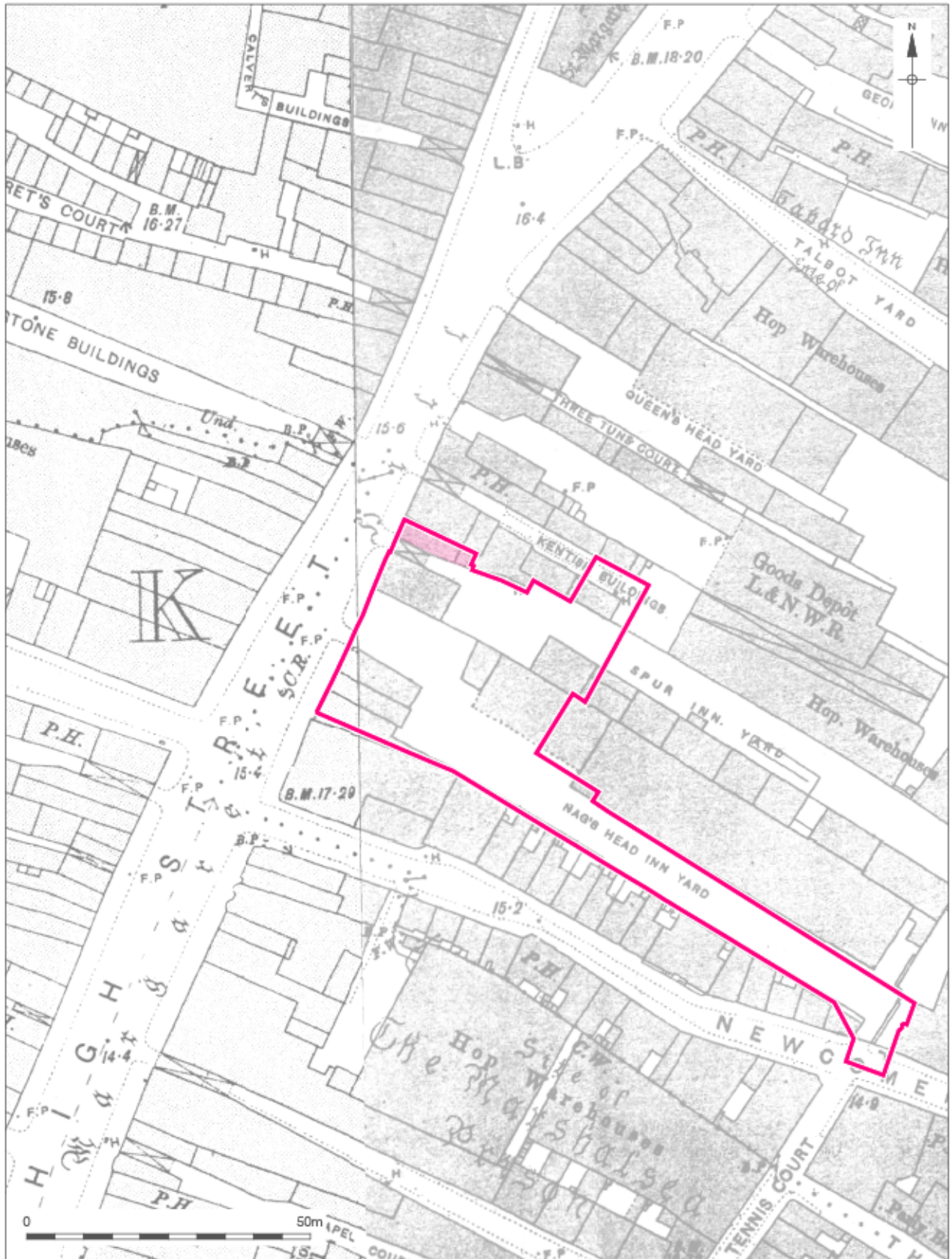
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Figure 9
 1887 Goad Plan
 1:500 at A4



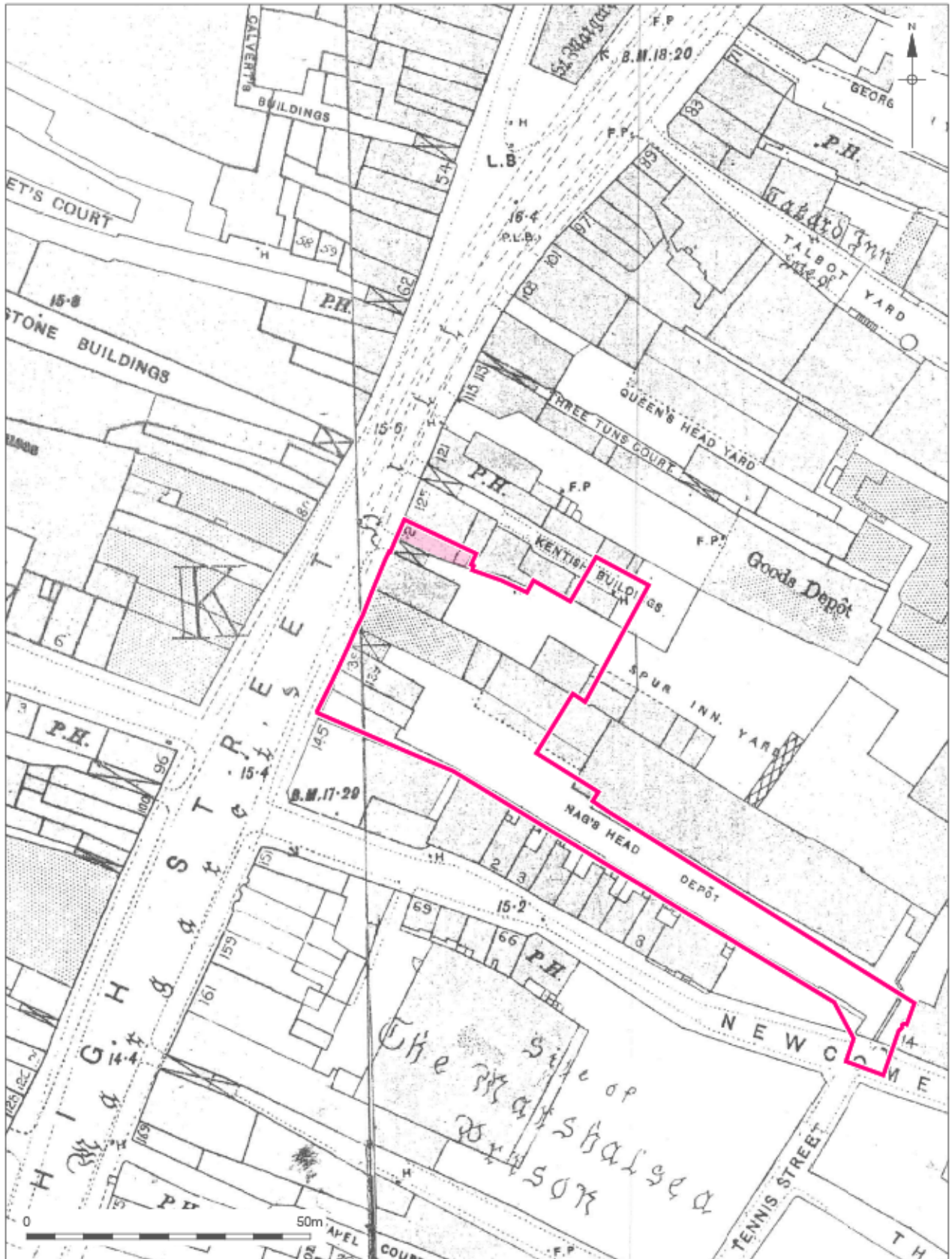
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Figure 10
 1894-96 Second Edition Ordnance Survey Map
 1:1,000 at A4



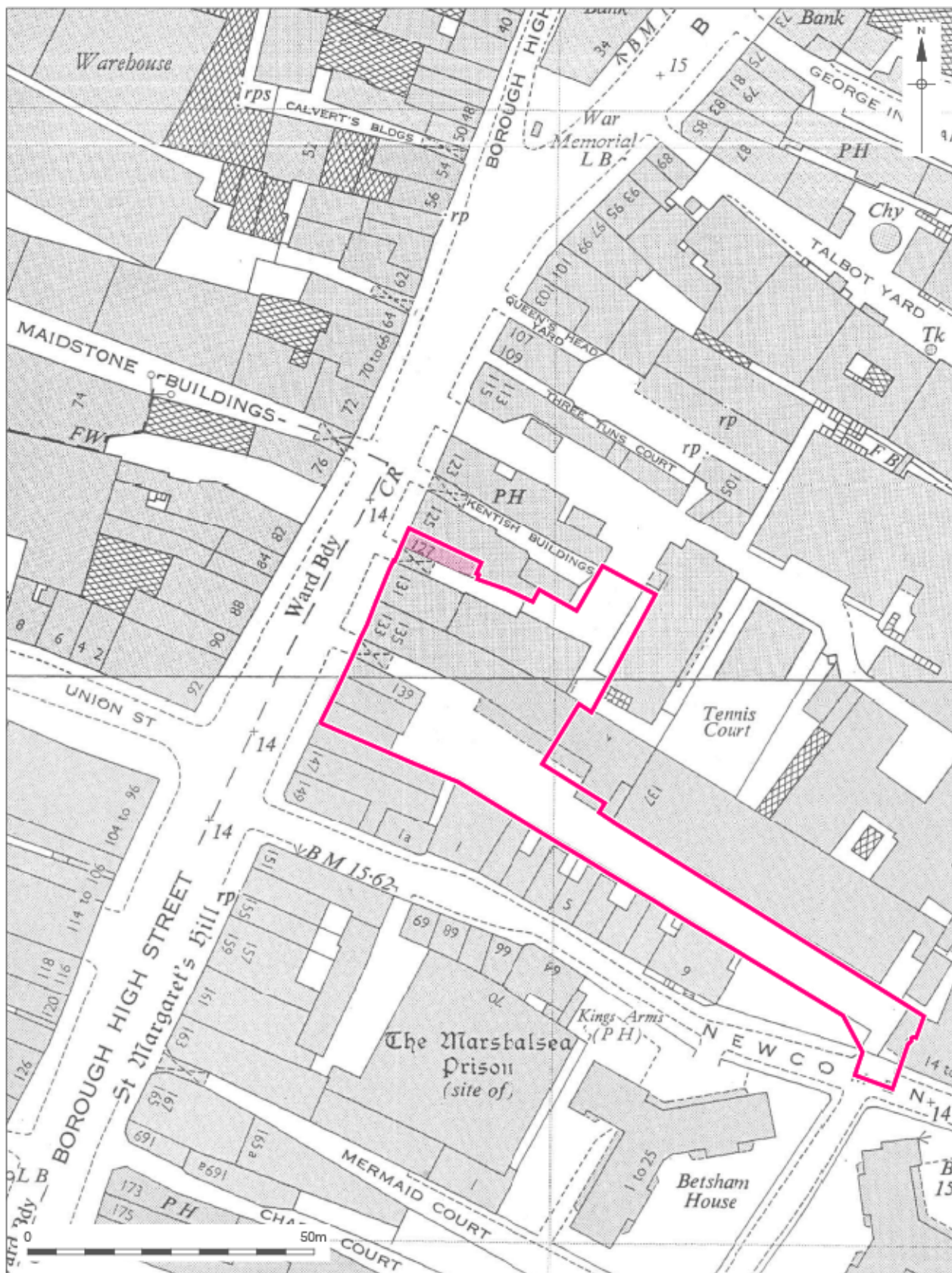
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Figure 11
 1907 Third Edition Ordnance Survey Map
 1:1,000 at A4



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Figure 12
 1938 Ordnance Survey Map
 1:1,000 at A4



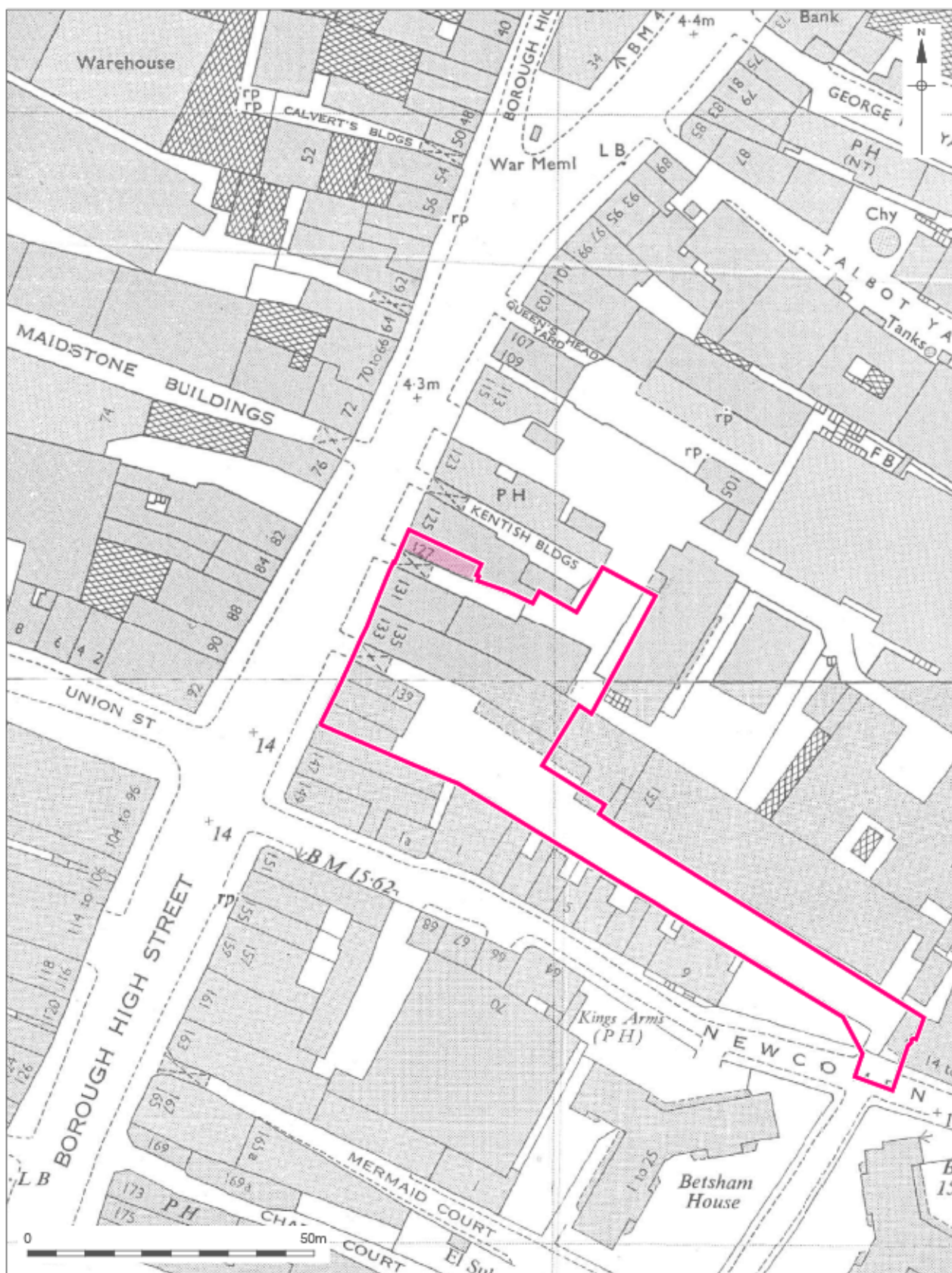
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Figure 13
 1961-62 Ordnance Survey Map
 1:1,000 at A4



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Figure 14
1921 Goad Plan, revised 1951 with annotations July 1966
1:500 at A4

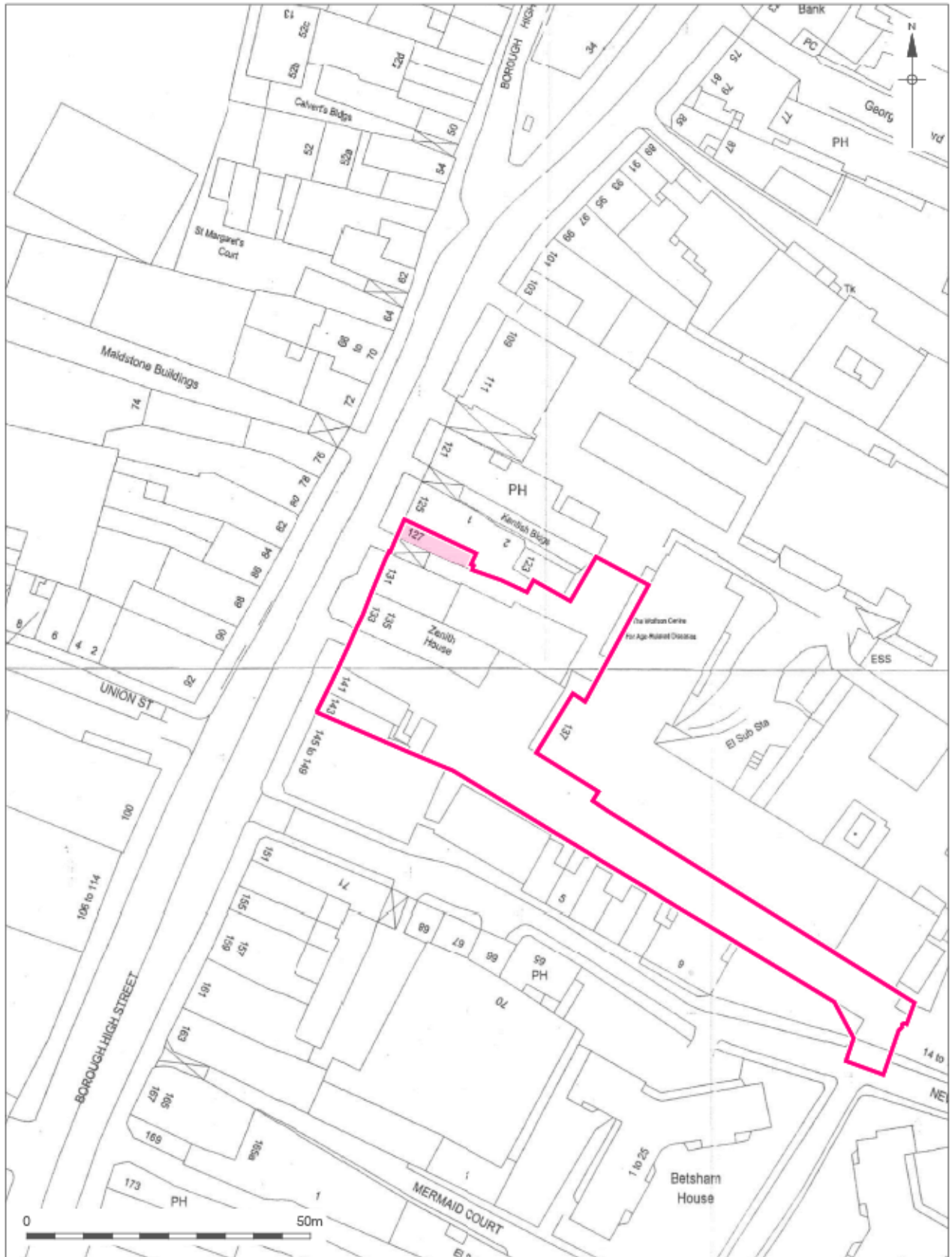


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Figure 15
1968-72 Ordnance Survey Map
1:1,000 at A4



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Figure 16
2003-04 Ordnance Survey Map
1:1,000 at A4

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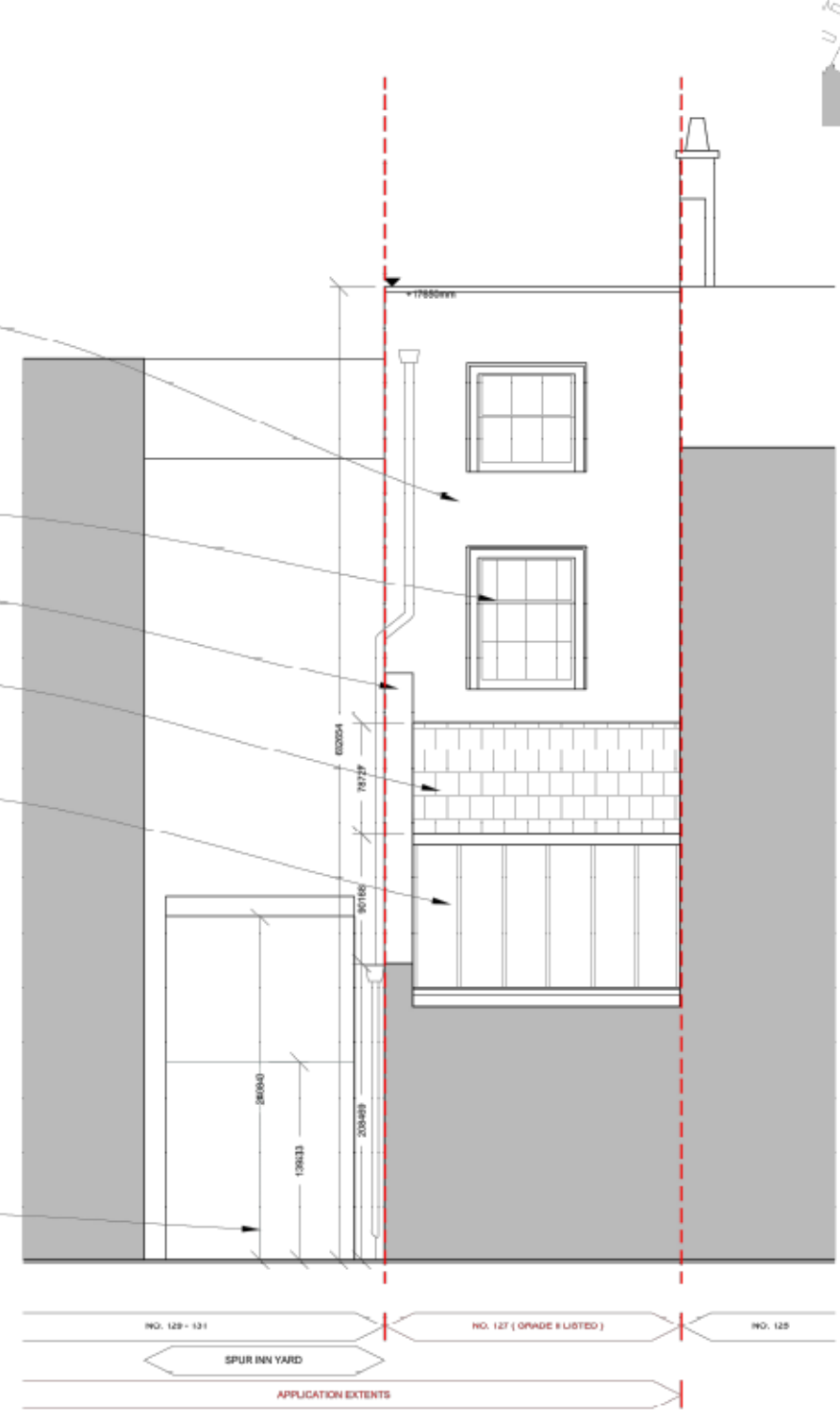
S

S

N



- Chimney stack party wall of No. 125
- Painted mouldings
- Black Return
- Painted render
- Street lamp
- Single glazed timber sash windows
- Black parapet
- Artificial slate roof
- Wired glass roof
- Condenser unit
- Sign
- Canopy
- Modern shop front and canopy
- Gate to Spur Inn Yard



NO. 120 NO. 121 (GRADE II LISTED) SPUR INN YARD NO. 122 - 121

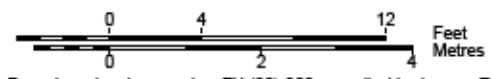
APPLICATION EXTENTS

NO. 122 - 121 NO. 121 (GRADE II LISTED) NO. 125

APPLICATION EXTENTS

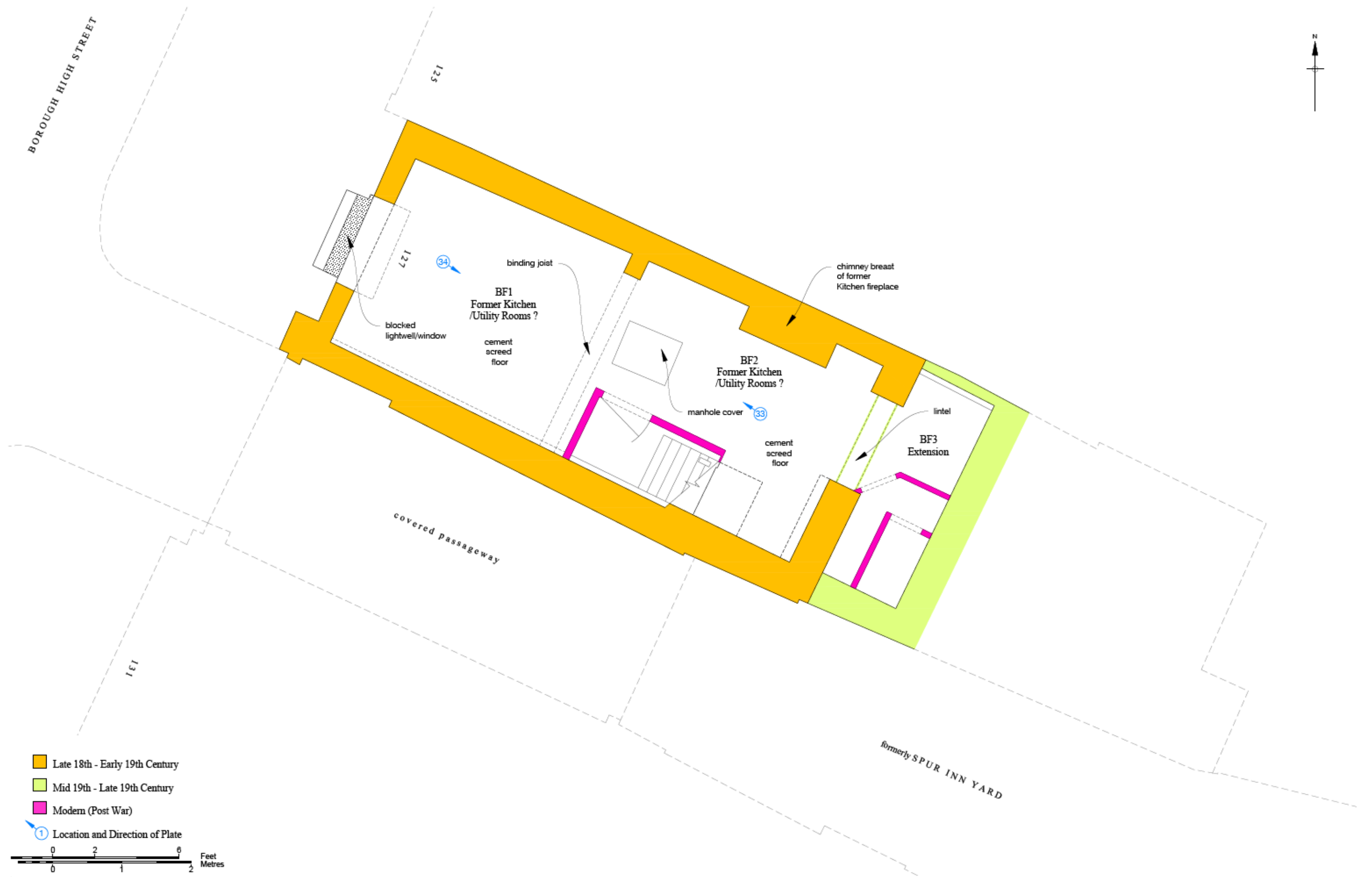
Western Elevation

Eastern Elevation



Based on drawing number EX (00) 060, supplied by Loates-Taylor Shannon Architects Ltd
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Figure 17
 Existing Western & Eastern Elevations
 1:100 at A3



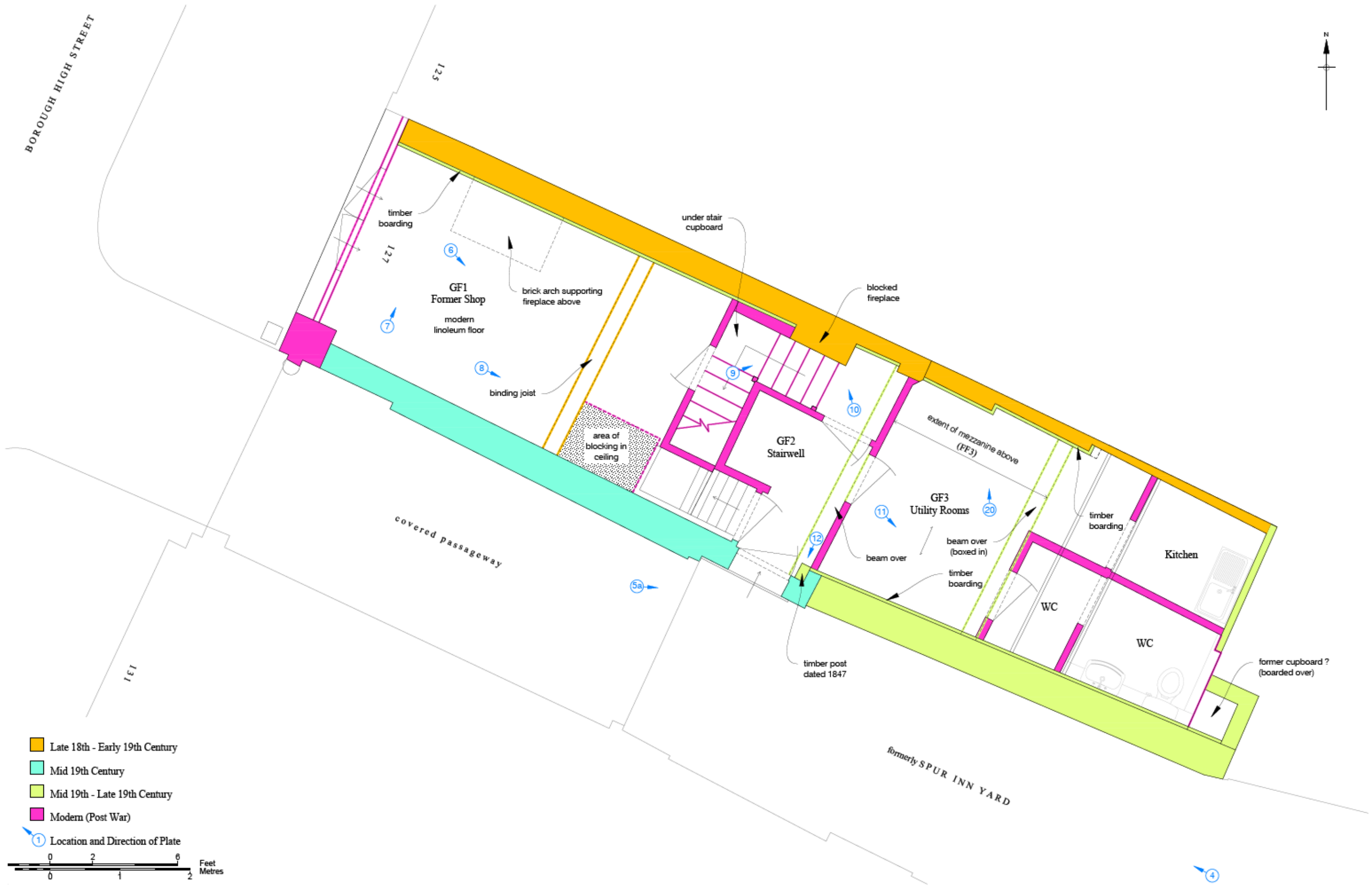
Late 18th - Early 19th Century
 Mid 19th - Late 19th Century
 Modern (Post War)

① Location and Direction of Plate

0 2 6 Feet
 0 1 2 Metres

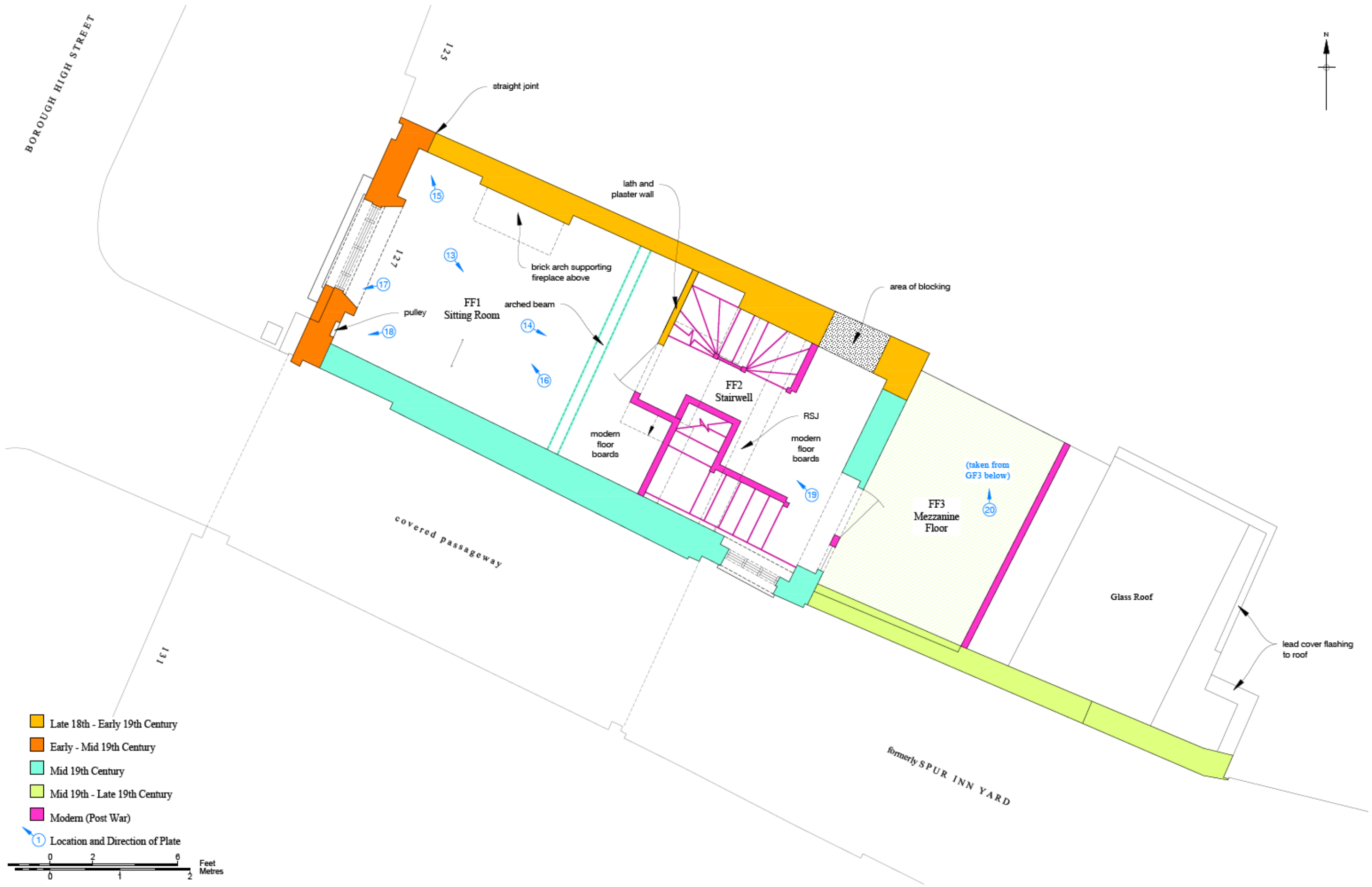
Based on drawing number EX (00) 410, supplied by Loates-Taylor Shannon Architects Ltd
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Figure 18
 Existing Basement Plan
 1:50 at A3



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Figure 19
 Existing Ground Floor Plan
 1:50 at A3



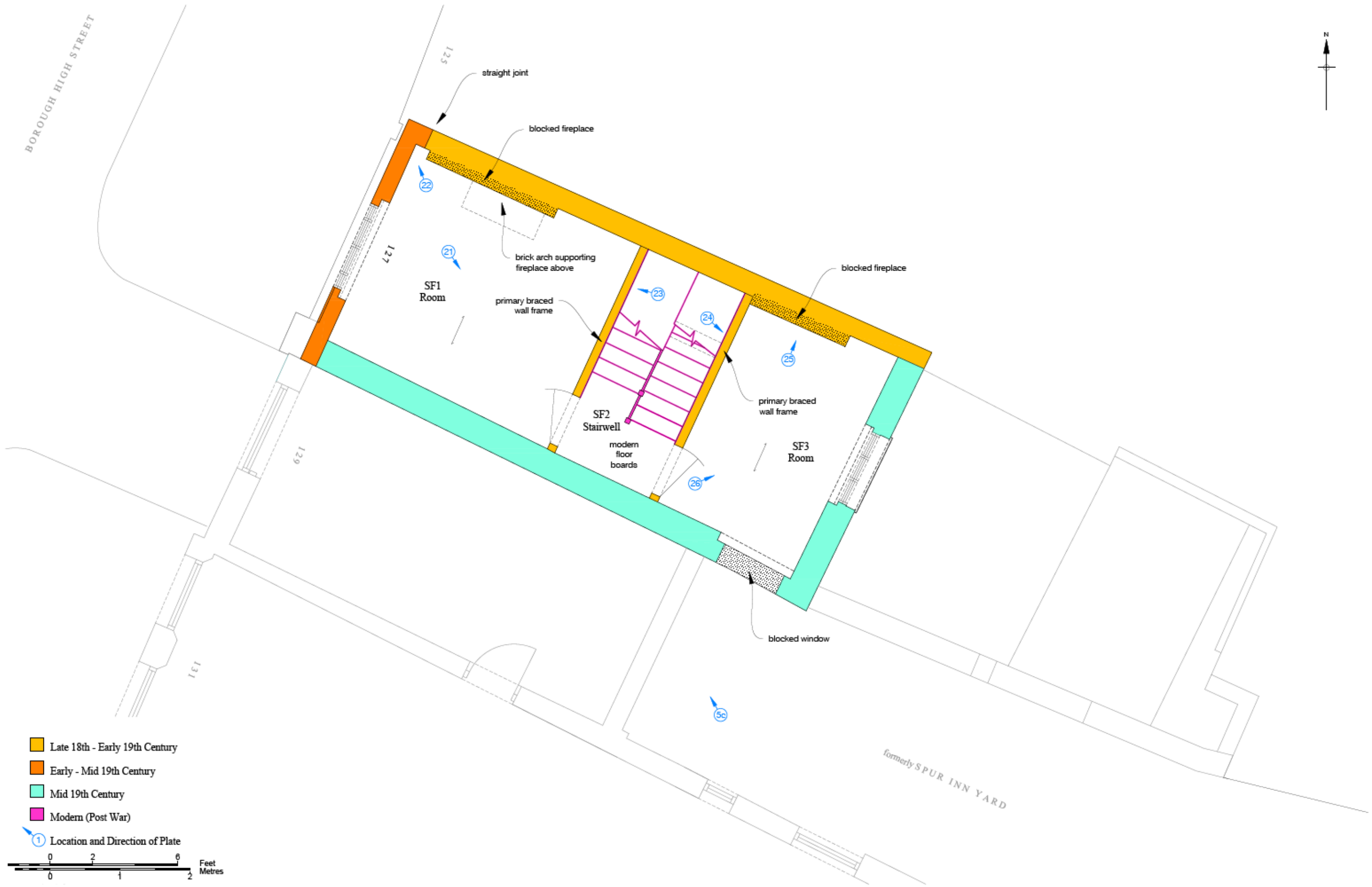
- Late 18th - Early 19th Century
- Early - Mid 19th Century
- Mid 19th Century
- Mid 19th - Late 19th Century
- Modern (Post War)

① Location and Direction of Plate



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Figure 20
 Existing First Floor Plan
 1:50 at A3



- Late 18th - Early 19th Century
- Early - Mid 19th Century
- Mid 19th Century
- Modern (Post War)

① Location and Direction of Plate



Figure 21
 Existing Second Floor Plan
 1:50 at A3



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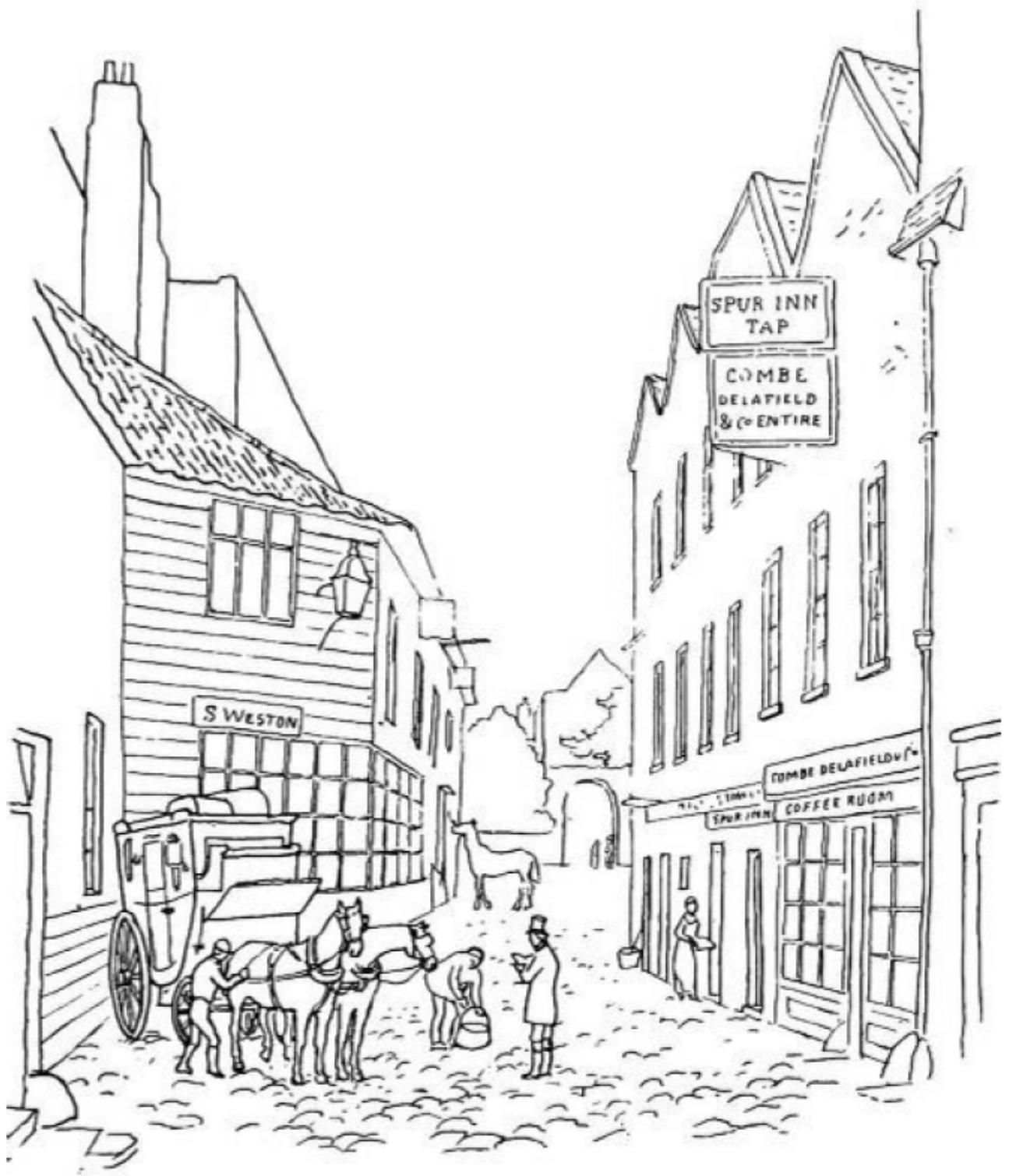
Figure 22
 Existing Third Floor Plan
 1:50 at A3



Plate A John Chessell Buckler's 1827 view of the Spur Inn on the east side of Borough High Street, Southwark



Plate B 1827 view of the Spur Inn, Borough High Street, Southwark (from Harper, 1895)



SPUR INN, 1827.

Plate C: Drawing of the Spur Inn 1827 in Rendle and Norman (1888)



REMAINS OF SPUR INN.

Plate D: 1885 drawing of the 'Remains of Spur Inn' in Rendle and Norman (1888)



Plate 1 Nos 123, 125 and 127 Borough High Street, looking east



Plate 2 No. 127 (left) and nos 129 to 135, looking south-east



Plate 3 No. 127Borough High Street, looking east



Plate 4 Southern elevation of no. 127 Borough High Street (right) and oversailing no. 129, looking west from Spur Inn Yard



Plate 5a Southern elevation of no. 127 Borough High Street and its lean-to extension to, looking east



Plate 5b Southern elevation of no. 127 Borough High Street at third floor level, looking north
(Photograph supplied by Michael Groves, LTS Architects)



Plate 5c Southern elevation of no. 127 Borough High Street at third floor level, looking north



Plate 5d Eastern elevation of no. 127 Borough High Street at third floor level, looking west



Plate 6 Tobacconist kiosk (GF1) prior to stripping out, looking east



Plate 7 Former kiosk (GF1) after soft stripping out showing remains of historic barding covering the walls, looking north



Plate 8 Heavy binding joist and common floor joists over room GF1, looking east



Plate 9 Former fireplace blocked by modern stair in GF2, looking north-east



Plate 10 Segmental brick arch of fireplace covered by modern stair in GF2, looking north-west



Plate 11 Lean-to extension GF3 showing timber boarding, looking south-east

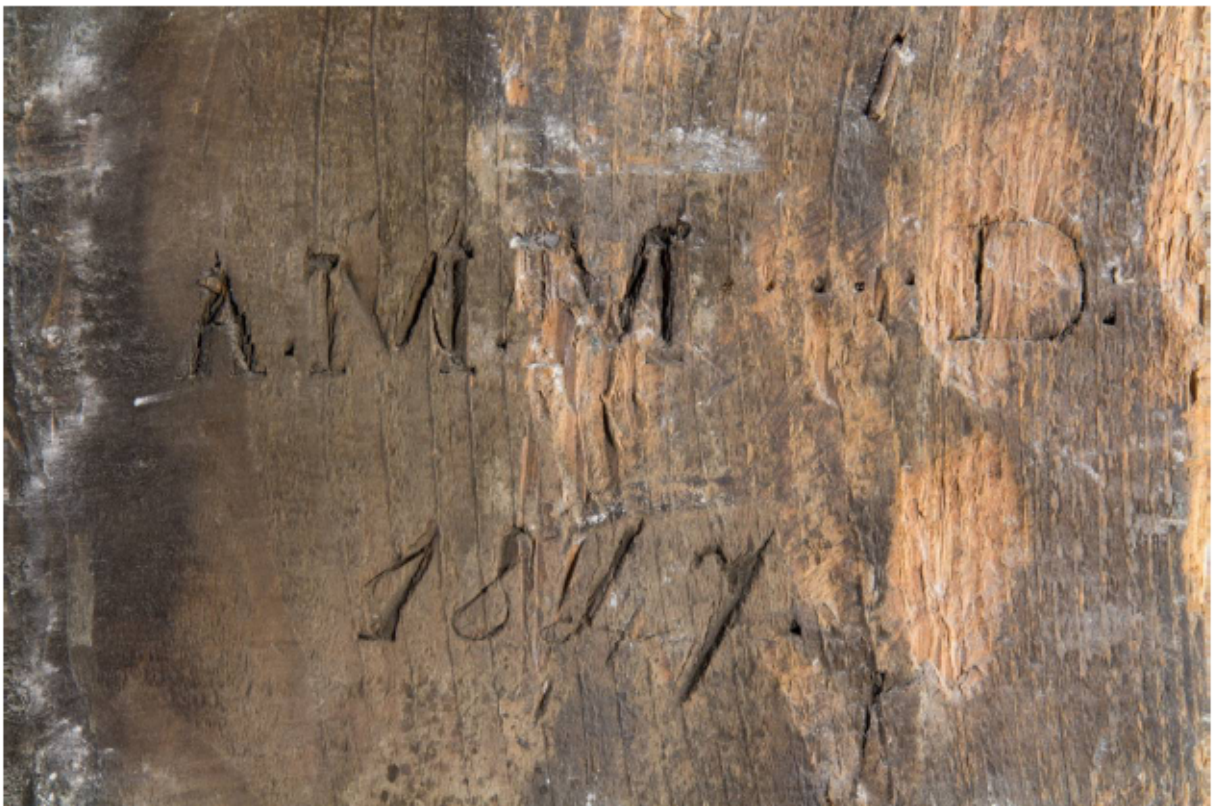


Plate 12 Graffiti and date of 1847 inscribed on structural post at junction of rooms GF2 and GF3, looking south



Plate 13 Former sitting room FF1 before soft stripping, looking east



Plate 14 Detail of arch in room FF1 after soft strip, looking east



Plate 15 Straight joint and wrought iron strap in the north-west corner of sitting room FF1, looking north-west



Plate 16 Sitting room FF1 after soft strip, looking north-west



Plate 17 'Pinned back' window shutters to west window in room FF1, looking south-west



Plate 18 Pulley in west wall of sitting room FF1 with detail (below), looking south-west





Plate 19 Stairwell FF2 before soft strip, looking north-west



Plate 20 Mezzanine floor FF3 seen from room GF3 below, looking north



Plate 21 Room SF1 after soft stripping, looking south-east



Plate 22 Straight joint in the north-west corner of room SF1, looking north



Plate 23 Later scribed carpenters re-assembly marks on primary braced wall frame in the west wall of room SF2, looking west



Plate 24 Original chiselled numerical assembly marks on primary braced wall frame in the east wall of room SF2, looking east



Plate 25 Blocked fireplace in the north wall of room SF3 (also shows fire damaged wall frame), looking north



Plate 26 Timber boarded ceiling over room SF3, looking north-east



Plate 27 Room TF1 showing built in cupboard, looking south-west



Plate 28 Exposed cast-iron hob grate in room TF1, looking north



Plate 29 Room TF1 looking east towards primary braced wall frames of stairwell TF2



Plate 30 Baltic marks on ceiling joists in room TF1, looking north



Plate 31 Circular Baltic marks on ceiling joist in room TF3, looking south



Plate 32 Baltic marks on primary bracing of stairwell TF2 (note nailing stud to tension brace), looking north-east



Plate 33 Basement, looking west



Plate 34 Basement, looking east

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