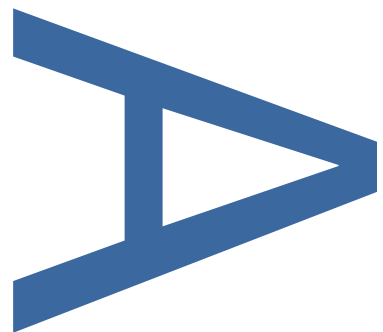
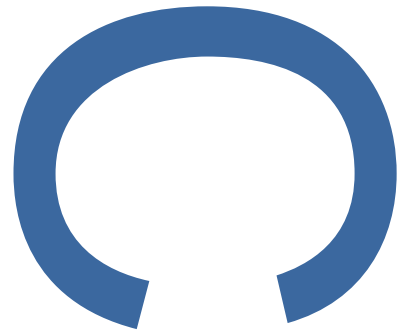


**HISTORIC BUILDING RECORDING
OF NOS 11-13 SPA ROAD,
BERMONDSEY,
LONDON BOROUGH OF
SOUTHWARK,
SE16 3RB**



PCA REPORT NO: R14091

APRIL 2020

PRE-CONSTRUCT ARCHAEOLOGY

Historic Building Recording of Nos 11-13 Spa Road, Bermondsey, London Borough of Southwark, SE16 3RB

Written by Adam Garwood and Guy Thompson

Site Code: SPB18

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Commissioning Client: CKC Properties Limited on behalf of Student Urban Living Bermondsey Limited

Central National Grid Reference: TQ 33720 79177

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DOCUMENT VERIFICATION

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London Borough of Southwark,
SE16 3RB

Type of project

Historic Building Recording

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by CKC Properties Limited on behalf of Student Urban Living Bermondsey Limited to undertake historic building recording of nos 11-13 Spa Road, Bermondsey, London Borough of Southwark. The recording was completed prior to the consented demolition of the buildings granted under planning permission 17/AP/3281. The buildings were occupied by a tannery and latterly by West Leigh Limited, a manufacturer of steel windows and doors.
- 1.1.2 The historic building recording has shown that the former Beam House, a single and two storey tannery building dating from the mid and late 19th century, remained in the northern part of the Site. The building had been much repaired and altered following damage incurred during the Second World War. This wartime damage also extended across a wider area, to the adjoining tannery buildings of the same complex to the west and to those immediately to the south. The whole tannery was extensively repaired and rebuilt post-war and continued in use by Whitmores (Edenbridge) Ltd up to 1959. The subsequent re-use and the adaptations made to the buildings removed all evidence of original or secondary fixtures and fittings associated with the tanning industry. The site however retains a high potential for the survival of 19th century or possibly earlier, tanning pits and associated subterranean structures.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by CKC Properties Limited on behalf of Student Urban Living Bermondsey Limited to undertake historic building recording of nos 11-13 Spa Road, Bermondsey, London Borough of Southwark. The recording was completed prior to the consented demolition of the buildings granted under planning permission 17/AP/3281. The buildings were occupied by a tannery and latterly by West Leigh Limited, a manufacturer of steel windows and doors.
- 2.1.2 The building survey was carried out in accordance with a Level 2 record as defined in Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice* as well as an approved Written Scheme of Investigation (Garwood 2020), National Planning Policy Guidance, specifically National Planning Policy Framework (NPPF revised 2019) and the Local Planning Authority's adopted policy towards built heritage.

2.2 Site Location and Description

- 2.2.1 Nos 11-13 Spa Road is located on the north side of Spa Road, to the east of the A2206 Grange Road and immediately north of the Bermondsey Spa Gardens at Ordnance Survey NGR TQ 33720 79177 (**Figures 1 and 2**). The Site is a sub-rectangular plot of land measuring c.0.15 hectares in area (**Figure 2**). It is bordered to the north (rear) by the route of Grange Yard, to the west by a similar group of commercial buildings (sheds), which historically once formed part of the same tannery site (Whitmores), and immediately east of the Grade II listed Kagyu Samye Dzong Tibetan Buddhist Centre (Historic England ref 1385931). The latter was built in 1890 as the Bermondsey Public Library, one of the first free public libraries in London. The Buddhist Centre (former library) in turn lies close to (west of) the Grade II listed Bermondsey Municipal Offices (Historic England ref 1385930) a large Greek Revival office building, now in use as the Town Hall. This building was first constructed in 1928 on the site of the former Bermondsey Baths. The original (former) Town Hall occupied a site between the former library and municipal offices. It was seriously damaged during World War II and its site is now occupied by a modern four storey development (Costermonger Building) in part used as a Sainsburys Local.
- 2.2.2 To the south of nos 11-13 Spa Road is the public green space of Bermondsey Spa Gardens, a 4.5 acre urban park refurbished under the hand of architects Broadway Malyan and re-opened in 2006. The site lies beyond but close to the easternmost boundary of the Bermondsey Street Conservation Area (No. 2) which extends as far east as Bacon Grove, but does lie within the Borough, Bermondsey and Rivers Archaeological Priority Area (APA) (DLO35765) and just to the north of the Bermondsey Lake APA (DLO35764). Until recently the buildings at nos 11-13 Spa Road were in use as the premises for West Leigh Limited, manufacturers of bespoke metal framed windows and window fittings. Historically, they formed part of a larger tannery site, which extended westwards to the present Cube House as shown on maps (**Figures 6 to 12**).
- 2.2.3 The existing buildings on the site comprise an aggregation of single or two storey industrial buildings, mainly constructed in brickwork and under pitched roofs. The two-storey high office range fronting onto Spa Road is the most recent, built 1970-1983 around a concrete frame and with a flat roof (Building F on **Figure 2; Plates 1 and 2**). The buildings to the rear all have pitched roofs and broadly comprise three parallel set and conjoined ranges of variable height, with gables facing east and west. Most significant in both size and heritage value is the former Beam House (Building A on **Figure 2**), located to the rear (north) of the site, backing onto Grange Yard (**Plates 7 to 9**). It was built in brick over five bays and two storeys, with a parapet. It is adjoined on its western side by a lower, in-line single storey range, added during the last quarter of the 19th century (Building B on **Figure 2; Plates 8 and 9**), and to its southern side by a pair of post-war sheds (Buildings C and D on **Figure 2; Plates 4**

to **6**). A modern flat-roofed addition (Building E on **Figure 2; Plate 1 to 5**) extends below the eastern bays of the elevated front range (Building F on **Figure 2; Plates 1 to 5**). An electricity sub-station is situated within the south-east corner of the Site (**Figure 16; Plate 1**). A plain c.2.6m high brick boundary wall runs along the Spa Road frontage (**Plates 1 and 2**). The main vehicular access is from Spa Road (**Figure 2; Plate 2**) with a smaller access to the east (**Figure 2; Plate 1**), although there is pedestrian access into the rear buildings on the Site from Grange Yard or Arts Lane (**Figure 2; Plates 8 and 9**).

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, revised 2019).
- 3.2.2 Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. Listing is undertaken by the Secretary of State; designation of conservation areas and locally listed buildings is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.

3.3 London Plan

- 3.3.1 Development also falls under the remit of the Mayor of London's London Plan [2016, 2017 fix] which addresses Heritage, Conservation Areas, World Heritage Sites and Protected sites. The core intent of the Mayors strategy in the London Plan is expressed as follows:

POLICY 7.8 Heritage Assets & Archaeology

London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

3.4 Planning Permission

- 3.4.1 Planning Permission (17/AP/3281) has been granted for the demolition of existing buildings and construction of a part 4, 5, 6 and 7 storey building to form 186 students rooms (sui generis), communal student facilities, plant room, cycle storage, gym,

recycling & refuse facilities and associated works, subject to a number of pre-commencement conditions.

- 3.4.2 An Archaeological Historical Building Recording condition attached to the permission reads:

Before any work, including all demolition, hereby authorised begins, the applicant shall secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The aim of the building recording as set out in the Written Scheme of Investigation was to provide a record of the extant buildings at 11-13 Spa Road, Bermondsey, prior to their demolition. The purpose was to clarify the historic and structural development of the buildings on site. This record was to be in accordance with requirements defined by an Historic England Level 2 survey. The recording was to focus upon the whole of the site but to pay more attention to those buildings that previously formed part of the tannery. The aim was to provide a better understanding of the buildings and to compile a lasting record, to analyse the results and to disseminate these results.

4.2 Documentary Research

4.2.1 The results of an internet 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 28th February 2020. Scaled plans of the existing buildings, provided by the client, were annotated on site with historical details and the location and direction of photographs (**Figures 16** and **17**).

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 some external elevations of the adjacent buildings and the streetscape along Spa Road. A selection of photographs (**Plates 1** to **34**) has been included in this report and **Figures 16** and **17** 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 SPB18. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the LAARC (London Archaeological Archive and Research Centre) in due course. The report will be submitted to the client, the GLHER (Greater London Historic Environment Record) and Southwark Council.

4.5 Guidance

- 4.5.1 All works were undertaken in accordance with standards set out in:
- ClfA (2014, updated 2019) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*
 - English Heritage (now Historic England) (2005) *The presentation of historic building survey in CAD*
 - Historic England (2015) *Guidelines for Archaeological Projects in Greater London* Archaeological Advisory Service
 - Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*

5 HISTORICAL BACKGROUND

- 5.1.1 The historic development of Bermondsey is due to the leather trade. This industry established itself in the area from the medieval period and was flourishing by the early part of the 17th century. It benefited from the hides discarded by butchers in the City, a convenient water supply that was obtainable twice in every twenty-four hours from the tidal streams of the Thames (also used as a motive power by tanners and leather-dressers), a ready supply of oak bark for tanning, good transport connections and a nearby growing market of shoemakers, hatmakers, saddle-makers and glovemakers, to sell its wares. In 1703 a Royal Charter of Incorporation was granted to all persons instructed as apprentices in tanning for seven years who exercised their craft in the parish. They must have from fourteen to twenty-four assistants, out of whom they must elect annually a master and two wardens (Malden, 1912).
- 5.1.2 By the late 18th century the tanning industry in Bermondsey was more extensive than in any other part of the country and reportedly by 1792 a third of the leather produced originated from Bermondsey. Both Horwood's map of 1799-1819 and Greenwood's map of 1824 illustrate the extent of tanneries in Bermondsey with the Site within a large tannery known as The Grange Tanneries (**Figures 3 and 4**). In 1832 the leather trade had outgrown the market in Leadenhall and a new leather market was erected by the principal tanners of Bermondsey with a frontage on Weston Street, Bermondsey. By 1842, the wealthier residents had left the parish, as the place had acquired a repellent character. It was a densely populated area inhabited by coal porters, whippers, longshore labourers and jobbers, corn porters, costermongers, watermen and sailors, whose earnings were irregular along with working tanners, fellmongers and leather-dressers. Typically, four to five people slept in one room, standards of cleanliness and temperance were low, and the population subsisted chiefly on bread and potatoes (ibid).
- 5.1.3 The Dickens's Dictionary of London (1879) notes that the air in Bermondsey "reeks with evil smells." He continues "Under the roofing are huge piles of fresh hides and sheep-skins. There is no noise or bustle, and but few people about. There are no retail purchasers, the sales being almost entirely made to the great tanners in the neighbourhood. The warehouses round are all full of tanned hides; the yards behind the high walls are all tanneries, with their tens of thousands of hides soaking in the pits. Any visitor going down to look at the Bermondsey hide-market should, if possible, procure beforehand an order to visit one of the great tanning establishments. Unless this be done the visit to the market itself will hardly repay the trouble of the journey, or make up for the unpleasantness of the compound of horrible smells which pervade the whole neighbourhood. The population is peculiar, and it is a sight at twelve o'clock to see the men pouring out from all the works. Their clothes are marked with many stains; their trousers are dis-coloured by tan; some have apron and gaiters of raw hide; an about them all seems to hang a scent of blood."
- 5.1.4 Among the well-established tanneries to spring up in Bermondsey were those of John and Thomas Hepburn (Hepburn & Gale) who owned three tanneries in Long Lane since the later eighteenth century, James Garnar who from 1865 produced leather from a tannery at the Grange and John Barrow and Sons, established at Wilds Rents in 1848 (<https://www.southwarknews.co.uk/history/land-leather-bermondseys-history-leather-making/>). In 1901 Hepburn and Gale moved to premises in Grange Road and two years later merged with Ross & Co to form Hepburn, Gale and Ross. In 1920 Hepburn Gale and Ross merged with Samuel Barrow and Brother to form Barrow, Hepburn and Gale, operating four tanneries in The Grange, Grange Road, Spa Road and one in Redhill, with warehouses in Weston Street, Maze Pond and St Thomas' Street. They became one of the (if not the) largest Bermondsey tanners and leather manufacturers during the 20th century, comprised of an amalgamation of numerous local businesses (<https://pastinthepresent.net/2016/06/01/in-search-of-londons-leather-land-exploring-bermondsey-street/>).
- 5.1.5 The historic Trade Directories provide some insight into the ownership of the site and

adjacent businesses, although it was not possible to identify which firm occupied which premises from the 1841 Directory, as three tanners, Thomas Hooper, Harry & George Pinchin and Thomas Smith are all listed for the Grange, Bermondsey. The Post Office London Directory of 1882, lists the businesses at the Grange (heading north from Grange Road). They include a sign writer, boot maker, hide and wool worker, sack and bag manufacturer, plus James Garnar (leather manufacturer) and two tanners, James Alfred Axtell and James Eason, the latter occupying the premises next to Garnar. James Garnar or Later James Garner and Sons (leather dressers) are shown immediately to the west of the site on the GOAD map of 1938. The Business Directory of London, 1884 is the first to provide more conclusive evidence of who occupied the site, listing Thomas Whitmore, tanner of Tyer's Gateway & The Grange, Bermondsey. William Whitmore, tanner, (son of Thomas) is listed in the Post Office Directories of 1895 and 1899 and Whitmores (Edenbridge) Ltd, in the Post Office Directory of 1910. The same company, Whitmores (Edenbridge) Ltd, is shown occupying the site of the GOAD Insurance maps of 1938 and 1959 (**Figures 9 and 12**).

5.2 The History of Whitmores (Eden Bridge) Limited (written by Guy Thompson)

Origins and foundation

5.2.1 The business was originally established by Thomas Whitmore (1826-1884), son of Thomas and Sarah Whitmore (m.09/11/1822) of Westerham, Kent. Although the trade of Thomas Whitmore senior is uncertain, Thomas junior trained as a currier. A local directory of 1847 lists him as a currier in Westerham and Edenbridge (Bagshaw's History, Gazetteer & Directory of Kent 1847). Thomas' business seems to have started on a fairly small scale; a census return of 1851 lists him as a currier, living in Westerham with his wife Anne (b.1822) an apprentice named William Shepherd and a domestic servant (Ancestry.com TNA HO 107/1613/506). A directory of 1858 lists Thomas Whitmore as a tanner and currier of Westerham (Melville & Co's Directory of Kent 1858: 386).

5.2.2 By the early 1860s, Thomas Whitmore's business had grown. A census return of 1861 lists him, Anne, their sons William (born in summer 1852 and then aged 9), Tom Harry (4), James (2) and daughters Elizabeth Jewel (1) and Alice (1 month) as residents of Westerham (Ancestry.com TNA RG 9/489/75: 14). Thomas was described as a tanner and currier, employing ten men and two boys. Ten years later, Thomas Whitmore was still living with his family in Edenbridge. A census return of 1871 describes him as a tanner and currier employing nine men and three boys, suggesting that the business had not grown significantly in the preceding decade (Ancestry.com TNA RG 10/926/36: 31). Living with their parents were the couple's eldest son William, then aged 19 and working for his father as a currier, daughters Alice and Lucy May and son Herbert Searle Whitmore, who was then aged nine.

Expansion into the London market

5.2.3 The Whitmore's family business appears to have expanded significantly during the 1870s and early 1880, when Thomas acquired a tannery at Tyer's Gateway (now Tyer's Gate) in Bermondsey. A directory of 1882 is the earliest online source to list Thomas Whitmore, tanner, as occupying premises at that address (Post Office London Directory 1882: 640). Greater detail about Whitmore's Bermondsey tannery is provided by a census return compiled the previous year, which reveals that the operation was overseen by his eldest son, William. The return lists William (then aged 29), his sister Elizabeth (21) and younger brother Herbert (19) living and working at Fish's Tan Yard, Tyer's Gateway (Ancestry.com TNA RG 11/558/108: 26). William was described as a 'foreman tanner employing 18 men and 3 boys', while Herbert was described as his assistant.

5.2.4 The Tyer's Gateway tannery appears to have been the Whitmore family's first venture in the metropolis, although operations continued to expand over the years that followed. A business directory of 1884 indicates that Thomas occupied two tanneries in Bermondsey by that date; the existing operation in Tyer's Gateway and a second

one at The Grange, the earliest known reference to the Whitmore's tannery at that address (Business Directory of London 1884: 701).

- 5.2.5 Thomas Whitmore died on 31 January 1884 at the age of 62, leaving a personal estate worth £42,125.2s.11d. (Ancestry.com England & Wales, National Probate Calendar (Index of Wills & Administrations) 1858-1995). His will was proved by his widow Anne, eldest son William (described as being of Tyer's Gateway) and younger son Herbert, who was listed as a resident of Edenbridge. Following their father's death, it appears that William managed the operations in Bermondsey and Herbert took charge of the firm's tannery at Edenbridge. Directories of 1895 and 1899 list William Whitmore as the proprietor of the tannery at The Grange (Post Office London Directory 1895: 696; Post Office London Directory 1899: 771).
- 5.2.6 By the early 1890s William and his sisters Elizabeth Jewel and Lucy were living in comfortable surroundings in Blackheath (Ancestry.com TNA RG 12/517/160: 31). Although William married Alice Emma Wallis at the parish church of St George the Martyr in April 1894, the couple do not appear to have had any children (Ancestry.com LMA P92/Geo/215). At some point between 1894 and 1899, they moved to Beccles in Suffolk, where William died on 21 September 1899 at the age of 47. Like his father, William left a substantial personal estate, which was valued as being worth £40,441.13s.7d in May 1901 (Ancestry.com England & Wales, National Probate Calendar (Index of Wills & Administrations) 1858-1995).

Herbert Searle Whitmore and Whitmores (Eden Bridge) Limited

- 5.2.7 Following William's death, control of the family business descended to his younger brother Herbert Searle Whitmore (1861-1928). Having lived at the Tyer's Gateway tannery in the early 1880s, Herbert married Annette in 1890 and the couple were living in Withyham in East Sussex by 1891 (Ancestry.com TNA RG 12/787/22: 14). The family remained at that address, which was close to the Edenbridge tannery, throughout the 1890s and 1900s, before moving to the Red House in Limpsfield, Surrey by 1911 (Ancestry.com TNA RG 14/3255: 144).
- 5.2.8 Presumably it was Herbert who gave the company the name Whitmores (Eden Bridge) Limited, under which it would continue trading for several decades. The company's registered head office was given as 'The Tannery, Edenbridge, Kent' in official documents thereafter (London Gazette No. 33689 13/02/1931: 1035). The company had disposed of the tannery at Tyer's Gateway by 1910, concentrating its business instead at Edenbridge and The Grange (Post Office London Directory 1910: 630, 641). Telephones were installed in both premises by 1907 (Eden Bridge 24 and Central 8987 respectively) (Westminster Gazette 26/08/1907: 10).
- 5.2.9 Herbert served as Chairman and Managing Director of Whitmores (Eden Bridge) Ltd for nearly three decades, until his death at the age of 67 on 29 March 1928 (Liverpool Echo 30/03/1928: 9). At the time of his death, Herbert was living at Tenchleys Park house in Limpsfield. Herbert left an extremely valuable estate to his beneficiaries, worth £284, 404.14s.8d (Ancestry.com England & Wales, National Probate Calendar (Index of Wills & Administrations) 1858-1995).
- 5.2.10 Control of the company appears to have descended to Herbert's sons Herbert Searle Whitmore junior, Paul Searle Whitmore and Wallis Searle Whitmore, all of whom described themselves as tanners. In February 1931, the company applied to the High Court of Justice to reduce its nominal capital from £350,000 to £150,000, although this appears not to have been granted (London Gazette No. 33708 17/04/1931: 2513). A subsequent request to reduce its capital to £300,000 "by returning capital in excess of the wants of the company" was confirmed by Chancery in June 1934 (London Gazette no. 34050 15/05/1934: 3139; London Gazette No. 34064 26/06/1934: 4087).
- 5.2.11 The company retained its premises at Edenbridge and at the Grange throughout the 1930s and 1940s. During the war (II) the slogan "Men March to War on Whitmore's Leather" was an oft repeated local claim that all men wore Whitmore's boots during both world wars (<http://www.ksymuseum.org.uk/Stories/ViewStory/17?page=5>).

Despite sustaining bomb damage during the Second World War, the tannery remained in possession of the site until the late 1950s (Garwood 2017: 23). A GOAD fire insurance plan of 1959 (**Figure 12**) indicated that the firm was scheduled to vacate the premises in April 1959 (ibid.). Following the disposal of the Bermondsey tannery, the company continued trading from its Edenbridge premises (renamed the Lorne Works) until August 1982, when it was decided to wind-up the business voluntarily (London Gazette No. 49081 13/08/1982: 10659).

- 5.2.12 Following the sites closure as a tannery after 1959, the site was subsequently re-used as the premises for a catering business, Mecca Catering Ltd. The Site is annotated 'Depot' on the 1964 map (**Figure 13**). The 1968 Goad Insurance map (**Figure 14**) shows that it was vacant in July 1968. By 1983 (**Figure 15**), the buildings in the front (southern) part of the Site had been added. The Site has most recently been used by West Leigh Ltd, manufactures of bespoke windows and fittings.

6 DESCRIPTIONS

6.1 Introduction

6.1.1 The approved Written Scheme of Investigation (Garwood, 2020) required an Historic England Level 2 record of the former tannery buildings at nos 11-13 Spa Road, prior to their demolition. The outcome of this survey is based on information gathered during the fieldwork, analysis of the built fabric and from primary and secondary documentary sources.

6.2 General Descriptions

- 6.2.1 Due to the built-up character of the area only the south facing elevations to Spa Road and Spa Gardens (**Plates 1 and 2**), and the north facing elevations to Grange Yard and Arts Lane are more than only partially visible (**Plates 7 to 9**). Those elevations along the west side of the site are obscured by adjoining industrial buildings, a number of which historically formed part of the very same tannery site, operated by Whitmores (Edenbridge) Ltd until the late 1950s (**Figures 6 to 12**). The eastern elevations butt-up against or up close to the flank elevations of the Grade II listed former library.
- 6.2.2 The southern elevations are dominated by the red brick boundary wall to Spa Road and the first-floor offices (**Plates 1 and 2**). The latter are elevated on six concrete stanchions above the level of the boundary wall and a small front yard (partly below the offices). The yard is open-sided, particularly to the south and north sides, to enable access into the core of the building from Spa Road (**Plates 3 and 4**). The offices are fully concrete construction, built off six heavy stanchions supporting a concrete slab floor and flat roof above. It comprises an external skin or facing of yellow stock brick, between contrasting red brick soldier courses (**Plates 1, 2 and 5**). The eight window bays are recessed, with step-chamfered brick sills and modern metal framed glazing (**Plates 1 and 2**). The red brick boundary wall shows evidence of at least four phases of rebuilding, the earlier (central area) brickwork, built in Flemish bond after the war (post-1946).
- 6.2.3 Views from the front yard area look eastwards towards a modern single storey flat roofed range, tucked under the over-sailing first floor offices, in which a narrow two-storey stairwell to the rear (north) provides access from the yard up to the offices above (FF1 on **Figures 15 and 16; Plates 3 and 33**). A small metal-framed and fully glazed conservatory/porch shelters the entrance to the main reception (E3 on **Figure 16**). To the south a continuation of this single storey range returns west beyond the shelter of the offices and is in turn abutted (between it and the boundary wall) by a lesser utility store (E8 and E9 on **Figure 16**). The ground level steps up from the front yard to the internal floor level of the southernmost shed (D; **Plate 4**).
- 6.2.4 The northern elevations face onto the narrow 'back street' of Grange Yard and Arts Lane (**Plates 7 to 9**). It comprises two, in line, but distinctly different buildings, which together comprise the former Beam House, annotated as such on the GOAD insurance plan of 1938 (**Figure 9**). The eastern two storey range (A) is built using London stock bricks, laid in English bond and constructed over five bays, delineated by four external pilasters (**Plates 7 and 8**). The latter rise up above the level of the first-floor windows and to a brick parapet, which extends the length of the building (east-west) returning south and towards a gable parapet (**Plate 9**). All the window openings, both at ground and first floor level, had been remodelled post-war using plain concrete lintels and simple metal-framed casements. Closer inspection of the elevation showed that the three eastern bays and part of the penultimate western bay had been completely rebuilt at and above first floor level, after the site had been extensively bomb damaged during the WWII (see the LCC bomb damage map, **Figure 10**). The extent of the wartime damage is shown by an abrupt termination of a decorative brick band to the parapet, which survives above the western bay only and as oversailing brick impost bands, remaining only on the western pilaster and western angle. A door entrance, also rebuilt, lies within the central bay and atop of a

short flight of steps from Grange Yard.

- 6.2.5 The western elevation is more intact, retaining the decorative brick band, extending along the parapet and the base of the gable (**Plate 9**). The band lies above the northernmost of four (the other three not externally visible) tall, two storey blind arches, built with semi-circular rough brick voussoirs of four header courses, springing from moulded brick imposts.
- 6.2.6 Whilst the aspect of the north facing elevation had been much altered post-war, an impression of its former appearance could still be glimpsed on the corresponding southern elevation (**Plates 11 and 12**). Although the upper floor had also been altered post-war, likely for the same reasons, it was not as extensive, the intermediate pilasters and ends retaining the lower springing courses of former semi-circular arches built for the first-floor windows (**Plate 12**). They had however been removed and the former openings rebuilt with stock brick and concrete lintels to form the present windows.
- 6.2.7 The attached lower range to the west (B) is built over a single storey in stock brick and with a pitched roof, the latter covered in corrugated asbestos cement sheets (**Plate 9**). The brickwork also shows much evidence of rebuilding, presumably for the same reasons, but where original (lower courses) it is constructed using stock bricks (yellow, pink, light-medium red) in English bond. The five window openings are all post-war additions built with concrete lintels and with metal-framed casements. The upper walls appear to have been much reworked and include evidence in the form of a sailor course and part of a bull-nose jamb, of a former carriage door, or similar, opening, blocked in before the present windows were added. The door opening also looks to be a secondary insertion with later reworking using yellow stock bricks.

6.3 Internal Descriptions

- 6.3.1 For ease of reference each principal space or building range has been given a unique identifying letter (A to F) and each room/s within those spaces an individual number, and accordingly an alpha-numeric reference (**Figures 15 and 16**).

6.4 The Beam House, Eastern Bays (A)

- 6.4.1 This range comprises the only historic two storey element of the complex, with a ground and first floor linked by a post-war concrete-built stairwell, contained within an added half bay external to the western wall of (A) and within the adjacent range (B; **Figures 16 and 17**). Both the stair and first floor structure of (A) are later concrete additions, the original first floor likely a casualty of WWII.

6.5 Ground Floor

- 6.5.1 The ground floor is laid out over five bays (AG1) defined by large binding joists aligned north-south across the shorter span of the building and supported at each end by brick piers (**Figure 16; Plate 10**). The joists, which carry the first floor, have an unusual profile, each rising in height towards the wall junctions. They had latterly been rendered over (onto a mesh wire covering), giving the appearance of a concrete beam, but in one example a section of this render had been removed, exposing a heavy scantling, plated iron joist beneath. A later concrete beam, supported mid-point by a Fletton brick pier, had been inserted to strengthen the floor above, within the western bays. The north-western quadrant of the floor had latterly been enclosed using Fletton brickwork to form a small separated WC and store (AG2; **Figure 16**). Access to these rooms was not possible due to the presence of asbestos.
- 6.5.2 Internal openings had been broken through the south and west walls to connect with the adjoining ranges (**Figure 16**). A large inserted opening, built with a concrete lintel, occupied the central bay of the southern wall, while a similarly built but smaller opening lay to the west. Both had been broken through the original southern external wall of the Beam House, constructed in robust pier and panel (**Plate 11**), using London stock bricks laid in English bond.
- 6.5.3 The western gable end wall had similarly been broken through along its southern

side, creating two openings. Both took advantage of existing recessed (lighter) brickwork which formed the lower part of tall, two-storey, semi-circular arched recesses, (partly visible externally) which sprang from substantial brick piers (**Plate 13**). The piers, three in total (to four arches) incorporated a brick and moulded stone impost just below the springing line (**Figure 16**; **Plate 13**). The blind brickwork of the recesses remained at first floor level, supported at ceiling height by concrete lintels, set onto courses of additional brickwork, enclosing and widening the original piers.

- 6.5.4 The four ground floor window openings along the north wall were all identical in their execution, comprising modern internal secondary glazing to the rear of post-war metal framed casements with obscure glass. The floor was re-laid using modern four-inch quarry tiles.

6.6 First Floor

- 6.6.1 The first floor of the Beam House (A) has been sub-divided into three main spaces (AF1 to AF3), WCs and an off-centre corridor (**Figure 17**). The latter aligns with an enclosed gantry, which over-sails the roofs of sheds (C and D) to the south, to link this floor with the first-floor office (F).

- 6.6.2 The first floor is laid out over seven bays, defined by six roof trusses, four over (AF1) and two over (AF2) and the corridor (**Figure 17**; **Plates 14 to 16**). The roof trusses are not original to the building and are likely associated with its rebuilding following wartime damage. The trusses are a typical triangulating truss with a central king strut, manufactured using L-sections for the smaller struts and doubled-up T-sections for the principals and ties. The raking struts connected via plate gussets or webs and were fixed using hexagonal nuts and bolts. They carried four L-section purlins per pitch, with an additional pair on each side of the ridge. These replacement trusses were smaller in their span than the building, the short fall bridged by the addition of extra sections of back to back steel C-sections, bolted into the foot of the truss, along the northern side only (**Plate 15**). In addition to their smaller size the trusses/roof was not set parallel with the line of the northern flank and eastern end walls, the former creating a diverging section of concrete shuttered flat roof between the base of the roof and the northern parapet wall. Clearly the roof was a 'best fit' undertaking. In pitch translucent corrugated panels in the northern roof pitch provided natural light to the floor, concentrated by a modern light well.

- 6.6.3 The eastern flank wall retained evidence of two full and one, half semi-circular arch (**Plate 14**), which correspond with the remains of arches in the western flank wall (**Plate 9**). The southern third of the east wall had been reworked to form an even surface for shelving, which had covered over the southernmost arch and part of the south/central of the four arches (**Plate 14**). The wall terminates some 750mm above the level of the arches and thereafter the gable wall above is recessed back 14 inches to the outside face of the wall and is a later rebuilding. The window openings and windows to both the north and south walls of (AF1) were modern uPVC replacements, although those to the WCs along the north wall were post-war metal casements. The construction of the walls to the WCs, the corridor and the boiler room (AF3) were all modern blockwork.

- 6.6.4 The western bays (AF2) were a continuation of the (AF1), latterly separated off by the corridor and other modern additions and were built using the same style of roof truss and shared many of the same features (**Plate 16**). This included the stepping back of the gable wall to the outside face of the much thicker end wall and the presence of the semi-circular headed arches, although only one of the latter was visible, re-used as a doorway to the first floor via the later concrete stair. The gable wall, unlike that to the east side remained intact, built in English brickwork and with a central and two flanking pilasters (**Figure 17**).

6.7 The Beam House, Western Bays (B)

- 6.7.1 The western bays were a later addition to (A) built or rebuilt over a single storey. It is laid out over 4½ bays (**Figure 16**). The easternmost half bay a post-war addition, comprising a concrete column and lintel, forming part of the structure supporting the

stairwell. The remaining four bays are defined by a series of three substantial softwood trusses (**Plates 17 and 18**). They each use 11-inch scantling ties, with wrought iron Queen bolts connecting and tensioning the tie and straining beams and outer raking struts bracing the principal back into the tie and the Queen bolt. The trusses are additionally strapped at the junctions of the tie and principal. There are paired back purlins to each pitch, held by simple back cleats, which in turn carry the softwood common rafters, which appear to be a mixture of scantlings and dates. The roof incorporated translucent in-pitch roof panels (**Plates 17 and 18**). The trusses were set or reset into the northern and southern flank walls, the upper part of the northern wall rebuilt over much of its length and particularly above the block of four metal-framed casement windows. The southern flank wall was built in English bond and pierced by two, later openings, connecting with the adjoining shed (C; **Figure 16**). The western opening was double width and full height, bridged by a concrete lintel, with Fletton brickwork above. The floor was a mixture of modern quarry tiles or was covered with screed.

6.8 Shed C, 1946-1959

6.8.1 Shed C butted up to the southern elevations of Beam House (A and B) and is laid out over 9 bays, the easternmost truss set slight back from the wall line of the gable wall (**Figure 16**). The roof trusses were all contemporary and originally identical in their construction, although some had been slightly altered to aid the routing of services and ducting etc. All were fabricated steel triangulating trusses, built using L- or back to back T-sections, bolted together via plate like gussets (**Plates 19 to 21**). They carried four back purlins which in turn carried the asbestos cement roofing panels with in-pitch lights to the north side (**Plate 20**). The eastern and western gable ends were built in English bond and in Fletton brick. The eastern part of the southern wall was similarly built in Fletton brickwork and included four narrow casements below a single lintel and a door opening (**Plate 6**). A small brickwork electricity switch room butted up against the southern wall of (B), west of centre (**Plate 19**), but otherwise no structures remained.

6.9 Shed D, 1946-1959

6.9.1 Shed D in turn butted up against the southern flank wall of (C; **Figure 16**). It comprised six principal internal spaces (D1 to D6) of which (D1) and (D2) once formed a single unit. The western bays (D1) were open sided to the south and to the small yard area (now below the elevated office range; **Plate 4**). D1 was also connected to shed (C) via a large opening broken through the party wall (**Figure 16**; **Plate 22**). A narrow office range (D1A), built in Fletton brick, with two windows overlooking the workshop was present along the western flank wall (**Plate 23**). The roof comprised steel triangulating trusses, with bolted gussets carrying an asbestos cement sheet roof covering (**Plate 22**). The eastern internal wall was built in Fletton brickwork, matching that of the western gable end. Room (D2) was a single bay width, its eastern end wall broken through to connect with adjoining (D3 and D4; **Figure 16**). The latter were both recent creations built with blockwork walls up to the level of the truss (**Plate 24**). Both appear to have been in use as stores (**Plate 26**). This was also the case for (D5), another recent creation to the east side of a corridor, lit by four casement windows in its eastern end wall (**Plates 5 and 25**). It had a small office (D6) in its south-east corner.

6.10 Flat Roofed Additions E, 1968-1983

6.10.1 The workshops were extended to the south and east of the yard with the addition of a utilitarian office-cum-reception range. It comprised a series of smaller rooms including an office (E1; **Plate 29**), reception area (E2 and E3; **Plates 27 and 28**), WCs, a staff kitchen (E5; **Plate 30**), staff mess room (E6 and E7; **Plates 31 and 32**) and two stores (E8 and E9), all built over a single level and below a flat roof (**Figure 16**). Fenestration was a mixture of single glazed casements or modern uPVC units (**Plate 3**) and the internal walls were either blockwork or modern stud walling.

6.11 Office (F) 1968-1983

- 6.11.1 The elevated office (FF) could be accessed either from the first floor of (A) via an enclosed steel framed gantry, which over-sailed the roofs on the intervening sheds (**Figure 17**), or from a steel dog leg staircase (FF1; **Figure 17**; **Plate 33**), which rose from the north side of (E2; **Figure 16**). The floor was built around a concrete frame with 16-inch steel RSJ supporting the flat roof (**Plate 34**). It was laid out as a large open plan office, lit by a series of wide modern uPVC windows in its long walls (**Plate 34**).

7 DISCUSSION AND CONCLUSIONS

- 7.1.1 The results of the documentary research and the building recording have shown that mid-19th century and late 19th century tannery buildings (known as Beam House) remain on the north side of the Site despite bomb damage during the Second World War. Beam House once formed part of Grange tannery complex operated by Whitmores (Edenbridge) Ltd.
- 7.1.2 An inspection of Beam House, a building typically used for preparing hides, revealed that it had not escaped the hostilities of the Second World War without sustaining considerable damage. The upper walls of the earlier range (A) had been rebuilt and the entire roof and first floor structures had been completely replaced post-war. The LCC bomb damage map (**Figure 10**) describes the level of damage to this building as 'damaged beyond repair', although clearly the tannery proprietors (Whitmores) disagreed with this assessment as the shell of the building was retained, repaired and put back to use. The damage to the adjoining late 19th century enlargement of Beam House (B) was less severe (damaged but repairable at cost), and accordingly it retained the wide span, heavy scantling, 19th century softwood trusses of its original roof structure. However, given the rebuilding of the upper flank walls it seems likely that either these trusses were supported in situ and underbuilt or were removed and refitted, post-war.
- 7.1.3 The adjoining tannery buildings to the south of the Beam House, shown in yellow and annotated as accommodating tanning pits on the GOAD insurance map of 1938 (**Figure 9**), were completely destroyed during the same episode of hostilities (**Figure 10**). They were demolished (along with the terrace of houses fronting Spa Road) and rebuilt soon after the end of the war, as sheds (C and D), along with much of the adjoining tannery site (to the west), which together continued in operation until 1959 by Whitmores (Edenbridge) Ltd of Kent (**Figure 12**). The new sheds added c.1946-1950 were used to house the lime pits (used to de-hair and de-fat the hides) and for storage of drums (chemicals) and as a garage.
- 7.1.4 Following the Site's closure as a tannery, after 1959, ending an association with the tanning industry on this site since the late 18th century (**Figure 3**), the Site was subsequently re-used as the premises for a catering business, Mecca Catering Ltd, but by 1968 was vacant (**Figure 14**). Later additions, comprising ranges (E and F) both post-date 1968 and are associated with its use as a depot and latterly the premises for West Leigh Ltd, manufactures of bespoke windows and fittings. The Site's continued re-use as business premises by a series of small companies, each adapting the buildings to suit their own requirements, has removed, along with the wartime damage, all evidence of original or later internal fixtures and fittings and original spaces associated with its use in tanning. However, the survival of subterranean structures, such as lime and tanning pits, below the present floors, particularly within ranges (B and C) is thought to be very likely. An archaeological evaluation to assess the extent and survival of the below ground component, is to be completed following the demolition of these interesting but much compromised buildings.

8 ACKNOWLEDGEMENTS

- 8.1.1 Pre-Construct Archaeology Limited would like to thank CKC Properties Limited for commissioning the project on behalf of Student Urban Living Bermondsey Limited.
- 8.1.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The building recording and report were completed by Adam Garwood, while the background research was carried out by Guy Thompson. Hayley Baxter compiled the illustrations.

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Census return of 1871-TNA RG 10/926/36: 31
Census return of 1881-TNA RG 11/558/108: 26
Census return of 1891- TNA RG 12/787/22: 14

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Greenwood's Map of 1824
First Edition Ordnance Survey Map of 1872
Second Edition Ordnance Survey Map of 1894
Third Edition Ordnance Survey Map of 1914
Ordnance Survey Map of 1921
GOAD Insurance Plan of 1938
LCC Bomb Damage map 1946
Ordnance Survey Map of 1950
GOAD Insurance Plan of 1959
Ordnance Survey Map of 1964
GOAD Insurance Plan of 1968
Ordnance Survey Map of 1983

10 APPENDIX 1: OASIS FORM

OASIS ID: preconst1-389847

Project details

Project name	Historic Building Recording of Nos 11-13 Spa Road, Bermondsey, London Borough of Southwark, SE16 3RB
Short description of the project	Pre-Construct Archaeology Limited was commissioned to undertake an Historic England Level 2 record of the former tannery works (latterly West Leigh Ltd) at 11-13 Spa Road, Bermondsey, prior to its demolition. The building recording identified that the former Beam House, a single and two storey tannery building dating from the mid and late 19th century, remained, although much repaired and altered following damage incurred during the Second World War. Wartime damage also extended across the wider area, to the adjoining tannery buildings of the same complex to the west and to those immediately to the south. The whole site was repaired and rebuilt post-war and continued in use by Whitmores (Edenbridge) Ltd up to 1959. Its subsequent re-use and the adaptations made to the buildings has removed all evidence of original or secondary fixtures and fittings associated with the tanning industry. The site however retains a high potential for the survival of 19th century or possibly earlier, tanning pits and associated structures.
Project dates	Start: 28-02-2020 End: 28-02-2020
Previous/future work	Yes / Yes
Any associated project reference codes	SPB18 - Sitecode
Type of project	Building Recording
Site status	None
Monument type	TANNERY Post Medieval
Significant Finds	NONE None
Methods & techniques	"Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK BERMONDSEY ROTHERHITHE AND SOUTHWARK Nos.11-13 Spa Road, Bermondsey, London Borough of Southwark
Postcode	SE16 3RB
Study area	0 Square metres
Site coordinates	TQ 33720 79177 51.495198911662 -0.073487402174 51 29 42 N 000 04 24 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	NA
Project design originator	Adam Garwood
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Student Urban Living Bermondsey Limited

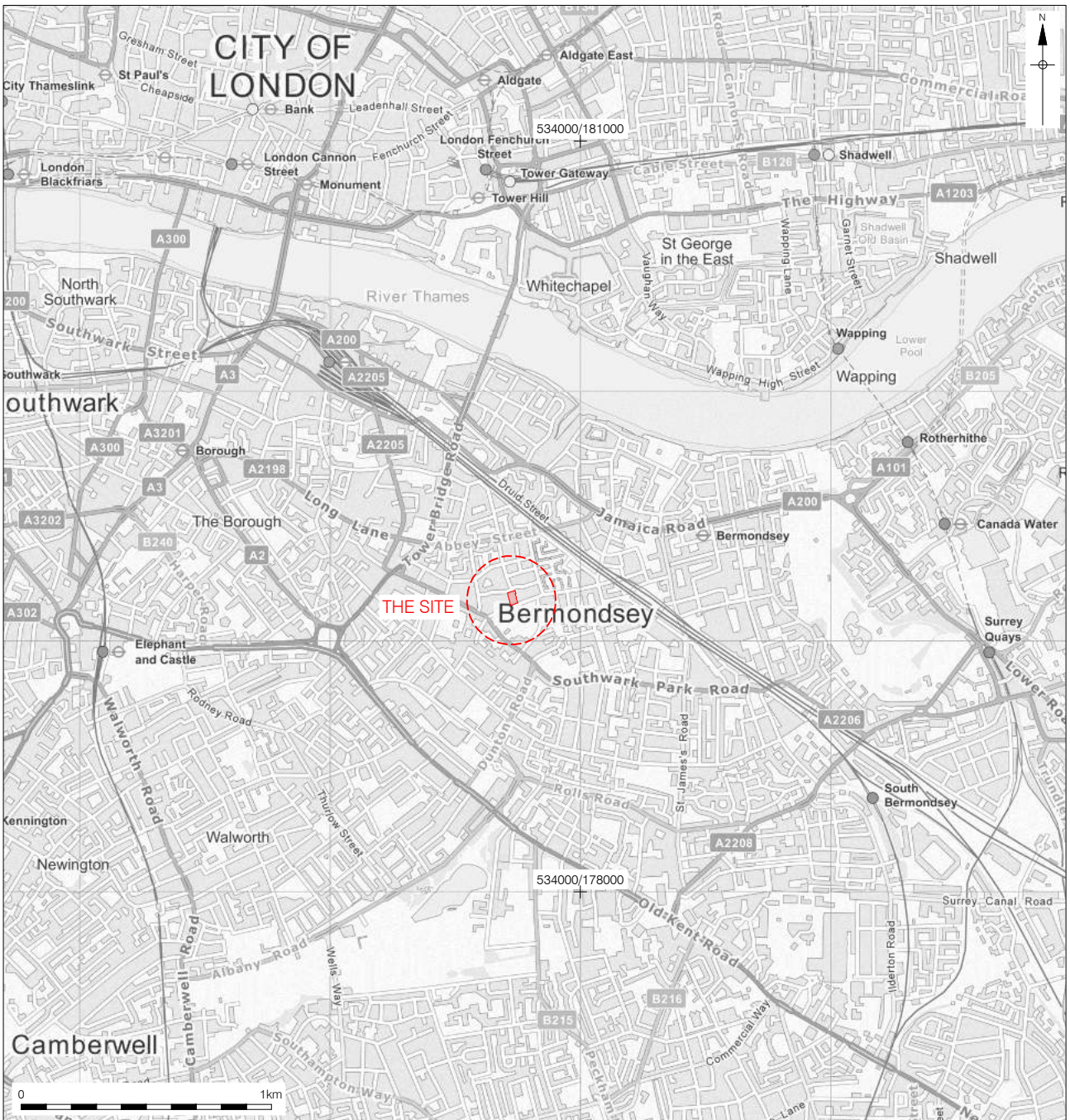
Project archives

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

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of Nos 11-13 Spa Road, Bermondsey, London Borough of Southwark, SE16 3RB
Author(s)/Editor(s)	Garwood, A.
Other bibliographic details	PCA Report Number: R14091
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Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London Office
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Entered on	22 April 2020



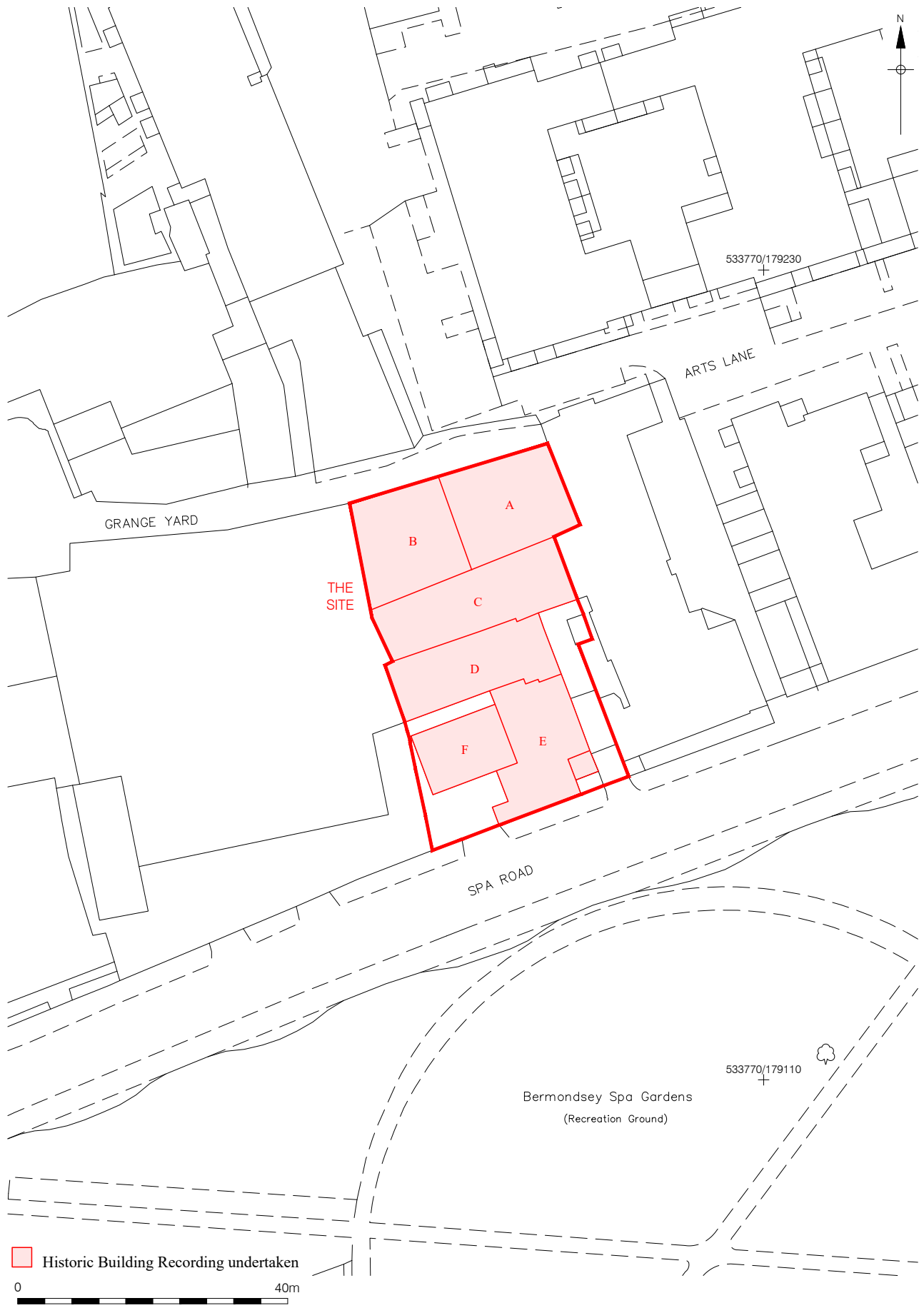
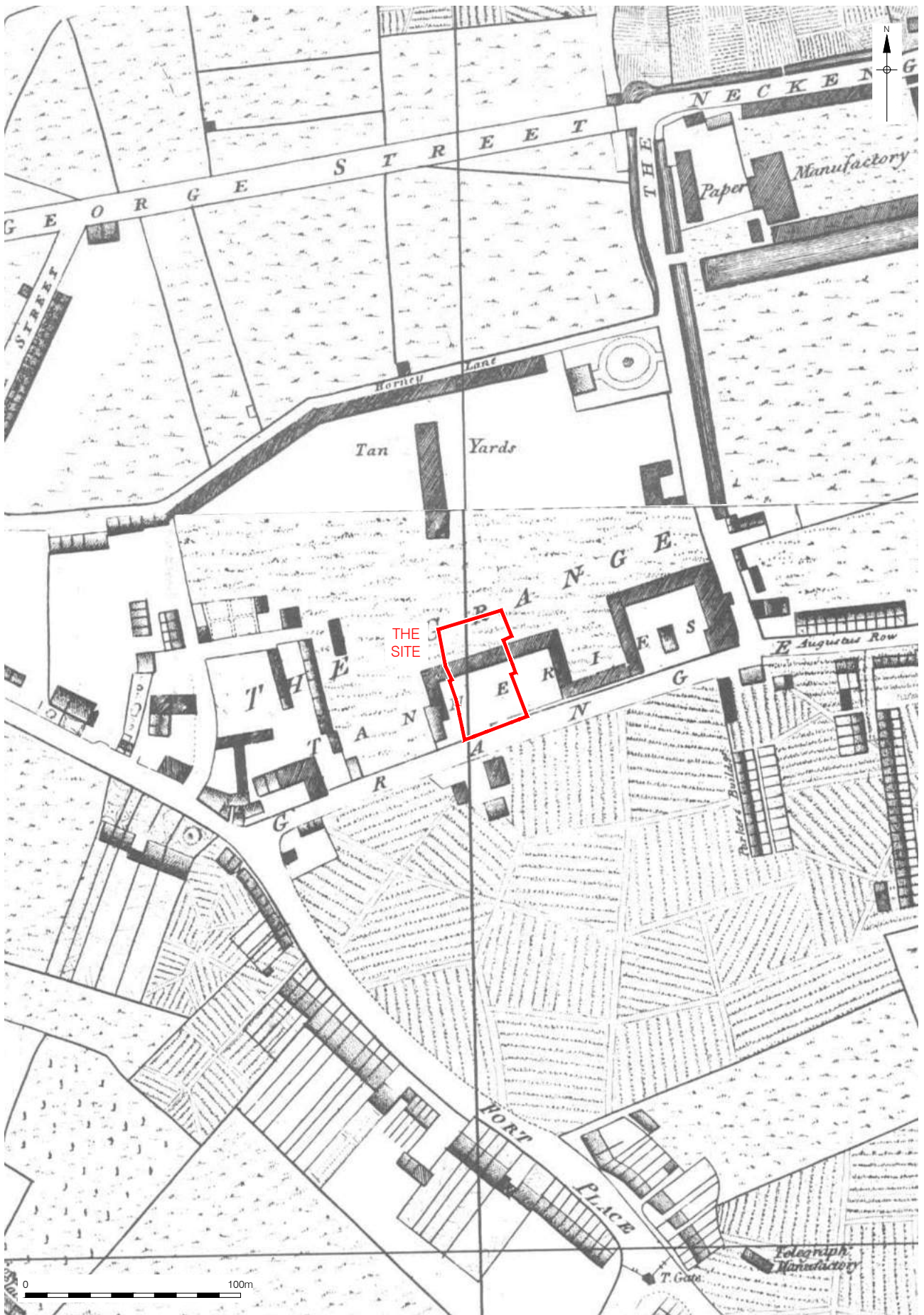
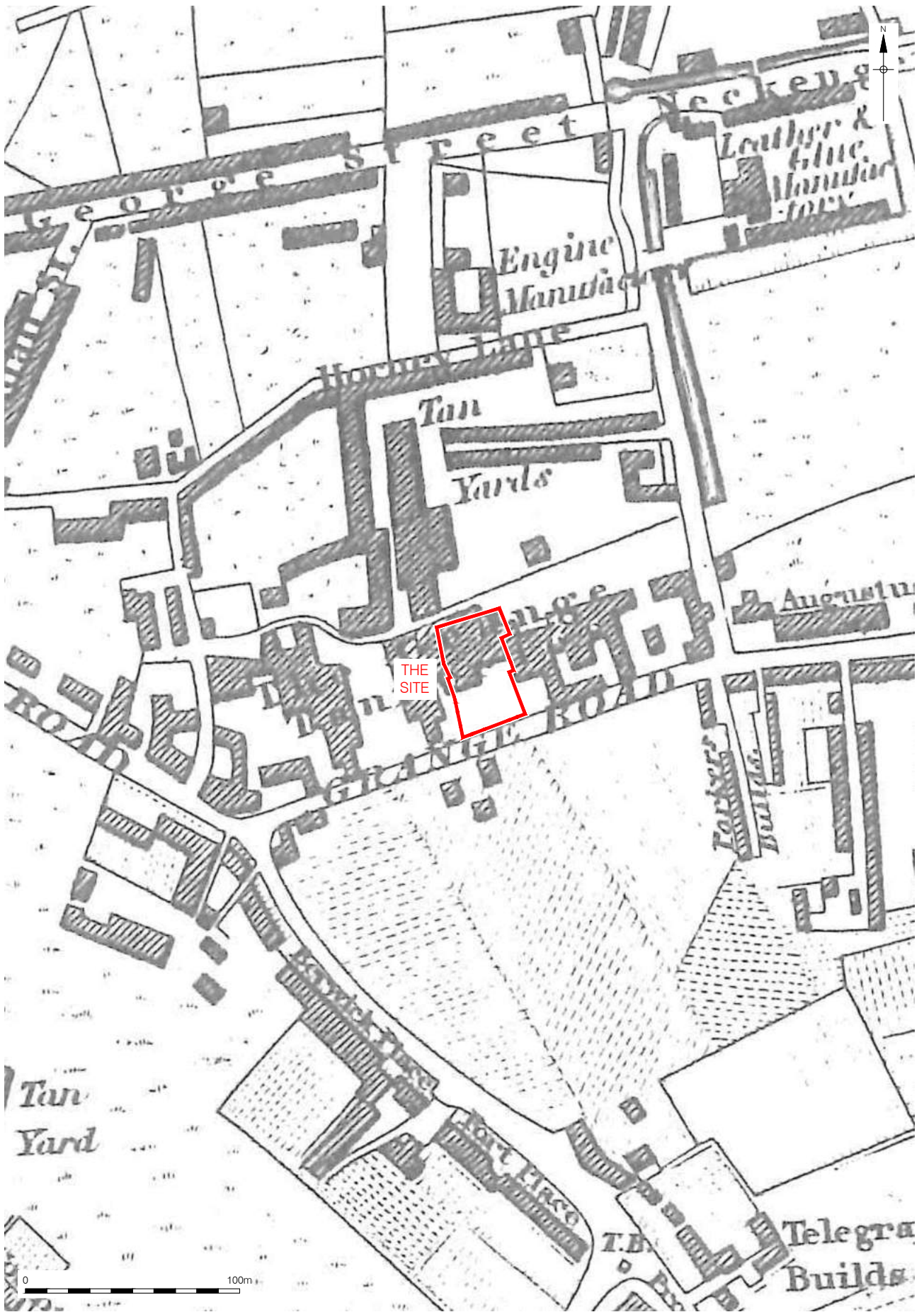


Figure 2
 Detailed Site Location
 1:800 at A4



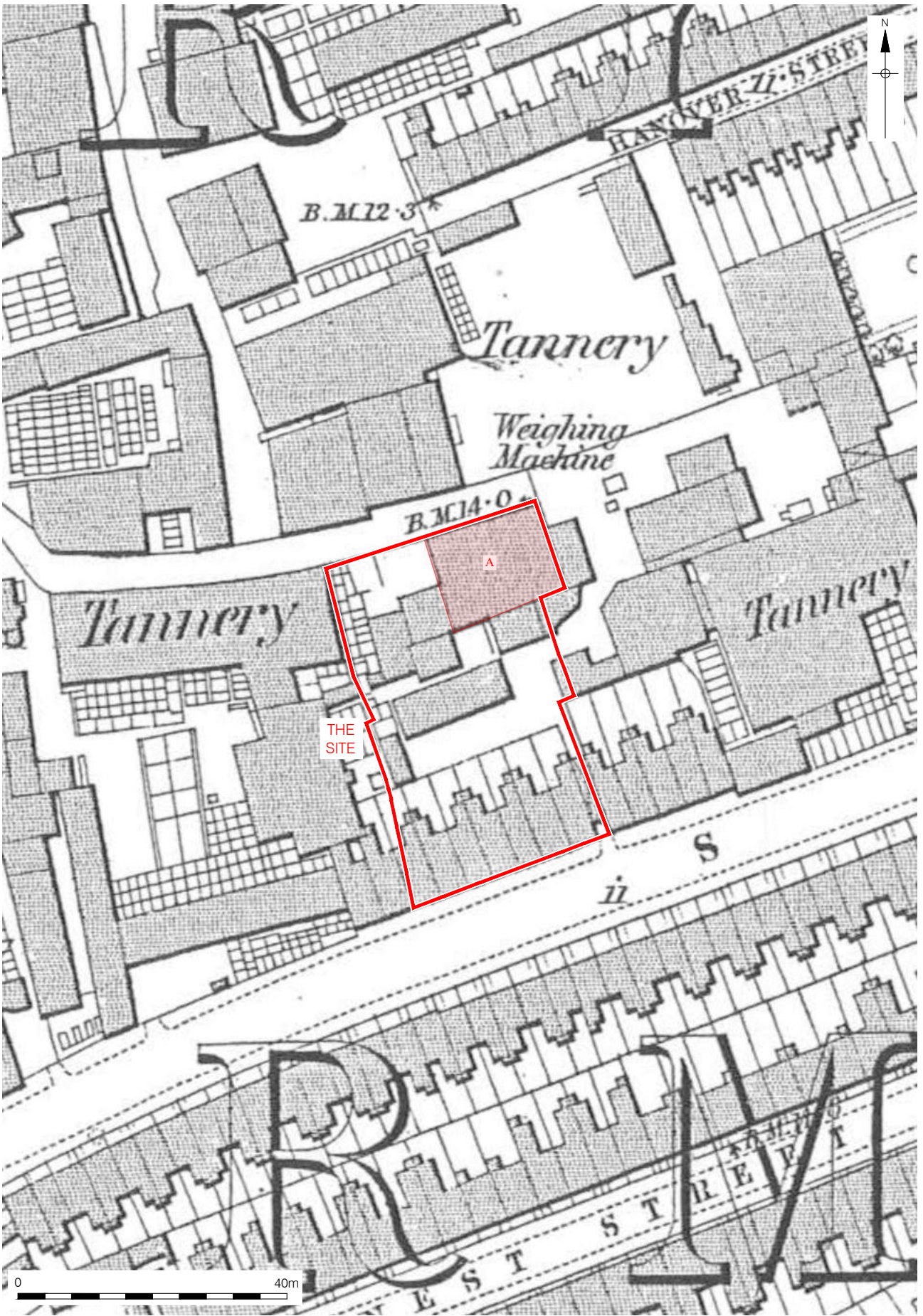
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Figure 3
Horwood, 1799-1819
approx 1:2,500 at A4



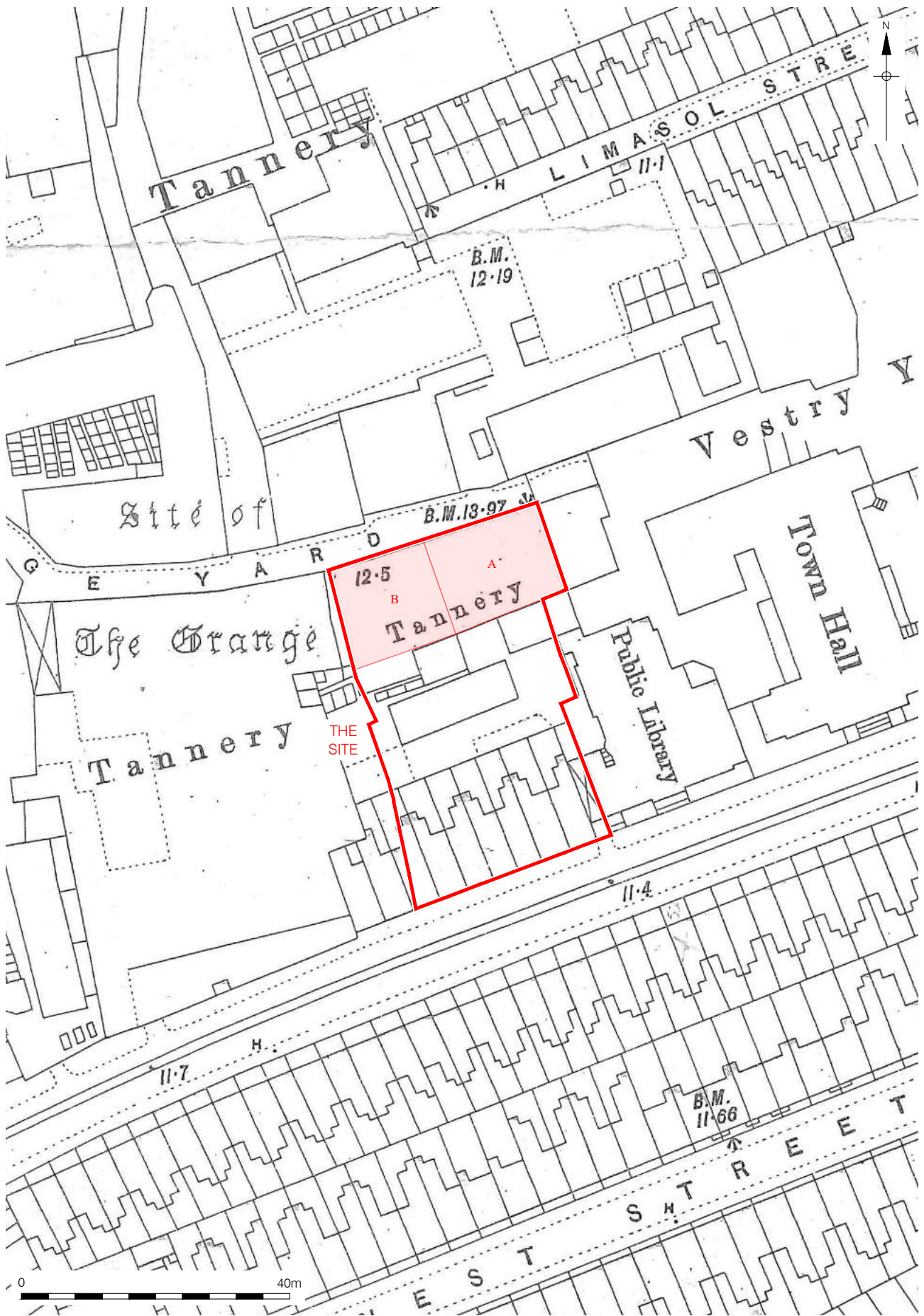
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Figure 4
Greenwood, 1824
approx 1:2,500 at A4



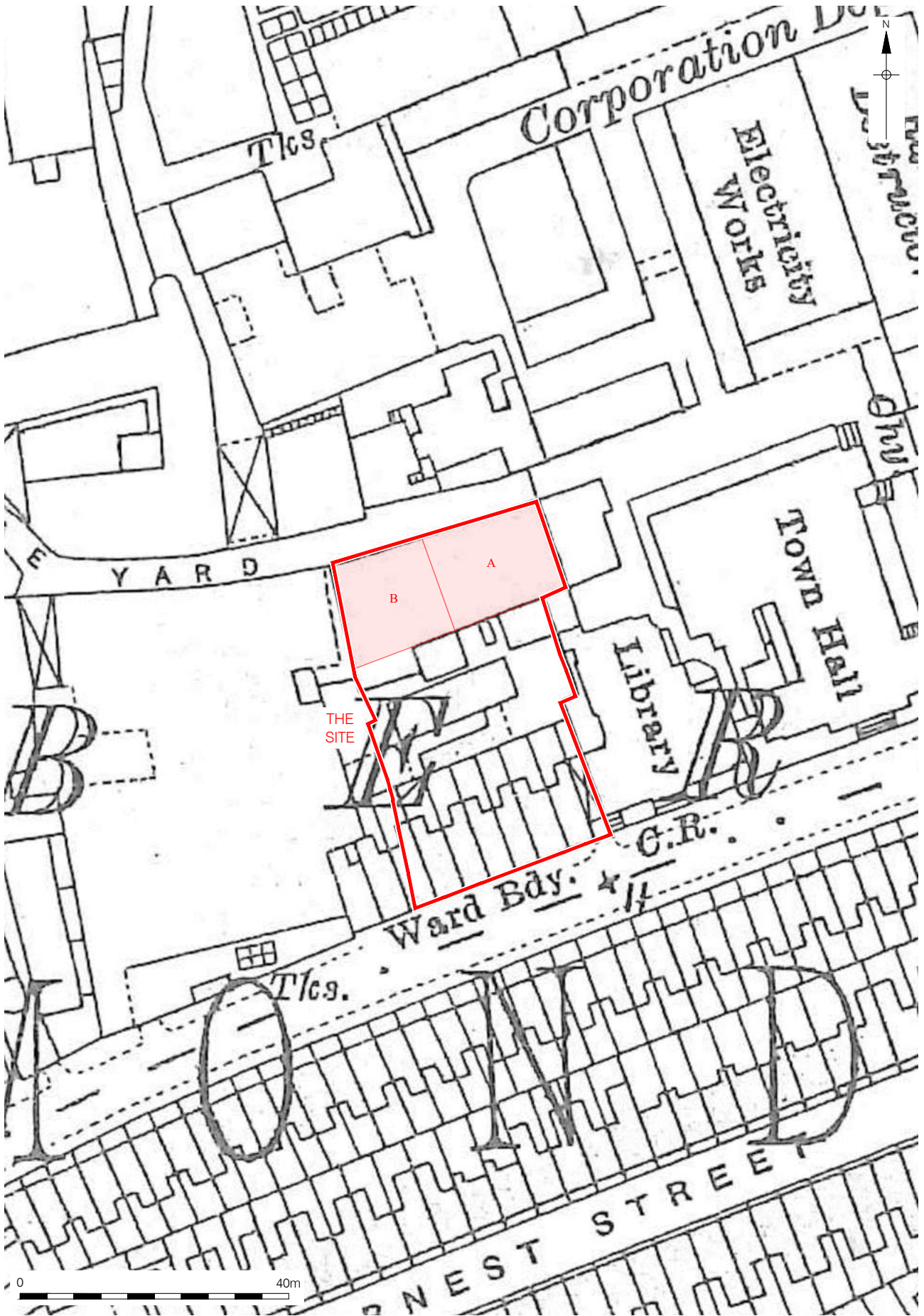
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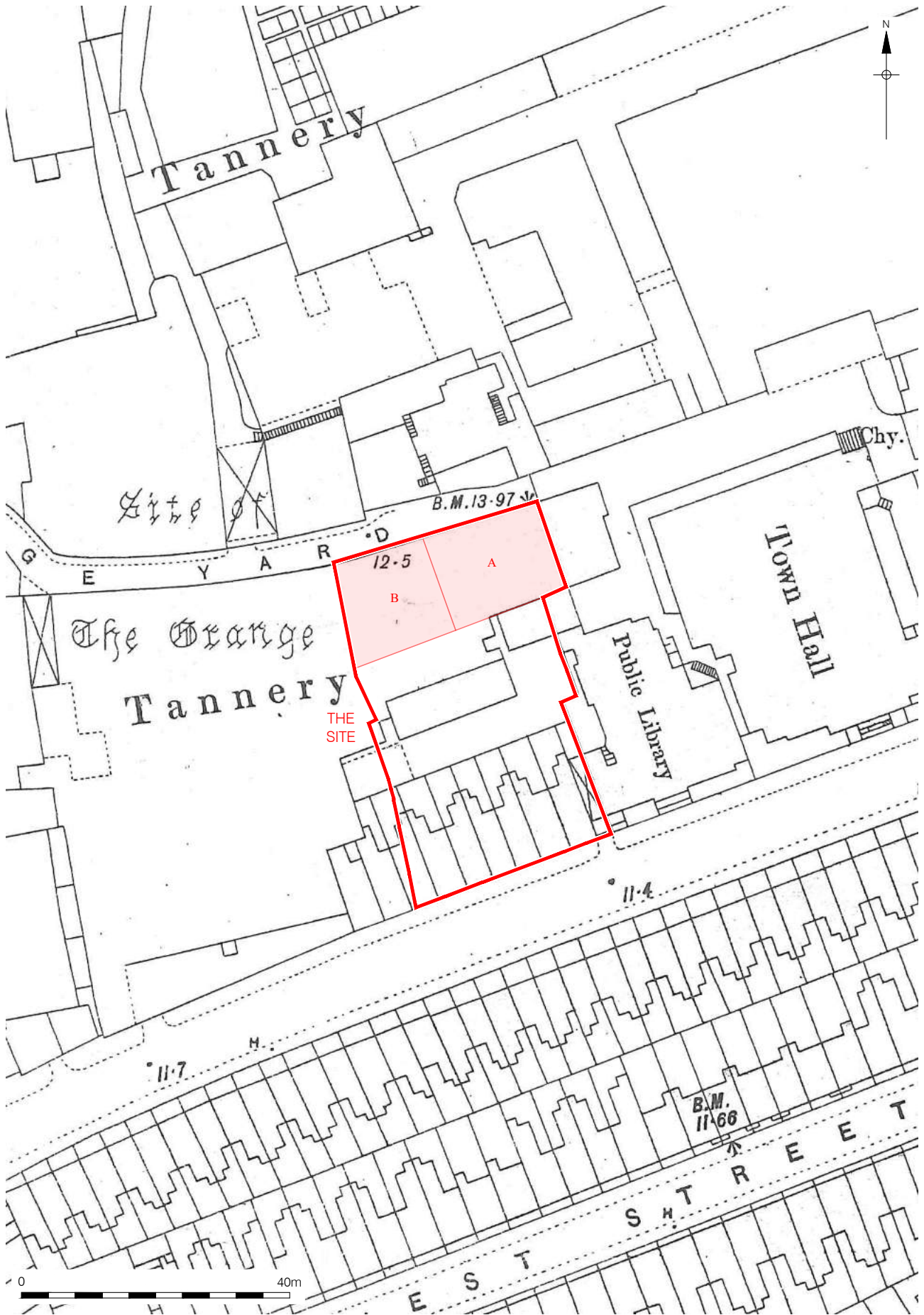
Figure 5
First Edition Ordnance Survey, 1872
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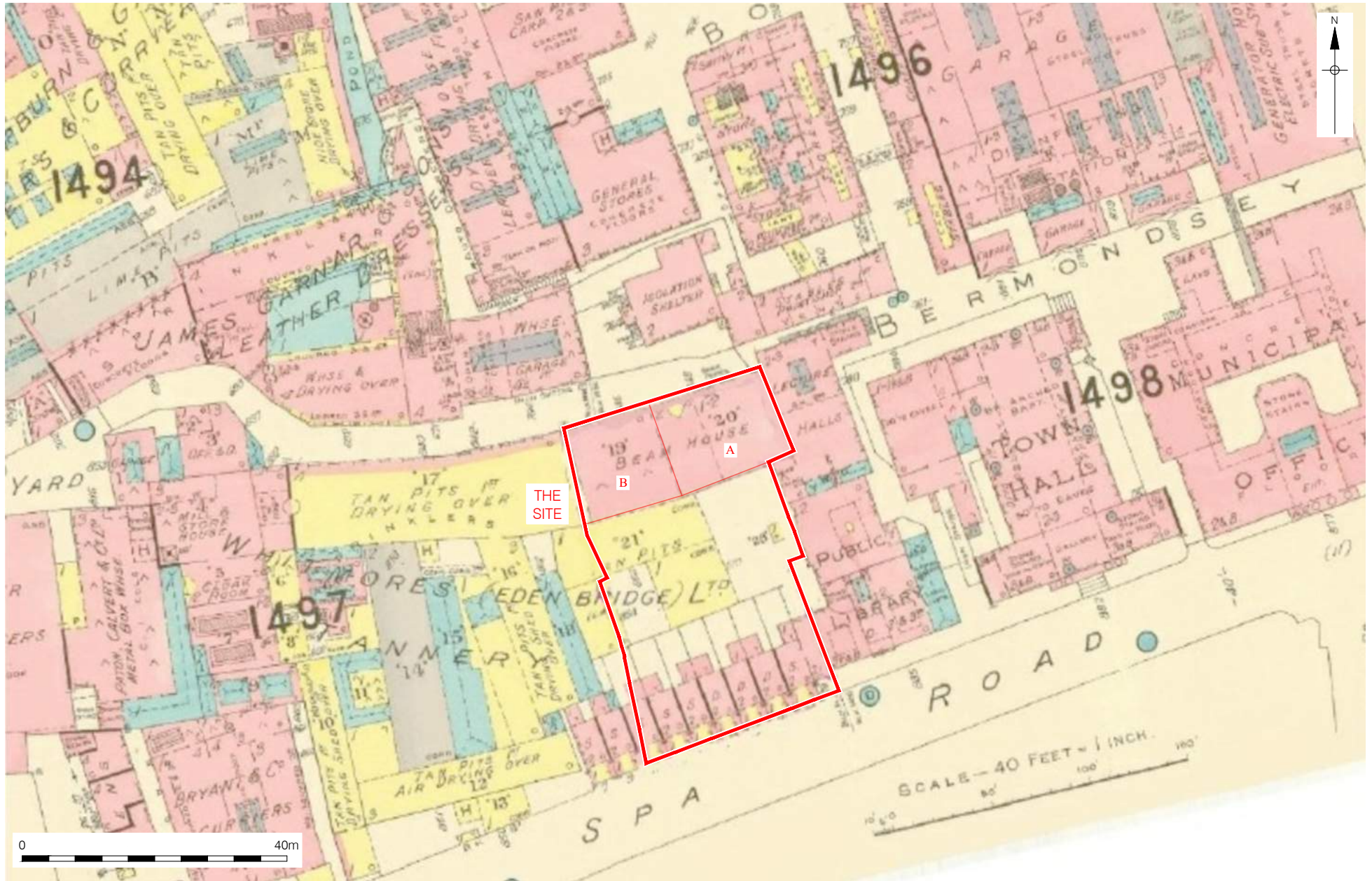
Figure 6
 Second Edition Ordnance Survey, 1894
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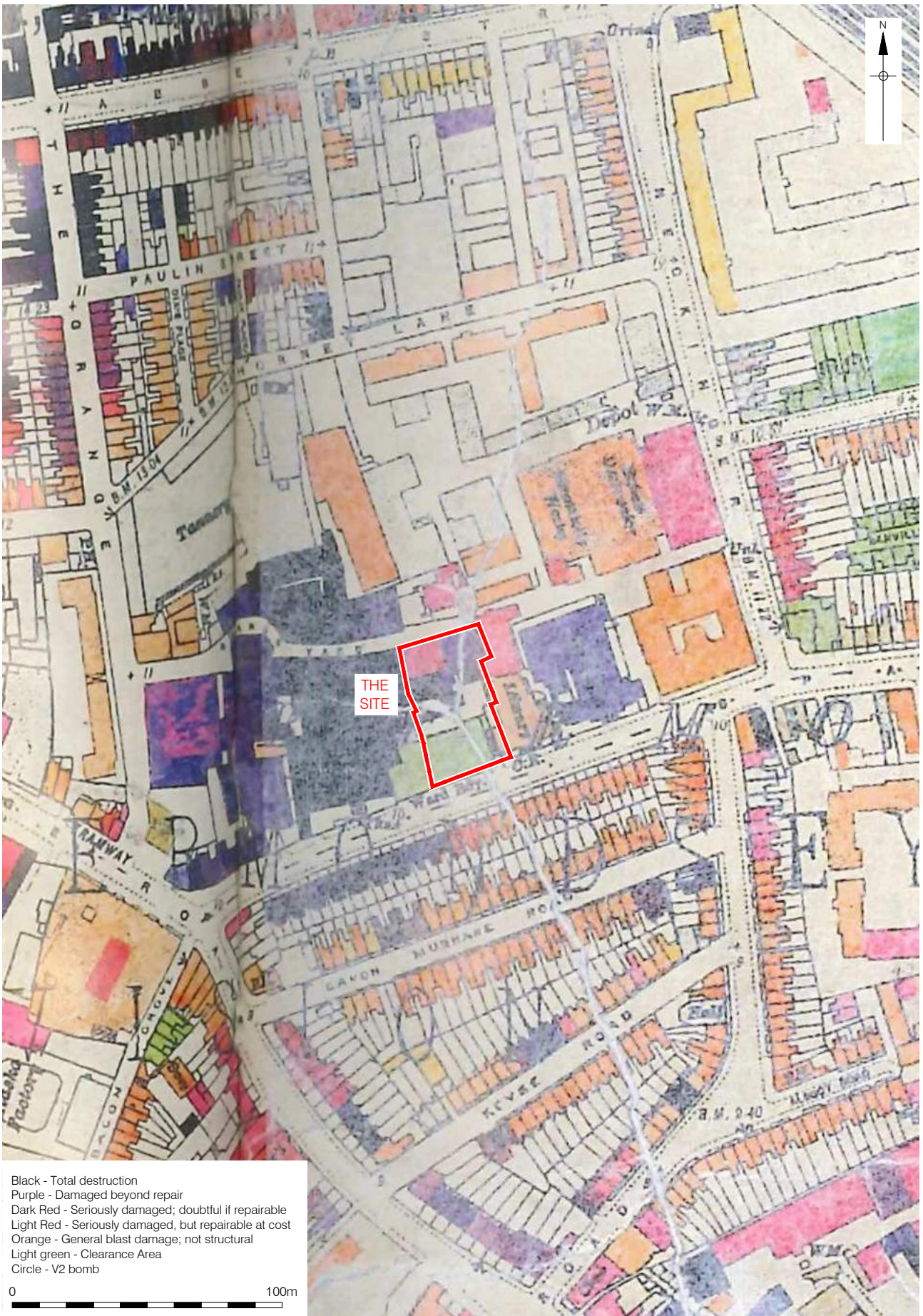




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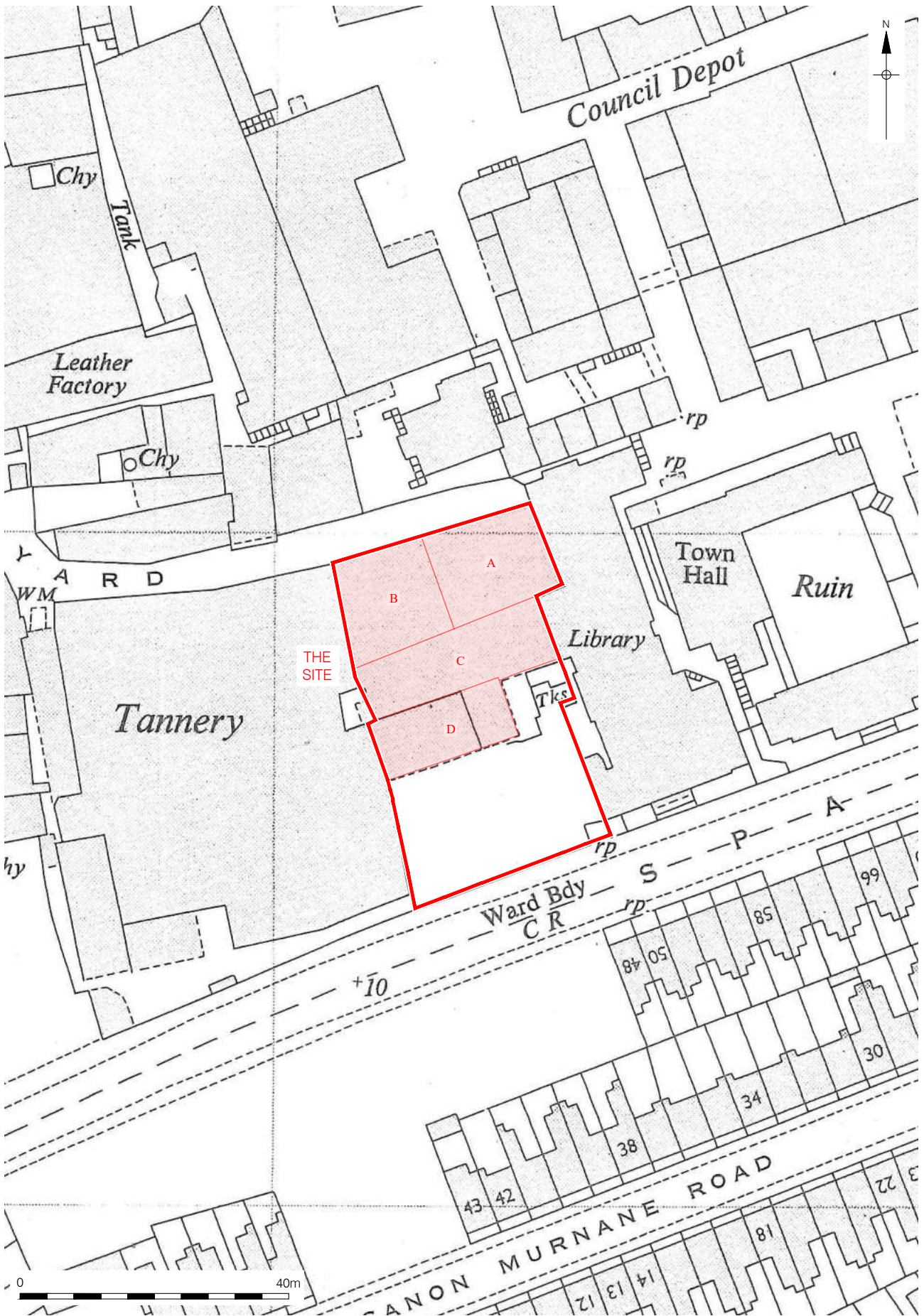
Figure 8
Ordnance Survey, 1921
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Figure 10
 LCC Bomb Damage map, 1946
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Figure 11
Ordnance Survey, 1950
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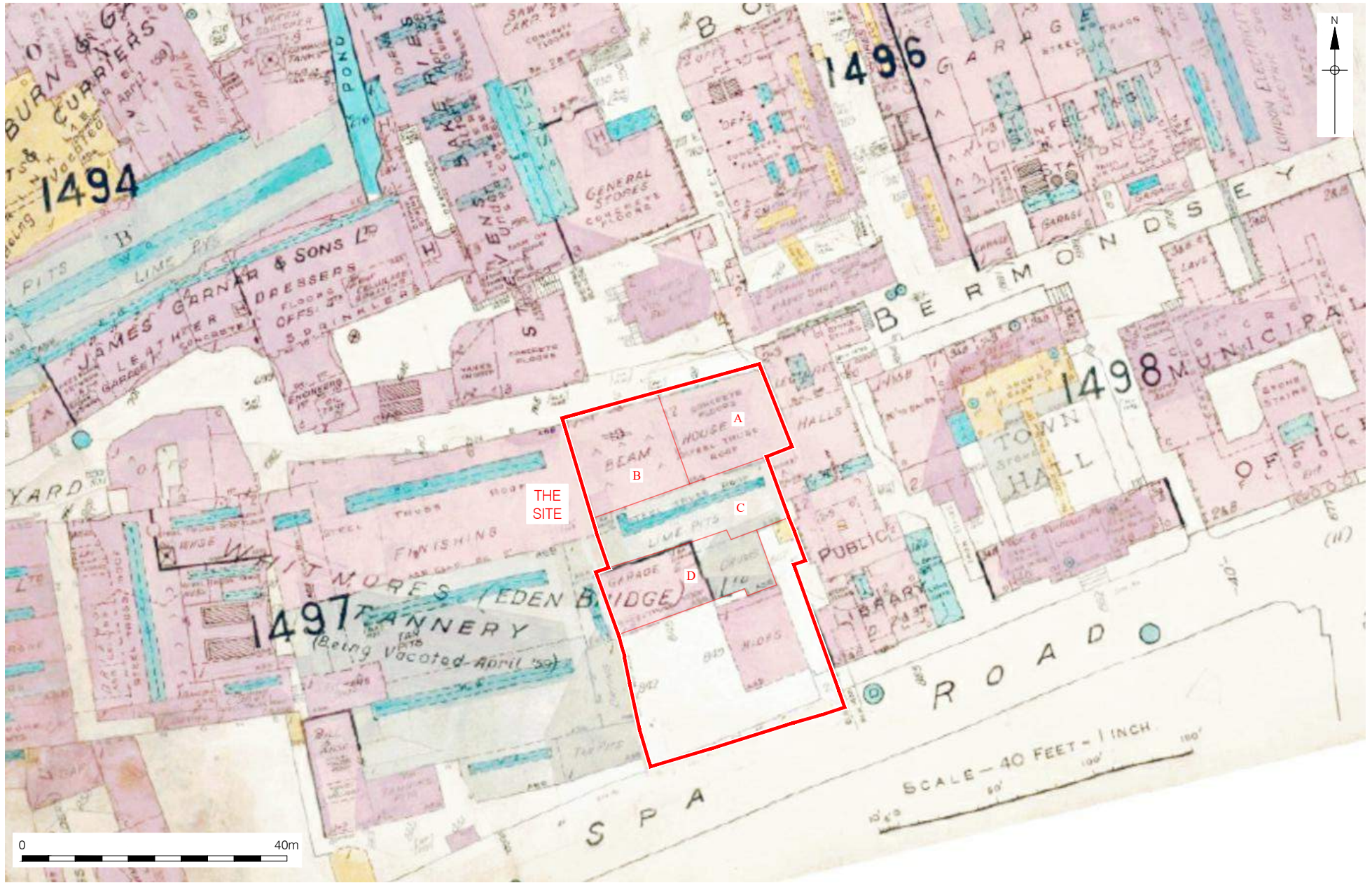
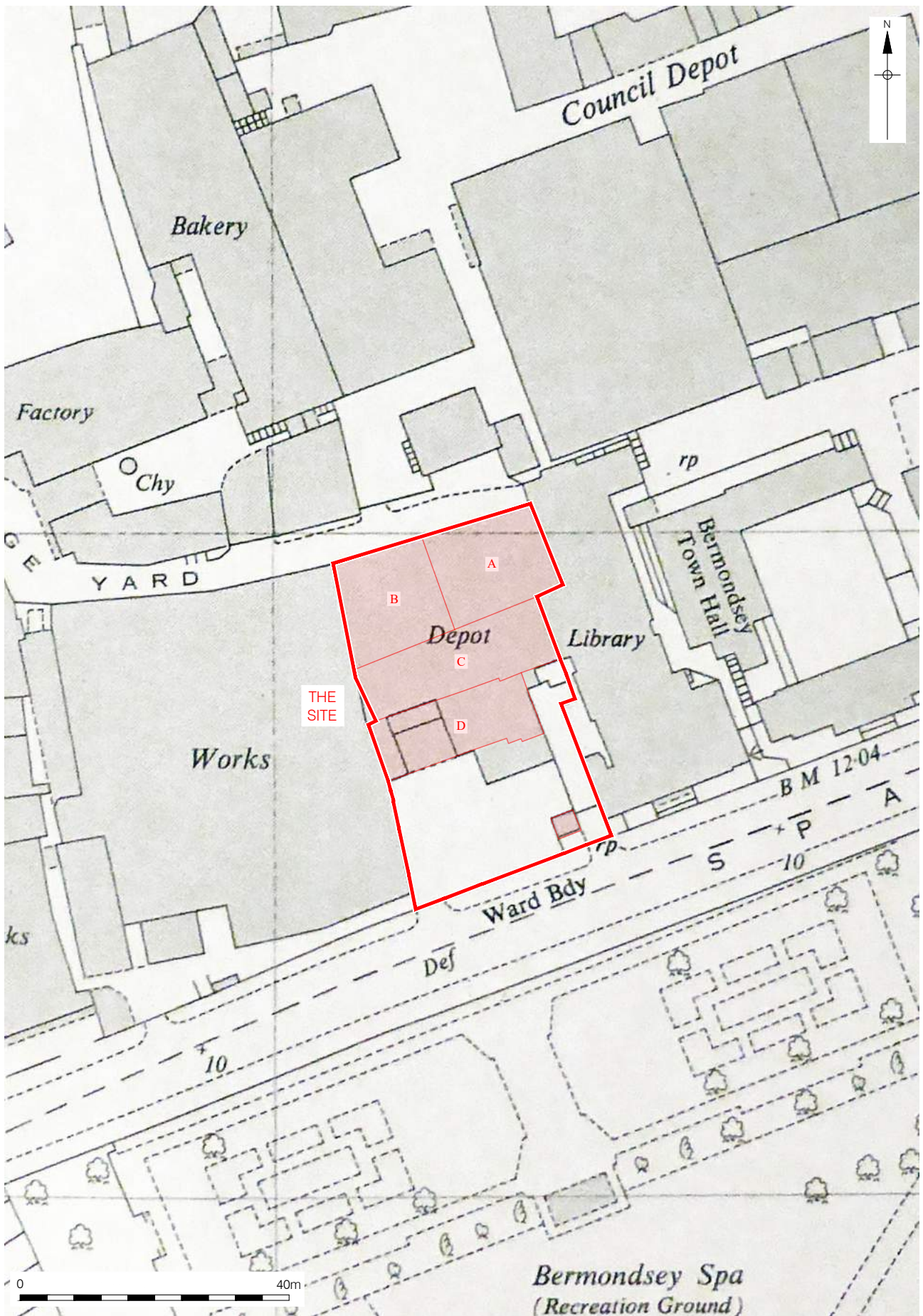


Figure 12
Goad Insurance Plan of 1959
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Figure 13
Ordnance Survey, 1964
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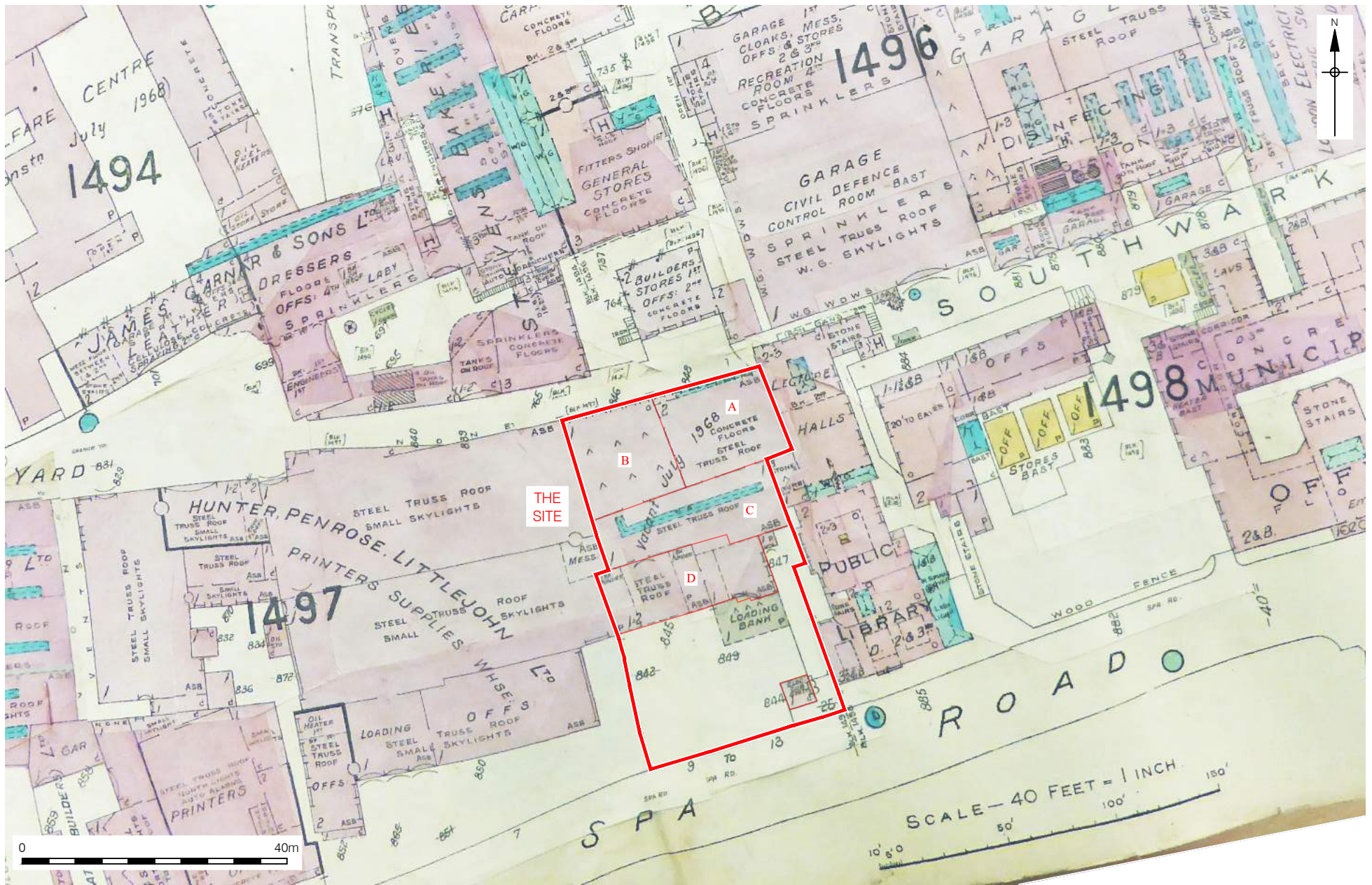
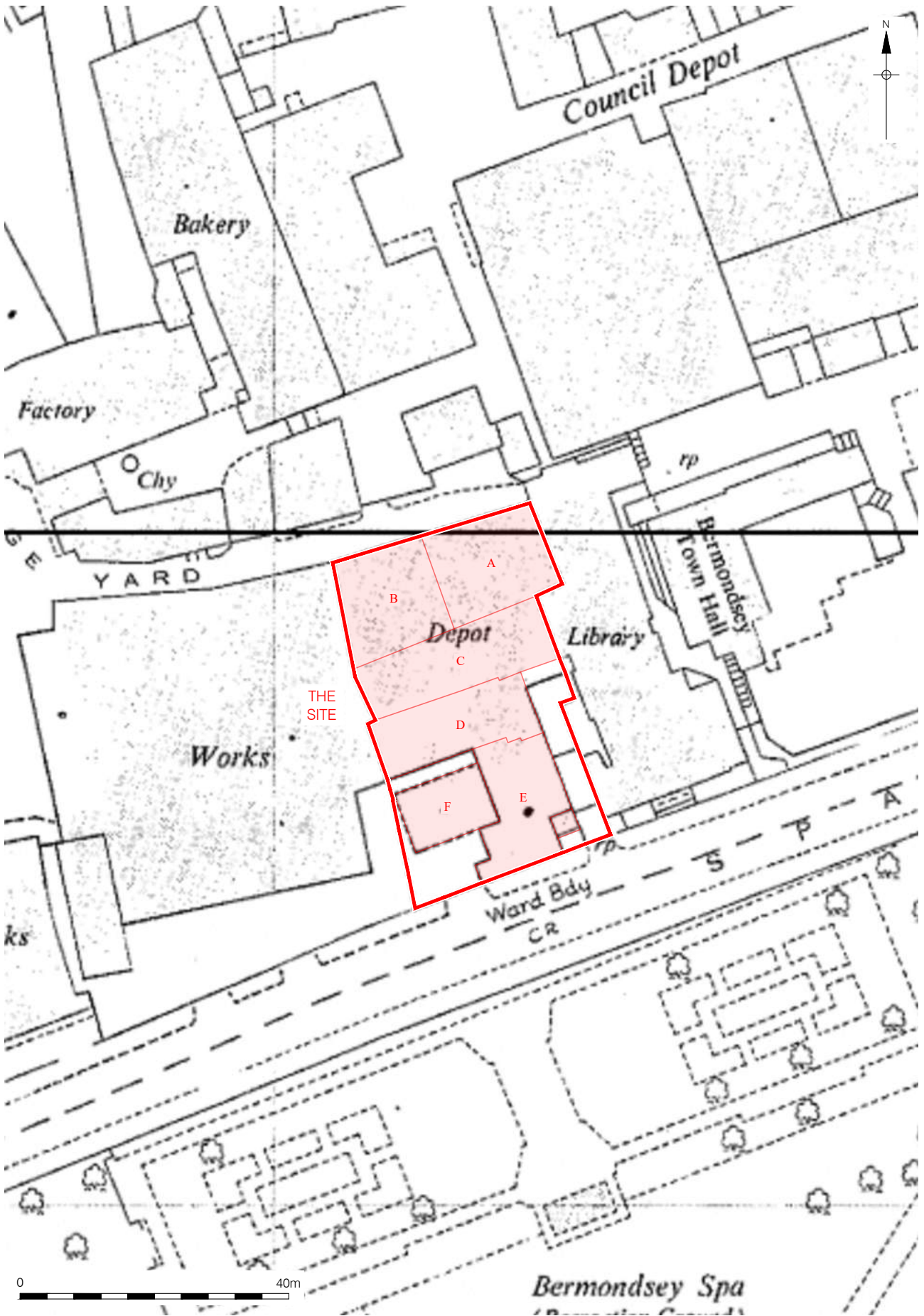


Figure 14
Goat Insurance Plan of 1968
1:800 at A4



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Figure 15
 Ordnance Survey, 1983
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- c.1819-1872
- 1872-1894
- 1946-1950 (rebuilt post war)
- 1950-1959
- 1968-1983

- 1 Location and Direction of Plate (External)
- 10 Location and Direction of Plate (Internal)

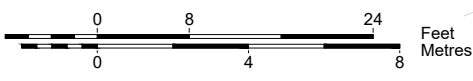


Figure 16
Ground Floor Plan
1:200 at A3



- c.1819-1872
- 1946-1950 (rebuilt post war)
- 1968-1983

- 1 Location and Direction of Plate (External)
- 10 Location and Direction of Plate (Internal)

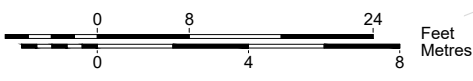


Figure 17
First Floor Plan
1:200 at A3



Plate 1 Spa Road site looking north-west



Plate 2 Spa Road site looking north-east



Plate 3 View east from front yard area towards single storey range (E)



Plate 4 View north-east from front yard area towards southernmost shed (D)



Plate 5 Eastern elevations, Shed (D) and Office range (F) looking south-west



Plate 6 Eastern elevations, Shed (C) looking north



Plate 7 Northern elevations, Beam House (A), looking south



Plate 8 Northern elevations, Beam House (A) and (B), looking south-west



Plate 9 Northern elevations, Beam House (A) and (B), looking south-east



Plate 10 Beam House (A) Ground Floor, looking north-east



Plate 11 Remains of southern elevation of (A), looking north



Plate 12 Rebuilt southern elevation (A) at first floor level, looking north



Plate 13 Former western elevation to (A), showing arch, pier and later concrete stair, looking east



Plate 14 Beam House (AF1), first floor, looking north-east



Plate 15 Adapted roof truss, north side, (AF1), looking north-east



Plate 16 Beam House (AF2) looking north-west towards boiler room and stair



Plate 17 Beam House (B) looking east, showing trusses



Plate 18 Beam House (B) looking west



Plate 19 Shed (C), western bays looking east



Plate 20 Shed (C), western bays looking west



Plate 21 Shed (C), eastern bays looking east



Plate 22 Shed (D) western bays, looking north-west towards office



Plate 23 Office in (D1A) looking south



Plate 24 Room (D3) looking south-east



Plate 25 Room (D5) looking south-east



Plate 26 Store (D4) looking south-west



Plate 27 Reception (E2) looking south-west



Plate 28 Reception (E3) looking north-east to (E2) and stair



Plate 29 Office (E1) looking north-east



Plate 30 Kitchen (E5) looking south-east



Plate 31 Room (E6) looking south-west



Plate 32 Rooms (E4 and E6) looking east



Plate 33 Stair to first floor offices (F)



Plate 34 First Floor Office (F) looking west

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