

**HISTORIC BUILDING
RECORDING OF
THE STABLEYARD,
16A BALHAM HILL,
LONDON BOROUGH OF
WANDSWORTH,
SW12 9EB**

REPORT NO: R12583

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**PRE-CONSTRUCT
ARCHAEOLOGY**

Historic Building Recording of the Stableyard, 16a Balham Hill, London Borough of Wandsworth, SW12 9EB

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Oak Trading Company Limited to undertake an Historic England Level 2 historic building recording of the Stableyard, 16a Balham Hill, London Borough of Wandsworth prior to demolition of some of the buildings and redevelopment; and alteration of the front building. The recording was undertaken as a condition of planning permission. It was required by Mark Stevenson, Historic England Greater London Archaeological Advisory Service (GLAAS), advisor to the Local Planning Authority (Wandsworth Council).
- 1.1.2 The documentary evidence, the architectural style of the buildings and the characteristics of the building materials show that the buildings of the stableyard were purpose-built during the last quarter of the 19th century to serve the adjoining George Inn, later George Hotel. Cartographic evidence demonstrates that the present buildings were built between 1869 and 1894, replacing existing stables and out-buildings shown on earlier map extracts, and added at the same time as, or just after, the remodelling and enlargement of the George Inn.

2 INTRODUCTION

2.1 Background

2.1.1 Pre-Construct Archaeology Limited was commissioned by Oak Trading Company Limited to undertake an Historic England Level 2 historic building recording of the Stableyard, 16a Balham Hill, London Borough of Wandsworth prior to the demolition of some of the buildings and redevelopment; and alteration of one of the buildings. The recording was undertaken as a condition (11) of planning permission (2015-4077). The recording was required by Mark Stevenson, Historic England Greater London Archaeological Advisory Service (GLAAS), advisor to the Local Planning Authority (Wandsworth Council) (hereafter referred to as the Curator).

2.1.2 The historic building recording was undertaken in accordance with a Written Scheme of Investigation (Matthews 2016) that had been approved by the Curator in advance of the recording. The recording complies with National Planning Policy Guidance, specifically National Planning Policy Framework (NPPF) (2012) and the Local Planning Authority's adopted policy towards built heritage and archaeology.

2.2 Site Location and Description

2.2.1 The site, a former stableyard, is a sub-rectangular courtyard located on the western side of Balham Hill, lying adjacent to and to the south and south-west of The Avalon Public House (**Figures 1 and 2**). It was originally the stable yard to the Public House.. The southern boundary is formed by the rear of properties located at the junction of Balham Hill and Hillgate Place, while the northern and western boundaries are defined by the back gardens of terraced housing on Malwood Road. The site is centred at Ordnance Survey National Grid Reference TQ 28734 74035 and is located within the London Borough of Wandsworth.

2.2.2 The site occupies part of the western frontage of Balham Hill, with the roadside buildings providing a carriage entrance to the yard area beyond. The historic character of the two-storey Balham Hill façade is complemented by the imposing, two-storey façade of the Avalon Public House to the north (**Plates 1 and 34**). The Stableyard buildings are not listed nor do they lie within a Conservation Area. Clapham Common Conservation Area lies to the north of the site and the Dinsmore Road Conservation Area lies to the south-east of the site.

2.2.3 In general, the area around the site is occupied by a dense concentration of multi-period buildings dating from the 19th to 21st centuries, which together comprise a mix of residential, social, commercial and industrial properties (**Plate 35**). The historic nature of Balham Hill is not reflected on the eastern side of the road, which instead is presently occupied by a modern service station and fast food restaurant (**Plate 36**).

2.2.4 The stableyard comprises four late 19th century attached former stable buildings (Units 1-4) presently in B1 commercial use and a single residential flat (Flat 5). The latter lies to the south of, and above, the carriage entrance. The latter is not proposed for demolition and will be refurbished as part of the current proposals.

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 National 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.

3.3 Regional Planning Guidance: London Plan

- 3.3.1 Development also falls under the remit of the Mayor of London's London Plan [March 2016] which addresses Heritage, Conservation Areas, World Heritage Sites and Protected sites. The core intent of the Mayor's 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.

3.4 Local Planning Guidance: Wandsworth Local Development Framework (LDF)

- 3.4.1 The relevant Development Plan framework is provided by the Wandsworth Local Development Framework (LDF) which consists of a series of documents that set out

the spatial vision for Wandsworth and a strategy for how this vision will be achieved. The Development Management Policies Document (DMPD) and Site Specific Allocations Document (SSAD), both adopted in February 2012, support the strategic objectives set out in the Core Strategy (adopted October 2010). The DMPD contains the following policies relating to Archaeology and Heritage:

POLICY DMS 2: MANAGING THE HISTORIC ENVIRONMENT

In addition to satisfying the relevant parts of policy DMS1 Applications affecting a heritage asset or its setting will be granted where it:

A Is in accordance with PPS5, the London Plan and relevant English Heritage guidance;

B Takes full account of the council's conservation area appraisals and management strategies;

C Is accompanied by a satisfactory heritage statement produced by a heritage specialist where appropriate.

3.5 Planning Permission

3.5.1 Planning permission (2015/4077) has been granted by Wandsworth Council at The Stableyard 16a Balham Hill SW12 9EB for:

'Demolition of existing buildings to rear of site (Use Class B1) and erection of part 2/3-storey buildings to provide 7 residential units (Use Class C3) formed of 1x studio unit, 3x 1-bedroom units and 3x 2-bedroom units with associated balconies and roof terraces. Retention of and alterations to front building to provide 1x 3-bedroom unit with associated cycle and refuse storage and landscaping'.

3.5.2 Condition 11 of the decision notice states:

No development shall take place until (a) a Level II building recording programme is undertaken for the suite of the buildings on site and (b) a limited programme of archaeological test pit evaluation is carried out to investigate the medieval and post-medieval potential of the site. A suitable specification for (a) and (b) will need to be submitted to and approved by the Local Planning Authority before these stages are implemented. Details of the Level II recording and results of the test pit evaluation (to be carried out by a suitably qualified archaeological practice and in accordance to the specifications as may be approved) shall be submitted to and approved by the Local Planning Authority before any development commences.

To secure the provision of appropriate archaeological investigation as heritage assets of archaeological interest may survive on the site, including the publication of results, in accordance with Section 12 of the NPPF and Council policy DMS2.

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The aim of the building recording was to provide a detailed record of the historic fabric of the buildings, meeting nationally recognised standards as set out by Historic England and ClfA. The works were undertaken to a standard allowing the future understanding and interpretation of the buildings. An archive and report were to be created as a result of the recording.

4.2 On-Site Recording

- 4.2.1 The historic building recording was carried out on the 28th July 2016 by an historic buildings archaeologist (the author). A photographic survey with high quality digital images was undertaken recording all areas, historic structures, decorative treatments and fabric. A selection of these photographs has been included in this report as **Plates 1-36** and **Figures 2, 15 and 16** show the location and direction of the plates.
- 4.2.2 The historic building recording was undertaken in accordance with a Level 2 survey as set out in Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*.

4.3 Project Archive

- 4.3.1 A full and ordered archive including any written, drawn, survey and photographic records will be completed in accordance with guidelines for the preparation of archaeological archives for long term storage. The archive will be provisionally stored in Pre-Construct Archaeology's London Office in Brockley before being transferred to the LAARC. 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 Wandsworth Borough Council.

4.4 Guidance

- 4.4.1 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) (2005) *The Presentation of Historic Building Survey in CAD*

5 HISTORICAL BACKGROUND

- 5.1.1 The following historical background is partly taken from the Desk-Based Assessment (Taylor 2015) supplemented with additional research.
- 5.1.2 Cartographic sources, specifically Rocque's Map of 1760 (**Figure 3**), show that the general area around the site was undeveloped in the early and late 18th century, comprising farmland and open ground, but with clusters of settlement focused at Balham and on the peripheries of Clapham Common. Balham was part of the parish of Streatham during the early post-medieval period (VCH 1912), however by the 1770s a pattern of development had started at Balham Hill, which turned Balham from a small peripheral settlement into a suburb of London (Gower 1990). Consequently, by the end of the 18th century, a number of large country houses for merchants commuting into the city were built along Balham Hill (Hibbert & Weinreb 2008).
- 5.1.3 Crutchley's Map of 1829 (**Figure 4**) depicts considerable development along the frontages to Balham Hill. 'Desirable Villas' (Hibbert & Weinreb 2008), many with large ornamental gardens are shown along the eastern side of the road, whilst smaller properties, in the area of the site, are located to the western road frontage. 'The George Inn' (now the Avalon) is clearly labelled and shown to the immediate north of the site. The inn had a complex of small out-buildings, most likely stabling and associated buildings. The coaching inn provided for travellers visiting the capital, situated on Balham Hill, one of the principal routes into and out of the capital from the south.
- 5.1.4 The 'West End of London and Crystal Palace Railway' opened a station named Balham Hill on the 1st December 1856, at which time the line ran from Crystal Palace to Wandsworth Common. From the outset the line was worked by the London, Brighton and South Coast Railway, which purchased the line in 1859 after it had been extended to Battersea Wharf. The station was re-sited by the LB&SCR to its present location in 1863 as part of works to widen the line, and improve the route between East Croydon and Victoria. This arrival of the railway provided 'easier access to the city' (Hibbert & Weinreb 2008) and encouraged further residential development of the area, with a notable increase in the number of properties lining the principal roads. The 'George Inn' is clearly annotated on Stanford's Map of 1862 (**Figure 5**) fronting the roadside with a courtyard and outbuildings located to the south and to the rear.
- 5.1.5 The historic map evidence shows that between 1869 (**Figure 6**) and 1894-96 (**Figure 7**) the present stable buildings and the apartment over the carriage entrance were constructed. It also appears that the George Inn was remodelled and considerably enlarged in this period. This late 19th century rebuilding coincides with a complete transition of Balham from a 'country village' to part of the urban sprawl of London (Hibbert & Weinreb 2008). The earliest available documentary reference to the licensee of the George Inn dates to 1870 and concerns the death and estate of the former landlord David Dixon and his succession by Charles William Dixon, reported in the *Era Newspaper*.
- 5.1.6 The Surrey Post Office Directory records Thomas Crossley as publican of the George Inn in 1878, while the 1881 census provides further detail of these residents. Thomas Crossley (45) publican lived there with his wife Harriett Crossley (43); Alice Minter (34) Barmaid; Ellen Walkley (19) Barmaid and Ada Hopkins (16) Housemaid. George Rogers, (32), Cellarman, and Elizabeth Rogers (34) were recorded as visitors. It is possible that the massive rebuilding work including the construction of the stableyard was carried out for Thomas Crossley in the 1870s.
- 5.1.7 The next census of 1891 once again records Thomas Crossley (55) as the licensed Victualler, but also notes the passing of his wife Harriet. Possibly to help with the day to day running of the inn, Mary Anne Plover (37), niece to Thomas, is employed as housekeeper. The George now employs three young barmaids, Nellie Frost (21), Louise Curle (20) and Martha Whiting (19) as well as Mary Anne Crowdy (40) as a

general servant. However by 1896 Thomas Crossley is no longer at the George as the Post Office Directory records Thomas Hurdle as the licensee and thereafter between 1904 and 1921, the Inn and later Hotel was run by Edwin Richard Coles.

- 5.1.8 The Ordnance Survey of 1916 (**Figure 8**) shows that the George Inn has been renamed the George Hotel, continuing to offer accommodation to travellers or businessmen to and from the city. The development of motoring, the tram system along Balham Hill and the proximity of the railway, which by 1926 also offered an underground station (extension as part of the City & South London Railway later Northern Line) must have had an impact on the use and requirement for stabling. Throughout this period from their construction in the late 19th century and present day the footprint and arrangement of the stables and adjoining yard appears to have remained relatively unaltered. A glazed canopy covering the stableyard to the Hotel which first appears by 1916 (**Figure 8**) (and still extant in 1948 (**Figure 10**)) has been lost while the rather confusing disappearance (cartographically) of the present (unit 4) on the 1948, 1989 and 1992 extracts (**Figures 10 to 12**), may be due to its open-sided plan or a later rebuilding event. The latest Post Office Directory dated 1944 records Bernard Cole and Harry Moore as joint publicans.
- 5.1.9 The George continued as a public house into the early 21st centuries, unflatteringly described prior to 2009 as 'The George, a spectacularly grotty pub in that featureless territory between Clapham South and Balham. The pub has since been refurbished and rebranded as 'The Avalon' (TI 2009).
- 5.1.10 The present owner of the stableyard purchased the site in 1997 with planning permission to convert the buildings to A2 and B1 office use (see **Appendix 1: 1997 Auction Details**). At this time the stable buildings had been in use as workshops and were generally in a dilapidated condition. Plans prepared in 1997 prior to the conversion works (**Figures 13 and 14**) show that all internal features such as stalls, hay racks etc had already been removed prior to their re-use as workshops.

6 BUILDING DESCRIPTIONS

6.1 Introduction

6.1.1 The Written Scheme of Investigation required the analysis and recording equivalent to an Historic England Level 2 survey of the former stable buildings proposed for demolition and a record of the carriage-entrance apartment. The latter is to be retained as part of the final scheme. The survey comprised a photographic, descriptive and drawn record of all buildings (Units 1-4 and Flat 5). Description and interpretation of the buildings is based on information gathered during the site visit and from information taken from a preceding desk based assessment and gathered from internet sources.

6.2 Carriage Entrance; Flat 5

6.2.1 The carriage entrance range when viewed from the thoroughfare is built using good quality yellow stock bricks, which contrast with the brindled red brick facade of the adjoining Avalon public house (**Plates 1 and 2**). This contrast is not so apparent to the rear as the carriageway brickwork is painted, the rear elevation is rendered and the rear elevations to the public house are built using cheaper yellow London stock bricks (**Plate 3**).

6.2.2 The carriageway facade is typically later Victorian, built with eclectic Gothic motifs, with pitched roofs, decorative finials and ridge-line bonnets (**Plate 2**). The brickwork, laid in Flemish bond is poly-chromatic, with contrasting red brick string courses at carriage, sill and eaves levels, gauged red brickwork to window openings, contrasting red brick kneelers, a red brick apron and blue bull-nosed brickwork to the southern corner of the carriage entrance (**Plate 1**).

6.2.3 The ground floor window opening, latterly blocked, is built with a gauged red brick head, while the first floor ornamental elliptical opening is turned in gauged red brick and incorporates a prominent keystone forming the foundation for a diamond-set brick shaft rising to support a terracotta fleur-de-lys gable finial (**Plate 2**). The elliptical window opening is set below a decorative gable, ornamented with contrasting foliate and fleuron tiles and dog-tooth eaves detailing.

6.2.4 The first floor window and its corresponding gable dormer, central to the carriage opening is much plainer in its treatment. The window opening is built with a simple rough brick segmental arch and the dormer, with prominent kneelers, a part hipped roof with gablet and terracotta finial. A decorative cupola with an ogee lead covered roof, ventilating louvres and a flying-pig weather vane, lies central to the main roof. Whilst the cupola may perform some benefit by ventilating the roof space over the flat, it was more likely added as an ornamental feature, and one synonymous with stable rooflines.

6.2.5 The first floor window openings both retain their original fenestration, with a bespoke centrally hinged casement window to the elliptical opening and a standard one over one horned sash window, with large window panes. The type of sash is indicative of a late 19th century date.

6.2.6 The in-line roof over the carriage entrance is pitched, covered in non-local Welsh slate and ornamented with simple red clay bonnets (**Plate 1**). It abuts the higher end wall of the adjoining public house to the north and incorporates a gable parapet to the south.

6.2.7 The rear elevation to the flat over the carriageway is plainly rendered and incorporates a pair of eaves-line, dormers with gable parapets (**Plate 3**). The southern of the two window openings has been blocked while the northern retained an original two over two horned sash window. A small modern toilet window has been inserted to the south.

6.2.8 At ground floor level a modern, blind, single storey extension, built re-using London stock brick, with a lean-to slate roof and Velux type roof lights, projects westwards

into the yard area. It has a door opening in the south end of its west wall.

- 6.2.9 Access into the flat (5) was only possible via an entrance inserted in the late 20th century within the south-side of the carriage way (**Plate 4**). Another opening to the west of this entrance had latterly been blocked in brick and painted over. The main entrance opened into a small foyer or hall (5.1) which included a timber newel stair built with a quarter winder at the top and base and a plain balustrade with stick balusters (**Figure 15**). The hall is flanked to the east by a small modern toilet and to the west by a ground floor bedroom (5.2), the latter, a later adaptation created by the addition of the lean-to extension (**Plate 29**).
- 6.2.10 The stairs give access to a first floor landing, top lit by a large modern glazed light lantern with ovolo mouldings, which in turn provided direct entry to a sitting room, bathroom and two bedrooms (**Figure 16**). All doors and door architraves were modern, the walls were extensively re-plastered and few original fixtures remained. The sitting room (5.4) did however retain its original one over one horned sash window, with ovolo detailing, but had lost its architrave. The sitting room was partly in-eaves, with a modern plastered ceiling and laminate flooring. A modern fireplace, with a modern timber surround, lay central to the northern wall within an original chimney breast (**Plate 30**).
- 6.2.11 Double width connecting doors led into an adjoining modern kitchen (5.5) to the west. It was naturally top lit by a large double glazed pyramidal light lantern and was furnished with modern kitchen units (**Plate 31**). A former chimney breast in the north had been partly removed and adapted to accommodate a cooker and extractor hood.
- 6.2.12 The small bedroom (5.6) to the east of the stairs, also partly in-eaves, retained its original elliptical casement window, of two halves, the top pane bottom hung and the lower pane fixed (**Plate 32**). The joinery used an ovolo detailing, while the architrave, though plain, was original.
- 6.2.13 The larger bedroom to the rear (5.7) similarly retained its original, but repaired, two over two sash horned window, but no other contemporary fixtures and fittings. A blocked fireplace lay central to the north wall (**Plate 33**). Its position, and those of the fireplaces in the kitchen and sitting room suggest that the present layout to these three rooms were as built (**Figure 16**).

6.3 Boundary Walls and Floors

- 6.3.1 The southern boundary wall to the courtyard, opposite unit 4, was built in English bond (unlike the stable buildings) but appears to have been partly rebuilt across its upper courses, to include a over-sailing tile drip and an on edge brick coping (**Plate 5**). A similar build characteristic using a tile drip and brick coping was present in the short stretch of boundary wall opposite, connecting the rear of the public house to the south-east corner of unit 4 (**Plate 6**).
- 6.3.2 The ground surfaces within the site were covered with a mixture of setts. Re-laid granite setts covered the area adjacent to the former stables (**Plate 11**). Modern blue brick setts had been laid below the carriage entrance (**Plates 3 to 5**). Blue engineering bricks had been laid on edge within the car parking area below unit 4 and in the open area opposite (between the rear of flat (5) and unit 1) (**Plates 5 and 16**).

6.4 Stable; Unit 1

- 6.4.1 As a group, the stables (units 1-4) adopt the same architectural characteristics, built using lesser quality London stock bricks (compared with the carriage facade; **Plates 1 and 2**) laid in Flemish bond and decorated with contrasting red brick string courses, eaves bands and window heads (**Plates 7 to 17**). The lower walls to the yard have, for protection, been covered using a hard render, while the former taking-in doors to the attic storeys, all have modern, fully glazed doors with accompanying, safety, balconettes (**Plate 8**).
- 6.4.2 Unit 1 forms the southern, east-west arm of a C shaped range fronting onto the stable courtyard to the east and backing onto the southern, western and northern site

boundaries (**Figure 15**). It presents its principal and longest elevation to the north and is built over one and a half storeys, with an attic floor built into the in-line pitched roof space (**Plates 7 and 8**). A small flat roofed former office building projects from its eastern end, while a slightly forward set single storey bay with a rounded-off corner and pent roof, projects northwards to the west and towards Unit 2 (**Plate 7**). The rounding-off of the corner is also present to the east and plausibly may be a design feature incorporated to help prevent damage to both building and animal. A centrally located double-door opening (with modern doors) provides the main access into the stable (**Plate 8**). It is flanked on each side by a pair of window openings, built with gauged brick heads and plain stone sills which retain their original casement windows, the latter split horizontally, with a bottom hung, pivoting upper casement and a fixed lower casement (**Plates 9 and 10**). A smaller casement of similar design is present in the end wall of the flat-roofed office range (**Plate 7**). A tethering ring survives to the east of the western window and within the rendered lower wall (**Plate 10**), while a decorative terracotta through-wall ventilation brick lies directly above (**Plate 8**).

- 6.4.3 The first floor of the north elevation of Unit 1 is dominated by a central taking-in door (now French doors) built with a brick, gable parapet, kneelers and copings (**Plates 8 and 12**). The opening to the former door is built with a red brick flat head which had been poorly re-pointed. The central opening is flanked by a pair of small, leaded, in pitch dormer windows, built with gable ends, shaped barge boards and ridge bonnets.
- 6.4.4 The ground floor, a former stable, is principally laid out as a single open plan office-cum-meeting space (1.1), with a small adjoining kitchen, formerly an office, to the east (**Figure 15**). No evidence of original fixtures or fittings were visible at this level, the walls and ceilings re-plastered and the floor covered in modern laminate flooring (**Plate 18**). A modern closed riser stair with a simple balustrade of stick balusters and moulded newel post, located in the south-western corner of the room, gave sole access to the first floor.
- 6.4.5 The first floor was also laid out as a single office space but incorporated a small modern toilet and shower room, built using light stud walling, situated within the north-western corner (**Figure 16**). The first floor was in-eaves and naturally lit by the converted former taking-in door in the northern elevation, two small dormers, and a large central through ridge Velux roof light and a pair of smaller roof-lights above the stairwell (**Plate 19**). As below no evidence of original fixtures and fittings survived the later re-use.

6.5 Stable; Unit 2

- 6.5.1 Unit 2 comprises the north-south aligned, one and a half storey range, which forms the western end of the stable buildings (**Figure 15**). Due to the adjoining stable buildings (units 1 and 3) only the central part of the east facing front elevation are visible from the stable yard (**Plate 11**). Accordingly the building (internally) extends in both directions, north and south, and to the full width of the plot.
- 6.5.2 Architecturally Unit 2 broadly adopts the same detailing as that used for the adjoining ranges, using the same contrasting banded brickwork, rendered lower storey and central taking-in door with gable parapet. The roofline, is pitched and hipped at the junctions with the adjoining roofs. Unlike Unit 1 it is interrupted only by modern conservation roof-lights (as opposed to dormers) but uses the same contrasting red clay or terracotta ridge decoration.
- 6.5.3 Unit 2 is presently in use as offices for an architectural practice, the ground floor comprising a small, recently built kitchen area (2.3), a reception-cum-office area (2.1; **Plate 20**) and a separate meeting room (2.2; **Plate 21**) formed by the insertion of a fully glazed partition. Modern double glazed doors and casement windows to the entrance open into a large central office/reception (2.1). The walls to the ground floor are all re-plastered and the ceilings suspended, incorporating housed down-lighters (**Plate 20**). The glazed partition forming the meeting room (2.2) is built using smoked double-glazing set within an aluminium frame. A small kitchen, located at the

southern end of range, backs onto a large bespoke cupboard/planning chest and to the west of an inserted flight of stairs, typically built as a closed riser with stick balusters and simple moulded newel posts (**Plate 22**).

- 6.5.4 The first floor comprises a single open space (2.4) used as an open plan office, although a small toilet and shower room are located along the southern wall adjacent to the stairwell (**Figure 16**). The floor had been re-laid using softwood boards and the walls re-plastered (**Plate 23**). Built in-eaves, the central section of the ceiling is boxed in above the level of the collars, the latter, modern oak insertions, added, in part, for decorative effect. Natural light levels, provided by roof lights to both roof pitches (**Plate 24**) and the converted taking-in opening are bolstered by down lighting set into the ceiling above the collars. No evidence of original fixtures or fittings survived at either ground or first floor level.

6.6 Stable; Unit 3

- 6.6.1 Unit 3 comprises the northernmost one and a half storey range, whose rear elevation forms the northern site boundary. Unlike Units 1 and 2 it is canted on an east-north-east to west-south-west orientation, following the irregular layout of the plot (**Figure 15**). The principal elevation faces southward into the stable yard and broadly adopts the same architectural characteristics as already described for units 1 and 2 (**Plate 13**).
- 6.6.2 The lower storey is, for protection of the brickwork, rendered and includes an original window opening with a gauged brick segmental arched head and a typical eight over eight hopper type casement with small panes (**Plate 14**). A pair of tethering rings, simple iron rings attached to a diamond-set mounting, are set on each side of the western window. This window in turn lies to the west of a central double door opening, rebuilt with modern doors and flanked by modern casement windows on a 1:3 ratio (**Plate 13**).
- 6.6.3 Typically the former taking-in/loading door opening lies central to the elevation, rising from eaves level to a gable parapet (**Plate 15**). This is flanked, within the roofline by a pair of small in-pitch gable dormers which echo the design of those in the corresponding roof of Unit 1. The window joinery to both dormers comprised modern timber casements. The roof is gable ended to the east and joins the roof of Unit 2 to the west. The roof is covered with grey Welsh slates and embellished along the ridge line using red clay bonnets (**Plate 13**). A simple in-gable chimney stack projects above the eastern gable.
- 6.6.4 Unit 3 is also in use as office space occupied by a small video production business. The ground floor (3.1) is an open plan space with a small open kitchen within the western end, adjacent to a straight flight of stairs to the first floor (**Plate 26**). The latter was built to the typical late 20th century design of the site, demonstrating that all of the present stairs were inserted as part of the 1998 renovations. A further indication of the later insertion of the stairs is present along the north wall, where the present stair extends across the location of two tethering rings (**Plate 27**). The rings, of the same design as those present along the external wall, are, along with the eight over eight casement window, the only fixtures relating to the buildings original use as a stable, that still survive at ground floor level.
- 6.6.5 The first floor is presently an open plan office (3.2) with a small toilet room (3.3) at the western end (**Figure 16**). In common with the other units it had been re-floored, the walls re-plastered and ceiling boxed in below collar level (**Plate 28a**). Typically the office was lit by a combination of in-pitch roof lights (Velux) and spot lighting. A blocked and plastered over fireplace/breast was present in the eastern end wall. No other features survived.

6.7 Old Coach House; Unit 4

- 6.7.1 Unit 4 also lies along the northern side of the site, backing onto the rear yard of the adjacent public house and partly butting up to the eastern gable wall of Unit 3 (**Figure 15**). Built over two levels and facing south into the yard it comprises an open-sided,

shelter at ground floor (4.1) and an office at first floor level (4.2). The floor to the open-sided shelter is covered with blue brick setts, laid on-edge and on a quarter lap (**Plate 16**). Scars in the brick flooring suggest the removal of internal partitions relating to three bays. The piers/ends of the flank walls, to the open side appear to have been rebuilt as was the south facing first floor elevation above. The brickwork was atypical and the large triangular dormer window to the first floor office, not in character with the other stable buildings. The western flank wall was however mainly original fabric at ground floor level and appears to have been rebuilt above (**Plate 25**). The roof was covered in blue Welsh slate and built with a central pitched in-line roof, with a large gablet to each end and hips to the angles. A smaller gable dormer window was present within the eastern gablet and louvers clad the western gablet. A straight flight of stairs to the first floor, originally present along the eastern wall within the shelter (**Figures 13 and 14**), had been latterly replaced by the introduction of a cast-iron spiral stair, adjacent to the west wall, which provided sole access to the first floor (**Plates 17 and 25**). The present door opening into the first floor was accordingly a recent adaptation.

- 6.7.2 The first floor was in use as a small office suite (4.2) comprising inserted toilet and kitchen facilities at the western end adjacent to the entrance (**Figure 16**). Built in-eaves, the northern and southern sides of the office had been boxed in to create under-eaves storage, while the roof structure had been boxed and plastered over, incorporating two large in-pitch roof lights to the north side (**Plate 28b**). The collars were however left exposed and were a mix of 9 inch and lighter scantling, the former also forming the ridge to large dormer window. A small two over two sash was present within the dormer window to the east end wall and the floor was re-laid using 5½ inch softwood boards.

7 DISCUSSION AND CONCLUSIONS

- 7.1.1 Documentary evidence, architectural style and the characteristics of the building materials provide evidence that the buildings of the stableyard were purpose-built, during the last quarter of the 19th century, to serve the adjoining George Inn, later the George Hotel. Cartographic evidence demonstrates that the present buildings were built between 1869 and 1894, replacing existing stables and out-buildings shown on earlier map extracts, and were added at the same time, or just after, the remodelling and enlargement of the George Inn.
- 7.1.2 The buildings (units 1-4) and the carriage entrance flat (5) were clearly built at the same time in a single phase, using the same architectural characteristics, materials and non-local products, the latter synonymous with later 19th century mass production and transport. The more visible carriage entrance range was built to a higher architectural standard displaying enhanced levels of decorative treatment and use of gothic motifs. Whilst the stable buildings were plainer, they still displayed decorative brickwork and rooflines and all incorporated a first floor level. Units 1-3 were built with taking in doors/pitching hatches, for the storage of hay and animal feed within the attic storey, a feature not uncommon to larger urban stables, where the stalls, for ease, were gravity fed via hatches into racks or troughs, from the floor above. The complex also included an open-sided carriage or coach house within the stableyard, which had latterly been partially rebuilt to its present form. The self contained flat above the carriageway may have accommodated a senior stable-hand or employee of the George Inn. Given the location of the fireplaces within the flat, it is conceivable that the present room layout of three principal rooms is broadly original.
- 7.1.3 The late 1990s alterations made to the stable buildings to convert them into offices has either removed or obscured much evidence relating to layout and use. A number of tethering rings remain both externally and internally.

8 ACKNOWLEDGEMENTS

- 8.1.1 Pre-Construct Archaeology Limited would like to thank Oak Trading Company Limited for commissioning the project.
- 8.1.2 The project was managed by Charlotte Matthews. The building recording and report were completed by Adam Garwood. Hayley Baxter compiled the illustrations.

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www.Pubhistory.com/balham

Historic Cartographic Sources

Rocques map of 1760

Crutchleys map of 1826

Stanfords map of 1862

First Edition Ordnance Survey map of 1869

Second Edition Ordnance Survey map of 1894-6

Ordnance Survey map of 1916

Ordnance Survey map of 1935

Ordnance Survey map of 1948

Ordnance Survey map of 1989

Ordnance Survey map of 1992

APPENDIX 1: 1997 AUCTION DETAILS

LOT

55

16A BALHAM HILL,
BALHAM, SW12

**VIEWING:
PHONE AUCTIONEERS
0171 703 2662**

Freehold Former Stable Buildings having Planning Permission for the Restoration and use of Premises for A2 (Offices and Financial Services) and B1 (Offices) use together with the retention of a Self-Contained Flat

FULL VACANT POSSESSION



A cross section of the whole site



SITUATION

Situated close to the junction with Malwood Road, next to the George Hotel. Public transport facilities include Clapham South (Underground) Station. Recreation pursuits can be found at Clapham Common.

ACCOMMODATION (Approximate Dimensions)

Front First-Floor Self-Contained Flat: Bedroom, Reception room, Kitchen (partially fitted) with bath, Separate WC

Front Ground-Floor Office Building (Divided into three separate rooms): 10.8m x 2.6m narrowing to 2.1m

Covered Yard Area: 9.2m x 6.3m widening to 12.1m

Rear Left-Hand Building: Ground Floor: 9.2m x 4.3m narrowing to 4m; First Floor: One room

Rear Building: Ground Floor: 13m max. x 4.2m; First Floor: One room

Right-Hand Building: Ground Floor: 10.6m x 4.5m; First Floor: One room

Outside: Courtyard, External WC

TOTAL AREA APPROXIMATELY 4,700 sq. ft. ON TWO FLOORS

Note: All measurements are taken from various plans and are for indicative purposes only.

APPENDIX 2: OASIS FORM

OASIS ID: preconst1-259783

Project details

Project name	Historic Building Recording of the Stableyard, 16a Balham Hill, London Borough of Wandsworth, SW12 9EB
Short description of the project	Pre-Construct Archaeology was commissioned to undertake Level 2 historic building recording of the Stableyard, 16a Balham Hill, London Borough of Wandsworth prior to demolition of some of the buildings and redevelopment of the site. The survey work was undertaken as a consequence of a condition (11) attached to the planning permission (2015-4077). Documentary evidence, historic maps and the architectural style of the buildings provide evidence that the buildings of the stableyard were purpose-built in the late 19th century. They were built for the adjoining coaching inn known as the George Inn and later George Hotel. Cartographic evidence demonstrates that the present buildings were built between 1869 and 1894, replacing existing stables and out-buildings shown on earlier map extracts, and added at the same time as, or just after, the remodelling and enlargement of the George Inn.
Project dates	Start: 28-08-2016 End: 28-08-2016
Previous/future work	No / No
Any project codes associated with project reference	2015-4077 - Planning Application No.
Any project codes associated with site reference	BAM16 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Industry and Commerce 2 - Offices
Monument type	STABLE Post Medieval
Methods techniques	& "Photographic Survey", "Survey/Recording Of Fabric/Structure"

Project location

Country	England
Site location	GREATER LONDON WANDSWORTH WANDSWORTH Stableyard, 16a Balham Hill
Postcode	SW12 9EB
Site coordinates	TQ 2875 7401 51.449915086815 -0.146932550589 51 26 59 N 000 08 48 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Greater London Archaeological Advisory Service

Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	Private owner
Name of sponsor/funding body	Oak Trading Company Limited

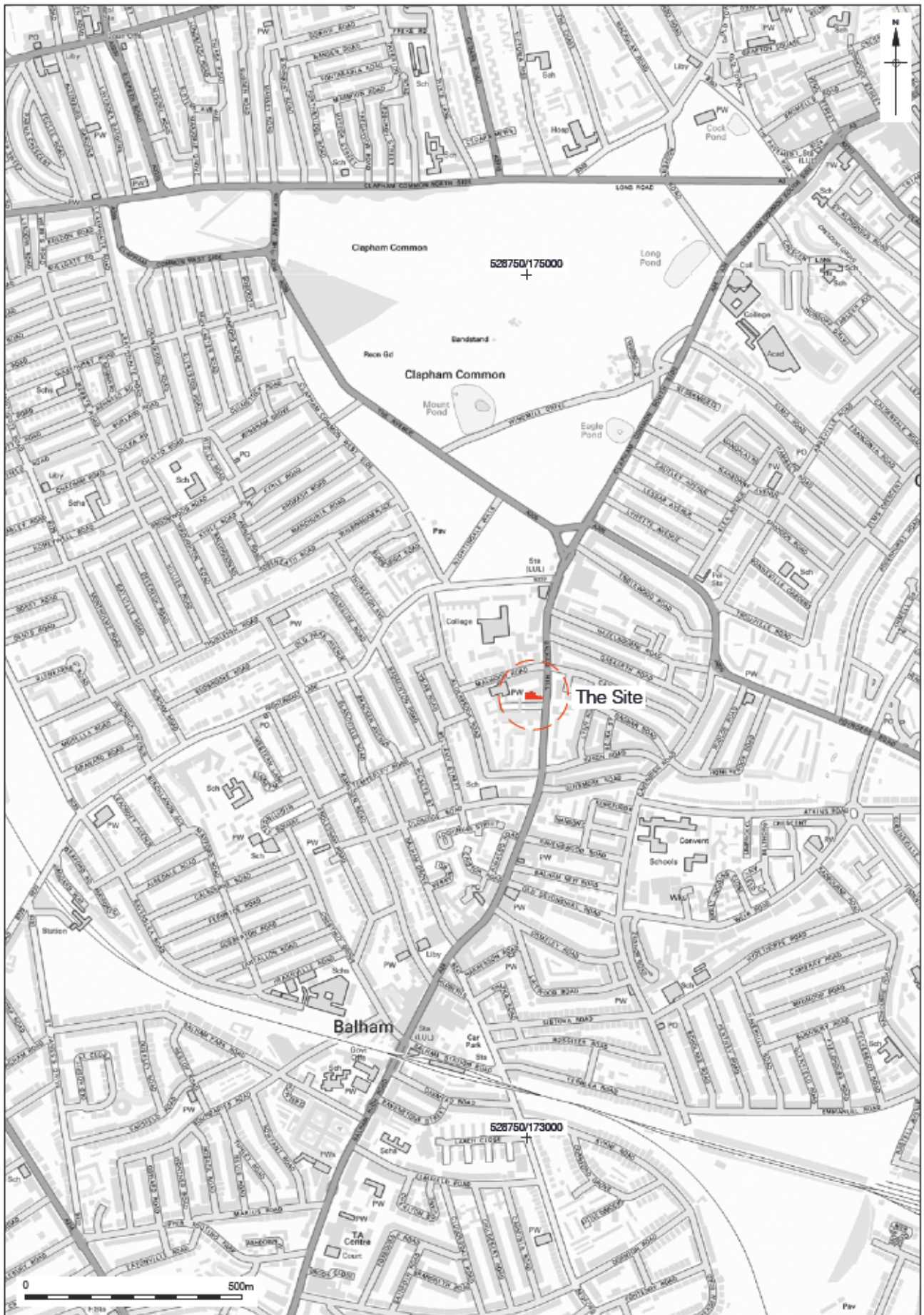
Project archives

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

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of the Stableyard, 16a Balham Hill, London Borough of Wandsworth, SW12 9EB
Author(s)/Editor(s)	Garwood, A
Other bibliographic details	PCA Report No. R12583
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Issuer or publisher	Pre-Construct Archaeology Limited
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Entered on	12 August 2016



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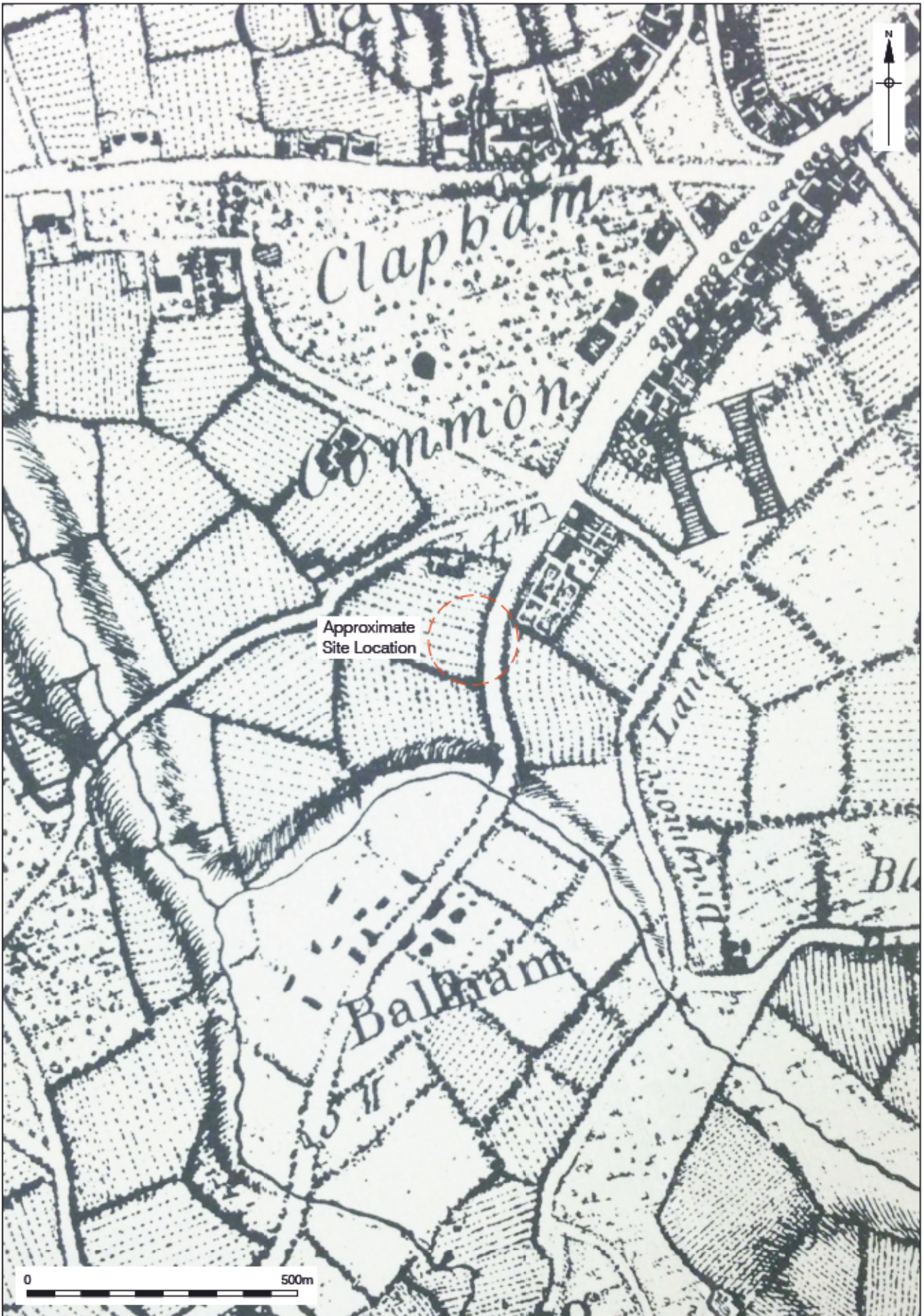
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Figure 1
Site Location
1:12,500 at A4



① Location and Direction of Plate
 0 20m

Figure 2
 Detailed Site Location & External Plates
 1:500 at A4



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Figure 3
Rocque's map, 1760
Approx. 1:10,000 at A4



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Figure 4
Crutchley's map, 1829
Approx. 1:12,500 at A4



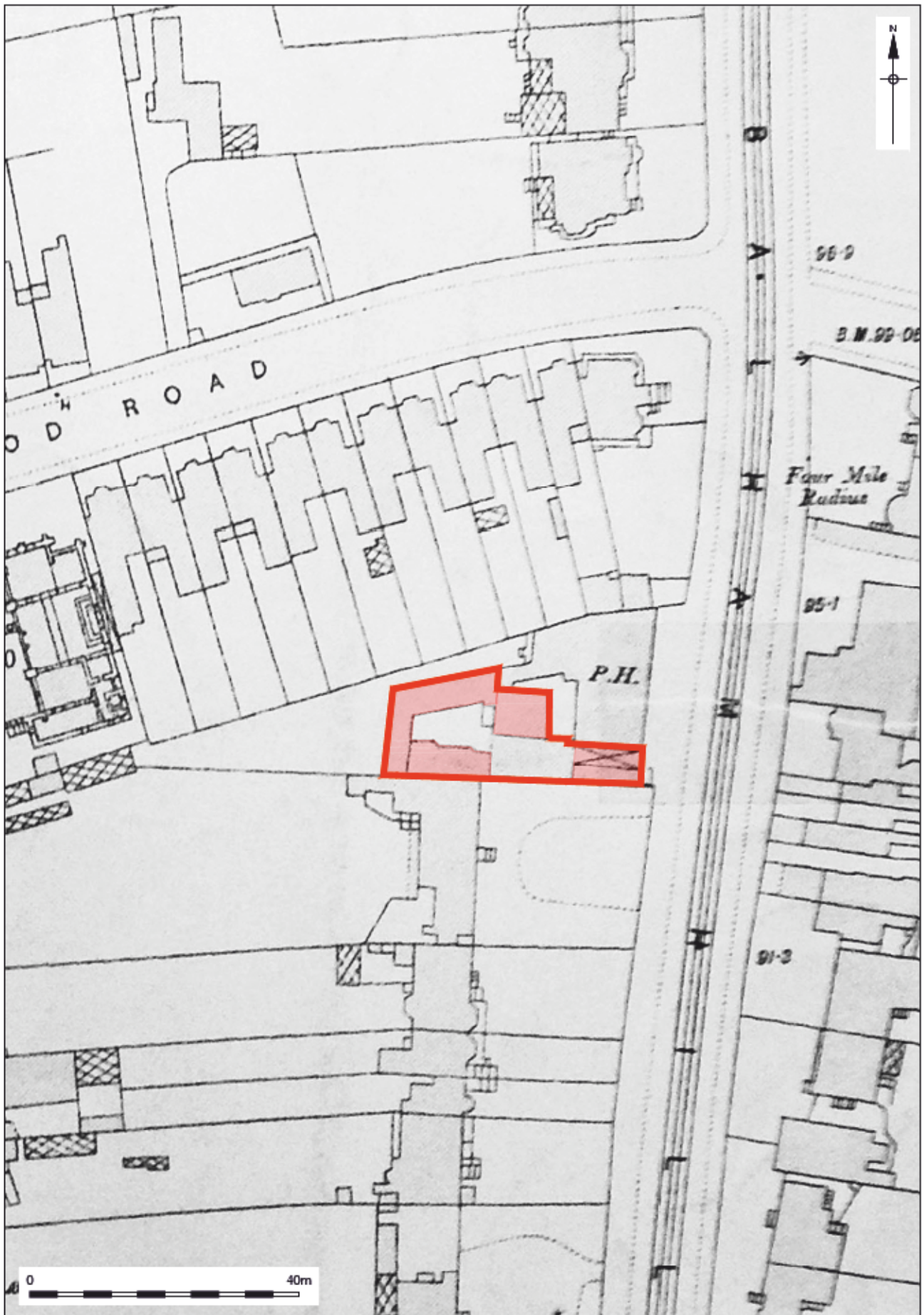
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Figure 5
Stanford's map, 1862
1:2,000 at A4



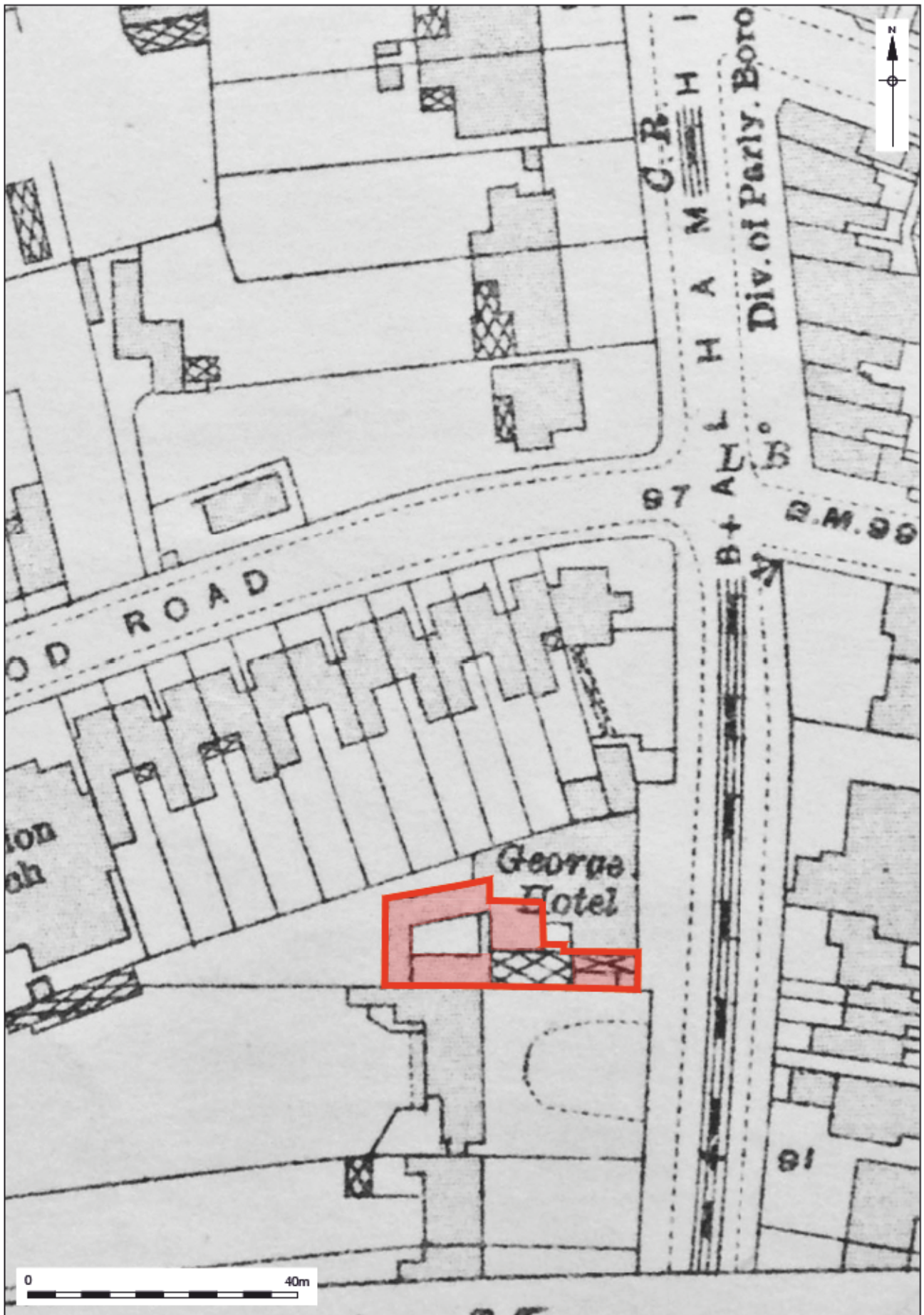
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Figure 6
Ordnance Survey map, 1869
1:800 at A4



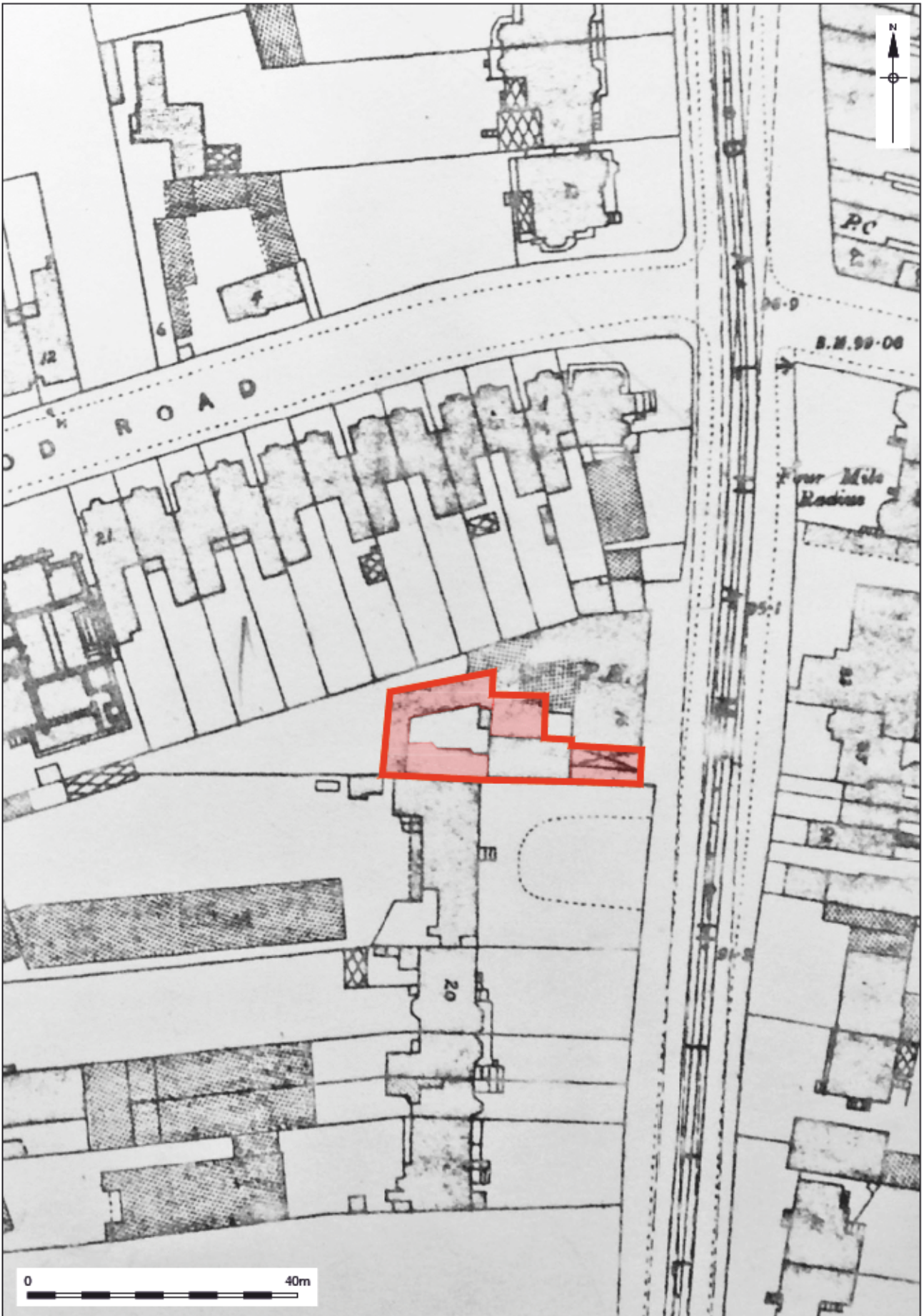
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Figure 7
Ordnance Survey map, 1894-96
1:800 at A4



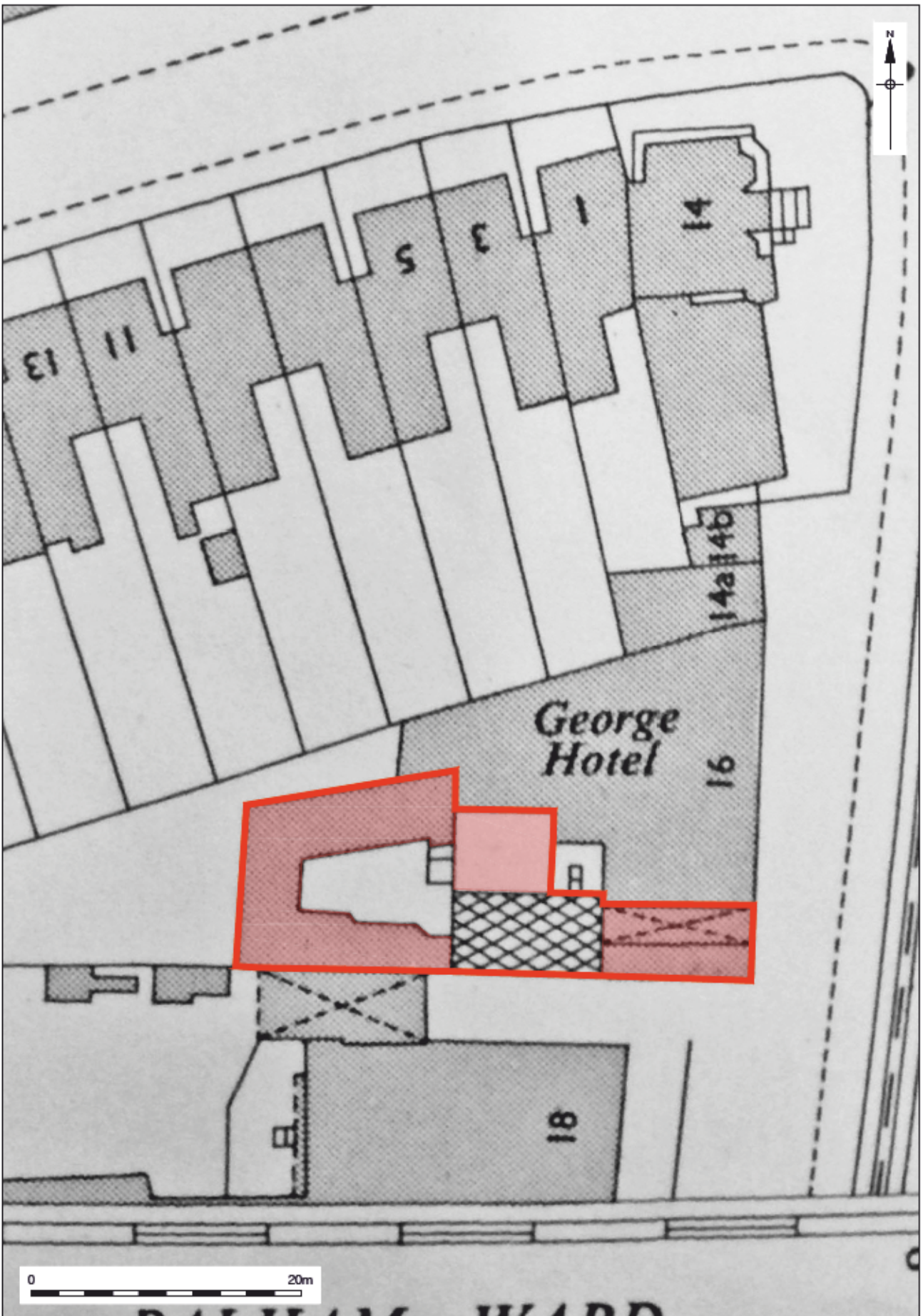
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Figure 8
Ordnance Survey map, 1916
1:800 at A4



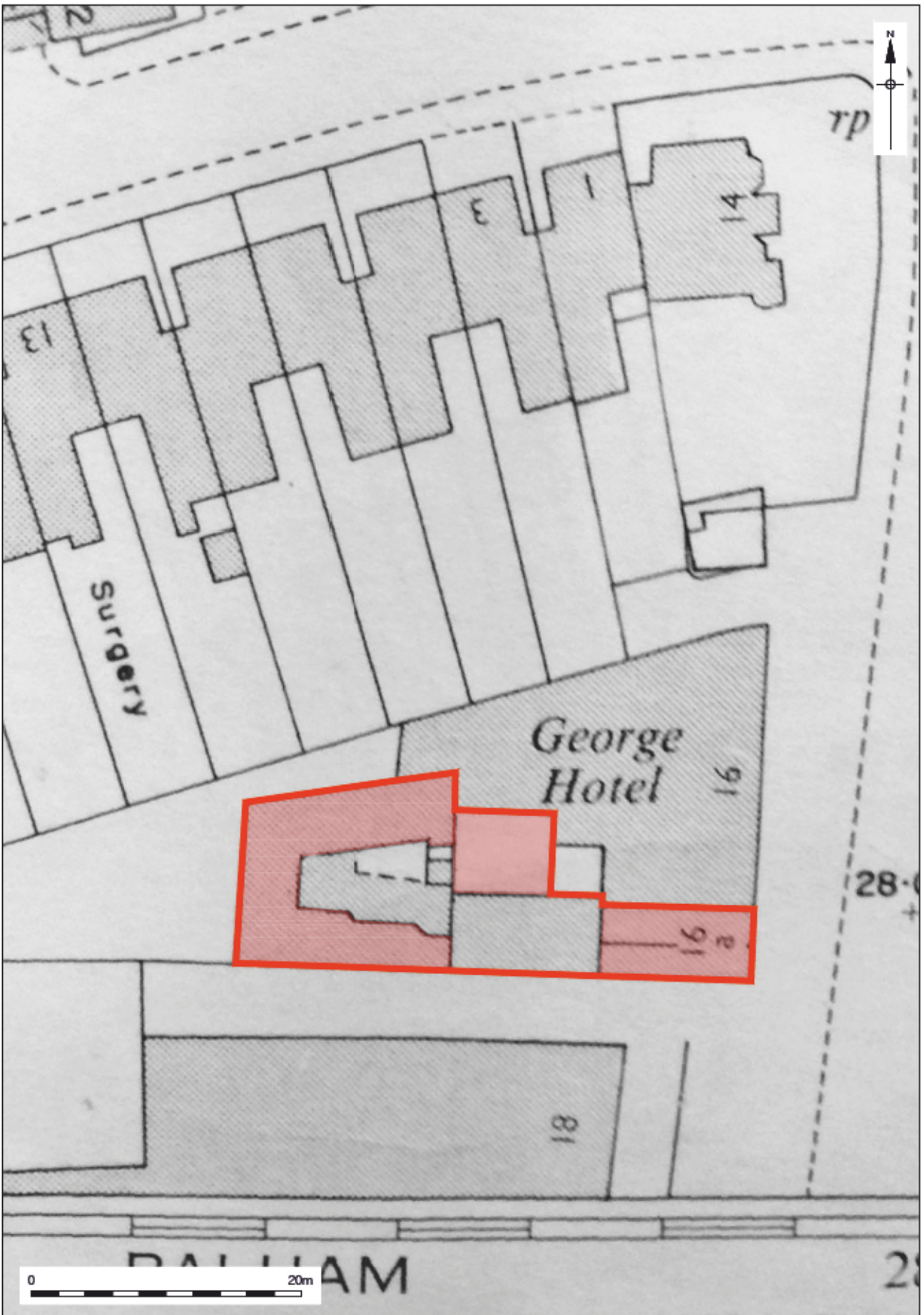
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Figure 9
Ordnance Survey map, 1935
1:800 at A4



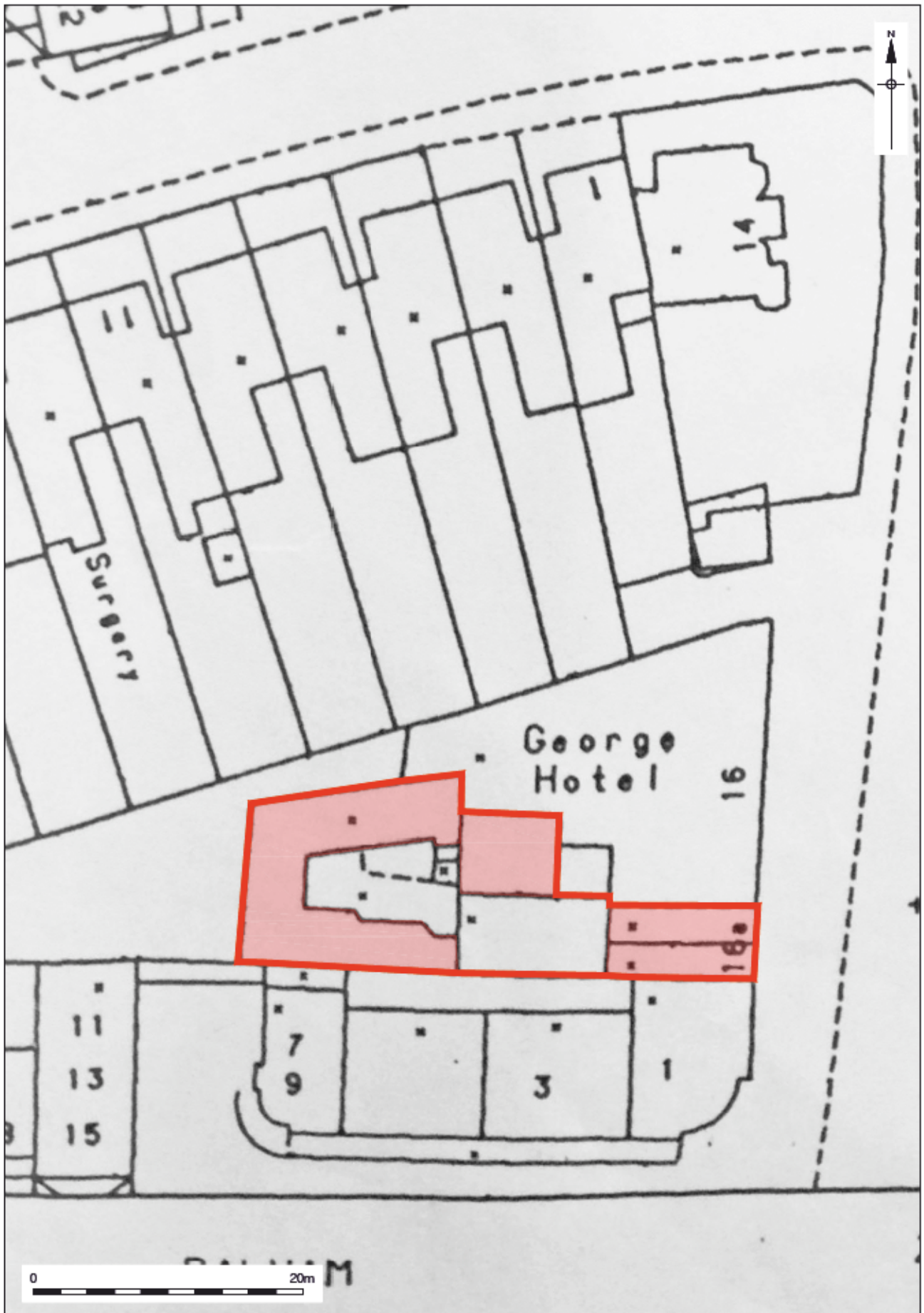
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Figure 10
Ordnance Survey map, 1948
1:400 at A4



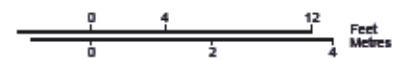
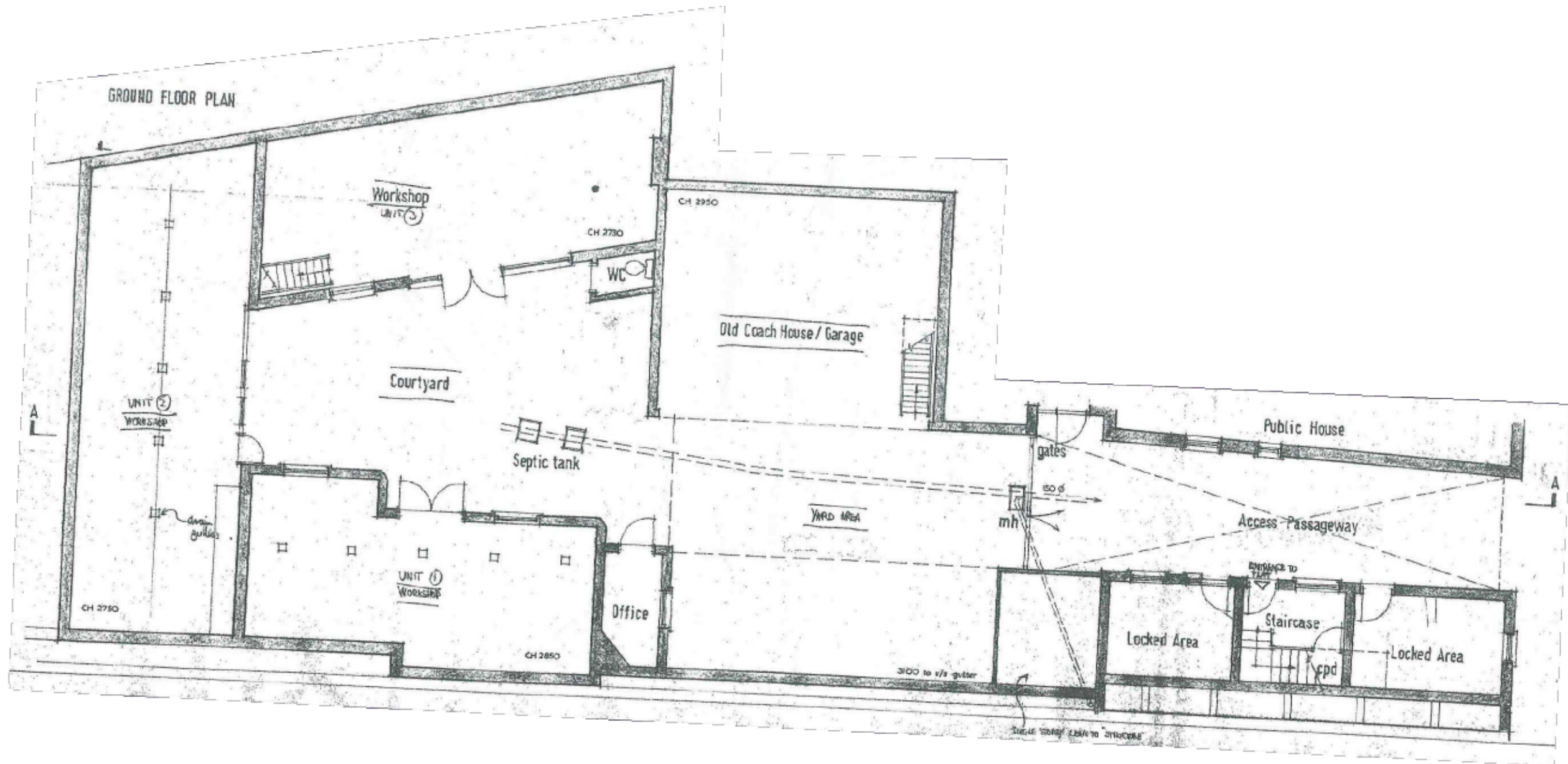
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Figure 11
Ordnance Survey map, 1989
1:400 at A4



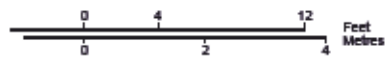
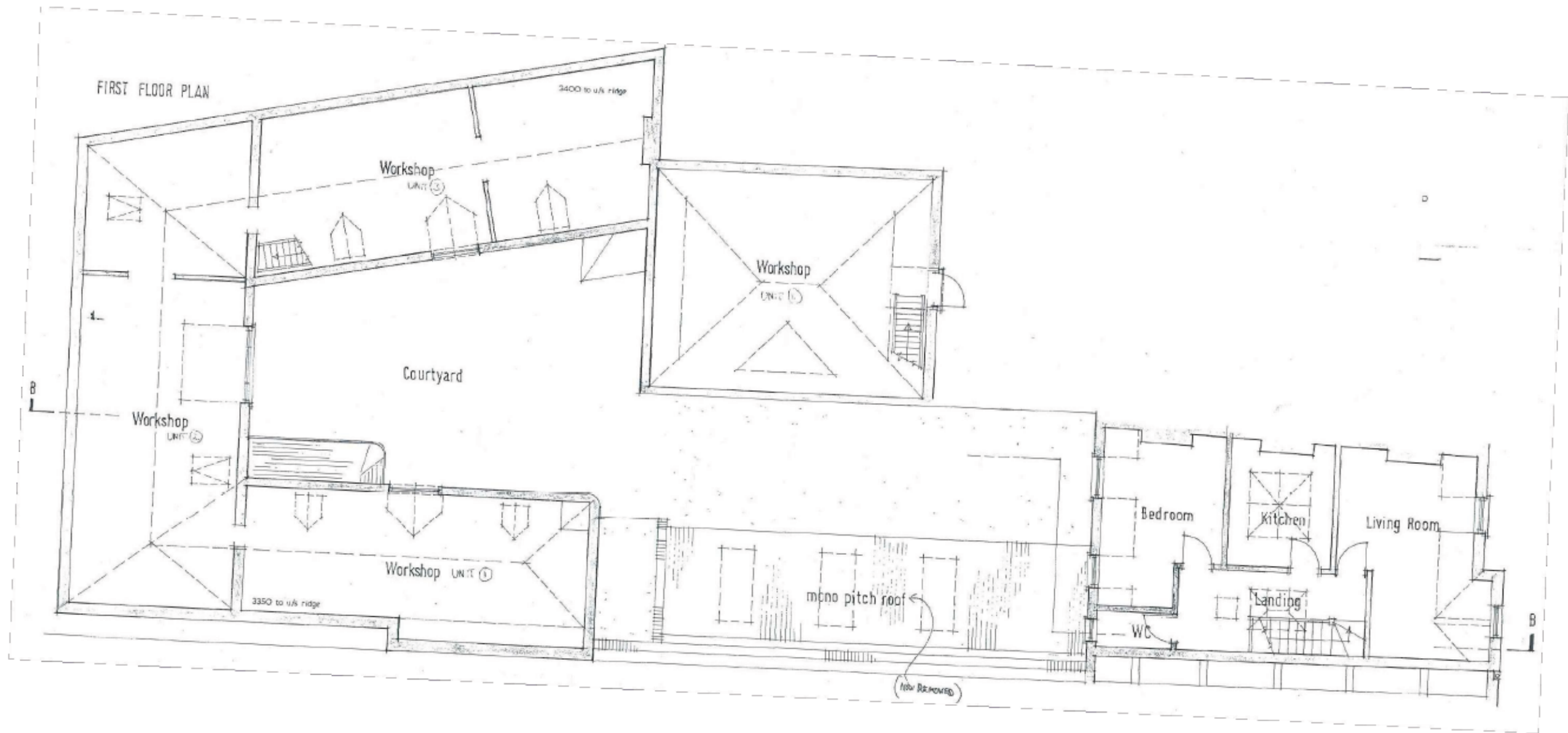
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Figure 12
Ordnance Survey map, 1992
1:400 at A4



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Figure 13
Pre-Conversion Plan dated 1997
Ground Floor Plan
1:125 at A3



Based on drawing BH/MS/2A supplied by Stubs Glass Partnership, July 1997
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Figure 14
Pre-Conversion Plan dated 1997
First Floor Plan
1:125 at A3



Figure 15
Ground Floor Phase Plan of Units 1-4 & Flat 5
1:125 at A3

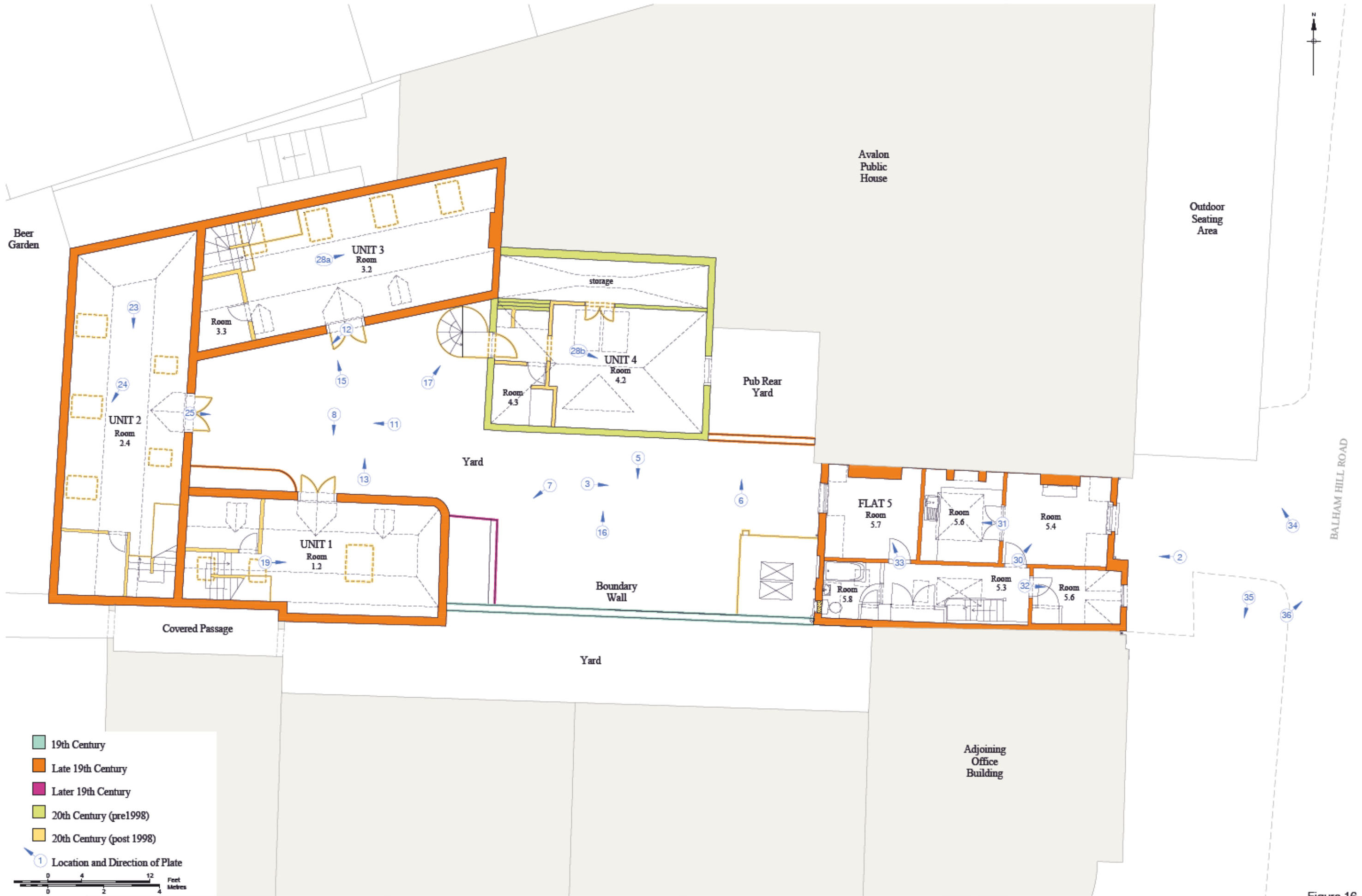


Figure 16
First Floor Phase Plan of Units 1-4 & Flat 5
1:125 at A3



Plate 1 No. 16a Balham Hill showing adjoining public house (the former George Hotel) to the north looking west



Plate 2 Architectural detailing to facade looking west



Plate 3 Rear elevation to carriage entrance and lean-to extension, looking east to Balham Hill



Plate 4 Main entrance to flat and blocked opening to west looking south-west



Plate 5 Southern boundary wall, looking south



Plate 6 Wall to the rear yard of the public house, looking north



Plate 7 Unit 1 looking south-west, showing later extension



Plate 8 Unit 1 looking south



Plate 9 Original casement window with brick segmental arched head looking south



Plate 10 Extant tethering ring, Unit 1 looking south-west



Plate 11 Unit 2 (centre) looking west



Plate 12 Unit 1 and 2 looking south-west



Plate 13 Unit 3 looking north



Plate 14 Unit 3, original casement window and tethering ring looking north



Plate 15 Converted 'taking in' door in the north elevation of Unit 3 looking south



Plate 16 Unit 4 looking north



Plate 17 Modern spiral staircase, Unit 4 looking north



Plate 18 Unit 1 Ground Floor Office 1.1 looking west



Plate 19 Unit 1 First Floor Office 1.2 looking east



Plate 20 Unit 2 Ground Floor Office 2.1, looking south-west



Plate 21 Unit 2 Ground Floor Meeting Room 2.2, looking north-west



Plate 22 Inserted staircase in Ground Floor Office 2.1 of Unit 2, looking south-east



Plate 23 Unit 2 First Floor Office 2.4, looking south



Plate 24 Inserted Velux windows and oak collars in first floor room 2.4 in Unit 2 looking south-west



Plate 25 View east to yard from the first floor of Unit 2



Plate 26 Unit 3 Ground Floor Room 3.1 looking west



Plate 27 Extant Tethering Rings on North Wall of Ground Floor Room 3.1 in Unit 3 looking north-west



Plate 28a Unit 3 First Floor Office 3.2 looking east



Plate 28b Unit 4 First Floor Office 4.2 looking east



Plate 29 Ground Floor Bedroom 5.2 in Flat (5) looking west



Plate 30 First Floor Sitting Room 5.4 in Flat (5) looking north-east



Plate 31 Kitchen 5.5 in Flat (5) looking west



Plate 32 Small First Floor Bedroom 5.6 in Flat (5) looking east



Plate 33 Rear Bedroom 5.7 in Flat (5) looking north



Plate 34 The Avalon looking north



Plate 35 Adjoining Office Building to the south



Plate 36 Petrol garage and fast food outlet opposite

PCA

PCA SOUTH

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