

**HISTORIC BUILDING
RECORDING OF
THE VAULTS AT
NO. 170 NEW KENT ROAD,
LONDON BOROUGH OF
SOUTHWARK,
SE1 4YS,**

REPORT NO: R12603

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**PRE-CONSTRUCT
ARCHAEOLOGY**

Historic Building Recording of the Vaults at No. 170 New Kent Road, London Borough of Southwark, SE1 4YS

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PCA Report Number: R12603

THE VAULTS
AT
NO. 170 NEW KENT ROAD,
LONDON BOROUGH OF SOUTHWARK,
SE1 4YS

HISTORIC BUILDING RECORDING

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by 51% Studios Ltd on behalf of their client to undertake a programme of historic building recording and monitoring prior to and during alterations to the basement vaults of the Grade II Listed, late 18th century, no. 170 New Kent Road, London Borough of Southwark, SE1 4YS. The historic building recording was carried out in response to a planning condition.
- 1.1.2 Nos 154-170 New Kent Road are Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. The listing description is as follows:
- 'Terrace of 9 houses. Late C18. Multi-coloured stock brick with slate mansard with dormers behind parapet. 3 storeys, attic and basement, 3 bays each. Timber doorcases have attached columns with foliage capitals supporting entablature with medallions and dentil cornice over recessed round-headed doorway with panelled reveal and cornice head. Nos. 154, 158-162 & 170 have patterned fanlights. Doorcases to Nos. 164-168 missing. Gauged flat brick arches to sash windows, those to Nos. 156-162, and 170 with glazing bars. Some lead rainwater heads. INTERIOR: not inspected'.
- 1.1.3 The historic building survey and archaeological monitoring undertaken prior to and during the demolition of one of two vaulted cellars has shown that the eastern vault (removed during the current works) and the corresponding western vault were contemporary structures, both with each other and with the late 18th century house. The two vaults lay under the front garden of the huose and were separated from the house by a light well. The western vault, latterly integrated into the body of the basement floor as a small bath room, was originally built as a coal store, incorporating a coal chute (now internally blocked), central to its vaulted ceiling. The eastern vault was built from the outset as a beer, wine or food store, conveniently sited adjacent to a basement kitchen and incorporating a series of flag limestone storage shelves or bins along its rear walls.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by 51% Studios Ltd on behalf of their client to carry out historic building recording and monitoring prior to and during building alterations to the basement vaults of no. 170 New Kent Road, London Borough of Southwark, SE1 4YS. The late 18th century house is a Grade II listed building.
- 2.1.2 The recording was carried out in response to a planning condition for Listed building consent for 'External alterations to the listed building, including replacement rear windows and the lowering of the floor in the vault under the front garden and internal alterations to room layouts on all floors'.
- 2.1.3 No. 170 New Kent Road forms part of a Grade II listed terrace of late 18th century houses. It is located at NGR TQ 3273278925. Neither no. 170 New Kent Road or the adjoining terrace are situated within a Conservation Area. It lies outside the boundaries of the Larcom Street Conservation Area to the south and the Trinity Street and Bermondsey Street Conservation Areas to the north and is located close to, but outside, the Borough, Bermondsey, Riverside Archaeological Priority Zone (APZ).
- 2.1.4 The historic building recording and monitoring was undertaken in accordance with a Written Scheme of Investigation (Garwood 2016). The survey works are in accordance 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 No. 170 New Kent Road is located c.600 metres to the east of the Elephant and Castle junction (**Figure 1**), on the south side of New Kent Road, lying between Balfour Street in the west and the Grade II listed Driscoll House hotel in the east (**Figure 2**). The north side of New Kent Road, directly facing the site, is currently occupied by a petrol filling station and shop. No. 170 New Kent Road forms the easternmost end property of a Grade II listed terrace of late 18th century houses (nos 154-170 New Kent Road), which were listed for their group value in 1970.
- 2.2.2 Nos 154-170 New Kent Road are Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. The listing description is as follows:

'Terrace of 9 houses. Late C18. Multi-coloured stock brick with slate mansard with dormers behind parapet. 3 storeys, attic and basement, 3 bays each. Timber doorcases have attached columns with foliage capitals supporting entablature with medallions and dentil cornice over recessed round-headed doorway with panelled reveal and cornice head. Nos. 154, 158-162 & 170 have patterned fanlights. Doorcases to Nos. 164-168 missing. Gauged flat brick arches to sash windows, those to Nos. 156-162, and 170 with glazing bars. Some lead rainwater heads. INTERIOR: not inspected'.

2.3 Proposed Alterations

- 2.3.1 The proposed alterations to the vaults are described in the Heritage Design and Access Statement (51% Studios 2016) that accompanied the planning application as follows:

'Of the two front garden vaults only one is historic. The existing internal vault seems to be in original brickwork; it was enclosed and converted into a bathroom in 2005. The external vault was built in the 1980s and is of modern brick construction with a concrete lintel. The lightwell was also extended to the full width of the property in the 1980s with a second kitchen window built at the same time. The proposal to lower the modern floor level of the internal vault will provide a 2m head height to enable the

space to be used as a combined utility space and guest WC (**Figure 15**). The proposed low head height is the minimum to allow the vault space to function whilst retaining the original subservient proportions to the rest of the house, similarly the proposed function as an ancillary service space correlates with the vault's historic use as a coal vault for the kitchen.

The modern external vault is proposed to be opened out to form an open air courtyard on the lower ground floor (**Figures 14, 16 and 17**) and a new opening formed to allow access from the original vault to the modern vault. This will not result in the loss of any original fabric except for the new opening in the internal vault wall, but will aid with protecting against damp at the lower ground level. The retention of a portion of the raised ground front garden, would mean the alterations are not visible from the street whilst retaining the character of the original raised ground 'false' cellar' (**Figures 15 and 17**).

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, updated 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.

- 3.2.4 Listed Building Consent 16/AP/1096 has been granted for 'External alterations to the listed building, including replacement rear windows and the lowering of the floor in the vault under the front garden and internal alterations to room layouts on all floors (REVISED DESCRIPTION)'
- 3.2.5 London and Middlesex Archaeological Society (LAMAS)-Historic Buildings and

Conservation Committee were consulted on the planning application. The Committee discussed the application and made the following observation:

'The Committee had no objections in principle but felt the work to the vaults should be undertaken with care and that an archaeological watching brief be sought'.

3.2.6 An archaeological condition (2) was attached to the Listed Building Consent: This states that:

'Before any work to the existing vaults is carried out, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

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

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The aims and objectives of the project as set out in the Written Scheme of Investigation were as follows:

Historic Building Recording

- To compile an Historic England Level 2-3 record of the vaults at no. 170 New Kent Road in their present condition and context, prior to alteration works. The purpose of the record was to record the present architectural character of the vaults and to clarify their historic development and use.

Monitoring and Recording during alteration works

- To compile a detailed record of the vaults during alteration/demolition works. The purpose of the record was to record areas of historic fabric which were exposed or removed during the alteration works in order to understand the construction of the vaults.

Reporting and archive

- To produce a high quality, fully integrated archive suitable for long-term deposition.
- To provide an adequately detailed project report that will place the findings of the monitoring and recording in their local and regional context, and through cartographic, documentary, photographic, and other research.
- The aim was to provide a better understanding of the vaults, to compile a lasting record and to analyse and disseminate the 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 10th June 2016 and monitoring during removal of the external vault on 26th and 27th July 2016. Scaled plans of the building, provided by the client, were checked on site for accuracy, amended where appropriate and used as a basis for the illustrations in this report.

4.3.2 A photographic survey comprising high resolution digital images was completed to record key features and interior spaces. The photographic survey also recorded the external elevations of no. 170 New Kent Road and the adjoining listed terrace to place the building in context with its immediate environs. A selection of photographs has been included in this report and **Figures 2, 12 and 13** 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 NWK16. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the LAARC (London Archaeological Archive and Research Centre). The report will be 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:

- Historic England GLAAS (2015) *Guidelines for Archaeological Projects in Greater London* Historic England Greater London Archaeological Advisory Service

- English Heritage (now Historic England) (2005) *The presentation of historic building survey in CAD*
- Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*
- ClfA (2014) *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*

5 HISTORICAL BACKGROUND

- 5.1.1 The Survey of London (Darlington, 1955) details in a Chapter about New Kent Road 'There is little doubt that soon after the monks of Christ Church obtained possession of Walworth in the 11th century they began to find a way across the fields from the Canterbury Road (Old Kent Road) to Walworth Manor to avoid making the detour up to St George's Church and down Borough High Street (or Blackman Street) to Newington Causeway. This route probably became a well-defined green road after the Archbishop made his London residence at Lambeth and the ferry at Lambeth came into general use. On the 1681 plan of Walworth Manor (not illustrated) the field north of Walworth Common has the legend "King's High Way" written across it, and by a series of gates, the path can be traced across the neighbouring fields to Newington Butts (Darlington, 1955).
- 5.1.2 New Kent Road was built under the Act of 1751 by Turnpike Trustees appointed under an earlier Act. Terraces of two- and three-storey houses, Rockingham Row, Rodney Buildings (immediately west of the site, south side) and Dover Place (the former name of the terrace nos 154-170 New Kent Road) began to appear on each side of New Kent Road towards the end of the 18th century. Pleasing variety was given to the original street frontage by the setting back of the County Terrace half-way along the north side and by the formation of Union Crescent and the Paragon on opposite sides of the road to the east of the site. The new turnpike road was built with a spaciousness, lacking in many 19th century counterparts, based on the 1751 Act which stipulated that the road should be no less than 42 feet wide (*ibid*).
- 5.1.3 Horwood's map of 1792-99 (**Figure 3**) shows the relative sub-rural character of the area at the turn of the 19th century with many of the surrounding fields in agricultural or horticultural use. The prestigious Paragon and Union Crescent developments are shown to the east of Rodney Buildings and Dover Place, the latter comprising an uninterrupted terrace of 16 properties. Horwood's map depicts very formal ornate front and rear gardens to the houses of Rodney Buildings, and much plainer gardens to the terrace of Dover Place. Little detail of the house plan form is shown on this map. Union Crescent was pulled down to make room for the St Saviour's and St Olave's Grammar School for Girls in 1903, while The Paragon, similarly lost at the turn of the 20th century, was designed by Michael Searles and built in 1789-90 for the Rolls family. It adopted a "strict architectural regularity on a rather unusual and decorative plan".
- 5.1.4 Stockdale's Map of 1807 (**Figure 4**) annotates the turnpike road as Greenwich Road, connecting with Kent Street (Old Kent Road) to the east. The two crescents of Paragon and Union Crescent and Rodney Buildings, Providence and Dover Place are all depicted and each development individually named. A much clearer depiction of no. 170 New Kent Road and the immediate area is shown on Horwood's map of 1819 (**Figure 5**). A further terrace of houses had been built to the east of Dover Place and between it and Paragon Crescent, named, in part, Paragon Place. Dover Place is numbered nos 1-15 from west to east and appears little changed, although the general semi-rural character of the area has been much eroded by this date. The turnpike is shown at the junction of Old and New Kent Roads. Greenwood's map of 1824-26 (**Figure 6**) and the later First Edition Ordnance Survey Map of 1863-73 (**Figure 7**) both more dramatically show the suburban expansion of the capital along the main southern thoroughfares, the latter mapping showing the typically grid plan of late 19th century housing development.
- 5.1.5 The large scale (60 inch) Ordnance Survey edition of 1893 (**Figure 8**) provides more detail about the house and the area. Paragon and Union Crescents both still remain to the east, although Providence buildings to the north have been lost. New Kent Road was clearly a pleasant thoroughfare with an avenue of trees to either side of the road, which by this date was clearly used by trams. Careful inspection of this larger scale extract shows that the terrace (Dover Place), by this date at least, was built with a light well to the front (as present) and the distinctive half-round bays to the rear.

- 5.1.6 The large scale (60 inch) Ordnance Survey edition of 1911 (**Figure 9**) is the first to depict the partial demolition of Dover Place, with a number of the properties within the terrace removed to make way for the construction of Balfour Street and (the later Grade II listed) Driscoll House (1911-13), to the east. The site of Driscoll House appears as a blank area on this extract. The Paragon and Union developments, have by this date also been demolished, the former redeveloped an open green space, renamed Paragon Gardens. Its use as public open space, now with a central bandstand, is shown on the Ordnance Survey map of 1938 (not illustrated), as is the newly constructed Ada Lewis House (Womens Lodgings Home), later Driscoll House, to the immediate east of no. 170 New Kent Road. As at present, no.170 New Kent Road forms the eastern end of the terrace. The light well and rounded rear projection are both shown, as is a renumbering of the properties along the south side of the road.
- 5.1.7 While much of the surrounding area was badly damaged by enemy action during the Second World War, the London County Council Bomb Damage map show that no. 170 New Kent Road suffered only general blast damage that was minor in nature, although no. 166 New Kent Road, two properties along to the west, suffered more serious structural damage (Thomas & Smethurst 2016).
- 5.1.8 The latest Ordnance Survey edition of 1966 (**Figure 10**) shows little change in the immediate area of the site. Ada Lewis House and Balfour Street flank the terrace to the east and west respectively, while a large industrial site (formerly a garage) appears to the south of the site. This, along with a rag factory and other light industrial buildings in the area, suggest a period of low level post-war industrial growth.
- 5.1.9 The planning history shows that proposals for a change of use from residential to a hotel, granted on 21st April 1970 were implemented, although its use as a hotel must have been relatively short lived. Due to uncertainties over the proposed route of the Channel Tunnel Rail Link into London, the terrace fell into disrepair. Prior to this, in 1980, nos 156-168 New Kent Road were placed on English Heritage's 'London Buildings at Risk Register', and as consequence all the properties in the terrace have been stabilised, refurbished and modernised, to varying degrees.
- 5.1.10 Photographs taken in 1947, 1968 and 1980 show that many of the houses within the terrace had lost their original fenestration by 1968, replaced with simple one over one sash windows (**Historic Plates 1 to 3**).

6 DESCRIPTIONS

6.1 Introduction

6.1.1 The Written Scheme of Investigation (Garwood, 2016) required a record, equivalent to an Historic England Level 2-3 survey of the vaults at no. 170 New Kent Road, prior to and during alteration works. The outcome of this survey, comprising detailed drawings, targeted photography and descriptive text, is based on information gathered during the fieldwork, analysis of the building fabric and from documentary sources.

6.2 General External Descriptions of No. 170 New Kent Road

6.2.1 Many of the buildings of Dover Place still survive and their plain brick façades and the simple decorative treatment of the fanlights, door surrounds and ironwork, though frequently repeated, give them a certain dignity (Darlington, 1955; **Plates 1 and 3**).

6.2.2 No. 170 New Kent Road forms the eastern end of a terrace of grade II listed three and a half storey houses with basements. Whilst no. 170 New Kent Road is presently the most easternmost of the terrace, cartographic evidence shows that it formerly lay at the core of a more considerable terrace, Dover Place, divided during the early 20th century by the construction of Balfour Road and Ada Lewis (later Driscoll) House (built 1913) (**Figures 8 and 9**). Accordingly the eastern end elevation, originally an internal wall had been much rebuilt during the early 1900's to form the present buttressed end-of-terrace retaining or closing wall.

6.2.3 The terrace presents its principal elevation to the New Kent Road to the north (**Plates 1 and 2**) and lesser garden elevations to the rear (south) (**Plates 3 and 4**). The front elevation is balanced and symmetrical in its fenestration, with three window ranges at first and second floor and a dormer window central to the in-line Mansard roofline (**Plate 1**). Typically the window openings, built with gauged brick voussoirs, decrease in size as they rise through the building and whilst they still retain softwood 6 over 6 and 3 over 3 sash windows, these windows are later additions, post-dating 1968 and likely added in 1987 under planning permission (PP820-87). The decorative timber doorcase to the principal entrance is an original fixture and a feature of the terrace mentioned in both the list description and the Survey of London. Each property is isolated from its neighbour by a fire break wall and party wall chimney stack, the latter flanking the inline roof on the east and west sides. The Mansard roof, covered in blue Welsh slate, is a replacement added during the 1980s and as part of a full refurbishment of the property (Thomas and Smethurst, 2016).

6.2.4 The rear elevation is perhaps dominated by a cement rendered half-round and flat roofed rear projection which forms part of the house at basement and ground floor level (**Plates 3 and 4**). Characteristically (size and form) similar bays appear along the full length of the terrace suggesting they are a collective rather than an autonomous act. Whilst these bays do not appear on the earlier mapping, which are rather simplistic in detail, they are certainly recognisable on the larger scale Ordnance Survey map of 1893 (**Figure 8**). The fabric where visible supports a date contemporary with the building's first construction or not long thereafter. The brickwork of the remainder of the rear elevation is built using yellow London stock bricks laid in Flemish bond. A vertical straight joint at the south-eastern corner demonstrates the rebuilding of the eastern end wall (**Plate 5**). A less obvious joint (keyed in) is also visible along the corresponding north-eastern corner (**Plate 6**). The fenestration, though still balanced, is smaller and plainer in style, using simple segmental rough brick voussoirs. The sash windows, like the facade, are modern replacements.

6.2.5 The eastern end wall similarly uses yellow stock bricks in Flemish bond, using a hard Portland cement. It incorporates three brick buttresses, the gable parapets and a gable wall chimneystack.

6.3 The Vaults

- 6.3.1 The two vaults which form the main focus of the recording are referred to as the internal (west) or the external (east) vault (**Figure 12**). Both are positioned side by side along the frontage of the house and open to the south. The external or eastern vault, opens into a light well between the vault and the basement rooms, while the internal or western vault, was later absorbed into the body of the house with the addition of a WC and link. The internal vault lies below the 'crossing' to the main entrance above. They both originally served the main house as either a coal store (internal vault) or for general storage cum wine/beer cellar (external vault) (**Figure 11**). The latter was removed during the current alterations.

Internal Vault

- 6.3.2 This vault had an internal application of hard cementitious render applied to the walls and a modern ceramic tiled floor, both associated with its re-use as a small former bathroom area adjacent to and contemporary with a modern WC (**Plates 8 and 9**). The vault measured 2.62m in width (east-west), 2.68m in length (north-south) and was built with a low head clearance height of 1.62m, hence the proposals to lower the floor. The vault was presumably built using brickwork and took the form of a half-round barrel vault (**Figure 11**). No original late 18th century or 19th century internal features, fixtures or fittings survived its later renovations, although the coal chute and its decorative cast iron lid with foliate design (**Plate 10**) remained above the vault and within the approach to the main entrance.

External Vault

- 6.3.3 The external vault, reached via an opening into the light well, which appears to be illustrated on the early map extracts, and certainly shown on the extract of 1893 (**Figure 8**). Entry into the vault was via a centrally located opening rebuilt with a modern concrete lintel. The vault was very similar in dimension, identical in width (east-west) and very slightly higher, although this difference is likely associated with internal plastering and changes to the internal floor levels made to the internal vault and WC (**Figure 11**).
- 6.3.4 The external vault retained its original brick floor of stock bricks (220mm x 105mm x ?) laid on bed and, where unchanged, in stretcher bond in a quarter lap (**Plate 12**). The vault was built using the same London stock bricks (210-220mm x 105mm x 65mm), laid on bed and constructed using a form. The closing wall to the north of the vault, which butted up to the vault used the same brickwork, demonstrating it and the vault were contemporary builds (**Plate 11**). Of note was the survival of shelving, built using a series of individual limestone flags, built up against and backing onto the rear wall (**Figure 11; Plate 11**). They comprised two tiers of shelves, supported centrally by four uprights (c.24 x 17½ inches), to form six individual bins. The two central flags measured c.34 x 2-3 inch and the outer varied in width from 35 and 32 inches (lower) and 28 and 22 inches upper. The depth of the shelves were however consistent at 24 inches or 2ft. This type of stone flag shelving is not an uncommon feature of better class cellars, and is frequently associated with the storage of wine/beer or perishables.

6.4 Basement Floor

- 6.4.1 For ease of reference the main rooms on this level have been individually numbered prefixed with B for basement (e.g. B1-4; **Figure 12**).
- 6.4.2 The two windows lighting the basement storey from the adjoining light well were both original openings although the head of the eastern opening had been rebuilt and a lintel inserted (**Plate 7**). Whilst the western opening retained its original segmental brick arch, both now incorporated modern facsimile 3 over 3 sash windows (**Plate 13**).
- 6.4.3 The removal of wall plaster and ceilings within basement room (B2) showed that the floor joists to the ground floor room above were modern, comprising fire retarded softwood construction timber (**Plate 13**). The internal wall between the stairwell (B1)

and (B2) was an original partition wall (one brick thick) built using stock brick (**Figure 12**), in an irregular bonding of headers and stretchers (similar to English bond) and in a hard cream coloured lime rich mortar. A very similar wall built using bricks measuring 215mm x 65mm x ?) formed the southern wall to (B2) and party wall to (B3).

- 6.4.4 At the time of the survey the western wall to (B3) had been removed, although exposure of the eastern flank wall to B3 showed it to be an original 18th century construction. The rear half-round bay (from that observed) appeared to be built with similar brickwork as described above and can be assumed to be the same or relatively contemporary with it. Whilst the lower courses of this wall were only seen in small exposed areas, the brickwork was laid using lime mortar and of a fabric similar to the 18th century brickwork. A concrete lintel had been inserted above the basement window. The same late 18th century brickwork was also exposed in this bay on the ground floor above.
- 6.4.5 The softwood floor joists above (B3) measured 7½ x 2 inch in scantling and were set at 16 inch centres. To the south and at the junction of the half round bay, the joists were trenched into a heavy scantling softwood binding joist (**Plate 14**). The shorter lengths of floor joists between the binding joist and the external wall of the half round bay were lapped over and likely later replacements.
- 6.4.6 The principal and only stair to the floors above was located within a stair bay present within the north-western quadrant of the building footprint (**Figure 12**). This bay is consistent on all three floors (**Figures 12 and 13**) and still contains the original late 18th century newel stair. This retained its simple stick balusters and moulded hand rail to the balustrade and was decorated using a simple shaped ends to the closed string (**Plates 15 and 16**).

6.5 First Floor

- 6.5.1 The removal of plaster from the northern wall (to facade) of (F2; **Figure 14**) revealed that as part of the re-fenestration of the property and addition of the present replacement modern sash windows, new internal concrete lintels were also added (**Plate 17**). This work also entailed the rebuilding of the wall above the existing late 18th century window openings.
- 6.5.2 **Second Floor (, Figure 14)**
- 6.5.3 The ceiling of the second floor room (S2)/floor structure third floor room (T2) had been replaced (**Plate 18**), like that to basement room (B2)/ground floor room (G1) at the front of the house, using modern softwood timbers (**Figures 12 and 13**). The removal of plaster from the partition wall between the front and rear rooms was shown to be a timber stud wall, built using primary bracing, and later strengthened with the addition of intermediate battens (**Plate 18**). The style of the stud wall, evidence of Baltic marks and the character of the timber would be consistent with a late 18th century or 19th century date for the partition, and therefore an original wall, dividing this floor into two principal spaces.
- 6.5.4 **Roof**
- 6.5.5 Limited inspection of the roof structure showed that it was a recent replacement built with modern softwood rafters converging at the apex onto a RSJ (rolled steel joist) used as the ridge piece (**Plate 19**).

7 ARCHAEOLOGICAL MONITORING

7.1 Removal of the External (Eastern) Vault

- 7.1.1 A programme of archaeological monitoring and recording was maintained during the demolition and removal of the external, eastern vault (**Plates 20 to 24**).
- 7.1.2 The north garden boundary wall to New Kent Road was initially demolished to enable access for a small rubber tracked mechanical excavator (**Plate 20**). The machine was then used to remove the over-site and expose the structure of the eastern vault. Removal of the over-site, primarily a loose topsoil, revealed the brick structure of the eastern vault (context 10) and the construction of a modern man-hole, immediately north of the vault (**Plate 21**).
- 7.1.3 The eastern vault appeared to be tied into the foundation courses (only) of the adjacent eastern property boundary, the upper, more visible courses, rebuilt after the partial demolition of the terrace at the turn of the 20th century.
- 7.1.4 Inspection of the outer surface of the vault revealed an application of firm brownish mortar, possibly used to externally waterproof the vault (**Plate 22**). During the demolition of the vault, it was found to have been constructed of an interlocking brick construction of alternate header and stretcher courses (**Plate 23**). A sample of brick taken from the vault structure (context 10) confirmed that the vault was built using post-Great Fire unfrogged bricks dating between 1750-1900. The firm brownish mortar covering the vault was of 1850-1900 date showing that it was a later waterproofing possibly contemporary with the part demolition of the terrace.
- 7.1.5 The enclosing end walls to the vault (walls 12 (south) and 13 (north)) abutted the vault structure due to the two phase construction of the vault using a form (**Plate 21**). A brick sample taken from north end wall 13 confirmed it was built using contemporary post-Great Fire frogged bricks with a date range of 1750 to 1900. A further brick sample recovered from the brick floor within the vault was of the same fabric and date range.

7.2 Building Materials from the External (Eastern) Vault By Amparo Valcarcel

Context 10 (brick arch of external/eastern vault)

Fabric 3032R/3101PM. Post-Great Fire unfrogged brick. Late C19th mortar. *Spot date* Brick 1750-1900 Mortar 1850-1900

Context 11 (brick floor of external/eastern vault)

Fabric 3032R. Post-Great Fire frogged brick. *Spot date* 1780-1900. No mortar

Context 13 (brick north end wall of external/eastern vault)

Fabric 3032R. Post-Great Fire unfrogged brick. *Spot date* 1750-1900

8 DISCUSSION AND CONCLUSIONS

- 8.1.1 No. 170 New Kent Road is a grade II listed five storey terrace house dating to the late Georgian/Regency period, and after the construction of New Kent Road, built by Turnpike Trustees under the Act of 1751. The house originally formed part of a much larger terrace of good quality town houses, sited along the south side of New Kent Road. Part of the terrace to the east of no. 170 New Kent Road was demolished at the turn of the 20th century. As a consequence the eastern gable end wall of no. 170 New Kent Road was partly rebuilt and buttressed.
- 8.1.2 The historic building survey and archaeological monitoring undertaken prior to and during the demolition of one of the vaulted cellars has shown that the eastern, external vault (demolished during the current works) and the corresponding western (internal) vault were contemporary structures, both with each other and with the late 18th century house, to which they served. The western vault, latterly integrated into the body of the basement floor as a small bathroom, was originally built as a coal store, incorporating a coal chute (now internally blocked), central to the vaulted ceiling. The eastern or external vault was built from the outset as a beer, wine or food store, conveniently sited adjacent to a basement kitchen (B2), and incorporating a series of flag limestone storage shelves or bins along its rear wall. The characteristics of the shelving is typical of the late 18th and 19th centuries and accordingly is thought to have been an original feature.
- 8.1.3 Brick samples taken from the eastern vault during its demolition support the assertion of a contemporary late 18th century date for the vault and the house, and show by the adherence of later mortar to some examples, a later repair or rebuild, which may have been carried out following the demolition of the adjoining terraces to the east. The vault, built around a timber form, was constructed a single brick thick, the bricks all laid on-edge as alternating header and stretcher courses. The brickwork to the closing wall to the north and that to the open light well, though not tied-into the vault, was also proven to be contemporary.
- 8.1.4 Whilst the house had previously been the subject of many repairs and renovations, particularly the re-fenestration of the sash windows, replacing inappropriate one over one sashes, documented on the 1968 photographs, rebuilding of the window openings and the localised, but not comprehensive, insertion of new floor structures, the house still retains its original door case, window heads and vertical symmetry. Internally the original newel stair survives as does the contemporary rounded bay to the garden elevation and despite some later adaptations the original two room plan to each floor. The eastern party wall to the demolished terrace also survives, despite the later rebuilding and buttressing works. The top of the end wall chimneystack and the gable parapets appear to have been rebuilt, either following the demolition of the adjoining terrace or when the present modern roof was added.
- 8.1.5 No. 170 New Kent Road survives as a good example of a late Georgian/Regency house and part of a terrace comprising nos. 154 – 170 New Kent Road, which clearly contribute toward the historic character and visual appearance of the street.

9 ACKNOWLEDGEMENTS

- 9.1.1 Pre-Construct Archaeology Limited would like to thank 51% Studios Ltd for commissioning the project.
- 9.1.2 The project was managed by Charlotte Matthews for Pre-Construct Archaeology. The building recording and report were completed by Adam Garwood, while the monitoring was carried out by Patrick Cavanagh. Hayley Baxter compiled the illustrations

10 BIBLIOGRAPHY

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Historic England 2016 *Understanding Historic Buildings; a guide to good recording practice*.

Garwood, A 2016 *Written Scheme of Investigation for Historic Building Recording and monitoring at 170 New Kent Road, London Borough of Southwark, SE1 4YS* Pre-Construct Archaeology

Thomas & Smethurst, 2016, *Heritage, Design and Access Statement*, 51% Studios Ltd

Historic Cartographic Sources

Stockdales Map of 1807

Horwoods Map of 1819

Greenwood Map of 1824-26

1863-73 First Edition Ordnance Survey Map

1893 Second Edition (large scale) Ordnance Survey Map

1911 Third Edition (large scale) Ordnance Survey Map

APPENDIX 1: OASIS FORM

OASIS ID: preconst1-259934

Project details

Project name	Historic Building Recording of the Vaults at No. 170 New Kent Road, Southwark
Short description of the project	PCA was commissioned to undertake historic building recording and archaeological monitoring prior to and during the demolition of one of two brick vaults at no. 170 New Kent Road, Southwark. The house is listed as part of a terrace of late 18th century town houses. The two arched vaults lay side by side in front of the house with a lightwell between them and the basement. The recording showed that the two vaults were contemporary structures, both with each other and with the late 18th century house. The western vault, latterly integrated into the body of the basement floor as a small bathroom, was originally built as a coal store, incorporating a coal chute (now internally blocked), central to the vaulted ceiling. The eastern vault was built from the outset as a beer, wine or food store, conveniently sited adjacent to a basement kitchen and incorporating flag limestone storage shelves or bins along its rear walls. Monitoring during the removal of the eastern vault revealed information about its construction.
Project dates	Start: 10-06-2016 End: 26-07-2016
Previous/future work	No / No
Any associated project reference codes	16/AP/1096 - Planning Application No.
Any associated project reference codes	NWK16 - Sitecode
Type of project	Building Recording
Site status	Listed Building
Monument type	HOUSE Post Medieval
Monument type	CELLAR Post Medieval
Methods techniques	& "Survey/Recording Of Fabric/Structure", "Measured Survey", "Photographic Survey"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK SOUTHWARK 170 New Kent Road, London Borough of Southwark,
Postcode	SE1 4YS
Site coordinates	TQ 32732 78925 51.493167416166 -0.087807829215 51 29 35 N 000 05 16 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief	Planning Condition

originator
Project design originator Adam Garwood
Project director/manager Charlotte Matthews
Project supervisor Adam Garwood
Type of sponsor/funding body Private Developer
Name of sponsor/funding body 51% Studios on behalf of their Client

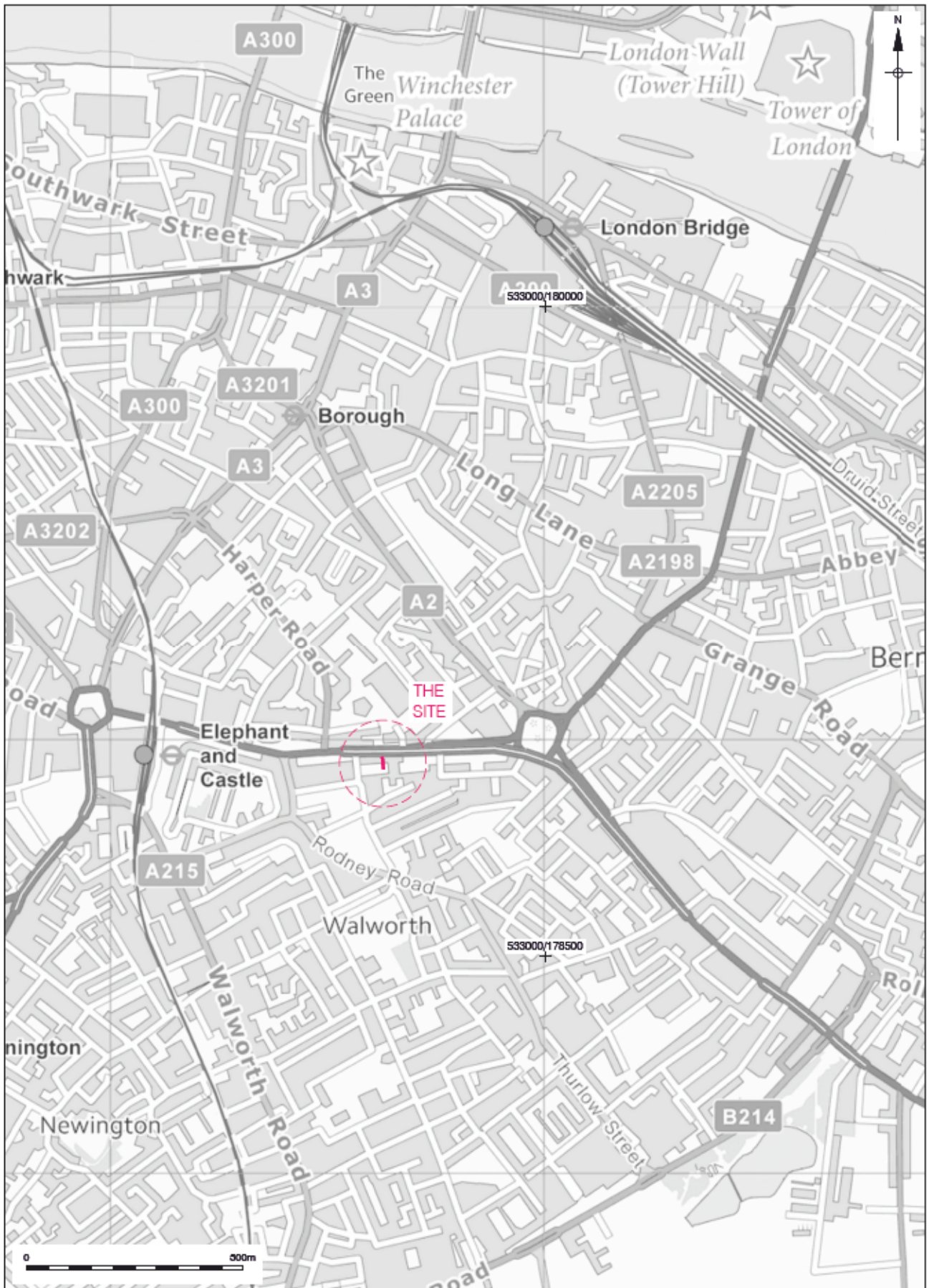
Project archives

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

Project bibliography 1

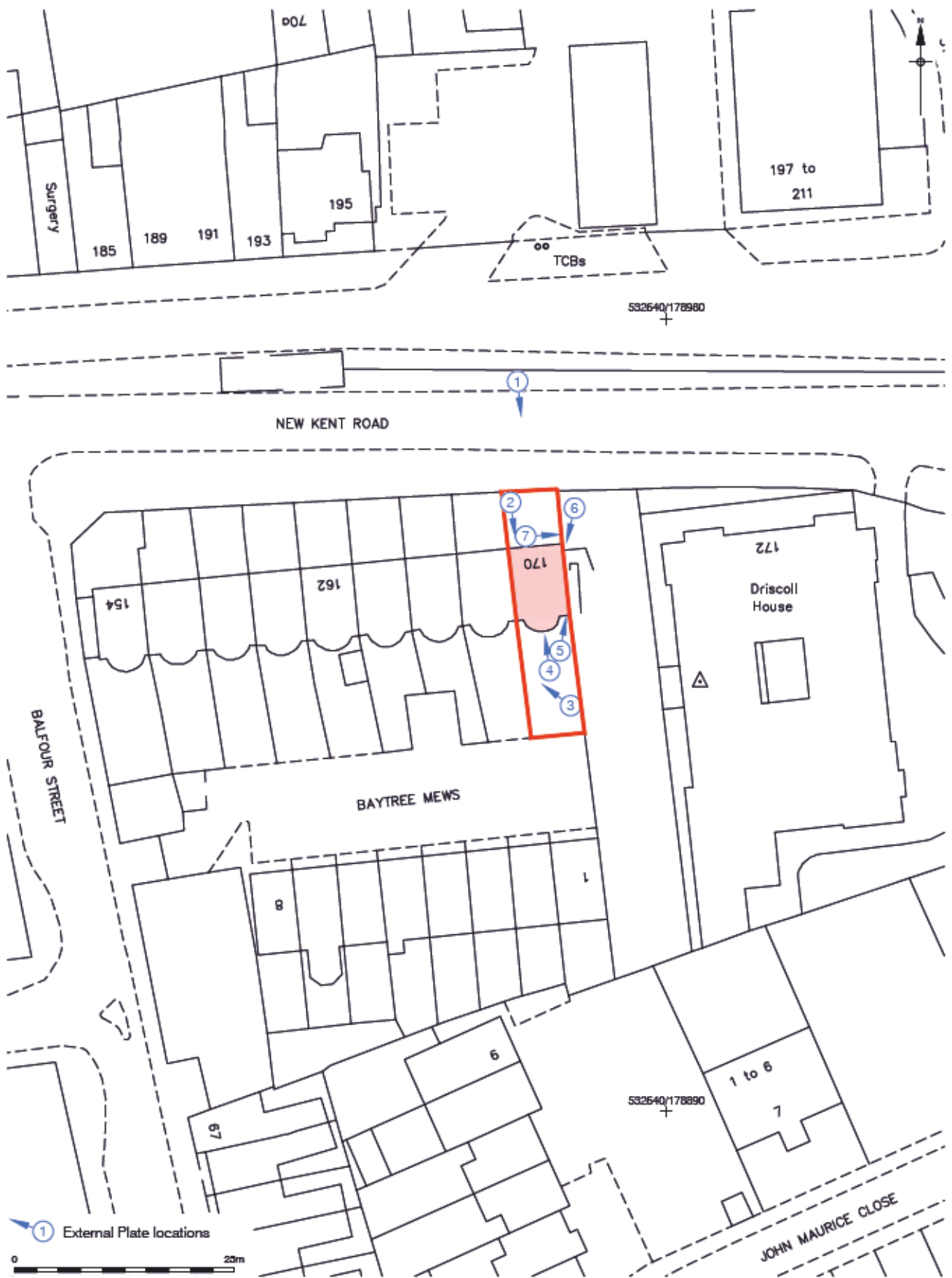
Publication type Grey literature (unpublished document/manuscript)
Title Built Heritage Recording and Monitoring of the Vaults at No. 170 New Kent Road, London Borough of Southwark, SE1 4YS
Author(s)/Editor(s) Garwood, A
Date 2016
Issuer or publisher Pre-Construct Archaeology Ltd
Place of issue or publication London Office
Description A4 PDF

Entered by Charlotte Matthews (cmatthews@pre-construct.com)
Entered on 1 September 2016



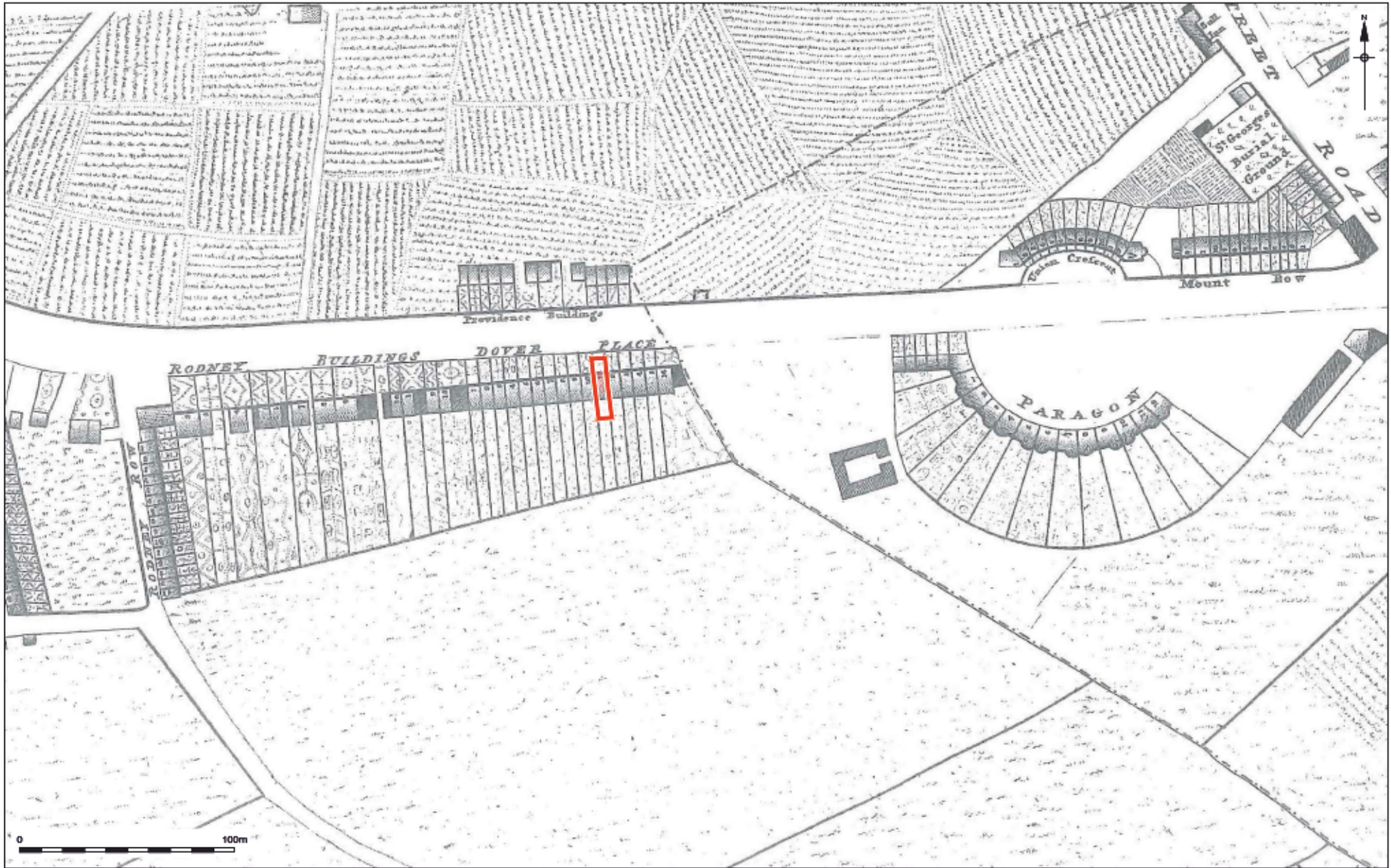
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Figure 1
 Site Location
 1:12,500 at A4



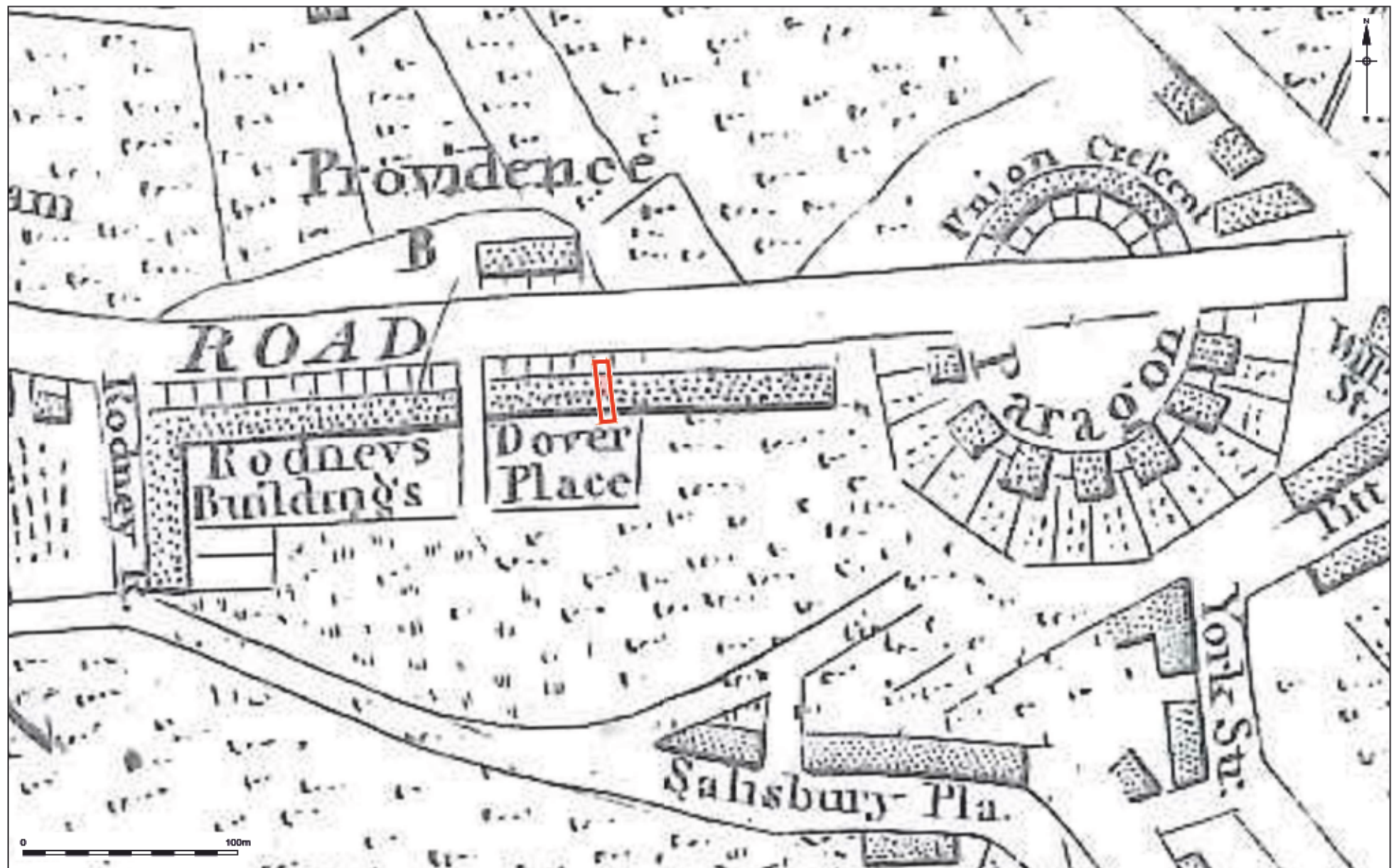
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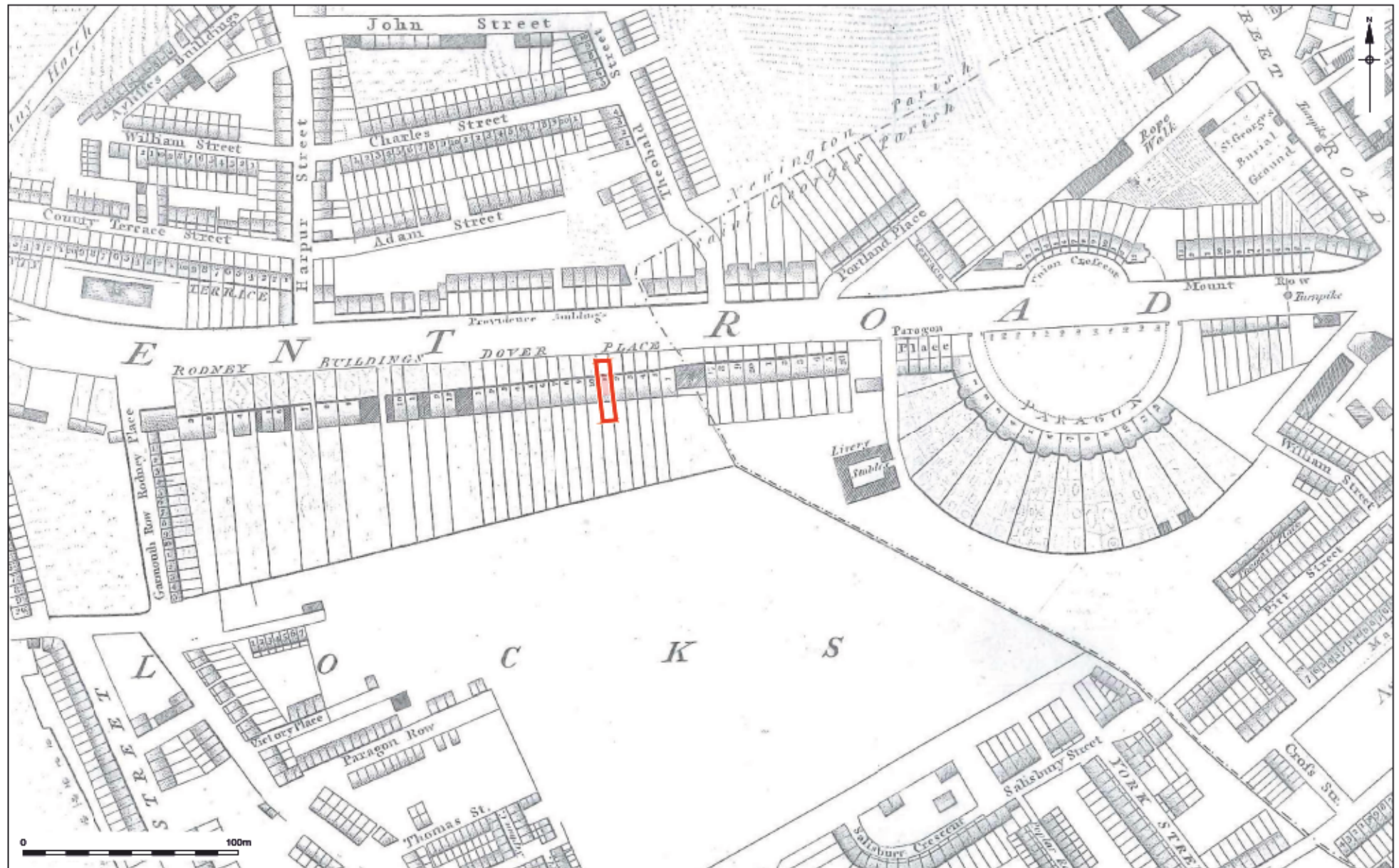
Figure 2
 Detailed Site Location & External Plate Locations
 1:625 at A4



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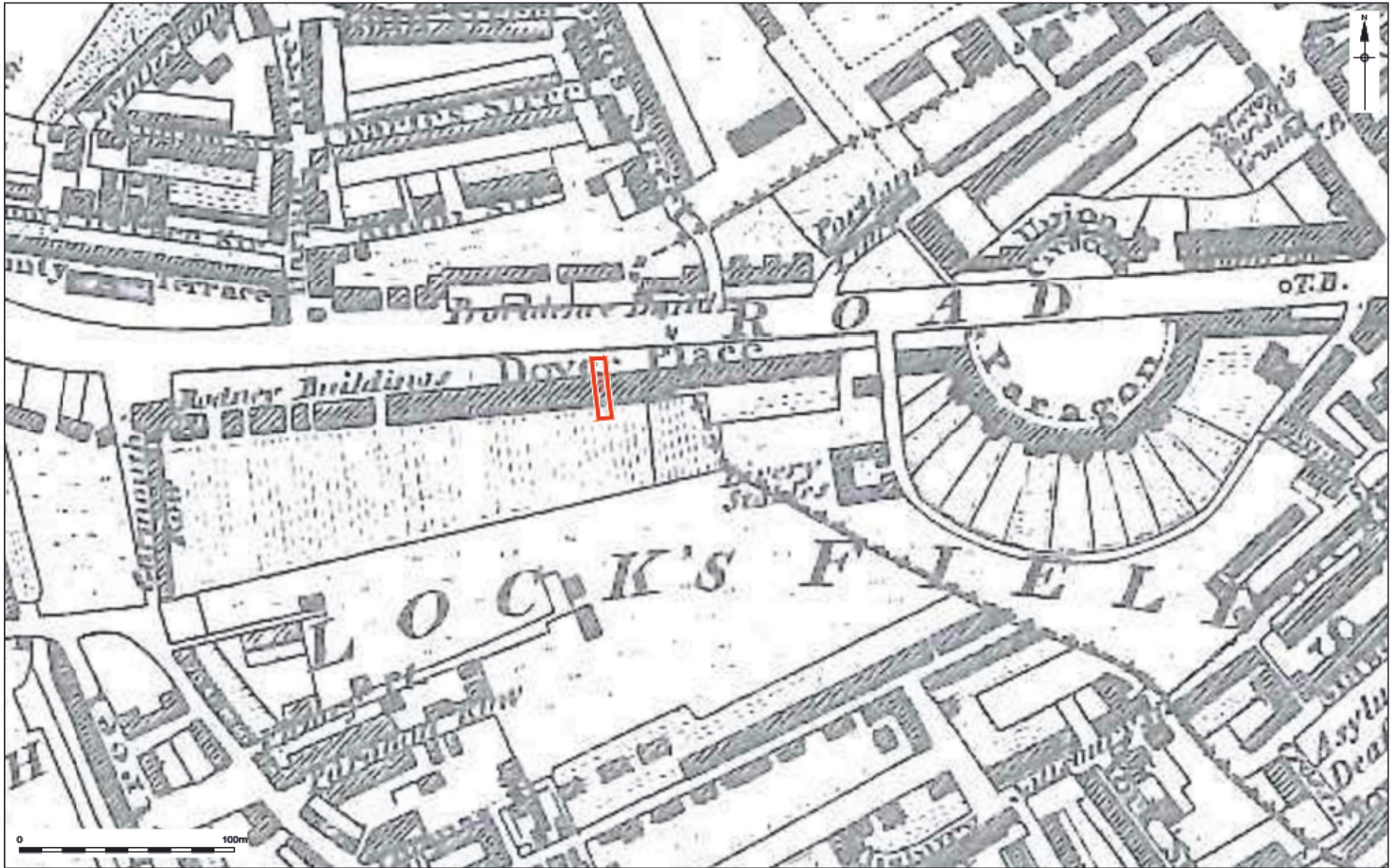
Figure 3
Horwood's Map of 1792-99
1:2,500 at A4





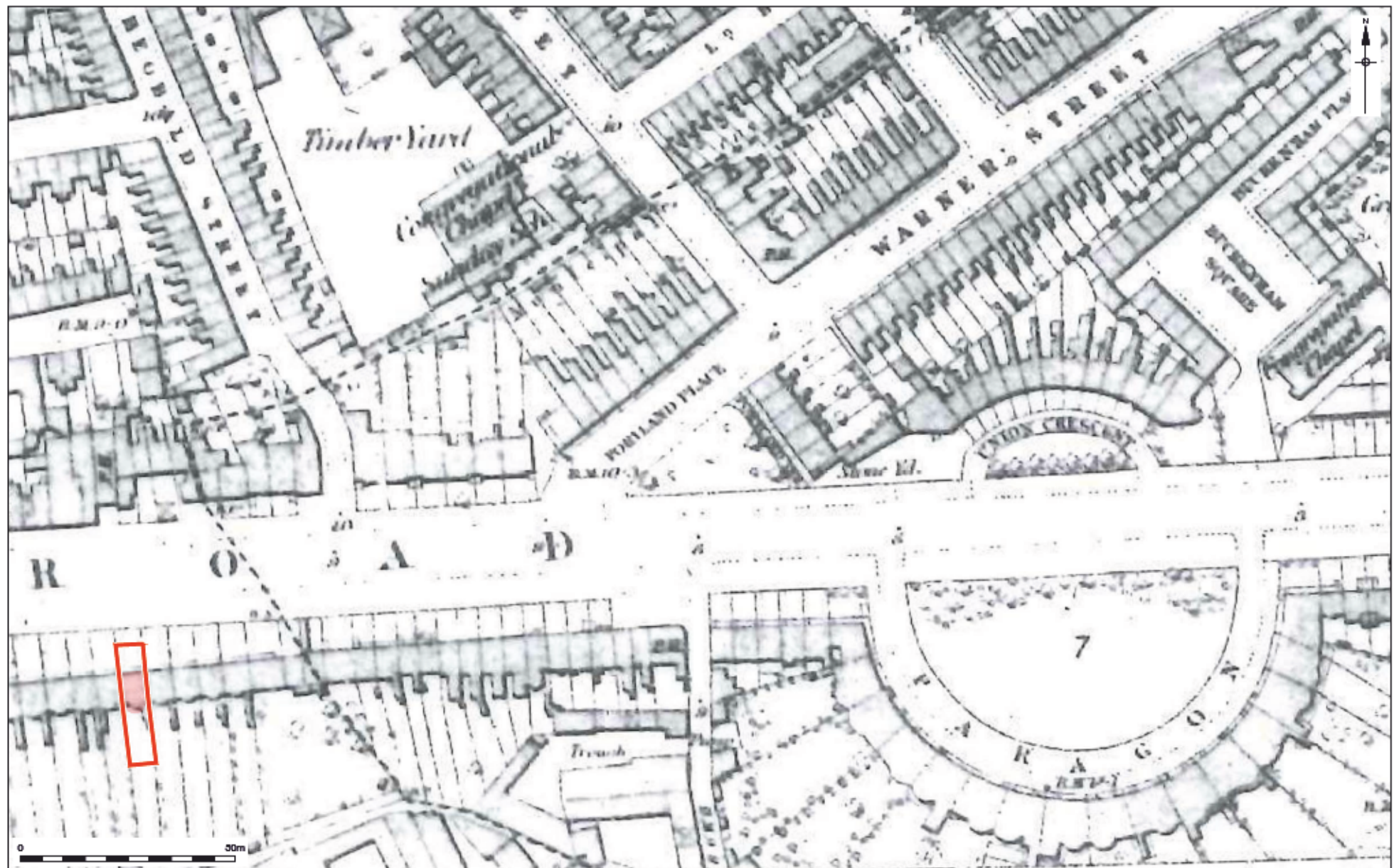
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Figure 5
Horwood's Map of 1819
1:2,500 at A4



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Figure 6
Stockdale's Map of 1824-26
1:2,500 at A4



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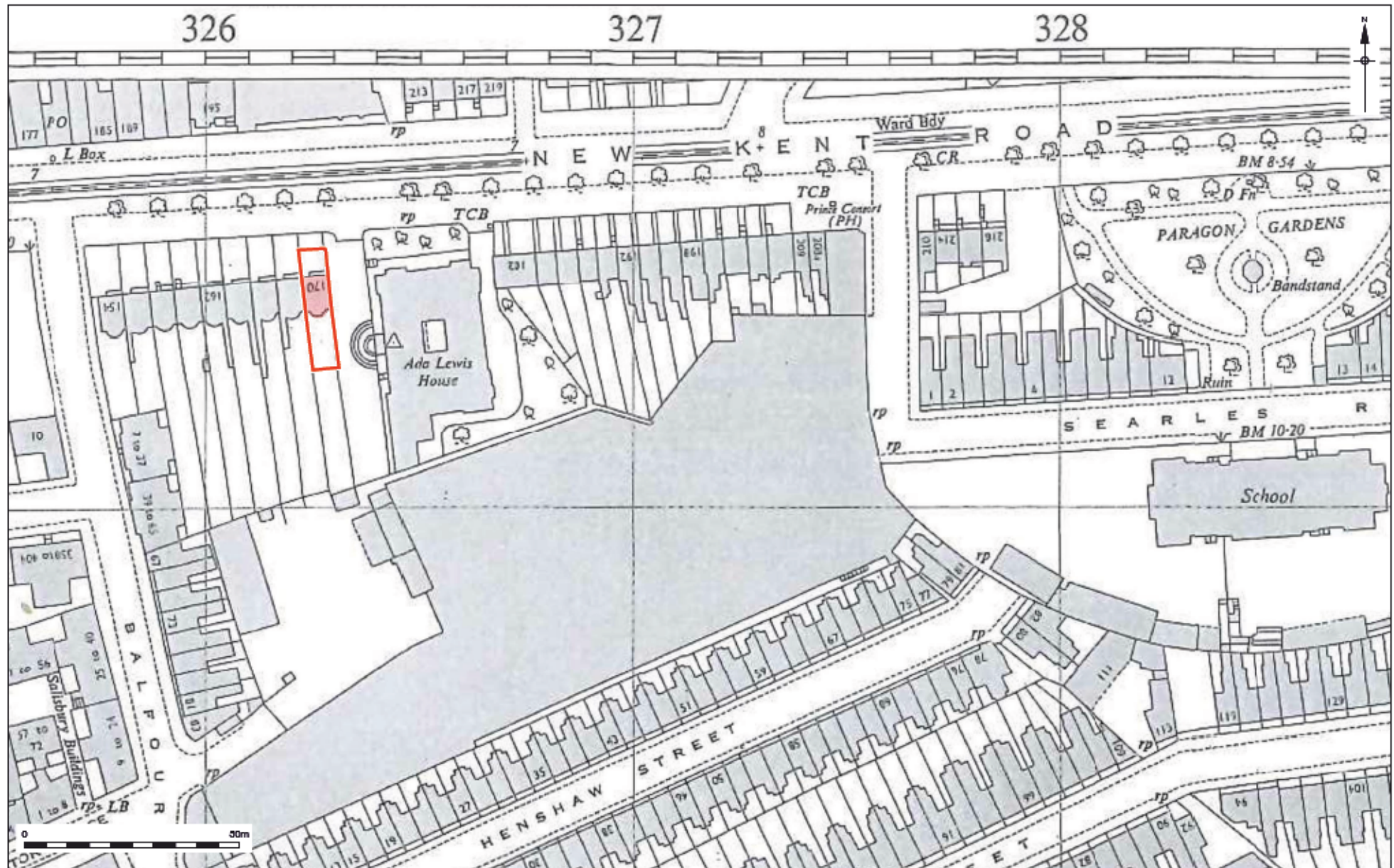
Figure 7
First Edition Ordnance Survey, 1863-73
1:1,250 at A4





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Figure 9
Third Edition Ordnance Survey, 1911
1:1,250 at A4

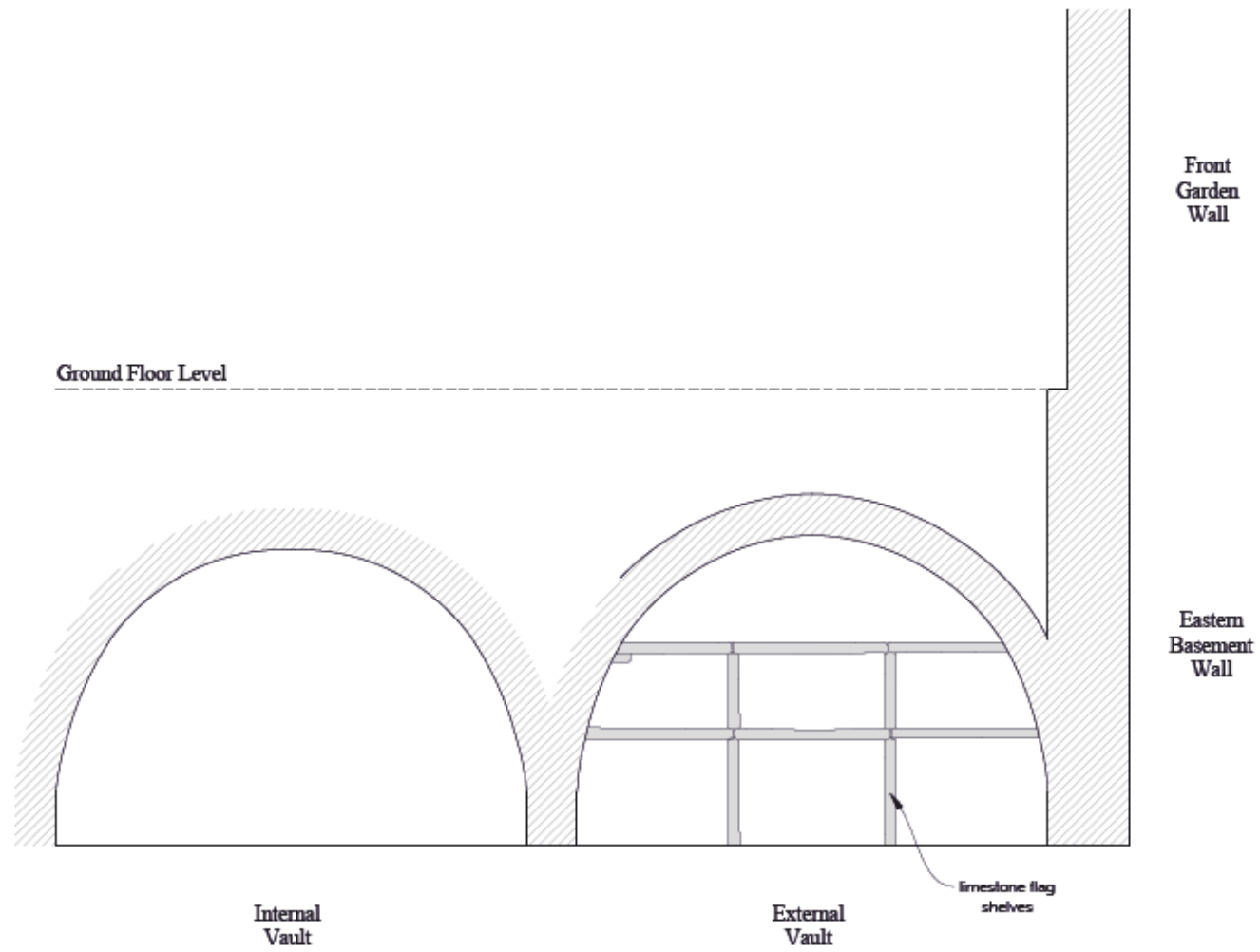


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Figure 10
 Ordnance Survey Map of 1966
 1:1,250 at A4

W

E



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Figure 11
Section through Internal & External Vaults
Looking North
1:40 at A4



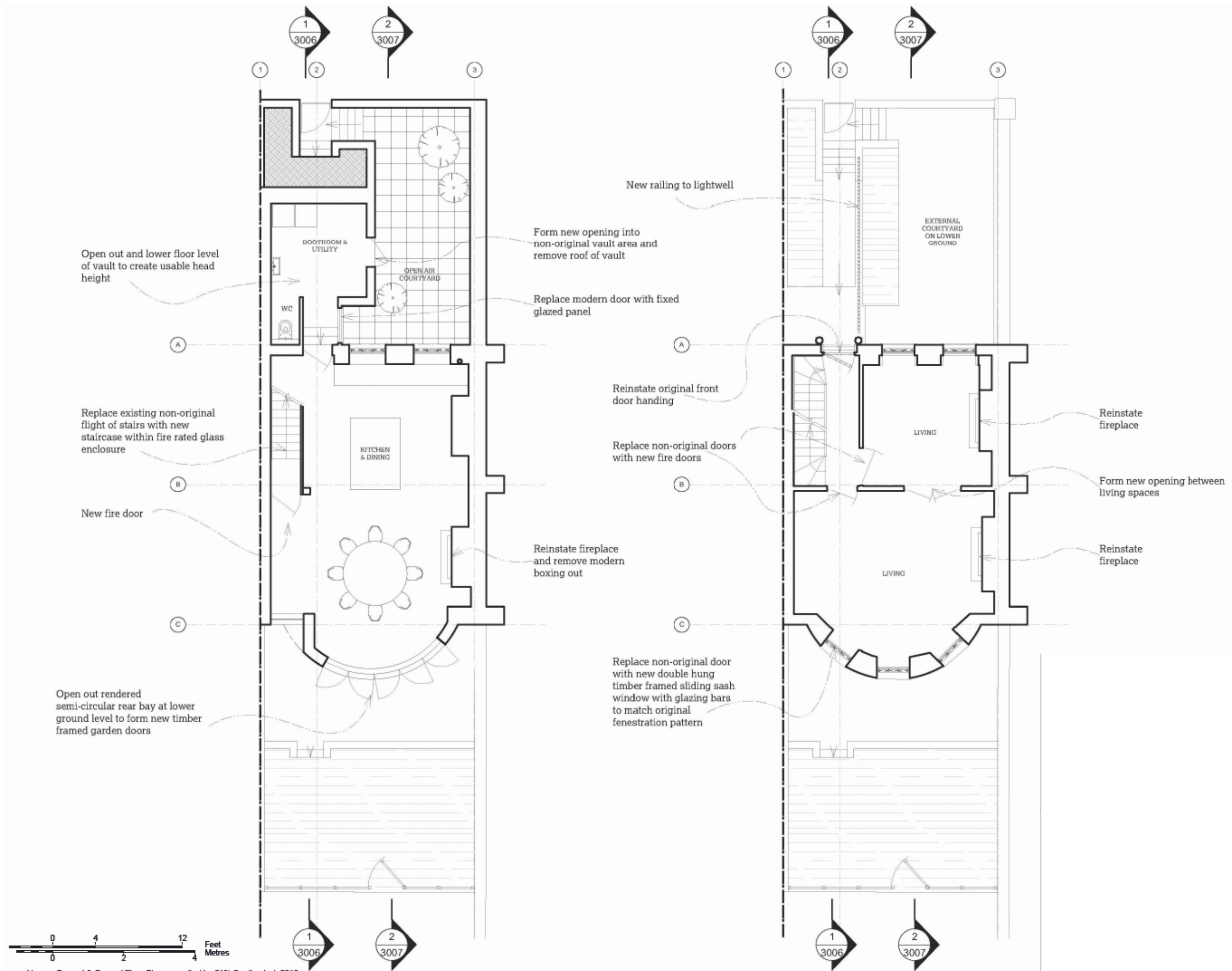
Based on Existing Lower Ground & Ground Floor Plans supplied by 51% Studios Ltd, 2016
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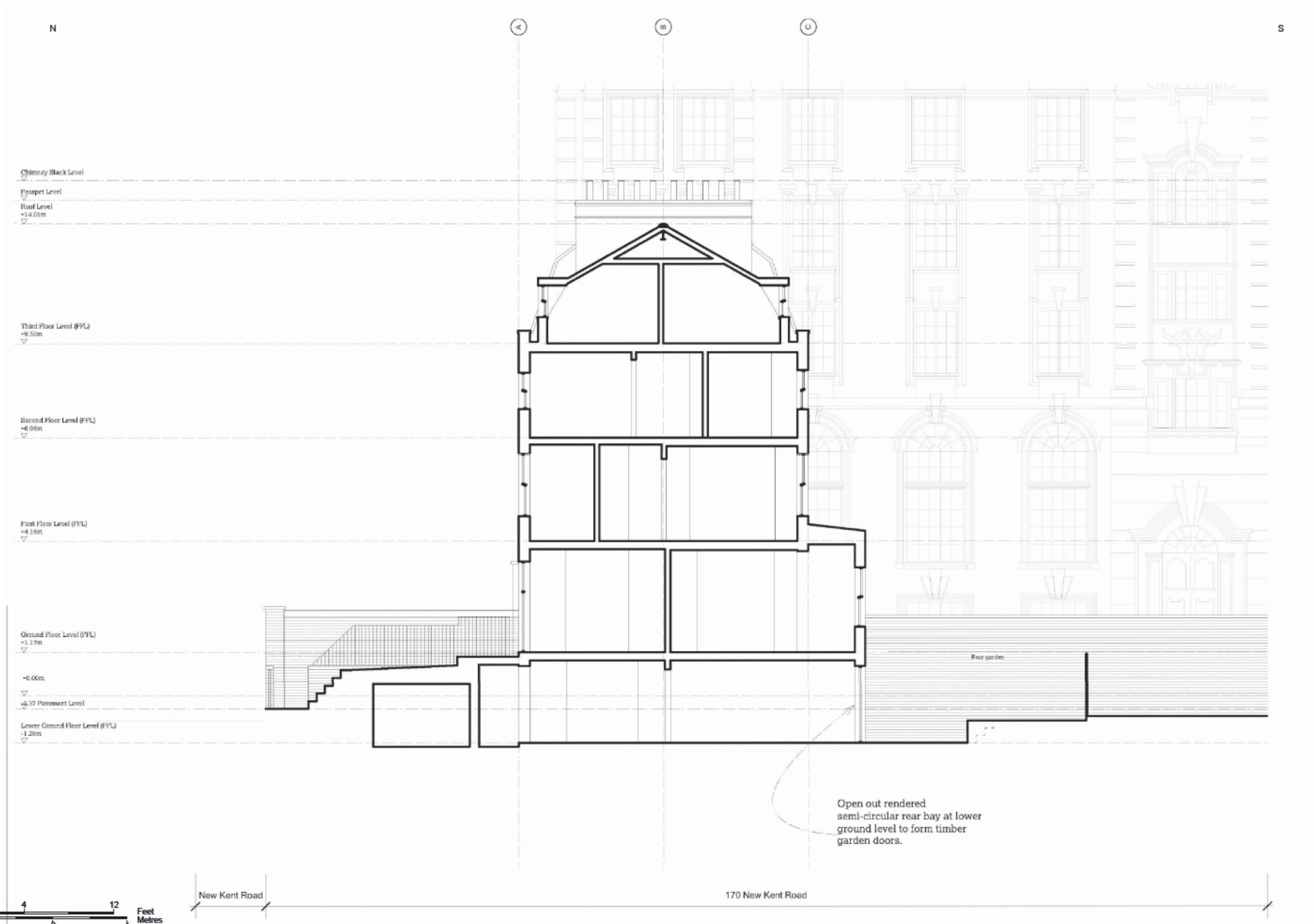
Figure 12
 Existing Phased Basement & Ground Floor Plans
 showing Plate Locations
 1:100 at A3



Based on Existing First, Second & Third Floor Plans supplied by 51% Studios Ltd, 2016
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Figure 13
 Existing Phased First, Second & Third Floor Plans
 showing Plate Locations
 1:100 at A3



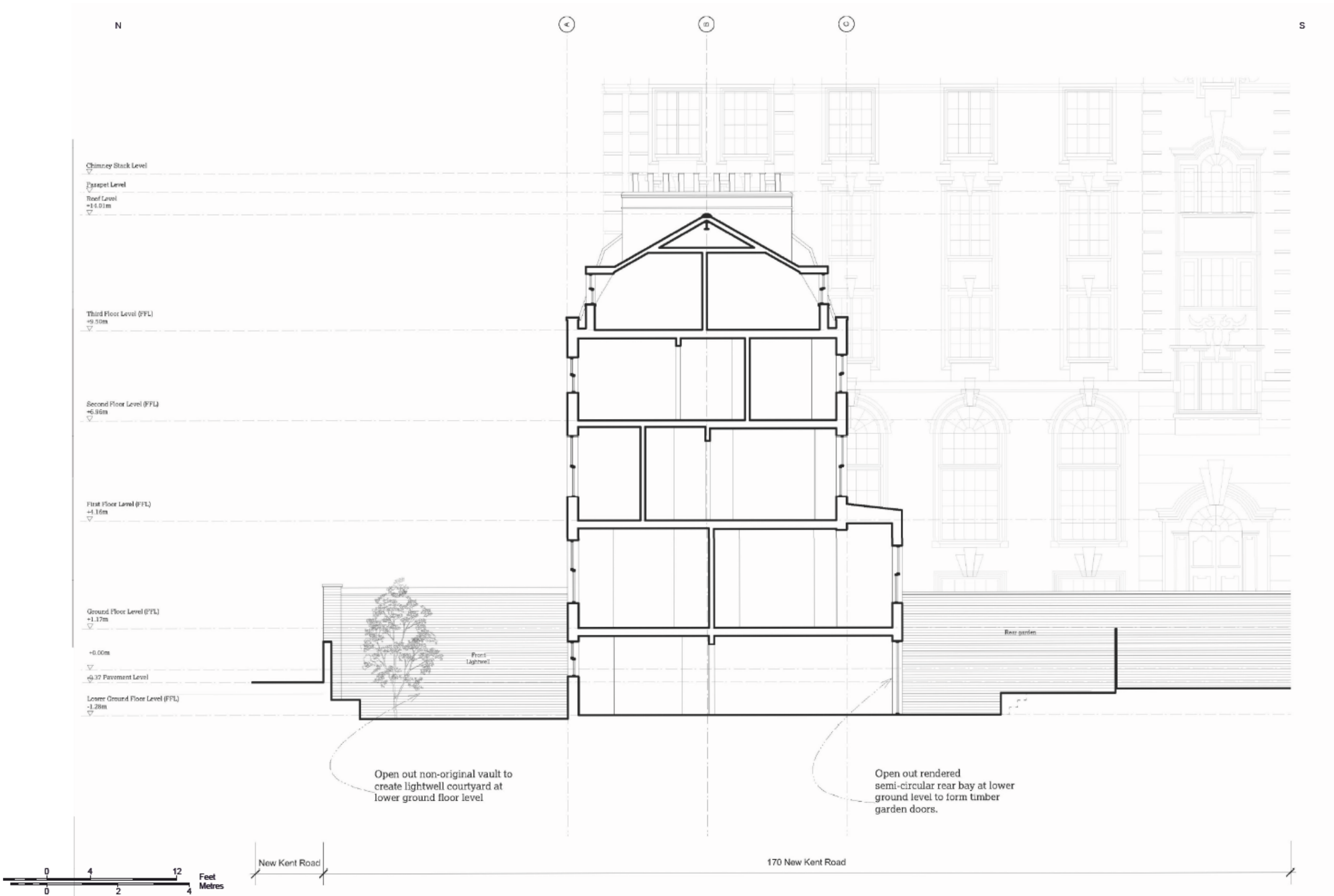


New Kent Road

170 New Kent Road

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Figure 15
 Proposed Section 1
 Looking East
 1:100 at A3



Based on Proposed Section 2 supplied by 51% Studios Ltd, 2016
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Figure 16
 Proposed Section 2
 Looking East
 1:100 at A3



Existing View



Proposed View

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Historic Plate 1 Nos 154-170 New Kent Road, 1947 © London Metropolitan Archive



Historic Plate 2 No. 154-170 New Kent Road, 1968 © London Metropolitan Archive



Historic Plate 3 Nos 154-170 New Kent Road, 1980 © London Metropolitan Archive



Plate 1 No. 170 New Kent Road looking south



Plate 2 No. 170 New Kent Road, ornamental doorcase and sash windows



Plate 3 No. 170 New Kent Road, rear elevations



Plate 4 No. 170 New Kent Road, rear bay



Plate 5 Straight joint to rebuilt eastern gable wall



Plate 6 Rebuilt corresponding north-eastern corner



Plate 7 Light well between vaults and basement, looking east



Plate 8 Internal (western) vault, looking north



Plate 9 Internal (western) vault, looking south



Plate 10 Coal Chute



Plate 11 External (eastern) vault, looking south



Plate 12 Brick floor (context 11) within external vault



Plate 13 Modern ground floor joists in basement



Plate 14 Ground Floor binding joist at half round bay junction



Plate 15 Original stair with moulded string



Plate 16 Original stair



Plate 17 Rebuilt window head using concrete lintel (internal only)



Plate 18 Original Softwood partition on second floor



Plate 19 Modern roof structure



Plate 20 Removal of over-site



Plate 21 Vault and northern closing wall exposed, looking south



Plate 22 External Vault viewed from first floor



Plate 23 Vault during demolition



Plate 24 Vault, post demolition

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