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Former Territorial Army Centre and Drill Hall,
168 Abbey Street and 2 Old Jamaica Road,
Bermondsey, Southwark

Heritage Statement
SLR Ref : 406-02883-00012

September 2012



Version: Rev 2

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1.0 INTRODUCTION

Notting Hill Home Ownership is applying for planning permission for a residential development of a land-plot on the corner of Abbey Street, at its junction with Old Jamaica Road, Bermondsey (168 Abbey Street and 2 Old Jamaica Road, SE16 4AN). The land is currently occupied by redundant buildings and a courtyard that were previously a base for the Territorial Army (Figure 1). Although the main standing building dates from the 1950s (Figure 2), the site has had a much longer association with the military, with historic Ordnance Survey mapping recording previous Drill Halls dating back to at least 1896. Prior to this the site was occupied by a single building and gardens.

Figure 1
Location plan

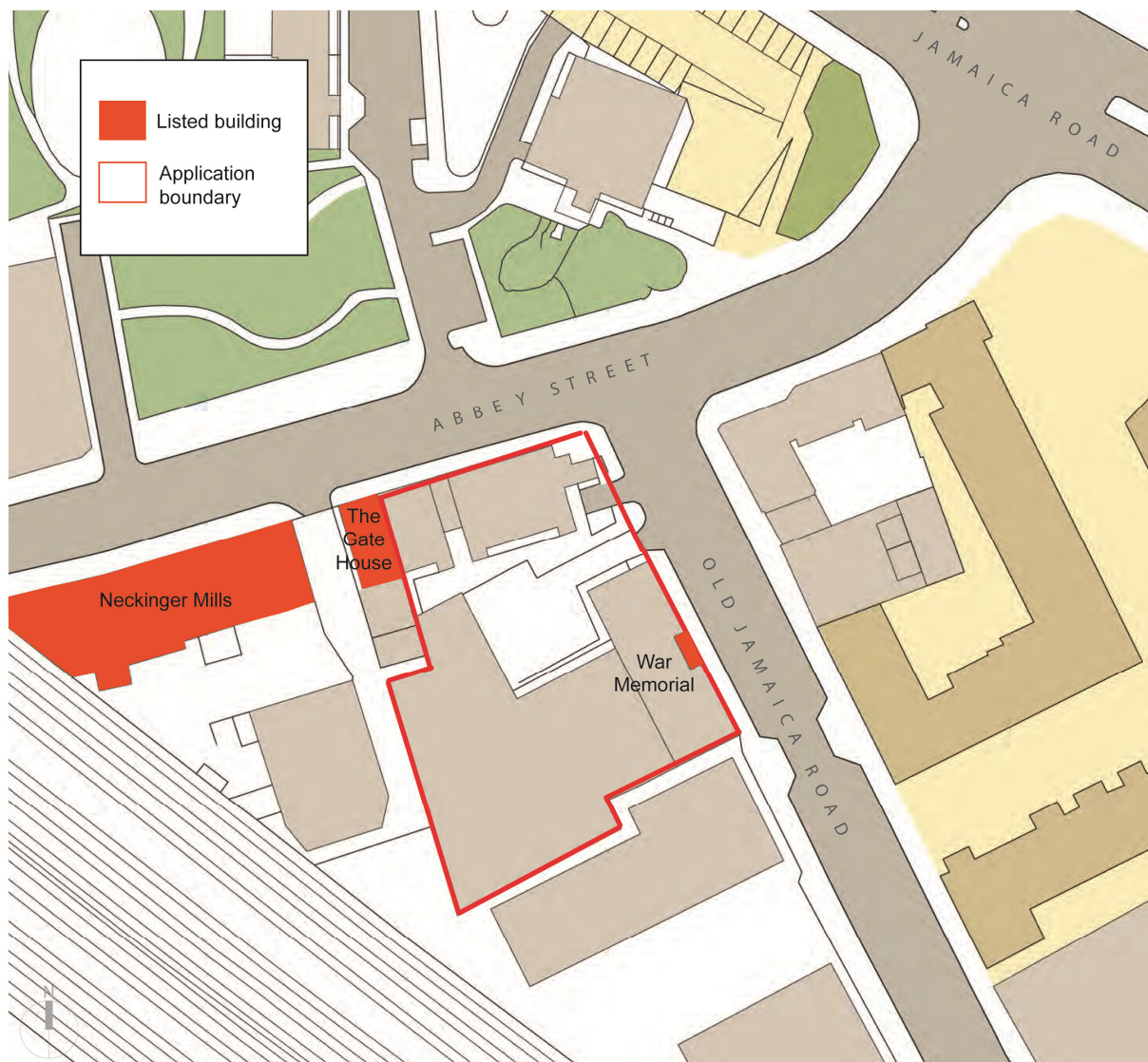


Figure 2
The Old Drill Hall site, looking north-west from Old Jamaica Road



In accordance with Circular 12/2007¹ this report identifies the principal elements within the historic environment that might be effected by the demolition of the existing Old Drill Hall site, and construction of a series of residential apartments. The key paragraph within the guidance defining the scope of a Heritage Statement is on page 31: *“For applications for listed building consent, a written statement that includes a schedule of works to the listed building(s), and analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. A structural survey may be required in support of an application for listed building consent.”*

¹ Communities & Local Government guidance note “Validation of Planning Applications” Dec 2007

2.0 SCHEME DESIGN

The former Drill Hall site, which is 0.212 ha in size, includes buildings fronting Old Jamaica Road and Abbey Street with accommodation to the rear. The existing buildings range from two to four storeys in height. There is also a large basement car park.

Notting Hill Home Ownership are proposing to develop a 51 unit mixed tenure residential scheme. The proposed development will comprise of a 'U' shaped building which has been considered to relate, interact and respond to the surrounding context and townscape with a central courtyard area and car parking at basement level. The listed war memorial is a key aspect of the site and its location within the new building has been carefully designed to enhance the overall development. A key point of this scheme will be to respect and to preserve the integrity of the listed structure. A strong aesthetical frame will be built into the Old Jamaica Road elevation which will articulate the importance of the War Memorial as well as reinforcing the vision for this development.

3.0 HISTORIC ENVIRONMENT

3.1 Designated heritage assets

There are two listed buildings adjacent to, or incorporated within, the Old Drill Hall site. On the north-western side the existing building abuts No 166 Abbey Street, which forms part of the Neckinger Mills complex, a Grade II listing that includes the former warehouse constructed in 1864, and a residential house contemporary with the mill complex, now numbered as 162-4 and 166 Abbey Street respectively (Figure 3). The Heritage List for England records these buildings as number 1393907, and their inclusion on to the statutory list is cited as 10th August 2010.

Figure 3
Neckinger Mills looking south from Abbey Street



Set within the eastern facade of the existing building on Old Jamaica Road, an earlier structure survives. This is a War Memorial erected in 1921 to commemorate those soldiers from 22nd Battalion the London Regiment who died during the First World War (Figure 4). This is a Grade II listed structure, included as number 1393871, and added to the list on 9th July 2010.

The listing descriptions are included as Appendices A and B.

There are no scheduled monuments, registered parks and gardens, conservation areas or designated battlefields within the Site or surrounding local area.

Figure 4
War Memorial



3.2 Undesignated heritage assets

There are no undesignated heritage assets recorded in the Greater London Historic Environment Record (HER) as being located with certainty within or adjacent to the site, and it is not included within any Archaeological Priority Zone. Approximately 150m to the south of the site, archaeological investigations have been undertaken in advance of the Bermondsey Spa regeneration, with post-medieval cultivation soils, ditches, and middens found between Spa Road and Enid Street. Closer to the Old Drill Hall site, the Greater London Historic Environment Record notes includes several records relating to discoveries made during construction of the underground Jubilee Line in 1992. Although the grid reference assigned to these locates them at The Old Drill Hall site, this is because their exact provenance is unknown, beyond association with Old Jamaica Road. They include a cultivation soil, dump and a structure, all of post-medieval date. A windmill is also recorded at the Old Drill Hall site, but further enquiry with the HER proved that this was a vague attribution for a documentary reference to a windmill from the general area.

4.0 SIGNIFICANCE OF DESIGNATED HERITAGE ASSETS

4.1 Introduction

Neckinger Mills and the War Memorial are nationally important structures, and legally protected buildings. They cannot be altered or demolished without listed building consent, and planning decisions must consider how any potential impacts to their settings might change and effect appreciation of the significance of the listed buildings.

4.2 Neckinger Mills

The listing description for Neckinger Mills (Appendix A) includes two main buildings, and cites the architectural interest created by the largely unaltered treatment of the elevations, as well as the historical interest provided by this mill complex as one of the most successful tanneries from Bermondsey's leather industry. There are eight key issues which govern an industrial building's suitability for designation² which comprise: the wider industrial context, regional factors, integrated sites, architecture and process, machinery, technological innovation, rebuilding and repair, and historic interest. Neckinger Mills have been selected for their architectural merit, and also for the regional dimension of the historic tanning industry, rather than for any of the other criteria, and in fact the interior of the main building has already been converted into live-work units so physical evidence for aspects such as machinery, technological innovation and process have been largely lost.

The site now extant is the surviving eastern end of a formerly much larger unit (6 acres in total), that was cut by construction on the railway in 1838, 1841 and 1850, and the western part was sold and demolished for council housing need in the 1930s. Neckinger Mills is representative of an important local industry, the origins of which started centuries earlier and used proximity to the Neckinger stream for water supply and access (Abbey Street follows the approximate course of the historic stream). The listed buildings include the main warehouse (numbers 162-164 Abbey Street) as well as No. 166, a domestic property for a senior member of staff which has been included in the listing for its associated group value. A stone sett surfaced entranceway between the two buildings and a yard behind, provides a further partial survival of an integrated site.

The industrial setting for the complex has been retained on its western and southern sides due to the railway viaduct acting as a backdrop, but significant change to its original setting has been introduced through development of residential housing since the sale of the western part of the site in 1935. West of the railway and north of Abbey Street domestic buildings now predominate, and on the eastern side of Old Jamaica Road the setting for the listed buildings is rapidly changing into modern residential use. Modern industrial units can be found on the western side of Old Jamaica Road, and the Drill Hall forms the adjacent property to the east of Neckinger Mills, the scale and design of which is in keeping with the former industrial character of the streetscape. Ground level views of Neckinger Mills, however, are only possible from Abbey Street and the existing setting is shown in Figure 5. This shows a relatively modern building in hard-fired modern red brick with aluminium-frame windows, which contrasts in appearance to the mellow yellow brick and fine architectural ornamentation of the listed buildings.

The important aspects of the setting that help with appreciating the significance of the listed buildings are the surviving pattern of the historic infrastructure (Abbey Street, Old Jamaica Road and the railway viaduct), and the backdrop that the Victorian railway viaduct forms to the buildings. Thus the view looking west from the junction of Old Jamaica Road and Abbey

² English Heritage April 2011 *Designation Listing Selection Guide Industrial Structures*

Street is important, and at present this includes the modern red brick part of the Old Drill Hall site which detracts from the aesthetic experience of the listed mill and domestic structure adjacent, due to the juxta-positioning of two very different styles and materials.

Figure 5
View of Neckinger Mills from Abbey Street with Old Drill Hall site adjoining



4.3 War Memorial

The listing description for the War Memorial (Appendix B) cites historical and cultural interest at local and national level in the commemoration of the fallen in two world wars, and in the fact that this monument reflects “*the first time that part-time volunteers, with civilian occupations, served en masse in a war abroad*”³. It also cites the architectural interest as a restrained, handsome monument, larger than those normally associated with battalions.

The published guidance on listing selection for Commemorative Structures⁴ includes War Memorials on page 6. This notes that War Memorials attract considerable public interest and that there is a presumption in favour of listing all memorials, whether they follow a standard design or are of special visual interest, due to the historic interest that the inscribed names bring to each particular monument. The example facing on to Abbey Street (Figure 4) has been given Grade II status, and so has been included in the group described as buildings “*of special interest, which warrant every effort being made to preserve them*”.

³ Although much larger numbers were involved in the Great War, this statement is a little misleading, because volunteer units first participated abroad during the Boer War

⁴ English Heritage April 2011 *Designation Listing Selection Guide Commemorative Structures*

There are approximately 70,000 War Memorials in England and Wales⁵ but each has special significance for the community that erected it in remembrance of those who died from those communities. The war memorial for the 22nd Battalion, the London Regiment, is located within the wall of the Old Drill Hall site. Although this building was reconstructed in the 1950s, the site has been the meeting place and drill hall for the Volunteer Corps since at least 1896, and perhaps back as far as their formation in 1881⁶, but the 3rd Volunteer Battalion the Queen's (22nd Battalion London Regiment) was presented with its colours by Edward VII on 19th June 1909. The London Regiment was instigated in 1908 following the amalgamation on 26 volunteer battalions, each of which uniquely had its own badge, instead of a regimental badge. The 22nd and 24th were known as The Queen's Battalions. As part of the London Regiment during wartime they formed the largest infantry regiment in the army, with 88 battalions, fighting on the western front, Dardanelles, Palestine and elsewhere during WW1. The 22nd Battalion The Queen's were awarded 10 battle honours by Army Order 55 in 1925. In 1937 the 22nd Battalion became the 6th (Bermondsey) Battalion The Queen's Royal Regiment (West Surrey).

The memorial remains a focal point for the local community during remembrance parades and as such it forms a tangible link to the past. The location has cultural significance as this was chosen due to the importance of the Territorial Army Drill Hall as a training and assembly point prior to the First World War, and its continued use over the succeeding decades. Even though the original Old Drill Hall site has been demolished and was replaced in the 1950s and in the more recent past with new buildings, the military function of those buildings has remained, so the military relationship between the monument and the buildings that envelope it are of significance. On communal grounds the relationship between the memorial and its physical location is therefore of importance, in spite of the fact that the immediate setting has been changed through construction of later buildings that envelope the memorial.

In addition the surrounding environment has changed radically over recent decades, with the former character of the neighbourhood being changed from back streets formed by a pattern of tightly-knit terraced housing (with public buildings and tanneries fronting Abbey Street), to dispersed residential apartment and tower blocks set within public open space on the north side of Abbey Street. On the east side of Old Jamaica Road a diverse montage of apartment blocks and smaller units have been completed, or are in the process of construction at the present time, and south of the Old Drill Hall site the west side of Old Jamaica Road has been changed to accommodate a series of small steel-frame industrial units.

⁵ Department for Constitutional Affairs March 2007 *War Memorials in England and Wales Guidance for Custodians*

⁶ http://www.queensroyalsurreys.org.uk/militia_vol_territorial/mvt45_1.html

5.0 IMPACT ASSESSMENT

Demolition and construction activities will include activities with the potential to damage the listed buildings within closest proximity: the War Memorial and No 166 Abbey Road. The existing Old Drill Hall site has been constructed around the earlier war memorial, which now appears to form an integral part of the building, the Portland stone pillars and head piece bonded into the brickwork of the later building, even though they have remained structurally separate. The risk of physical damage to the memorial, if demolition were to proceed whilst the memorial remained in place, is considered to be extremely high.

Figure 6
Junction of 166 Abbey Street listed building with the Old Drill Hall site looking west



The adjacent part of the Neckinger Mills listed complex, No 166 Abbey Street, abuts the modern part of the Old Drill Hall site which fronts Abbey Street (Figure 6). Demolition and construction activity on site will have a physical effect on adjoining buildings, with heave and movement of foundations, differential settlement, and potential for water ingress due to exposure of the flank walls of the building after demolition works, as some of the principal concerns to be addressed by the structural engineers. Based on this opinion the risk of physical impact to No 166 Abbey Street is judged to be low - moderate, whilst for the

warehouse (162 – 164 Abbey Street), which is further removed from the development site, it is considered that a low - negligible level of physical impact could result.

6.0 MITIGATION STRATEGY

The scheme for regeneration of this site will require demolition of the existing buildings. Site visits and consultation with national and local agencies has identified that the best approach for protecting the War Memorial would be to dismantle and store it until demolition has been completed, and to re-erect it in approximately the same location once most of the rebuilding has also been completed. This approach is in accordance with guidance from the Department for Constitutional Affairs⁷ which states that *“It is not always possible or appropriate to keep a war memorial in the place in which it was erected if the memorial needs to undergo major structural or other alterations. In these circumstances, custodians may need to consider whether the war memorial could be moved.”*

A method statement for conservation and management of the memorial, and a structural assessment detailing the approach to dismantle the War Memorial, are contained in Appendices C and D respectively, which is in accordance with DCA guidance⁶ (p3). Consultation with the local community and stakeholders is on-going regarding alternative arrangements for ceremonies whilst the War Memorial is being stored and conserved.

Documentation detailing the approach towards party walls and adjoining buildings will be produced as part of the conditions placed on planning permission. These will consist of architectural and engineering designs which will describe the construction interface with the Neckinger Mills listed buildings. A demolition method statement will also be produced, to detail the measures that will be adopted to prevent incidental damage occurring to No 166 Abbey Street during the first stage of regeneration.

7.0 CONCLUSIONS

This study has highlighted the significance of two listed buildings which are part of, or adjacent to, the proposed development. It has identified the high risk of unmitigated potential impacts and also outlined approaches to mitigate and minimise those impacts. With these mitigation measures in place it is considered that the residual impacts are acceptable in balance to the benefits of regeneration, which will result in an improvement to the aesthetics of the surroundings in which the listed buildings are appreciated. The decision by the Ministry of Defence that the Old Drill Hall site was surplus to requirements, and therefore redundant, has led to its sale and the current proposal for regeneration of the site. The loss of the historical association between the war memorial and the military use of the buildings where it is located cannot be replaced, and therefore this particular impact to the setting cannot be mitigated. The re-assembly of the War Memorial in the same location, however, means that its significance as a point of remembrance for the local community, will continue.

⁷ Department for Constitutional Affairs 2007 *War Memorials in England and Wales: Guidance for Custodians* p.4

8.0 CLOSURE

This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Notting Hill Home Ownership; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

APPENDIX A

NECKINGER MILLS

List entry Number: 1393907

Location

NECKINGER MILLS, 162-164 (INCLUDING 166), ABBEY STREET

County	District	District Type
Greater London Authority	Southwark	Borough

Grade: II

Date first listed: 10-Aug-2010

Legacy System: LBS

UID: 508020

Reasons for Designation

Nos. 162-164 (including No. 166) Abbey Street, Bermondsey, a large mid C19 warehouse and associated dwelling house built for Bevingtons and Sons, firm of tanners, as part of the Neckinger Mills site, is recommended for designation at Grade II for the following principal reasons: * Architectural interest: for the striking architectural treatment of the elevations, which are largely unaltered; * Historic interest: the warehouse is associated with Bermondsey's historic leather industry, and this substantial building was built for one of the most successful tanneries operating in the area during the C19.

Details

636/0/10178 ABBEY STREET 10-AUG-10 162-164 (INCLUDING 166) Neckinger Mills
Former warehouse, 1864, now in mixed residential and commercial use, and associated dwelling house (included for group value). Some late C20 alteration.

MATERIALS: Yellow stock brick with red brick and stone detailing.

PLAN: The warehouse is rectangular in plan but formed of three elements; a central two-bay block, with a four-bay block to the west, and a five-bay block to the east. The west block is wedge-shaped; accommodating the neighbouring railway embankment which cuts diagonally past the building. The long north (front) elevation of the building faces on to Abbey Street. There is a loading tower at the west end of the south (rear) elevation.

EXTERIOR: Nos. 162-164 has four storeys; the roofs are pitched, with eaves to the east and west blocks. The central block has a shaped gable-end to the front. The gable end has a stone plaque which reads: NECKINGER MILLS / BEVINGTONS AND SONS

The building is heavily fenestrated. The distinctive windows are tripartite in form, divided by slim cast-iron columns. Each opening has a gauged red-brick segmental arch, with stone shoulders to the far left and right of each tripartite group. The arches have pronounced stone keystones that extend several courses above the tops of the brick arches. The majority of the windows are twelve-light steel casements; in some cases the central window of each group is a six-over-six timber sliding sash window. Horizontal bands of red brick connect the windows in the east and west block. There is no banding on the central block. The central block has a doorway with a deep, flat, stone surround. The half-glazed timber door which survives behind a metal rolling shutter.

The east elevation has a gable-end and is three bays wide, with fenestration matching the front elevation. The central bay has loading doors on four floors; the doors, hoist, and fold-down loading platforms survive. A date stone set into the wall reads: R.K.B / 1864.

The rear elevation is largely the same as the front; dominated by the rows of tripartite windows. An external metal fire escape has been fitted. There is a second date stone which reads: J.B.B. J.W.B. / S.B.B. H.H. / 1864. The initials are those of the company's partners. The loading tower has five stages and has slightly grander detailing than the rest of the building. The bottom stage is of vermiculated stone blocks, with the four stages above of yellow stock brickwork with red brick and stone details. At the top is a machicolated cornice. The loading doors on the south face of the tower have stone segmental arches and a stone band runs beneath the fifth stage; three of the loading doors survive, as does the hoist, which has an arched brace and circular bracing in the spandrel.

A setted roadway, which runs between the warehouse and No. 166 Abbey Street, provides vehicular access into the site. No. 166 Abbey Street is orientated to the west. It is three storeys high and three bays wide with a central door. The single-bay north elevation looks out onto Abbey Street. Also of yellow stock brick, the building has fenestration and banding detailing to match the warehouse, although the windows are smaller one-over-one timber sliding sashes.

INTERIOR: Internally, the warehouse has been sub-divided to create the live-work studios and commercial units; however the structure of the building remains evident. Floor joists are supported by slender cast iron columns, which are cruciform in section and widen out at the top, where they join a horizontal rectangular iron plate.

HISTORY: Nos. 162-164 Abbey Street was built in the mid C19 as warehousing at Neckinger Mills. It was constructed for Bevingtons and Sons, one of the foremost tanneries to occupy the Bermondsey area in the C19. Established at the turn of the C19, Bevingtons and Sons built up an international reputation as producers of fine, soft skins. At the time of its departure from the Neckinger site c1980, the company was also one of the longest-established firms of tanners in the area.

The abundant supply of water from tidal streams and ditches, and its location apart from the cities of London and Westminster, made Bermondsey a centre for leather production and associated industries from the medieval period. During the late C18 and C19, with the development of new industrial techniques and machinery, these industries grew into large, organised operations.

Neckinger Mills was originally a late-C18 paper mill, taking its name from the Neckinger, a tidal stream which provided the site with water. Mattias Koops, working with Elias Carpenter, developed methods for recycling paper and for the production of paper made from raw materials such as straw and wood. In 1806, following Koops' bankruptcy, the newly founded Messers Bevingtons and Sons took a lease on the six-acre Neckinger Mills site, and then became a site for the processing of animal skins for leather.

In 1838, the new railway line from London Bridge to Greenwich was constructed, and this cut diagonally across the Neckinger Mills site, dividing it into two uneven parts; the larger part to the west, and the smaller part to the east. The line was widened in 1841 and again in 1850. Nos. 162-164 was built in 1864. Plans of the site suggest that the narrow central part of the building was built between 1885 and 1900. A 1900 plan of the warehouse identifies the three parts of the building as storing wool and leather, hat and glove leather, and hat leather. No. 166 Abbey Street is known to pre-date 1885; it was possibly intended for a senior member of staff who lived on-site.

Bevingtons and Sons continued operations on its large site until 1935, when part of their works was moved to Hawley Hill near Dartford. The larger, western, part of the site was sold to Bermondsey Borough Council who redeveloped it as the Neckinger Estate. The smaller remaining part, to the east, comprised only the warehouse and No. 166 Abbey Street, and a number of tanning pits to the rear. The company finally left the site in the 1980s, when the warehouse was converted to live-work units.

SOURCES: E. Saunders, *Bermondsey Past and Present* (1950) pp. 61-77 G. Bevington, *Bevington and Sons: Bermondsey 1795-1950* (1993) pp. 58, 59, 150 1885 insurance plans for Bermondsey area, held at Southwark local studies library. E. Walford, *Old and New London: Volume 6, (1878) Chapter 10*, British History Online, www.british-history.ac.uk [accessed 15 April 2010]

REASONS FOR DESIGNATION: Nos. 162-164 (including No. 166) Abbey Street, Bermondsey, a large mid C19 warehouse and associated dwelling house built for Bevingtons and Sons as part of the Neckinger Mills site, is listed at Grade II for the following principal reasons: * Architectural interest: the striking architectural treatment of the elevations, which are largely unaltered; * Historic interest: the warehouse is associated with Bermondsey's historic leather industry, and this substantial building was built for one of the most successful tanneries operating in the area during the C19.

National Grid Reference: TQ 33929 79446, TQ 33961 79456

APPENDIX B

Name: WAR MEMORIAL OF 22ND BATTALION, THE LONDON REGIMENT (THE QUEEN'S)

List entry Number: 1393871

Location

WAR MEMORIAL OF 22ND BATTALION, THE LONDON REGIMENT (THE QUEEN'S),
OLD JAMAICA ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type
Greater London Authority	Southwark	London Borough

Grade: II

Date first listed: 09-Jul-2010

Legacy System: LBS

UID: 508030

Reasons for Designation

The war memorial to 22nd Battalion The London Regiment (The Queen's) on Old Jamaica Road is listed at Grade II for the following principal reasons: * Historic interest: as a permanent testament to the sacrifice made by this battalion in the World War I, it is of strong historic and cultural significance both at a local and a national level. The commemoration of the Fallen of the 6th (Bermondsey) Battalion of the Queen's Royal Regiment during World War II adds further interest. * Historic interest: the memorial commemorates the role of a Territorial unit in World War I; the first time that part-time volunteers, with civilian occupations, served en masse in a war abroad. * Architectural interest: the memorial is a restrained but handsome monument, on a scale which is uncommon for memorials dedicated to individual battalions.

Details

636-1/0/10144 OLD JAMAICA ROAD 09-JUL-10 War memorial of 22nd Battalion, The London Regiment (The Queen's)

First World War memorial, unveiled 1921; plaque added following World War II. The memorial has been incorporated into the east wall of a later building which is not of special architectural or historic interest.

DESCRIPTION: Built of Portland stone blocks, the memorial is in the form of a wall, set back from the edge of the pavement by approximately 1m, and to either side flanking walls advance to the pavement edge. Along the top of the wall is the inscription: 22nd BATTN LONDON REGT 1914-1918. Above the inscription is a carved relief of the regimental crest; the Paschal lamb over a banner reading THE QUEEN'S, and beneath is the Roll of Honour carved into the face of the stone. The ends of the flanking walls bear Latin inscriptions with English translations beneath. These read: BE THOU MINDFUL OF THE COURAGE OF HIM THAT IS FALLEN and FOR HIS VERY ASHES DO CRY OUT IN TRIUMPH. To the inside of the flanking walls is a list of campaigns and battles in which the battalion fought, including the ten for which they were awarded battle honours by Army Order 55 of 1925.

To the centre of the memorial, beneath the Roll of Honour is a bronze plaque to commemorate all ranks of the 6th (Bermondsey) Battalion of the Queen's Royal Regiment who fell in World War II. The Roll of Honour for this conflict is held at the parish church. In the left and right corners of the memorial are planters dating from the 1990s; one dedicated to Col CH Nice, TD, DL, and the other to Col JG Bevington, TD.

A mid C20 building has been constructed around the memorial; the flank walls of the memorial are connected to the building by a short brick linking wall with stone quoins. This later building is not of special interest and is not included in the listing.

HISTORY: The memorial honours of the officers and soldiers of the Territorial battalion: 22nd Battalion The London Regiment (The Queen's), who lost their lives in World War I. It was erected adjacent to the yard of the Battalion's drill hall, along the boundary fronting onto Old Jamaica Road, and was unveiled by General Sir Charles Monro.

Following the end of World War II, a plaque was added to the memorial to commemorate those of the 6th (Bermondsey) Battalion of the Queen's Royal Regiment (as the battalion was by this time known), who fell in the 1939-1945 conflict. In 1953 the drill hall was extended and the memorial was incorporated into the exterior wall of the new building. The memorial originally had a chain across the front which hung from the inside of the flank walls and was supported along its length by two low tapering stone piers. The chain and the piers have now been lost. In 1994 the memorial was restored; the lettering was re-cut into the stone where it had suffered from environmental damage.

The Battalion traces its origins to the C19. In 1859, fear of a French invasion led by Napoleon III, and the resulting wave of patriotism which this invoked, resulted in a national movement for improved civil defence, and the formation of a large number of Rifle Volunteer units. The 26 Rifle Volunteer Corps which were based in Surrey were later grouped into the Surrey Rifle Volunteer Battalions. In 1908 the Territorial Force (later to

become the Territorial Army) was formed with the merging of the various volunteer, militia and yeomanry units across the country into a unified structure which could be called upon for a national emergency. As part of this reorganisation, the 4th Battalion of the Surrey Rifle Volunteers, became 22nd Battalion of the London Regiment (The Queen's). In 1937, the battalion was reorganised as the 6th (Bermondsey) Battalion of The Queen's Royal Regiment.

SOURCES National Inventory of War Memorials, www.ukniwm.org.uk [accessed 7 April 2010] Website of the Queen's Royal Surrey Regiment, www.queensroyalsurreys.org.uk, [accessed 7 April 2010]

REASONS FOR DESIGNATION The war memorial to 22nd Battalion The London Regiment (The Queen's) on Old Jamaica Road is listed at Grade II for the following principal reasons: * Historical: as a permanent testament to the sacrifice made by this battalion in World War I, it is of strong historic and cultural significance both at a local and a national level. The commemoration of the Fallen of the 6th (Bermondsey) Battalion of the Queen's Royal Regiment during World War II adds further interest. * Historical: the memorial commemorates the role of a Territorial unit in World War I; the first time that part-time volunteers, with civilian occupations, served en masse in a war abroad. * Architectural interest: the memorial is a restrained but handsome monument, on a scale which is uncommon for memorials dedicated to individual battalions.

National Grid Reference: TQ 34007 79440

APPENDIX C

METHOD STATEMENT FOR THE CONSERVATION OF WAR MEMORIAL IN OLD JAMAICA ROAD



Background

In July 2012, Jubb and Jubb Limited was appointed by SLR Consulting Limited (SLR) to provide specialist consultancy services to support a planning application for a new housing scheme proposed by Notting Hill Home Ownership.

The work included the preparation of this Method Statement which aims to set out the means of conserving the Grade II War Memorial during and after redevelopment of the former Territorial Army building, into which it was incorporated in 1953.

The method statement deals with:

- A Inspection and recording of the memorial
- B Specification of repairs
- C Protecting the memorial during dismantling, storage and re-erection
- D Maintenance planning

Context of Advice

Notting Hill Housing is applying for planning permission to demolish the Old Drill Hall site and to build residential units on the site. Incorporated within the 1950s standing building is a Grade II listed war memorial built in the 1920s. A site meeting was held on 25th July 2012 to inspect the physical relationship and structural nature of these two elements, and consultation was undertaken with Southwark Borough Council and English Heritage to reach an agreed approach for safeguarding the war memorial. Due to the fact that electrical power had been disconnected it was not possible to undertake the planned intrusive investigation from the inside of the standing building to help establish the method by which the war memorial had been built around. Nonetheless it was considered by all that sufficient expertise was available to agree the principles as to how to approach the conservation issues, with further details to be added as required during later stages of the project.

A Inspection and Recording of the memorial

Good conservation practice requires that buildings should be recorded before and after work.

1. Prior to commencement of any work to the site, the memorial is to be recorded in scale drawings and / or rectified photographs prepared by a suitably qualified surveyor.
2. The site and any relevant documentary evidence is to be inspected by a suitably qualified surveyor, engineer or architect, to establish by non-invasive means:
 - The existing condition of the listed structure so that a baseline can be established
 - A schedule of repairs reasonably required to stabilise the structure to good condition
 - Conditions under which the dismantling, re-erection and repairs works shall be carried out including a specification of materials and workmanship (see item B)
 - Any safety requirements and compliance to the Construction Design and Management Regulations
 - Any works of opening-up of invasive investigation required where non-invasive techniques cannot establish the above points
 - A maintenance plan for the long-term conservation of the listed building
3. The record drawings are to be made available to the appropriate public archive.
4. The list description is to be amended after the works so as to record the intervention.

B The specification of repairs

Good conservation practice requires that the works should be undertaken with matching high quality materials deployed to the highest standards of craft and workmanship.

1. Repair and re-erection to be specified in detail, to include the following:
 - Methods for the protection of historic work (packing and lifting) to ensure it is not inadvertently or deliberately harmed during removal, storage or reinstatement.
 - Methods for the removal of fixing cramps, and severing of metal fixings where too firmly embedded to allow removal.
 - Recording of any areas not previously accessed, or likely to be covered over after the work is completed.
 - The preparation of samples of all materials and pointing patterns to be used in conservation works for the express approval of the client and Conservation Officer.
 - The suggested sources of and quality standards for traditional and / or compatible, durable materials such as matching Portland stone, lime putty or hydraulic lime mortars, stainless steel (or non-ferrous) dowelling, etc.
 - Workmanship standards, such as careful alignment of lettering across joints and the formation of new indents where existing repair indents are loosened or lost during dismantling.
 - Protection for delicate work, such as lime pointing, against unfavourable weather conditions.
 - Specification of new repair works, such as indents, where minor damage is to be repaired during the work.
 - Specification of new work to attach to the listed building, such as new chains, new stone pillars, gates, etc. in detail so as to use complementary materials and skills.
 - Recording of components and locations to enable setting out and reassembly.
 - Recording of carved lettering techniques, mortar mixes and materials sources (say, stone quarry and beds) to permit the on-going maintenance of the memorial.
 - Recording of the condition of the listed building at completion of the works.
2. The specification should be submitted to the Local Planning Authority Conservation Officer for approval before the relocation and conservation works are commissioned.

C Protecting the memorial during dismantling, storage and re-erection

The memorial will be at considerable risk of accidental damage during the redevelopment. The consensus opinion is that it is preferable to carefully dismantle the memorial, take it into safe storage during the redevelopment works and then re-instate it back to the site, in the same position. It is good conservation practice to instil certain site practices and protective measures during the work to manage the residual risks of this approach.

1. The work of dismantling and relocating the monument is to be undertaken by a specialist (possibly sub-contracted) conservation mason, who carries insurance for transporting and storage of artefacts off site, and who has demonstrated capability in this field. All component parts will be discretely numbered so that identification of repairs and reassembly is clear and unambiguous
2. The main or principal contractor having control of the site is to carry insurance and demonstrate capability to meet with the conditions of this method statement. This should include providing a series of tool-box talks / site induction for workers to understand the significance of the listed buildings on and around the site and the protective measures to be implemented.
3. The matters to be investigated by invasive means prior to commencement of the repair programme include:
 - The inspection of any physical connections to the 1953 building
 - The route of any structural loadings or services ducts
 - The exact bearing capacity of ground / lifting points if any point loads are to be applied both during dismantling and re-erection
4. The contractors are to provide reasonable access for the Conservation Officer to the site and any storage facility to inspect the memorial and any protective measures during the works.
5. Conservation work to the memorial after reinstatement is to be programmed to occur after the main construction is substantially complete and within the context of landscaping and finishing works.
6. The programme of repairs is to be commissioned to secure the conservation of the listed building before the new development / redevelopment is occupied.

D Maintenance Planning

Adequate provision should be made for future use, inspection and conservation of the listed building.

The maintenance plan should include for:

1. Inspection by a nominated, suitably qualified person, of the memorial's condition at regular intervals, and after any incident likely to harm or expedite the deterioration of the memorial (for instance accidental damage, extreme weather damage, vandalism, etc.). Reports and recommendations to be kept on file for future reference
2. Involvement by informed and concerned people, e.g. The Royal British Legion, The War Memorials Trust, residents, etc., to ensure the commemorative use and public understanding of the memorial continues to inform decisions about its care
2. Spot repairs and repointing as required or recommended following inspection
3. The care of any planting
4. Specifications for periodic renewal of any decorations applied to the memorial

APPENDIX D

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7th August 2012

Ref: 20941/3/MM

Dear Kelly,

War Memorial in Old Jamaica Road, Bermondsey

Further to our recent site review of the existing building and war memorial at Old Jamaica Road, we can confirm our understanding of the existing construction and the anticipated work necessary to protect the war memorial and allow the demolition and rebuilding the surrounding buildings.

In our opinion, the only realistic way that the memorial can be suitably protected during the proposed works is to temporarily remove the memorial to a secure store during the main structural works and re-install it when the site work are at a suitable stage to ensure it's protection.

Description of Existing Condition

The stone war memorial pre-dates the surrounding Territorial Army (TA) building by approximately 30 years. Available archive drawings for the building indicate that it has been built around the memorial, with separate foundations between the two structures.

The structure of the TA building consists of a four storey steel frame supporting hollow-pot floors and clad in brickwork. Ground floor level steel columns are positioned behind the memorial, supporting a transfer beam at first floor level, which in turn supports the upper storey façade columns.

The site inspection revealed that although the main structure of the TA building is independent of the memorial above ground level, the spandrel panel of first floor façade masonry has been built around the top-most portion of the memorial, effectively incorporating the stonework regimental crest into the building façade.

 STRUCTURES  GEOMETRICS  SUSTAINABILITY  INFRASTRUCTURE

Steve Wolham  david.daly  philip.hudson  ben.fenell  paul.topham  john.heyer  andy.toddy 
paul.bally  steve.machen  tim.lucas  david.lockett  peter.dash  Associates: Harry Stocks 
Aliza Bayliss  Fionn Cobb  Rob Platon  Michael Wilford  Jonathan Meyer  Mark Tyler 
Tim Wainwright  Mark Mawby  Tim Marriot  Sarah Fawcett  Kevin Williams  Jamie Dession  James Stevenson 
Emmanuel Verklein  Gunder Puar  Dimitri Lintanakis  Head of Sustainability: Simon Waller  Consultants: Sam Price 
M  Robert Myers  Helen Rogers 

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Work Required for Removal

- To allow the safe temporary removal of the memorial, it will be necessary to adopt a sequence of work that will maintain the integrity of the TA building façade until the main demolition works can progress.
- As the top portion of the memorial must be separated from the surrounding façade masonry, the weight of the small section of façade directly over this element of the memorial must be relieved to allow the stone to be easily removed.
- Temporary needles and propping of the brickwork façade above the central portion of the memorial at first floor level will be required, to allow the stone crest to be removed along with any surrounding brickwork at first floor level.
- Once the stonework has been removed below the level of the existing TA building's first floor façade transfer beam, the void left in the façade masonry can be in-filled with new brickwork above first floor and the temporary props can be removed.
- The remainder of the memorial can then be relatively easily removed by working down from first floor level to ground in a controlled manner.
- With the stone memorial removed, the resulting void in the building façade can be temporarily made good using new masonry between ground and first floor, until the main demolition works can commence.

A specialist stonework contractor, familiar with the needs of conservation of such memorials will need to be appointed for this work and suitable structural investigations and opening-up will need to be undertaken to finalise the exact sequence of operations necessary to safely remove the existing memorial.

Yours sincerely,
for Price & Myers



Mark T. Mawby CEng MStructE
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