

**BUILDING RECORDING  
OF 45 DEPTFORD HIGH  
STREET, LONDON  
BOROUGH OF  
LEWISHAM  
SE8 4AD**

**APRIL 2011**

**REPORT NO. R11029**



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SE8 4AD**

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## 1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Ltd was commissioned by Gus Sidhu to undertake an archaeological building survey of the ground floor and basement of 45 Deptford High Street, London in order to provide a record of the building prior to alteration. This terraced property on the west side of Deptford High Street had until recently been used as a storage unit with a derelict residential maisonette on the upper two floors.
- 1.2 Deptford High Street was developed in two phases at the beginning and the end of the 18th century. During the first three decades of the 19th century the street was transformed into a busy commercial hub. It was during this period that the 'Red Lion and Wheatsheaf' public house (now 45 Deptford High Street) first appeared in local records, although a reference in a directory of c.1792 suggests that it may have been in existence at the end of the 18th century. The premises were used as a public house throughout the Victorian period, tenanted by a succession of live-in licensees and their families.
- 1.3 45 Deptford High Street is built of red brick in a white lime mortar. The building retains its original roof structure of two double pitched roofs aligned parallel with the front elevation. A two-storey extension was built at right angles against the rear elevation of the building and the arrangement of original windows in this elevation suggests that this extension was part of the original design.
- 1.4 Cartographic evidence indicated that at some point between the end of the 1860s and the middle of the 1890s the bay front was removed and the front elevation of the building was completely rebuilt. It is likely that the interior of the ground floor was redesigned at the same time. Features likely to have dated to this phase of development included a mosaic floor at the new entrance of the establishment and an extension at the rear containing water closets for the use of customers.
- 1.5 Documentary evidence suggested that the rebuilding took place in the years before 1891, by which date the name of the public house had been changed to 'The Distillery'. Alternating between the names 'Red Lion' and 'The Distillery' during the first three decades of the 20th century, the pub did not regain its original name until the beginning of the 1930s. Like many other public houses, the 'Red Lion and Wheatsheaf' appears to have fallen victim to the rationalisation of tied estates that followed the great brewery mergers of the late 1950s and early 1960s, and the 'Red Lion and Wheatsheaf' was closed down in 1961/2. The premises were acquired the same year by a leather goods dealer that opened an outlet named 'Bag Shop' in the former pub, which continued trading until the early 1980s. Since the middle of that decade the premises has had a variety of occupants and uses, most recently as a storage area used by the adjacent fishmongers.

## 2 INTRODUCTION

### 2.1 Background

- 2.1.1 Pre-Construct Archaeology Ltd was commissioned by Gus Sidhu to undertake building recording of the ground floor and basement of 45 Deptford High Street, London Borough of Lewisham, centred on Ordnance Survey National Grid Reference TQ 37174 77081. The work was required by the Local Planning Authority in connection with the proposed change of use and refurbishment of the basement and ground floor to create a coffee shop and evening take away pizzeria.
- 2.1.2 The survey of the premises and this report were undertaken in accordance with a Written Scheme of Investigation (Matthews, 2011) agreed in advance of the work with Jan Mondrzejewski, Senior Planning Officer at Lewisham Borough Council, and Mark Stevenson, English Heritage Greater London Archaeological Advisor (South East). The recording was carried out broadly in accordance with the standard defined by Level 2 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*.

### 2.2 Site Location

- 2.2.1 45 Deptford High Street is located towards the south end of Deptford High Street (**Plate 1**), approximately 100 metres north of the A2 New Cross Road (**Figure 1**). The terraced property is situated on the west side of the shopping street and is the fourth property south of Comet Street, a narrow street seen on 19th century maps that extended west from the High Street and then south to the rear of the property before turning west again (**Figure 2**).
- 2.2.2 The elevation fronting onto the High Street retains previous signage that dates from its past use as a public house and more recently a florist (**Plate 2**). The property directly to the south had recently been refurbished and appeared to have had an extra floor added to the top the building, providing additional accommodation with balconies to the rear. The open yard to the rear of 45 Deptford High Street was inaccessible from the rear of the property having been surrounded by more recent buildings.



### 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 under the provisions of the *Town and Country Planning Act 1990*. In addition, local 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 Planning Policy Statement 5: *Planning for the Historic Environment* issued by the Department for Communities and Local Government in 2010.
- 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 is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.
- 3.2.3 Lewisham Borough Council has granted planning permission (Ref. No: DC/10/75910/FT) for the change of use of the ground floor of the building from a retail shop to a restaurant/café and hot food take away, together with the installation of a new shop front, including self contained access to the recently refurbished residential accommodation above, as well as extractor ducting to the rear elevation. A condition attached to the planning permission states:
- 1) *No development shall take place on the site until the applicant, or any successors in title, has secured the implementation of a programme of recording of the building and any related archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.*
- To ensure adequate access for archaeological investigations in compliance with the advice contained in the Department of the Environment's Planning Policy Statement 5, entitled "Planning and the Historic Environment" and to comply with Policy URB 21 Archaeology in the adopted Unitary Development Plan (July 2004).*
- 3.2.4 Although the property is not listed it lies within the Deptford High Street Conservation Area, designated in 1976 by Lewisham Borough Council. Here stricter controls apply to any advertisements and alterations to shop fronts and elevations of commercial premises and applicants are expected to take into account the advice set out in the Council's supplementary planning document *Shopfront Design Guide* (Lewisham Borough Council, 2006).

## 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 (Matthews, 2011) was to provide a record of the building prior to alteration. The purpose of the project was to clarify the development of the building and to record areas of the historic fabric which were exposed, covered up or removed during the alteration works. This record was to be broadly in accordance with that defined by English Heritage's Level 2. The aim was to provide a better understanding of the building and to compile a lasting record, to analyse the results and to disseminate the results.

### 4.2 Documentary Research

4.2.1 Archival and cartographic research was carried out at the Guildhall Library and the Lewisham Local History and Archives Centre. Historic maps, census returns and directories were consulted, in addition to relevant secondary sources in order to reconstruct the historical development of the property. The results of this research are presented in Section 5 of this report and throughout.

### 4.3 On-Site Recording

4.2.2 The on-site visual analysis and photographic survey was carried out on 17th March 2011 by historic buildings archaeologist and an archaeological photographer.

4.2.3 Building plans and elevations were provided by the client and annotated on site. A photographic survey including digital and black and white medium format images was also undertaken recording key features, interior spaces on the ground floor, basement and external elevations of the building. This added to an existing photographic record of parts of the ground floor and basement revealed during the present redevelopment and provided by Jan Mondrzejewski, Senior Planning Officer at Lewisham Borough Council, and by the client. At the time of on site visit the redevelopment works were nearing completion and little visible evidence remained of either the decorative scheme or the previous internal layout of the building.

4.2.4 A selection of the photographs is included in this report and the direction that these photographs were taken is shown on **Figure 12**. A register of all photographs taken on site by the PCA photographer is included in **Appendix 1**.

### 4.3 Project Archive

4.3.1 The project archive is currently held at the offices of Pre-Construct Archaeology Ltd in Brockley, London, under the site code DHS11. 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). Copies of the report will be sent to Lewisham Borough Council Planning Department, English Heritage Greater London Advisory Service and Lewisham Local History and Archives Centre.

### 4.4 Guidance

4.4.1 All works were undertaken in accordance with standards set out in:

- Association of Local Government Archaeological Officers: *Analysis and Recording for the Conservation and Control of Works to Historic Buildings* (1997)
- British Archaeologists and Developers Liaison Group: *Code of Practice* (1986)
- British Standards Institution: *Guide to the Principles of the Conservation of Historic Buildings (BS 7913)* (1998)

- English Heritage: *Guidance Paper 98: GLAAS: Guidance Paper 3-Standards and Practices in Archaeological Fieldwork in London*
- English Heritage (Clark K): *Informed Conservation* (2001)
- English Heritage: *The Presentation of Historic Building Survey in CAD* (2000)
- IFA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1999)
- English Heritage *Understanding Historic Buildings; a guide to good recording practice* (2006)

## 5 HISTORICAL BACKGROUND

### 5.1 Introduction

- 5.1.1 A search of primary and secondary source materials was made at Lewisham Local Studies Library in order to reconstruct the historical development of 45 Deptford High Street. Historical maps were used to determine the phasing and development of the footprint of the property. Trade directories and census returns were consulted in order to develop an understanding of the uses to which the building has been put over time.

### 5.2 Development in Deptford Before c.1680

- 5.2.1 Although it is likely that there had been permanent settlement in Deptford since at least the Saxon period, it was not until the late Middle Ages that the town became known for the shipbuilding industry that was to shape the development of the area until the second half of the 19th century. A strong maritime connection had already been forged by the early 15th century, when a number of royal vessels were brought to Deptford for repairs. During the second decade of the 16th century work began on Henry VIII's Royal Dockyard (known also as the King's Yard) at Deptford. A new storehouse, basin and dry dock were built on the west side of Deptford's river frontage between 1513 and 1520 in order to replace the ephemeral late medieval docks (Walford, 1878: 143-164; Guillery & Herman, 1998: 8). At the beginning of the 17th century the recently formed East India Company established a presence in the vicinity, and by 1614 the Company had established its own shipbuilding yard to the east of the Royal Dockyard.
- 5.2.2 When the Royal Dockyard was built there were two separate settlements at Deptford: the shipbuilding centre beside the Thames at Lower Deptford, and the village of Upper Deptford, which was situated amidst fields to the south. Two roads connected the settlements; Deptford Church Street and Butt Lane (subsequently renamed Deptford High Street in 1825). In contrast to Church Street, which was already partially built up by the 1620s, there was only one house situated along the entire length of Butt Lane at the time (**Figure 3**). Although Hearth Tax returns indicated that Upper and Lower Deptford were still two separate entities as late as 1664, by the late 1680s Deptford had fused into a single town larger than any of London's other satellite settlements (Guillery & Herman, 1998: 14).

### 5.3 18th Century Development on Butt Lane

- 5.3.1 Deptford underwent a sustained period of expansion between c.1680 and c.1730, driven in large part by the continuing growth of the dockyard. A certain amount of development overflowed south of the main built-up area and a number of houses were built on the east side of Butt Lane before the early 1690s, two of which were converted into a Quaker Meeting House in the mid-1690s (*ibid*: 15). The previously undeveloped road attracted a second Dissenting congregation seven years later, when Congregationalists built a Meeting House on the east side of the southern part of Butt Lane. In response to the continuing growth of the local population the Church of England transformed 1,800 acres of the southern half of the ancient parish of St Nicholas into the new parish of St Paul, building a rectory and parish church beside the newly laid out Crossfield Lane (which connected Butt Lane and Church Street) to designs by Thomas Archer between 1713 and 1730 (Lysons, 1796: 386-7).
- 5.3.2 The historian Peter Guillery has used historical rate books to reconstruct the chronology of development in Butt Lane and surrounding streets, which he supplemented by visual inspection of properties identified from the rate books as potential survivals from the period. Owing to the absence of rate books dated earlier than 1730 it was not possible to ascertain the complete extent of residential development during the first phase of growth, although it was possible to analyse the second (late 18th century) phase in considerable depth (Guillery & Herman, 1998:

20). However, by using primary sources that post-dated 1730 (including maps, contemporary illustrations and ratebooks), Guillery was able to identify a significant number of properties that were first built during the late 17th and early 18th century, but which had been replaced by subsequent rebuilding.

- 5.3.3 Guillery's account indicated that late 17th and early 18th century development in the vicinity was focused upon the north end of Butt Lane, with a much smaller concentration emerging at the south end around the Broadway (*ibid*: 18). While much of the east side of the street between Union (present-day Albury) Street and the 19th century railway line had become built up by the end of the first decade of the 18th century, development along the west side was patchy. At least nine houses had been built on the site of the present nos. 223-227 at the north-west end of the road by 1692, while a row of 14 timber houses later known as Tinderbox Row (demolished in 1843) also stood on the site of the present nos. 181-195 by c.1700 (*ibid*: 22). South of Tinderbox Row the west side of the road was less developed, although a group of 12 small low-rated properties stood close to the present nos. 33-37 by the 1720s (*ibid*: 22).
- 5.3.4 While the residents of the densely developed streets of Lower Deptford to the north mainly worked in trades associated with shipbuilding and commerce, during the mid-18th century the sparsely developed land on either side of the lower end of Butt Lane was largely given over to horticulture (**Figure 4**). Few of the properties in the area were occupied by shipwrights, although at least one prominent local dynasty associated with the business (the Sewer family) owned a considerable amount of the undeveloped land fronting the lane, much of which was leased to market gardeners (*ibid*: 22). John Rocque's map of 1746 indicated that much of the undeveloped land on either side of Butt Lane was used for market gardening, and it is likely that these plots were cultivated by the tenants of the larger, isolated 'farmhouse' properties that characterised the housing on the west side of the southern half of the road (*ibid*: 26).
- 5.3.5 A second house-building boom took place between c.1770 and the mid-1790s, when it was abruptly curtailed by the financial crisis of 1794 (*ibid*: 27). This boom was a consequence of the enlargement of the Royal Navy Dockyard during the late 1760s, while development on Butt Lane may have received a belated boost from the adoption of the road by the Bermondsey, Rotherhithe and Deptford Turnpike Trust after 1748 (*ibid*: 31). Whatever the causes, the nature and extent of late 18th century development in Deptford (particularly on Butt Lane) are well understood, in large part thanks to the survival of rate books from the period. These permitted Guillery to reconstruct a detailed chronology of development, most of which was initiated by local builders who leased former market garden plots from local landowners to develop speculatively (**Figure 5**). Unlike the earlier phase, which was largely confined to immediate hinterland of existing roads, the late 18th century developers laid out a number of new streets on either side of Butt Lane, including Giffin Street (1774-80), Effingham (later Frankham) Street (1789-92) and Cherry Garden Place (laid out c.1778, developed 1790s).
- 5.3.6 Development of the remaining market garden plots beside Butt Lane took place in tandem with that of the new side streets (*ibid*: 29). New builds on the west side of the street included a row of 14 houses named Pleasant Place (nos. 67-93), built between 1774-8; nos. 53-65 (built by John Thompson 1780-4); and a trio of smaller houses that had been put up on the site of the present nos. 39-43 by 1777-8 (*ibid*: 29, 30, 107-110). One of the last remaining gaps towards the south end of the west side of the lane was filled in the mid-1780s, when a row of three relatively high status three-storey and cellar houses (nos. 33-37) was built with 17' (5.2m) frontages and staircases to the rear (*ibid*: 59-60, 107). Although the early 18th century houses of Albury Street were basemented, it was not until the second half of the century that cellars became a common feature of newly-built houses, and even then they were generally confined to the more substantial properties such as nos. 33-37 Deptford High Street (*ibid*: 71).
- 5.3.7 Guillery did not find any evidence to suggest that the present 45 Deptford High Street was built during either of the 18th century house-building booms. However a trade directory of c.1792 does indicate that there were three establishments named the

*Red Lion* (a name by which the present premises was known on occasion) in Deptford at that time, one more than there was 34 years later. Although the directory gave no addresses, the landlords of the three establishments called the *Red Lion* in c.1792 were named John Caswell, James Hunt and Ralph Sandom (*Deptford Directory*, c.1792: 905).

#### 5.4 The 'Red Lion and Wheatsheaf', c.1820 – c.1890

- 5.4.1 Following the abrupt cessation of the late 18th century house-building boom, Butt Lane underwent a rapid transformation from an almost entirely residential street to a largely commercial one during the first three decades of the 19th century, culminating in the change of name to the more respectable Deptford High Street in 1825.
- 5.4.2 Trade directories of the 1820s indicate that the horticultural labourers who had once lived on Butt Lane had largely disappeared, to be replaced by a wide range of retailers and traders which included bakers, bootmakers, butchers and drapers. By the turn of the 1840s there were more than 70 establishments trading from premises in the High Street, the majority of which were based in properties that pre-dated the 1770s (Guillery & Herman, 1998: 33). The 1843 Tithe Map (**Figure 6**) depicted a collection of fairly densely packed properties at the southern end of the street, which contrasted with the regular layout of the late 18th century residential terraces to the north. The building that stood in the location of the present 45 Deptford High Street had the substantial extension at the rear of the property and distinctive 'splayed' back yard, both of which were also depicted on the First Edition Ordnance Survey map surveyed 25 years later (**Figure 7**).
- 5.4.3 Historical trade directories represent the most accessible and complete resource from which the 19th and 20th century history of 45 Deptford High Street may be reconstructed. For the purposes of the present research, the information contained in directories was supplemented by data derived from 19th century census returns. However, while both sources permitted a reasonably comprehensive list of occupants to be compiled, neither contained much information regarding the ownership of the property, nor indeed did they indicate the names of the breweries that supplied the establishment during the period that it was used as a public house. Secondary sources on the histories of the brewing industry and the licensed trade have therefore been used in an effort to fill the lacunae left by the directories and other primary material.
- 5.4.4 The earliest recorded reference to the 'Red Lion and Wheatsheaf' in Deptford High Street was published in the mid-1820s, when a directory listed it as the premises of a John Ladson (*Pigot's Directory of Middlesex and the Towns and Villages within 12 miles of London*, 1826). The establishment therefore predated the 1830 Beer Act, which liberalised the licensed trade and resulted in the establishment of thousands of new beer houses (Brandwood *et al*, 2004: 27-28).
- 5.4.5 A reference to the establishment was also contained in an insurance document pertaining to one of the adjoining properties in 1831, while a directory of 1839 described Matthew Godson as victualler of the 'Red Lion and Wheat Sheaf' (Guildhall Library MS 11936/531/1128501, 25/08/1831; *Pigot & Co's Royal National & Commercial Directory of Kent, Sussex & Surrey*, 1839: 42). Godson (also known as Goodson) was also listed as proprietor in a directory of the following year (*Pigot's Directory*, 1840, 1826), online at: <http://deadpubs.co.uk/KentPubs/Deptford/RedLionWheatSheaf.shtml>).
- 5.4.6 The majority of named tenants of the 'Red Lion and Wheatsheaf' during the 19th century appear to have held relatively short tenancies. This reflected a national trend towards short tenancies of approximately five years, after which tenants typically moved on to another establishment (Gourvish & Wilson, 1994: 135).
- 5.4.7 By 1841 Matthew Godson had departed, to be succeeded by the 35 year-old victualler John Nixon (TNA HO 107/488/9, 1841 Census, St Paul's Deptford). Nixon shared the domestic accommodation at the 'Red Lion and Wheatsheaf' with his 30

year-old wife Ann and their 13 year-old daughter, also named Ann (*ibid*). Also listed as resident were two 20 year-old servants named Robert Jeves and Margarate Rider, both of whom may have also worked in the public house (*ibid*).

- 5.4.8 Ten years later the Nixon family had moved on, and the 'Red Lion and Wheatsheaf' (erroneously identified as the 'Red Sun and Wheatsheaf' by the enumerator) was managed by the 36 year-old Chelsea-born Samuel W. Salmon, who lived at the establishment with his 28 year-old wife Emma, their three young children and a 15 year-old general servant named Emma Bird (TNA HO 107/1584/431, 1851 Census, St Paul's Deptford). Although Salmon was still the proprietor in 1852, he was succeeded the following year by Benjamin Dawson (*Post Office Directory of London, Essex, Hertfordshire, Kent, Middlesex, Surrey & Sussex*, 1852: 967; *Deptford Directory*, 1853: 76, 87). Following their departure from Deptford the Salmon family migrated to Chelsea, where Samuel subsequently took up a career as a painter (*Melville's Directory*, 1853: 76, 87; TNA RG 9/35/64, 1861 Census, St Luke's Chelsea).
- 5.4.9 Dawson did not remain at the 'Red Lion and Wheatsheaf' for long, and had been succeeded by William Henry Baldwin by 1856. Like the majority of his predecessors Baldwin was licensee for a short period only, and a directory of 1858 did not list the establishment among the six public houses in the High Street that year (*Melville & Co's Directory and Gazetteer of Kent*, 1858: 520-529). Owing to a lacuna in records dating to the early 1860s, the most significant of which being the loss of the 1861 census returns for the southern end of Deptford High Street, it is not known for how long the pub was closed.
- 5.4.10 The 'Red Lion and Wheatsheaf' had resumed trading by 1869, when the license was held by William Green, a native of Suffolk who was still resident in 1871 (*Post Office London Directory*, 1869). The census of that year noted that Green lived with his wife Anna, their two sons William (7 years old) and Frank (3 years old) and a 23 year-old servant named Hannah Sharratt (TNA RG 10/743/8, 1871 Census, St Paul's Deptford). While the parents had been born in neighbouring villages on the Cambridgeshire/Suffolk borders, both of the Green children were born in Deptford and it is therefore possible that Green had run the pub for as many as seven years before the census was recorded. The 1871 census also revealed that the neighbouring property on the north side of the 'Red Lion and Wheatsheaf' was the premises of a fishmonger named Charles Matthews; beginning an association between 47 Deptford High Street and the wet fish trade that has continued unbroken into the 21st century.
- 5.4.11 By 1881 the 'Red Lion and Wheatsheaf' was occupied by William Lefley (Lefley), a 33 year-old publican originally from Brighton (TNA RG 11/703/5/4, 1881 Census, St Paul's Deptford). Lefley shared the domestic accommodation above the establishment with his wife Ellen and a 20 year-old servant named E. Sullivan. Lefley continued to manage the pub the following year, although he had left by 1884, apparently in order to take over the 'Joiner's Arms' on Westminster Bridge Road, Southwark (*Post Office London Directory*, 1882: 1809; *The Business Directory of London*, 1884: 390). Lefley was succeeded at the 'Red Lion and Wheatsheaf' by Frederick S. Rich in 1884 (*The Business Directory of London*, 1884: 540).
- 5.4.12 Historical maps of the period indicate that significant alterations were made to 45 Deptford High Street during the years between the publication of the First Edition Ordnance Survey map of the area in 1868 (**Figure 7**) and the Second Edition in the mid-1890s (**Figure 8**). The most readily apparent was the removal of the bay front and its replacement with a straight frontage aligned with that of the adjacent fishmongers at no. 47. Modifications were made to the extension at the rear of the property and a glazed roof had been erected in the south-west corner by the mid-1890s. A structure built in the north-west corner by the same date was almost certainly a water closet, which it remains to the present. Water closets increasingly replaced privies and ashpits in both private homes and public establishments following the Public Health Acts of 1872 and 1875.

## 5.5 'The Distillery' and the 'Red Lion', c.1891 – c.1930

- 5.5.1 Frederick Rich was in turn succeeded as licensee by William Charles Barker, who was first recorded in the census of 1891. The census described Barker as a 43 year-old licensed victualler, who shared the domestic accommodation with his wife Emily and a 21 year-old domestic servant named Martha Dakin (TNA RG 12/495/6, 1891 Census, St Paul's Deptford). While the 1891 census did not record the name of the public house, a trade directory of the same year listed the establishment as the 'Distillery', subsequently altered slightly to 'The Distillery' by 1895 (*Post Office London Trades Directory for 1891*: 1977; *Post Office London Directory*, 1895: 426).
- 5.5.2 Over the course of the next four decades the name of the establishment was changed on a number of occasions, switching to the 'Red Lion' in 1899, before being changed back to 'The Distillery' at some point between 1915 and 1919 (*Post Office London Directory*, 1899: 469; *Post Office London Directory*, 1915: 397; *Post Office London Directory*, 1919: 390). The pub continued to be known by that name until at least 1929, only reverting to the original name of 'Red Lion and Wheatsheaf' in the early 1930s (*Post Office London Directory*, 1929: 377; *Post Office London Directory*, 1931: 373).
- 5.5.3 It is not entirely clear whether the changes in name were associated with changes in ownership or were in some way a response to changing customer (or landlord) preferences. However, the fact that these changes can be reasonably closely dated does provide some useful clues regarding the origin of certain historical features of the present building. The two tiled advertising panels on the front elevation of the property bearing the words 'WENLOCK BREWERY Co. LTD', and 'RED LION & WHEATSHEAF' probably date to the 20th century, as the name 'Wenlock Brewery Co. Ltd' was not registered until 1893, by which date the present establishment had been known as *The Distillery* for at least two years (Richmond & Turton, 1990: 359). Because the public house was known variously as the 'Red Lion' and 'The Distillery' between 1899 and 1929, it seems unlikely that either panel could have predated the early 1930s. Similarly the fragmentary mosaic by the ground floor entrance bearing traces of the name 'Red Lion and Wheatsheaf' must either predate 1891 or (somewhat less likely) post-date 1930.
- 5.5.4 Although William Barker retained the license of 'The Distillery' for at least four years, by the end of the 1890s he had been succeeded by Robert Butler Scace, under whom the name of the business was changed to the 'Red Lion' (*Post Office London Directory*, 1899: 469). The new name outlasted Scace's license, and was still in use in 1910, when the establishment was managed by William Andrews (*Post Office London Directory*, 1910: 391). Andrews' tenancy also appears to have been comparatively brief and he had been succeeded by John Richard Thornton Burgess by 1915 (*Post Office London Directory*, 1915: 397). The name of the pub reverted to 'The Distillery' during Burgess' tenure, which lasted until at least 1919 (*Post Office London Directory*, 1919: 390).

## 5.6 The brief revival and closure of the *Red Lion and Wheatsheaf*, c.1931 – 1961

- 5.6.1 Burgess was succeeded by Maurice Martyn Defries, who was first listed as licensee in a trade directory of 1921 (*Post Office London Directory*, 1921). Defries managed the pub for longer than any other known licensee, and continued to be listed in trade directories until the early 1930s. The establishment continued to be known as 'The Distillery' throughout the 1920s, although it reverted to its pre-1891 name of 'Red Lion and Wheatsheaf' in 1931, while Defries was still in charge (*Post Office London Directory*, 1931: 373).
- 5.6.2 It is conceivable that the revival of the old name may have been associated with a change in ownership. Following the acquisition of a stake in the brewery by Bass, Ratcliff & Gretton of Burton-on-Trent during the early 1920s, the Wenlock Brewery Co. Ltd of City Road, Shoreditch set about acquiring the tied estates of smaller London rivals including the New London Brewery of Kennington in 1925 and that of the New Phoenix Brewery of Peckham three years later (Gourvish & Wilson, 1994:



402; Richmond & Turton, 1990: 95, 158, 359). It is possible either that Wenlock gained possession of 'The Distillery' during these acquisitions, or that the brewery had acquired it at an earlier date, changing the name and tidying-up its frontage at a time when many brewers were 'improving' their stock of public houses (Gourvish & Wilson, 1994: 424-433).

- 5.6.3 The precise nature of the relationship between the 'Red Lion and Wheatsheaf' and the Wenlock Brewery remains unclear, and is further clouded by the fact that the establishment was described as being part of the estate of Edward John (E.J.) Rose & Co. Ltd in trade directories published between 1932 and 1952 (*Post Office London Directory*, 1932: 373; *Post Office London Directory*, 1936: 552; *Post Office London Directory*, 1940: 342; *Post Office London Directory*, 1944: 250; *Post Office London Directory*, 1948: 232; *Post Office London Directory*, 1952: 234). There is a dearth of publicly available information regarding the latter company, which while it was not a brewery, was listed in trade directories as the 'owner' of a number of London public houses during this period.
- 5.6.4 By the second half of the 1950s John Gilbert Cock had acquired the license of the pub (*Post Office London Directory*, 1956: 226). Trade directories published at the turn of the 1960s did not list the licensee by name, simply describing the establishment as a public house (*Post Office London Directory*, 1960: 521; *Post Office London Directory*, 1961: 514). By the latter date the future of the establishment had already become uncertain, and was to become a victim of the 'merger mania' that was then gripping the British brewing industry (Gourvish & Wilson, 1994: 447-450). As early as 1958 Bass had proposed to close the Wenlock Brewery as part of a proposed merger with Watney's (*ibid*: 462). While the latter proposal came to nothing, in 1961 Bass bought out the remaining shares in the Wenlock Brewery Co. Ltd and closed the City Road Brewery the following year (Richmond & Turton, 1990: 359).
- 5.6.5 The closure of the Wenlock Brewery was accompanied by the disposal of parts of the former Wenlock estate, which apparently included the 'Red Lion and Wheatsheaf'. The same year that the brewery ceased production, the pub closed its doors for the last time and shortly afterwards a new outlet opened for business at 45 Deptford High Street.

## **5.7 The post-pub history of 45 Deptford High Street, 1962 – present**

- 5.7.1 A trade directory of 1962 listed the new occupant as Bag Shop, which was described as a dealer in leather goods (*Post Office London Directory*, 1962: 506). The company was one of a number of consumer goods retailers that opened premises on the High Street during the late 1950s and early 1960s, a visible manifestation of rising post-war prosperity. Despite the fluctuating fortunes of the British economy during the intervening decades, Bag Shop was still trading from the former public house in 1982 (*Post Office London Directory*, 1982: 315).
- 5.7.2 By the middle of the 1980s Bag Shop had ceased trading and 45 Deptford High Street had become the premises of Tele-View, the somewhat confusing name chosen by new cash-and-carry outlet (*Post Office London Directory*, 1985: 314). Although no occupant was listed in the 1991 directory, the ground floor was subsequently occupied by the florist 'anthomania', before becoming in recent years a storage unit used by the adjacent fishmonger.

## 6 BUILDING DESCRIPTION

### 6.1 Introduction

6.1.1 At the time of survey, the first and second floors were let on a residential basis and access was limited to the ground floor and basement of 45 Deptford High Street. Refurbishment work had already commenced and walls, floors and ceilings had almost completely been covered by new materials and plasterboard. Therefore use was made of photographic evidence taken by Jan Mondrzejewski, Senior Planning Officer at Lewisham Borough Council, during the earlier stages of refurbishment work, in order to inform the interpretation of the archaeological history of the building that follows.

6.1.2 The building stands on the west side of Deptford High Street as part of a brick terrace of shops of differing ages (but predominantly late 18th and 19th century) with either one or two storeys above a retail outlet on the ground floor. The building lies on a narrow rectangular plot of land that widens slightly to the rear. The building has a basement, a ground floor latterly used for storage and two upper floors used for residential accommodation. Both of these floors (Flats 45A & 45B) had recently been refurbished and let out as individual units after direct access had been provided to the High Street by extending a corridor from the staircase to the front of the property.

### 6.2 Exterior Elevations

6.2.1 The front (east) elevation of the property faces east onto Deptford High Street and consisted of three storeys (**Figure 11; Plate 2**). The ground floor is framed by the addition of two pilasters at each side of the building. These plain pink granite columns each have a stone plinth and are topped by a simple Doric capital. A scar on the wall above this may suggest that there were once decorative console, brackets and a cornice to edge a signage fascia. The existing shop signage is relatively modern with a blue and white striped rolled awning housed above and a projecting box for the steel roller shutter below. The steel shutter is divided in two between the main section and a narrower 'door' section at the north end of the elevation. At the south end of the elevation a reproduction six panelled timber door had very recently been inserted and the steel shutter trimmed accordingly.

6.2.2 The upper part of the elevation is brick built in Flemish bond with red brick jambs and rubbed red brick flat voussoir details to all the windows. Both the first and second floors each have three equally spaced rectangular sash windows with a projecting sill. The openings on the first floor are slightly taller than those on the second floor and both sets of horned timber framed sashes do not have any glazing bars, but a single pane of glass in each sash. Directly below the window sills of the first floor and spanning almost the width of the elevation is a shallow timber box with several fascia panels missing. This is probably the remnants of a previous shop sign and a wide cement repair to the brick wall is visible beneath. This is likely to be the scar left by the removal of the original signage.

6.2.3 Above the windows of the first and second floors are two tiled advertising panels almost as wide as the three windows. These are edged by a slightly projecting dark red moulding with an off white, cream coloured background to the panel upon which was dark red lettering. In capitals upon the upper panel were the words 'WENLOCK BREWERY Co. LTD', and in the same script upon the lower panel are the words 'RED LION & WHEATSHEAF'. Located just beneath this lower sign and above the central window of the first floor is a metal bracket projecting horizontally out from the wall, with two angled metal cables supporting it from the wall above. This is of the right size and structure to have held the public house sign that would have swung freely from this bracket. At the top of the elevation there is a thin course of slightly projecting flat coping stones that also continue for a short distance along the top of the party wall of the north elevation.

6.2.4 The adjacent property to the north, 47 Deptford High Street, is a two storey brick structure and the upper storey of the north elevation overlooks this building. The elevation is cement rendered and has two gables supporting the two double pitched

slate roofs aligned north-south (**Plate 3**). The central valley between the roofs sheds rainwater to the north and a hopper and downpipe are fixed to the wall. At the apex of both gables rises an original brick chimney stack. The western stack is wider than the eastern and is topped by three cylindrical terracotta chimney pots. There is only one tall cylindrical terracotta chimney pot on the eastern stack, although it appeared to originally have had two with a cement repair where the second pot should have been. Both the two double pitched roofs and the chimney stacks are original to the construction of the building. Below the west gable a narrow window has been inserted in the wall with a square vent above it and a water overflow pipe above that, suggesting the internal room here to be a bathroom.

- 6.2.5 The west (rear) elevation of the building was inaccessible and only the upper floor could be seen from the junction of Comet Place and Comet Street to the west of the property (**Figure 11**; **Plate 3**). This elevation is brick built largely in Flemish bond. It does not have the same low parapet wall as the front (east) elevation, but has a timber fascia with a gutter collecting rainwater from the projecting slates of the roof and a downpipe at the north end of the elevation. At the north and south ends of the elevation is a timber framed window each with a very shallow segmental arch, formed from a course of bricks set on edge. Separating these two windows is the apex of the double pitched east-west aligned slate roof of the ground and first floor extension aligned east-west (**Figure 11**). This has a chimney stack at its south-west corner with a single flue topped by a cylindrical terracotta chimney pot. The deliberate spacing of the rear windows (which show no sign of being later insertions) to accommodate this extension would suggest that it is part of the original design and construction. This rear extension is depicted on the Tithe map of 1843 (**Figure 6**).
- 6.2.6 The first floor of this extension has a wide window in its west (rear) elevation, two narrow windows in its north elevation and against the lower part of the north elevation is a skylight in the flat roof of the ground floor (**Figure 12**). On the first floor the west (rear) elevation of the building has another original window opening between the extension and the corner of the building (**Figure 11**). Like the windows above, it does not have the red brick jambs or voussoir of the front (east) elevation, but has a shallow segmental arch of soldier bricks.
- 6.2.7 The ground floor of the rear (west) elevation has a wide boarded over window of approximately the same size as that on the first floor and a doorway providing access to the yard. On the north side of the yard there is a single storey space with a flat roof that has two small windows and a doorway onto the yard (**Figure 12**; **Plate 4**). Prior to this survey the yard had been enclosed with a flat roof and incorporated into the building, a photographic record of which was taken by Jan Mondrzejewski during an earlier a site visit.

### 6.3 The Ground Floor

- 6.3.1 The plan of the ground floor can be divided into three parts east to west (**Figure 12**) with a rectangular open shop front area at the east end and a smaller area to the west that widened slightly on its north side and represented the original ground and first floor extension that had been extended on the north side to include the north-south width of the plot. The smallest section at the west end of the building consisted of a small yard with an inserted brick built toilet on the north side.
- 6.3.2 The shop front area corresponds with the main part of the building and any original internal partition walls have been removed (**Plates 5 and 6**). The north party wall shared with 47 Deptford High Street was exposed during refurbishment works which revealed red bricks laid in an English bond with a white lime mortar (**Plate 7**). This differed in style and materials from the front (east) elevation, suggesting that this party wall was earlier.
- 6.3.3 A staircase to the upper floors had been built against the south wall of the shop front area and a new corridor connected it to the street providing independent access to the upper floors for the first time (**Figure 14**). The original position of the staircase was in the west extension of the property directly over the existing stairs to the basement (**Figure 12**). The timber partition wall, separating these stairs from the rest of the property was recently removed with the staircase, but had been panelled with

timber (**Plate 12**). Prior to the present survey a photographic record of this area was made during recent refurbishment work which showed the original skirting board, dado rail and paint scheme of the staircase in situ on the south wall (**Plate 8**).

- 6.3.4 An interesting survival from the time of the building's use as a public house was a small area of mosaic floor photographed during the recent refurbishment work and since covered (**Plate 9**). This was located at the north-east corner of the ground floor, just inside the present steel shutters of the shop front and was heavily truncated by later intrusions leaving only a small part of the mosaic in situ. The mosaic consists of small square pieces with a yellow border which has a black and white chequered inner band. The central field has a white background with a red capital '..N' above the letters '..TSHEA..' in yellow. These face outward (east) to be read from the street and relate to the name of the public house 'The Red Lion & Wheatsheaf'. The mosaic would have formed the threshold to the building in front of the main entrance doors, which would have been set back slightly from the rest of the front of the building. It is likely that the mosaic was laid during the rebuilding of the front elevation of the property following the removal of the bay front; cartographic evidence indicates that this took place at some point between 1868 and 1894 (**Figures 7 and 8**).
- 6.3.5 Just to the east of the basement stairs was a short section of brick wall projecting north from the south party wall. This was the main load bearing wall for the rear of the main part of the house and was seen directly below in the basement (**Figure 12**). On the ground floor the major part of this original wall has been removed and a beam spans the remaining width of the building (**Plate 10**). Before redevelopment works the junction of this beam and the short section of remaining wall was photographed and was seen to have been decorated with cornice mouldings and a chamfer detail to the vertical pillar at the end of the wall (**Plate 11**). This same cornice detail was seen to extend around the room below the rear extension. It was also seen on the south side of the east-west beam that supports the north wall of the rear extension (**Figure 12**). Like the rear (west) wall of the main building, this wall originally would have extended to the ground but had been removed to open up the space to include the area on the north side of this wall. This was provided with a flat roof and a skylight (**Plate 10**) as daylight at the west end of the property was now limited to a single window in the west wall (**Plate 12**). The ceiling over the incorporated area was slightly lower than that of the rear extension and the skylight had been boarded over when the area was photographed before refurbishment (**Plate 10**).
- 6.3.6 It would seem likely that at the same time as these rear walls were removed and the building enlarged, that the toilet facilities at the west end of the building were also built and joined to the building with an internal doorway. This toilet is divided in two with an outer lobby with a sink and a toilet cubicle. Both had a red tiled floor and white tiled walls and are lit by small windows in the south wall overlooking the yard. Further to the west is another toilet cubicle accessed from the yard, which is lit by a glass panelled door and a skylight (**Plate 4**). This also had white tiled walls and a wall mounted cistern above head height (**Plate 13**).
- 6.3.7 The recent modifications to the rear of the ground floor of the building included fitting a new kitchen to service the proposed café (**Plate 14**). Plasterboard had been fixed to the walls, a new wall had been built over the stairs down to the basement and a new suspended ceiling concealed the large cooker extractor ducting that passes out through the concealed skylight and up the west (rear) elevation of the building. The toilet accessed from within the building remains largely unaltered and the doorway between the lobby and the toilet cubicle retains its original late 19th century architrave. However, the rear window and doorway into the yard have been removed. The yard to the rear has been enclosed and incorporated into the building with a flat roof. This leaves the west end of the ground floor with no natural light or ventilation.

## 6.4 The Basement

- 6.4.1 The stairs down from the ground floor to the basement are a brick built flight of 12 steps each with a stone tread. The lowest two steps show some damage to the upper surface (**Plate 15**).
- 6.4.2 There was no evidence to suggest that there had ever been a balustrade or handrail on either the wall or the open (north) side of the stairs (**Figure 12**). At the foot of the stairs two circular posts had been inserted to support the floor above. The refurbishment works had replaced the outer post with a larger rectangular timber post, but the inner metal post that stood on the fourth step up from basement level remains in situ. Alongside the stairs a new timber stud and plasterboard wall had been erected (**Plate 16**).
- 6.4.3 The basement is divided by two thick walls that reflect the footprint of the original building and it does not extend west beyond the rear extension on the ground and first floors (**Figure 12**). Just to the east of the basement stairs is the north-south aligned brick wall with openings at the north and south ends that forms the base of the rear wall of the main part of the building (**Figure 12**). On the west side of this and extending at right angles from it is the east-west aligned brick wall supporting the north wall of the rear extension (**Plate 17**). To the east of these walls is the main room of the basement.
- 6.4.4 In the north-west corner of this large rectangular space was a small area partitioned off with a tongue and groove timber wall (**Figure 12**). From this space, through a doorway in the rear (west) wall of the main part of the building leads to a narrow room below the area enclosed by the ground floor northward extension. Having not surveyed this part of the building until after the recent refurbishment work it was impossible to say whether this room was originally part of the basement, or whether it had been added at the same time as the extending work above.
- 6.4.5 The main area of the basement is open to the east/front wall of the property (**Plate 18**). The brickwork of this wall is unpainted and is the same as that seen in the ground floor north wall with red bricks and white lime mortar. This would suggest the above ground east (front) elevation of the building facing onto the high street had been rebuilt as the mortar and bricks differed from these earlier examples seen in the basement. Prior to the recent refurbishment a ceiling had not been inserted to the basement, leaving the whitewashed timber floor joists exposed. These extended across the width of the property north-south and supported east-west timber floor boards.
- 6.4.6 Noticeable towards the east end of the north wall of the basement were two brick buttresses. They were built to support the original brick chimney breast on the ground and subsequent floors above. The architect's plans show that this chimney breast against the north wall survives on the first and second floors, but had clearly been removed on the ground floor (**Figure 12**).
- 6.4.7 It was not possible to ascertain if either the main room of the basement or the ground floor were further subdivided by a north-south aligned wall similar to those on the first and second floors, located between the chimney breasts (**Figure 12**) and below the central valley of the double pitched roofs above.
- 6.4.8 At the east end of the basement, a timber stud and plasterboard wall had been inserted during the recent refurbishment work to create a small room. Here a section of the new plasterboard ceiling had been omitted between two floor joists in the location of a previous hatch in the floor. Marks on one joist showed where there had been a pair of wide hinges, while the opposite joist was worn and rounded from many years of use. This hatch close to the street frontage of the property was undoubtedly where the basement of the public house was resupplied by the brewery with barrels and bottles. It would also confirm the recessed location of the entrance doors, suggested by the mosaic floor, to allow for this hatch to be accessed from the exterior of the property.

## 7 DISCUSSION AND CONCLUSIONS

- 7.1 45 Deptford High Street is a terraced property with a basement, open plan ground floor and two upper floors. Until recently it had been used as a storage unit with derelict residential maisonettes on the upper two floors. Planning permission has been granted for a change of use of the ground floor of the building and work had already commenced to modify the empty premises to a restaurant/café and hot food take away. At the time of recording the redevelopment works were nearing completion and little visible evidence remained either of previous decorative schemes or internal layout of the building due to the addition of plasterboard to the walls and suspended plasterboard ceilings. Therefore, the interpretation of the archaeological history of the building has been informed by photographic evidence of previous architectural features captured by Jan Mondrzejewski, Senior Planning Officer at Lewisham Borough Council, during refurbishment work.
- 7.2 Deptford High Street (then known as Butt Lane) was developed in two phases at the beginning and the end of the 18th century. During the first three decades of the 19th century the street was transformed from being almost entirely residential to a busy commercial hub. It was during this period that the 'Red Lion and Wheatsheaf' public house first appeared in local records, although a reference in a directory of c.1792 suggests that it is possible that it may have been in existence at the end of the 18th century.
- 7.3 45 Deptford High Street is built of red bricks laid in a white lime mortar. The building retains its original roof structure of two double pitched roofs aligned parallel with the front elevation. A brick chimney stack set against the north gable end wall emerged at the apex of each roof. A two-storey extension was built at right angles against the rear elevation of the building and the arrangement of original windows in this elevation would suggest this extension to be part of the original design. This layout was first depicted in the Deptford tithe map of 1843.
- 7.4 The premises were used as a public house throughout the Victorian period, tenanted by a succession of live-in licensees and their families. Although the establishment appears to have ceased trading for a brief period in the late 1850s, it was soon back in business and was tenanted by the Suffolk-born William Green when the First Edition Ordnance Survey map was published at the end of the 1860s. This map showed the building with a semicircular bay front and a separate passage entrance to rear of the public house. The presence of this passage to the main part of the building may suggest that the rear extension was not part of the public space at this time.
- 7.5 Comparison of the First and Second Edition Ordnance Survey maps indicates that at some point between the end of the 1860s and the middle of the 1890s the bay front was removed and the front elevation of the building was completely rebuilt. It is likely that the interior of the ground floor was redesigned at the same time. A new mosaic floor bearing the name of the establishment was laid in the new entrance and the property was extended to the rear to incorporate the area of the passage (the area north of the rear extension) into the building with a flat roof and a skylight. New hygienic sanitary facilities were added in a purpose-built block on the north side of the now completely enclosed yard, most likely comprising a urinal accessible from within the building and a water closet accessible only from the yard. Other probably later alterations include the removal of the chimney breasts at ground floor level and the opening up of the interior space at the west end of the ground floor with the removal of the rear wall of the main building and the north wall of the rear extension.
- 7.6 Documentary evidence suggests that the rebuilding of the front elevation of the public house took place in the years before 1891, by which date its name had changed from the 'Red Lion and Wheatsheaf' to 'The Distillery'. Alternating between the names 'Red Lion' and 'The Distillery' during the first three decades of the 20th century, the pub did not regain its original name until the beginning of the 1930s. Like many other public houses, the 'Red Lion and Wheatsheaf' appears to have fallen victim to the rationalisation of tied estates that followed the great brewery mergers of the late 1950s and early 1960s. In the wake of the acquisition of the Wenlock Brewery by

Bass in 1961 the brewery ceased production the following year, at the same time that the 'Red Lion and Wheatsheaf' was closed down. The premises were acquired in the same year by a leather goods dealer that opened an outlet named 'Bag Shop' in the former pub, which continued trading until the early 1980s. Since the middle of that decade the premises has had a variety of occupants and uses, most recently as a storage area used by the adjacent fishmongers.

- 7.7 In his 1998 study of Deptford houses the historian Peter Guillery used historical rate books to reconstruct the 18th century development of Butt Lane. While Guillery did not find evidence that indicated an 18th century origin for the present 45 Deptford High Street, this assessment has confirmed that it was originally built to a design similar to those of other late 18th century properties in the immediate vicinity. Historical evidence indicated that the 'Red Lion and Wheatsheaf' was an established business at the address by the mid-1820s, while a fleeting reference in a directory of c.1792 to as many as three 'Red Lion' public houses in Deptford suggests that the establishment might have been trading as early as the last decade of the 18th century.

## **8 ACKNOWLEDGEMENTS**

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- 8.2 The project was managed for Pre-Construct Archaeology Ltd by Charlotte Matthews. Guy Thompson undertook the documentary research. Malcolm Gould and Strephon Duckering carried out the building recording and photographic survey, respectively. This report was written by Guy Thompson (Historical Background) and Malcolm Gould (Building Description), and the figures were prepared by Mark Roughley.



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*Kelly's Post Office London Directory, 1975.* London: Kelly's Directories Ltd

*Kelly's Post Office London Directory, 1980.* London: Kelly's Directories Ltd

*Kelly's Post Office London Directory, 1982.* London: Kelly's Directories Ltd

*Kelly's Post Office London Directory, 1985.* London: Kelly's Directories Ltd

## **Cartographic Resources**

Rocque, J. 1746. *An exact Survey of the Cities of London and Westminster, the Borough of Southwark with the Country near ten miles round.*

Deptford Tithe Plan & Apportionment, 1843 (TNA IR30/17/111)

Ordnance Survey 1868-70, London Sheet 11.40. First Edition

Ordnance Survey 1894-6, London Sheet 11.40. Second Edition

Ordnance Survey 1951, TQ 3777SW

Ordnance Survey 1970, TQ 3777SW

### **Online Resources**

Historical census returns at Ancestry.co.uk, online at: <http://www.ancestry.co.uk/>

The Historical Directories Searchable Digital Library, online at: <http://www.historicaldirectories.org/hd/>

The Historical street & Pub History directory of London, Essex, Kent, Hertfordshire, Cambridgeshire, Middlesex, Suffolk, Berkshire, Buckinghamshire, Sussex, Oxfordshire, Gloucestershire, Hampshire, Devon & Dorset. This resource has a page about the 'Red Lion and Wheatsheaf', featuring excerpts from trade directories (1840-1938) and a photograph of the former pub taken in 2006. Online at: <http://www.deadpubs.co.uk/KentPubs/Deptford/RedLionWheatsheaf.shtml>

## APPENDIX 1: PHOTOGRAPHIC REGISTER

45 DEPTFORD HIGH STREET			SITE CODE : DHS11		PHOTOGRAPHER : S.DUCKERING	
DATE	FILM TYPE FILM No. & FRAME		DIRECTION	IDENTIFIER	CONTEXT	COMMENTS
	B/W	Digital				
17/03/2011	F101 1-3	D100 1	W	Street	Exterior	Building exterior facing onto Deptford High Street
17/03/2011	F101 4-6	D100 2	SW	Road	Exterior	Building exterior and street scene/setting on Deptford H.S.
17/03/2011	F101 7-9	D100 3	SE	Brick wall	Exterior	Rear elevation of building viewed from Comet St.
17/03/2011	F101 10-12	D100 4	W	Kitchen	Ground flr Interior	Main shop space
17/03/2011	F101 13-15	D100 5	E	Shutters at far end	Ground flr Interior	Main shop interior from west end toward street
17/03/2011	F103 1-3	D100 6	W	Drain cover	Ground flr Interior	Floor tiles in toilet cubicle, west end of ground floor.
17/03/2011	F103 4-6	D100 7	SE	Stairs	Basement	Stone and brick stairs to basement
17/03/2011	F103 7-9	D100 8	NW	Chairs	Basement	Basement with new partition walls viewed from east
17/03/2011	F103 10-12	D100 9	W	Stairs	Ground flr Interior	View down stairs from kitchen to basement
17/03/2011	F103 13-15	D100 10	SW	Kitchen	Ground flr Interior	New kitchen at west end of shop

## APPENDIX 2: OASIS FORM

OASIS ID: preconst1-99025

### Project details

Project name	45 Deptford High Street Building Recording
Short description of the project	Pre-Construct Archaeology Ltd was commissioned by Gus Sidhu to undertake building recording of 45 Deptford High Street, London as a condition of planning permission for alteration. The terraced property is not listed but lies in a Conservation Area. It had until recently been used as a storage unit with derelict residential accommodation above. Deptford High Street developed in two phases at the beginning and the end of the 18th century. During the early 19th century, the 'Red Lion and Wheatsheaf' public house (now 45 Deptford High Street) first appeared in local records, although a reference suggests that it may have been in existence in the late 18th century. The premises were used as a public house throughout the Victorian period. The red brick building retains its original double span roof and has a two-storey rear extension. Between 1868 and 1894 its bay front was removed and the front elevation was rebuilt. Features likely to have dated to this phase include a mosaic floor and a water closet extension. The rebuilding took place before 1891, by which date the public house was known as the 'The Distillery'. Alternating between the names 'Red Lion' and 'The Distillery' during the early 20th century, the pub did not regain its original name until the beginning of the 1930s. The 'Red Lion and Wheatsheaf' was closed down in 1961/2 and was acquired by a leather goods dealer, which continued trading until the early 1980s. It has since had a variety of uses.
Project dates	Start: 17-03-2011 End: 12-04-2011
Previous/future work	No / No
Any associated project reference codes	DHS11 - Sitecode
Any associated project reference codes	K2485 - Contracting Unit No.
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Industry and Commerce 3 - Retailing
Monument type	PUBLIC HOUSE Post Medieval
Significant Finds	NONE None

### Project location

Country England

Site location	GREATER LONDON LEWISHAM DEPTFORD AND NEWCROSS 45 Deptford High Street
Postcode	SE8 4AD
Study area	120.00 Square metres
Site coordinates	TQ 37174 77081 51.4755323997 -0.024571225651 51 28 31 N 000 01 28 W Point

**Project creators**

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	Greater London Archaeological Advisory Service
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Malcolm Gould
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Gus Sidhu

**Project archives**

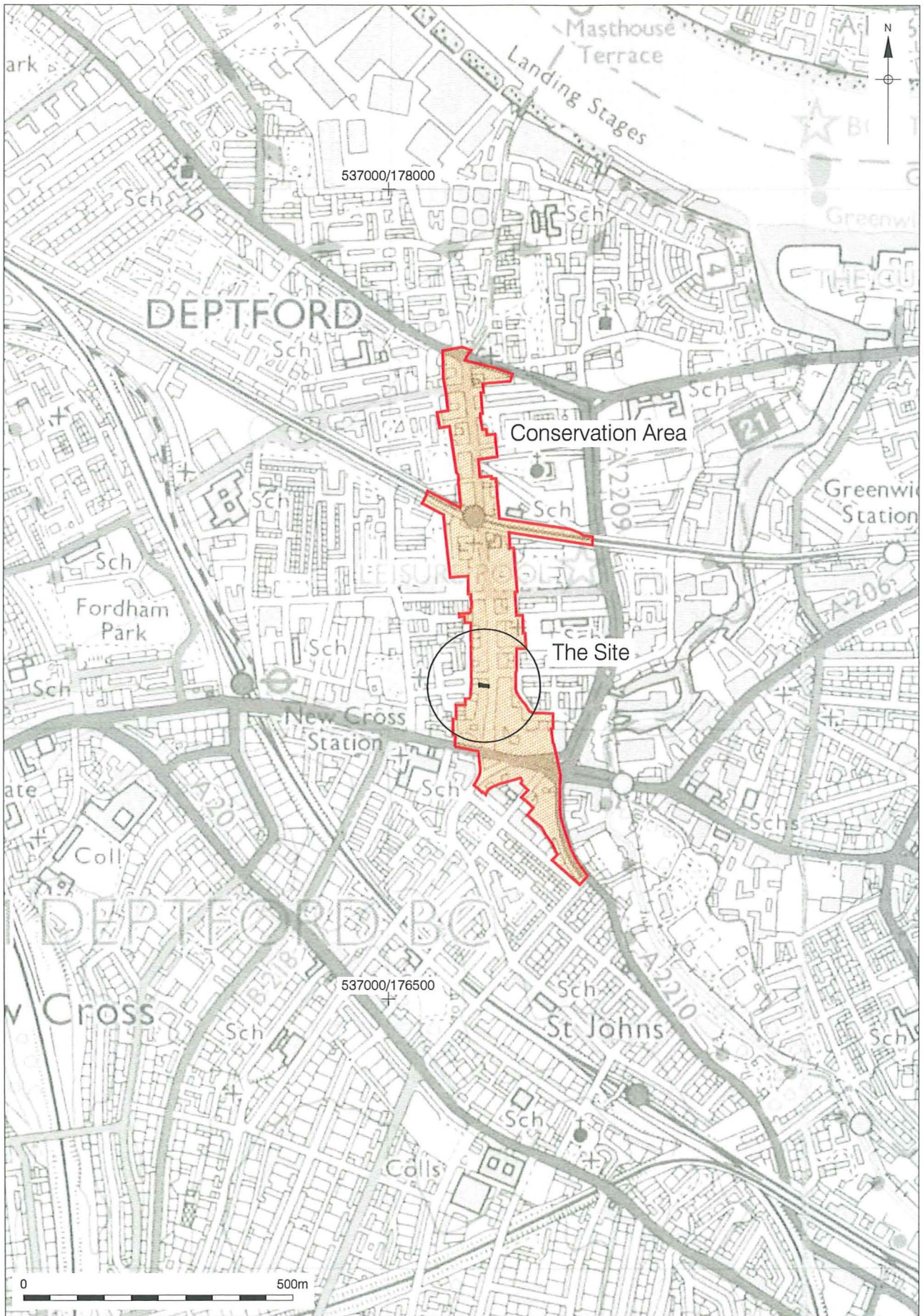
Physical Exists?	Archive	No
Digital recipient	Archive	LAARC
Digital Archive ID		DHS11
Digital Contents		'none'
Digital available	Media	'Images raster / digital photography'
Paper Archive ID		DHS11
Paper Contents		'none'
Paper available	Media	'Miscellaneous Material', 'Report', 'Unpublished Text'

**Project bibliography**

1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of 45 Deptford High Street, London

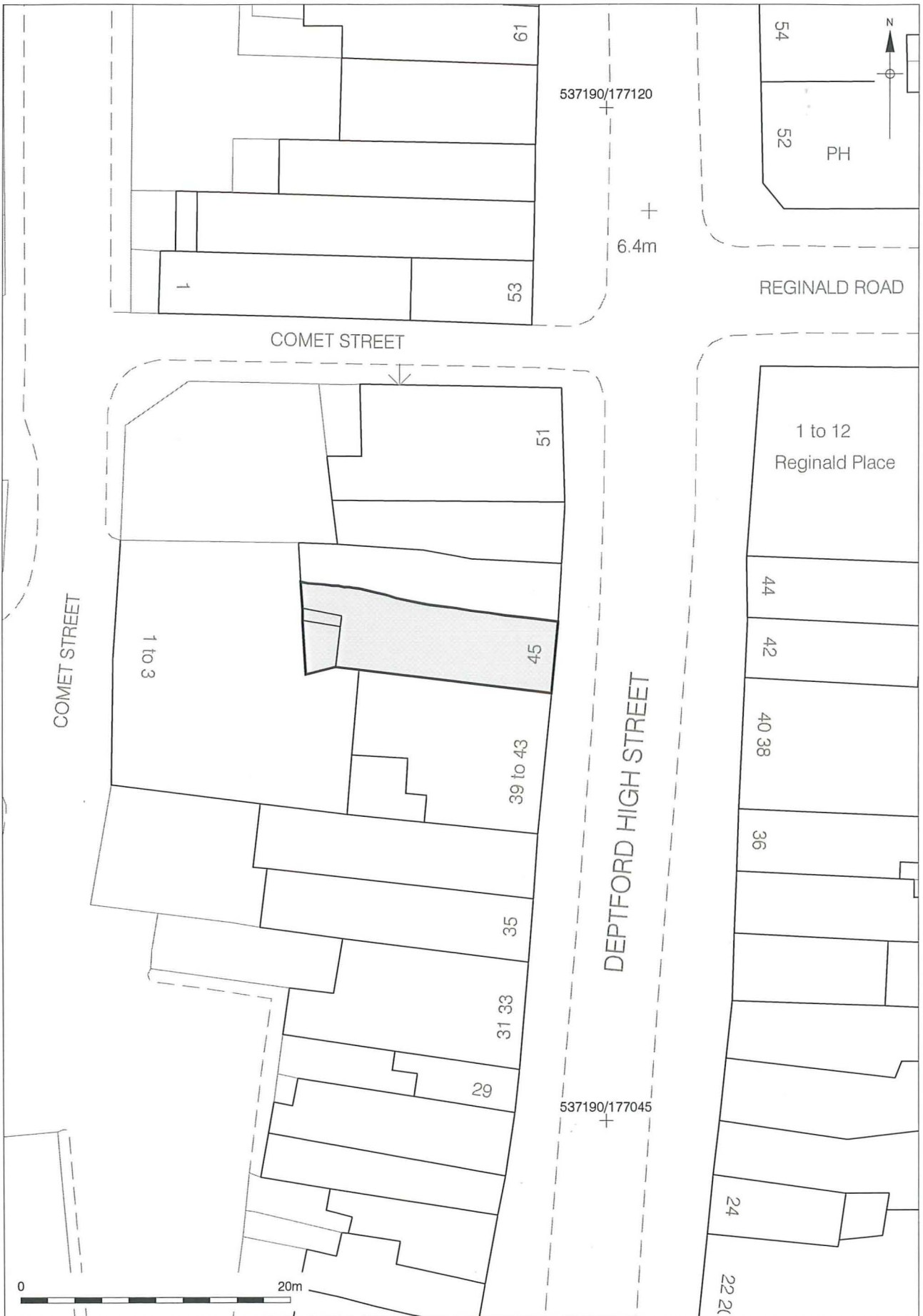
	Borough of Lewisham SE8 4AD
Author(s)/Editor(s)	Thompson, G. and Gould, M.
Other bibliographic details	PCA Report Number: R11029
Date	2011
Issuer or publisher	Pre-Construct Archaeology Ltd
Place of issue or publication	London
Description	A4 document
Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	12 April 2011



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Figure 1  
Site Location and Deptford High Street Conservation Area  
1:10,000 at A4





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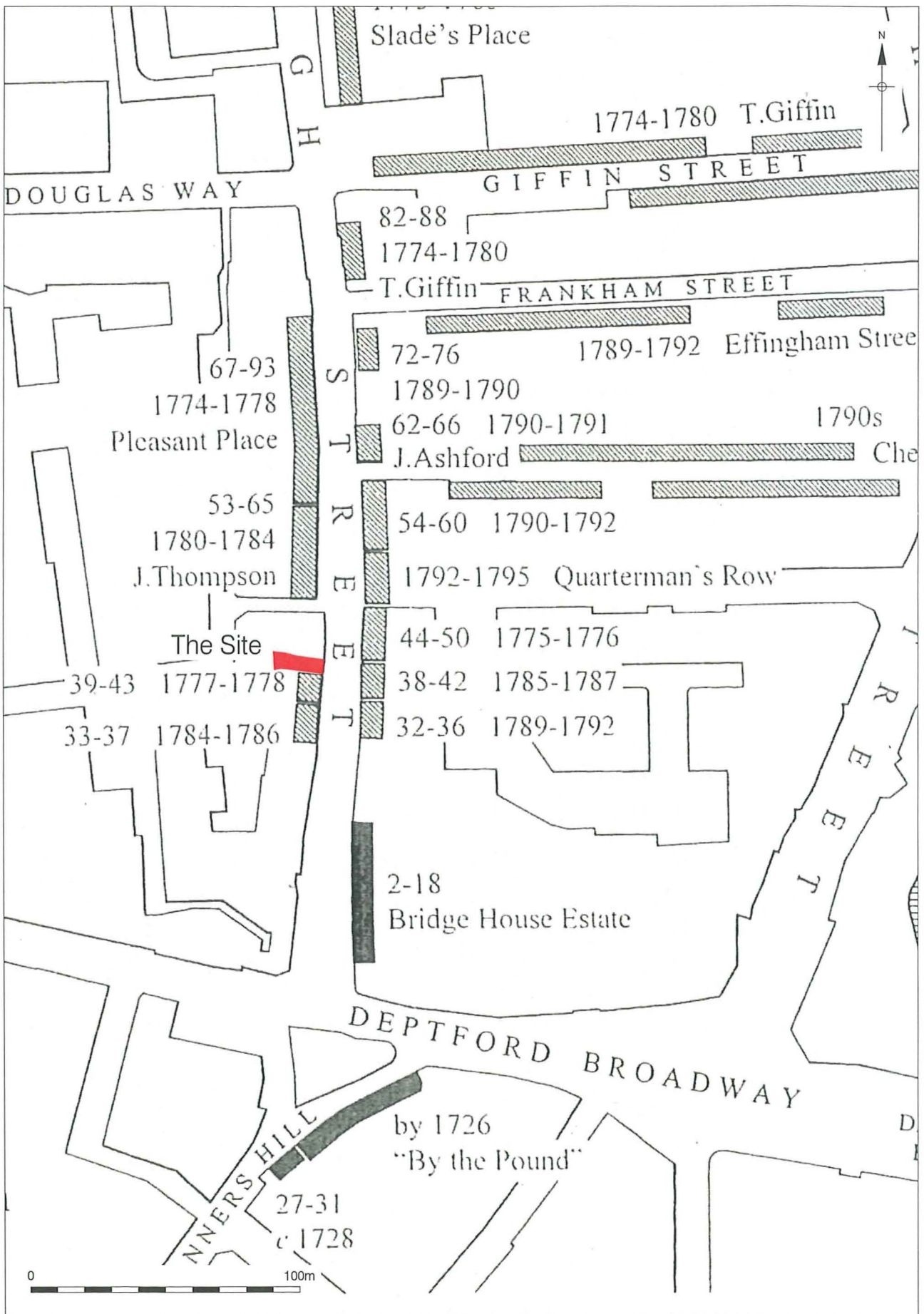
Figure 2  
 Detailed Site Location  
 1:400 at A4





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Figure 4  
Rocque 1746 map  
1:2,000 at A4



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Figure 5  
Map of Deptford showing the development of housing (Guillery & Herman 1998)  
1:2000 at A4



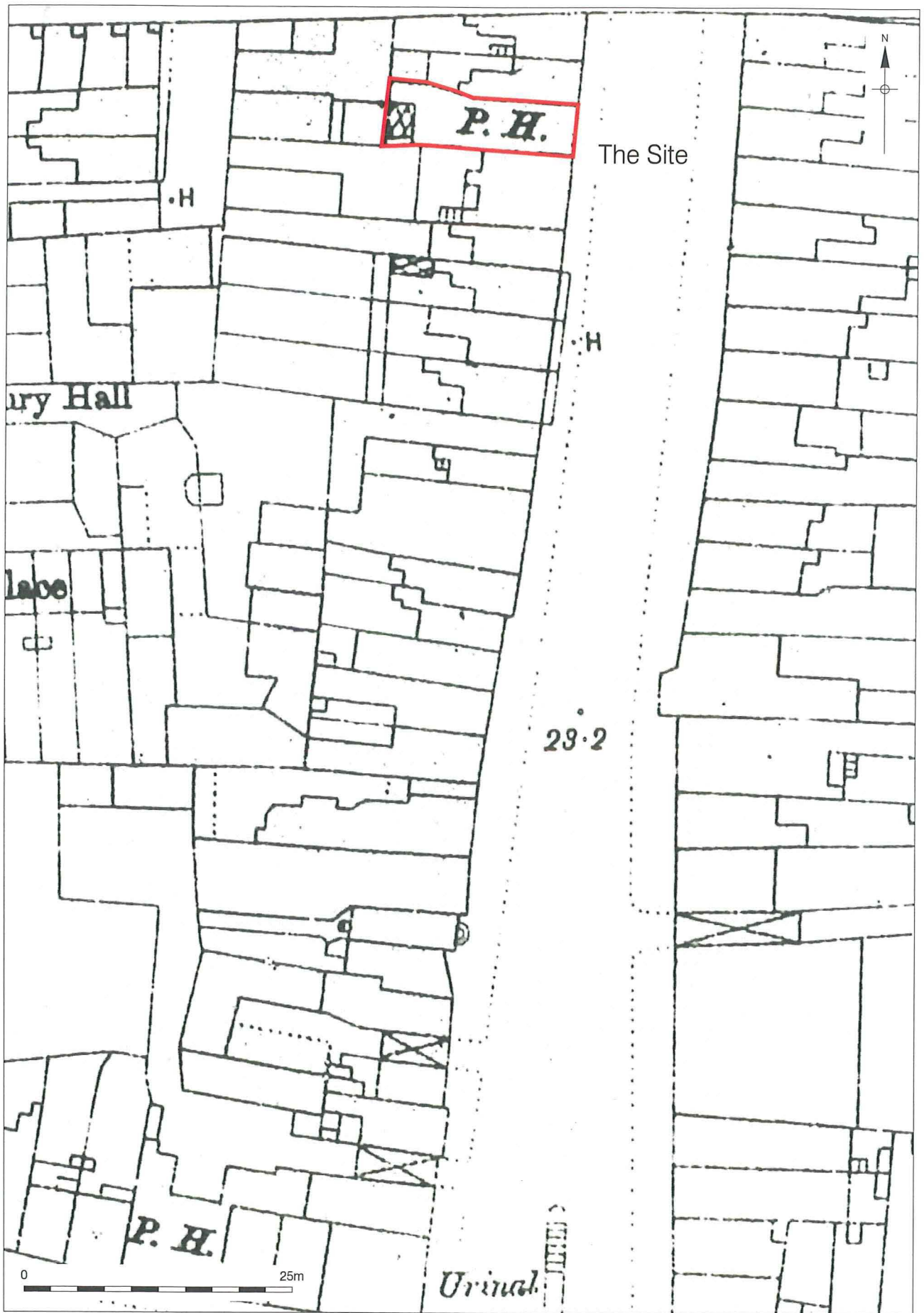
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Figure 6  
Deptford Tithe map 1843  
1:1,000 at A4



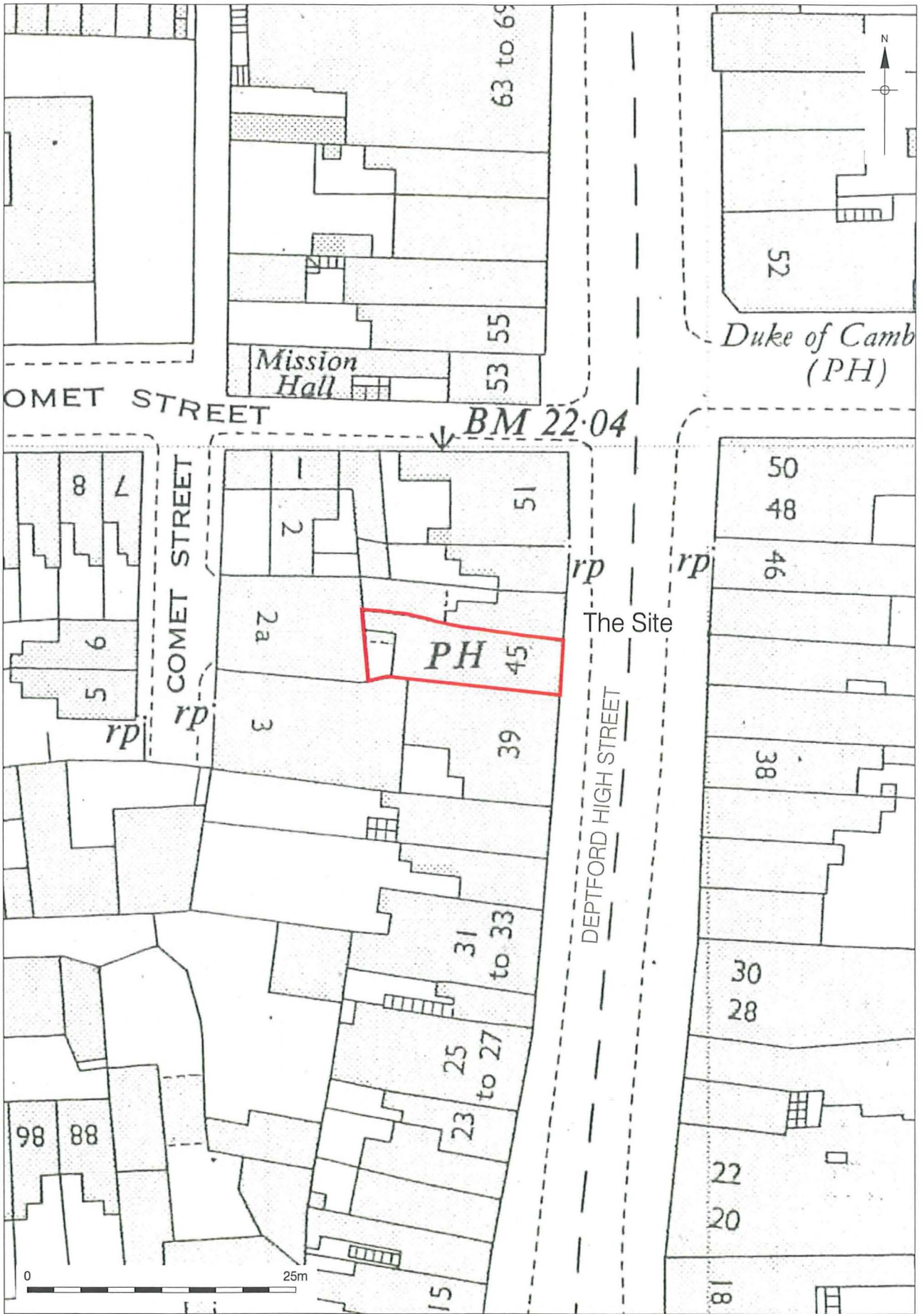
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Figure 7  
Ordnance Survey map 1868  
1:500 at A4



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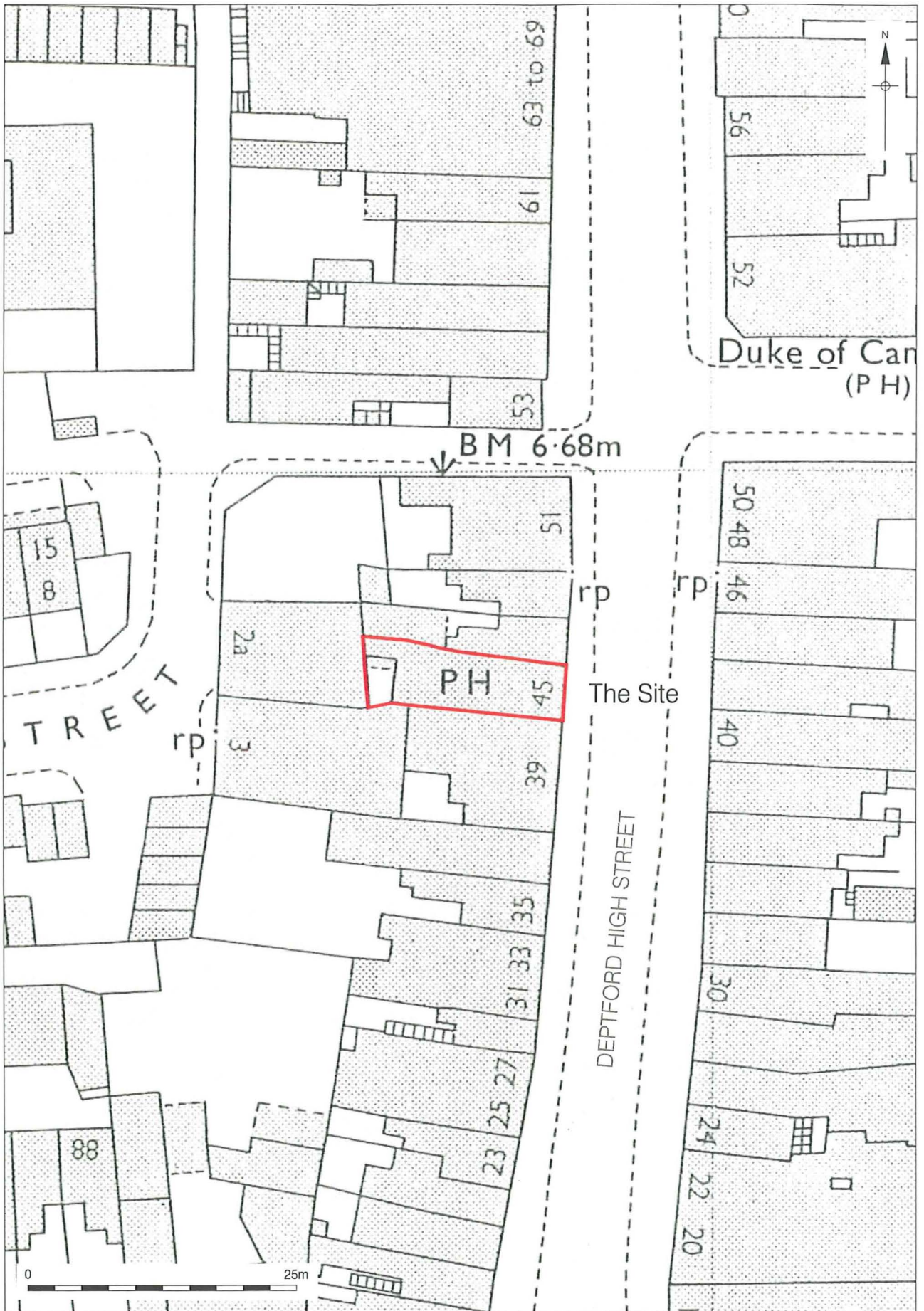
Figure 8  
Ordnance Survey map 1894-96  
1:500 at A4



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Figure 9  
 Ordnance Survey map 1951  
 1:500 at A4





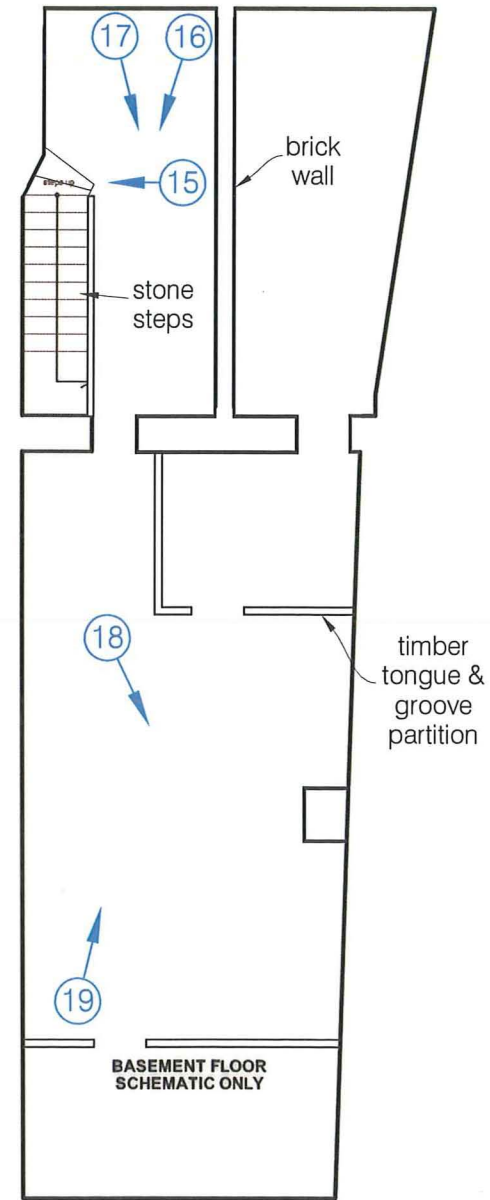
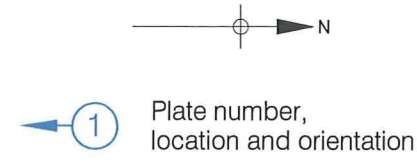
Reproduced from the 1970 1:1,250 Ordnance Survey map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright PCA Ltd, Unit 54 Brockley Cross Business Centre, London SE4 2PD. Licence number 100020795.  
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Figure 10  
 Ordnance Survey map 1970  
 1:500 at A4

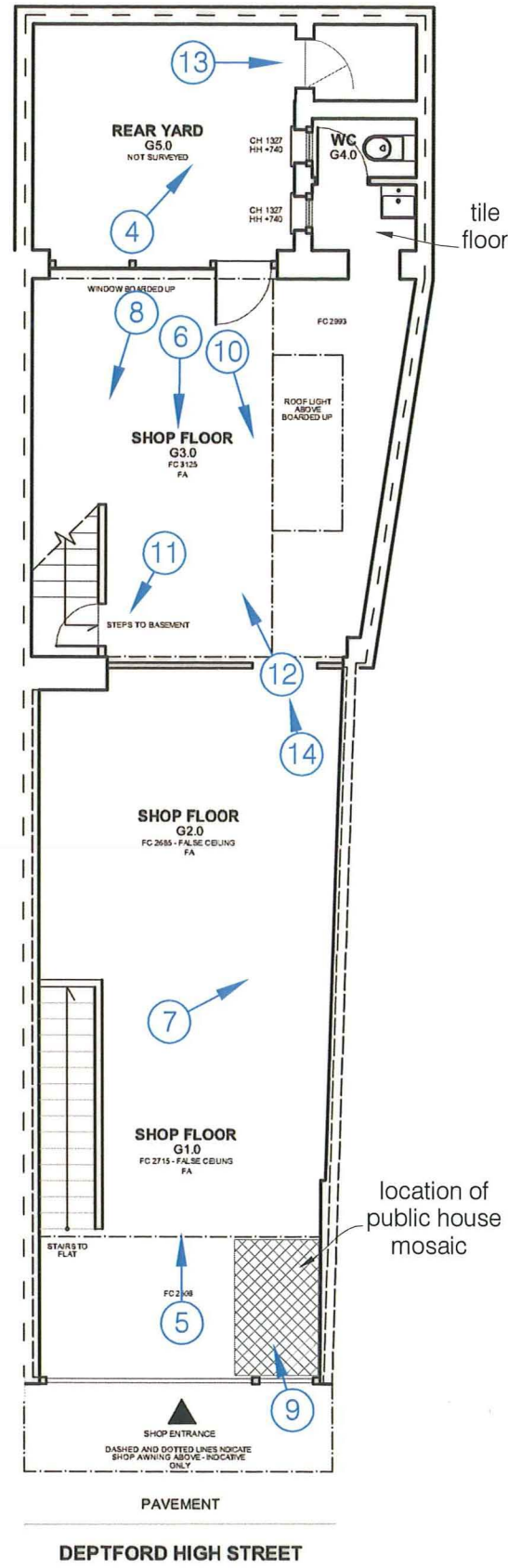


Front Elevation

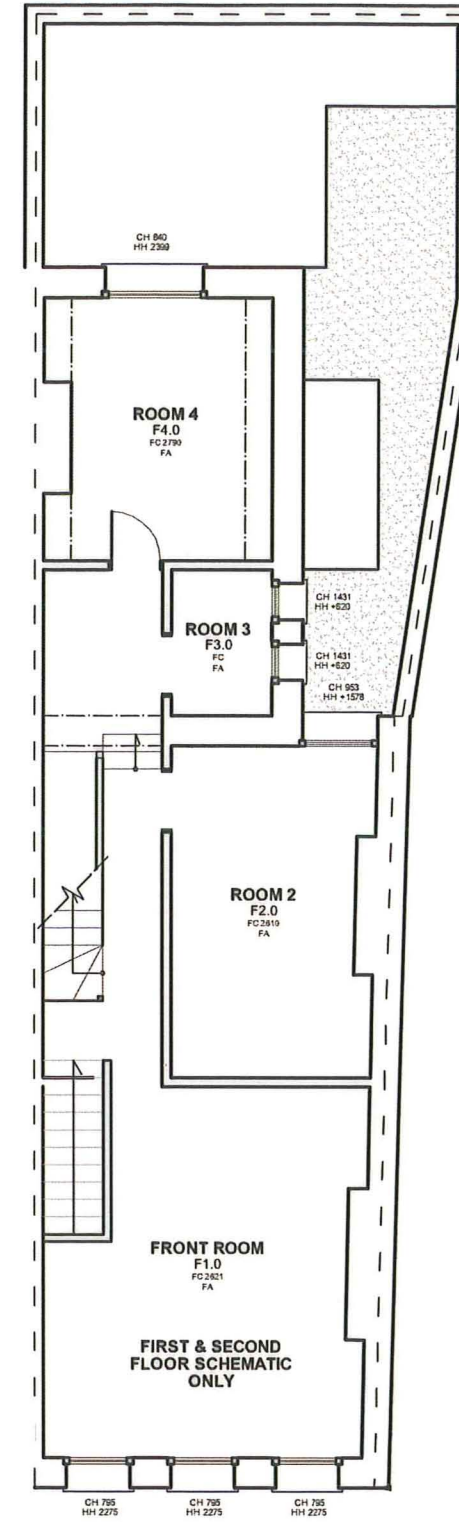
Rear Elevation



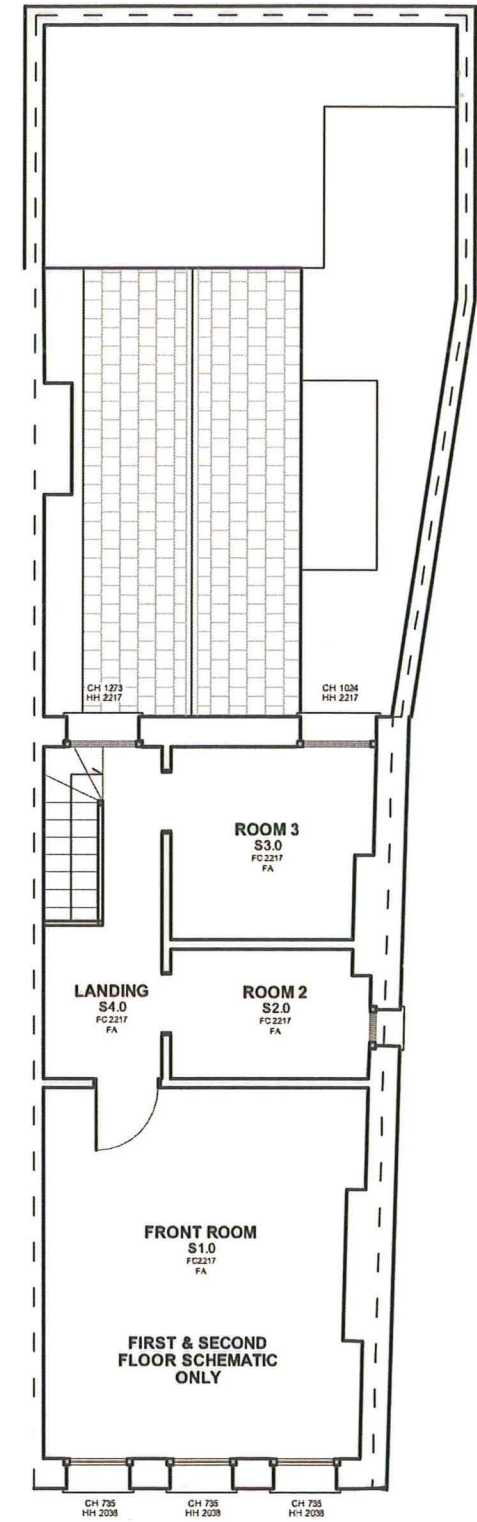
Basement Plan



Ground Floor Plan



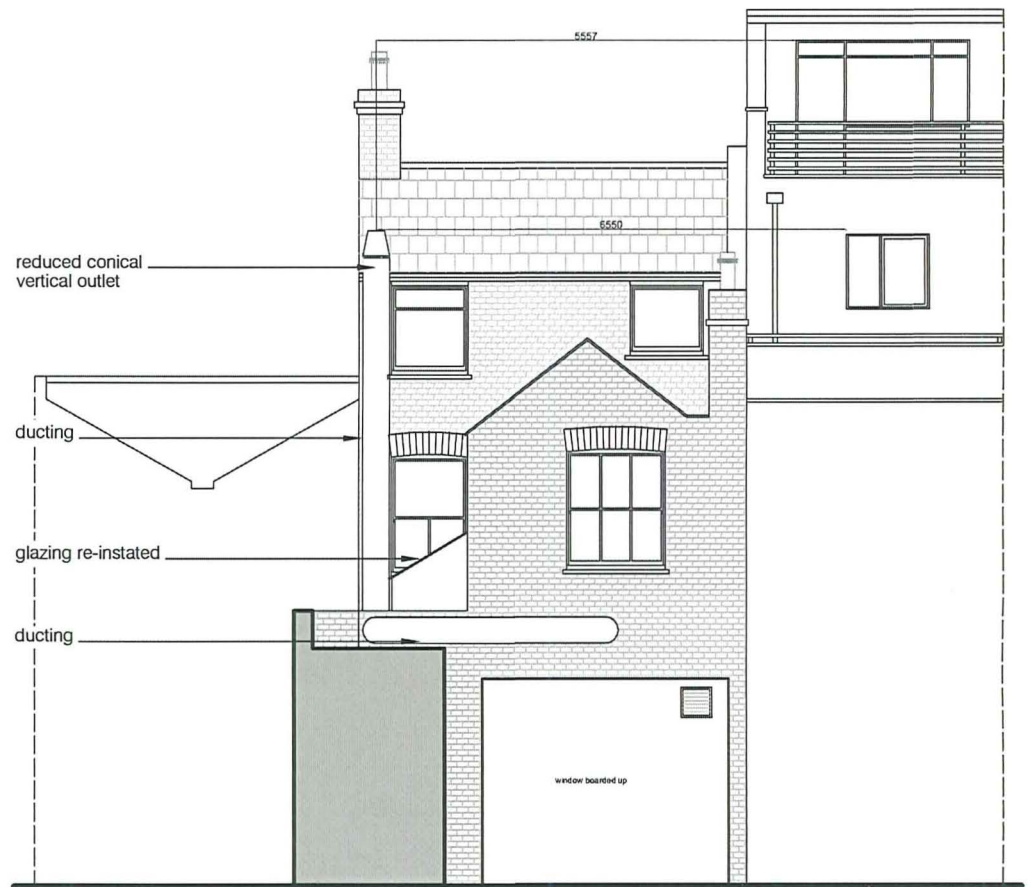
First Floor Plan



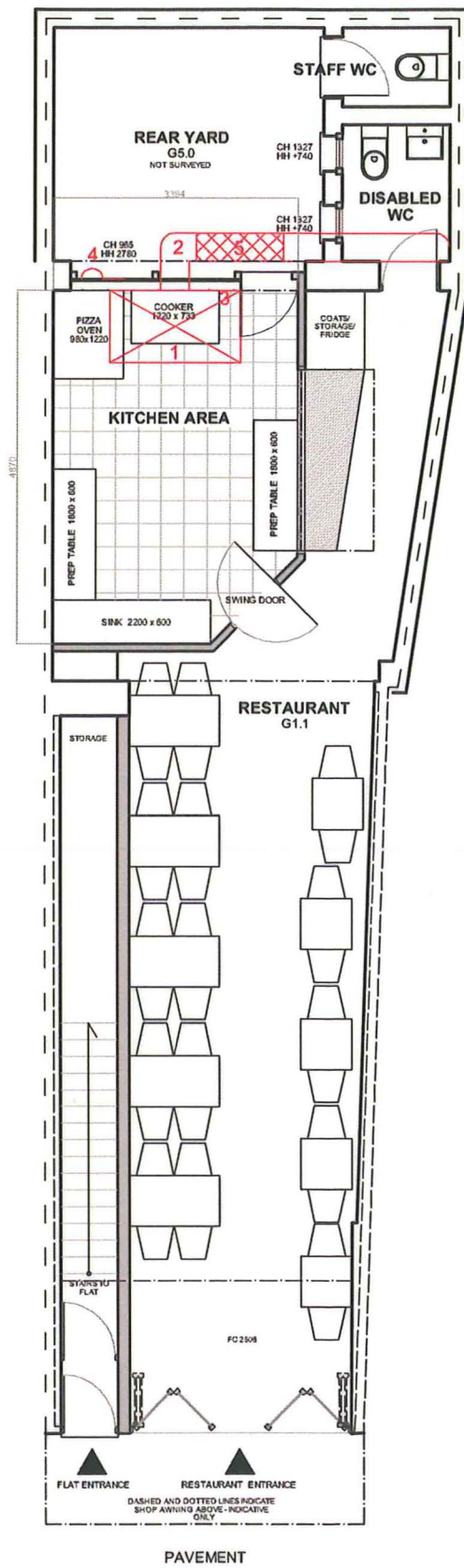
Second Floor Plan



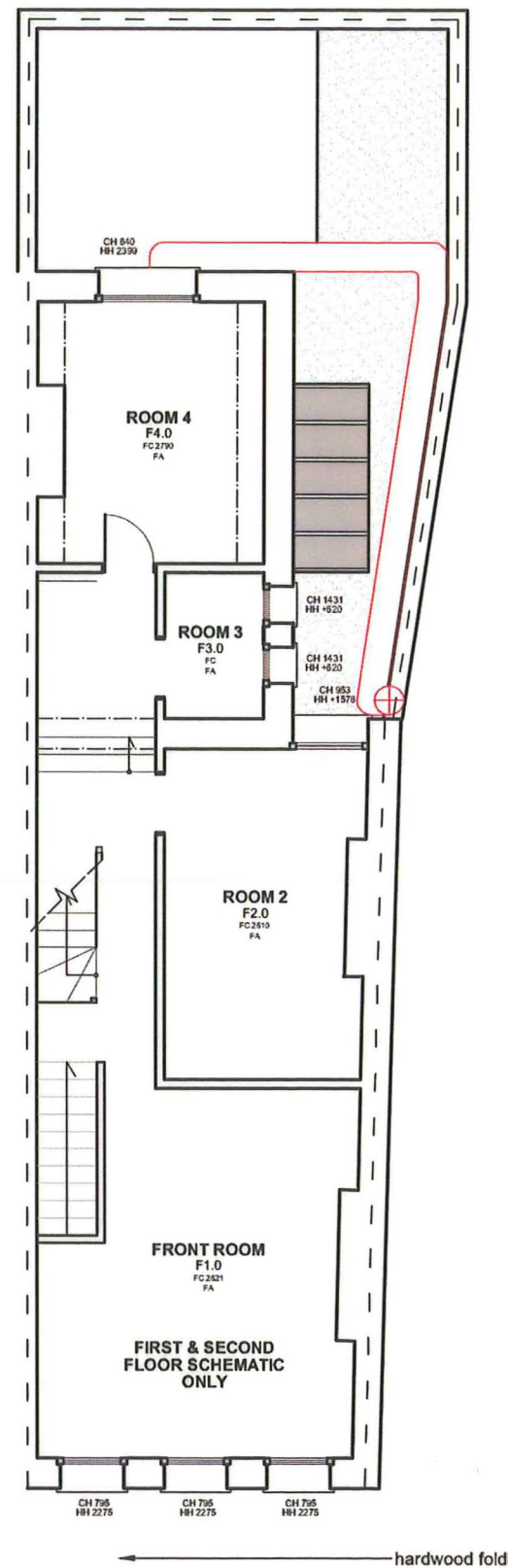
Front Elevation



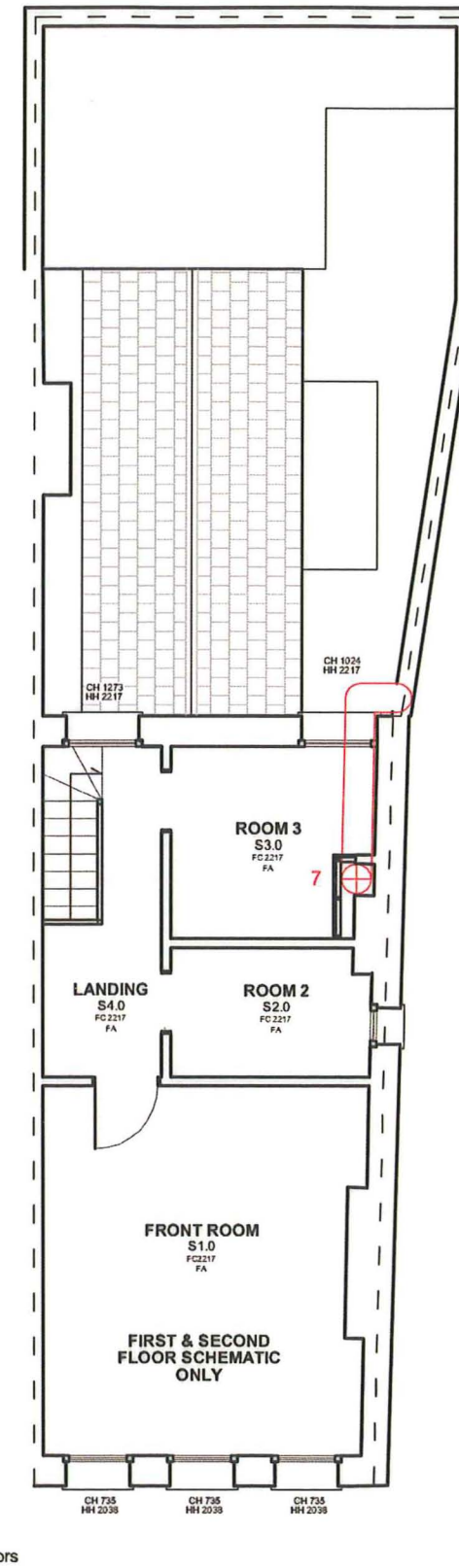
Rear Elevation



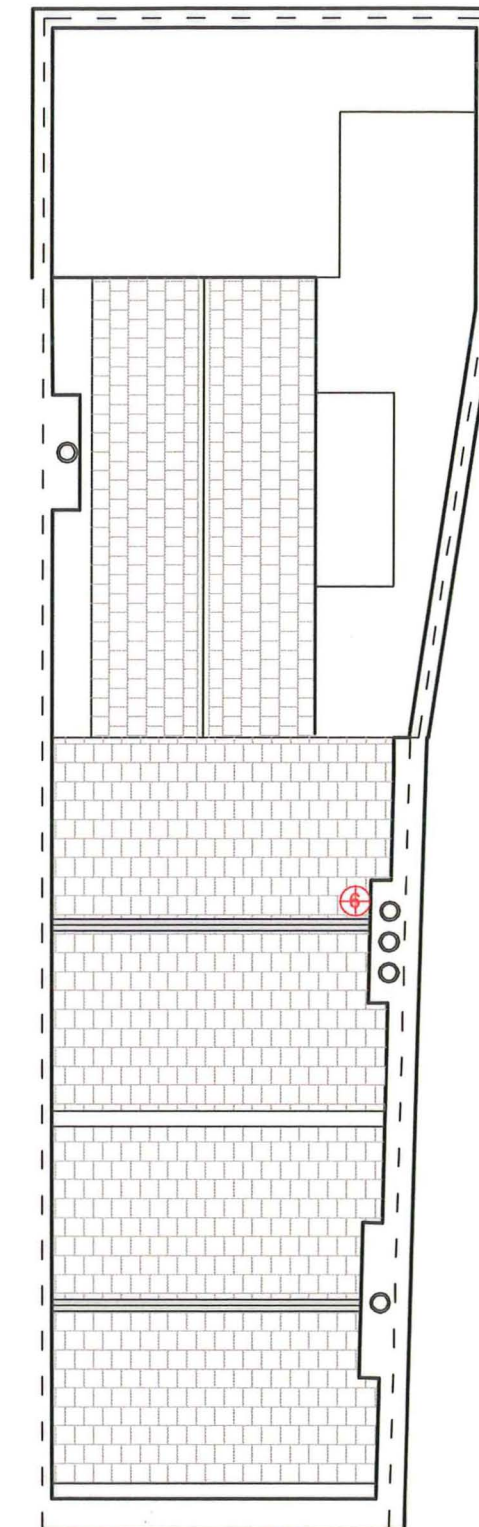
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

PLATES



Plate 1. View of Deptford High Street looking south-west. (PCA)



Plate 2. Front elevation of 45 Deptford High Street. (PCA)



**Plate 3.** Rear elevation of 45 Deptford High Street looking south-east. The double gable of the north elevation each with a chimney stack at the apex can be seen in the centre of the picture. The construction of buildings on Comet Street in the foreground meant the only access to the property is from Deptford High Street. (PCA)



**Plate 4.** Door and windows on the north side of the yard. (JM)



**Plate 5.** View of the refurbished ground floor with a new kitchen area at the far end (west) and a new corridor enclosing the staircase to the first floor on the left (south). (PCA)



**Plate 6.** Refurbished ground floor looking east towards the street frontage. (PCA)





**Plate 7.** North party wall of 45 Deptford High Street exposed on the ground floor in the shop front area, revealing red brick laid in English bond with a white lime mortar. (JM)



**Plate 8.** Stairs down to the basement with skirting board, dado and paintwork showing the original location of the stairs to the first floor. (JM)



**Plate 9.** Remnant of a mosaic floor from the entrance to the former public house 'THE RED LION & WHEATSHEAF'. (JM)



**Plate 10.** Looking east towards the shop front, showing cornice and east-west beam supporting the north wall of the rear extension (above) and north-south beam where the main rear wall once stood. The timber board (left) in the flat roof covers a skylight. (JM)



**Plate 11.** Cornice and chamfered pillar between the main building and rear extension. (JM)



**Plate 12.** On left (south) is the timber panelled wall (now removed) of the staircase to the basement and first floor. In the centre is the boarded over original window (now removed) of the rear (west) extension, with the boarded over door (now removed) to the yard and on the right (north) the doorway to the toilet with a red tiled floor and Belfast sink. (N)



**Plate 13.** White tiled walls, toilet cistern and skylight of west/yard toilet. (JM)



**Plate 14.** West end of the ground floor with a partially installed new kitchen (compare with Plate 12 before refurbishment). On the right of the far wall is the door to the toilet, in the centre the former door and window into the now enclosed yard and on the left the doorway to the basement with the staircase to the first floor and partition wall removed. (PCA)



**Plate 15.** Foot of stone and brick basement steps. (JM)



**Plate 16.** Stone and brick steps down to the basement after refurbishment with new side wall and replacement timber post. (PCA)



**Plate 17.** West end of basement from the foot of the steps showing north-south timber floor joists, on left north wall of the rear extension and the rear wall of the main building. (JM)



**Plate 18.** North wall at east end of the basement showing two brick buttresses that would have supported a chimney breast above. (JM)



**Plate 19.** Basement looking west after refurbishment. (PCA)

Key

(PCA) - Pre-Construct Archaeology Ltd

(JM) - Jan Mondrzejewski

(N) - Natalia

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