

**HISTORIC BUILDING
RECORDING OF NO. 141
BOROUGH HIGH STREET,
LONDON BOROUGH OF
SOUTHWARK,
SE1 1NP**

SITE CODE: BOH13

PCA REPORT NO. R12372

FEBRUARY 2016



Historic Building Recording of No. 141 Borough High Street, London Borough of Southwark, SE1 1NP

Written by Charlotte Matthews

Site Code: BOH13

Project Manager: Charlotte Matthews

Commissioning Client: King's College London

Ordnance Survey Central National Grid Reference: TQ 32567 79995

Contractor:

**Pre-Construct Archaeology Limited
Unit 54, Brockley Cross Business Centre
96 Endwell Road, Brockley
London SE4 2PD**

Tel: 020 7732 3925

Fax: 020 7732 7896

Email: cmatthews@pre-construct.com

Web: www.pre-construct.com

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PCA Report Number: R12372

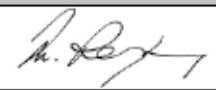
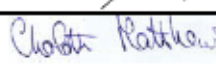
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NO. 141 BOROUGH HIGH STREET,
LONDON BOROUGH OF SOUTHWARK,
SE1 1NP

HISTORIC BUILDING RECORDING

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Pre-Construct Archaeology Limited	
Project Number	K3654
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	Name & Title	Signature	Date
Text Prepared by:	Charlotte Matthews		19/02/16
Graphics Prepared by:	Hayley Baxter		19/02/16
Graphics Checked by:	Mark Roughley		19/02/16
Project Manager Sign-off:	Charlotte Matthews		19/02/16

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Limited
Unit 54
Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by Kings College London to undertake historic building recording of no. 141 Borough High Street, London Borough of Southwark, located at OS NGR TQ 32567 79995. The building lies within the Borough High Street Conservation Area although it is not listed. The recording was carried out before and during demolition from November 2014 to February 2015 as part of a development which involves the replacement of nos 129 to 143 (odds) Borough High Street with a mixed use development comprising a hotel and gym.
- 1.2 No. 141 Borough High Street was recorded by Alan Baxter & Associates in 2012 prior to internal demolition works taking place. These works were undertaken in order to remove the scaffolding from the pavement in front of the buildings and position it inside. The Senior Archaeology Officer at Southwark Council required further building recording as a condition of planning permission in order to record historic fabric that was exposed during the demolition work.
- 1.3 No. 141 Borough High Street was 19th century in appearance. The mid-terraced shop with accommodation above was built in yellow London stock bricks. It had a basement presumably used for storage with a coal chute at its rear (east) end. The ground floor was laid out with an unheated shop at the front (west), an unheated central stair area and a heated rear (east) room. The accommodation above was heated by two chimney stacks against the south wall of the building at first, second and third floor level. The scars of a staircase were visible in the south wall between the two chimney stacks from first floor level up. Up to the first floor the staircase was positioned against the north wall. At first, second and third floor level, each floor was laid out with a heated west and east room and a central unheated staircase area. The roof over no. 141 comprised two parallel-set mono-pitched roofs rising from a central in-line valley up to the enclosing parapet walls (north and south).
- 1.4 The front (west) elevation had several 19th century architectural elements. These included decorative consoles and a dog-toothed string course above the ground floor shop front, semicircular arches to the first floor windows with decorative moulded terracotta to the arches and string course, flat headed brick arches to the second and third floor windows and two terracotta panels with moulded swags and tails above the third floor windows.
- 1.5 No. 141 Borough High Street has a similar front (west) elevation to no. 143 Borough High Street (next door and to the south). Interestingly, no. 143 Borough High Street is shown on Tallis' 1838-40 Street Elevations, whereas no. 141 Borough High Street is not. The similarity in the elevations of the two buildings suggest that they were more or less built at the same time and it is possible that no. 141 Borough High Street had been built by 1841 when the premises at this location were occupied by Henry Haddock, Stationer, and his family. He remained at this location up to 1856.
- 1.6 Joseph Abbott, Stationer, occupied no. 103 (renumbered 141 in 1870/71) Borough High Street from 1857 to 1882. He was succeeded by two other Stationers from 1883 to 1891. From 1892 to 1893, the building was occupied by an optician, by a Mrs Lacey from 1893 to 1894 and by a watchmaker from 1895 to 1897. From 1913 to 1922, the 'Great Western Railway goods depot & general receiving inquiry office' operated from the premises and it was used as 'Great Western Railway & Southern Railway parcels office' from 1943 to 1948. In 1948, a Chartered Accountant ran his business from the property. Export Merchants and British Rail parcels office occupied the building from 1948 to 1950+ and 1949 to 1965+, respectively. The Export Merchants were replaced by Industrial Designers in 1955, a Commission Agent from 1955 to 1960+ and Solicitors, from 1960 to 1965+. Jewelers, are listed at the property in 1965+. In 1974 it was still in use as a shop and from 2000 it was no longer in use.

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. 141 Borough High Street, London Borough of Southwark, SE1 1NP (**Figures 1 and 2**). The building was not listed. The recording was carried out before and during demolition as a condition of planning permission for the demolition of nos 129 to 143 (odds) Borough High Street and their replacement with a mixed use development comprising a hotel and gym. As part of this development, a building to the north, no. 127 Borough High Street, which is Grade II Listed, is being altered to provide a ground floor retail unit (Use Class A1) with a two bedroom residential unit above. Recording of this building was carried out before and during alteration (McGarrity, 2014; Garwood, 2015). Recording of nos 129, 131 and 143 Borough High Street was also carried out by Pre-Construct Archaeology Limited and is being reported on separately (Matthews, 2015; Bower, forthcoming).
- 2.1.2 The development site is located at Ordnance Survey National Grid Reference TQ 32567 79995 and lies within the Borough High Street Conservation Area (sub-area 1) and within the Borough/ Bermondsey/ Riverside Archaeological Priority Zone.
- 2.1.3 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 recording is 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. 141 Borough High Street lay on the east side of Borough High Street and to the north of its junction with Newcomen Road. It was abutted by no. 143 Borough High Street to the south and by the entrance to Nags Head Yard to the north. This yard (alley) projected east-west from the Borough High Street frontage between nos 135 and 141 Borough High Street. The entrance or gap between these two buildings was previously occupied by nos 137 and 139 Borough High Street (**Figure 14**) with the entrance to the yard below the oversailing no. 137 Borough High Street. A similar yard (alley), the Spur Inn Yard, ran between nos 127 and 131 Borough High Street to the north below the oversailing no. 129 Borough High Street. (**Figures 1, 2 and 14**; Garwood, 2015; Matthews, 2015).
- 2.2.2 Nos 123 to 127 (odds) Borough High Street to the north is a grade II listed building. 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 join; 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. 141 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 Planning permission for nos 127 to 143 Borough High Street (Ref. No: 13/AP/1714) has been granted by Southwark Council for the 'The demolition of several existing structures and construction of a six storey hotel with 100 bed spaces (4,006 sqm GIA) (Use Class C1), two commercial units (576sqm GIA) (Use Classes A1 - A3), a gym (492sqm GIA) (Use Class D2). Reconfiguration of a Listed Building 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'. Two archaeological conditions (5 and 17) are attached to the consented scheme. The wording of the two conditions is as follows:

Condition 5:

Before any work hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, 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 the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

Condition 17:

Within one year of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

3.3 Previous Building Recording

3.3.1 No. 141 Borough High Street was recorded in February 2012 prior to internal demolition works taking place by Alan Baxter & Associates (2012; hereafter referred to as ABA, 2012). These works were necessary in order to remove the scaffolding from the pavement in front of the front elevation of the building and position it inside. The building had not been used since 2000, the staircase had been removed to prevent unauthorised use of the premises and the building had been in an unsafe condition for many years (*ibid.*, 9). In 2012, Alan Baxter & Associates were able to access the basement, ground and first floor but not the second and third floors and roof (*ibid.*, 1).

3.3.2 In an email exchange on 11 March 2014, Peter Moore, Director at PCA asked Chris Constable, Senior Archaeology Officer at Southwark Council (hereafter the Curator) if the building recording by ABA would satisfy the building recording planning conditions placed on no. 141 Borough High Street. The Curator replied as follows:

'Yes I am aware of the Alan Baxter document, it was prepared on the Council's advice due to the removal of the floors so is not relevant to the conditions for this application, beyond there were elements and areas of the building that were not accessible. The purpose of the condition is for a watching brief to be maintained during demolition works to record anything that was not observed by Alan Baxter'.

The areas to be recorded as part of this project are as follows:

- All exteriors: these were not photographed or recorded by ABA because they were covered with scaffolding and netting at the time of their site visit in 2012
- All interior walls: although some of these walls were covered by ABA in 2012; photographic survey and recording before the current phase of demolition will show the relationship of the floors to each other. In

addition, the internal removal of floors has uncovered the building fabric in places, which was not exposed at the time of ABA's site visit. Photographic survey of the upper floors may be possible using a photographic mast.

- Internal walls that have been stripped of coverings such as plaster, matchboarding, render etc and the historic building fabric exposed will also be targeted for recording.

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The aim of the building recording of no. 141 Borough High Street was to add to the record of the building already produced by ABA (2012). A record of the building was to be made before and during the current phase of demolition. The purpose of the project was to clarify the historic and structural development of 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, 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. 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 5th, 6th and 25th November 2014 before the erection of internal and external scaffolding and on 28th to 30th January 2015 and 3rd and 4th February 2015 following the erection of the scaffolding to enable demolition. Scaled plans of the building, provided by the client, were used as a basis for the illustrations in this report (**Figures 20 to 25**).

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. 141 Borough High Street and adjoining buildings to place the buildings in context with their immediate environs. A selection of photographs has been included in this report (**Plates 3 to 85**) and **Figures 2, 20 to 25** 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:

- ClfA 2014 *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*
- English Heritage (now Historic England) 2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*
- 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 nos 141 and 143 Borough High Street is given in **Appendix 1**.
- 5.1.2 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. 141 Borough High Street was clearly in use by the mid 17th century.
- 5.1.3 Rocque's map of 1745 (**Figure 4**) clearly shows Nags Head Alley as part of a townscape that includes yards running back from Borough High Street/St Margaret's Hill towards the east and what is now Guy's Hospital. The area occupied by no. 141 Borough High Street has been developed by this date.
- 5.1.4 Horwood's map of 1799 (**Figure 5**) shows more detail of the area than Roque's 1745 map, particularly subdivisions within the street frontage properties. The footprint of no. 141 Borough High Street occupies no. 103 Borough High Street (prior to street re-numbering in 1870-71).
- 5.1.5 Nag's Head Yard is labelled 'Nags Head 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. 103 Borough High Street (later no. 141) is shown with a large building to the rear (east). This building is hashed (ancillary building or warehouse) rather than stippled (house, shop or public house). The Nags Head Inn is shown on the north side of Nag's Head Yard.
- 5.1.6 Horwood's map of 1799-1819 (**Figure 6**) again shows the footprint of no. 141 Borough High Street occupying no. 103 Borough High Street. The entrance to Nag's Head Yard from Borough High Street is drawn with the over-sailing carriage entrance over the building between nos 101 and 102 Borough High Street (later numbered no.137).
- 5.1.7 Records detailing occupants for no. 141 Borough High Street (or its predecessors) come from trade directories and the 1851 census information and are listed in **Appendix 1**.
- 5.1.8 Tallis's 1838-1840 Street Views (**Figure 7**) depicts the Borough High Street frontage with no. 137 Borough High Street (over the carriage entrance) as between nos 101 and 102, and no. 141 as no. 103. No. 103 Borough High Street is shown with a ground, first and second floor and the drawing shows that it was rebuilt after 1838-40, although no. 104 (later no. 143) appears to have been built by this date (compare with **Plates 1 to 3**). To the south, no. 106 (later no. 147) is labelled Union House, Brooks & Co. The successful linen drapers, Brooks & Co. operated from no. 106 (later no. 147) and neighbouring premises until 1941.
- 5.1.9 From 1841 to 1856, Henry Haddock, Stationer, occupied no. 103 Borough High Street (**Appendix 1**). The building extant at the time of the recording may have been first occupied by him. The 1851 census lists him as aged 49 living with his wife (38) and three children aged 17, 5 and 2 and two female house servants. From 1841 to 1858 a succession of chemists occupied no. 104 Borough High Street, next door. The 1851 census lists John Grindle, chemist, as aged 28 living there with two female house servants. The 1859 directory lists Henry Williams as occupying no. 104 Borough High Street, a Stay Warehouse.
- 5.1.10 The 1872 First Edition Ordnance Survey map (**Figure 8**) clearly shows the 'Nag's Head Inn Yard' and the Nag's Head Inn is labelled 'PH' for public house. The 1872 map shows no. 137 Borough High Street over-sailing the carriage entrance to Nag's

Head Inn Yard and nos 139 and 141 Borough High Street to the south. Buildings are shown to the rear (east) of nos 139 to 143 Borough High Street lining the south side of the yard.

- 5.1.11 Post Office Directories from 1865 to 1882 list Frederick Lowther, hosiery and outfitter, at nos 98-101 Borough High Street up to 1870 and nos 131-135 Borough High Street after street renumbering from 1871. Joseph Abbott, Stationer, occupied no. 103 (renumbered 141 in 1870/71) Borough High Street from 1857 to 1882. He was succeeded by two other Stationers from 1883 to 1891. George Riley occupied no. 104 (renumbered 143 in 1870/71) Borough High Street, a Woollen Warehouse from 1860 to 1881. George Riley and Son are listed at the Woollen Warehouse from 1882 to 1896.
- 5.1.12 Nos 141 and 143 Borough High Street are marked 'S & D' for 'Shop and Dwelling' and 4 for four storeys on the 1887 Goad plan (**Figure 9**). No. 139 Borough High Street is labelled 'Oil and Colour Warehouse'. An office fronting onto Nag's Head Yard is shown to the rear (east) of nos 139 and 141 Borough High Street. Lantern skylights are shown over nos 139 and 141 Borough High Street. The large building to the rear (east) is labelled 'Selmes, Jackson and Gulland hop warehouse'.
- 5.1.13 Post Office Directories from 1892 to 1893 list John Brandon Medland, optician, at no. 141 Borough High Street, Mrs Lacey from 1893 to 1894 and George Clapham, watchmaker, from 1895 to 1897.
- 5.1.14 Nos 141 is not listed in directories from 1898 to 1912 and no. 143 is not listed from 1897 to 1905. This was a time of great change in Nag's Head Yard with numerous buildings demolished as shown by a comparison of the 1894-96 and 1907 maps (**Figures 10 and 11**). Nos 133 to 137 Borough High Street and the hop warehouse, to the rear (east) of nos 141 and 143 Borough High Street, were demolished. These changes altered the position of Nag's Head Inn Yard so that it now lay to the south of its former position in the space created by the demolition of the hop warehouse.
- 5.1.15 Nos 133 to 137 Borough High Street were rebuilt between 1907 and 1938 (**Figures 11 and 12**). Treadwell Brothers, boot makers, are listed at nos 131-135 in trade directories from 1936 to 1947. From 1913 to 1922, no. 141 Borough High Street was the 'Great Western Railway goods depot & general receiving inquiry office'. From 1906 to 1936, 'Brooks & Co. Linen Drapers' occupied no. 143 Borough High Street, although the property is not listed after 1936. Brooks & Co. were at nos 145 – 149 Borough High Street from 1882 and continued to be listed at No. 149 until 1941, becoming a nurses' outfitters in 1939.
- 5.1.16 No. 143 Borough High Street was requisitioned during the Second World War for an emergency access shaft down to a disused portion of the City and South London tube railway tunnel under Borough High Street, so that the disused tunnel could be used as an air raid shelter. The emergency access shaft was installed in no.143 with access from Borough High Street in 1940 (**Figure 13**).
- 5.1.17 From 1942 to 1947, William Frank Marsh, draper is listed at no. 149; he is then listed at no. 145 from 1948 to 1955. In 1960 and 1965, William Taylor & Son, drapers are listed at no. 145, whilst from 1949 onwards, numerous occupants are listed at nos. 145 to 149 Borough High Street.
- 5.1.18 No. 141 Borough High Street is not listed in the directories for 1941 and 1942 and was used as 'Great Western Railway & Southern Railway parcels office' from 1943 to 1948. In addition, the property is listed as J.E.N. Brough FCA, Chartered Accountant in 1948. A 1948 drawing of the street frontage of Borough High Street (Roberts and Godfrey, 1950) shows the elevations of nos 141 and 143 Borough High Street much as they were at the time of recording (**Figure 14**). The elevation of the 1907 to 1938 rebuilt nos 133 and 135 is shown although it is not the same as the façade of Zenith House (nos 133 and 135) at the time of recording.
- 5.1.19 I.J. Saad et fils (London) Ltd, Export Merchants, and British Rail parcels office occupied no.141 Borough High Street from 1948 to 1950+ and 1949 to 1965+.

respectively. The Export Merchants were replaced by Tricorn Designs Ltd, Industrial Designers, in 1955, R.E. Chignell, Commission Agent, from 1955 to 1960+ and Roche & Mathew, Solicitors, from 1960 to 1965+. Consal & Co, Jewelers, are listed at the property in 1965+.

- 5.1.20 The 1961 to 1962 Ordnance Survey map (**Figure 15**) shows a similar arrangement of buildings in Nag's Head Yard as the 1938 map (**Figure 12**). The 1921 Goad plan, revised 1951 and annotated 1st July 1966 (**Figure 16**) shows nos 141 and 143 as vacant on 1st July 1966 and labels no. 143 as 'Offices'. Nag's Head Yard is labeled 'B. R. (British Railways) Western Region Nag's Head Depot'.
- 5.1.21 Meanwhile to the north at nos 133 and 135 Borough High Street, Blindells Limited, boot and shoe makers, were trading 1949 to 1965. They were listed along with R. N. Horsnell & Co., small tool manufacturers, and Hayward Emmott Limited, umbrella manufacturers, in the 1955 Post Office London Directory. In 1960 and 1965, only Blindells Limited and Hayward Emmott Limited were using nos 133 and 135. The 1966 annotated Goad plan labels nos 133 and 135 Borough High Street as an umbrella factory (**Figure 16**).
- 5.1.22 The 1961-62 and 1968-72 Ordnance Survey maps show a similar arrangement of buildings in Nag's Head Yard (**Figures 15 and 17**). By 2003-04, nos 137 and 139 Borough High Street and the building to the east of Zenith House (nos 133 and 135 Borough High Street) had been removed. In addition, the Wolfson Centre for Age-Related Diseases (c.1998) immediately to the east of the site had been built (**Figure 18**).

6 BUILDING DESCRIPTIONS

6.1 External

General

- 6.1.1 No. 141 Borough High Street was built over four storeys with a basement and was aligned east to west with its short elevation facing west to Borough High Street. It was used as a shop at street level (**Figure 19; Plates 1 to 3**), with domestic/storage accommodation across the three floors above. This building was two bays wide with almost the same façade as no. 143 Borough High Street to the south.

West (front) elevation (Figure 19)

- 6.1.2 The principal facade of no. 141 Borough High Street was covered with netting before the erection of demolition scaffolding (**Plates 3, 5 and 6**). A photograph of the elevation without netting is included in ABA (2012) and has been used again here as **Plate 2**.
- 6.1.3 The principal facade was constructed of London yellow stock brick in Flemish bond (**Plates 1 to 3**). The first floor windows (**Plate 5**) had semi-circular heads with a decorative moulded terracotta and brick arch above formed of alternating soldier and two bricks-on-edge. A highly decorated terracotta string course was visible at impost level. The second and third floor windows had flat headed rubbed brick arches (**Figure 19; Plate 6**). The parapet wall above the third floor window heads appeared to have been rebuilt.
- 6.1.4 A string course had been positioned just below the second floor window sills. The brick parapet was marked by another string course with a cornice above. Two terracotta panels with moulded swags and tails decorated the parapet above each of the third floor windows. The original treatment to the ground floor level of the elevation had been completely altered with the insertion of a modern shop front associated with its most recent use (**Plate 4**). Above the shop front, two 19th century decorated consoles and a dog-toothed 19th century string course were visible. The elevation was similar to, although slightly more decorative than, that of no. 143 Borough High Street next door. The building was clearly built later than no. 143 as it is not shown on Tallis' 1838-40 Street Elevations (**Figure 7**). The façade was 19th century in appearance and the building may have been built by 1841 when it was occupied by Henry Haddock, Stationer, and his family (**Appendix 1**).

Side (north) elevation

- 6.1.5 The side (north) elevation of no. 141 Borough High Street was constructed of yellow London stock bricks in English bond. The ground, first and second floor levels of this elevation had been covered in a hard cement render (**Plates 7 to 9**). This presumably occurred between 1968-72 and 2003-04 when no. 139 Borough High Street was demolished (**Figures 17 and 18**). A small window had been inserted high up at second floor level just above the render.

Rear (east) elevation (Figure 19)

- 6.1.6 No. 141 Borough High Street appears to have been extended to the rear (east) at ground floor level in the 19th century (**Plates 6 to 9**). The rear (east) wall of this extension was constructed of yellow London stock bricks roughly in Flemish bond. The rear doorway appears to have been inserted perhaps in the 1970s with a concrete lintel (**Plates 10 and 11**). The corners of the extension were constructed in dark blue bull nose engineering bricks.
- 6.1.7 The first and second floor windows in the rear (east) elevation had a segmental arch formed of three courses of brick-on-edge (**Figure 19; Plate 9**). The first floor doorway seems to be mid 19th century in date, although the first floor walkway appears to have been replaced perhaps in the 1970s. The two third floor windows each had a segmental arch formed of two courses of brick-on-edge. The rear windows all had

concrete sills.

6.2 Internal

West (front) wall

- 6.2.1 The west (front) wall had a blocked central light well at basement level (**Figure 20**; **Plates 14** and **15**). Above at ground floor level, a late 20th century shop front had replaced previous and the original shopfront (**Figure 21**; **Plates 1** and **16**). Above, the two first floor window openings had semi-circular heads and sash windows (**Plate 17**). The second and third floor window openings also had sash windows, while those at third floor level had more panes (**Plates 18** and **19**). The west wall was mainly covered with plaster internally although where exposed, for example where floors had been removed, 19th century red brickwork was visible (**Plates 13, 14, 17 to 19**).

South (side) wall

- 6.2.2 The south (side) wall had two chimneybreasts: one at its east end and the other at its west end (**Plates 22** and **23**). At basement level, a shallow recess with a thin timber lintel may mark the position of the west chimneybreast (**Figure 20**; **Plate 20**). Above at ground floor level, the west chimneybreast was not visible and the shop appears not to have been heated (**Figure 21**; **Plate 21**). The exposed red brickwork at this level had been constructed in English bond (**Plates 21, 23, 26, 27, 29** and **30**). All the east chimneybreast fireplace surrounds had been removed leaving exposed brickwork (**Plates 22, 23, 31, 34, 35, 45** and **46**). The east chimneybreast was visible at ground floor level, although its fireplace had been blocked (**Plates 24** and **25**). The first floor fireplace had been partially infilled with later brickwork to house a smaller fireplace surround (**Figure 22**; **Plate 31**). The scar of a staircase leading up from east to west was visible between the two chimneybreasts in the south wall from first to second floor level and second to third floor level (**Plates 23, 32, 33, 42** and **43**). Vertical wall scars ran up the south wall from the first floor on each side of the staircase scars dividing the floors into a heated west and east room and central unheated staircase area.

East (rear) wall

- 6.2.3 The ground floor doorway in the east (rear) wall has been inserted, probably in the 1970s (**Figures 19** and **21**; **Plates 49** and **50**) and has a concrete lintel (**Plates 10** and **11**). It may have replaced a smaller earlier doorway in the same location. The first floor doorway and window have moulded architraves and appear to be original to the mid 19th century building (**Plates 51** and **52**). The second and third floor windows also have moulded architraves (**Plates 53** and **54**).

North (side) wall

- 6.2.4 The north wall had no chimneybreasts and had a recessed angle towards its east end so that its east end was narrower than the width of its west end (**Figures 20 to 25**; **Plates 55, 56, 58, 59, 64, 67 to 69, 73, 78** and **82**). This recess was also visible in the exterior of the building (**Plates 7 to 9** and **12**). Most of the north wall was plastered and in some places was covered with modern paint or wallpaper. Where brickwork was exposed, for example where floors or partition walls had been removed, 19th century red and brown brickwork was visible.
- 6.2.5 At the time of recording a flight of steps which originally gave access from the ground floor to basement level was still extant against the north wall's west end (**Figures 20** and **21**; **Plates 14, 55** and **56**). Cut-off floor joists and deep joist sockets were visible in the north wall at ground, first, second and third floor levels (**Plates 14, 18, 39, 40, 52, 59, 60, 62, 63, 70 to 73, 81** and **82**). The floor joists originally spanned north to south across the building and provided evidence of the original floor levels.

Roof

- 6.2.6 The roof structures over nos 141 and 143 were divided along the party wall line by a brick fire break wall that had been rendered on its north side (**Plates 83 and 84**). This wall also incorporated two chimney stacks, rising to the same height as the party wall. The brickwork of these chimney stacks appeared to pre-date parts of the fire wall, which had been rebuilt in places (**Plate 86**). Each chimney stack included four flues, with short terracotta pots and half-round cowls.
- 6.2.7 The north (side) and east (rear) parapet walls of no.141 were built using yellow stock bricks (220-230x60-65x100mm) laid in an irregular Flemish bond using Portland cement and capped by a rendered brick coping (**Plate 83**). The parapet to the front of no. 141 (facing west) incorporated a more ornate over-sailing moulded stone coping acting as a decorative cornice (**Plate 3**).
- 6.2.8 The roof over No. 141 comprised two parallel-set mono-pitched roofs rising from a central in-line valley up to the enclosing parapet walls (north and south) (**Plates 83 and 84**). The southern mono-pitch was hipped at both ends (east and west), while the northern pitch, was hipped only to the west (**Plate 84**). They were covered using modern 'cement' tiles, and included a large modern in-pitch rooflight, situated roughly central to the southern roof, and a much smaller access hatch, adjacent and towards the base of the northern roof.
- 6.2.9 Removal of the modern roof tiles revealed (in addition to the felt and battens) 8 inch softwood boards or sarking nailed onto the outside of the rafters. Their removal along the northern pitch enabled access and inspection of the entire roof structure over no. 141. This revealed regular machine-cut common rafters of 4 x 2 inch scantling, set at 13-15 inch centres (**Plate 85**). At the top they were lapped over a batten fixed to the parapet wall and were supported by a central, heavy scantling (7 x 9 inch) softwood valley plate. This plate was a composite member, joined end on using a side-halved and counter-bladed scarf joint, additionally braced using a single wrought-iron coach bolt through the face. On each rafter the foot was nailed into the plate via a birds-mouth joint. Short lengths of timber noggins spanning the base of the rafters across the back of the plate, supported the structure for the central valley.
- 6.2.10 The ceiling joists (of the room below), located directly below the rafters, were set into the north wall (**Plate 85**) and tenoned into the faces of the central valley plate. On the south side of the building, the ceiling joists were tenoned into a wall plate (**Plate 87**).
- 6.2.11 The hipped ends were formed by cut and nailing the common rafters into a deep section plank-like hip rafter (**Plate 87**). The soffits of the ceiling joists were covered with lath and plaster scars. The roof structure was mid-late 19th century in appearance.
- 6.2.12 Despite the proximity of the former Southwark timber yards, no evidence of Baltic bracing marks or carpentry marks were present on the roof timbers.

7 DISCUSSION AND CONCLUSIONS

- 7.1.1 No. 141 Borough High Street was 19th century in appearance. The mid-terraced shop with accommodation above was built in yellow London stock bricks. It had a basement presumably used for storage with a coal chute at its rear (east) end (ABA, 2012). The ground floor was laid out with an unheated shop at the front (west), an unheated central stair area and a heated rear (east) room. The accommodation above was heated by two chimney stacks against the south wall of the building at first, second and third floor level. The scars of a staircase were visible in the south wall between the two chimney stacks from first floor level up. Up to the first floor the staircase was positioned against the north wall (ABA, 2012). At first, second and third floor level, each floor was laid out with a heated west and east room and a central unheated staircase area. The roof over No. 141 comprised two parallel-set mono-pitched roofs rising from a central in-line valley up to the enclosing parapet walls (north and south).
- 7.1.2 The front (west) elevation had several 19th century architectural elements. These included decorative consoles and a dog-toothed string course above the ground floor shop front, semicircular arches to the first floor windows with decorative moulded terracotta to the arches and string course, flat headed brick arches to the second and third floor windows and two terracotta panels with moulded swags and tails above the third floor windows.
- 7.1.3 No. 141 Borough High Street has a similar front (west) elevation to no. 143 Borough High Street (next door and to the south). Interestingly, no. 143 Borough High Street is shown on Tallis' 1838-40 Street Elevations, whereas no. 141 Borough High Street is not. The similarity in the elevations of the two buildings suggest that they were more or less built at the same time and it is possible that no. 141 Borough High Street had been built by 1841 when the premises at this location were occupied by Henry Haddock, Stationer, and his family. He remained at this location up to 1856.
- 7.1.4 Joseph Abbott, Stationer, occupied no. 103 (renumbered 141 in 1870/71) Borough High Street from 1857 to 1882. He was succeeded by two other Stationers from 1883 to 1891. From 1892 to 1893, John Brandon Medland, Optician, occupied no. 141 Borough High Street, Mrs Lacey is listed at the premises from 1893 to 1894 and George Clapham, watchmaker, from 1895 to 1897. From 1913 to 1922, no. 141 Borough High Street was the 'Great Western Railway goods depot & general receiving inquiry office' and was used as 'Great Western Railway & Southern Railway parcels office' from 1943 to 1948. In 1948, it is listed as J.E.N. Brough FCA, Chartered Accountant. I.J. Saad et fils (London) Ltd, Export Merchants, and British Rail parcels office occupied no.141 Borough High Street from 1948 to 1950+ and 1949 to 1965+, respectively. The Export Merchants were replaced by Tricorn Designs Ltd, Industrial Designers, in 1955, R.E. Chignell, Commission Agent, from 1955 to 1960+ and Roche & Mathew, Solicitors, from 1960 to 1965+. Consal & Co, Jewelers, are listed at the property in 1965+.

8 ACKNOWLEDGEMENTS

- 8.1.1 Pre-Construct Archaeology Limited would like to thank the Kings College London, for commissioning the project. The collaborative role of Chris Constable is gratefully acknowledged.
- 8.1.2 The project was managed for Pre-Construct Archaeology by Charlotte Matthews. The on-site historic building recording and photographic survey were carried out by Kari Bower and Strephon Duckering, respectively. The documentary research was undertaken by Guy Thompson and Pete Boyer. This report was written by Charlotte Matthews and Hayley Baxter produced the illustrations.

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Regular Post Office London Directories listed in the text

Census returns listed in the text

Historic Cartographic Sources

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

1887 Goad Plan

1894-96 Second Edition Ordnance Survey Map

1907 Third Edition Ordnance Survey Map

1938 Ordnance Survey Map

Late 1939/early 1940 Plan of 'Tunnels under Borough High Street' (TNA work 28.53.1)

1961-62 Ordnance Survey Map

1921 Goad Plan, revised 1951 with annotations July 1966

1968-72 Ordnance Survey Map

2003-04 Ordnance Survey Map

APPENDIX 1: 141 (103) and 143 (104) Borough High Street: Occupants and Trades

The following tables summarise the occupancy of the two addresses most recently numbered 141 and 143 Borough High Street from 1841 to 1880. Prior to 1871 no. 141 was numbered 103 and no. 143 was numbered 104. All data compiled from Kelly's/Post Office Directories.

103 BOROUGH HIGH STREET		
Years	Occupant	Trade
1841 – 1856	Haddock, Henry	Stationer
1857 - 1870	Abbott, Joseph	Stationer
(after 1870) 141 BOROUGH HIGH STREET		
Years	Occupant	Trade
1871 – 1882	Abbott, Joseph	Stationer
1883 - 1884	Fooks, Shorland	Stationer
1886 - 1891	Colborn, Samuel	Stationer
1892 – 1893	Medland, John Brandon	Optician
1893 - 1894	Mrs Lacey	
1895 - 1897	Clapham, George	Watchmaker
1898 - 1912	Not Listed	
1913 - 1922	Great Western Railway goods depot & general receiving inquiry office	
1922	Culverwell, Brooks & Co.	Colonial Brokers
1923 - 1936	Great Western Railway booking & receiving inquiry office	
1923 - 1939	Bulmer, Arthur & Co.	Auctioneers
1937 - 1940	Great Western Railway & Southern Railway booking & receiving inquiry office	
1941 - 1942	Not Listed	
1943 - 1948	Great Western Railway & Southern Railway parcels office	
1948	Brough, J. E. N. FCA	Chartered Accountant
1948 – 1950+	Saad, I. J. et fils (London) Ltd	Export Merchants
1949 – 1965+	British Railways parcels office	
1955	Tricorn Design Ltd	Industrial Designers

141 BOROUGH HIGH STREET		
Years	Occupant	Trade
1955 – 1960+	Chignell, R. E.	Commission Agent
1960 – 1965+	Roche & Mathew	Solicitors
1965+	Consal & Co.	Jewellers

No directories for 1885, 1951-4, 1956-9, 1961-4, 1966 onwards

104 BOROUGH HIGH STREET		
Years	Occupant	Trade
1841 - 1842	Biggs, James	Chemist
1843 - 1847	Hogg, Robert	Chemist
1848	Hogg & Grindle	Chemist
1849	Hogg, Robert	Chemist
1850 - 1857	Grindle, John	Chemist
1858	Grindle, George	Chemist
1859	Williams, Henry	Stay Warehouse
1860 - 1870	Riley, George	Woollen Warehouse
(after 1870) 143 BOROUGH HIGH STREET		
Years	Occupant	Trade
1871 – 1881	Riley, George	Woollen Warehouse
1882 - 1896	Riley, George & Son	Woollen Warehouse
1897 - 1905	Not Listed	
(after 1905) 143-149 BOROUGH HIGH STREET		
1906 - 1936	Brooks & Co.	Linen Drapers

No. 143 is not listed after 1936; however Brooks & Co. who were recorded at Nos. 145 – 149 from 1882 continued to be listed at No. 149 until 1941, becoming a nurses' outfitters in 1939. From 1942 to 1947, William Frank Marsh, draper is listed at No. 149 but he is then listed at No. 145 from 1948 to 1955. In 1960 and 1965, William Taylor & Son, drapers are listed at No. 145, whilst from 1949 onwards, numerous occupants are listed at Nos. 145/149.

Additionally the 1851 Census lists the following:

103 BOROUGH HIGH STREET			
Position	Name	Age	Occupation
Head	Henry J. Haddock	49	Stationer
Wife	Eliza Haddock	38	
Scholar	Emma Haddock	17	
Scholar	John Haddock	5	
Scholar?	Alice Haddock	2	
Servant	??? Wharton (female)	20	House Servant
Servant	Rachael Mabey	14	House Servant
104 BOROUGH HIGH STREET			
Position	Name	Age	Occupation
Head	John Grindle	28	Chemist/Druggist
Servant	Robert Nicholas	24	House Servant
Servant	Sophia Welham	57	House Servant

APPENDIX 2: OASIS FORM

OASIS ID: preconst1-243069

Project details

Project name	No. 141 Borough High Street, Southwark
Short description of the project	Pre-Construct Archaeology Limited was commissioned by Kings College London to undertake building recording of no. 141 Borough High Street, Southwark (NGR TQ 32567 79995). The building lay within a Conservation Area although it was not listed. The recording was carried out before and during demolition in 2014 and 2015 in order to fulfil a planning condition. No. 141 was 19th century in appearance. The mid-terraced shop with accommodation above was built in yellow stock bricks. It had a basement for storage with a coal chute. The ground floor was laid out with an unheated shop at the front, an unheated central stair area and a heated rear room. The accommodation above had a heated front and rear room and a central unheated staircase area. It was covered with two mono-pitched roofs rising from a central valley. The front elevation had several 19th century elements including decorative consoles, a dog-toothed string course, semicircular window arches with decorative moulded terracotta, flat headed brick arches and two terracotta panels with moulded swags and tails. No. 141 is not shown on Tallis' 1838-40 Street Elevations, whereas no. 143 (next door) is. The similarity of the two facades suggest that they were built at the same time. No. 141 may have been built by 1841 when the premises were occupied by a Stationer and his family. He remained here until 1856 and was succeeded by other stationers to 1891. Occupants of the building during the 20th century included the Great Western Railway.
Project dates	Start: 05-11-2014 End: 04-02-2015
Previous/future work	Yes / Yes
Any associated project reference codes	BOH13 - Sitecode
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Other 3 - Built over
Monument type	SHOP Post Medieval
Significant Finds	NONE None
Methods techniques	& "Photographic Survey"
Prompt	Planning condition
Project location	
Country	England
Site location	GREATER LONDON SOUTHWARK SOUTHWARK No. 141 Borough High Street
Postcode	SE1 1NP
Site coordinates	TQ 32567 79995 51.50282283268 -0.089781367216 51 30 10 N 000 05 23 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	Kari Bower
Type of sponsor/funding body	College
Name of sponsor/funding body	King's College London

Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	BOH13
Digital Contents	"Survey"
Digital Media available	"Images raster / digital photography", "Survey", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	BOH13
Paper Contents	"none"
Paper Media available	"Drawing", "Plan", "Report"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of No. 141 Borough High Street, London Borough of Southwark, SE1 1NP
Author(s)/Editor(s)	Matthews, C.
Other bibliographic details	PCA Report No R12372
Date	2016
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	or Brockley, London

Description	A4 report
Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	19 February 2016



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Figure 1
 Site Location
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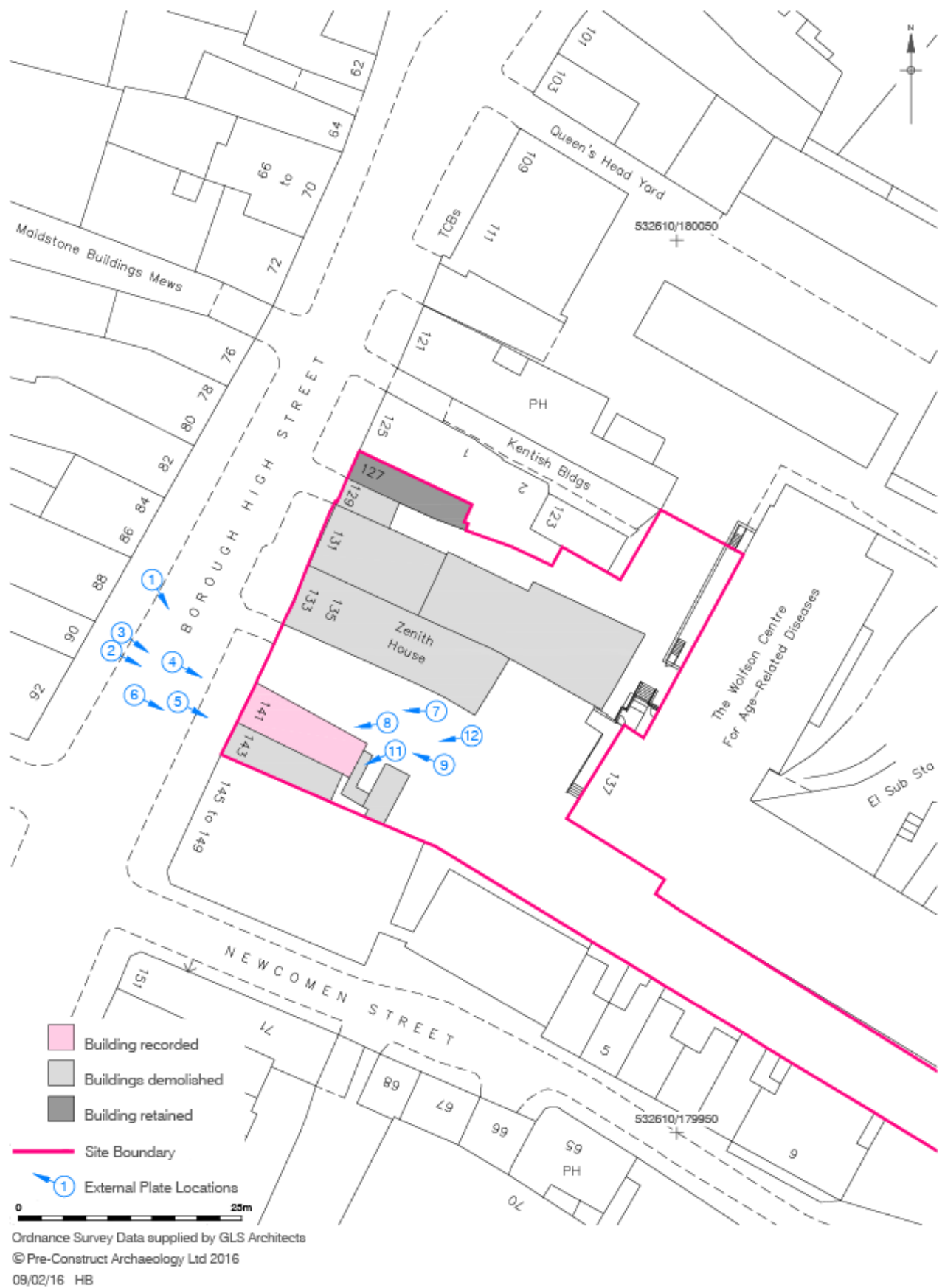
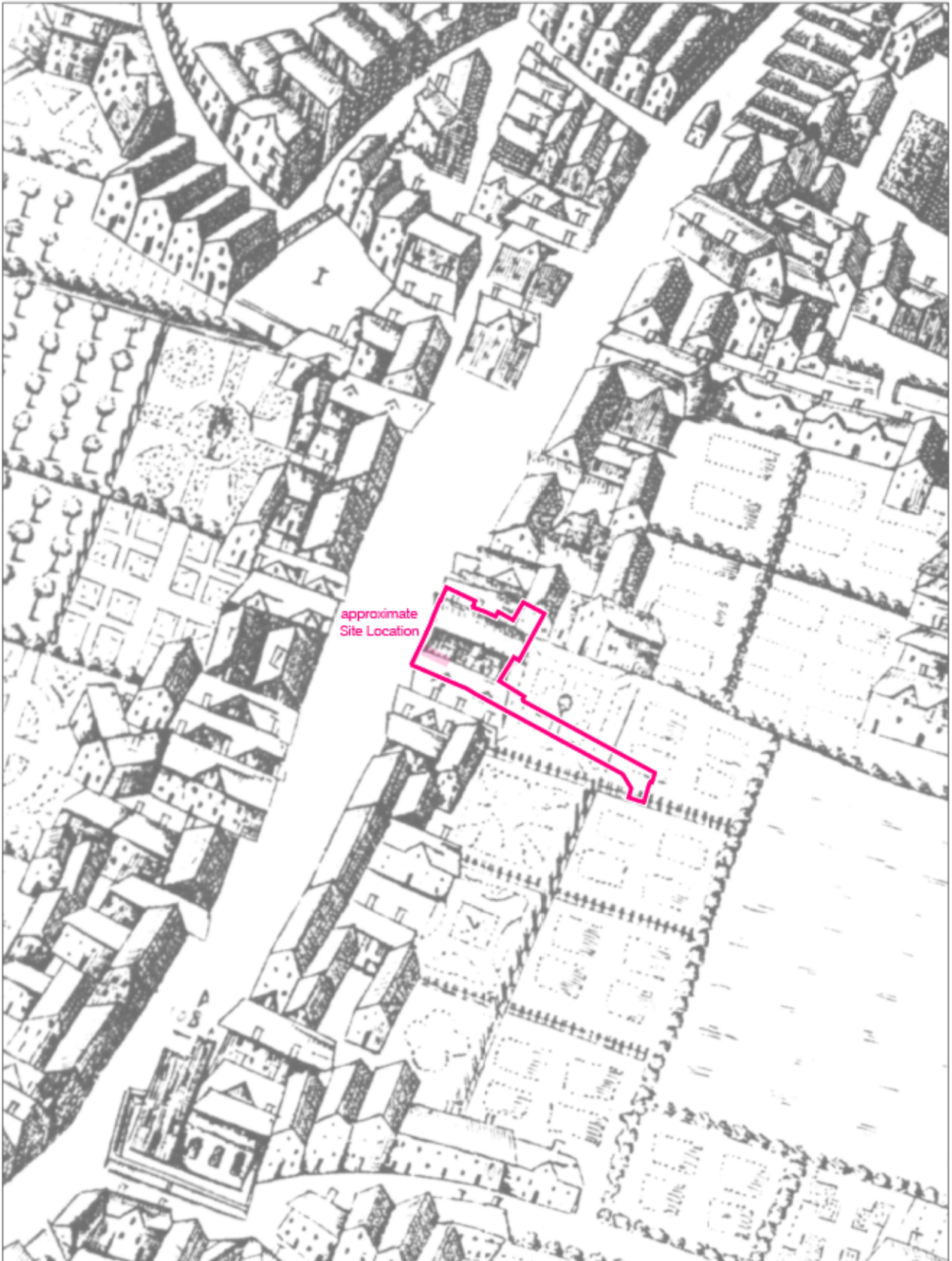


Figure 2
 Detailed Site Location
 & External Plate Locations
 1:625 at A4



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Figure 3
Newcourt's Illustration of 1658
not to scale

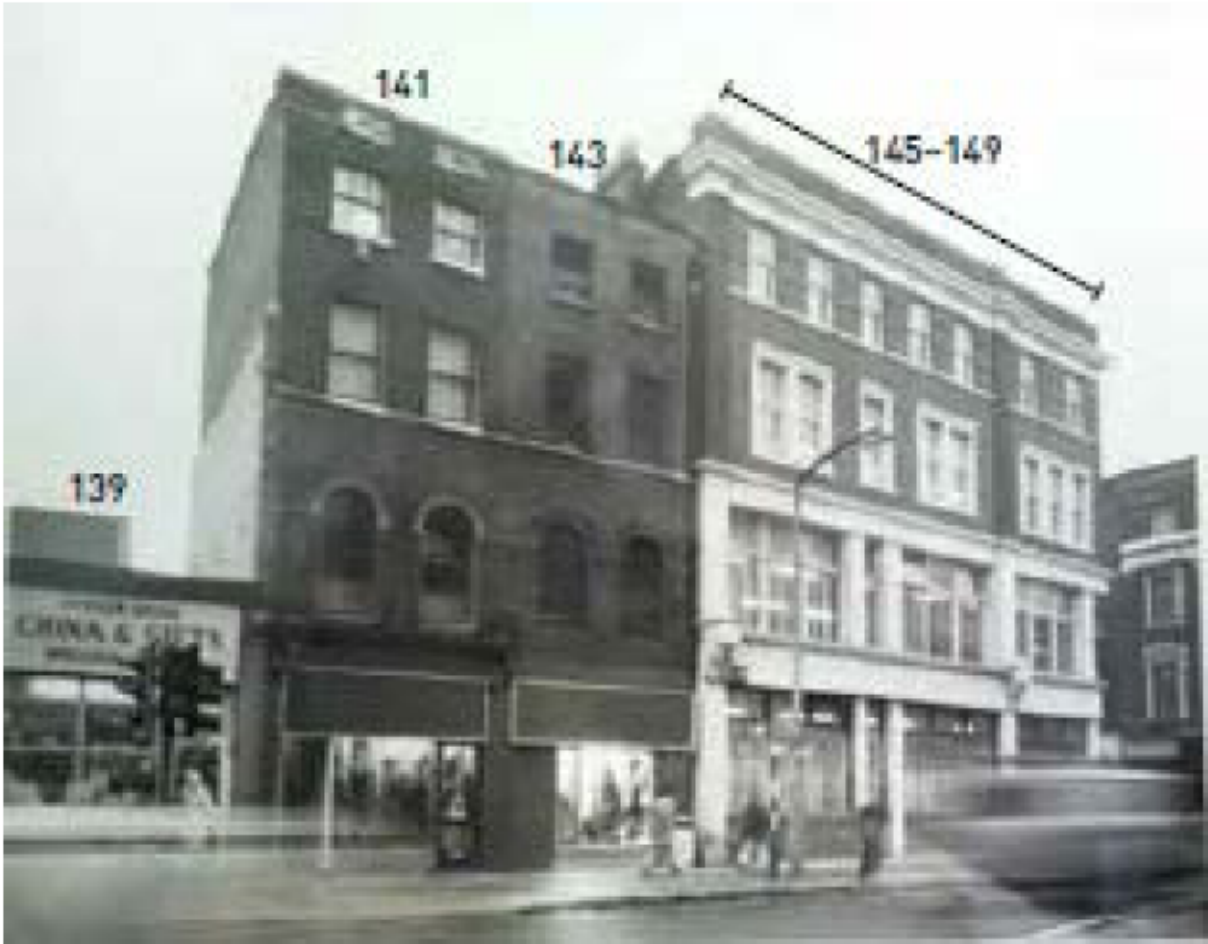
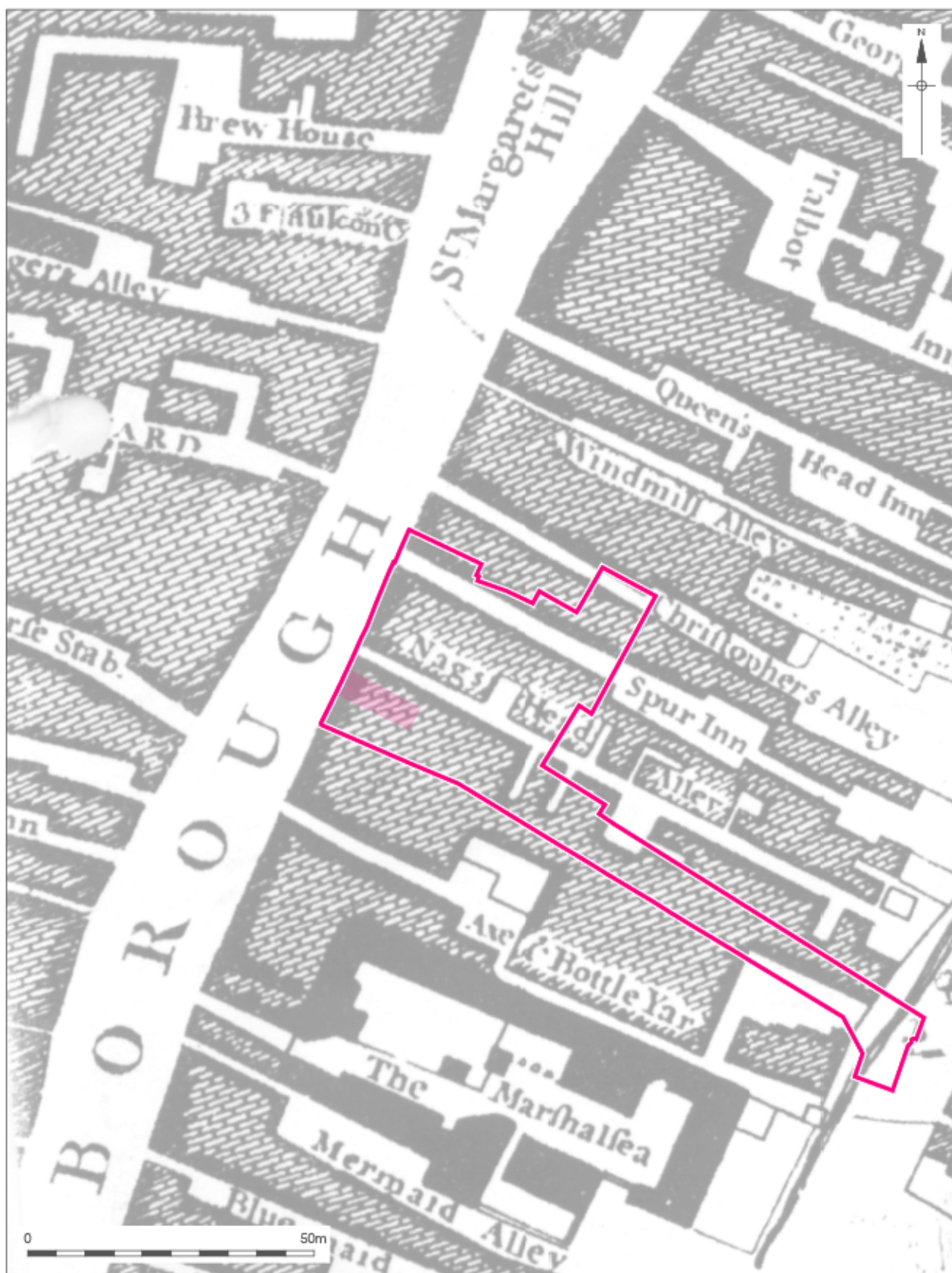
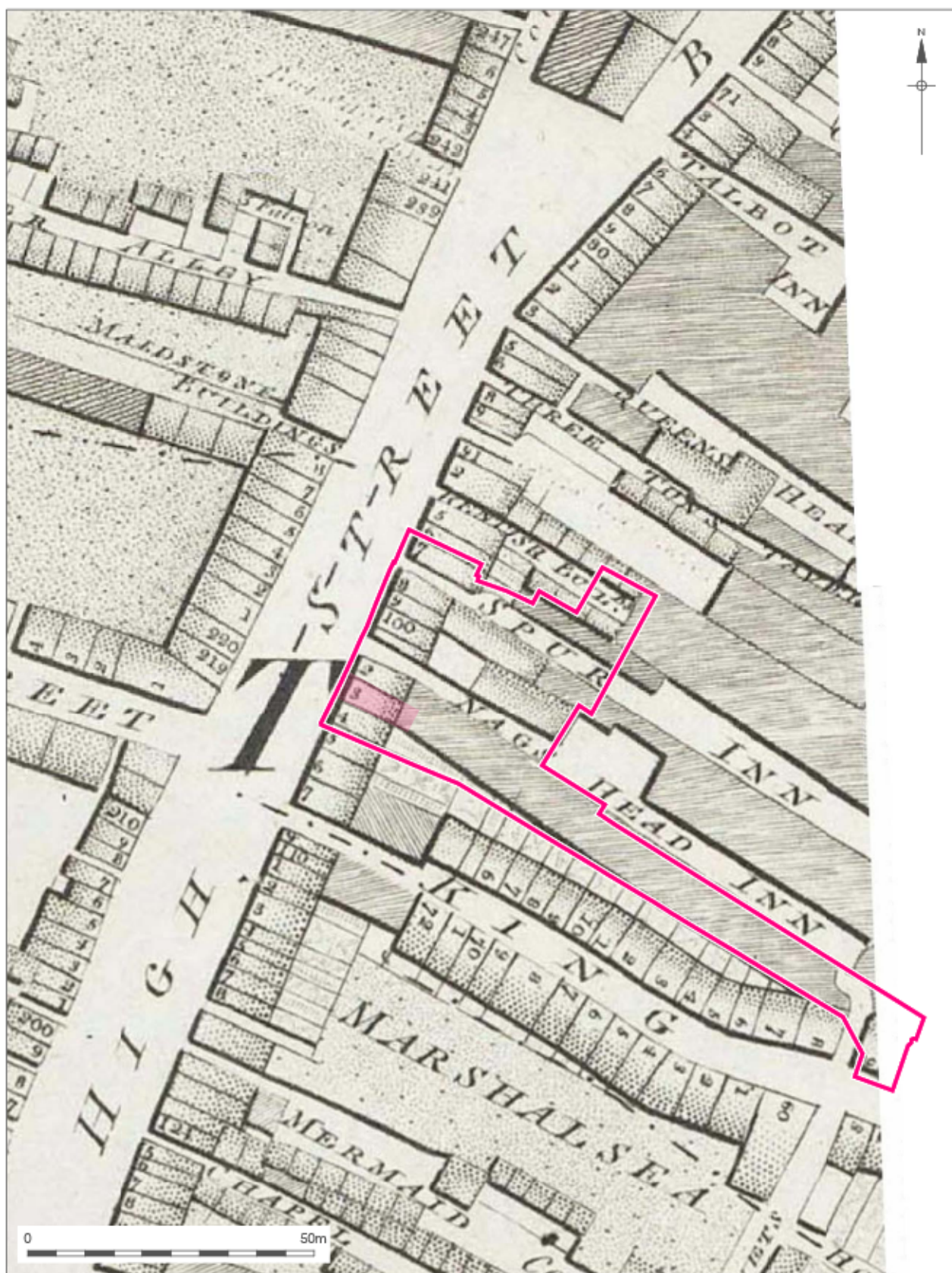


Plate 1 Photograph taken in 1974 of nos 139 to 149 Borough High Street, looking east (c) LMA (ABA, 2012)



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



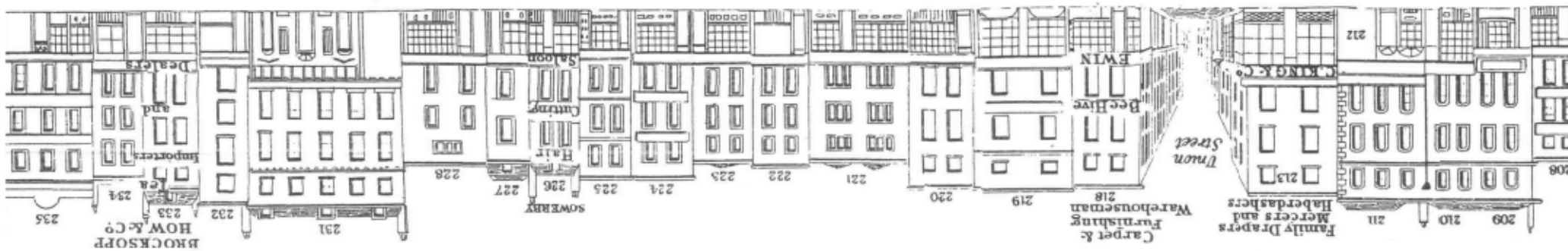
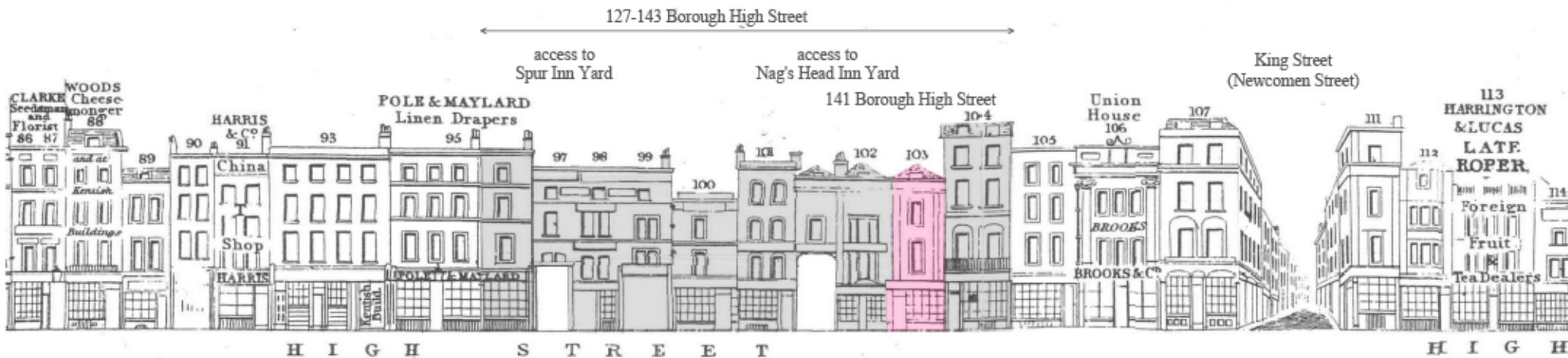
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Figure 5
Horwood's Map of 1799
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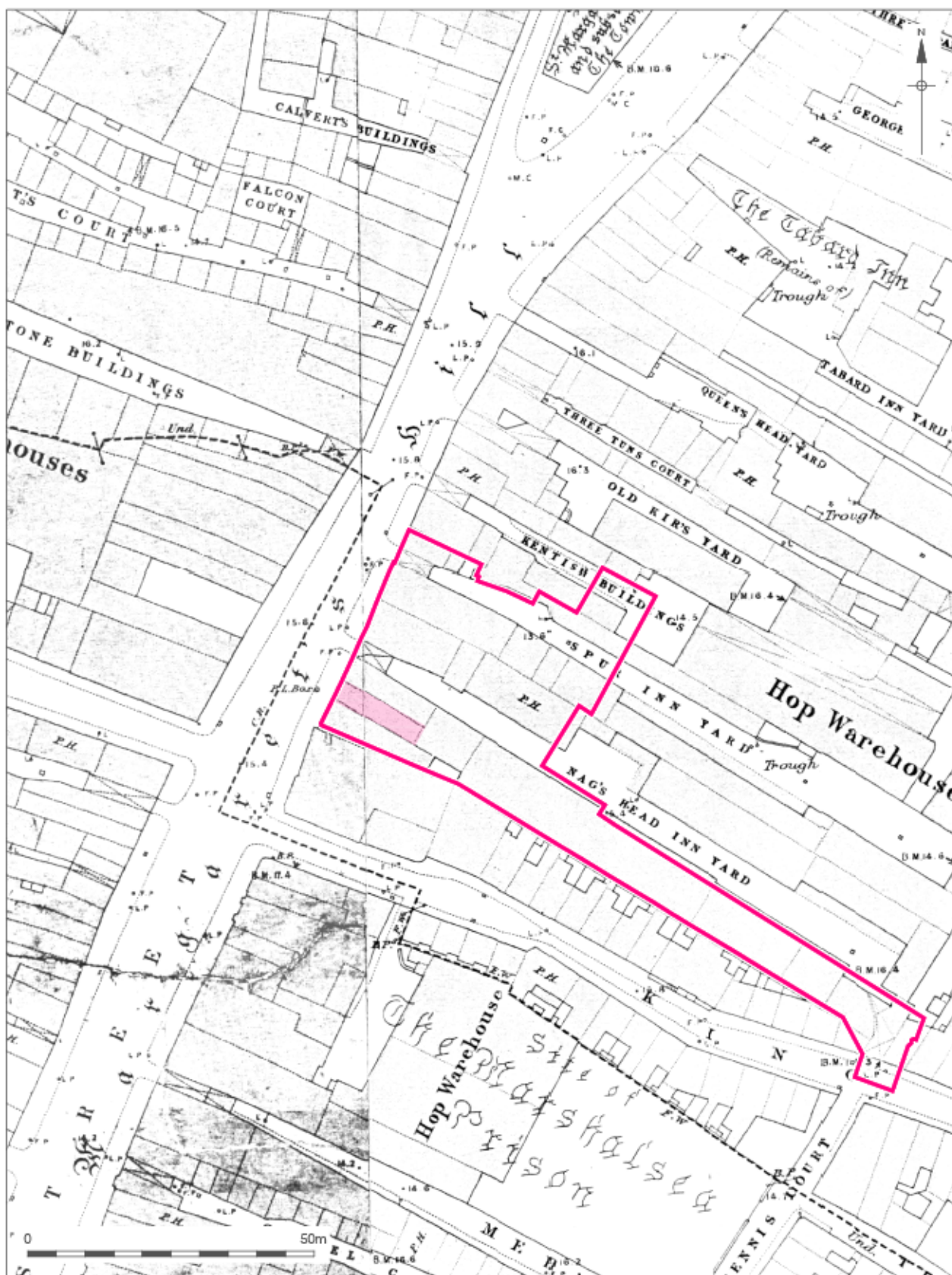
Figure 6
Horwood's Map of 1799-1819
1:1,000 at A4



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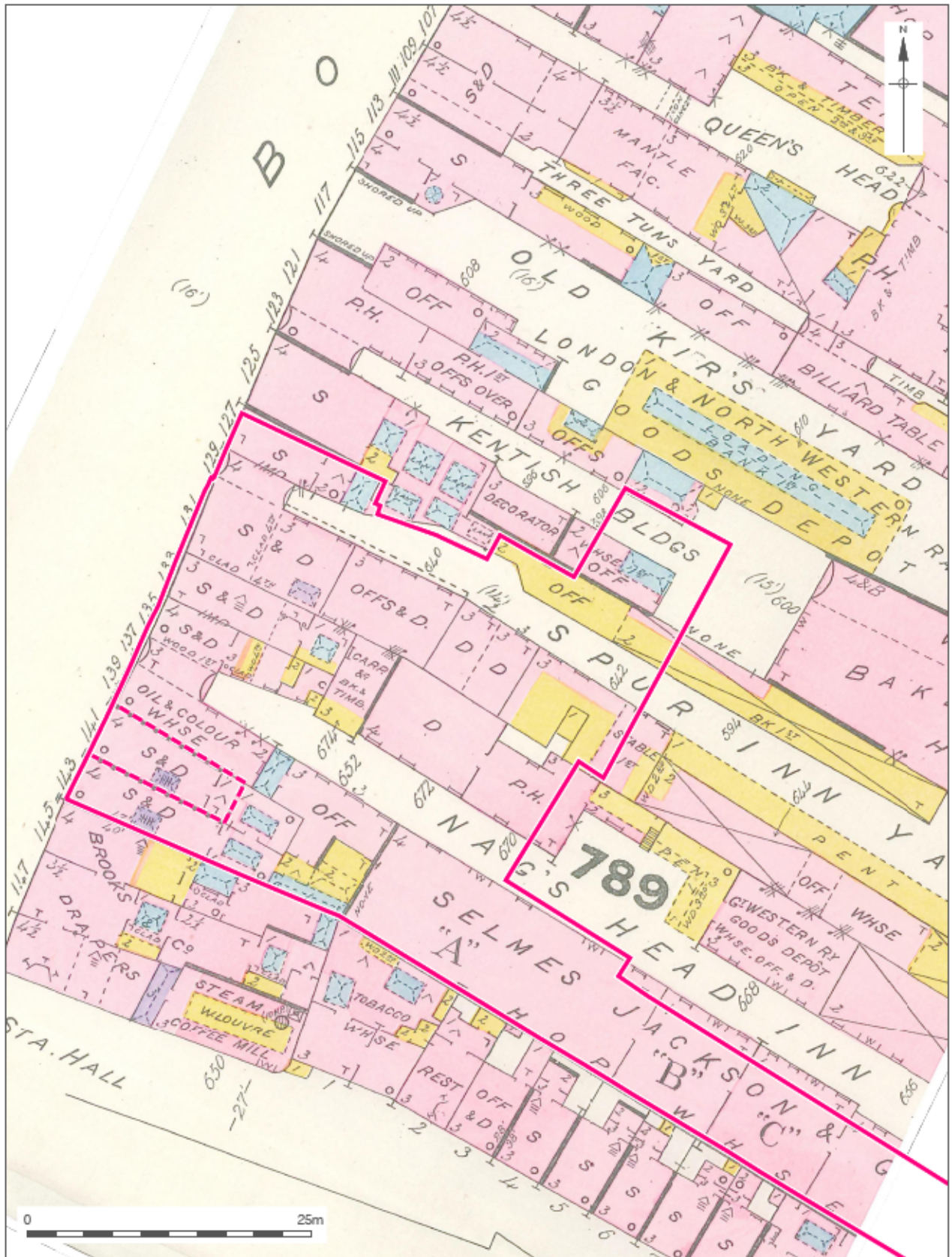
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Figure 7
Tallis's London Street Views 1838- 1840
1:400 at A4



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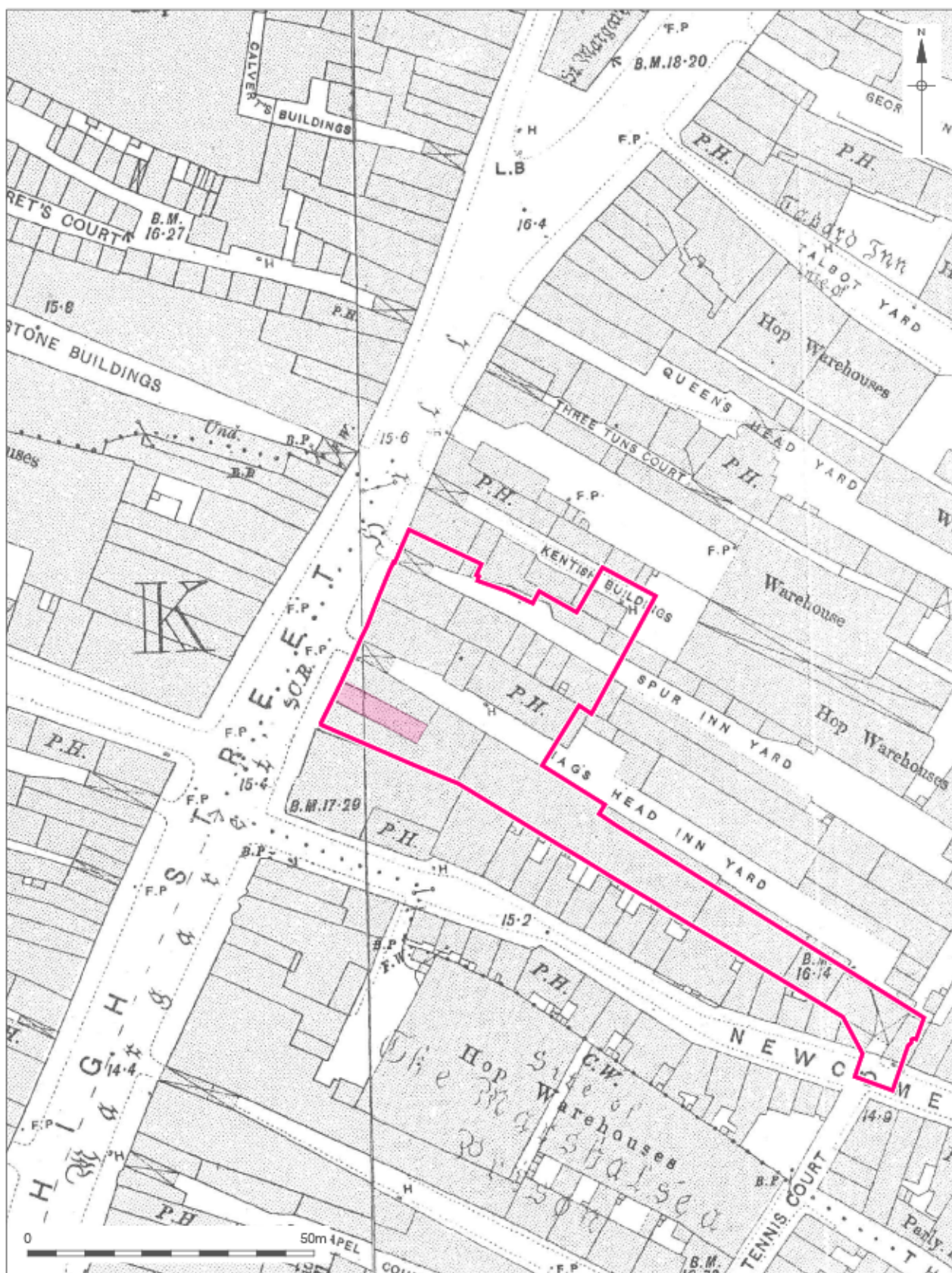
Figure 8
 1872 First Edition Ordnance Survey Map
 1:1,000 at A4



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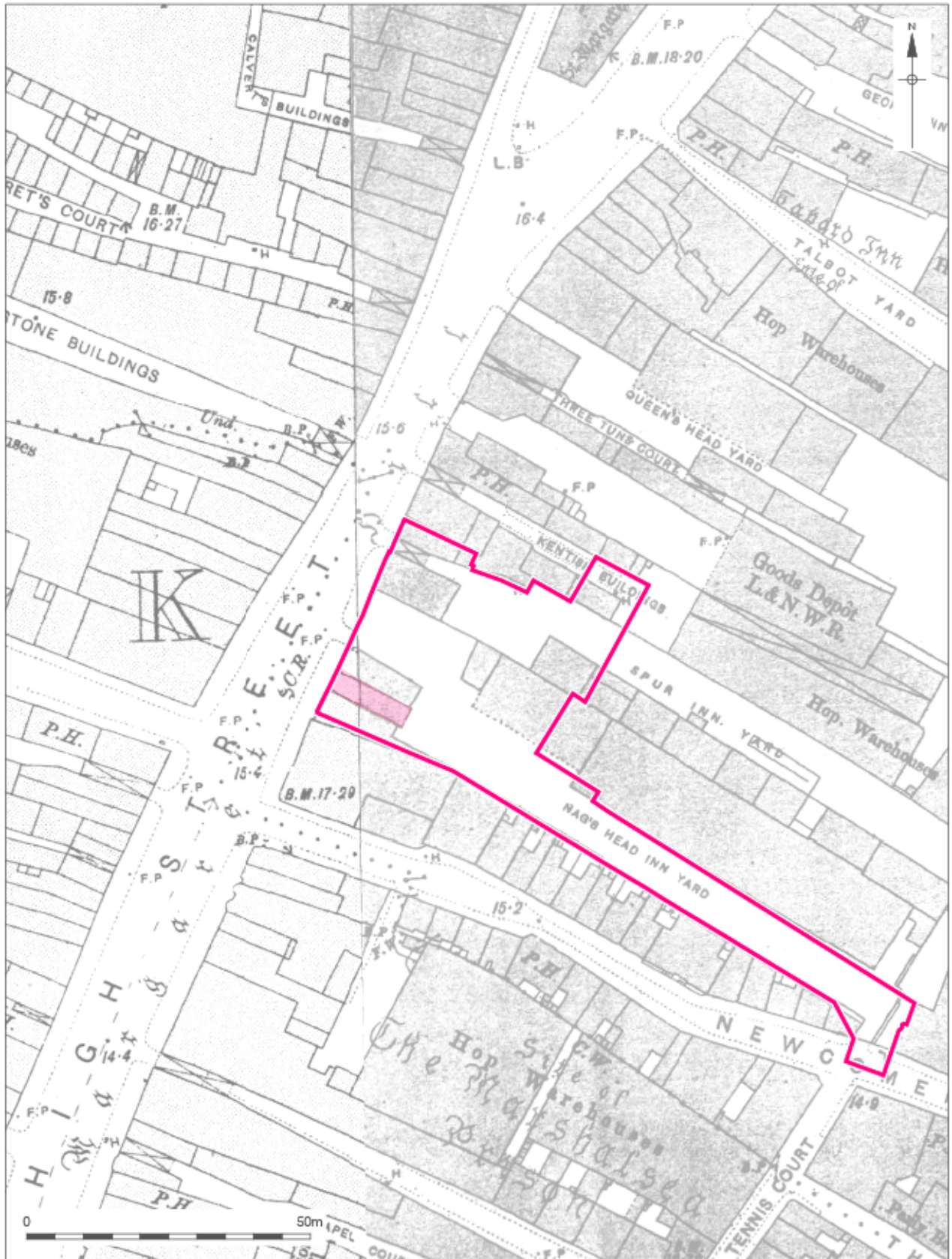
09/02/16 HB

Figure 9
1887 Goad Plan
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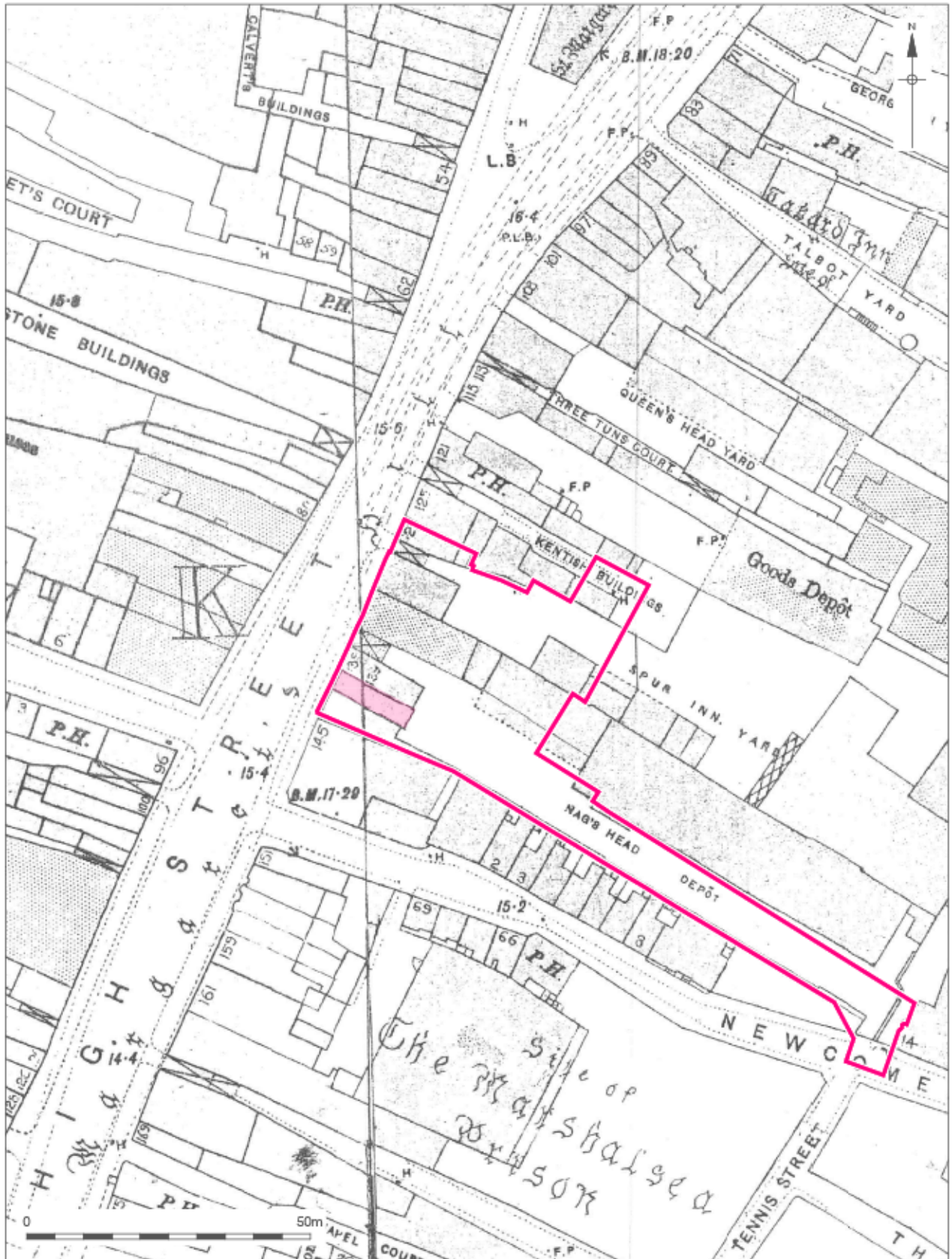
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Figure 10
 1894-96 Second Edition Ordnance Survey Map
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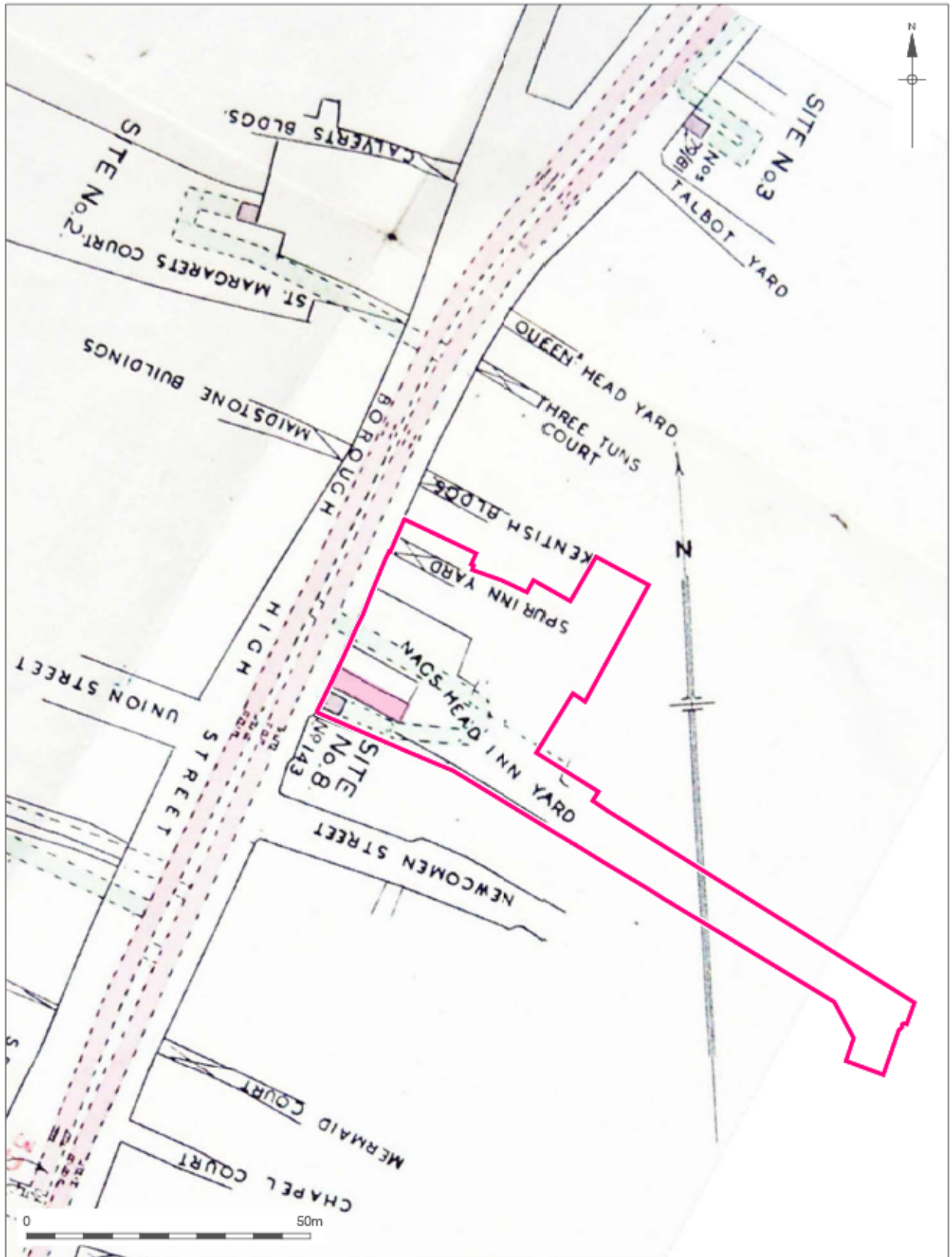
Figure 11
 1907 Third Edition Ordnance Survey Map
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Figure 12
1938 Ordnance Survey Map
1:1,000 at A4



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Figure 13
Late 1939/Early 1940 Plan of Tunnel under Borough High Street
(TNA WORK 28.53.1)
1:1,000 at A4

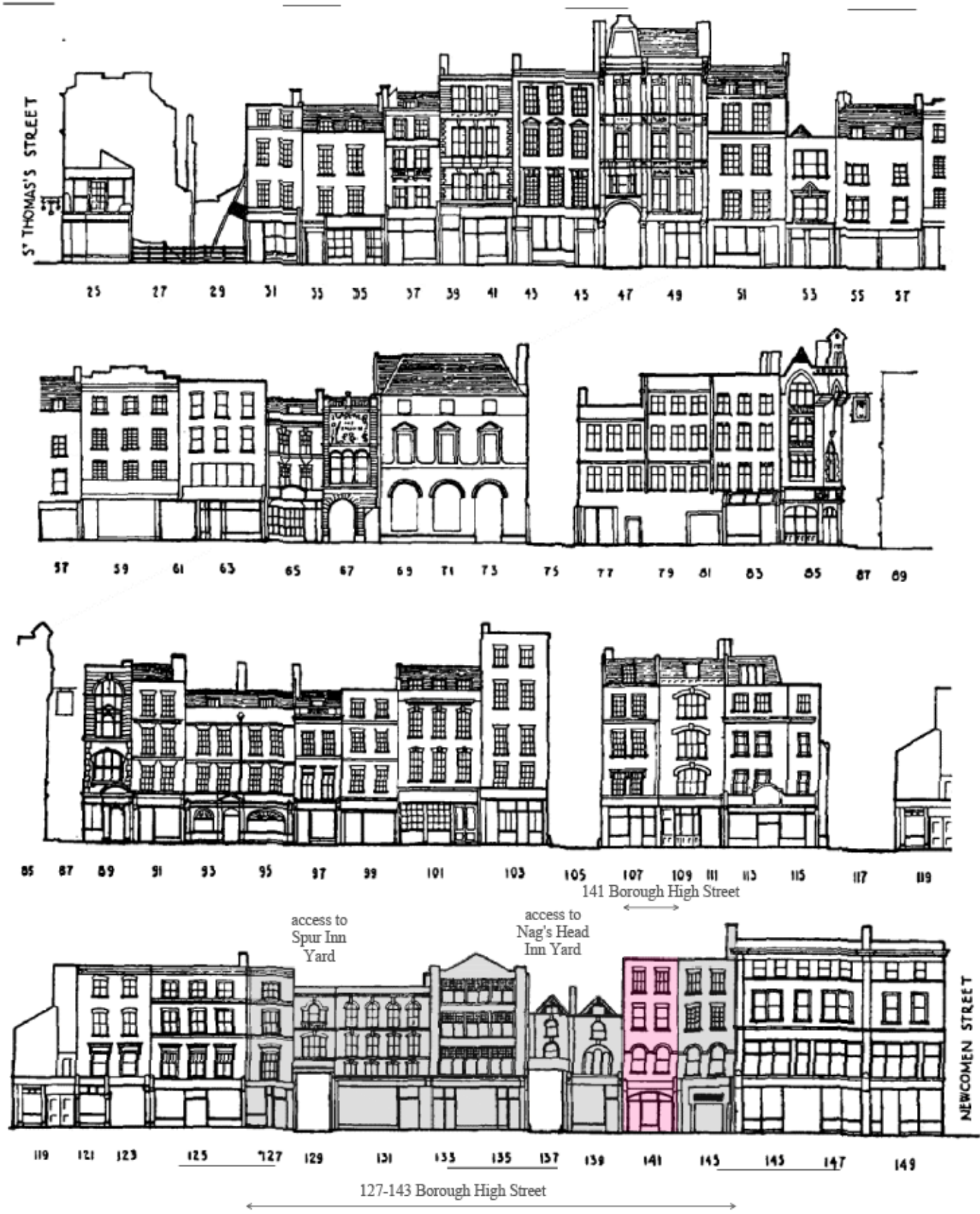
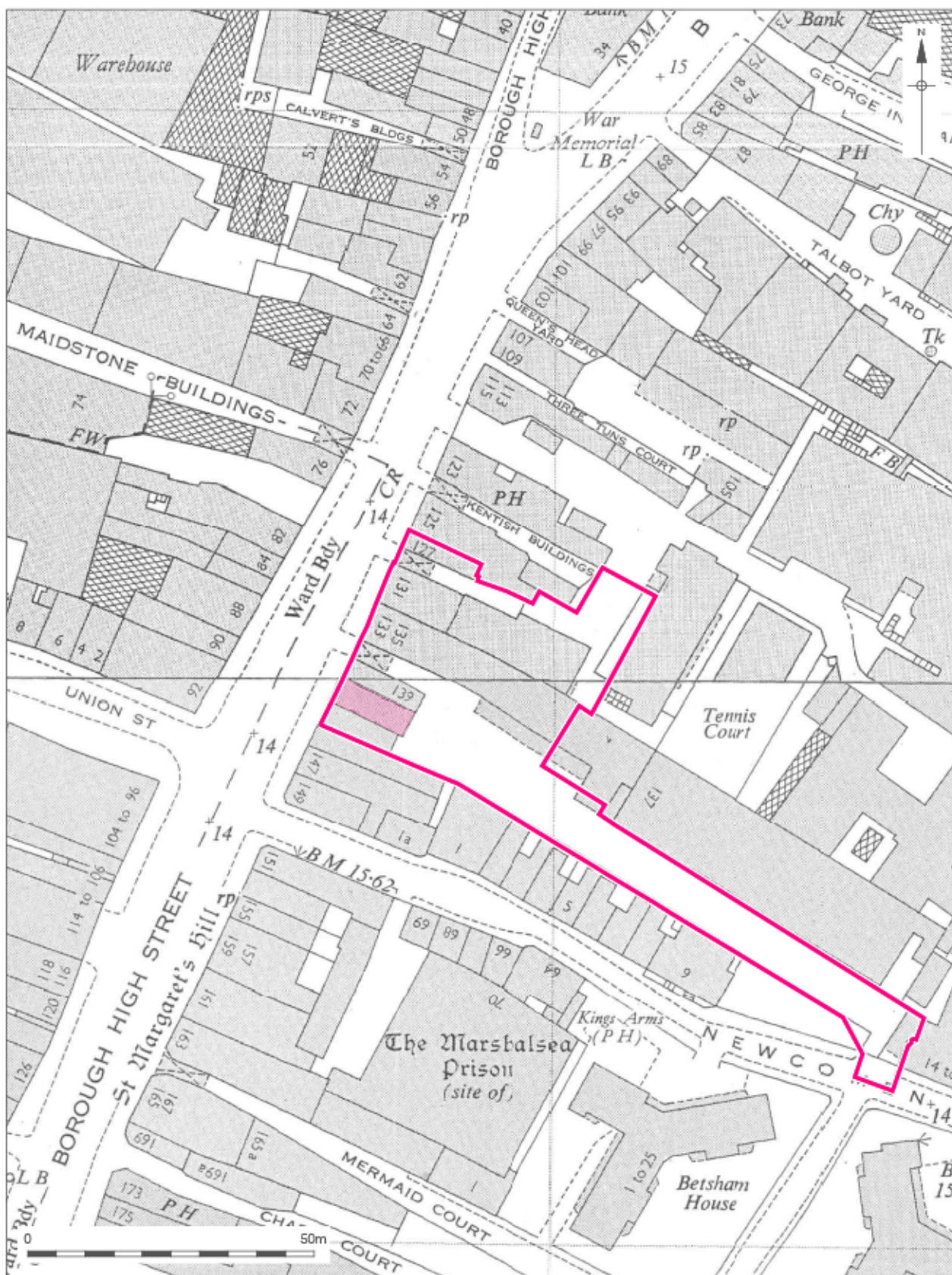


Figure 14
1948 elevations from Roberts & Godfrey (1950)
1:400 at A4



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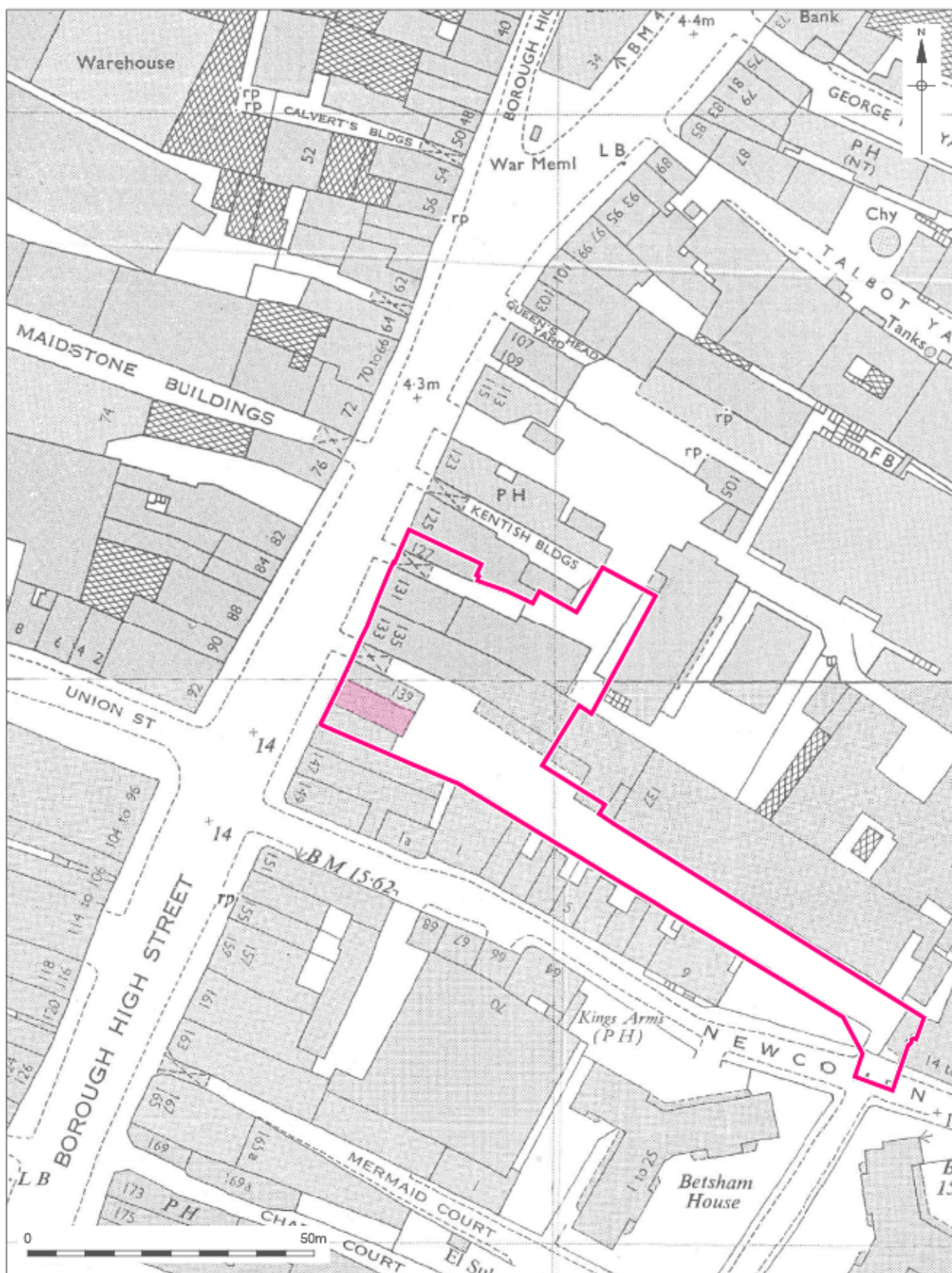
Figure 15
 1961-62 Ordnance Survey Map
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Figure 16
1921 Goad Plan, revised 1951 with annotations July 1966
1:500 at A4

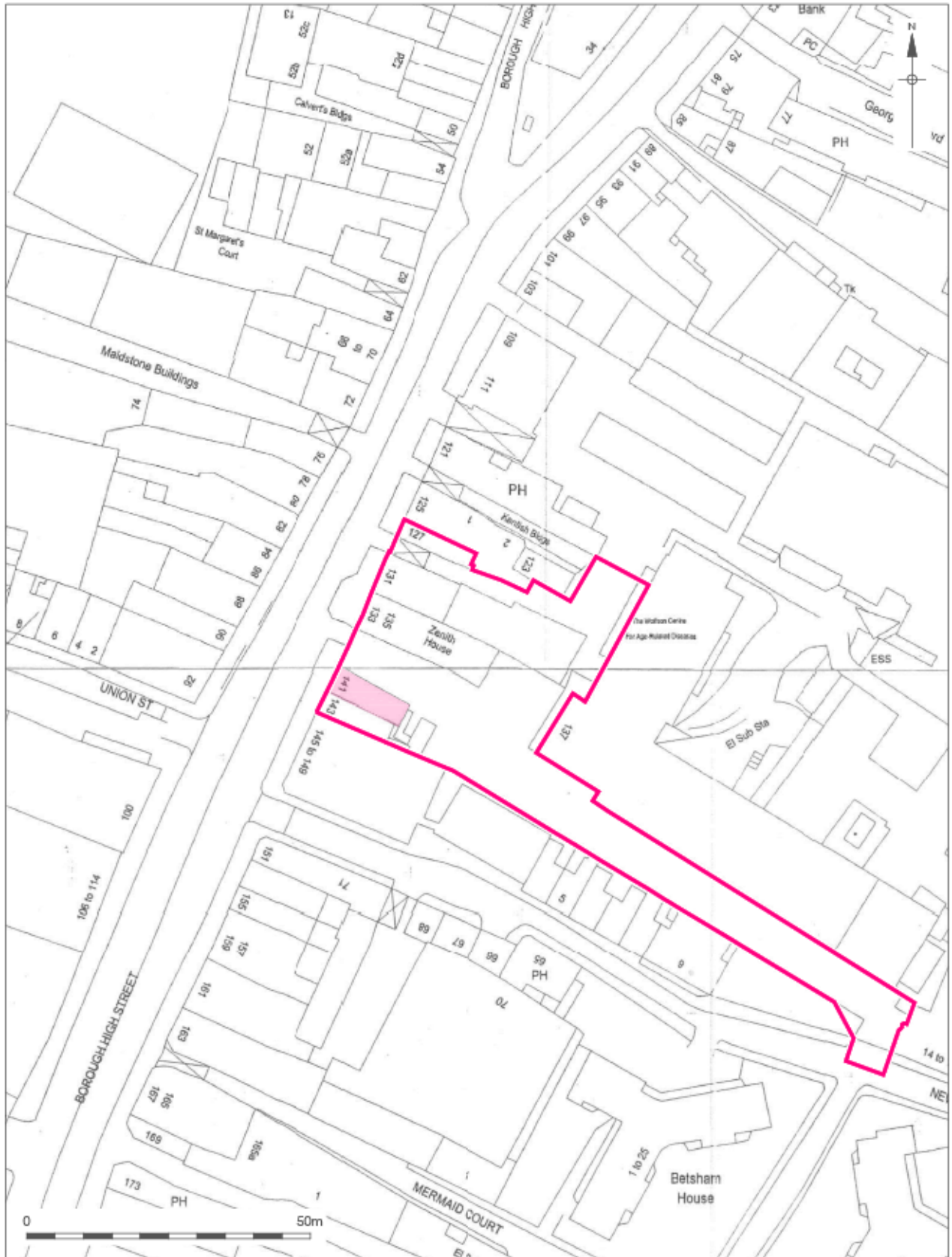


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Figure 17
1968-72 Ordnance Survey Map
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Figure 18
 2003-04 Ordnance Survey Map
 1:1,000 at A4

Existing Western (Front) Elevation
Looking South West



Existing Eastern (Rear) Elevation
Looking North East



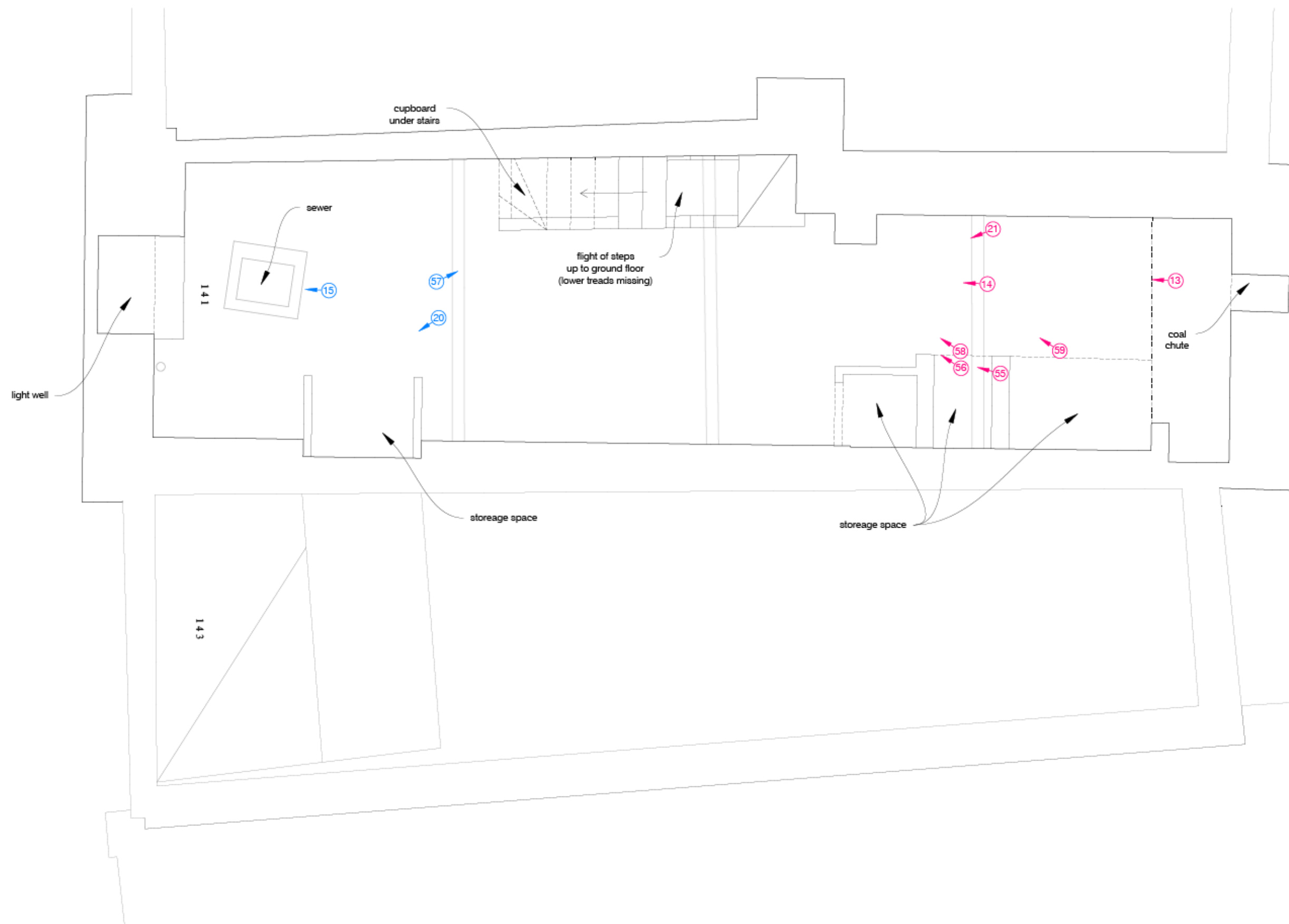
Based on drawing numbers 11412/D/07 T2 & 11412/D/08 T2, supplied by Ross & Partners
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Figure 19
Existing Western (Front) & Eastern (Rear) Elevations
1:100 at A3

BOROUGH HIGH STREET



formerly
NAG'S
HEAD YARD

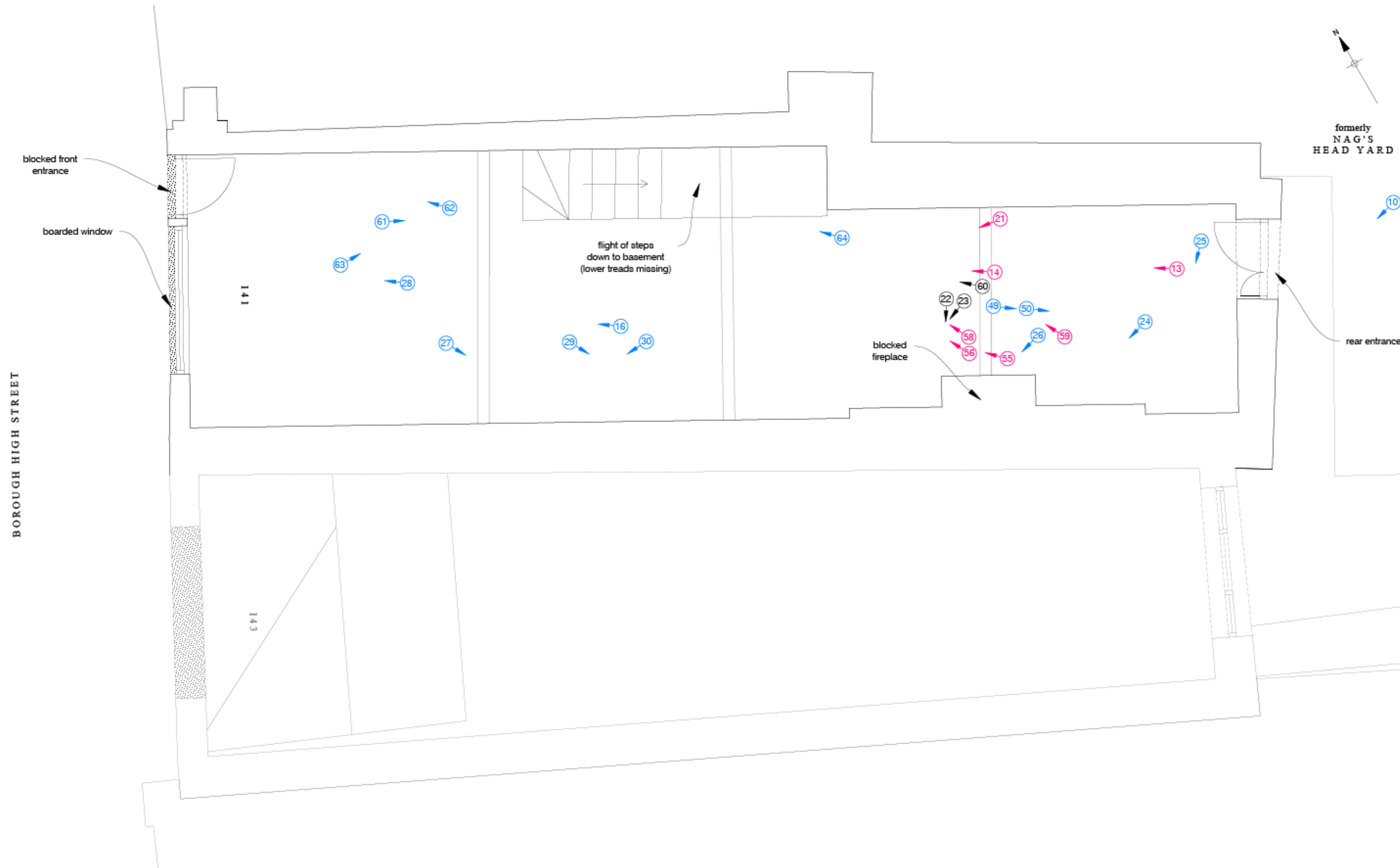


- ① Location and Direction of Plate (Ground to Basement Floor)
- ① Location and Direction of Plate (Basement Floor)



Based on drawing number EX (00) 410, supplied by Loates-Taylor Shannon Architects Ltd and drawing number 11412/D/01 T2, supplied by Ross & Partners
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Figure 20
 Existing Basement Plan
 1:50 at A3

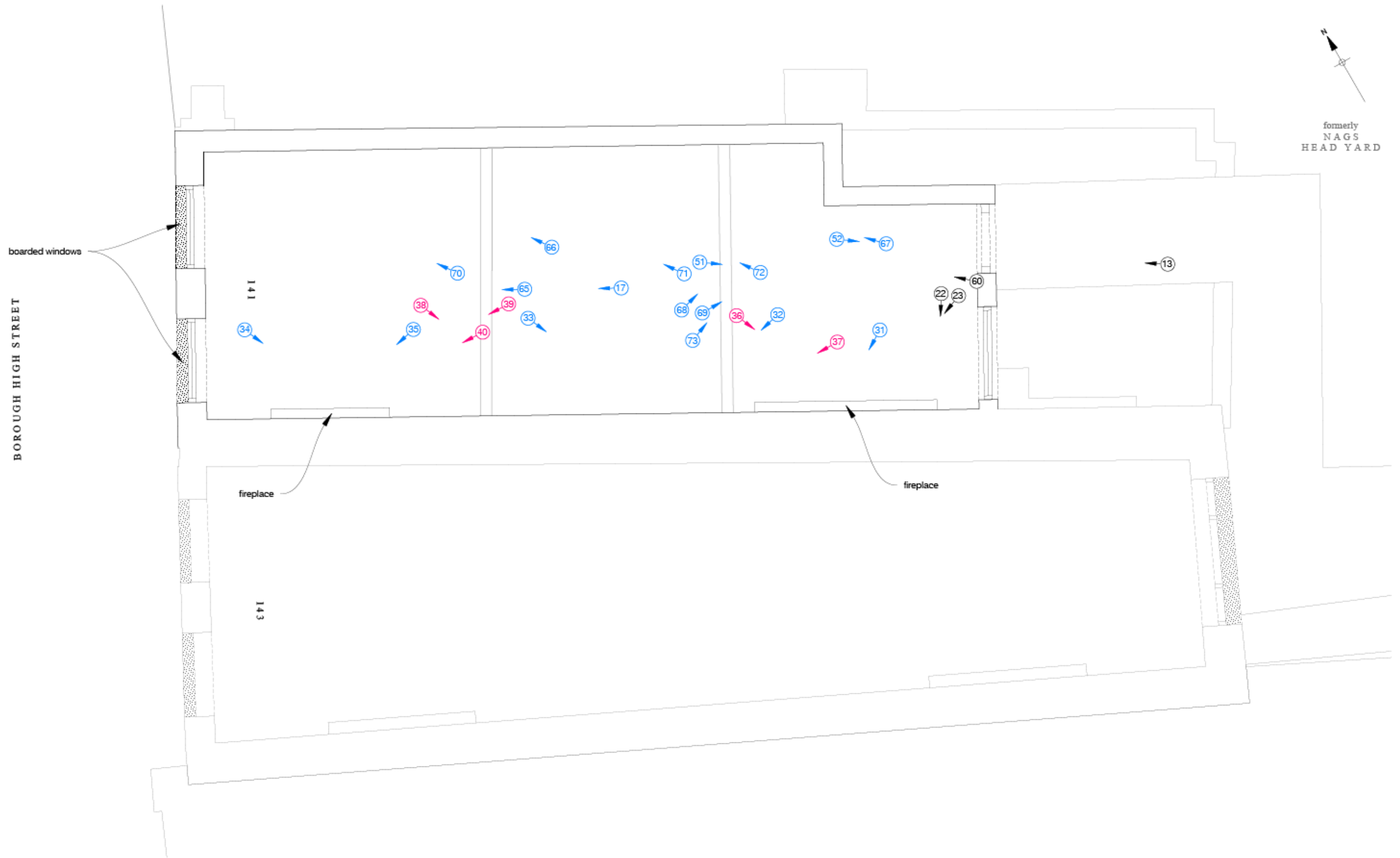


- ① Location and Direction of Plate (Ground to Basement Floor)
 - ① Location and Direction of Plate (Ground Floor)
 - ① Location and Direction of Plate (Ground to Third Floor)
- 145-149



Based on drawing number EX (00) 410, supplied by Loates-Taylor Shannon Architects Ltd and drawing number 11412/D/02 T2, supplied by Ross & Partners
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Figure 21
 Existing Ground Floor Plan
 1:50 at A3



- ① Location and Direction of Plate (Ground Floor to Third Floor)
- ① Location and Direction of Plate (First Floor)
- ① Location and Direction of Plate (First Floor to Second Floor)

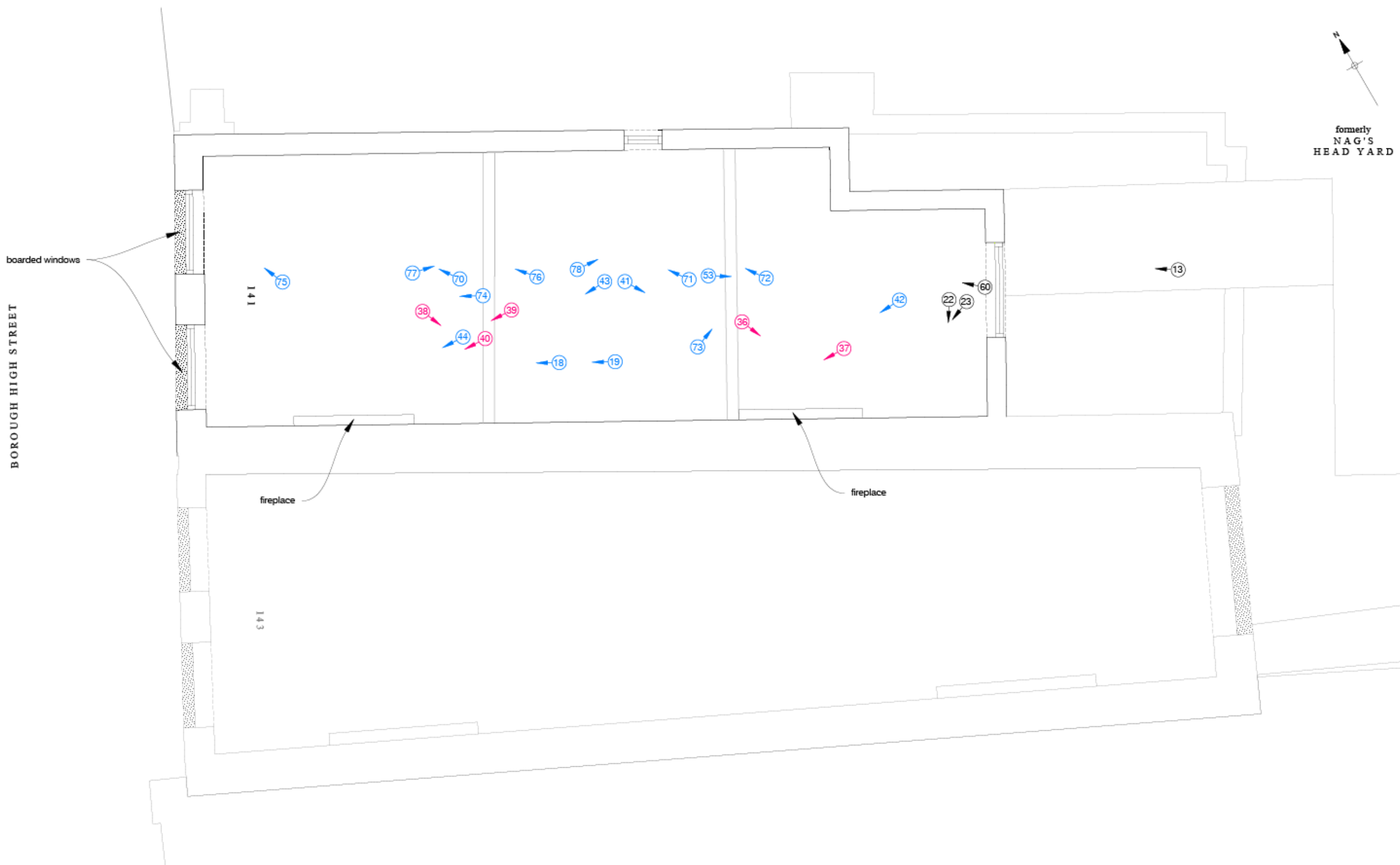


Based on drawing number EX (00) 411, supplied by Loates-Taylor Shannon Architects Ltd and drawing number 11412/D/03 T2, supplied by Ross & Partners
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Figure 22
 Existing First Floor Plan
 1:50 at A3



formerly
NAG'S
HEAD YARD



- ① Location and Direction of Plate (Ground Floor to Third Floor)
- ① Location and Direction of Plate (First Floor to Second Floor)
- ① Location and Direction of Plate (Second Floor)



Based on drawing number EX (00) 411, supplied by Loates-Taylor Shannon Architects Ltd and drawing number 11412/D/04 T2, supplied by Ross & Partners
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Figure 23
Existing Second Floor Plan
1:50 at A3



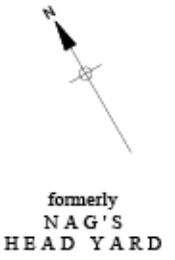
- ① Location and Direction of Plate (Ground Floor to Third Floor)
- ① Location and Direction of Plate (Second Floor to Third Floor)
- ① Location and Direction of Plate (Third Floor)



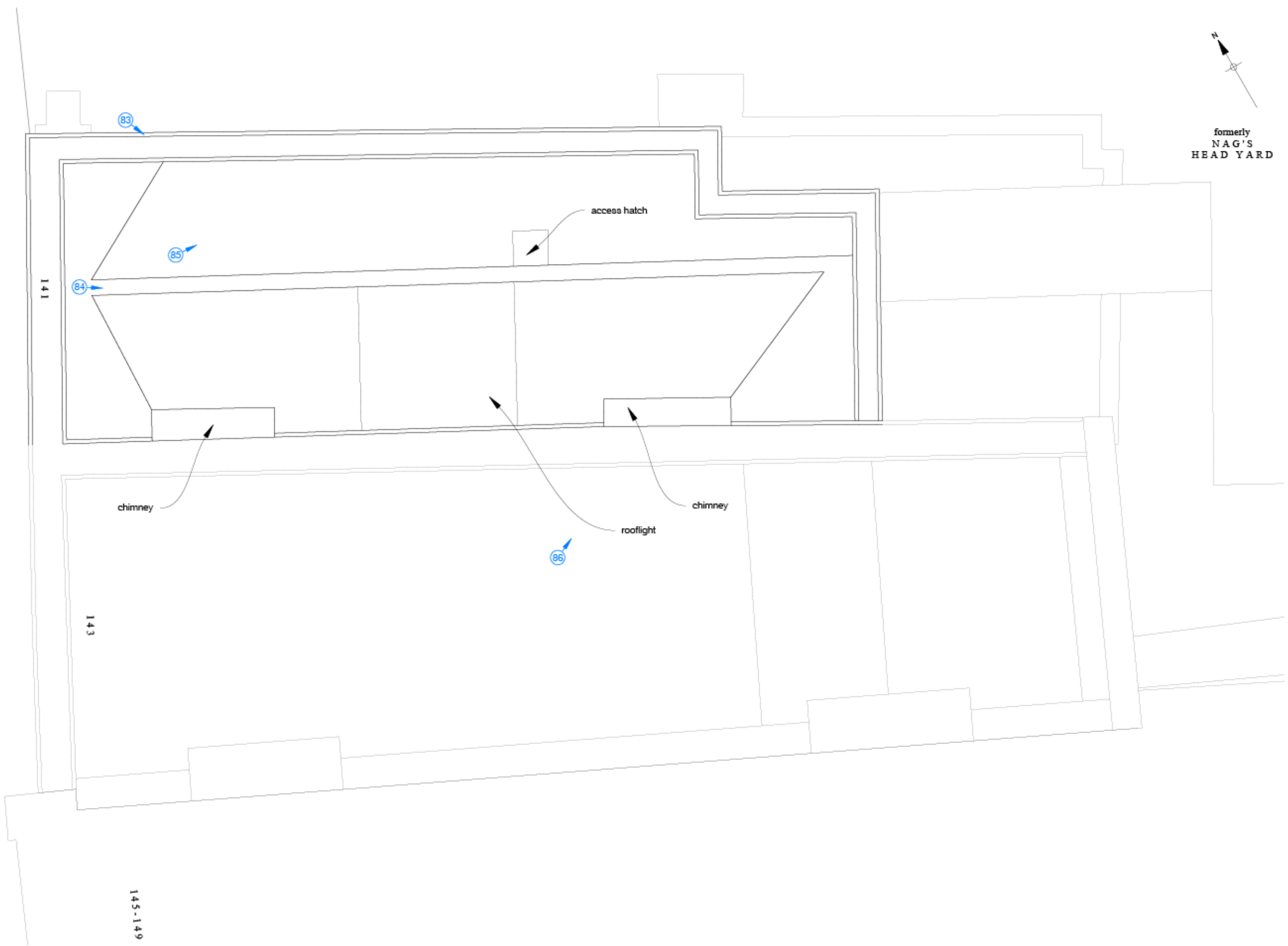
Based on drawing number EX (00) 412, supplied by Loates-Taylor Shannon Architects Ltd and drawing number 11412/D/05 T2, supplied by Ross & Partners
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Figure 24
 Existing Third Floor Plan
 1:50 at A3

BOROUGH HIGH STREET



formerly
NAG'S
HEAD YARD



141

84

85

access hatch

chimney

rooflight

chimney

86

143

145-149

① Location and Direction of Plate





Plate 1 Photograph taken in 1974 of nos 139 to 149 Borough High Street, looking east (c) LMA (ABA, 2012)



Plate 2 Nos 141 (left) and 143 (right) Borough High Street, looking east (ABA, 2012)



Plate 3 Nos 141 (left) and 143 (right) Borough High Street covered with netting, looking east



Plate 4 Nos 141 (centre) and 143 (right) Borough High Street, looking east



Plate 5 Nos 141 (left) and 143 (centre) Borough High Street at first floor level, looking east



Plate 6 Nos 141 (left) and 143 (centre) Borough High Street at second and third floor levels, looking east



Plate 7 North (side) elevation of no. 141 Borough High Street, looking south-west



Plate 8 East (rear) and north (side) elevation of no. 141 Borough High Street, looking south-west



Plate 9 East (rear) and north (side) elevation of no. 141 Borough High Street, looking south-west



Plate 10 Back door in east (rear) elevation of no. 141 Borough High Street, looking south-west



Plate 11 Back door in east (rear) elevation of no. 141 Borough High Street, looking south-west



Plate 12 East (rear) and north (side) elevation of no. 141 Borough High Street at first floor level and above, looking south-west



Plate 13 Internal west (front) wall of no. 141 Borough High Street at ground floor level, looking west

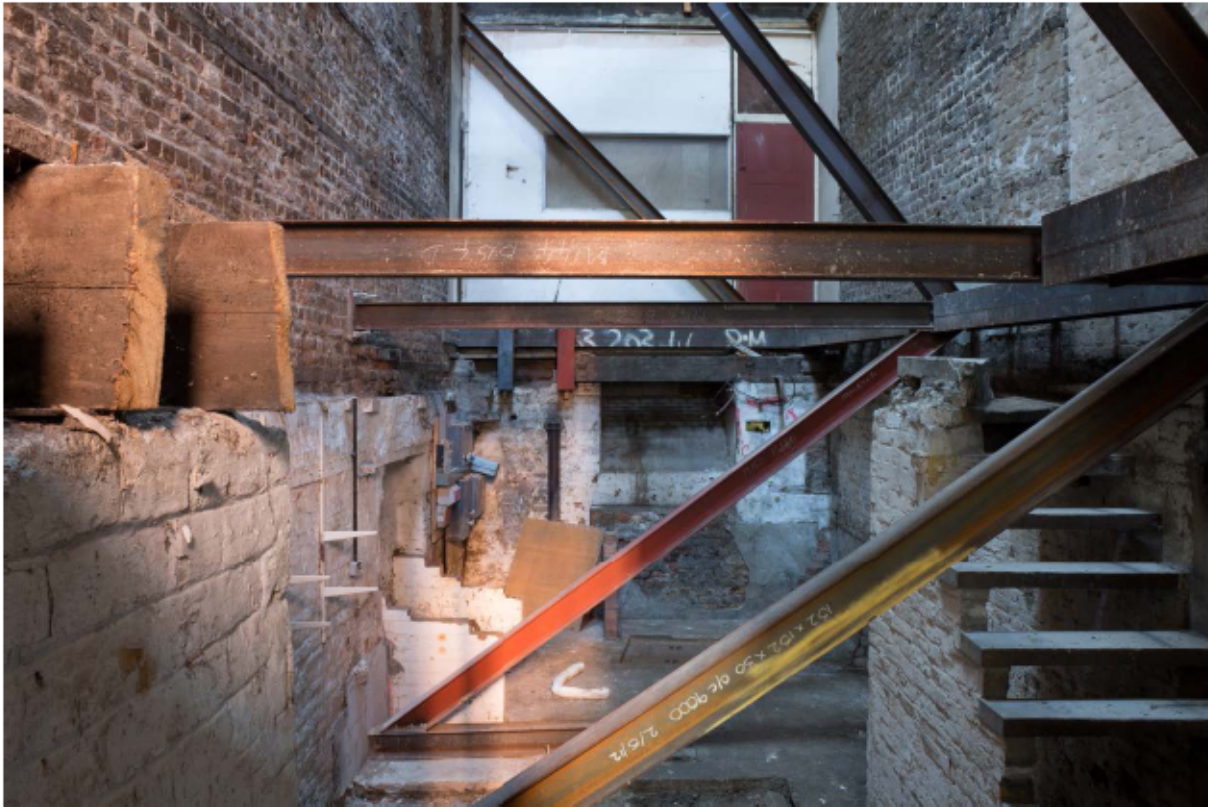


Plate 14 Internal west (front) wall of no. 141 Borough High Street at basement and ground floor level, looking west



Plate 15 Internal west (front) wall of no. 141 Borough High Street at basement level, looking west



Plate 16 Internal west (front) wall of no. 141 Borough High Street at ground floor level, looking west



Plate 17 Internal west (front) wall of no. 141 Borough High Street at first floor level, looking west

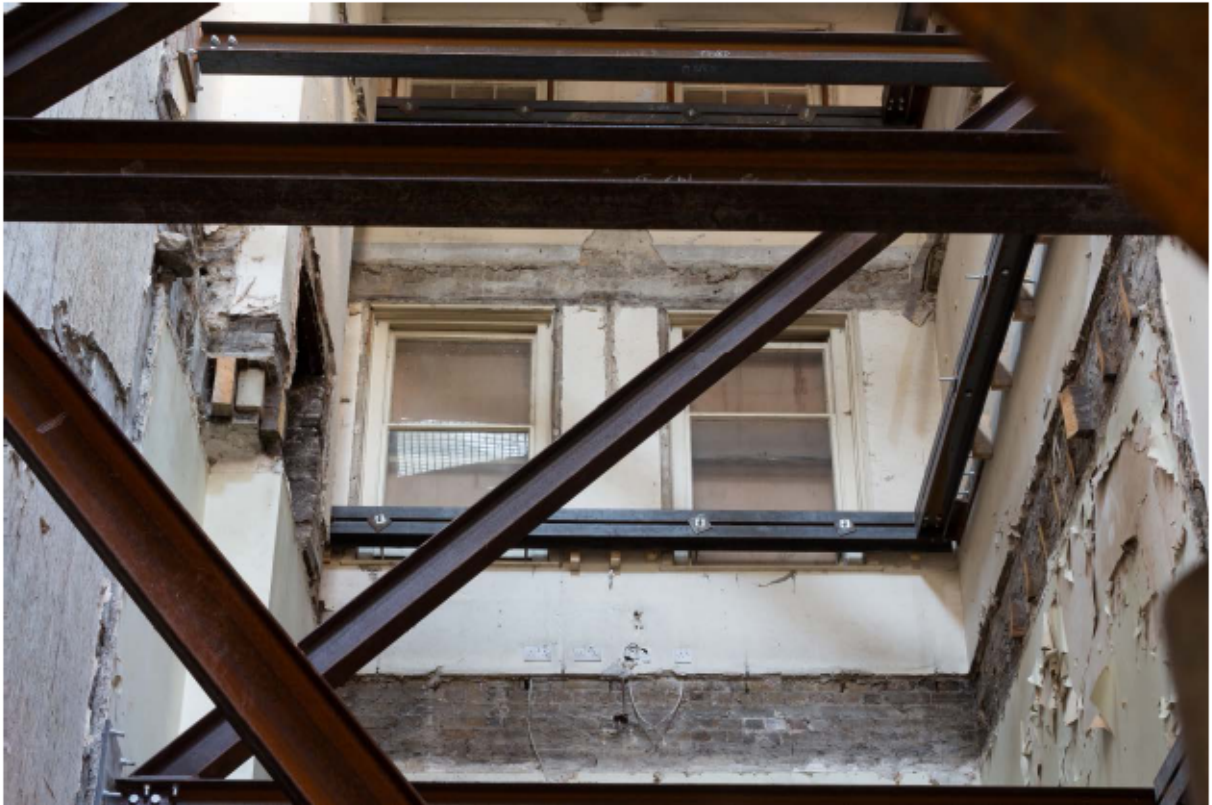


Plate 18 Internal west (front) wall of no. 141 Borough High Street at second floor level, looking west

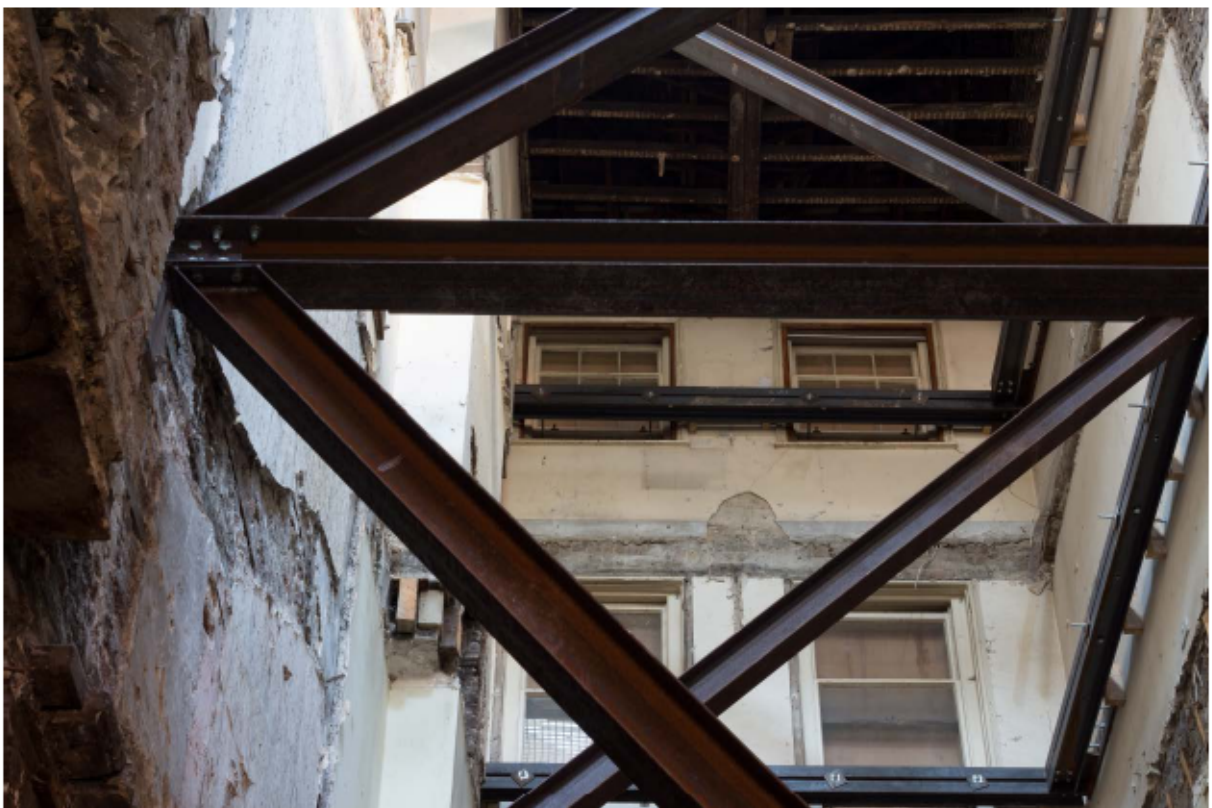


Plate 19 Internal west (front) wall of no. 141 Borough High Street at second and third floor level, looking west



Plate 20 West end of internal south wall of no. 141 Borough High Street at basement level, looking south-west



Plate 21 Internal south (side; left) and west (front; right) wall of no. 141 Borough High Street at basement and ground floor level, looking south-west



Plate 22 Chimney breast at the east end of the internal south wall of no. 141 Borough High Street at first, second and third floor level, looking south and up

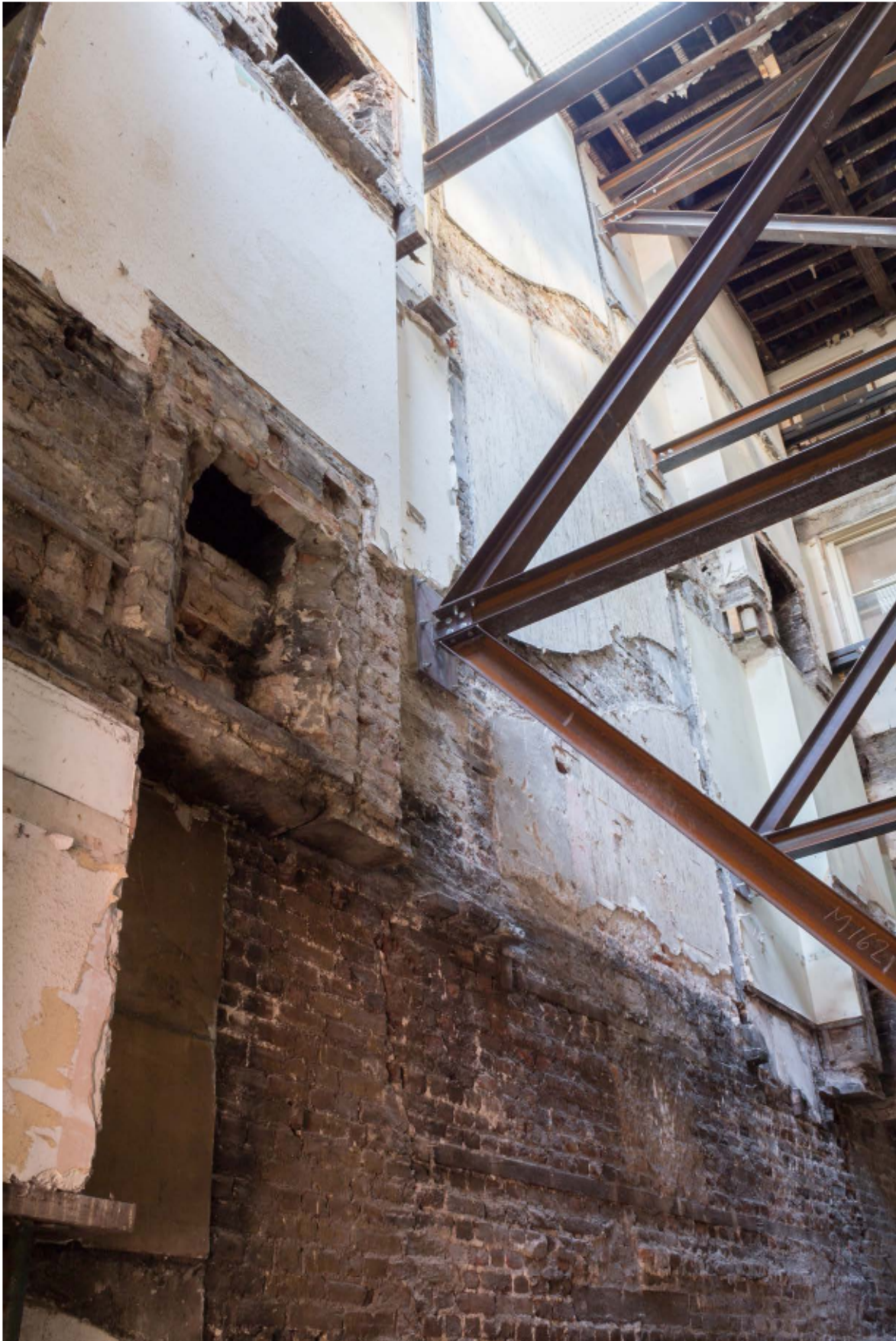


Plate 23 Internal south wall of no. 141 Borough High Street at ground, first and second floor level, looking south-west and up



Plate 24 Internal south wall of no. 141 Borough High Street at ground floor level, looking south-west



Plate 25 East end of internal south wall of no. 141 Borough High Street at ground floor level, looking south



Plate 26 Internal south wall of no. 141 Borough High Street at ground floor level, looking south-west



Plate 27 Internal south wall of no. 141 Borough High Street at ground floor level, looking south-east



Plate 28 Internal west wall of no. 141 Borough High Street at ground floor level, looking west



Plate 29 Internal south wall of no. 141 Borough High Street at ground (upper part) floor level, looking south-east



Plate 30 Internal south wall of no. 141 Borough High Street at ground (upper part) floor level, looking south-west



Plate 31 Fireplace at the east end of the south wall of no. 141 Borough High Street at first floor level, looking south



Plate 32 Internal south wall of no. 141 Borough High Street at first floor level, looking south



Plate 33 Internal south wall of no. 141 Borough High Street at first floor level, looking south-east



Plate 34 Fireplace at the west end of the south wall of no. 141 Borough High Street at first floor level, looking south-east



Plate 35 Fireplace at the west end of the south wall of no. 141 Borough High Street at first floor level, looking south-west



Plate 36 Chimney breast at the east end of the south wall of no. 141 Borough High Street at first/second floor level, looking south-east



Plate 37 Internal south wall of no. 141 Borough High Street at first/second floor level, looking south-west



Plate 38 Internal south wall of no. 141 Borough High Street at first/second floor level, looking south-east



Plate 39 Chimney breast at the west end of the south wall of no. 141 Borough High Street at first/second floor level, looking south-west



Plate 40 Chimney breast at the west end of the south wall and west wall of no. 141 Borough High Street at first/second floor level, looking south-west



Plate 41 Chimney breast at the east end of the south wall of no. 141 Borough High Street at second floor level, looking south-east



Plate 42 Chimney breast at the east end of the south wall of no. 141 Borough High Street at second floor level, looking south-west



Plate 43 Chimney breast at the west end of the south wall of no. 141 Borough High Street at second floor level, looking south-west



Plate 44 Chimney breast at the west end of the south wall of no. 141 Borough High Street at second floor level, looking south-west



Plate 45 East and south walls of no. 141 Borough High Street at third floor level, looking south-east



Plate 46 Fireplace at the east end of the south wall of no. 141 Borough High Street at third floor level, looking south-west



Plate 47 Internal south wall of no. 141 Borough High Street at third floor level, looking south-east



Plate 48 Chimney breast at the west end of the south wall of no. 141 Borough High Street at third floor level, looking south-west



Plate 49 Internal east wall of no. 141 Borough High Street at ground floor level, looking east



Plate 50 Internal east wall of no. 141 Borough High Street at ground floor level, looking east



Plate 51 Internal east wall of no. 141 Borough High Street at first floor level, looking east



Plate 52 Internal east wall of no. 141 Borough High Street at first (upper part) floor level, looking east



Plate 53 Internal east wall of no. 141 Borough High Street at second floor level, looking east



Plate 54 Internal east (centre) and south (right) walls of no. 141 Borough High Street at third floor level, looking east



Plate 55 Internal west (left) and north (right) walls of no. 141 Borough High Street at basement and ground floor level, looking north-west



Plate 56 Internal north wall of no. 141 Borough High Street at basement level, looking north-west



Plate 57 Flight of steps against the north wall of no. 141 Borough High Street at basement level, looking north-east



Plate 58 Internal west (left) and north (right) walls of no. 141 Borough High Street at basement and ground floor level, looking north-west



Plate 59 Internal west (far left) and north (right) walls of no. 141 Borough High Street at basement and ground floor level, looking north-west



Plate 60 Internal west (left) and north (right) walls of no. 141 Borough High Street at second and third floor level, looking north-west



Plate 61 Internal north (right) walls of no. 141 Borough High Street at ground floor level, looking north-east



Plate 62 Internal west (left) and north (right) walls of no. 141 Borough High Street at ground floor level, looking north-west

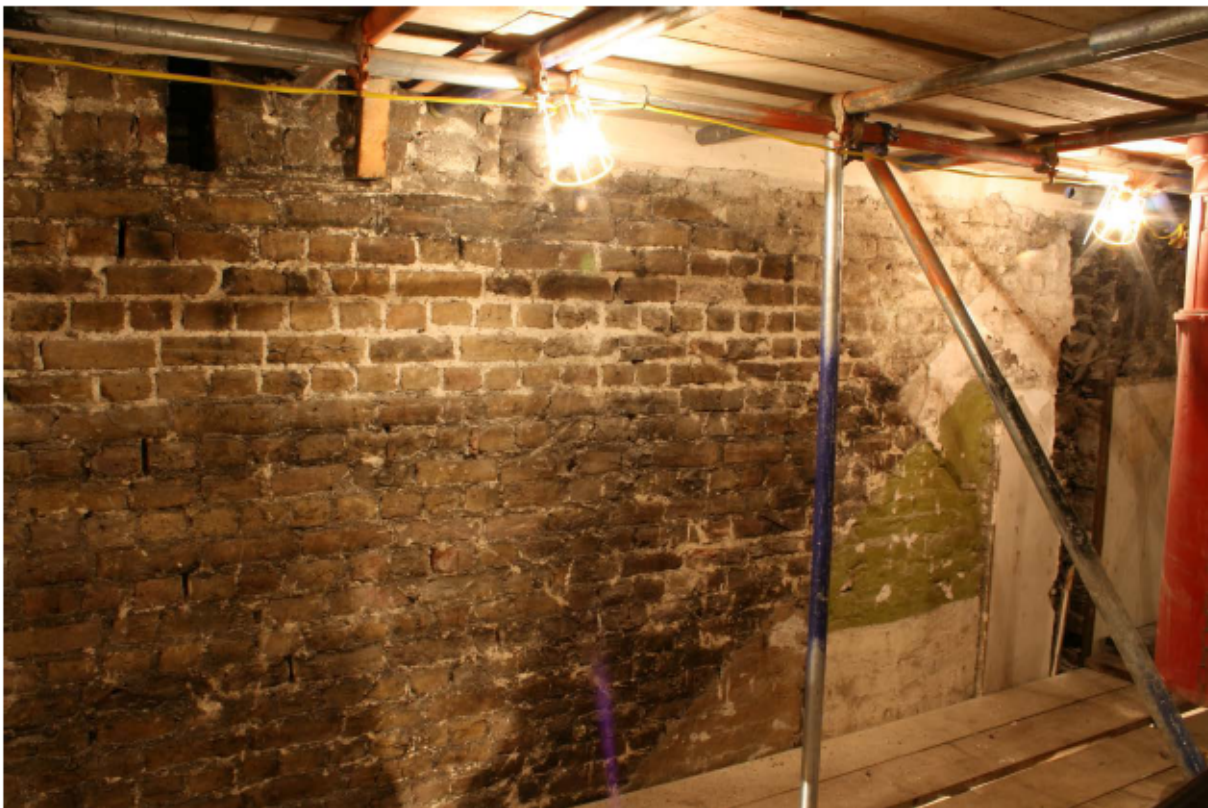


Plate 63 Internal north wall of no. 141 Borough High Street at ground floor level, looking north



Plate 64 Internal north wall of no. 141 Borough High Street at ground floor level, looking north-west



Plate 65 Internal west wall of no. 141 Borough High Street at first floor level, looking west



Plate 66 Internal north wall of no. 141 Borough High Street at first floor level, looking north-west

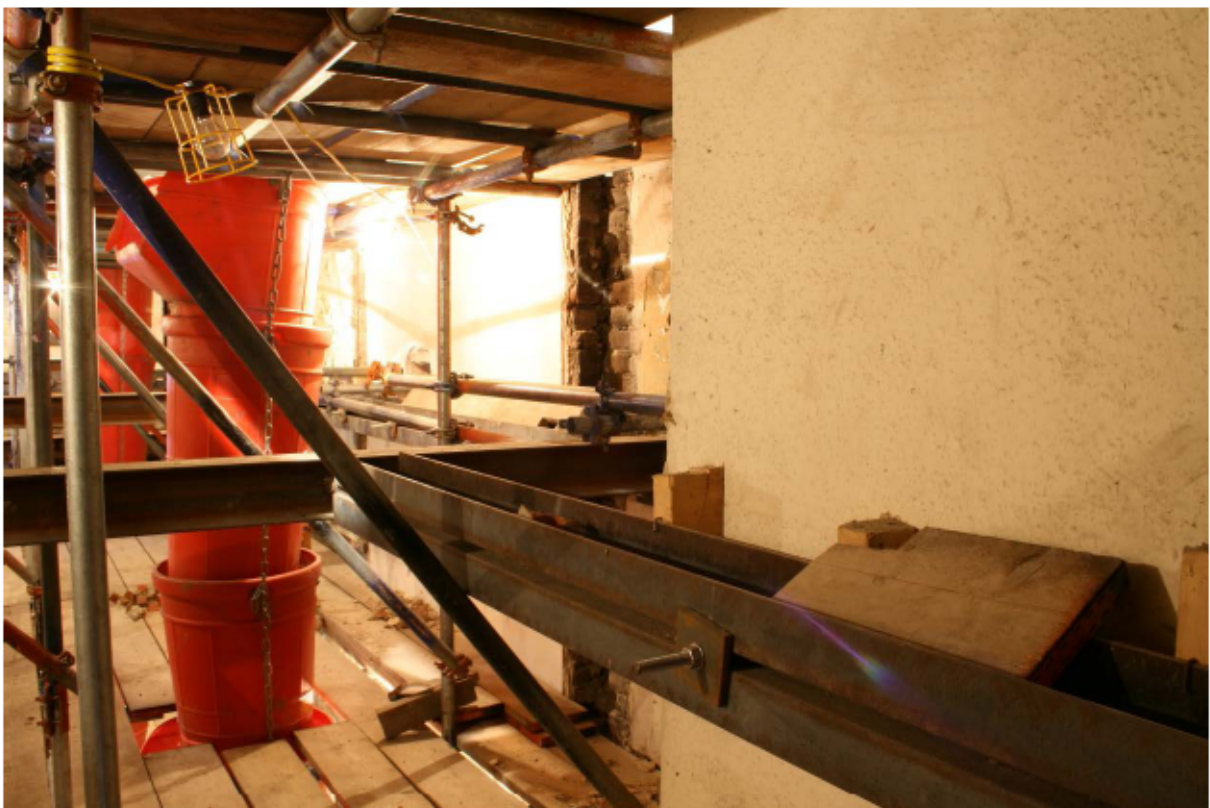


Plate 67 Internal north wall of no. 141 Borough High Street at first floor level, looking north-west



Plate 68 Towards the east end of the Internal north wall of no. 141 Borough High Street at first floor level, looking north



Plate 69 East end of the Internal north wall of no. 141 Borough High Street at first floor level, looking north-east



Plate 70 Scar of the second floor along the west (left) and north (right) walls of no. 141 Borough High Street, looking north-west



Plate 71 Scar of the second floor along the north wall of no. 141 Borough High Street, looking north



Plate 72 Scar of the second floor along the north wall of no. 141 Borough High Street, looking north



Plate 73 Scar of the second floor along the east end of the north wall of no. 141 Borough High Street, looking north



Plate 74 Second floor windows in the west wall of no. 141 Borough High Street, looking west



Plate 75 Second floor window in the north side of the west wall of no. 141 Borough High Street, looking north-west



Plate 76 North wall of no. 141 Borough High Street at second floor level, looking north-west



Plate 77 North wall of no. 141 Borough High Street at second floor level, looking north-east



Plate 78 North wall of no. 141 Borough High Street at second floor level, looking north-east



Plate 79 West wall of no. 141 Borough High Street at third floor level, looking west



Plate 80 West end of the north wall of no. 141 Borough High Street at third floor level, looking north



Plate 81 North wall of no. 141 Borough High Street at third floor level, looking north



Plate 82 North (left) and east (centre) walls of no. 141 Borough High Street at third floor level, looking east



Plate 83: North parapet and roof over no. 141 Borough High Street during removal of the tiles, looking south-east

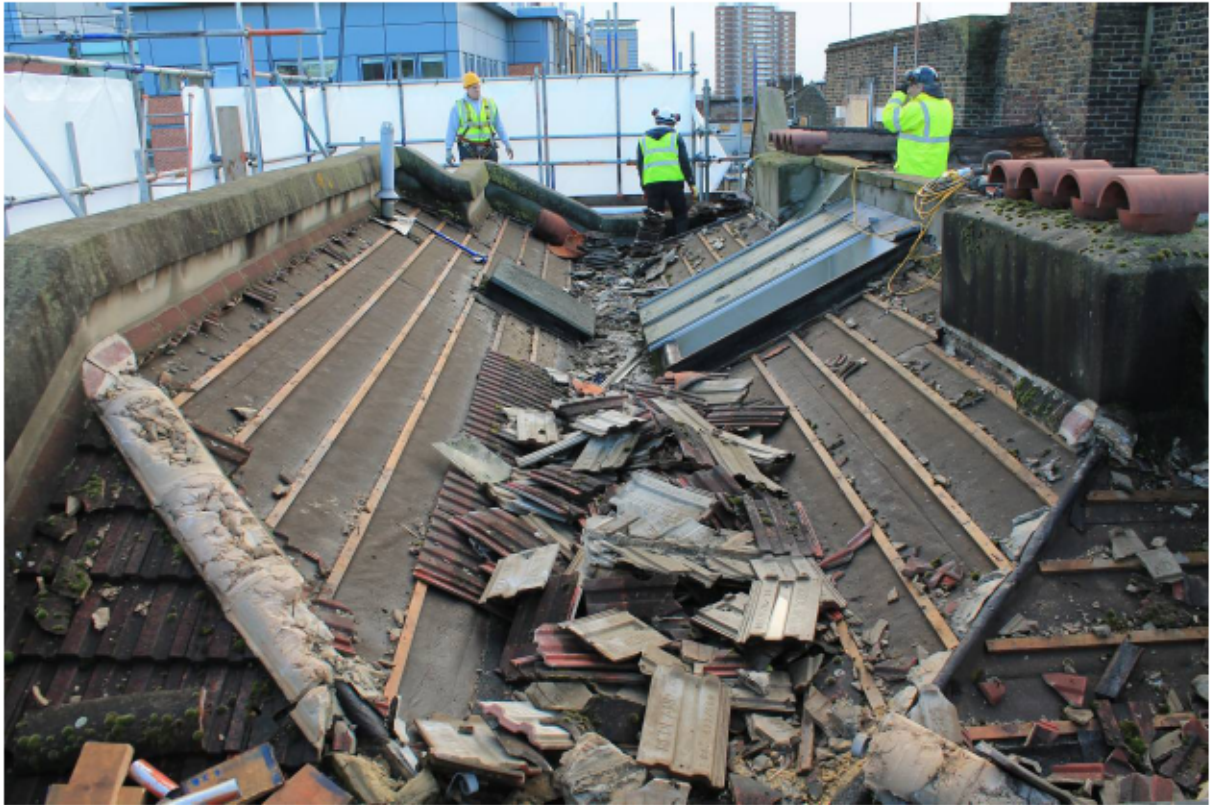


Plate 84: Roof over no. 141 Borough High Street during removal of the tiles, looking east



Plate 85: Rafters against the north parapet wall of no. 141 Borough High Street during stripping, looking north-east



Plate 86: Fire break party wall between nos 141 and 143 Borough High Street during stripping, looking north-east from the roof of no. 143 Borough High Street



Plate 87: Hipped roof structure over the south-east corner of no. 141 Borough High Street, looking south

PCA

PCA SOUTH

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTH

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WEST

BLOCK 4
CHILCOMB HOUSE
CHILCOMB LANE
WINCHESTER
HAMPSHIRE SO23 8RB
TEL: 01962 849 549
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468 333
EMAIL: info.midlands@pre-construct.com

