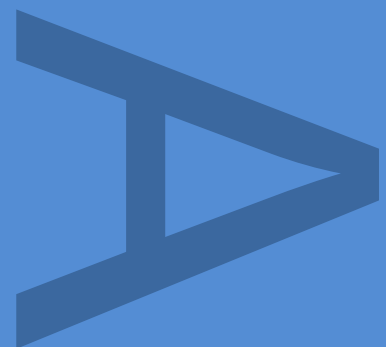


**HISTORIC BUILDING
RECORDING OF NOS 3-5
VALENTINE PLACE AND
NOS 17-19 VALENTINE
PLACE/NO. 21 WEBBER
STREET,
LONDON BOROUGH OF
SOUTHWARK,
SE1 8QH**

SITE CODE: VAL14

PCA REPORT NO. R11992

FEBRUARY 2015



PRE-CONSTRUCT ARCHAEOLOGY

Historic Building Recording of nos 3-5 Valentine Place and nos 17-19 Valentine Place/no. 21 Webber Street, London Borough of Southwark SE1 8QH

Researched and Written by: Kari Bower

Site Code: VAL14

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Commissioning Client: CgMs Consulting on behalf of Crest Nicholson London

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PCA Report Number: R11992

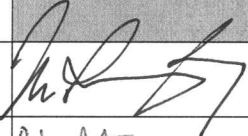

DOCUMENT VERIFICATION

NOS 3-5 VALENTINE PLACE AND NOS 17-19
VALENTINE PLACE/NO. 21 WEBBER STREET,
LONDON BOROUGH OF SOUTHWARK
SE1 8QH

HISTORICAL BUILDING RECORDING

Quality Control

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Figure 20: Nos 17-19 Valentine Place/no. 21 Webber Street, existing second floor plan with internal plate locations

1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by CgMs Consulting on behalf of Crest Nicholson London to undertake building recording of nos 3-5 Valentine Place and nos 17-19 Valentine Place/no. 21 Webber Street, London Borough of Southwark SE1 8QH, centred on Ordnance Survey National Grid Reference TQ 31567 79757. The buildings lie within Valentine Place Conservation Area although they are not listed. Recording was carried out in response to a planning condition for the redevelopment of the site and the demolition or partial demolition (façade retention) of the existing buildings. It was undertaken from 2nd to 5th February 2015 broadly in accordance with that defined by English Heritage Levels 1 and 2.
- 1.2 Documentary research and building recording established that although the building at no. 1 Valentine Place was demolished in 2010, two date plaques with the date '1886' and initials of Charles Joseph Percival still survive at the south-west and south-east corners of the plot. Percival operated as a 'provisions merchant and general contractor' from no. 1 Valentine Place in the late 19th century. In addition, the south boundary wall of the plot once formed the south wall of the former late 19th century buildings at no. 1 Valentine Place.
- 1.3 The west building at nos 3-5 Valentine Place appears to have been originally built between 1907 and 1916 when it replaced a row of small terraced houses at Angel Place. The 1937-38 and 1939 maps indicate that this building had a glass roof. Building analysis suggests that it was re-roofed with a saw tooth roof in the mid 20th century. A first floor was added at the front (west) end of the building in the 1960s or 70s.
- 1.4 The east building at nos 3-5 Valentine Place is a single storey warehouse constructed in 20th century Fletton bricks. Map evidence suggests that it was built between 1958 and 1967. The building is late 1950s/early 1960s in appearance. The 1968 Goad plan shows that the buildings at nos 3-5 Valentine Place were a joinery run by Gaskell and Chambers, who made pub and bar fittings.
- 1.5 Documentary research and building recording shows that the building at nos 17-19 Valentine Place/no. 21 Webber Street was built or extensively re-built c.1907 and c.1910. The building replaced former terraced houses and a flour mill on the site. The building still retains some of the footprint of the former buildings on the site. This may be because some elements were retained or because the building was built in a piecemeal fashion. It is clear however that the front elevation of the former terraced houses along Valentine Place and Webber Street was entirely replaced with a new facade in Edwardian neo-classical style. This was constructed in London yellow stock brick with faience (golden terracotta) dressings and presented a united front to the 'Maltina Bakeries'.
- 1.6 Maltina Bakeries Ltd was taken over by the Wonder Baking Company in 1948. In 1965 the building underwent a significant change of use when the Letraset Company took over. It was during the 1960s and 1970s that most of the present layout may have been established on the ground floor. After Letraset left in the early 1980s, the building was subleased to various small businesses and modern plasterboard partitioning was installed.

2 INTRODUCTION

2.1 Background

2.1.1 Pre-Construct Archaeology Limited was commissioned by CgMs Consulting on behalf of Crest Nicholson London to undertake building recording of nos 3-5 Valentine Place and nos 17-19 Valentine Place/no. 21 Webber Street, London Borough of Southwark SE1 8QH, centred on Ordnance Survey National Grid Reference TQ 31567 79757 (**Figures 1** and **2**). The buildings lie within Valentine Place Conservation Area although they are not listed. Recording was carried out in response to a planning condition for the redevelopment of the site.

2.1.2 Planning permission (Ref. No: 13/AP/3791) has been granted by Southwark Council for the 'The demolition of 1, 3-5 Valentine Place and 27-31 Webber Street and part demolition of 7-19 Valentine Place and 21 Webber Street (facades retained). Redevelopment of the site to provide 62 residential units (max 7 storeys), 3854sqm Class B1 (business) and 138sqm A1/A3 (retail and food and drink) floor space, together with landscaping and car parking'. An archaeological building recording condition (6) is attached to the decision notice. The wording of the condition is as follows:

Condition 6:

Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secured 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.

2.1.3 The building recording was carried out in accordance with a Written Scheme of Investigation (Matthews, 2014), which was approved in advance of the work by Chris Constable, Senior Archaeology Officer at Southwark Council. It was undertaken broadly in accordance with that defined by Levels 1 and 2 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*. The recording was undertaken from 2nd to 5th February 2015.

2.2 Site Location

2.2.1 The site is roughly triangular in shape covering an area of 0.3ha and is bounded to the north and west by Valentine Place, to the east by Valentine Row, and to the south by Webber Street (**Figure 2**).

3 PLANNING BACKGROUND

3.1 Introduction

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

3.2 Legislation and Planning Guidance

3.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 and which supersedes all previous Planning Policy Statements (PPSs). The conservation of heritage assets in a manner appropriate to their significance is one of the Core Principles underlying the NPPF.

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 is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The aim of the building recording as set out in the Written Scheme of Investigation (Matthews, 2014) was to provide a record of the buildings on the site (apart from the modern depot at 27 to 31 Webber Street which it was agreed would not be recorded) prior to demolition or partial demolition (façade retention). The purpose was to clarify the historic and structural development of the buildings. This record was to be in accordance with that defined by English Heritage's Levels 1 and 2. A Level 1 record was to be made of the Works building with an asbestos sheet roof on Valentine Row at the rear (east) of nos 3 – 5 Valentine Place; this was to include internal recording. A Level 2 record was to be made of the rest of the buildings on the site. The levels of building recording are shown on **Figure 2**. The aim was to provide a better understanding of the buildings 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 cartographic, primary and published source materials was carried out at the Southwark Local Studies Library, The National Archives at Kew (TNA) and the London Metropolitan Archives (LMA). A sequence of Ordnance Survey and other historic maps was compiled to illustrate the development of the site (**Figures 3 to 16**). The results of the historical research are presented in Section 5 of this report.

4.3 Drawn Record

4.3.1 Scaled architect's plans were provided by the Client and were checked and annotated on site in order to produce an accurate record of the buildings and structures in accordance with English Heritage (2006) specifications.

4.3.2 The resulting building plans were used to provide a 'baseline' survey upon which phasing and other archaeological information were located.

4.4 Photographic Survey

4.4.1 High quality digital images of the exterior and interior (where accessible) of the buildings was taken from 2nd to 5th February 2015. A selection of photographs is included in this report (**Plates 1 to 89**) and the location and direction of these plates is shown on **Figures 17 to 20**.

4.5 Project Archive

4.5.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code VAL14. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the London Archaeological Archive and Research Centre (LAARC) in due course. Copies of the report will be sent to the CgMs Consulting for their distribution to the Client, London Borough of Southwark Council Planning

Department and the Greater London Historic Environment Record.

4.6 Guidance

4.6.1 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) *Understanding historic buildings and their landscapes for conservation,*
- English Heritage (2000) *The presentation of historic building survey in CAD*
- English Heritage (Clark K) (2001) *Informed Conservation*
- English Heritage (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice*
- English Heritage Greater London Archaeological Advisory Service (2009) *Standards for Archaeological Work. External Consultation Draft*
- IfA (1996, revised 2001 and 2008) *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*

5 HISTORICAL BACKGROUND

5.1 Introduction

- 5.1.1 The following historical background has relied heavily on Barbara Grehs (2013) excellent research and also on information within Alan Baxter's (2013) Heritage Statement.

5.2 Eighteenth Century

- 5.2.1 The earliest accurately surveyed large-scale map of the site and surrounding area was published by the cartographer John Rocque in 1747. At the time of Rocque's map (not illustrated) the site was situated within part of what was referred to as 'St Georges Fields'. The map depicts an area of heath bisected by various footpaths and roads, one of which ran directly south of the site on an east to west alignment and may have been the forerunner to the present Webber Street. The majority of dwellings were located to the north-east of the site towards the main settlement area of Southwark which at this point clustered around the Thames. St Georges Fields had become a well known spot where local residents would go for recreation and on which, in times of war, the army would practice military drills. The fields would continue to be used in this manner until the 1750s and 60s when the land was finally enclosed and development took off at a pace. The increasingly rapid development of the Southwark area at this time was encouraged by the construction of Westminster Bridge from 1739 to 1750 and Blackfriars Bridge from 1760 to 1769.
- 5.2.2 The Horwood 1792-99 Map (**Figure 3**) shows that the once open space of St Georges Fields had been replaced terraces of small buildings. As before, the area to the north-east of the site was more developed than that to the south, which was predominantly occupied by small market gardens although development was beginning to take hold in these areas too. Within the site, the Horwood map shows terraces of buildings fronting 'Webbers Street' (now Webber Street), and Valentine Row. Streets within and to the west of the site called 'Pontipool Row' and 'Pontipool Place' were named after Pontypool in South Wales, which was synonymous at the time with the manufacture of tin-plate and japanware, (both popular decorative coatings for pottery and ironware). Both tinsplate and japanware were manufactured in Webber Street at this time and it is likely that the terraced buildings were associated with this industry ([https://www.Southwark.gov.uk/downloads/download/385/conservation area appraisals](https://www.Southwark.gov.uk/downloads/download/385/conservation%20area%20appraisals)).

5.3 Nineteenth Century

- 5.3.1 A plan of 1861 for Bridgehouse Estate shows a number of properties at Valentine Place and Webber Street (**Figure 4a**). The name 'Valentine Place' appears to have replaced 'Pontipool Place' shown on the Horwood map. Four terraced houses, a stable, which appears to have been converted from a terraced house, and a 'gateway built over' to a flour mill are shown. These buildings are also shown on the 1875 Ordnance Survey map (**Figure 4b**). A public house is depicted in the south-east corner of the site. This is possibly the large building depicted on Horwood's map which had expanded significantly in size in the intervening years. It was known as the Angel Public House and was listed in directories from 1857 to 1939 at no.

- 71 Webber Street (now part of nos 27 to 31 Webber Street). A combination of terraced houses, industrial buildings and warehouses appear to be shown in the north-east part of the site as well as in the south-west corner. In the centre of the site 'Pontipool Row' has disappeared and 'Angel Place' links Valentine Row to Valentine Place.
- 5.3.2 An undated plan (**Figure 4c**) in the London Metropolitan Archives appears to be late 19th century in date by comparison with the 1875 Ordnance Survey map (**Figure 4b**) and the 1889 Goad map (**Figure 5**). This plan shows the terraced houses along Angel Place, Valentine Place and Webber Street and the flour mill to the rear of the terraced properties. The terraced houses along Webber Street have been renumbered since the 1861 plan and a passageway to the flour mill is shown to the east of no. 61 Webber Street.
- 5.3.3 The 1884 Post Office Directory for London lists a milling company located at no. 61 Webber Street under the name of "Blackfriars Mill Co. millers", which was managed by a Henry Perry. The company continued to be listed at no. 61 Webber under Mr Perry's management until 1890 (Gehrs, 2013: 13). The 1889 Goad Plan (**Figure 5**) labels the flour mill 'Blackfriars Corn Mills'. This plan clearly shows the access to the flour mill from Valentine Place and no. 61 is labelled 'Off' for 'office' whereas most of the terraced houses along Webber Street and Valentine Place are marked 'D' for 'dwelling'.
- 5.3.4 The Angel Public House in the south-east corner of site is still present together with a new building referred to as 'Marshall's Buildings Artizans Dwellings'. Ham curing houses and associated warehousing owned by 'W. B. Saunders Ham Co.' are shown towards the north-east end of site together with some dwelling houses. William Boggett Saunders is listed in directories as a bacon-drier. 'C.J. Percival Provisions Warehouse' and 'Novello Paper Storage' are shown in the north-east corner of the site. Charles Joseph Percival is recorded in the Post Office Directory as 'provisions merchant and general contractor'. The Post Office Directory also lists the Pascall Confectionery Factory on the north side of Valentine Place and outside the site as owned by James Pascall. This factory at no. 100 Blackfriars Road was a major employer of the local population.
- 5.3.5 The 1894 Post Office Directory lists the Maltina Bread Company at no. 61 Webber Street. The 1895 Ordnance Survey Map (**Figure 6**) shows little change to the site with the Marshall's buildings, warehousing and terraced housing fronting Angel Place still present.
- 5.3.6 In 1898 a change of ownership of the bakery/flour mill was announced in a notice detailing the dissolution of a partnership between John Perry, George Kemp and Edwin March in the business of 'Wholesale Bakers of Bread, Biscuits and Cakes and Sellers of and Dealers in Flour under the style of the Maltina Bread Company at the Blackfriars Flour Mills London' and stating that Mr Perry would in future 'carry on business alone at the Blackfriars Flour Mills London under the style of the Maltina Bread Company' (Gehrs, 2013, 17).
- 5.3.7 Charles Booth's Poverty Map of 1898-99 (**Figure 7**) classes Webber Street as mixed, with some comfortable occupants. Valentine Place and Angel Place are classed as poor.

5.4 Early twentieth Century (1900-1940)

- 5.4.1 The period between 1896 and 1916 saw significant changes take place in the Valentine Place area. The terraced houses of Angel Place although present in the 1907 Ordnance Survey Map (**Figure 8**) had been cleared away and replaced with large buildings by the time of the following 1916 map (**Figure 9**).
- 5.4.2 There is no listing in the 1905, 1906 and 1907 Post Office Directories for no. 61 Webber Street (Grehs, 2013, 20). The 1909 Post Office Directory lists 'Maltina Bakeries Ltd' at no. 61 Webber Street and the 1910 Post Office Directory lists 'Maltina Bakeries' at Webber Street without a street number (*ibid.* 21). An entry in Construction and Engineering for 1910 states 'Messrs Stuart's Granolithic Co., Ltd, of 4 Fenchurch Street, E.C., inform us that orders have been placed with them for...extensions to Maltina Bakeries, ...' (*ibid.* 21). The 1913 Post Office Directory lists 'Maltina Bakeries Ltd' at Webber Street without a street number (*ibid.* 21).
- 5.4.3 It is clear that nos 17-19 (odd) Valentine Place/no. 21 Webber Street (formerly no. 61 Webber Street) was constructed for Maltina Bakeries c.1907. The terraced houses facing Valentine Place and Webber Street within the footprint of the current building were replaced by the bakery. The Blackfriars Corn Mill building also appears to have been replaced although some walls may have been retained within the new building such as the former wall between the terraced houses along Valentine Place and the former flour mill.
- 5.4.4 By 1907, Pascalls on the north side of Valentine Place and outside the site continued to grow in size and had expanded along Blackfriars Road to the east of the site.
- 5.4.5 Little had changed by the time of the 1937/38 and 1939 maps (**Figures 10 and 11**), Maltina Bakeries was now in place and thriving as a local business. Diaries written by a Miss Violet Galdys Tyler gives an insiders view of the day-to-day life at the Bakery, particularly during the Blitz. In the early days of the Blitz, Miss Tyler mentions that there was average of two air raids a day, which would impinge on the Bakeries production (Grehs, 2013, 28). Miss Tyler refers to a number of bomb incidents in the area, with a near miss on Maltina on 16th September 1940 when 'Bombs were dropped the previous night either side of Maltina on Jefferies and in Webber Street. All Maltina windows were out so we had fresh air. Maltina was without any gas or electric, so we couldn't make any bread, we couldn't run our machinery' (*ibid.* 28). Even at the height of the blitz, the bakery escaped any major damage, with Miss Tyler noting that the bakery had decided to keep the windows boarded over rather than replaced and a loss of water on 30th September and 12th May 1941.
- 5.4.6 The London Bomb Damage Map from 1945 (**Figure 12**) supports Miss Tyler's dairy entries, showing serious blast damage to the buildings in the south-western half of the site, and damage beyond repair to two buildings in the north-east. Maltina itself is marked in light red indicating that although damaged it could be repaired.
- 5.4.7 The Maltina Bakeries had ceased to operate in 1948, and were taken over at no. 21 Webber Street a year later by the Wonder Baking Company. They continued to operate until 1965 when the Letraset Printing Company took over.

5.5 Late twentieth Century to present (1950-2015)

- 5.5.1 By 1952 (**Figure 13**), all of the 18th and 19th century terraces of small buildings that once covered the site had been demolished and replaced by industrial buildings. Nos 1 and 5 Valentine Place are numbered on this map. The latter was now owned by Gaskell & Chambers, which was originally a pewtering company formed in the 1880s, but by the 1900s were manufacturers of pub and bar fittings (Grehs, 2013, 24).
- 5.5.2 Six years later, the 1958 Ordnance Survey map (**Figure 14**) shows that the majority of the site has remained the same although some buildings had been cleared to the west of no. 5 Valentine Place. In 1959 Marshall's Buildings were demolished
- 5.5.3 The 1967 Ordnance Survey map and 1968 Goad map (**Figures 15 and 16**) show Gaskell & Chambers Joinery Works at nos 3 and 5 Valentine Place stretching to nos 6 and 7 Valentine Row with a saw mill, offices, a garage, a timber store and buildings where French polishing and joinery were carried out. By 1967/68 the Angel Public House and the Marshalls Buildings had been replaced by a large warehouse for the 'Express Dairy Depot' (nos 27-31 Webber Street). In 1965 no. 21 Webber Street/17-19 (odd) Valentine Place had become a Printing Works occupied by 'Letraset Ltd'; the company remained there until 1980. By 1875 Gaskell & Chambers had moved out of nos 3-5 Valentine Place.
- 5.5.4 In 2010 a warehouse built in 1882 at no. 1 Valentine Place in the north-east corner of the site was demolished (Grehs, 2013, 46).

6 BUILDING DESCRIPTIONS

6.1 Introduction

6.1.1 To facilitate recording, rooms or spaces in the investigated buildings were each assigned a unique alphanumeric code with the prefix B1 (nos 3-5 Valentine Place) or B2 (nos 17-19 Valentine Place/no. 21 Webber Street), followed by a letter (B for basement, G for ground floor, F for first floor and S for second floor) and a number to indicate the specific room (**Figures 17 to 20**). For ease of description site north (actually north-east) was used rather than true north (**Figure 2**).

6.2 No. 1 Valentine Place

6.2.1 No. 1 Valentine Place was demolished in 2010 and an open space has been left since its removal (**Plates 1 to 3**). A photograph of no. 1 Valentine Place taken in 1977 shows its front (west) façade with a date stone of '1886' and Charles Joseph Percival's initials on the south side of the elevation (**Plate A**). This date stone still survives *in situ* (**Plate 5**). The brick wall along the south side of the plot of no. 1 Valentine Place is painted white (suggesting this side was once internal) and has stubs of walls that once returned to the north (**Plates 2 and 3**). This wall once formed the south wall of the buildings on this plot. Another 1886 date stone with Charles Joseph Percival's initials still survives facing Valentine Row in the south-east corner of the plot (**Plate 11**).

6.3 Nos 3-5 Valentine Place

Introduction

6.3.1 Nos 3-5 Valentine Place occupy a plot towards the northern end of the site (**Figure 2**). The two connected buildings on this plot have an L-shaped footprint set around an open yard covered with concrete hardstanding (**Figures 2 and 17; Plates 6, 12 and 13**). The more prominent of the two buildings fronts onto Valentine Place and is an early 20th century mainly single storey purpose-built industrial building with distinctive saw-tooth roof, which is visible from Valentine Place (**Plates 1 to 4, 6 and 14**). The building is not shown on the 1907 map and appears to be first shown on the 1916 map (**Figures 8 and 9**). The other building to the east is a single storey warehouse constructed in 20th century Fletton bricks (**Plates 9 to 12**). It is not shown on the 1958 map and is first shown on the 1967 map (**Figures 14 and 15**).

Valentine Place Building

Exterior

6.3.2 The front (Valentine Place) elevation of the west building at nos 3-5 Valentine Place is constructed in London yellow stock bricks with two string courses in blue engineering bricks near the top of the ground floor windows (**Plate 7**). The four ground floor windows have red brick arched heads formed of alternate soldier and two bricks set on edge. A former ground floor window at the north end of the elevation has been infilled with lighter coloured brickwork and replaced with a doorway with a concrete lintel, itself since infilled with brickwork. The elevation has a central main double doorway. A brick tower for the stairs sits at the north end

of the elevation at first floor level; the lighter brickwork and different mortar type suggests that this is an addition to the building. The brick tower is shown on a photograph taken in 1977 (**Plate B**). To the south above the brick ground floor part of the elevation numerous windows in the roof light the first floor part of the building. This part appears to be a later addition.

6.3.3 The side (north) elevation of the building has been constructed in brickwork, which has been painted white (**Plate 6**). Three late 20th century windows have been inserted at high ground floor level into this elevation. A ground floor doorway (labelled 'Office') has also been inserted into this elevation with a double doorway at the west end. The elevation has a saw-toothed roof. The outer of the three saw-teeth have small chimneys on their east side. A change in the brickwork is visible in the elevation with the brickwork below the saw-toothed roof being different to that above the valleys and eaves of the saw-toothed roof (**Plate 6**). The building is shown on the 1937-38 and 1939 maps (**Figures 10 and 11**) with cross hatch suggesting that it had a glass roof at that time.

6.3.4 The other side (south) elevation of the building has been constructed in dark red brickwork (**Plate 14**). The elevation has a saw-toothed roof. The outer of the three saw-teeth have small chimneys on their east side, although that to the west has been reduced in height. At the west end of the elevation it is clear that the first floor is a later addition to the building because the brickwork at this end is a different colour (light red).

6.3.5 The roof is covered with asbestos corrugated sheeting on its east sides (**Plate 14**).

Interior

6.3.6 The interior of the west building at nos 3-5 Valentine Place is mainly open plan (**Plates 15 to 18**), although a brick internal wall divides the front (west) part of the building from the larger rear (east) part (**Plate 19**). This wall has a large central doorway. A mezzanine floor has been inserted in the north-west corner of the building (**Plate 18**). The building's saw-toothed roof is visible and is supported by a series of steel fink trusses, in turn supported by a framework of RSJs (Rolled Steel Joists) (**Plates 16 to 18**). This framework of RSJs and steel trusses appears to be a later alteration, perhaps mid or late 20th century.

6.3.7 The building's eastern wall now forms the dividing wall between it and the single storey warehouse to the east. Before the latter was built, this wall formed the rear (east) end elevation of the building. Although the internal walls have been painted white which obscures alteration details, two blocked windows are visible in this wall, which are the same shape as those in the front (west) elevation facing Valentine Place with segmental arches (**Plate 17**). This elevation has a central doorway and a blocked doorway to the south. The wall has four brick piers, which support the steel roof trusses. A brick stepped corbel above the central doorway supports the truss in this location. Brick piers in the north and south walls align with the chimney stacks above but now appear to have been blocked.

6.3.8 Concrete stairs along the north wall lead west up to the first floor (**Figure 18; Plate 20**), which had been added over the front (western) part of the building and extends the full width (north-south) of the building and formed a relatively narrow office space (**Plate 21**).

6.3.9 The single storey warehouse is also open plan, again the roof structure is very visible as the

light received from the overhead skylights was required by both the previous and last company to own/ use the building (**Plates 22 to 31**).

Valentine Row Building

Exterior

6.3.10 The single storey building that forms the 'foot' of the L-shaped layout is set back from Valentine Place with its rear (east) wall along Valentine Row. The front (west) elevation faces onto the yard and is constructed of machine-made 20th century brown bricks in English bond (**Plate 12**). This elevation has four metal Crittall windows and a large doorway, all with pre-cast concrete lintels. The north and south elevations are gabled (**Plate 3**). The north elevation has three metal Crittall windows. The rear (east) elevation comprises a patchwork of bricks with older patches of red brick (**Plate 9**) and other parts constructed of 20th century buff coloured Fletton brickwork (**Plate 10**). Some of the older brickwork may be from an earlier boundary wall. This elevation has five windows and a doorway, all with concrete lintels.

6.1.12 The main boundary wall, which fronts onto Valentine Place, is constructed in the same brown brickwork (**Plates 4, 6 and 13**) and appears to have been constructed at the same time as the single storey building to the east.

Interior

6.3.11 The interior of the east building at nos 3-5 Valentine Place is mainly open plan (**Figure 18; Plates 22 to 25**). Large skylights in the roof mainly light the interior of the building. A number of rooms have been created around the sides of the building (**Plates 26 to 31**). The south wall of room B1G5 has been constructed of concrete block presumably in the late 20th century (**Plate 30**).

6.4 Nos 17-19 Valentine Place/No. 21 Webber Street

Introduction

6.4.1 Nos 17-19 Valentine Place/no. 21 Webber Street occupies the southern part of the site with its main facades along Valentine Place and Webber Street (**Plates 32a to 36**). The building has a date plaque of '1907' at the north end of the west elevation at high level (above the first floor windows) along Valentine Place (**Plate 32b**). At the time of recording it had been recently occupied by various businesses resulting in numerous modern room subdivisions.

Exterior

6.4.2 The building contrasts in architectural style with the majority of the utilitarian industrial buildings that surround it. The elevations along Valentine Place and Webber Street are in an Edwardian neo-classical style and is constructed from London yellow stock brick with faience (golden terracotta) dressings (**Plates 32a to 36**). The west elevation along Valentine Place has four ground floor doorways and fifteen windows (**Plates 32a, 33 and 34**). Some of the windows have been replaced and most of the doorways have been altered. Above at first floor level, the west elevation has sixteen windows and one loading bay door. One of the windows appears to have been altered from another loading bay door and the part of the doorway has been infilled with brickwork. One of the other windows may also have been altered from a

loading bay doorway. The loading bay with timber doors at second floor level with bracketed canopy and a steel crane jib is original (**Plates 32a** and **33**), however the second floor to the south appears to be a later addition. The four second floor windows in this addition all have concrete lintels and are not dressed with faience like those in the rest of the elevation.

- 6.4.3 The south-western corner of the building is canted, although the original doorway here has been in-filled (**Plate 34**). This corner of the building and the Webber Street elevation are more highly decorated than the rest of the building. The Webber Street south elevation has seven windows and two doors; some of these have been altered. At first floor level this elevation has eleven windows.
- 6.4.4 A tall chimney is still in evidence at the south-east corner (**Plate 36**). The building's numerous roofs are concealed behind a brick parapet capped by moulded terracotta tiling (**Plates 32a** to **36**).
- 6.4.5 An access between nos 3-5 Valentine Place and nos 17-19 Valentine Place/no. 21 Webber Street is covered with a canopy (**Plate 38**). The north wall of nos 17-19 Valentine Place/no. 21 Webber Street has running from west to east an original single doorway and window with segmental arches formed of two courses of bricks set on edge then a large inserted opening with a concrete lintel. This opening has since been reduced on its west side with concrete block and a single doorway inserted into this side. This alteration presumably took place in the late 20th century. The east side of the large opening is covered with a roller shutter door.
- 6.4.6 The covered access between nos 3-5 Valentine Place and nos 17-19 Valentine Place/no. 21 Webber Street leads to a covered yard (B2G2). Its roof is covered with corrugated iron sheets supported a framework of RSJs (rolled steel joists) by steel fink trusses (**Plates 40** to **42**). These trusses are mid 20th century in appearance and are presumably a later addition. The roof partially covers a first floor window in the north elevation of nos 17-19 Valentine Place/no. 21 Webber Street (**Plate 42**), which also suggests that the roof was added later. Covered yard B2G2 was used as the main goods delivery/loading area for all of its working life.

Interior

Basement

- 6.4.7 The basement sits under the southern part of nos 17-19 Valentine Place/no. 21 Webber Street along Webber Street (**Figures 17** and **18**). The entrance to the basement is located towards the south-west corner of ground floor room B2G3 (**Figure 18**; **Plate 45**). The basement is divided into three distinct rooms (B2B1 to B2B3; **Figure 17**). A further three rooms (B2B4 to B2B6) lie on a level that is halfway between the basement and ground floor (**Figures 17** and **18**) and can be accessed by a stairwell which previously also led to the ground floor (**Plates 52** and **66**).
- 6.4.8 The open doorways in the basement have brick segmental arches and appear to have been built as part of the 1907 construction (**Plates 46** to **50**). The ceilings of the basement are constructed of shuttered concrete and are supported by concrete beams presumably encasing RSJs. The walls of the basement are constructed of brick that has been painted white. At its southern end, the basement extends under the Webber street pavement creating

an additional vaulted area (**Plate 51**).

6.4.9 It is probable that the basement reused the basements of the former terraced houses along Webber Street shown on the 1861 and late 19th century plans (**Figures 4a** and **4c**). These terraced houses are shown on the plans with steps up to their front doors suggesting that they had lightwells and cellars. It is possible that some of the former cellar walls were retained for the new building.

Ground Floor

6.4.10 Room B2G1 at the north end of nos 17-19 Valentine Place/no. 21 Webber Street is accessible through the roller shutter doors from the covered access to the north (**Figure 18**). This room was most likely used as a small delivery/loading area (**Plate 39**). A large original doorway in the south wall of this room has a brick segmental arch.

6.4.11 The largest room within the building is B2G3, which lies immediately to the south of main delivery/loading area B2G2 (**Figure 18**). Given its size it is likely that this space was most recently used for storage. When the building was used as a bakery, it would have housed the ovens, mixers, conveyors, tables, proof boxes, bakery racks and other associated baking equipment (**Plates 43** and **44**). Numerous concrete encased columns and ceiling beams in this room support reinforced concrete floors and are prevalent throughout the building. The western side of the room has had modern partitioning added which has created small offices (B2G4 to B2G 6) and encased the north stairwell (stairwell 1) that gives access to all floors (**Figure 18**). The entrance to the basement is located towards the south-west corner of room B2G3 within a modern partitioned area (**Figure 18; Plate 45**).

6.4.12 A small hallway (corridor 2) leads directly from a large double door entrance from Valentine Place (**Figure 18; Plates 53** to **55**). The hallway leads to the north original staircase (stairwell 1) (**Figure 18; Plate 54**).

6.4.13 Rooms B2G7 to B2G13 on the western side of the building face west onto Valentine Place and were created through a combination of original brick walls and modern plasterboard partitions (**Figure 18; Plates 56** to **58**).

6.4.14 The two rooms (B2G16 and B2G17), stairwell (stairwell 2) and lift located in the south-west corner of the building are original to the 1907 construction. These spaces have original brickwork walls, parquet flooring, decorative banisters to the stairs and slightly ornate coving still present in places ornate (**Figure 16; Plates 59** to **63** and **67**). This was the public part of the building which was intended to be seen.

6.4.15 The entrance hallway and three rooms (B2G18 and B2G20) facing onto Webber Street at the south end of the building appear to have been created with Fletton brick walls in the late 20th century (**Figure 18; Plates 64** to **66**). These rooms are possibly associated with the buildings use as a printing works when under the management of the Letraset Company from 1965 to 1980.

First Floor

6.4.16 Both the north and south staircase (stairwells 1 and 2) provide access from the ground floor to the first floor. Both are original, the more decorative south staircase (stairwell 2) has two

quarter turns, white painted metal balusters and a turned wooden handrails (**Figures 18 and 19; Plates 67 and 68**). As on the ground floor, the first floor room layout in the south-west corner of the building is original. This is indicated by the parquet flooring, hearth and chimney breast in rooms B2F4 and 5 (**Figure 19; Plates 69 to 71**).

6.4.17 Recent soft stripping has revealed that the room divisions on the east side of the building were created through the addition of modern plasterboard or concrete block walls (**Figure 19; Plates 72 to 74**). An original light-well covered with white ceramic tiles was still present at first floor level (**Figure 19; Plate 75**).

6.4.18 The first floor rooms on the west side of the building had been further divided to create smaller rooms (**Figure 19**). In one of these rooms (B2F2) the window facing Valentine Place had been replaced (**Figure 19; Plate 78**). In addition, a new set of stairs (staircase 3) had been added from the first to the second floor, and were presumably added when this part of the second floor was added (**Figure 19; Plates 76 and 77**). A photograph of the building taken in 1977 shows that this second floor addition was in place by that time (Grehs, 2013, 43).

6.4.19 Soft stripping of the building also revealed the original metal roof trusses in first floor room B2F11 on the east side of the building (**Figure 19; Plates 79 to 81**). These were supported by concrete columns and ceiling beams. It was clear that in some instances concrete had been added to original cast iron columns (**Plate 81**). On the west side of the building, room (B2F1) was distinct from the others having retained the original timber roof truss (**Figure 19; Plates 82 and 83**).

Second Floor

6.4.20 Access to the second floor was via two stairwells (1 and 3) the former is original and the latter is a late 20th century insertion (**Figure 19; Plate 84**). Stairwell 3 leads to part of the second floor that appears to be a late 20th century addition. The area was divided with 20th century partition walls to create small office rooms (**Figure 19; Plate 85**). Scarring on the north wall of B2F1 appears to indicate that this area is a later addition and that originally the lower part of this wall was the original roof of the floor below (**Plate 86**). The second floor room B2F2 was the only room to retain some of the original circular iron columns which had not been encased with concrete (**Figure 20; Plate 87**). The north-west corner of the second floor retained the overhead truss with jib and pulleys in the ceiling of room B2F3 and the original access stairwell (stairwell 1) to all floors (**Figure 20; Plates 88 and 89**).

7 CONCLUSION

- 7.1 Documentary research and building recording established that although the building at no. 1 Valentine Place was demolished in 2010, two date plaques with the date '1886' and initials of Charles Joseph Percival still survive at the south-west and south-east corners of the plot at the north end of the site. Percival operated as a 'provisions merchant and general contractor' from no. 1 Valentine Place in the late 19th century. In addition, the south boundary wall of the plot once formed the south wall of the former late 19th century buildings at no. 1 Valentine Place.
- 7.2 The west building at nos 3-5 Valentine Place which fronts onto Valentine Place appears to have been originally built between 1907 and 1916 when it replaced a row of small terraced houses at Angel Place. The 1937-38 and 1939 Ordnance Survey maps indicate that this building had a glass roof. Building analysis suggests that it was re-roofed with a saw tooth roof in the mid 20th century. A first floor was added at the front (west) end of the building in the 1960s or 70s and before 1977.
- 7.3 The east building at nos 3-5 Valentine Place which backs onto Valentine Row is a single storey warehouse constructed in 20th century Fletton bricks. Map evidence suggests that it was built between 1958 and 1967. The building is late 1950s/early 1960s in appearance.
- 7.4 The 1968 Goad plan shows that the buildings at nos 3-5 Valentine Place were a joinery run by Gaskell and Chambers, who made pub and bar fittings. The buildings were more recently occupied by a set production company.
- 7.5 Documentary research and building recording shows that the building at nos 17-19 Valentine Place/no. 21 Webber Street was built or extensively re-built c.1907 and c.1910. The building replaced former terraced houses and a flour mill on the site. The building still retains some of the footprint of the former buildings on the site. This may be because some elements were retained or because the building was built in a piecemeal fashion. It is clear however that the front elevation of the former terraced houses along Valentine Place and Webber Street was entirely replaced with a new facade in Edwardian neo-classical style. This was constructed in London yellow stock brick with faience (golden terracotta) dressings and presented a united front to the 'Maltina Bakeries'.
- 7.6 Maltina Bakeries Ltd was taken over by the Wonder Baking Company in 1948. In 1965 the building underwent a significant change of use when the Letraset Company took over. It was during the 1960s and 1970s that most of the present layout may have been established on the ground floor. After Letraset left in the early 1980s, the building was subleased to various small businesses and modern plasterboard partitioning was installed.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank CgMs Consulting on behalf of Crest Nicholson London for commissioning the project. Lorraine Mayo of CgMs Consulting is particularly thanked for her help and assistance. Thanks are also given to the staff of Southwark Local studies Library for their help and assistance. The curatorial role of Chris Constable, Senior Planning Officer at Southwark Council, is also acknowledged.
- 8.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. Kari Bower assisted by Jennifer Wilson undertook the photographic survey and on-site recording. Kari also carried out the documentary research and wrote this report. Adela Murray-Brown prepared the illustrations.

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1792-1799 Horwood Map

Ordnance Survey map, 1875

Goad Plan, 1889

Ordnance Survey map, 1895

Charles Booth. 1889. Greater London: Poverty in 1889. LMA Ref: COL/PL/02/Q/007/d

Ordnance Survey map, 1907

Ordnance Survey map, 1916

Ordnance Survey map, 1937/38

Ordnance Survey map, 1939

London Bomb Damage Map, 1945

Ordnance Survey map, 1952

Ordnance Survey map, 1958

Ordnance Survey map, 1967

Goad Plan, 1968

Ordnance Survey map, 1973-76

Architects Plans of site as existing

APPENDICE 1: OASIS FORM

OASIS ID: preconst1-204344

Project details

Project name	Historic Building Recording of 3-5 and 17-19 Valentine Place, Webber Street London Borough of Southwark SE1 8QH
Short description of the project	Pre-Construct Archaeology Limited was commissioned by CgMs Consulting on behalf of Crest Nicholson London to undertake building recording of nos 3-5 Valentine Place and nos 17-19 Valentine Place/no. 21 Webber Street, Southwark, centred on OS NGR TQ 31567 79757. The buildings lie within a Conservation Area although they are not listed. Recording was carried out in response to a planning condition for the redevelopment of the site and was undertaken in February 2015 in accordance with English Heritage Levels 1 and 2. Remains of a building demolished in 2010 at no. 1 Valentine Place included two '1886' date plaques. Buildings at nos 3-5 Valentine Place include one built in the early 20th century and another built in the late 1950s or early 1960s. A joinery was operated from these buildings by Gaskell and Chambers, who made pub and bar fittings. Documentary research and building recording shows that the building at nos 17-19 Valentine Place/no. 21 Webber Street was built or extensively re-built c.1907 and c.1910. The building replaced former terraced houses and a flour mill. The building still retains some of the footprint of the former buildings. This may be because some elements were retained or because the building was built in a piecemeal fashion. It is clear however that the front elevation of the former terraced houses was entirely replaced with a new facade in Edwardian neo-classical style. This presented a united front to the 'Maltina Bakeries'.
Project dates	Start: 02-02-2015 End: 05-02-2015
Previous/future work	Yes / Yes
Any associated project reference codes	VAL14 - Sitecode
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Industry and Commerce 1 - Industrial
Current Land use	Industry and Commerce 4 - Storage and warehousing
Monument type	INDUSTRIAL WAREHOUSE/WORKSHOP Modern
Monument type	INDUSTRIAL WAREHOUSE/WORKSHOP Modern
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	""Photographic Survey"", ""Survey/Recording Of Fabric/Structure""
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK SOUTHWARK 3-5 and 17-19 Valentine Place, Webber Street
Postcode	SE1 8QH
Study area	0.30 Square metres
Site coordinates	TQ 31567 79757 51.5009179798 -0.104271102122 51 30 03 N 000 06 15 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	CgMs Consulting
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Kari Bower
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Crest Nicholson

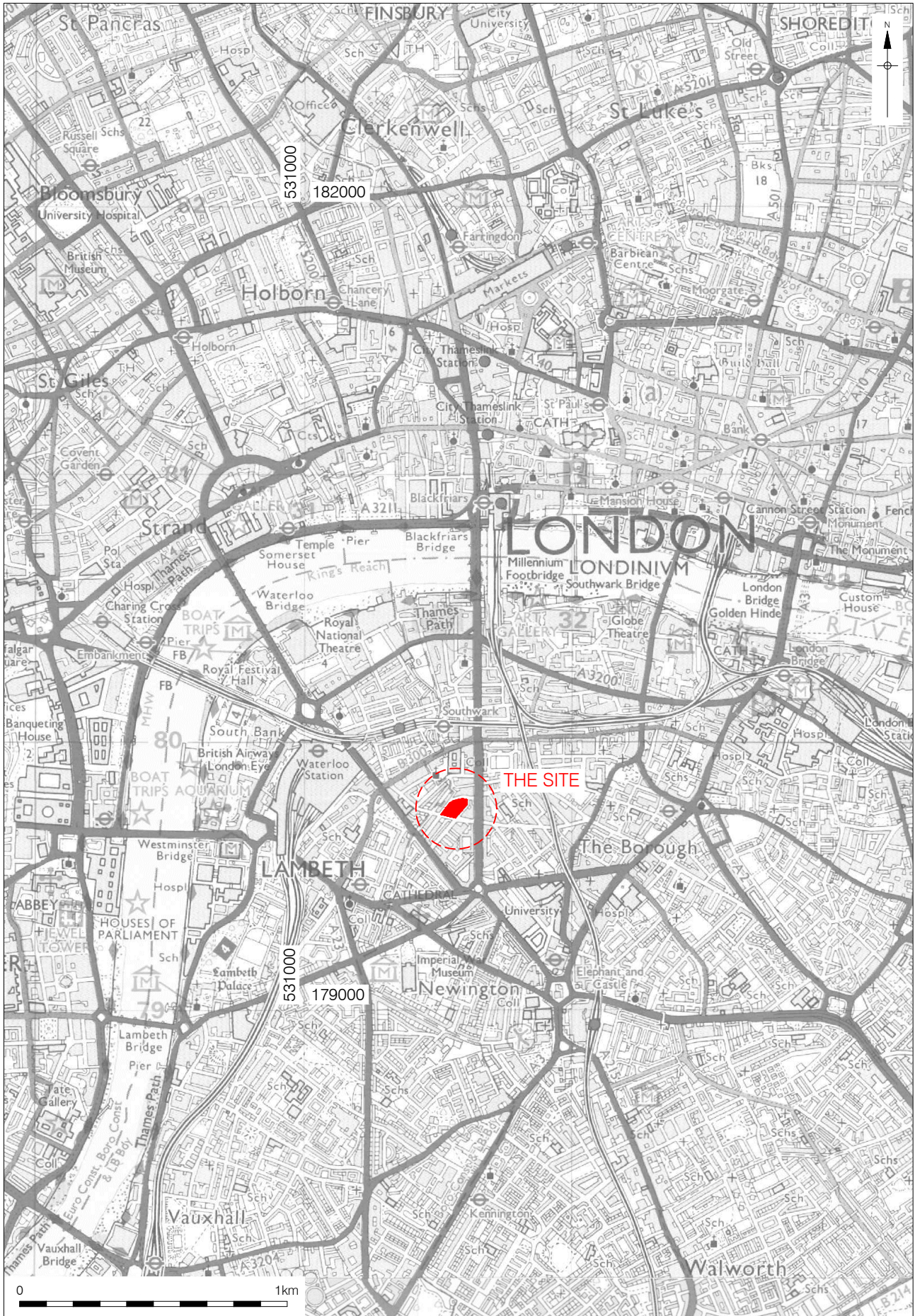
Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	VAL14
Digital Media available	"Images raster / digital photography","Survey","Text"
Paper Archive recipient	LAARC
Paper Media available	"Drawing","Photograph","Plan","Report","Survey ","Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of nos 3-5 Valentine Place and nos 17-19 Valentine Place/no. 21 Webber Street, London Borough of Southwark SE1 8QH
Author(s)/Editor(s)	Bower, K.
Other bibliographic details	R11992
Date	2015
Issuer or publisher	PCA
Place of issue or publication	London
Description	Ring bound A4 booklet

Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	20 February 2015



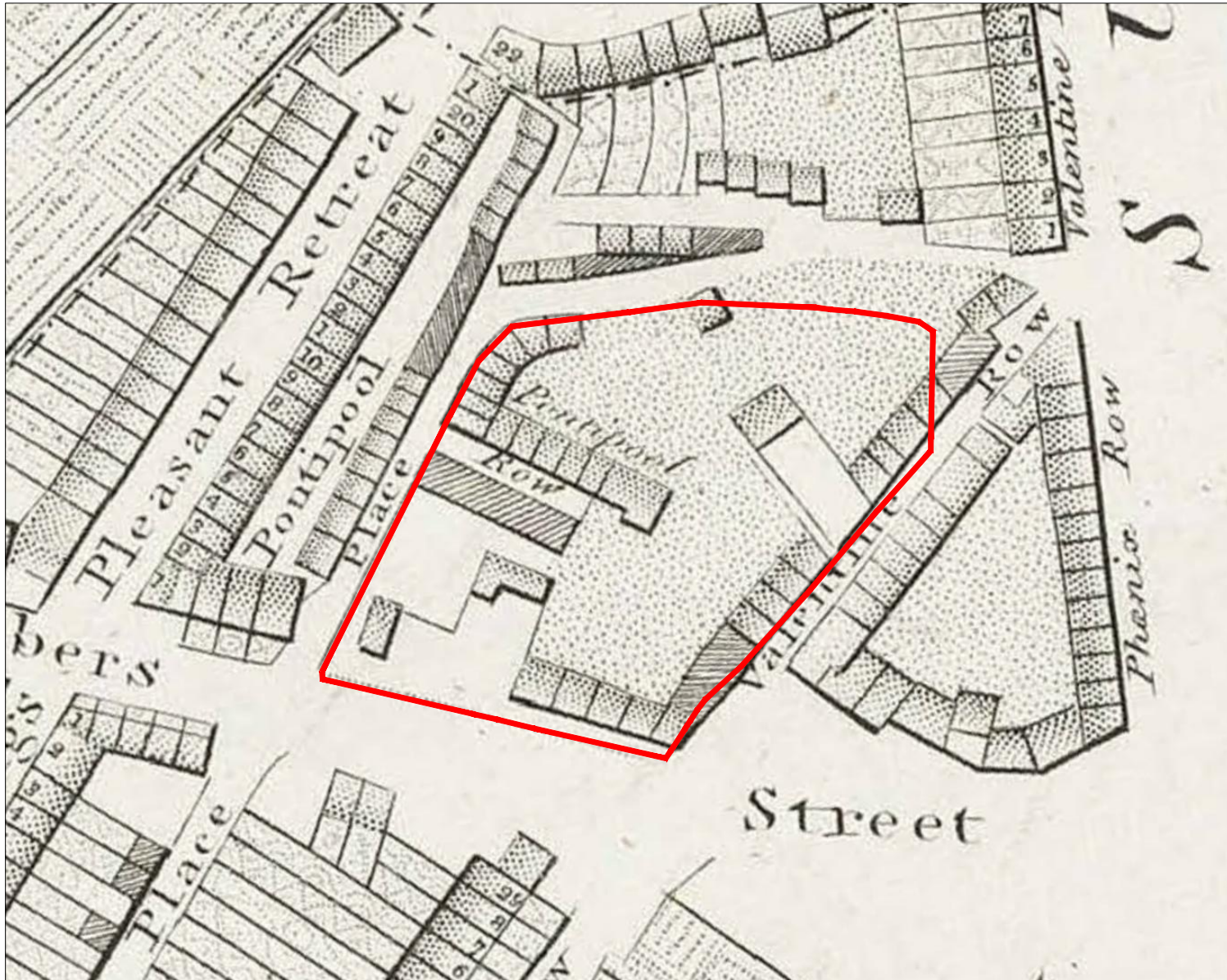
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 09/09/14 HB; updated 16/02/2015 AMB

Figure 1
 Site Location
 1:20,000 at A4



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 09/09/14 HB; updated 16/02/2015 AMB

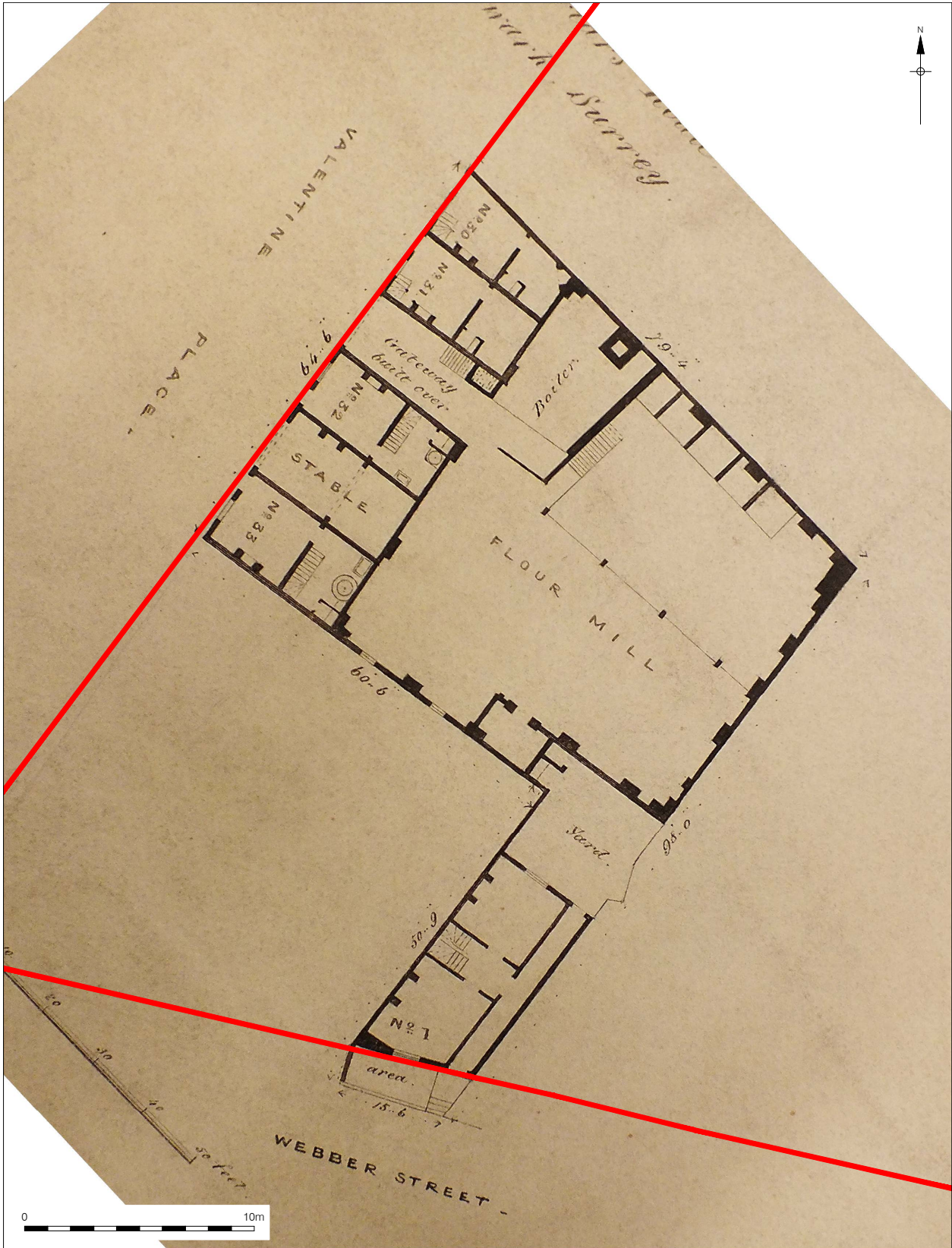
Figure 2
 Detailed Site Location and External Plate Directions
 1:625 at A4



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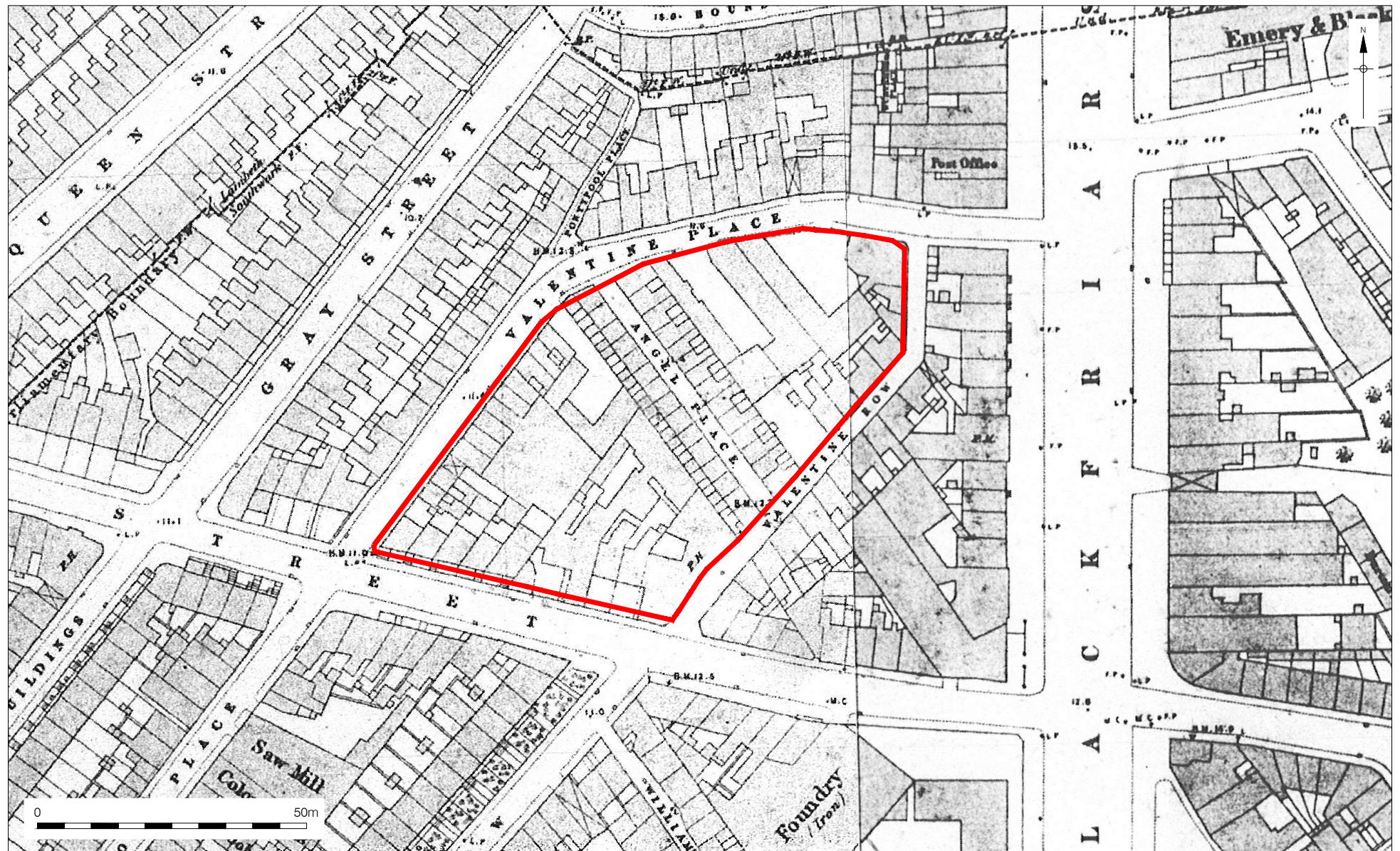
17/02/2015 AMB

Figure 3
1792-99 Horwood Map
1:1,000 at A4



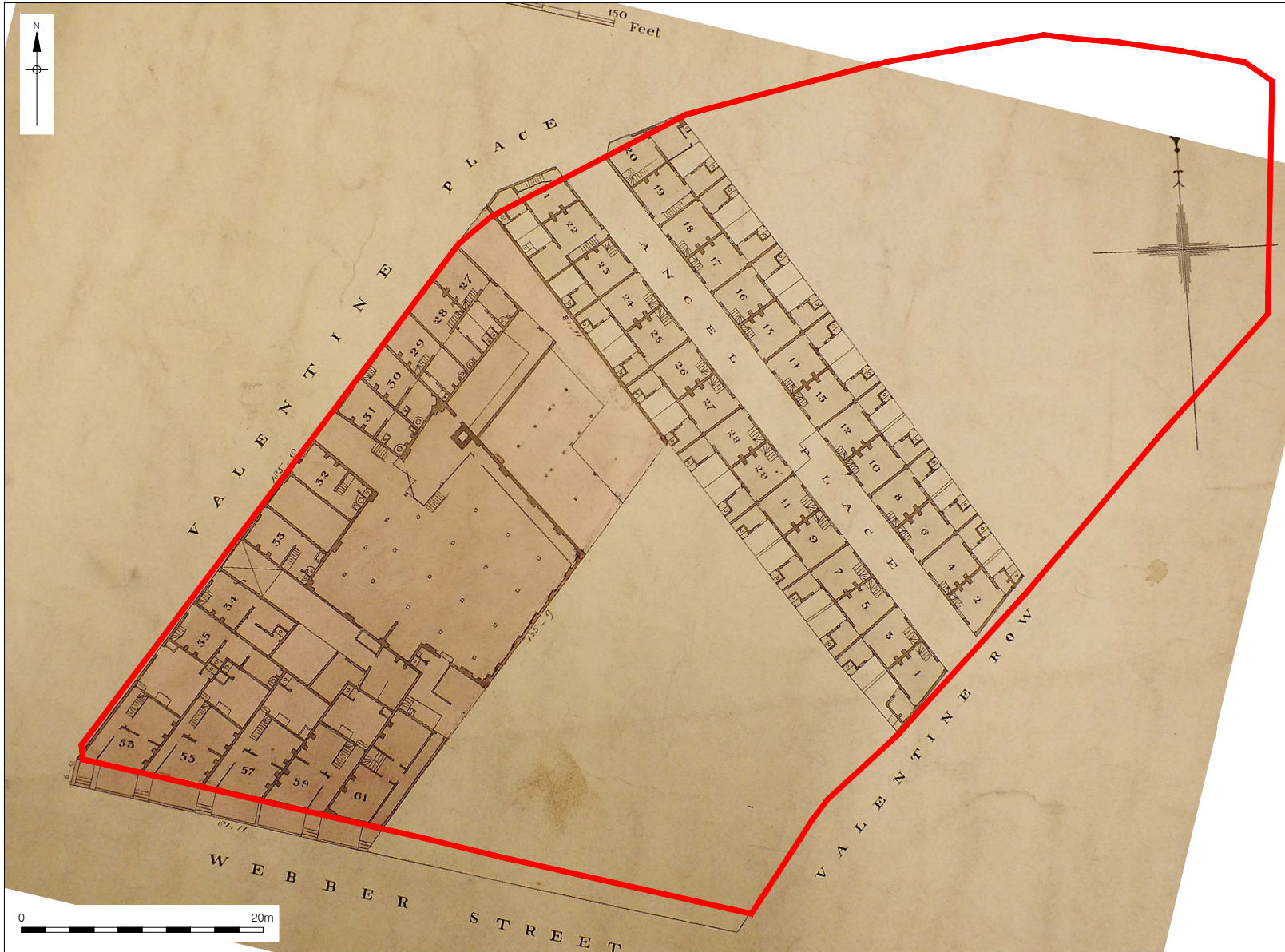
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Figure 4a
1861 plan of the Flour Mill at Valentine Place/
Webber Street (LMA)
1:250 at A4



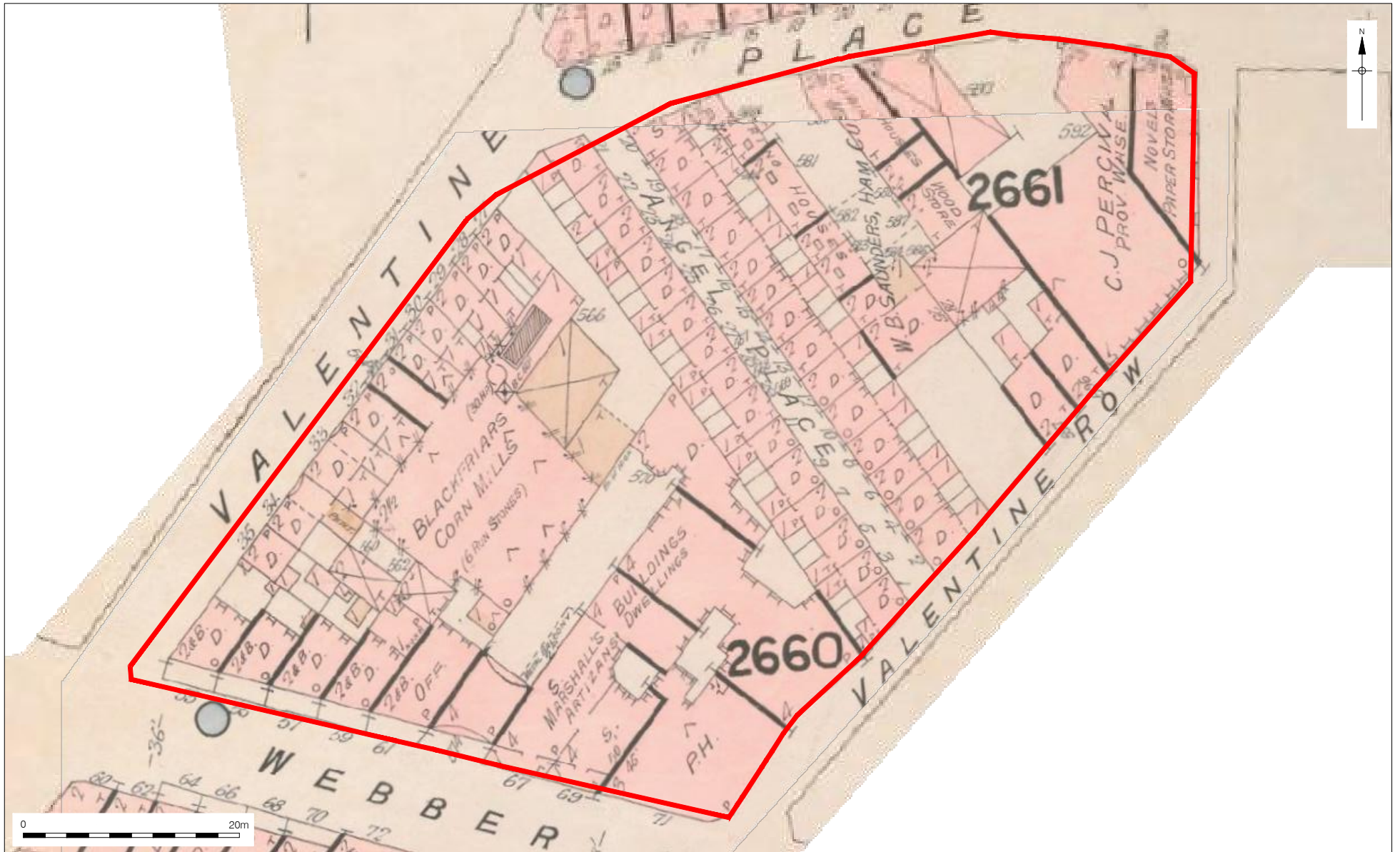
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Figure 4b
1875 Ordnance Survey
1:1,000 at A4



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Figure 4c
Undated late 19th century plan of property in
Webber Street and Valentine Place (LMA)
1:500 at A4



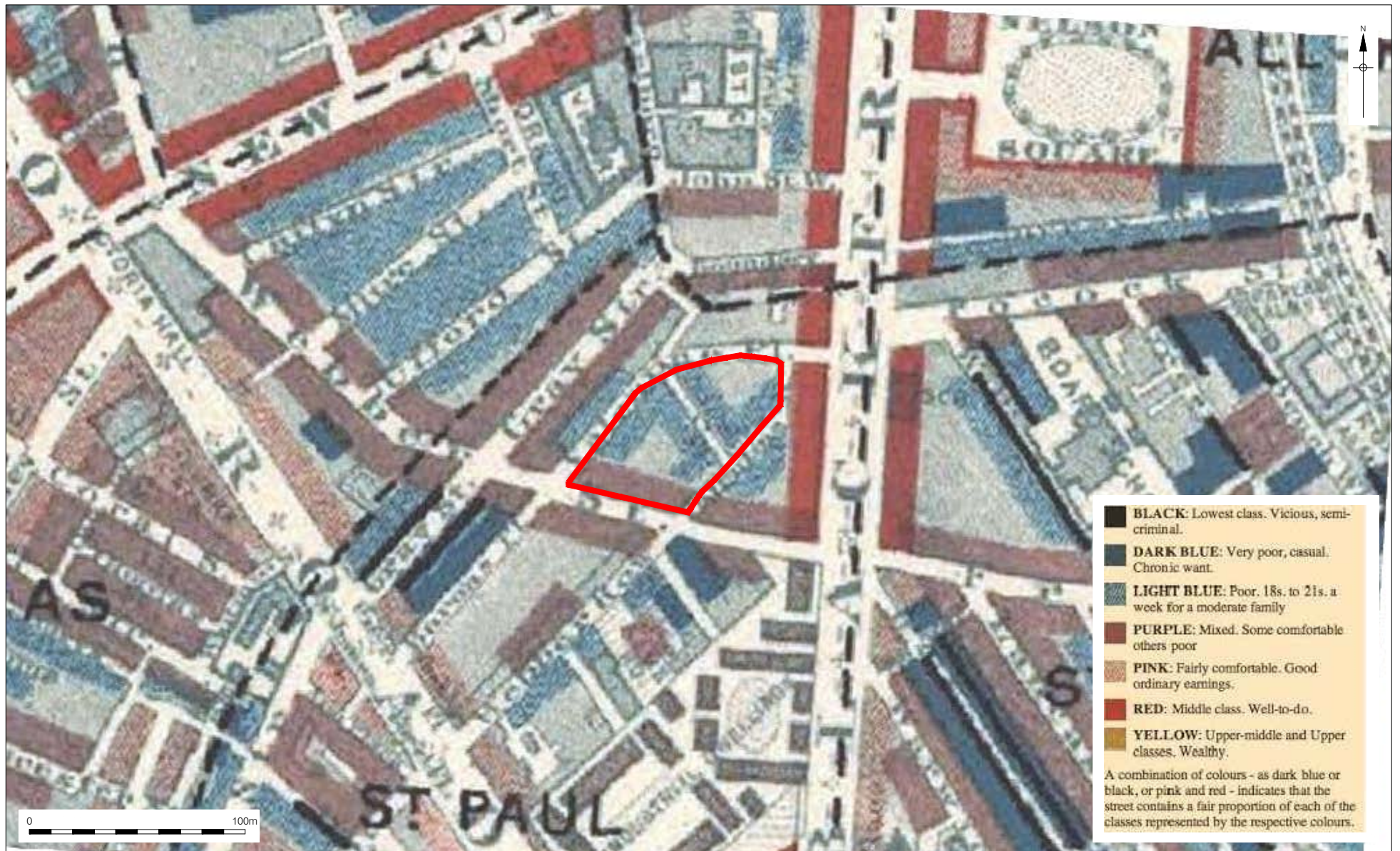
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Figure 5
 1889 Goad Map
 1:500 at A4



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Figure 6
1895 Ordnance Survey
1:1,000 at A4



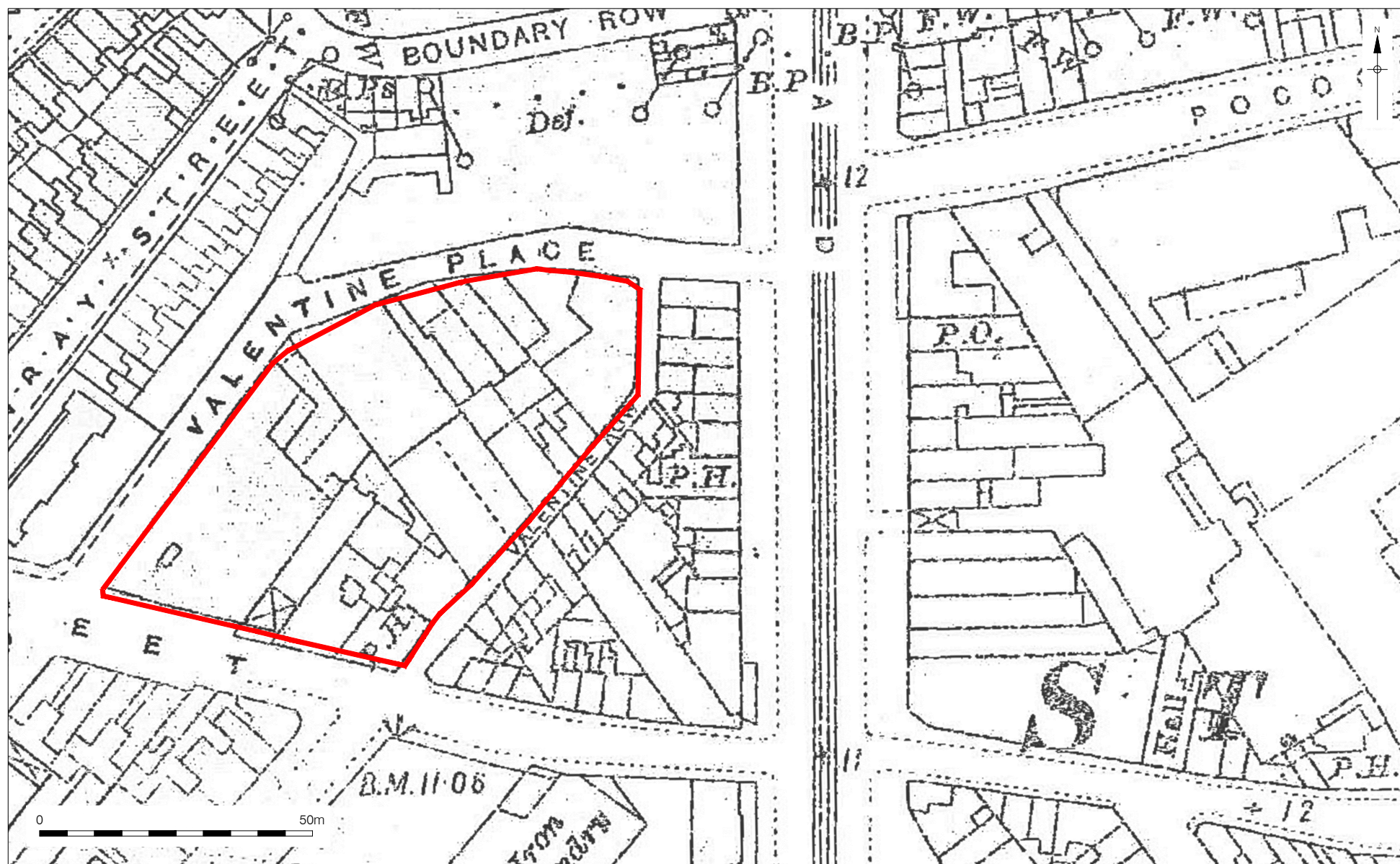
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Figure 7
 1899 Charles Booth's Poverty Map of London
 1:2,500 at A4



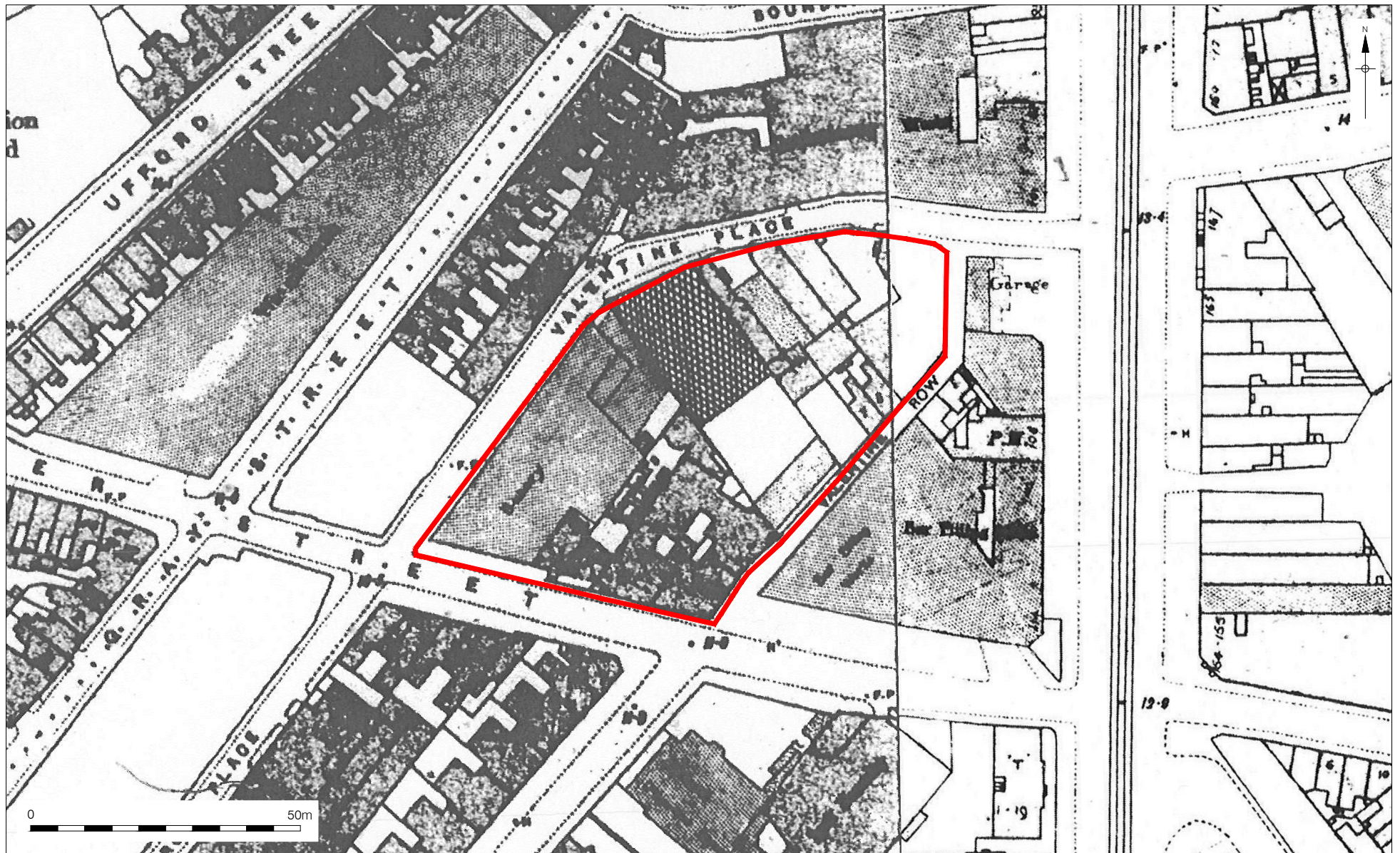
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Figure 8
 1907 Ordnance Survey
 1:1,000 at A4



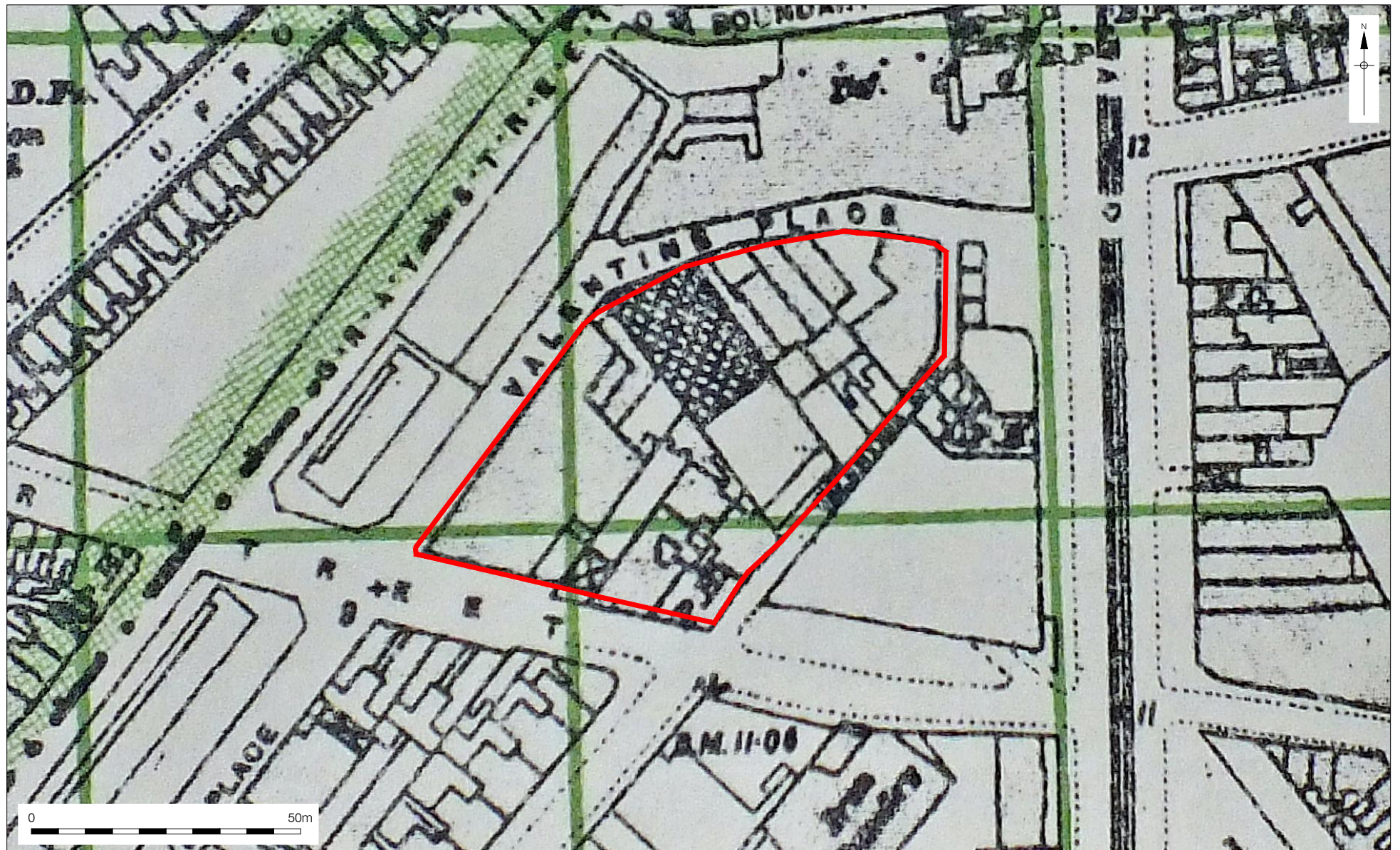
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Figure 9
1916 Ordnance Survey
1:1,000 at A4



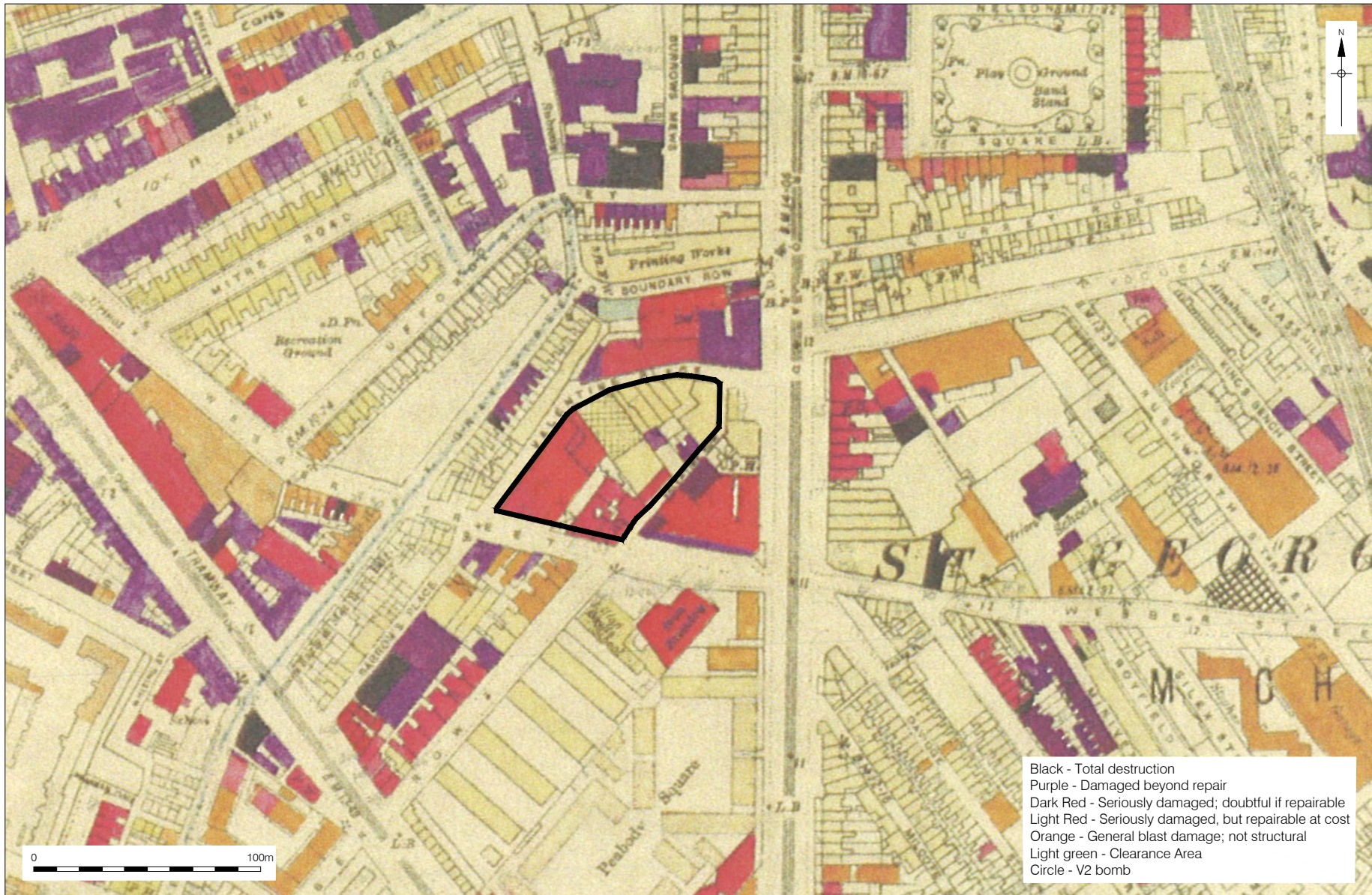
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Figure 10
1937-8 Ordnance Survey
1:1,000 at A4



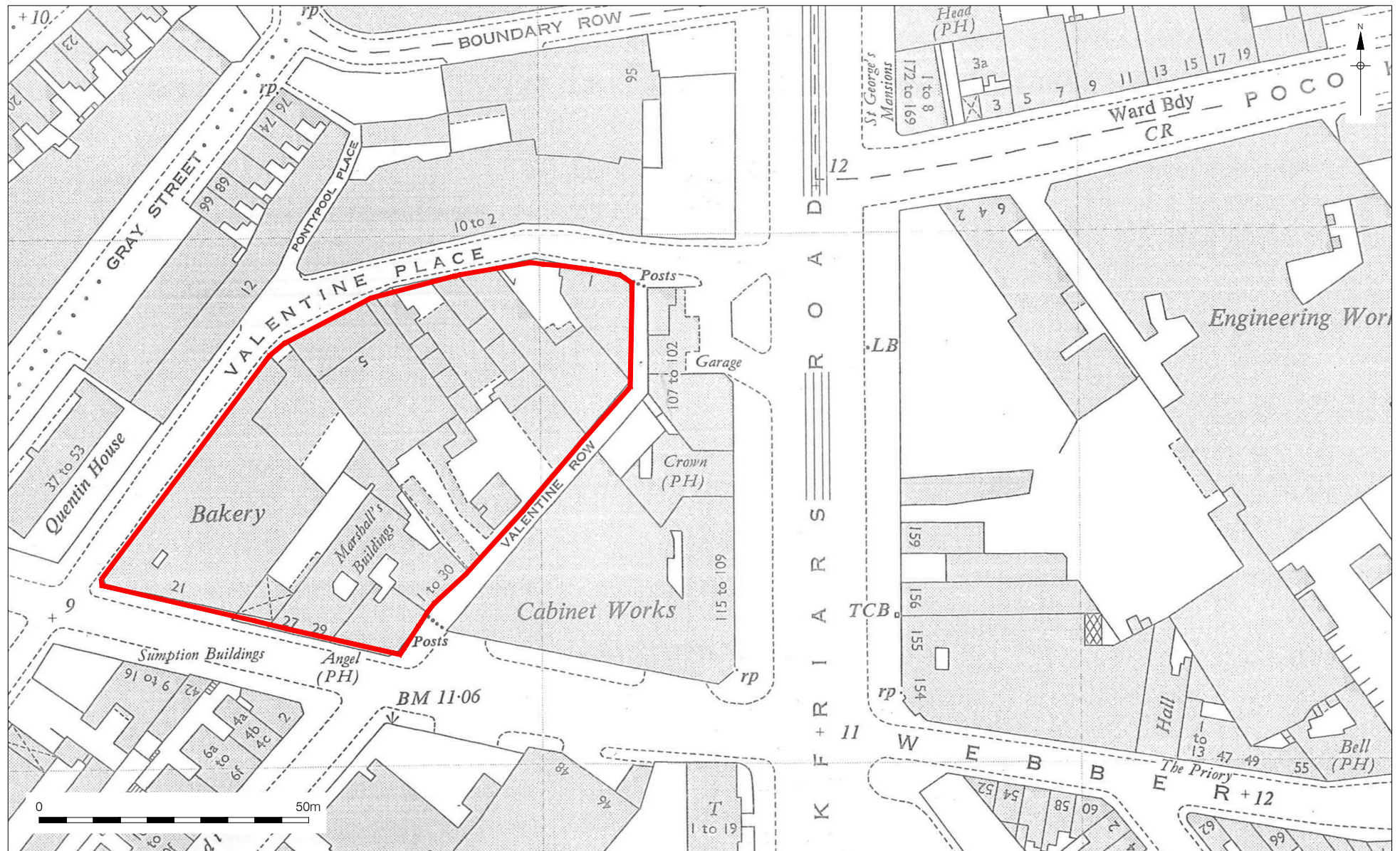
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Figure 11
1939 Ordnance Survey
1:1,000 at A4



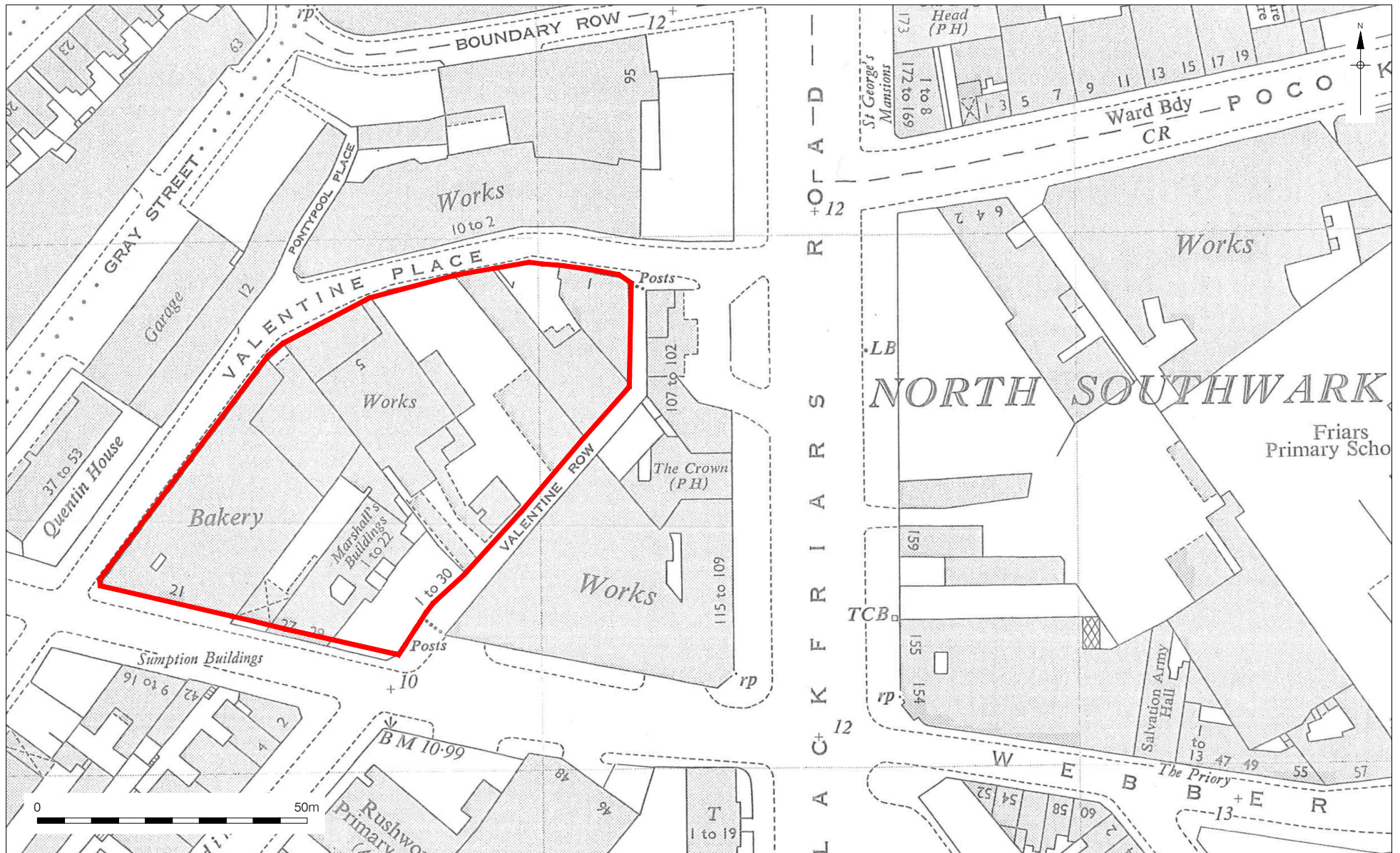
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Figure 12
 1945 Bomb Damage Map
 1:2,500 at A4



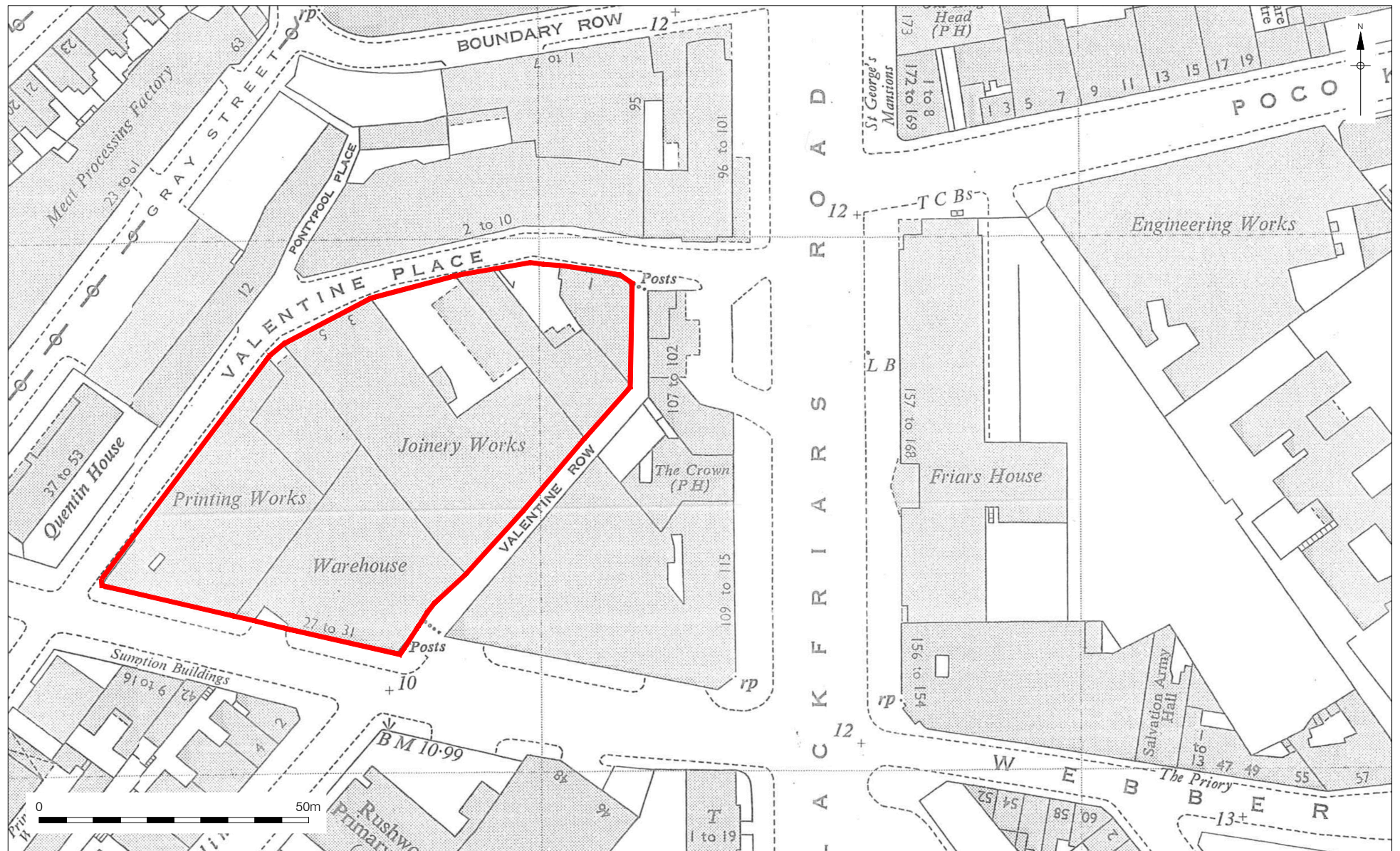
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Figure 13
 1952 Ordnance Survey
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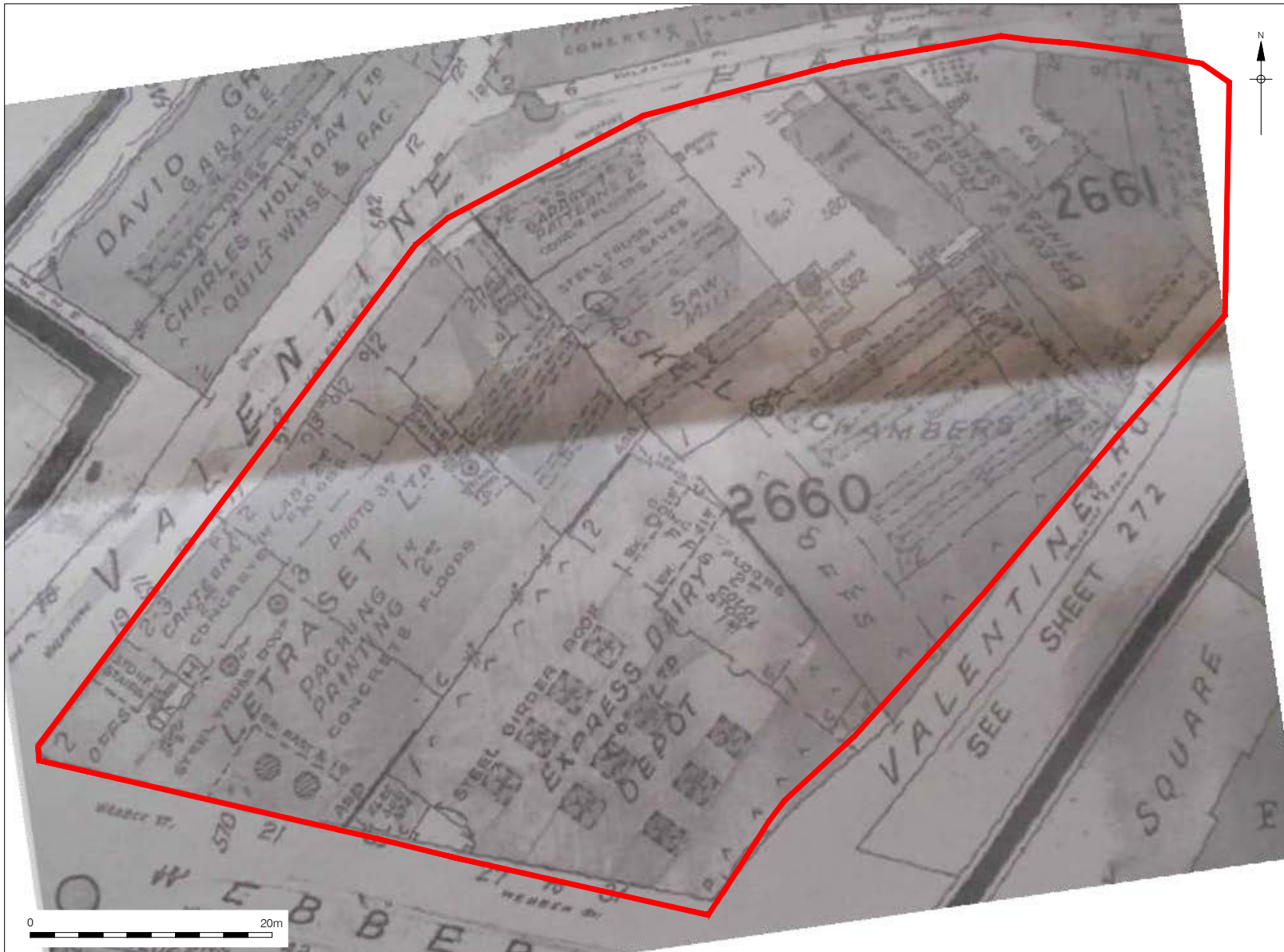
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Figure 14
 1958 Ordnance Survey
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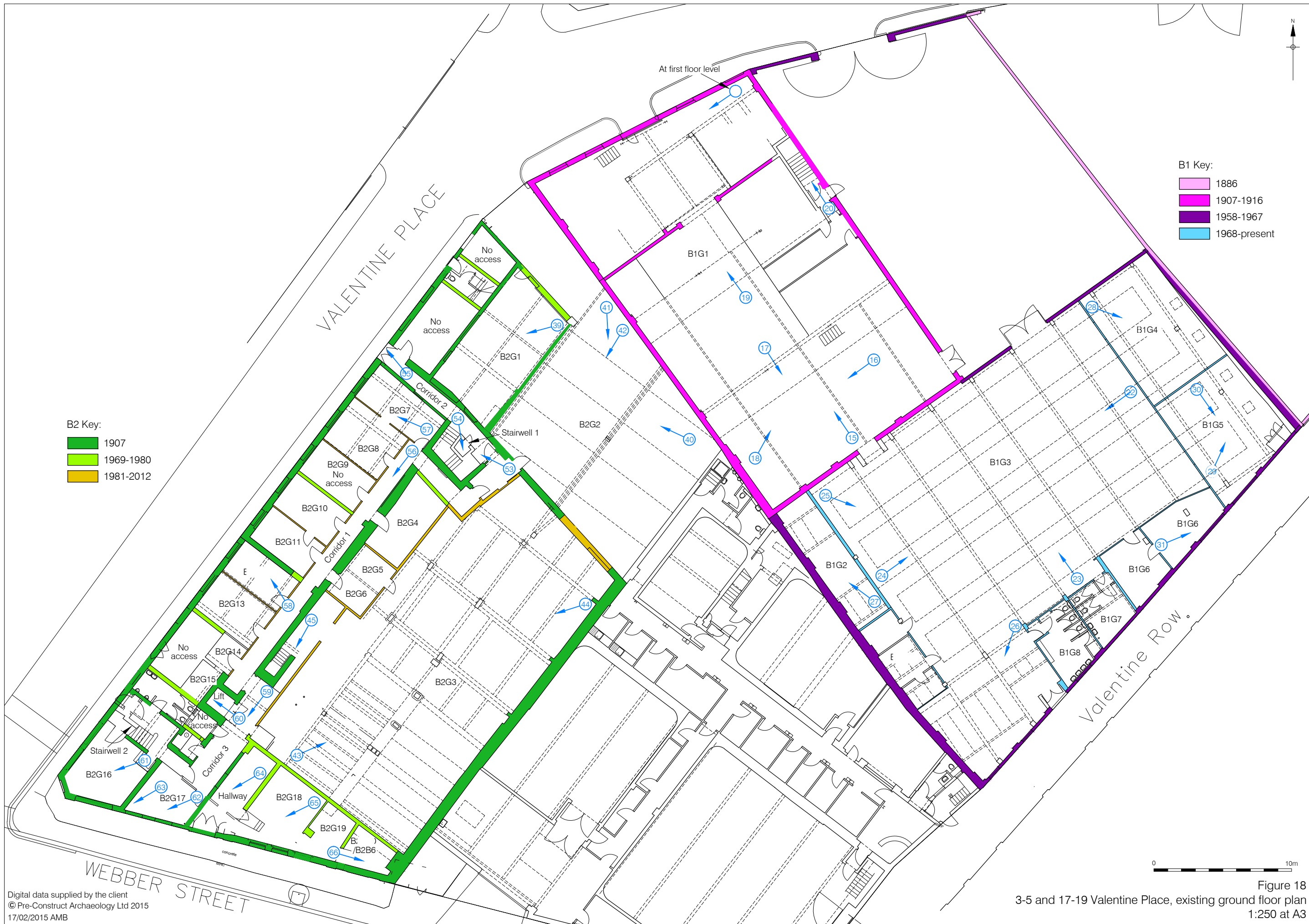
Figure 15
 1967 Ordnance Survey
 1:1,000 at A4



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Figure 16
1968 Goad Map
1:500 at A4





B2 Key:
 1907
 1969-1980
 1981-2012

B1 Key:
 1886
 1907-1916
 1958-1967
 1968-present

Figure 18
 3-5 and 17-19 Valentine Place, existing ground floor plan
 1:250 at A3





- 1907
- 1969-1980
- 1981-2012

Plates

Historic Plates



Plate A: Photograph taken in 1977 of No. 1 Valentine Place when it was occupied by Gladding Construction Company, looking north-east (courtesy of Southwark Local Studies Archive)



Plate B: Photograph taken in 1977 looking north along Valentine Place from Webber Street (courtesy of Southwark Local Studies Archive)

Plates

Nos 1 and 3-5 Valentine Place (external)



Plate 1: Distinctive saw-tooth roof of nos 3-5 Valentine Place, looking south (VAL14 D100 (1))



Plate 2: External south walls and yard area of former no. 1 Valentine Place immediately in front (north) of nos 3-5 Valentine Place, looking south (VAL14 D100 (3))



Plate 3: External south walls and yard area of former no. 1 Valentine Place immediately in front (north) of nos 3-5 Valentine Place, looking south-east



Plate 4: Entrance into yard area of nos 3-5 Valentine Place, looking south-east (VAL14 D100 (5))



Plate 5: Detail of stone plaque bearing initial of former building owner (C.J. Percival) of no. 1 Valentine Place, adjacent to present nos 3-5 Valentine Place, looking east



Plate 6: Entrance into yard area of nos 3-5 Valentine Place, looking south-east (VAL14 D100 (6))



Plate 7: Nos 3-5 Valentine Place, looking east (VAL14 D100 (7))



Plate 8: Entrance into Valentine Row from Webber Street, looking north



Plate 9: Rear (east) of nos 3-5 Valentine Place fronting onto Valentine Row, looking north-west



Plate 10: Detail showing northern end of nos 3-5 Valentine Place rear (east) elevation fronting onto Valentine Row, looking north-west



Plate 11: Detail of stone plaque bearing initial of former building owner (C.J. Percival) of no. 1 Valentine Place, at rear (east) of nos 3-5 Valentine Place, looking west



Plate 12: Single storey north-south aligned warehouse of nos 3-5 Valentine Place, looking east (VAL14 D100(135))



Plate 13: Rear view (west side) of entrance gate and wall of nos 3-5 Valentine Place, looking west (VAL14 D100(136))



Plate 14: South elevation of nos 3-5 Valentine Place showing saw-tooth roof, looking north (VAL14 D100 (122))

Nos 3-5 Valentine Place (internal)



Plate 15: Room B1G1 with inserted mezzanine level (right), looking west (VAL14 D100 (128))



Plate 16: South walls of room B1G1 in nos 3-5 Valentine Place with saw-tooth roof, looking south (VAL14 D100 (130))



Plate 17: West wall of room B1G1 in nos 3-5 Valentine Place, looking east (VAL14 D100(129))



Plate 18: Room B1G1 with inserted mezzanine level and saw-tooth roof, looking north (VAL14 D100 (131))



Plate 19: Room B1G1 with inserted mezzanine level (right), looking west (VAL14 D100 (132))



Plate 20: Stair access to first floor of nos 3-5 Valentine Place, looking west (VAL14 D100 (133))



Plate 21: Small office space (B1F1) on first floor of nos 3-5 Valentine Place, looking south (VAL14 D100 (134))



Plate 22: Main work area in room B1G3, looking south (VAL14 D100 (63))



Plate 23: Two entrance in room B1G3, looking west (VAL14 D100 (65))



Plate 24: Main work area in room B1G3, looking north (VAL14 D100 (64))



Plate 25: Main work area in room B1G3, looking north-east (VAL14 D100 (66))



Plate 26:Rear work area in room B1G3, looking south-east (VAL14 D100 (68))



Plate 27: Storage area at south end of room B1G3, looking south-west (VAL14 D100 (67))



Plate 28: Room B1G4, looking north (VAL14 D100 (72))



Plate 29: Room B1G5, looking north (VAL14 D100 (73))



Plate 30: Room B1G5, looking east (VAL14 D100 (74))



Plate 31: Staff room B1G6 at rear (east) of nos 3-5 Valentine Place, looking north-east (VAL14 D100 (76))

Nos 17-19 Valentine Place/no. 21 Webber Street (external)



Plate 32a: Valentine Place (west) elevation of nos 17-19 Valentine Place/no. 21 Webber Street, looking south along Valentine Place (VAL14 D100 (33))



Plate 32b: Date plaque '1907' on the Valentine Place (west) elevation of nos 17-19 Valentine Place/no. 21 Webber Street, looking east (CAM P9110050.JPG)



Plate 33: North end of Valentine Place (west) elevation of nos 17-19 Valentine Place/no. 21 Webber Street, looking north-east from Valentine Place (VAL14 D100 (10))



Plate 34: South-west corner of nos 17-19 Valentine Place/no. 21 Webber Street decorated with terracotta detailing (faience), looking north-east from Webber Street (VAL14 D100 (11))



Plate 35: Webber Street (south) elevation of nos 17-19 Valentine Place/no. 21 Webber Street, looking north (VAL14 D100 (12))



Plate 36: Webber Street (south) elevation of nos 17-19 Valentine Place/no. 21 Webber Street, looking north-west (VAL14 D100 (13))



Plate 37: Second floor north elevation of nos 17-19 Valentine Place/no. 21 Webber Street, looking south (VAL14 D100 (124))



Plate 38: Covered access between nos 3-5 Valentine Place (left) and nos 17-19 Valentine Place/no. 21 Webber Street, looking west (VAL14 D100 (9))

7-19 Valentine Place (internal)



Plate 39: Two blocked doorways in room B2G1, looking south (VAL14 D100 (27))

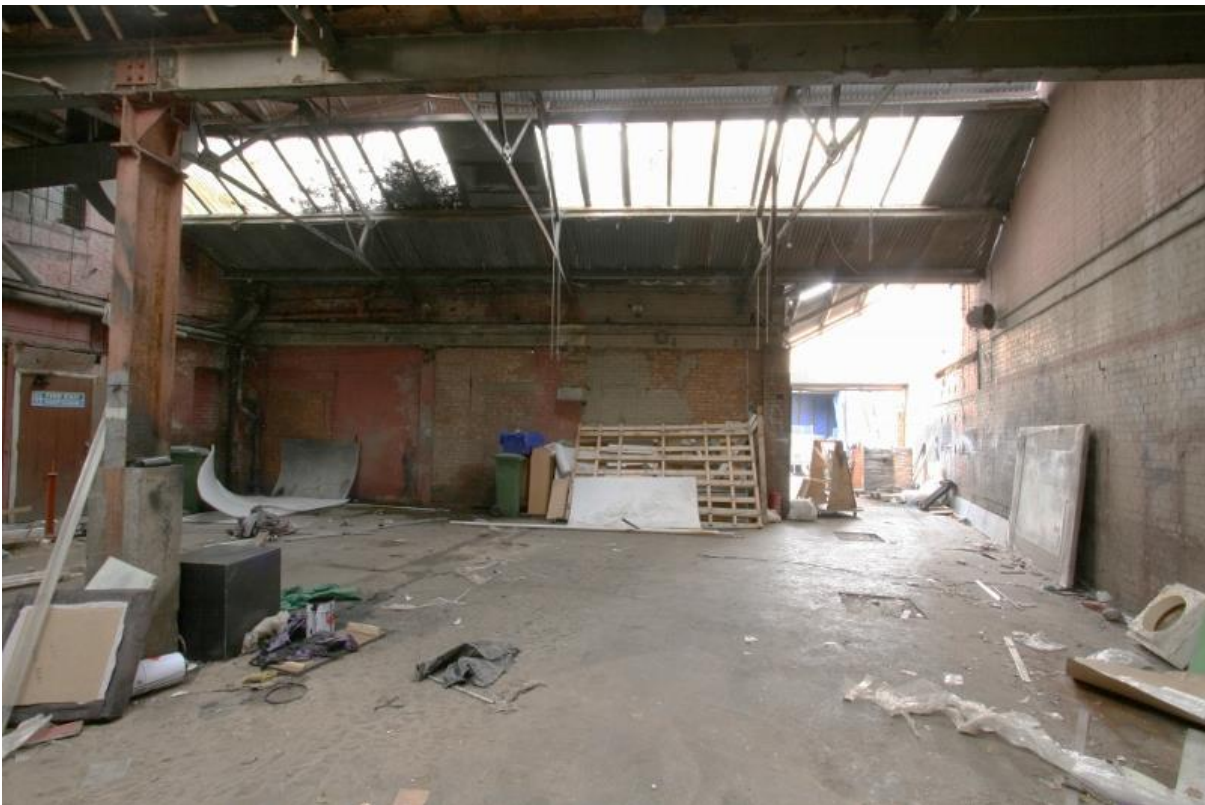


Plate 40: Rolled steel column (left) supporting overhead steel joists in loading/delivery area B2G2, looking east (VAL14 D100 (17))



Plate 41: Steel trusses and corrugated roof covering loading/delivery area B2G2, looking south-west (VAL14 D100 (25))



Plate 42: South and west walls surrounding loading/delivery area B2G2, looking south (VAL14 D100 (19))



Plate 43: Concrete columns in ground floor room B2G3, looking north-east (VAL14 D100 (21))



Plate 44: Concrete columns in ground floor room B2G3, looking south-west (VAL14 D100 (20))



Plate 45: Entrance from ground floor room B2G3 to staircase down to the basement, looking south (VAL14 D100 (52))



Plate 46: Basement room B2B1, looking south (VAL14 D100 (54))



Plate 47: Basement room B2B2 showing entrance into B2B1 (left) and pavement vault area (right), looking north-east (VAL14 D100 (56))



Plate 48: Basement room B2B2 showing entrance in pavement vault area, looking south-west (VAL14 D100 (55))



Plate 49: Basement room B2B3, looking west (VAL14 D100 (59))



Plate 50: Basement room B2B3 showing entrances to pavement vault area, looking south (VAL14 D100 (60))



Plate 51: Pavement vault area of basement, looking west (VAL14 D100 (61))



Plate 52: Disused stairwell leading from the basement to the ground floor, looking west (VAL14 D100 (62))



Plate 53: Northern end of ground floor corridor 2 adjacent to stairwell 1, looking east (VAL14 D100 (28))



Plate 54: Stairwell 1 leading up from the ground floor to the first floor, looking south-east (VAL14 D100 (29))



Plate 55: Entrance doorway from Valentine Place, looking north-west (VAL14 D100 (30))



Plate 56: Ground floor Corridor 1, looking south (VAL14 D100 (31))



Plate 57: Ground floor rooms B2G7 (right) and B2G8 (left) created by insertion of modern partition wall, looking south-west (VAL14 D100 (35))



Plate 58: Ground floor room B2G12 with blocked doorway on right, looking north-west (VAL14 D100 (36))



Plate 59: Ground floor Corridor 3, looking south (VAL14 D100 (39))



Plate 60: Converted lift shaft in corridor 3 at ground floor level, looking west (VAL14 D100 (40))



Plate 61: Ground floor room B2G16, looking south-west (VAL14 D100 (43))



Plate 62: Ground floor room B2G17, looking south-west (VAL14 D100 (45))



Plate 63: Exposed ceiling coving in ground floor room B2G17, looking south-west (VAL14 D100 (46))



Plate 64: Webber Street entrance hallway, looking south-west (VAL14 D100 (47))



Plate 65: Ground floor room B2G18 with modern raised floors and suspended ceiling, looking southwest (VAL14 D100 (48))



Plate 66: Basement/ground floor room B2B6/B2G20, looking east (VAL14 D100 (50))



Plate 67: Original staircase (staircase 2) giving access from ground to first floor, looking west (VAL14 D100 (41))



Plate 68: Original staircase (staircase 2) giving access from ground to first floor, looking north-east (VAL14 D100 (77))



Plate 69: First floor room B2F4 with original parquet flooring, looking south-west (VAL14 D100 (78))



Plate 70: Removed fireplace indicated by original hearth stone in first floor room B2F4, looking north-east (VAL14 D100 (80))



Plate 71: Chimney-breast in first floor room B2F5, looking west (VAL14 D100 (81))



Plate 72: First floor corridor created by inserting modern partition concrete block walls, looking east (VAL14 D100 (118))



Plate 73: Exposed metal roof trusses and ceiling timbers in first floor rooms B2F7 and B2F8, looking east (VAL14 D100 (119))



Plate 74: First floor corridor created by inserting modern partition breeze block wall, looking north (VAL14 D100 (91))



Plate 75: Lightwell in first floor, looking south-west (VAL14 D100 (117))



Plate 76: Converted lift shaft and inserted stairwell, looking north-west (VAL14 D100 (92))



Plate 77: Inserted partitions in first floor room B2F2, looking south-west (VAL14 D100 (94))



Plate 78: Replacement window in first floor room B2F2, looking west (VAL14 D100 (96))



Plate 79: Exposed metal trusses of saw-tooth roof in room B2F10, looking south-east (VAL14 D100 (110))



Plate 80: Exposed roof truss structure in first floor room B2F9 following partial soft strip, looking north-east (VAL14 D100 (107))



Plate 81: Cast iron columns encased in concrete and overhead beams in first floor room B2F1, looking east (VAL14 D100 (113))



Plate 82: Inserted (left) and original (right) doorways in first floor room B1F1, looking east (VAL14 D100 (116))



Plate 83: Original timber roof trusses in first floor room B1F1, looking north (VAL14 D100 (115))



Plate 84: Stairwell 3 giving access between the first and second floor, looking north-east (VAL14 D100 (127))



Plate 85: Inserted partitioning in second floor room B2S1, looking south-west (VAL14 D100 (99))



Plate 86: Scarring on north wall of second floor room B2S1, looking north (VAL14 D100 (101))



Plate 87: Original cast iron columns in foreground and concrete encased columns behind in second floor room B2S2, looking north-east (VAL14 D100 (121))



Plate 88: Original truss and part of winching gear in second floor room B2S3, looking west (VAL14 D100 (106))



Plate 89: Stairwell 1, looking (VAL14 D100 (126))

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