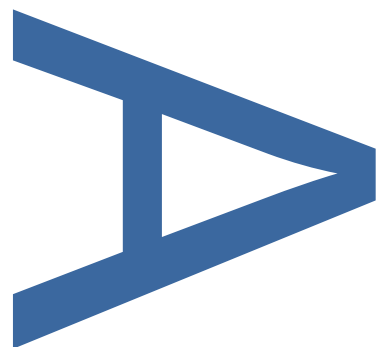
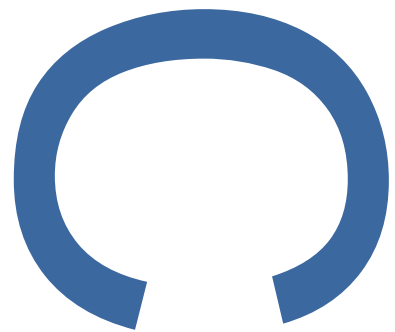


**HISTORIC BUILDING RECORDING
OF NO. 237 WALWORTH ROAD,
LONDON BOROUGH OF
SOUTHWARK,
SE17 1RL**



PCA REPORT NO: R13131

DECEMBER 2017

**Historic Building Recording of no. 237 Walworth Road, London Borough of Southwark,
SE17 1RL**

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Site Code: WOH17

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Commissioning Client: CgMs (part of RPS) on behalf of Walworth Road Limited

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PCA Report Number: R13131

DOCUMENT VERIFICATION

Site Name

No. 237 Walworth Road,
London Borough of Southwark,
SE17 1RL

Type of project

Historic Building Recording

Quality Control

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by CgMs Consulting (part of RPS Group) on behalf of Walworth Road Limited to undertake retrospective building recording of 237 Walworth Road, London Borough of Southwark, London, SE17 1RL. The retrospective building recording was carried out broadly in accordance with that defined by Historic England's Level 2 found within 'Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*'. The retrospective historic building recording was based upon photographic evidence supplied by the consultant and construction contractor and supplemented by historical research because the buildings on the site had been demolished in advance of the recording.
- 1.2 The documentary research has established that the site has a long and complex history. It was developed between 1830 and 1872 as an Iron Foundry, which occupied former gardens to the rear of terraced houses along Walworth Road. Historic maps suggest that these houses were built in the late 18th century. By 1883, the site was occupied by a Hearthstone Works as well as the Iron Foundry. The Iron Foundry is listed in Kelly's Directories as being run by Venables and Broughan (1888), William Murrell & Co. (1893 to 1928) and Kelly and Cleaver (1936 to 1956), while the Hearthstone Works were run by George Blanchard, whiting manufacturer (1883 to 1928), Blanchard Simmonds Ltd, clay pipe manufacturer (1936), Blanchard, Martin and Simmonds Ltd, Hearthstone Manufacturers (1946 to 1965).
- 1.3 The assessment of aerial photographs has shown that most of the Hearthstone Works buildings were demolished between 2003 and 2007. Photographs taken in March 2014 and early 2017 show that the floors of these buildings were covered with red square ceramic tiles. Scars of their internal wall divisions were visible in these photographs in the eastern, southern and western site boundary walls.
- 1.4 The assessment of aerial photographs has shown that the next phase of demolition included the Iron Foundry buildings and a large modern building towards the north end of the site. These buildings were removed between Spring/Summer 2013 and March 2014. Photographs taken in March 2014 and early 2017 show that the scars of their internal wall divisions and cut off timber floor joists were visible in the eastern site boundary wall.
- 1.5 A number of buildings were still extant when the March 2014 photographs were taken. These included the Offices at the entrance to the site, a garage, a Joiner Shop and a Clother. The early 20th century office building was constructed of brick that had been painted white externally. It had three windows between two doorways at ground floor level and five multi-paned first floor windows above. The other buildings were also constructed in brick and had been painted white externally and were 19th and early/mid 20th century in date. These buildings were demolished between July 2014 and June 2015. A number of former party brick garden walls to the terraced houses along Walworth Road still remained on the site in March 2014 and early 2017.
- 1.6 A photographic survey carried out in December 2017 showed that the brick boundary walls had been covered with artificial hedging obscuring the evidence of former partitions and floor levels. Some of the party garden walls to the terraced houses along Walworth Road still remained and had been covered with cement render and painted.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by CgMs Consulting (part of the RPS Group) on behalf of Walworth Road Limited to undertake retrospective historic building recording of 237 Walworth Road, London Borough of Southwark, London, SE17 1RL (**Figures 1 and 2**). The Site is centred on Ordnance Survey National Grid Reference TQ 532327 178364. The work was undertaken in connection with a proposal to redevelop the site. Because the properties had been demolished in advance of historic building recording, this report was based upon photographs supplied by consultant and construction contractor and supplemented by historical research. The retrospective recording was carried out broadly in accordance with that defined by Level 2 of Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*
- 2.1.2 The Site is located in a LPA designated Archaeological Priority Area. None of the buildings on the site were Listed Buildings. The site is located within the Walworth conservation area.
- 2.1.3 Outline Planning Permission (App. No. 14/AP/0830) has been granted by Southwark Borough Council for 237 Walworth Road for 'the erection of two buildings, one a part 5, part 6 storey building plus lower ground floor and part basement plant room and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 67 residential units (comprising a mix of 1x studio, 19 x 1 bed, 40 x 2 bed, 3 x 3 bed, 2 x 4 bed and 2 x 5 bed) the provision of four disabled car parking spaces, cycle parking and associated landscaping works (Reserved matters for landscaping and appearance)' (**Figure 3**).
- 2.1.4 An historic building recording condition (19) attached to the planning permission states:

'Before any above grade works, 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. As the buildings have been demolished the written scheme of investigation will need to include an examination of all archive material held by the developer, a survey of any fabric/ boundary walls surviving on site and an examination of suitable archive repositories to obtain information.'
- 2.1.5 Reason:

'In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 -Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.'
- 2.1.6 Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.
- 2.1.7 This report has been completed in compliance with the outstanding condition.

2.2 Site Location

- 2.2.1 The site at 237 Walworth Road is located on the east side of Walworth Road to the rear (east side) of properties at 221-245 Walworth Road, which front onto this road. To the north is Browning Street and to the south is East Street. The site is approximately 800m south-east of Elephant and Castle underground station in the London Borough of Southwark (**Figure 1**).

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. The requirement for archaeological work is in accordance with NPPF Paragraph 141.

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The purpose of the work was to complete a Level 2 retrospective historic building recording of the buildings on the site at 237 Walworth Road. Since the historic building recording was not commissioned until after the buildings on the site had been demolished and the proposed new buildings had been built, the aim of the work was to build a picture of the buildings on the site from photographic evidence and documentary research. The aim was to provide a better understanding of the buildings, to compile a lasting record, to analyse and to disseminate the results. An archive and report were to be created as a result of the survey.

4.2 Documentary Research

- 4.2.1 A search of relevant cartographic, primary and published source materials was carried out at the Southwark Local History Library and Archive. A sequence of Ordnance Survey and other historic maps was compiled to illustrate the development of the site (**Figures 4 to 16**). The results of historical research are provided in Section 5 of this report.

4.3 On Site Recording

Site visit

- 4.3.1 A site visit was carried out on 8th December 2017 to record any evidence for the former buildings remaining on the site. At the time of the site visit, two large new residential housing blocks had been built on the site. These had obscured any evidence of the footprints of the former buildings. In addition, artificial hedging had been used to cover the former 19th century boundary walls around the site.

Drawn Survey

- 4.3.2 A search was made on Southwark Council's Planning Website for scaled architect's drawings (plans, elevations or sections) of the buildings on the site before demolition. The only drawing that was found was an elevation and section drawing created in 2014 shown here as **Figure 16**.

Photographic Survey

- 4.3.3 A photographic survey was undertaken using a high quality digital camera on 8th December 2017 (**Plates 44 to 60**). The location and direction of these plates are shown on **Figure 19**.
- 4.3.4 Photographs of the site were provided by Robert Masefield, Director at CgMs Consulting (part of RPS Group). These had been taken in March 2014 and are shown here as **Plates 1 to 17**. The location and direction of these plates are shown on **Figure 17**.
- 4.3.5 Another set of photographs of the site was provided by Pat O'Mahony of CField Construction Limited. These had been taken just before construction on the site in 2017 and are shown here as **Plates 18 to 43**. The location and direction of these plates are shown on **Figure 18**.

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 WOH17. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the London Archaeological Archive and Research Centre (LAARC) in due course. Copies of the report will be sent to CgMs Consulting for onward distribution to the Client; Gill King, the Archaeological Officer at Southwark Council and the GLHER (Greater London Historic Environment Record).

4.5 Guidance

- 4.5.1 All works were undertaken in accordance with standards set out in:

- 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*
- Historic England (2014) *Guidelines for Archaeological Projects in Greater London* Archaeological Advisory Service
- ClfA (2014) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*

5 HISTORICAL BACKGROUND

- 5.1.1 The site is situated some distance to the south of the Roman settlement near London Bridge in the northern part of Southwark. It lay between two Roman Roads with Watling Street (Old Kent Road) to the east and Stane Street (Kennington Park Road) to the west.
- 5.1.2 Walworth is mentioned in the 1086 Domesday Book as 'Waleorde'. The name is thought to be Saxon in origin. 'Waleorde' comprised 19 households of 14 villagers and 5 smallholders, land for 3 ploughlands with 1 lord's plough teams and 3 men's plough teams, while other resources mentioned included a Church and a meadow of 8 acres. The settlement is thought to have covered a small area and to have clustered around Walworth Manor House. In the lease of the manor granted to Ralph Legh and John Roger in 1452, the manor fields are described as being enclosed by earth walls thatched with reeds (Darlington, 1955).
- 5.1.3 Rocque's map of 1746 shows the village of Walworth strung out along Walworth Road with the 'Mannor House' to the west of the village (**Figure 4**). Market gardens (land under horticultural activity) and orchards surround the village. Walworth remained a discrete village famous for its peaches and gardens until the mid-18th century (Darlington, 1955). The site is shown on the 1746 map as occupying market gardens to the rear (east) of properties fronting on to Walworth Road.
- 5.1.4 The formation of new roads after 1754 brought an impetus to build, and in 1774 Henry Penton, the third of that name to hold a lease of the manor house and surrounding fields obtained permission by Act of Parliament to let land within the manor on building leases for 99 years (Darlington, 1955). His name survives in Penton Place, one of the first streets to be developed (*ibid.*). The manor house was demolished in 1786 and is remembered in the street name 'Manor Place' to the west of the site (**Figure 1**; Walford, 1878).
- 5.1.5 Horwood's map of 1792 shows that the site lay to the rear of terraced houses labelled 'Crosby Row' along Walworth Road (**Figure 7**). Another line of terraced houses labelled 'Penton Row' lined the west side of Walworth Row opposite 'Crosby Row'. The site occupies parts of the rear gardens of 12 of 'Crosby Row' houses with the site entrance shown as a gap between nos 18 and 19 Crosby Row. In 1808, David Hughson described Walworth Road as 'lined by elegant mansions' (Darlington, 1955).
- 5.1.6 Development continued in Walworth in the early 19th century. Horwood's map of 1816 shows that a row of terraced houses had been built to the east of the site along James Street (**Figure 8**). This map shows that the site still lay within the gardens at the rear of 'Crosby Row'.
- 5.1.7 Greenwood's 1830 map of London when contrasted with Rocque's map nearly a century earlier shows the massive development of the Walworth area in the late 18th and early 19th century (**Figures 4 and 7**). The verdant and rural landscape shown on the 1746 map is unrecognisable a century later.
- 5.1.8 Ordnance Survey map of 1875 displays that Walworth had become completely engulfed by both residential and industrial development (**Figure 8**). The late 18th century properties along the east side of Walworth Road to the west of the site had been extended over their front gardens with single storey shop fronts (compare **Figures 6 and 8**; see **Historic Plate 4**). The northern portion of the site had escaped development and remained as the gardens of four terraced properties fronting Walworth Road. These properties included a 'Post Office' at 227 Walworth Road.
- 5.1.9 In 1875, the central part of the site was occupied by buildings labelled 'Iron Foundry', which lay within the former gardens of nos 229 to 239 Walworth Road. The entrance to the Iron Foundry was at no. 237 Walworth Road under an over-sailing building. The GLHER (Greater London Historic Environment Record) refers to the Iron Foundry as 'operating in 1872: site redeveloped and used as factory'.
- 5.1.10 The 1875 map shows that the south-east corner of the site included the western part

of a former 'Stables', which had not been shown on earlier maps. The GLHER (Greater London Historic Environment Record) refers to the Stables as 'operating in 1872. Site redeveloped into part of Southey House'. Southey House is labelled on the Goad Fire Insurance Plan of 1968 (**Figure 14**). It is first shown on the 1947 map (**Figure 13**) and as a cleared site on an aerial photograph taken the year before (**Figure 12**).

- 5.1.11 The 1875 map shows that the southern end of the site was occupied by a 'Temporary Church', presumably a 'tin tabernacle' or corrugated iron temporary church. This appears to have been reached along a road to the south labelled 'Manchester Buildings' with a secondary access between nos 245 and 247 Walworth Road.
- 5.1.12 The 1875 Post Office Directory lists George Blanchard, Hearthstone, whiting and clay pipe man; bath bricks, Fullers earth and sands at 237 Walworth Road. Whiting is powdered and washed white chalk (calcium carbonate) used in putty and white wash, while bath bricks were the predecessor of the scouring pad/sand paper used for cleaning and polishing. The 1883 to 1929 Kelly's Post Office Directories continue to list George Blanchard as Whiting manufacturers at 237 Walworth Road.
- 5.1.13 The 1883 Kelly's Post Office Directory also lists Benjamin Russel, Engineer at 237 Walworth Road. Venables and Broughan Iron Foundry are listed in the 1888 Kelly's Post Office Directory, while William Murrell & Co., Iron Foundry and Walter George, Iron Plate are listed in the 1893 Kelly's Post Office Directory. William Murrell, Iron Foundry, continues to be listed in the Kelly's Post Office Directories until 1928.
- 5.1.14 The Ordnance Survey map of 1895 (**Figure 9**) shows that further buildings had been added to the site and a 'Hearthstone Works' had replaced the 'Temporary Church' shown on the 1875 map (**Figure 8**). The 'Hearthstone Works' lies next to the 'Iron Foundry'. Three of the gardens to Walworth Road properties remained at the north end of the site. The western ends of a 'Chemical Works' and the 'London General Omnibus Company's Depot' lay partially within the site to the east of the Hearthstone Works'. The same arrangement of buildings is shown on the 1897 Ordnance Survey map as on the 1895 map (**Figure 10**).
- 5.1.15 The Ordnance Survey map of 1916 (**Figure 11**) displays no significant changes in the development of the site apart from the amalgamation of the 'Hearthstone Works' and the 'Chemical Works' and part of the 'London General Omnibus Company's Depot'.
- 5.1.16 The 1936 Kelly's Post Office Directory lists 'Blanchard Simmonds Ltd pipe clay merchants', 'Warn and Smith Ltd, engineers and pattern makers' as well as 'Kelly and Cleaver Iron Founders' at 237 Walworth Road. The 1946 to 1956 Kelly's Post Office Directories list 'Blanchard, Martin and Simmonds Ltd pipe clay merchants', 'Warn and Smith Ltd, engineers and pattern makers' as well as 'Kelly and Cleaver Iron Founders' at 237 Walworth Road.
- 5.1.17 An aerial photograph taken in 1946 (**Figure 12**) shows the roofs of the buildings on the site as shown as footprints on the 1947 Ordnance Survey map (**Figure 13**). The Industrial and residential buildings to the east of the site are in the process of being replaced with three large blocks of flats at this time. The Iron Foundry and Hearthstone Works are clearly shown on the 1947 map and an 'Engineering Works' is shown to the north of the site. This may have been Warn and Smith Ltd Engineers and Pattern Makers listed in Kelly's Post Office Directories from 1936 to 1956.
- 5.1.18 The Goad Insurance map of 1968 (**Figure 14**) displays the area in further detail and in keeping with Kelly's Post Office Directory of 1965, which lists Blanchard, Martin and Simmonds Ltd, Hearthstone Manufacturers, at 237 Walworth Road. This company is shown as a Hearthstone Works occupying the site. Buildings on the site include a 'Die Stammers', a 'Joiners Shop', a 'Garage', 'Offices', a 'Warehouse', Stores' and a 'Furnace'. The Engineering Works to the north of the site is labelled as 'Vacant May 1968'. The three gardens at the north end of the site remain.
- 5.1.19 An aerial photograph of the site taken in 2003 (**Historic Plate 1**) shows the site with a full complement of industrial buildings as shown on the Goad Plan of 1968 (**Figure 14**). The site was originally given planning permission in October 2007 for 'erection of

a part 2, part 4 and part 5 storey building to accommodate 54 residential flats and 871.1sq.m of Class B1 (office/commercial) floorspace'. A large portion of the southern part of the site was cleared between 2003 and the subsequent aerial photograph of 2010 (**Historic Plate 2**). This photograph shows the red tile floor of a building removed in the south-east corner of the site.

- 5.1.20 The planning permission for the site was renewed in 2011. Birds Eye photographs of the site taken in 2012 (**Historic Plates 3 to 6**) show little change in the site layout since 2010. Vehicles within the site suggest that it was still in use. An Ordnance Survey map of 2012 (**Figure 15**) shows the remaining buildings at that time. The site looks empty in 2013 with no vehicles visible (**Historic Plate 9**) although the buildings in the northern part of the site remain. A Pre-Contract Demolition Plan is produced in August 2013 suggesting imminent work (Sloane Demolition, 2013). The buildings are shown in elevation on a drawing dated 04 July 2014 by Goldcrest Architects (**Figure 16**) and had been demolished the same month as shown by an aerial photograph (**Historic Plate 10**). This photograph shows the site being used as a car park. An aerial photograph taken in June 2015 shows an empty site (**Historic Plate 11**). Development of the site was well advanced by April 2017 (**Historic Plate 12**).

6 DESCRIPTION

6.1.1 The following description is written in three sections corresponding with the photographs taken at the following times:

- Photographs (**Figure 17; Plates 1 to 17**) of the site taken in March 2014 provided by CgMs Consulting (part of RPS Group).
- Photographs (**Figure 18; Plates 18 to 43**) of the site taken in early 2017 provided by CField Construction Limited.
- Photographs (**Figure 19; Plates 44 to 60**) of the site taken in December 2017 provided by PCA.

6.2 Site Description in March 2014

6.2.1 The site at no. 237 Walworth Road is entered down a narrow alleyway between nos 235 and 239 Walworth Road (**Plate 1**). The walls of the buildings to the sides of the alleyway are rendered and painted white.

6.2.2 Building 1 to the rear (east) of no. 235 Walworth Road was still extant in March 2014 (**Figure 17**). This building is not shown on the 1897 map (**Figure 10**) and appears not to be shown on the 1916 map (**Figure 11**). It appears to be shown on the 1946 aerial photograph (**Figure 12**) and is clearly shown on the 1947 map (**Figure 13**). This early 20th century brick building was painted white. Its front (south) elevation had three ground floor windows in between two ground floor doorways, one at each end of the elevation (**Historic Plates 7 and 8**). Directly in line above, it had five multi-paned first floor windows (**Historic Plate 7**). It had a flat roof. The 1968 Goad Plan shows that it was used as 'Offices'. Its end (east) elevation was painted white, while its rear (north) elevation was built of yellow London stock bricks that were not painted (**Plate 2**).

6.2.3 Building 2 lay to the north of Building 1 (**Figure 17**) and was also built of brick that had been painted white. This single storey building had a flat roof. It had a doorway in its east elevation with a concrete lintel that had been blocked presumably when a small building was added in the angle between Buildings 2 and 3 (**Plate 3**). This building is not shown on the 1875 map (**Figure 8**) and is shown on the 1895 map (**Figure 9**). The building was extended to the east between 1947 and 1968 (**Figures 13 and 14**). The building with its extension is labelled 'garage' on the 1968 goad Plan (**Figure 14**). Its extension had been demolished by 2012 (**Figure 15**).

6.2.4 Buildings 3 and 4 lay to the north of Building 1 (**Figure 17**). The full long footprint of Building 3 is not shown on the 1916 map (**Figure 11**) and appears to be shown on the 1946 aerial photograph (**Figure 12**), while Building 4 appears to be shown on the 1875 map (**Figure 8**). Buildings 3 and 4 are labelled as a 'Joiners Shop' and 'Clother' on the 1968 Goad Plan, respectively (**Figure 14**). These single storey brick buildings had also been painted white. They both had pitched roofs and gable ends to the east (**Plates 2 to 4**) and the west. Building 3 had a pedestrian doorway and a larger open doorway/opening in its east elevation, while Building 4 had a pedestrian doorway at the south end of its east elevation (**Plate 2**). The upper part of the north elevation of Building 4 was unpainted and constructed in London stock bricks, while the lower part had been painted white (**Plate 5**). The remains of a roof structure was visible above the white paint, which presumably once formed the south wall of the building labelled 'Die Stampers' on the 1968 Goad Plan (**Figure 14**). The 'Die Stampers' building was replaced with Building 5 between 1968 and 2012 (**Figures 14 and 15**). The concrete slab of this building was still extant in March 2014 (**Plates 5 and 6**). The modern roof of this building is clearly visible in aerial photographs (**Historic Plates 1 to 6 and 9**). It was demolished in 2013 or early 2014 (**Historic Plates 9 and 10**).

6.2.5 Building 6 lay in the angle formed by York House and the east boundary wall (**Figure 17; Plate 7**). The 19th and 20th century maps and aerial photographs suggest that it had a complex development. The building is labelled 'Iron Foundry' on the 1875 map. The foundry is listed in Kelly's Directories as being run by Venables and Broughan (1888), William Murrell & Co. (1893 to 1928) and Kelly and Cleaver (1936 to 1956). The building is shown as part of Blanchard, Martin and Simmonds Ltd Hearthstone

Works on the 1968 Goad Plan and the northern part of the building is labelled as a 'Warehouse' (**Figure 14**). The building appears to have been demolished at the same time as Building 5 in 2013 or early 2014 as shown by **Historic Plates 9 and 10**. Photographs of the eastern boundary wall of the site show scars of the demolished building (**Plates 7 to 10**). The brick walls are covered with internal white paint and stubs of floor joists mark the position of former floors. Stubs of east-west partition walls are also visible.

- 6.2.6 The scars of former buildings between Buildings 6 and 7 are also visible in the March 2014 photographs of the eastern boundary wall (**Plates 8 to 12**). Two prominent stubs of east-west modern brick walls against the eastern boundary wall (**Historic Plate 4**) possibly formed partition walls in buildings shown in this area on maps from 1916 to 1968 (**Figures 11 to 14**). The buildings in this area were removed between 2003 and 2012 (**Historic Plates 1 and 2**). They formed part of the Hearthstone Works.
- 6.2.7 Building 7 lay in the south-east corner of the site (**Figure 17**) and also appears to have been removed at the same time as Buildings 5 and 6 in 2013 or early 2014 as shown by **Historic Plates 9 and 10**. The building appears to have had a modern upper storey added to an older single storey building (**Historic Plate 4**). The March 2014 photographs of the eastern and southern boundary walls show that they were painted white and formed the internal walls of Building 7 (**Plates 10 to 13**). This building formed part of the Hearthstone Works. It is labelled as a 'Warehouse' on the 2012 map once the rest of the Hearthstone Works buildings had been removed (**Figure 15**).
- 6.2.8 All the Hearthstone Works buildings were removed apart from Building 7 between 2003 and 2010 (**Historic Plates 1 and 2**). The red tile floor of these buildings is visible at the southern end of the site in the March 2014 photographs (**Plates 8 to 15**) as well as the aerial photographs (**Historic Plates 2 to 6 and 9 to 11**). The internal white painted brick walls and stubs of partition walls are visible in the March 2014 photographs in the southern and western boundary walls of the site (**Plates 13 to 16**). The scars of internal room divisions and floor levels are clearly visible in the March 2014 photographs of the east elevations of buildings added to the east of nos 243 and 245 Walworth Road (**Plates 14 to 16**). These show that the adjacent Hearthstone Works building to the east was a two storey building. The brick garden party wall between nos 241 and 243 was still extant in March 2014 (**Plate 17**).

6.3 Site Description in Early 2017

- 6.3.1 The site at no. 237 Walworth Road is entered down a narrow alleyway between nos 235 and 239 Walworth Road (**Plates 18 to 20**) under an over-sailing building (**Plates 19 to 23**). The north side wall at the entrance to the site was cement rendered and painted white (**Plates 22 to 24**). Buildings 1 to 4 had been demolished by early 2017 (**Plates 25 to 27**) and were removed between July 2014 and June 2015 (**Historic Plates 10 and 11**). The early 2017 photographs suggest that they had concrete slab floors (**Plate 25**). An east-west brick garden wall was visible behind the timber fence at the northern end of the site (**Plates 27 to 29**).
- 6.3.2 The early 2017 photographs showed the same scars of the former Iron Foundry building as seen in the March 2014 photographs (**Plates 30 to 36**). Some of the photographs show more detail and clearly show that the walls were built of brick walls and show that the cut off timber floor joists still remained (**Plates 33 and 34**). The modern wall stubs between Buildings 6 and 7 clearly butt the eastern boundary wall (**Plates 38 and 39**). These photographs show that internal east and south walls of Building 7 were constructed of brick and painted white (**Plates 39 to 41**). The square red tiles that covered the floor of the hearthstone Works are clearly visible in **Plate 42**. The party garden wall on the south side of the entrance into the site had been replaced with modern railings (**Plate 43**).

6.4 Site Description in Early December 2017

- 6.4.1 By 08 December 2017, the remains of the yellow stock brick garden wall shown in **Plate 43** had been rendered and painted white on the site side (**Plate 44**). The

modern west site boundary brick wall to the south of the entrance to the site had also been rendered and painted light pink (compare **Plates 16** and **45**). The concrete slab that covered the site had been replaced with modern herring bone pavers (**Plates 45** and **46**). The new north and east buildings had been built (**Plates 47** to **49**). The party garden wall between nos 241 and 243 had been rendered and painted white on the site side (compare **Plates 17** and **50**).

- 6.4.2 The lower part of the east elevation of the building to the rear (east) of no. 243 Walworth Road had been clad with artificial hedging (**Plate 51** and **52**). The paint scars of former room divisions were still visible at first floor level. Four blocks of corbelled bricks at regular intervals at the top of the first floor level indicate the position of former roof trusses within a building that formed part of the Hearthstone Works. Changes had also taken place to the south of the building to the rear (east) of no. 243 Walworth Road (compare **Plates 14** and **15** with **53**). The west (south end), south and east boundary walls had been covered with artificial hedging (**Plates 54** to **60**).

7 DISCUSSION AND CONCLUSIONS

- 7.1 The documentary research has established that the site has a long and complex history. It was developed between 1830 and 1872 as an Iron Foundry, which occupied former gardens to the rear of terraced houses along Walworth Road. Historic maps suggest that these houses were built in the late 18th century. By 1883, the site was occupied by a Hearthstone Works as well as the Iron Foundry. The Iron Foundry is listed in Kelly's Directories as being run by Venables and Broughan (1888), William Murrell & Co. (1893 to 1928) and Kelly and Cleaver (1936 to 1956), while the Hearthstone Works were run by George Blanchard, whitening manufacturer (1883 to 1928), Blanchard Simmonds Ltd, clay pipe manufacturer (1936), Blanchard, Martin and Simmonds Ltd, Hearthstone Manufacturers (1946 to 1965).
- 7.2 The assessment of aerial photographs has shown that most of the Hearthstone Works buildings were demolished between 2003 and 2007. Photographs taken in March 2014 and early 2017 show that the floors of these buildings were covered with red square ceramic tiles. Scars of their internal wall divisions were visible in these photographs in the eastern, southern and western site boundary walls.
- 7.3 The assessment of aerial photographs has shown that the next phase of demolition included the Iron Foundry buildings and a large modern building towards the north end of the site. These buildings were removed between Spring/Summer 2013 and March 2014. Photographs taken in March 2014 and early 2017 show that the scars of their internal wall divisions and cut off timber floor joists were visible in the eastern site boundary wall.
- 7.4 A number of buildings were still extant when the March 2014 photographs were taken. These included the Offices at the entrance to the site, a garage, a Joiner Shop and a Clothier. The early 20th century office building was constructed of brick that had been painted white externally. It had three windows between two doorways at ground floor level and five multi-paned first floor windows above. The other buildings were also constructed in brick and had been painted white externally and were 19th and early/mid 20th century in date. These buildings were demolished between July 2014 and June 2015. A number of former party brick garden walls to the terraced houses along Walworth Road still remained on the site in March 2014 and early 2017.
- 7.5 A photographic survey carried out in December 2017 showed that the brick boundary walls had been covered with artificial hedging obscuring the evidence of former partitions and floor levels. Some of the party garden walls to the terraced houses along Walworth Road still remained and had been covered with cement render and painted.

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1792 Horwood's map of London.

1816 Horwood's map of London.

1830 Greenwood's map of London.

1875 Ordnance Survey map sheet DII 25.

1895 Ordnance Survey map sheet DII 25.

1897 Ordnance Survey map sheet DII 60.

1916 Ordnance Survey map sheet DII 25.

1946 Aerial Photograph, Hunter Aerosurveys Ltd.

1947 Ordnance Survey map sheet DII 25.

1968 Goad Fire Insurance plan.

2012 Ordnance Survey map showing the location of the historic buildings Southwark Council.

2014 Site elevations, Southwark Council.

APPENDIX 1: OASIS FORM

OASIS ID: preconst1-304674

Project details

Project name	Historic Building Recording of no. 237 Walworth Road, London Borough of Southwark, SE17 1RL
Short description of the project	Pre-Construct Archaeology was commissioned by CgMs on behalf of Walworth Road Limited to undertake an Historic England's Level 2 retrospective building recording of 237 Walworth Road, Southwark. The recording was based upon photographs supplied by the consultant and the construction contractor and supplemented by historical research because the buildings on the site had been demolished in advance of the recording. The documentary research has established that the site was developed between 1830 and 1872 as an Iron Foundry, which occupied former gardens of late 18th century terraced houses along Walworth Road. By 1883, the site was occupied by a Hearthstone Works as well as the Iron Foundry. The Iron Foundry was run by Venables and Broughan (1888), while the Hearthstone Works were run by George Blanchard (1883 to 1928). Most of the Hearthstone Works buildings were demolished between 2003 and 2007, while the Iron Foundry buildings were demolished in 2013 or 2014. Photographs taken in 2014 and early 2017 show scars of their internal walls and floor levels in the site boundary walls and that the floors of the Hearthstone Works had red ceramic tiles. A number of buildings were still extant when the 2014 photographs were taken. These included the site Offices, a garage, a Joiner Shop and a Clother. These 19th and early/mid 20th century buildings were demolished in 2014 or 2015. A number of former party brick garden walls to the terraced houses along Walworth Road are still extant on the site.
Project dates	Start: 08-12-2017 End: 08-12-2017
Previous/future work	No / No
Any associated project reference codes	WOH17 - Sitecode
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Residential 2 - Institutional and communal accommodation
Monument type	IRON FOUNDRY Post Medieval
Monument type	BOUNDARY WALL Post Medieval
Significant Finds	NONE None
Methods & techniques	""Photographic Survey""
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK CAMBERWELL AND DULWICH 237 Walworth Road
Postcode	SE17 1RL
Study area	0.3 Hectares
Site coordinates	0 0 532327 00 00 N 178364 00 00 E Point
Lat/Long Datum	Unknown

Project creators

Name of Organisation	PCA
Project brief originator	Gill King
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Alfred R. J. Hawkins
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Walworth Road Ltd

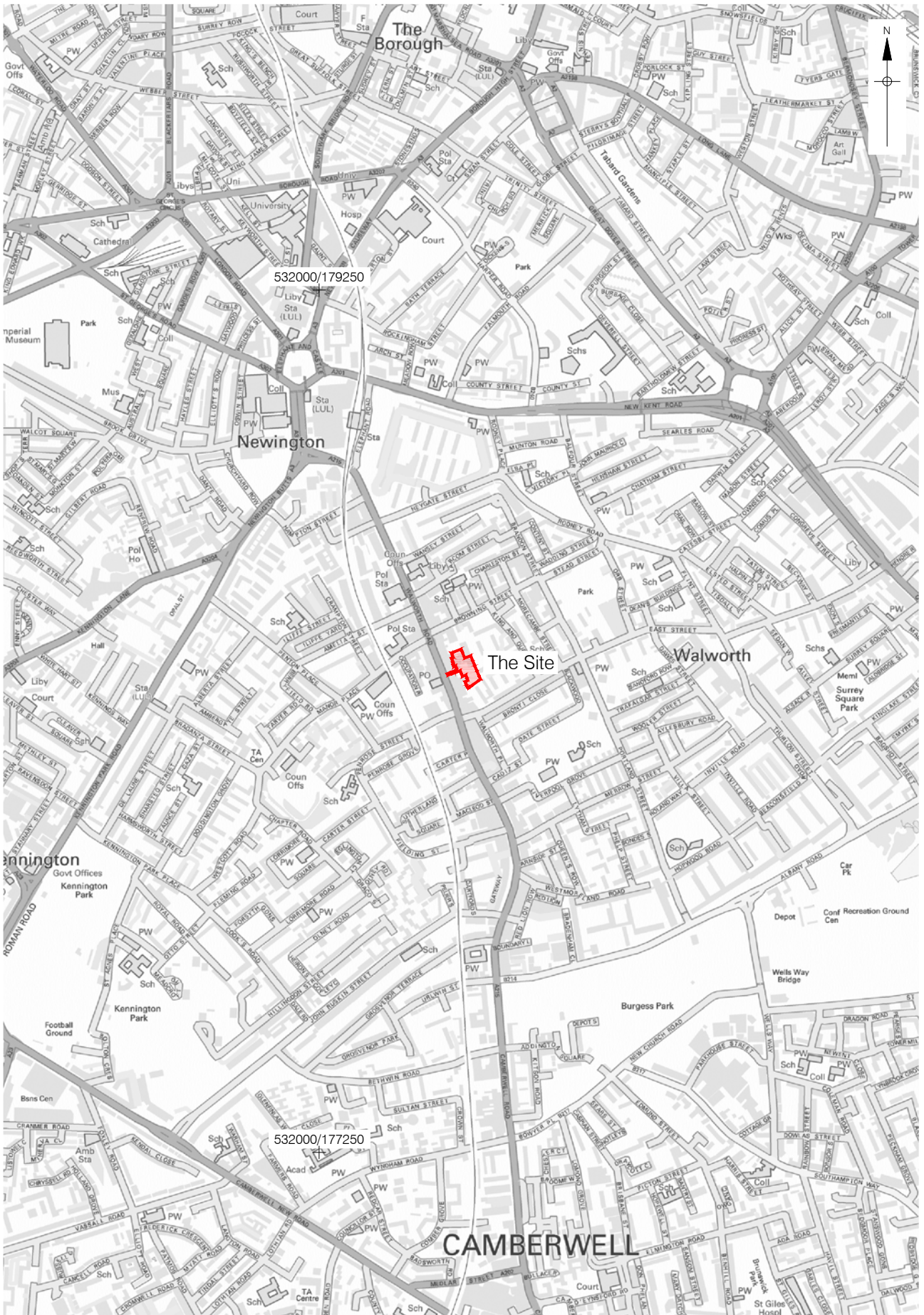
Project archives

Physical Archive Exists?	No
Digital Archive recipient	PCA
Digital Archive ID	WOH17
Digital Contents	"none"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	LAARC
Paper Archive ID	WOH17
Paper Contents	"none"
Paper Media available	"Aerial Photograph","Context sheet","Map","Photograph","Report","Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of no. 237 Walworth Road, London Borough of Southwark, London, SE17 1RL
Author(s)/Editor(s)	Hawkins, A. and Matthews, C.
Other bibliographic details	PCA Report No. R13131
Date	2017
Issuer or publisher	Pre-Construct Archaeology
Place of issue or publication	Brockley, London
Description	A4 PDF

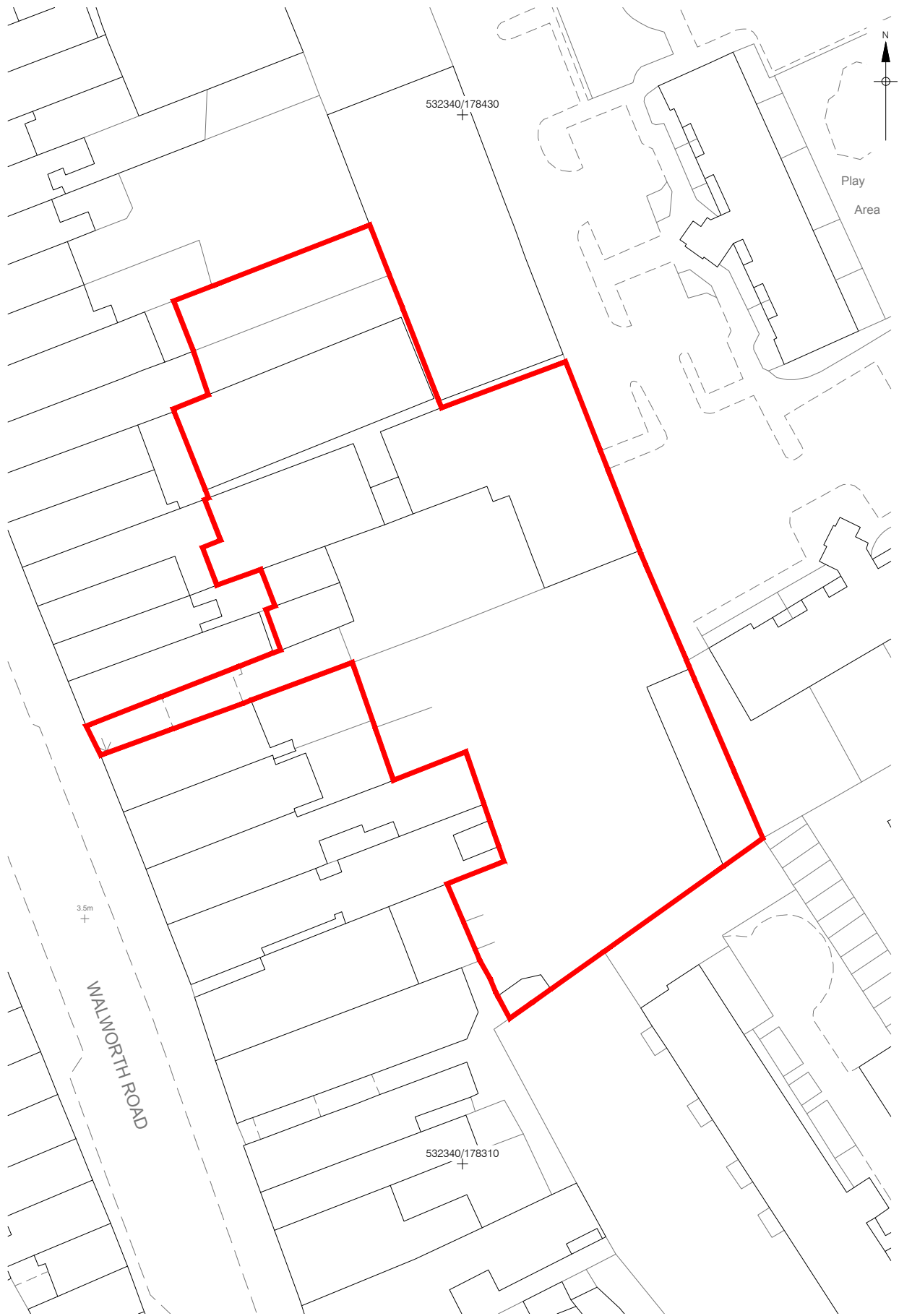
Entered by Charlotte Matthews (cmatthews@pre-construct.com)
Entered on 22 December 2017



0 500m

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 20/12/17 MR

Figure 1
 Site Location
 1:12,500 at A4



0 25m

Figure 2
Detailed Site Location
1:625 at A4

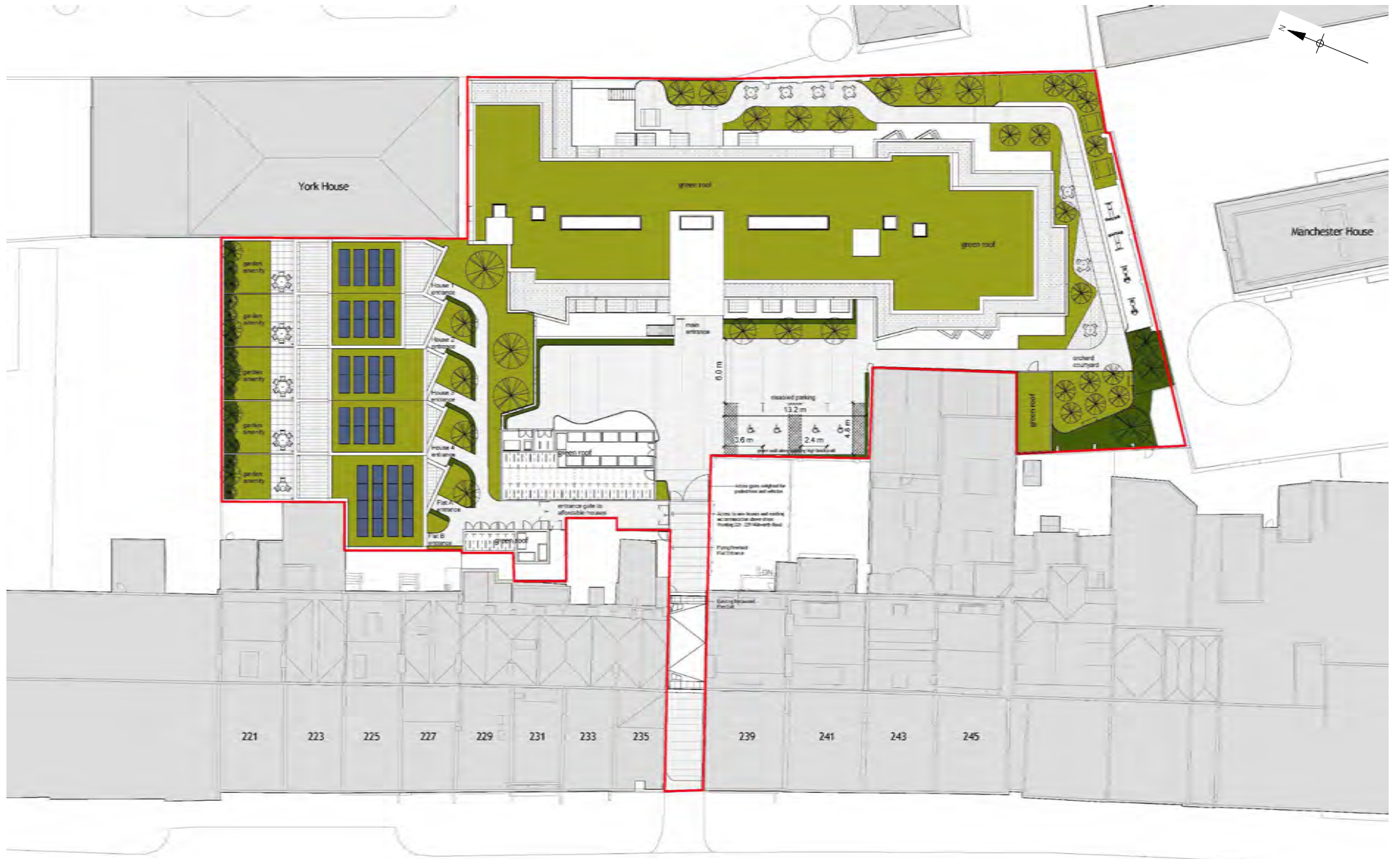
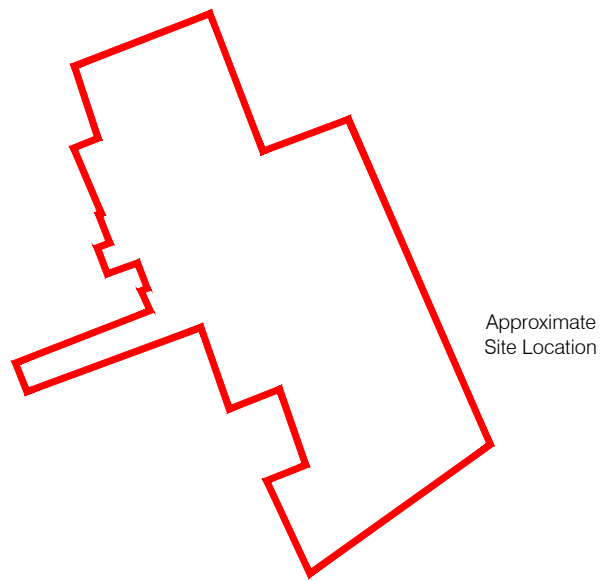
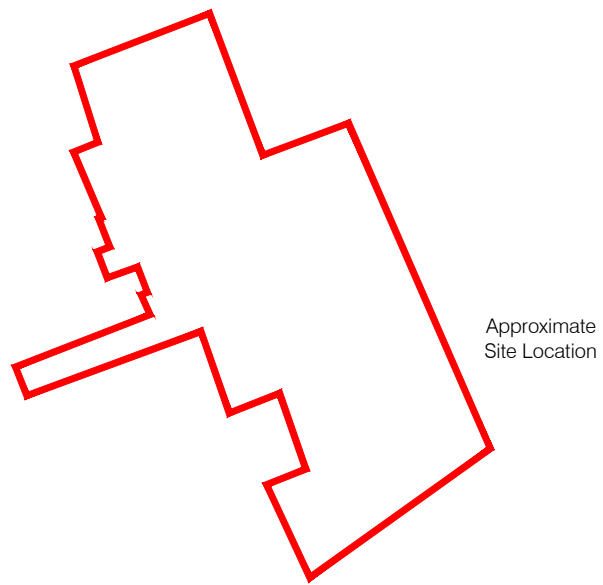


Figure 3
Proposed Development
1:500 at A4





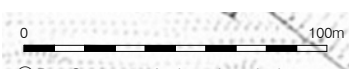
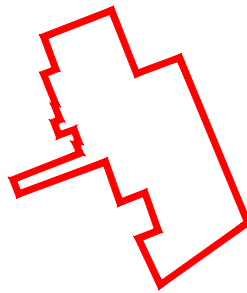
Approximate
Site Location

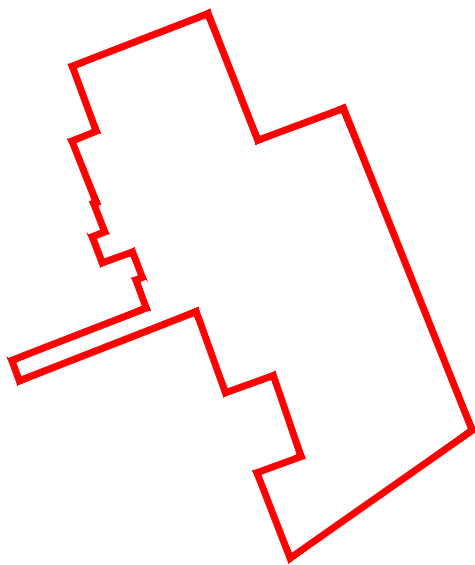


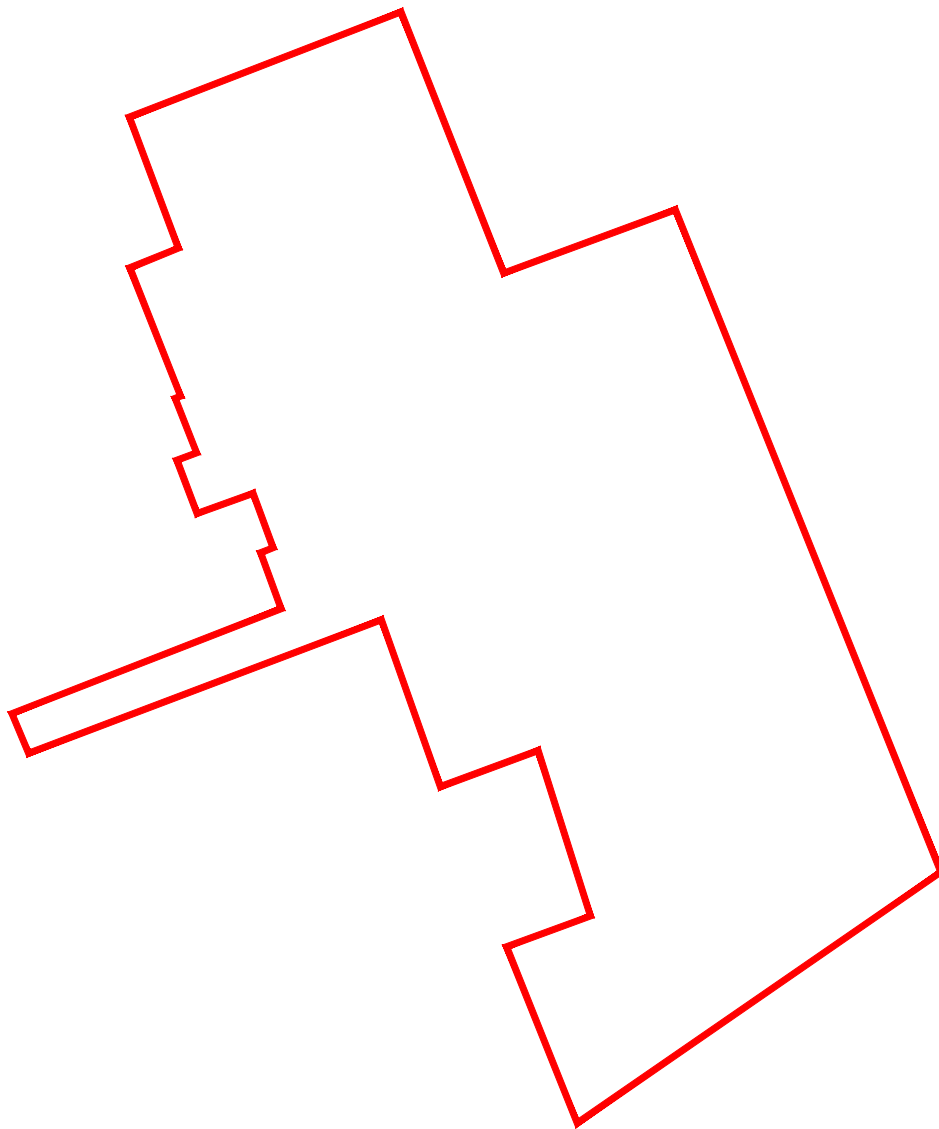
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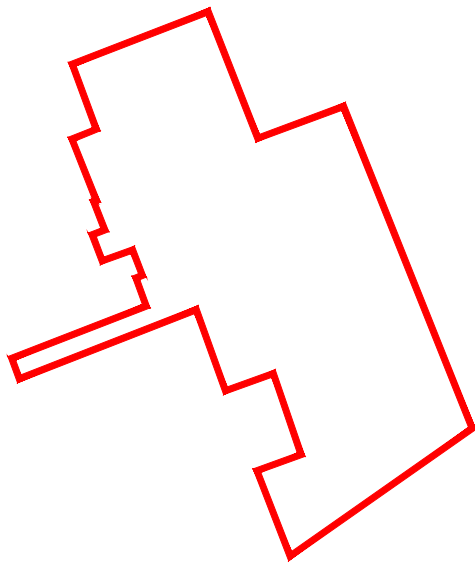


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Site Location





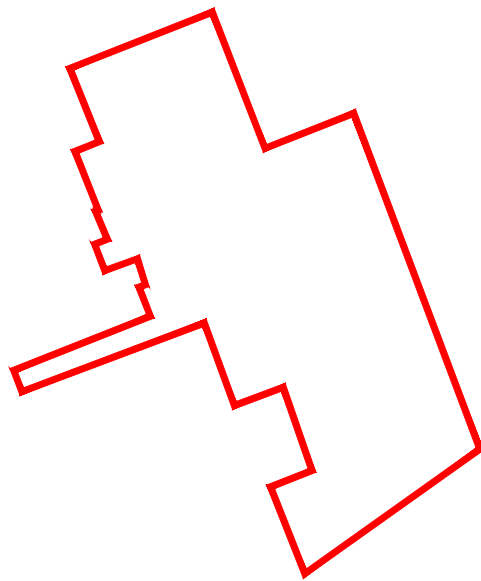


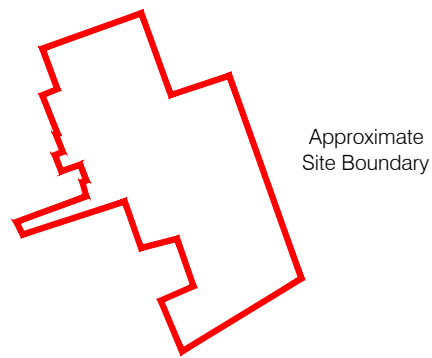


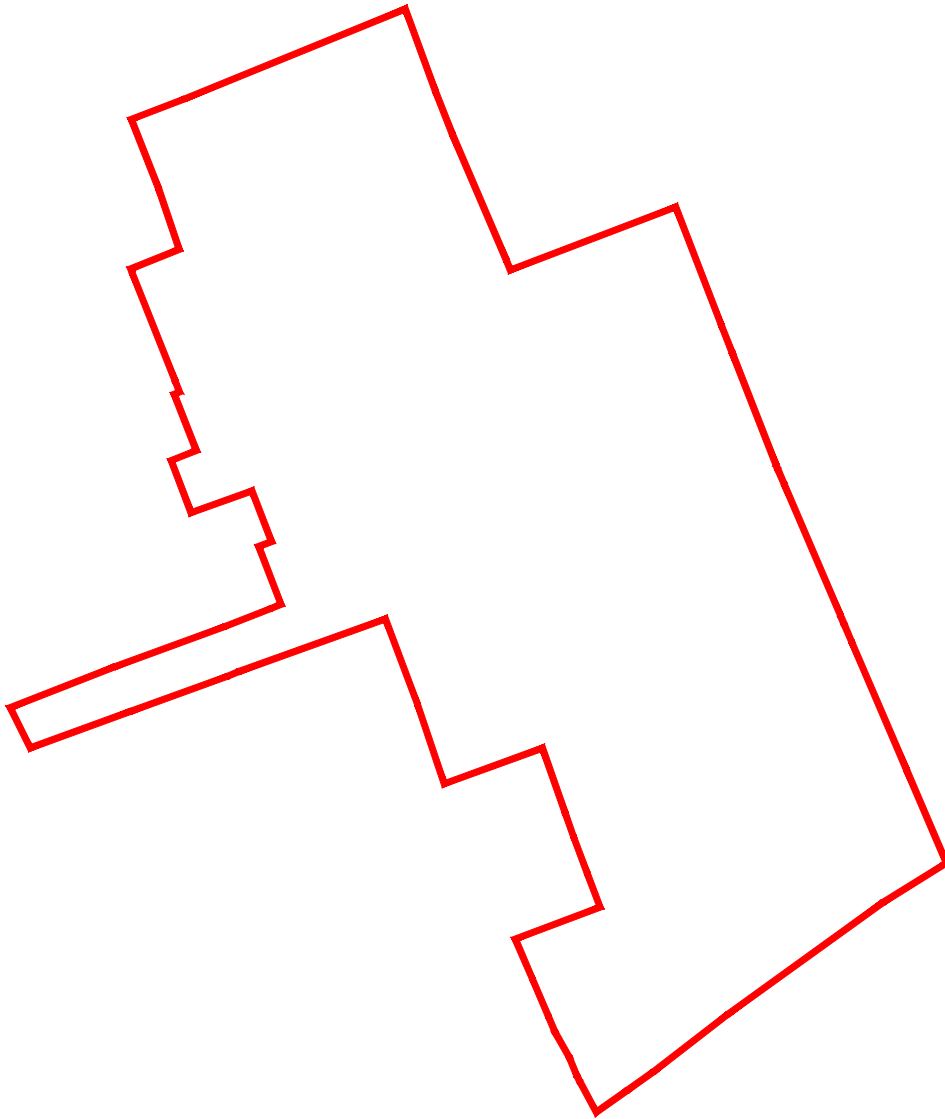
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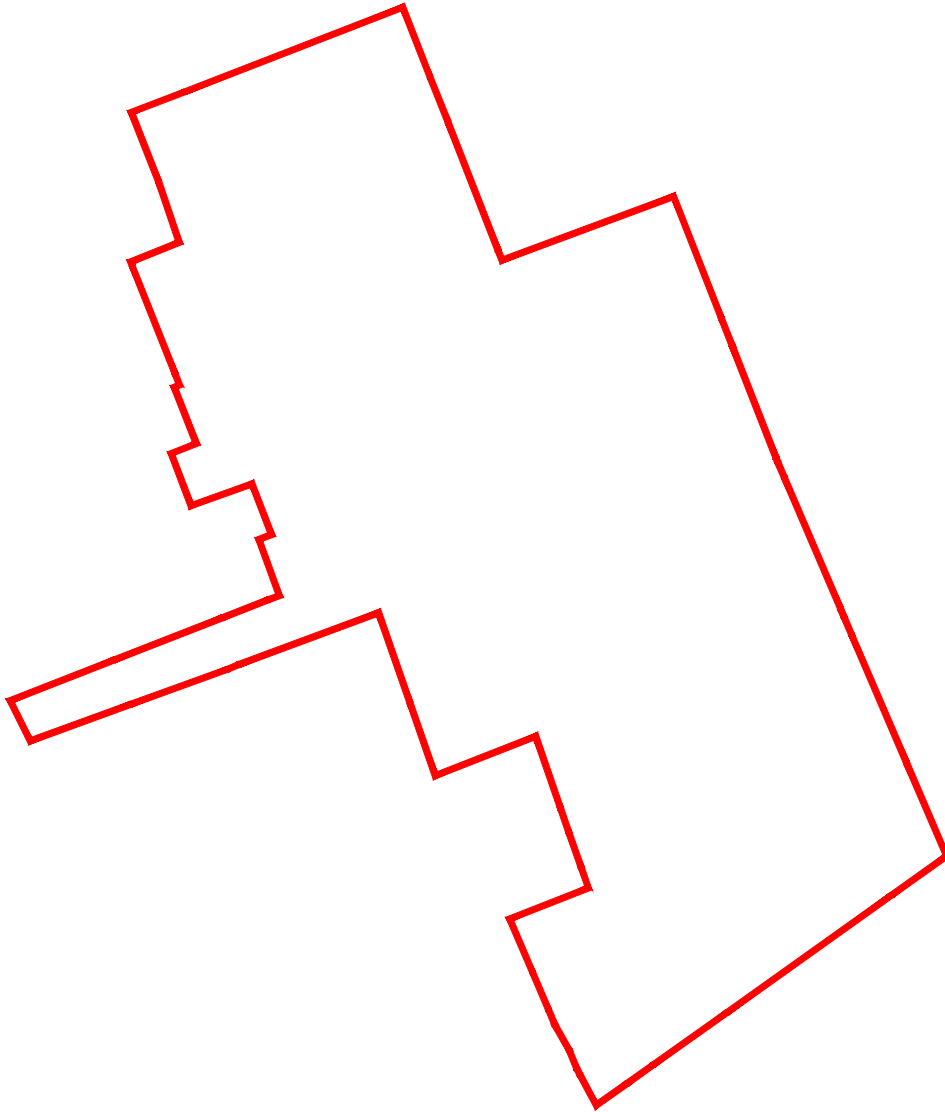
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Figure 10
Ordnance Survey map, 1897
1:1,250 at A4











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Figure 15
Ordnance Survey map showing the
location of the historic buildings, 2012
1:1,250 at A4

0 20m

Elevations reproduced from a drawing by Goldcrest Architects (July 2014)
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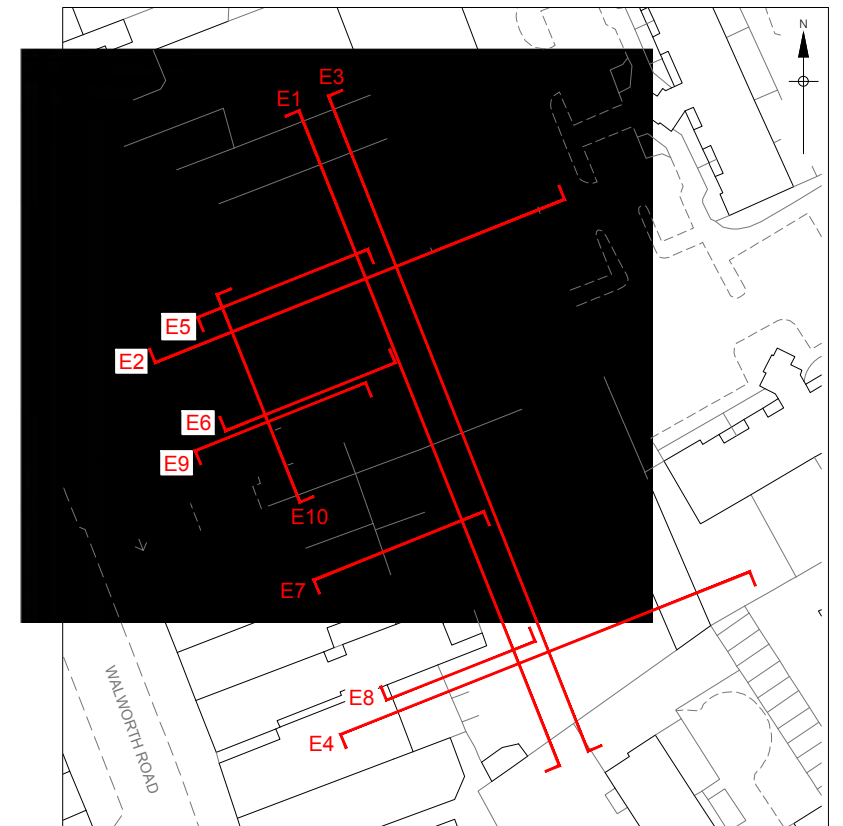
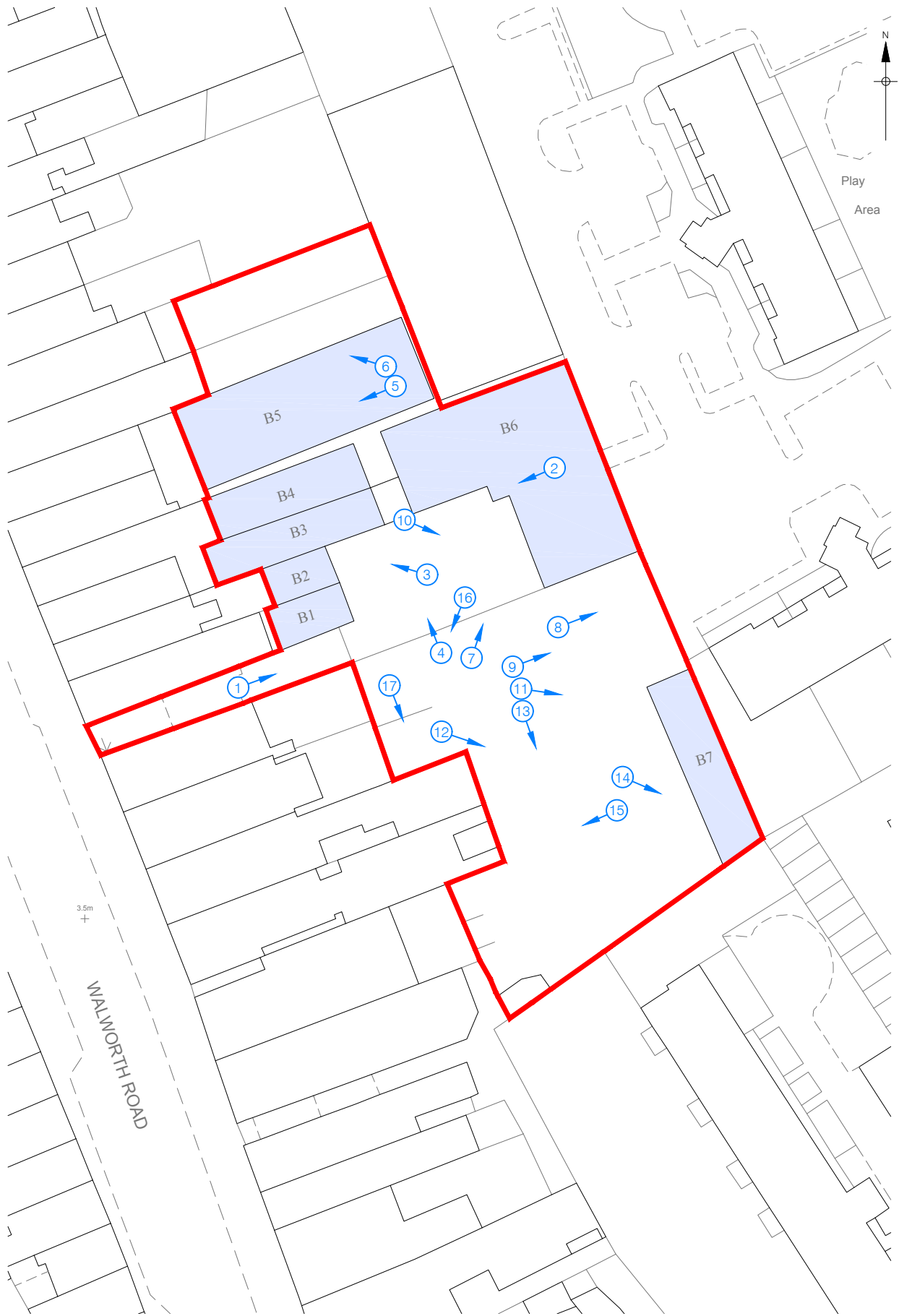


Figure 16
2014 Site Elevations
Elevations - 1:500, Inset - 1:1,000 at A3



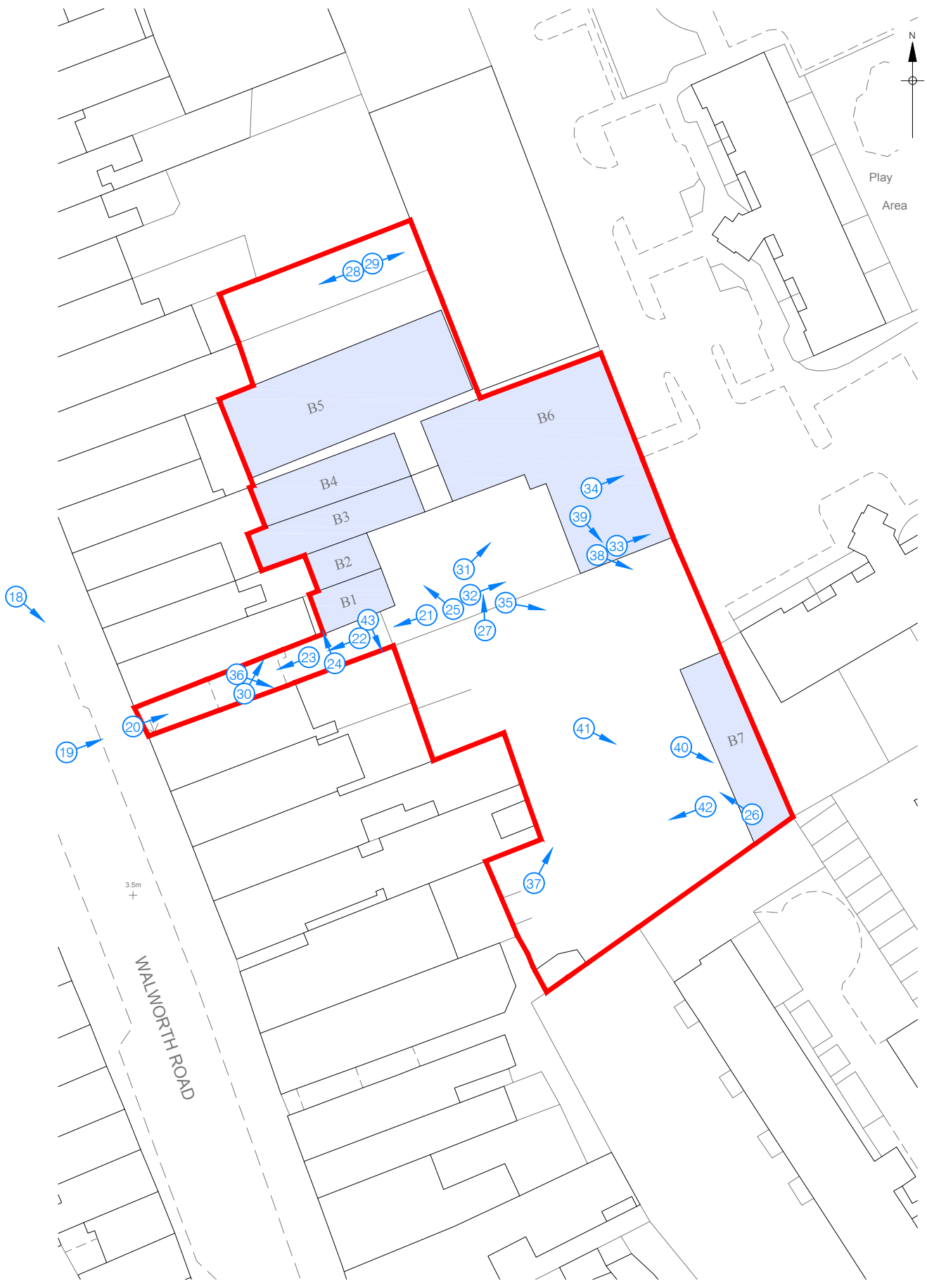
0 25m

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Figure 17
 CgMs (part of RPS) March 2014 Plate
 Locations and Directions (1-17)
 1:625 at A4



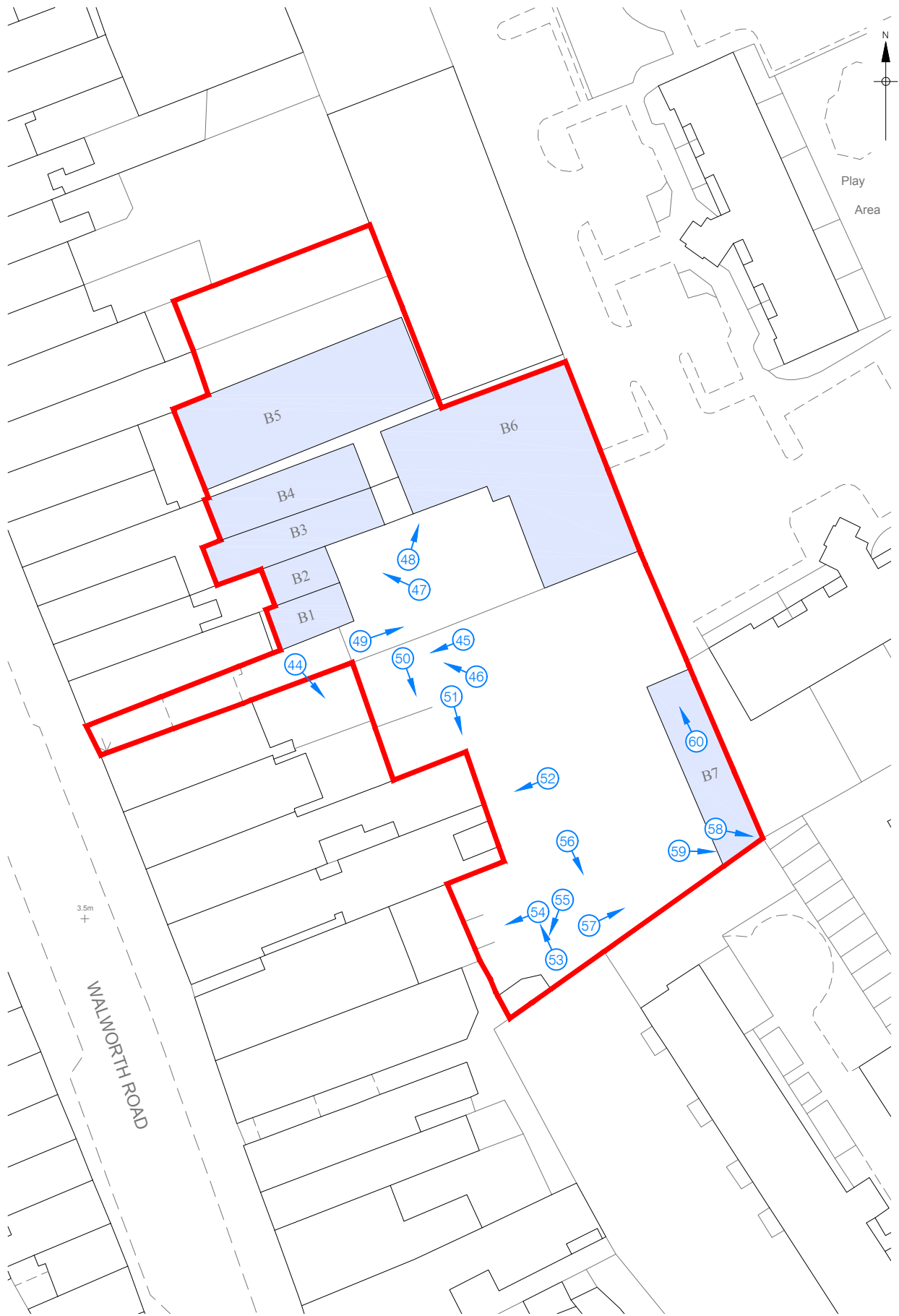
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Figure 18
 CField Construction early 2017 Plate
 Locations and Directions (18-43)
 1:625 at A4



0 25m

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Figure 19
 PCA December 2017 Plate Locations
 and Directions (44-60)
 1:625 at A4



Historic Plate 1. Google Maps 2003, looking north



Historic Plate 2. Bing Maps 2010, looking north



Historic Plate 3. Bing Maps 2012, looking north



Historic Plate 4. Bing Maps 2012, looking east



Historic Plate 5. Bing Maps 2012, looking south



Historic Plate 6. Bing Maps 2012, looking west



Historic Plate 7 Photograph of the front (south) elevation of Building 1 taken before 07 August 2013, looking north-east from the site entrance (Sloane Demolition, 2013)



Historic Plate 8 Photograph of the front (south) elevation of Building 1 taken before 07 August 2013, looking west towards the site entrance (Sloane Demolition, 2013)



Historic Plate 9. Southwark Council 2013, looking north



Historic Plate 10. Google Earth July 2014, looking north



Historic Plate 11. Google Earth June 2015, looking north



Historic Plate 12. Google Earth April 2017, looking north



Plate 1 Photograph taken in March 2014 (CgMs part of RPS) of entrance to the site from Walworth Road, looking east (viewpoint on Figure 17)



Plate 2 Photograph taken in March 2014 (CgMs part of RPS) of Buildings 1 to 4, looking west (viewpoint on Figure 17)



Plate 3 Photograph taken in March 2014 (CgMs part of RPS) of Buildings 1 to 4, looking west (viewpoint on Figure 17)



Plate 4 Photograph taken in March 2014 (CgMs part of RPS) of Buildings 3 and 4 (left) and boundary wall around York House, looking north (viewpoint on Figure 17)



Plate 5 Photograph taken in March 2014 (CgMs part of RPS) showing north wall of Building 4 and concrete slab of Building 5 and rear (east) elevations of buildings along Walworth Road, looking west (viewpoint on Figure 17)



Plate 6 Photograph taken in March 2014 (CgMs part of RPS) showing concrete slab of Building 5 and rear (east) elevations of buildings along Walworth Road, looking north-west (viewpoint on Figure 17)



Plate 7 Photograph taken in March 2014 (CgMs part of RPS) of site boundary wall with York House (left) and Cowper House beyond (centre), looking north-east (viewpoint on Figure 17)



Plate 8 Photograph taken in March 2014 (CgMs part of RPS) of site boundary wall with Cowper House (right) and Southey House (left) beyond, looking east (viewpoint on Figure 17)



Plate 9 Photograph taken in March 2014 (CgMs part of RPS) of site boundary wall with Cowper House (right) and Southey House (left) beyond, looking east (viewpoint on Figure 17)



Plate 10 Photograph taken in March 2014 (CgMs part of RPS) of site boundary wall and Southey House beyond, looking south-east (viewpoint on Figure 17)



Plate 11 Photograph taken in March 2014 (CgMs part of RPS) of site boundary wall and Southey House beyond, looking south-east (viewpoint on Figure 17)



Plate 12 Photograph taken in March 2014 (CgMs part of RPS) of site boundary wall and Southey House beyond, looking south-east (viewpoint on Figure 17)



Plate 13 Photograph taken in March 2014 (CgMs part of RPS) of site boundary wall and Manchester House beyond, looking south (viewpoint on Figure 17)



Plate 14 Photograph taken in March 2014 (CgMs part of RPS) of site boundary wall and rear (east) elevations of buildings along Walworth Road, looking south-west (viewpoint on Figure 17)



Plate 15 Photograph taken in March 2014 (CgMs part of RPS) of rear (east) elevations of buildings to the rear (east) of nos 243 and 245 Walworth Road, looking west (viewpoint on Figure 17)



Plate 16 Photograph taken in March 2014 (CgMs part of RPS) of site boundary and north elevation of building to the rear (east) of no. 243 Walworth Road (left), looking south-west (viewpoint on Figure 17)



Plate 17 Photograph taken in March 2014 (CgMs part of RPS) of north elevation of building to the rear (east) of no. 243 Walworth Road, looking south (viewpoint on Figure 17)



Plate 18 Photograph taken in 2017 (CField Construction) showing site entrance (left), looking south-east along Walworth Road (viewpoint on Figure 18)



Plate 19 Photograph taken in early 2017 (CField Construction) showing site entrance, looking east from Walworth Road (viewpoint on Figure 18)



Plate 20 Photograph taken in early 2017 (CField Construction) showing site entrance, looking east from Walworth Road (viewpoint on Figure 18)



Plate 21 Photograph taken in early 2017 (CField Construction) showing site entrance and rear (east) elevations of buildings along Walworth Road, looking west (viewpoint on Figure 18)



Plate 22 Photograph taken in early 2017 showing site entrance, looking west towards Walworth Road (viewpoint on Figure 18)



Plate 23 Photograph taken in early 2017 (CField Construction) showing site entrance, looking west towards Walworth Road (viewpoint on Figure 18)



Plate 24 Photograph taken in early 2017 (CField Construction) showing north side of site entrance, looking north-west (viewpoint on Figure 18)



Plate 25 Photograph taken in early 2017 (CField Construction) showing rear (east) elevations of buildings along Walworth Road, looking north-west (viewpoint on Figure 18)



Plate 26 Photograph of site taken in early 2017 (CField Construction) showing rear (east) elevations of buildings along Walworth Road, looking north-west (viewpoint on Figure 18)



Plate 27 Photograph taken in early 2017 (CField Construction) showing York House (right), looking north (viewpoint on Figure 18)



Plate 28 Photograph taken in early 2017 (CField Construction) showing the north boundary, looking west (viewpoint on Figure 18)



Plate 29 Photograph taken in early 2017 (CField Construction) showing the north boundary, looking west (viewpoint on Figure 18)



Plate 30 Photograph taken in early 2017 (CField Construction) showing York House (left) with Cowper House beyond, looking east (viewpoint on Figure 18)



Plate 31 Photograph taken in early 2017 (CField Construction) showing York House (left) with Cowper House beyond, looking north-east (viewpoint on Figure 18)



Plate 32 Photograph taken in early 2017 (CField Construction) Site boundary with Cowper House (left) and Southey House (left) beyond, looking east (viewpoint on Figure 18)



Plate 33 Photograph taken in early 2017 (CField Construction) of the boundary wall, looking south-east (viewpoint on Figure 18)



Plate 34 Photograph taken in early 2017 (CField Construction) of the boundary wall, looking east (viewpoint on Figure 18)



Plate 35 Photograph taken in early 2017 (CField Construction) of the boundary wall with Southey House beyond, looking east (viewpoint on Figure 18)



Plate 36 Photograph taken in early 2017 (CField Construction) showing boundary wall and Southey House beyond, looking east (viewpoint on Figure 18)



Plate 37 Photograph taken in early 2017 (CField Construction) of the boundary wall with Cowper House (left) and Southey House (right) beyond, looking north-east (viewpoint on Figure 18)



Plate 38 Photograph taken in early 2017 (CField Construction) of the boundary wall with Southey House beyond, looking south-east (viewpoint on Figure 18)



Plate 39 Photograph taken in early 2017 (CField Construction) of the boundary wall with Southey House (left) and Manchester House (centre) beyond, looking south (viewpoint on Figure 18)



Plate 40 Photograph taken in early 2017 (CField Construction) of the boundary wall, looking south-east (viewpoint on Figure 18)



Plate 41 Photograph taken in early 2017 (CField Construction) of the boundary wall, looking south-east (viewpoint on Figure 18)



Plate 42 Photograph of the south end of the site taken in early 2017 (CField Construction) showing rear (east) elevations of buildings along Walworth Road, looking west (viewpoint on Figure 18)



Plate 43 Photograph taken in early 2017 (CField Construction) showing the north elevation of building to the rear (east) of no. 243 Walworth Road and rear (east) elevations of buildings along Walworth Road (right), looking south (viewpoint on Figure 18)



Plate 44 Photograph taken in December 2017 (PCA) from site entrance of the newly constructed east building (left), looking south (viewpoint on Figure 19)



Plate 45 Photograph taken in December 2017 (PCA) of site entrance (right), boundary wall and rear (east) elevations of properties along Walworth Road, looking west (viewpoint on Figure 19)



Plate 46 Photograph taken in December 2017 (PCA) of site entrance (left) and rear (east) elevations of properties along Walworth Road, looking north-west (viewpoint on Figure 19)



Plate 47 Photograph taken in December 2017 (PCA) of the newly constructed north building and the rear (east) elevations of buildings along Walworth Road (left), looking north-west (viewpoint on Figure 19)



Plate 48 Photograph taken in December 2017 (PCA) of the newly constructed north and east buildings with the corner of York House in between, looking north-east (viewpoint on Figure 19)



Plate 49 Photograph taken in December 2017 (PCA) from site entrance of the newly constructed east building, looking east (viewpoint on Figure 19)



Plate 50 Photograph taken in December 2017 (PCA) of north elevation of building to the rear (east) of no. 243 Walworth Road, looking south (viewpoint on Figure 19)



Plate 51 Photograph taken in December 2017 (PCA) of newly constructed building (left) and east and north elevations of building to the rear (east) of no. 243 Walworth Road (right), looking south (viewpoint on Figure 19)



Plate 52 Photograph taken in December 2017 (PCA) of east elevation of building to the rear (east) of no. 243 Walworth Road, looking west (viewpoint on Figure 19)



Plate 53 Photograph taken in December 2017 (PCA) of east elevation of building to the rear (east) of no. 243 Walworth Road (left) and newly constructed building (right), looking north (viewpoint on Figure 19)



Plate 54 Photograph of the south end of the site taken in December 2017 (PCA) showing rear (east) elevations of buildings along Walworth Road, looking west (viewpoint on Figure 19)



Plate 55 Photograph of the south-west corner of the site taken in December 2017 (PCA), looking south-west (viewpoint on Figure 19)



Plate 56 Photograph taken in December 2017 (PCA) of the boundary wall with Manchester House beyond, looking south (viewpoint on Figure 19)



Plate 57 Photograph taken in December 2017 (PCA) of artificial hedging covering the south boundary wall, looking east (viewpoint on Figure 19)



Plate 58 Photograph of the south-east corner of the site taken in December 2017 (PCA), looking south-east (viewpoint on Figure 19)



Plate 59 Photograph of the south-east corner (right) of the site taken in December 2017 (PCA), looking east (viewpoint on Figure 19)



Plate 60 Photograph taken in December 2017 (PCA) of the boundary wall with the newly constructed building (left), and Southey House (right) beyond, looking north (viewpoint on Figure 18)

PCA

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