

**The British Queen  
Public House, 34 Picton  
Street, Camberwell**

**Level 2 - 3 Historic  
Building Recording**

Client: NORTH STAR 2000 LTD

AB Heritage Project No:60163

Date:22/11/2017

## British Queen Public House, 34 Picton Street, London Level 2 - 3 Historic Building Recording

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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) was commissioned by North Star 2000 Ltd to undertake a Level 2 - 3 Historic Building Recording (hereafter HBR) at the British Queen Public House, 34 Picton Street, Southwark, London, SE5 7QH.
- 1.1.2 The HBR was required as a pre-commencement condition (Condition 3) of planning consent granted by The London Borough of Southwark Council (LBS Registered Number 17/AP/1806) (hereafter Southwark Council), for the demolition of the existing building and erection of a 5-storey building comprising 7no. flats, including access and landscaping.
- 1.1.3 The public house is not statutorily listed and is not located within a Conservation Area. During the pre-application process, Southwark Council identified the building as a non-designated heritage asset (Montague Evans, 2017).
- 1.1.4 A comprehensive Heritage Statement was produced Montague Evans in March 2017. This report will not seek to duplicate information held within the former report but will summarise information from it where necessary, for the purposes of producing this report. This HBR report should be read in conjunction with the Heritage Statement.
- 1.1.5 This report has been compiled in line with a Written Scheme of Investigation (WSI), where possible, that was produced by AB Heritage and approved by Southwark Council in October 2017.
- 1.1.6 Prior to the undertaking of the fieldwork, the building had been, and remained occupied by illegal occupants. A substantial degree of damage had been caused to the interior historic fabric of the building and the resulting debris occupied most of the interior of the building and the adjacent service yard. As a result, the building was considered to be unsafe despite which, the interior of the building was viewed and the principal rooms, circulation areas and surviving architectural features were photographed, where possible. This has caused difficulties in fulfilling the full methodology set out in the WSI.

### 1.2 Site Location & Description

- 1.2.1 Centred on approximate National Grid Reference (NGR) TQ 3271 7714, the site covers a total area of c. 180 sqm. It is located on the corner of Picton Street and Brisbane Street, in the Elmington Estate, c. 400m north-east of Camberwell in the London Borough of Southwark
- 1.2.2 The site comprises the former British Queen Public House, which occupies almost the entire area of the site (see Figure 1). The British Queen Public House is a two-storey building occupying a corner plot fronting both Picton Street and Brisbane Street. There is a small ancillary building, with an entrance onto Brisbane Street, at the southern side of the site. In the south-east part of the site, to the rear of the property, is a services yard.

## 2. AIMS & METHODOLOGY

### 2.1 Aims of Works

- 2.1.1 The aims and methodology for the project was detailed in a Written Schemem of Investigation (WSI) which was submitted to and approved by Gillian King, Senior Planner Archaeology at Southwark Borough Council (AB Heritage 2017).
- 2.1.2 The principal aims of the Level 2 - 3 HBR was to provide a thorough understanding of the history and function of the British Queen Public House, prior to the commencement of the development works.

### 2.2 Objectives

- 2.2.1 The principal objectives of the programme of works was to:
- Produce a written description of the key historic elements of the buildings, including the form, function, date, history and sequence of development, any significant architectural details or fixtures / fittings related to the history and function of the building;
  - Undertake a photographic record of the overall appearance of the principal rooms and circulation areas, including any significant architectural details or fixtures / fittings related to the history and function of the building and
  - Mark up existing plans supplied by the client, with key elements of the building and any significant architectural details or fixtures / fittings related to the history and function of the building.

### 2.3 Methodology of Works

- 2.3.1 The methodology for the Level 2 - 3 Historic Building Recording was carried out in accordance with *Understanding Historic Buildings: A Guide to Good Recording Practice* issued by Historic England (2016) and the Chartered Institute for Archaeologists (CIfA) *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings & Structures* (2014) and included the following:
- A review of relevant documents reproduced in the Heritage Statement produced by Montague Evans, 2017 and additional online resources. An additional visit to the London Borough of Southwark Archives was undertaken by Kerry Kerr-Peterson (Senior Heritage Consultant, AB Heritage) on the 9<sup>th</sup> October 2017. However, no additional relevant documents were identified at the Southwark Archives;
  - A site visit was undertaken by Kerry Kerr-Peterson (Senior Heritage Consultant, AB Heritage) on the 10<sup>th</sup> October 2017. During the site visit a basic descriptive recording of the key principal rooms and circulation areas, including any significant architectural details or fixtures / fittings related to the history and function of the building was undertaken, where possible;
  - A photographic recording of the key principal rooms and circulation areas, including any significant architectural details or fixtures / fittings related to the history and function of

the building, as existing was also undertaken on the 10<sup>th</sup> October 2017, where possible and

- The project archive will be deposited at the London Archaeological Archive Resource Centre (LAARC) and an Online Access to the Index of Archaeological Investigations (OASIS) entry will be completed.

2.3.2 The survey was carried out broadly in accordance with a Historic England Level 2 - 3 recording and in line with the WSI produced by AB Heritage in October 2017, where possible.

2.3.3 The photographic element of the recording was undertaken in a digital format using a DSLR Nikon D3300 24.2 Megapixel, 18-55mm lens camera, with tripod where necessary. A selective capture method with single shot image capture using a 23.5 x 15.6mm CMOS sensor was used. The images included a photographic scale where appropriate.

2.3.4 Multiple shots were taken and sorted during post capture processing.

2.3.5 The full photographic archive is listed on an AB Heritage Photograph Register, included in the project archive. A selection of images is included in the report as a visual aid to the element discussed in the text. These have been numbered 1 - 17 and the position of the selected images is illustrated on the associated illustrations (See Figures 2 - 4).

2.3.6 The numbering of the images included in the report does not correspond to the AB Heritage Photograph Register. This register relates to the photographic archive only as compiled by AB Heritage in line with the latest archiving guidance.

2.3.7 The capture and storage of the digital photographs has been carried out in accordance the Historic England guidelines *Digital Image Capture and File Storage: Guidelines for Best Practice* (2015).

## 2.4 Consultation

2.4.1 During the planning application process, Southwark Council identified that '[The British Queen Public House] is surviving (from) the former street pattern, before near comprehensive development in the mid-20<sup>th</sup> century. It is a (local) building type, using traditional materials and architectural detailing' (Southwark Council, 2017).

2.4.2 The Victorian Society commented that 'The British Queen is (an) example of a nineteenth-century public house'. 'Due to its historic and architectural interest the building is deemed to make a contribution to the appearance of the local built environment. For the purposes of determining this application the building is defined as a non-designated heritage asset' (The Victorian Society, 2017).

2.4.3 Consultation was undertaken by AB Heritage with Gillian King (Senior Planner Archaeology, Southwark Council) during September 2017. Gillian advised that 'the Officer Report for this application (17/AP/1806) including the design and conservation officer comments about the public house to inform your Level 2 HBR' and added that 'a full historic building record (HBR) should be made of the interior and exterior to current (2016) Historic England Level 2 HBR standards'. Gillian also recommended that the Victorian Society, who produced a consultee response to the application, should be contacted to determine if they held any further information about the building. AB Heritage contacted the Victorian Society in October 2017.

However, at the time of writing (November 2017), no response had been received from the Victorian Society.

## **2.5 Limitations**

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of North Star 2000 Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (November 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 All scale drawings have been sourced directly from the client and have been annotated by AB Heritage where necessary.
- 2.5.4 This report has been prepared partially utilising factual information obtained from third party sources, including the drawings obtained from the client. AB Heritage takes no responsibility for the accuracy of such information.
- 2.5.5 Prior to the undertaking of the fieldwork, the building had been, and remained occupied by illegal occupants. A substantial degree of damage had been caused to the interior historic fabric of the building and the resulting debris occupied most of the interior of the building and the adjacent service yard. As a result, the building was considered to be unsafe despite which, the interior of the building was viewed and the principal rooms, circulation areas and surviving architectural features were photographed, where possible.
- 2.5.6 Following the site visit to undertake the recording works on 10<sup>th</sup> October 2017, AB Heritage contacted Gillian King to inform Southwark Council as to the health & safety conditions on site and to obtain guidance as to whether the recording undertaken within the health & safety constraints would be sufficient. However, at the time of writing (November 2017), a response had not yet been received.



### 3. HISTORIC BACKGROUND

- 3.1.1 By the late 16<sup>th</sup> century, there was estimated to be c. 20,000 public houses and inns across England and Wales. During the post-medieval period, the bar areas within public houses became split into a number of different areas, for different social classes. As population levels grew, during the late 18<sup>th</sup> and early 19<sup>th</sup> century, so too did the number public houses and inns and the golden age of the public house was experienced during the late 19<sup>th</sup> century (The Great British Pub, 2017 & Historic England, 2011).
- 3.1.2 Prior to the 18<sup>th</sup> century, Camberwell was a village, which began to expand during the 18<sup>th</sup> and 19<sup>th</sup> century, due to improvement in the access to the City of London, through the construction of several bridges across the River Thames and the expansion of the horse drawn omnibus service. By the mid-19<sup>th</sup> century, Camberwell had become part of the London suburbs. The area of Brisbane Street & Picton Street was laid out by unknown speculative developers during the 1830s & 1840s, comprising working class residential accommodation, of varying quality, shops, industrial premises and public houses to serve the working class community (Montague Evans, 2017).
- 3.1.3 The documentary evidence suggests that the British Queen Public House was constructed, along with the remainder of the residential buildings on the adjacent streets, after the 1837 Tithe Map of Camberwell (Figure 2.2, page 9 of the Heritage Statement, Montague Evans, 2017) and before the 1842 Parish Map of Camberwell (Figure 2.3, page 10 of the Heritage Statement, Montague Evans, 2017). These early 19<sup>th</sup> century maps illustrate that what is now Brisbane Street, was formerly called Queen Street and this may be the origins of the name of the public house (Montague Evans, 2017 & The Victorian Society, 2017).
- 3.1.4 The earliest historic map that depicts the British Queen public house in any detail is the 1<sup>st</sup> edition of the 25" OS map, which was surveyed in 1869-71 and published in 1874 (Plate 1). This map shows that at this time, the ground plan of the building comprised the main bar area at the northern end of the building and a probable separate lounge area at the rear, southern end. A small outbuilding was shown attached to the rear elevation.



**Plate 1: 1<sup>st</sup> edition 25" OS map, 1874 (site circled in red) (Reproduced by permission of the National Library of Scotland)**

- 3.1.5 The 2<sup>nd</sup> edition of the OS map, which was surveyed in 1883-4 and published in 1897 (Plate 2), demonstrates that since the 1874 edition of the map, Hampton's Avenue had been inserted to the south of the public house, reducing the length of the service yard at the rear of the property. The rear of the building had been extended to a small degree and a small outbuilding is shown in the south-east corner of the remaining service yard area. It is likely

that the entrance to the service yard, on the eastern elevation was created at this time. The map also shows that Queen Street had been renamed Brisbane Street since 1874.



**Plate 2: 2<sup>nd</sup> ed. OS map, 1897 (Reproduced by permission of the National Library of Scotland)**

- 3.1.6 The 3<sup>rd</sup> edition of the OS map, surveyed in 1913-14 and published in 1916 (Plate 3), shows the ground plan of the building had changed little, if at all since 1897.



**Plate 3: 3<sup>rd</sup> ed. OS map, 1916 (Reproduced by permission of the National Library of Scotland)**

- 3.1.7 A black and white photograph of the north and west elevations of the public house, taken in 1938 (Plate 4), illustrates that at this time the lower sections of the elevations were faced with dark coloured glazed tiles and the upper section was exposed stock brick, above a probable timber cornice.
- 3.1.8 The ground floor main entrance on the corner of the elevations had a double door with multi-glazed upper sections. The ground floor bar windows are shown to have had etched designs on the lower sections. Above the bar frontage, the first-floor windows are shown with moulded stucco surrounds and entablatures. A large square, stucco, sign is shown on the west elevation, with moulded concave corners and edging. Above a moulded stucco cornice, a parapet displays the name sign cartouche, with the painted lettering of the pub's name, 'The British Queen'. The remainder of the parapet displays the painted lettering for the Southwark based Courage's Brewery.



**Plate 4: Photograph of The British Queen, 1938 (The London Metropolitan Archives, 2017)**

- 3.1.9 The OS map dating to the c. early 1950s (not reproduced here, available online) shows that since the 1916 edition of the map, another extension has been added to the eastern side of the building (currently ground floor WC facilities). The map also demonstrates that several of the early Victorian residential buildings in the vicinity, were in ruins by this date (Old-Maps, 2017). A clearance of the poor quality Victorian terraces was begun by Great London Council during the late 1950s and early 1960s. These were subsequently replaced with blocks of social housing (Montague Evans, 2017).
- 3.1.10 A black and white photograph of the northern and western elevations of the public house, taken in 1977 (Plate 5), illustrates that the general appearance of these elevations had changed little since 1938, except for the parapet had been removed and the front door and ground floor windows had been replaced. Lanterns were located above the side doors on both elevations.



**Plate 5: Photograph of The British Queen, 1977 (London Borough of Southwark Archives)**

- 3.1.11 Another black and white photograph of the building, taken in 1980 (Figure 2.18, page 14 of the Heritage Statement, Montague Evans, 2017) shows the northern and eastern elevations much as they were in 1977.
- 3.1.12 The edition of the historical OS maps, which dates to 1967 – 1984, shows the ground plan of the public house to have changed little, if at all since the early 1950s, suggesting that the additional small WC extension to the eastern end of the northern part of the building, was added after 1984 (Old-Maps, 2017).

## 4. HISTORIC BUILDING RECORDING

### Exterior

- 4.1.1 The main north elevation faces north onto Picton Street, with the main west elevation facing west onto Brisbane Street (Photo 1). The ground floor parts of these elevations are fronted in orange-brown glazed square tiles, with rounded glazed tile window sills, moulded glazed tile cornice and moulded stucco skirting around the base of the elevations (Photo 2).



**Photo 1: The north & west elevations of the British Queen Public House (scale 2m)**

- 4.1.2 The painted timber window frames have rounded upper corners (Photo 2) but the plain glazing is modern. A metal cover in the pavement adjacent to the north elevation denotes the location of the hatch to the dray chute leading down into the basement (Photo 2)



**Photo 2: The ground floor windows, glazed tile detailing on the north elevation & the basement chute hatch (below left window)**

- 4.1.3 The main bar entrance is located on the corner of the north and west elevations, with a terrazzo concrete threshold, probable original timber surround and a timber panelled porch ceiling. The porch has been created by the signage panel above and small cast iron columns flank the main entrance on both sides. A rectangular glazed light is present above the entrance. The doors have been removed (Photo 3).



**Photo 3: The main bar entrance**

- 4.1.4 Two separate entrances are located on the west elevation. These have the original timber frames. Both doors have multi-light glazed upper sections and panelled lower sections. One of the doors is the same design as those shown on the 1938 photograph so dates to at least the early 20<sup>th</sup> century. This door has a rectangular hinged light over the doorway (Photo 4).



**Photo 4: North end of the west elevation (early door centre)**

- 4.1.5 At ground floor level on the north elevation, two large windows are present with a central separate doorway. The original door and window frames are present but as elsewhere, the window glazing has been replaced. The doorway contains another door dating to at least early 20<sup>th</sup> century, with multi-light upper section although the lower part of the door glazing has been altered (Photo 5).



**Photo 5: The north elevation of the British Queen Public House**

- 4.1.6 The ground and first-floor levels are separated by a timber signage board with lettering for the name of the public house 'The British Queen'. This is topped with a probable timber moulded cornice, with a moulded stucco corbel adjacent to it at the eastern end of the north elevation

and another on the west elevation, between the bar and the lounge areas (Photo 4 & 5). The cornice has been topped with lead flashing (Photo 4 & 5).

- 4.1.7 At first-floor level, the Flemish bonded stock brickwork is exposed. The windows are double hung timber sash windows with horns on the upper sash section and likely date to the late 19<sup>th</sup> century. Each first-floor window has a moulded stucco surround and entablature. The larger windows have a moulded scroll design above the window, but this is absent from the single, smaller window on the west elevation, instead this has two small cobles beneath the window sill (Photo 4). There is no evidence for the former lanterns that were located above the separate entrances.



**Photo 6: 1<sup>st</sup> floor windows with moulded stucco surrounds & cornice**

- 4.1.8 A moulded stucco signage board is located at first-floor level on the western elevation. This had moulded edging and corners and currently houses a timber name sign (Photo 4). A stucco moulded cornice is present at roof level, with a small parapet behind (Photo 6).
- 4.1.9 A small, apparently stucco, square moulded chimney pot is present on the south-west corner of the parapet. However, this is a purely decorative feature as it is not situated above the internal chimney flues. A functional stock brick chimney stack with several circular ceramic pots is visible in the centre of the roof. A metal sign bracket, from which the sign is absent, is present at first-floor level, towards the southern end of the western elevation.



**Photo 7: The southern end of the west elevation, with decorative chimney pot and pub sign bracket**

- 4.1.10 A section of single storey stock brick wall is present at the southern end of the building. This has a doorway with cambered brick lintel, which leads into the rear service yard (Photo 7).
- 4.1.11 The rear elevation comprises several elements, all constructed from stock brick, except for a modern addition to the early – mid 20<sup>th</sup> century WC block, located on the rear of the original element of the building. The earliest part of the building has a combination of gables with

single pitched and gable rooflines. The early – mid 20<sup>th</sup> century WC block, located on the rear of the original element of the building has a flat roof, as do the late 20<sup>th</sup> century WC extensions (Photo 8).

- 4.1.12 The windows are largely timber double hung sashes with cambered brick lintels, except for the window on the eastern side of the elevation, the lintel for which appears to have been rebuilt as a curved arch (Photo 8). The modern extensions have casement windows. A modern veranda has been constructed against the southern end of the elevation. Stock brick walls form the boundaries of the service yard on the east and southern sides (Photo 8).



**Photo 8: Rear elevation from the service yard**

#### Interior – Ground Floor

- 4.1.13 The plan of the ground floor interior comprises a large open plan bar area at the front (north) end of the building. This has a timber panelled ceiling and boxed in structural cross beams across the ceiling in the centre of the room (Photo 9). Narrow timber floorboards survive in areas of the room. A high level of original simply moulded timber architrave survives in this part of the building including skirting board, door and window frames, some picture and dado rail and cornices. Several narrow cast iron columns, present in the area of the basement entrance, add additional structural support.



**Photo 9: Panelled ceiling and boxed in structural cross beams within the ground floor bar**

- 4.1.14 The primary surviving feature on the ground floor is the bar, which is located centrally within the ground floor plan. Most of the bar survives as a curving timber structure with flat counter surface, with moulded edge. Below this is vertical timber tongue and groove panelling above a moulded timber plinth, which has traces of painted decoration (Photo 10).



**Photo 10: Southern end of the bar with decorated plinth (scale 1m)**

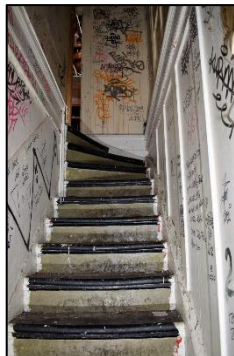
- 4.1.15 Areas of damage to the panelled sides of the bar, reveal earlier panelling beneath, which has a square architrave design (Photo 11). No features associated with the dispensing of alcoholic beverages have survived.



**Photo 11: Earlier bar panelling exposed beneath later panelling**

#### Interior – First Floor

- 4.1.16 The first-floor is accessed from an enclosed, timber panelled stairwell at the rear of the bar. The original timber staircase appears to have been replaced with concrete steps, with rubber treads (Photo 12). The stairwell leads to a panelled first-floor landing, although the east landing and stairwell wall has been moved out slightly, narrowing the original layout of the landing corridor.



**Photo 12: The main stairwell from the ground floor**





**Photo 13: View of the 1<sup>st</sup> floor landing, from the north**

- 4.1.17 The original layout of the first-floor, which appears to have comprised four principal rooms, has been largely portioned to create additional rooms and corridors. Despite this, a large amount of simply moulded timber architrave survives throughout the first-floor including door and window frames, skirting board and picture rail (Photo 14 & 15).



**Photo 14: View of the 1<sup>st</sup> front room with modern partition and surviving architrave**

- 4.1.18 The first-floor ceilings have largely been removed and the timber roof structure has been exposed. The evidence of the former lathe and plaster ceilings is present in the form of a plaster residue on the ceiling joist timbers. However, the remains of plaster board are also present in some of the rooms, suggesting that the original lathe and plaster ceilings had largely been replaced (Photo 14), although some patches of the former survive. The damage has revealed that a large part, if not all, of the roof structure is original and that the original lime mortar survives in the former roof space.



**Photo 15: Surviving 1<sup>st</sup> floor window architrave**

- 4.1.19 At the southern end of the first-floor, two bedrooms retain the original stucco fire surrounds, one of which has the original mid-19<sup>th</sup> century cast iron register grate. The original narrow floorboards are also present in some of the first-floor bedrooms.



**Photo 16: Original 1<sup>st</sup> floor mid-19<sup>th</sup> century stucco fire surround & cast iron grate**

Interior – Basement

- 4.1.20 The basement floor plan mirrors that of the ground floor bar area, at the northern end of the building. The brick walls are largely plastered but some patches of the brickwork are exposed. There are very few features in the basement relating to the former use to the building, except for a dray chute accessed directly from pavement level, for the unloading of barrels into the basement (Photo 17). However, no rails associated with the chute survive.



**Photo 17: The interior of the basement dray chute hatch**

## 5. DISCUSSION

- 5.1.1 The British Queen has been identified by Southwark Council and The Victorian Society as a non-designated heritage asset. It is a remnant example of a locally distinctive building type, using traditional materials and architectural detailing, typifying the Victorian suburban development of this part of Camberwell, prior to its redevelopment in the mid-20<sup>th</sup> century.
- 5.1.2 The historical map sources, (Plates 1 – 4) have identified that the southern end of the building was extended to a small degree in the late 19<sup>th</sup> century and that additional WC facilities were added as small extensions during the early – mid 20<sup>th</sup> century. Overall, limited additions have been made to the original planform of the building.
- 5.1.3 The historical photographs (Plate 5 & 6) from the early 20<sup>th</sup> century onwards, suggest that although the parapet and the etched bar glazing were removed during the c. mid-20<sup>th</sup> century, the exterior appearance of the building has changed relatively little.
- 5.1.4 Analysis of the interior of the building has identified that despite the recent damage, a large amount of original, simply moulded architrave survives throughout the building, such as skirting board and dado and picture rail. Some areas of original floorboard and lathe and plaster ceilings also survive. The most significant surviving historical features include the remains of the bar on the ground floor, which displays several phases of timber panelling and two original stucco fire surrounds on the first-floor, one with the original cast iron register grate.

## 6. REFERENCES

### 6.1 Cartographic & Documentary Sources

- AB Heritage, 2017, The British Queen Public House, 34 Picton Street, London – Level 2 – 3 Historic Building Recording Written Scheme of Investigation
- Historic England, 2016, *Understanding Historic Buildings, A Guide to Good Recording Practice*
- Historic England, 2015, *Digital Image Capture and File Storage: Guidelines for Best Practice*
- London Borough of Southwark Council Case Officer Report – Application 17/AP/1806
- Montague Evans, 2017, Heritage Statement – The British Queen Public House
- The Victorian Society Consultee Letter Ref. 2016/06/024

### 6.2 Online Sources

- Collage – The London Picture Archive <https://collage.cityoflondon.gov.uk/view-item?key=WnsiUCI6eyJrZXI3b3Jkcyl6lkJyaXRpc2ggUXVIZW4iLCJrZXI3b3Jkc01vZGUlOjF9fQ&WINID=1510738900612#iIhtAvTLsIAAAFFvw5PVw/62206>
- Grid Reference Finder <http://www.gridreferencefinder.com/>
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- Historic England, 2011 Licensed to Sell: The history and heritage of the public house <https://historicengland.org.uk/images-books/publications/licensed-to-sell/>
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- National Library of Scotland Map Images <http://maps.nls.uk/os/>
- Old Maps Online <http://www.oldmapsonline.org/>
- The Great British Pub <http://www.historic-uk.com/CultureUK/The-Great-British-Pub/>