

New Tesco Store, Streatham Hub, London Borough of Lambeth: A Historic Building Record and Conservation Assessment

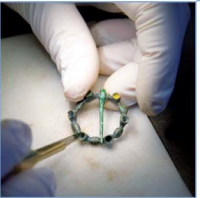
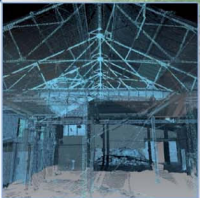
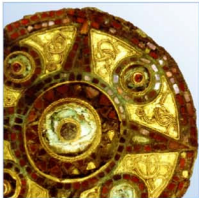
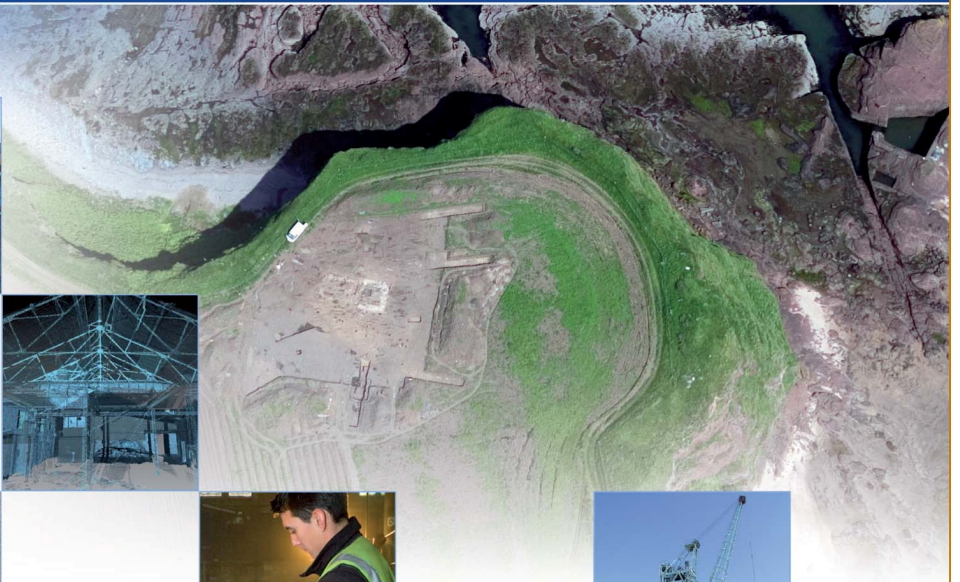
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CONSERVATION

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Non-Technical Summary

A programme of Historic Building Recording was conducted on four buildings on the western side of Streatham High Road, on the location of a planned new Tesco store. The site is centred on National Grid Reference (NGR) TQ 3004 7116.

The southernmost building is the earliest: a Church Hall formerly used as a Sunday school built in 1911. A Level 3 record was made of this building. This building has a decorative brick frontage facing the road and is located directly next to the United Reform Church. It is now derelict and unused. The interior comprises a large hall with ancillary rooms to the rear. Small panels of stained glass raise the quality of this building above the purely functional.

Adjacent to this is a large building; a purpose-built Ice Rink dating to 1930-31 which is still in use. A Level 3 record was made of this building. The building has a modernist frontage onto the High Road and has several interesting details and fixtures. One main area of interest is the highly decorative former club, which may have originally been a ballroom or function room; this is characterised by slender room-height windows with sky, cloud and sun – patterned coloured glass windows. A second area of interest is the presence of the original compressors for freezing the ice; these compressors are understood to be second-hand when installed as the building was erected.

North of the Ice Rink is Streatham Leisure Centre, its main function was a Swimming Pool. A Level 3 record was made of this building. The building has been closed for some time, following collapse of interior plasterwork. The exterior of the pool building has neoclassical elements, built in 1926, yet the interior has art deco elements. The most decorative element is a set of four stained glass panels in the roof, each with a twin fish design. These panels have been designated by Lambeth Council as worthy of preservation.

The fourth building is currently in use as the 'Carpet Warehouse'. This building is a simply built brick and concrete warehouse space with a cellar below taking advantage of the fall of the natural topography. It was recorded to Level 1 guidelines.

The fabric and fixtures of the buildings have been assessed by AOC's Conservation Officer, following Lambeth Council's requirement to preserve some of the most decorative or historically interesting elements. These comprise the stained glass in the roof of the Streatham Baths, the stained glass in the Ice Rink and the foundation stones from the Sunday School and Streatham Baths. The glass in the Streatham Baths roof is beginning to deteriorate and its recovery will need to be expedited. Also of interest are the three 1920s ammonia compressors in the Ice Rink; these should be preserved for posterity if practicable.

At the end of the project, the archive will be deposited with the Museum of London. A summary report will be submitted to the London Archaeological Fieldwork Round-up and electronic copies of the report made available by the Archaeological Data Service and OASIS. Any decorative items that are to be removed for re-use and preservation will be stored by Lambeth Council.

1. Introduction

- 1.1 This document presents the results of Historic Building Record of four buildings on Streatham High Road, Lambeth. The four buildings are individual structures of different date, with different designers and uses. The buildings are as follows; a disused Sunday School, now derelict; an Ice Rink that is still in use; a Swimming Pool, now closed and a plain building occupied by a business; the 'Carpet Warehouse'. The recording included plans, field notes and photographs. The buildings were mainly accessible at the time of recording and are due for demolition as part of the development of Streatham Hub. All buildings were recorded to Level 3 of the published guidelines (English Heritage 2006), apart from the Carpet Warehouse, which was recorded to Level 1. A conservation assessment was also carried out during the works.

2. Site Location

- 2.1 The site is centred on National Grid Reference (NGR) SK 3004 7116 and lies on the western side of Streatham High Road (Figure 1). The site is bound by the railway line to the north, Natal Road to the south and the gardens of the residential properties of Ellora Road to the west. The site is currently occupied by Streatham Bus Garage, a Sunday School attached to the United Reform Church, Streatham Ice Rink, Streatham Baths and a carpet store at 382 High Road (Figure 2).

3. Planning Background

- 3.1 The proposed development comprises the construction a new Tesco store within the main body of the site with associated basement parking. A retail / residential building is planned for the northern area of the site, with a second residential building proposed for the western area of the site. The southern area of the site is to be redeveloped into a leisure facility. The proposed foundation solution for these new buildings comprises piles measuring 44m in length and 750mm in diameter (Peter Brett Associates LLP 2010).
- 3.2 The local planning authority is Lambeth Borough Council. Archaeological advice to the council is provided by Mark Stevenson, Archaeological Officer with the Greater London Archaeological Advisory Service (GLAAS). Input to conservation advice is also given by Doug Black, Conservation Officer for the London Borough of Lambeth.
- 3.3 Two archaeological conditions were attached to planning consent (Planning Ref. 08/03477/FUL) under Planning Policy Statement 5 (DCLG 2010). The conditions state:

Condition 18

No works shall take place to the relevant phase until the applicant has secured the implementation of a programme of recording and historic analysis, which considers the building structure, architectural detail and archaeological evidence. This programme shall relate to the swimming baths and Ice Rink building and be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Condition 24

Historic artefacts from the swimming pool and Ice Rink buildings, including the stained glass, shall be preserved and incorporated into the buildings within the development site. Details and methods of storage of the materials to be salvaged from the swimming pool shall be submitted to and approved by the Local Planning Authority prior to the demolition of the building.

- 3.4 Conservation Area permission was also required (Planning Ref: 08/03457/CON). A similar condition was attached:

Condition 3

No works shall take place until the applicant has secured the implementation of a programme of recording and historic analysis, which considers the building structure, architectural detail and archaeological evidence. This programme shall be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority

- 3.5 The first stage of work to fulfil these conditions was the production of a desk-based assessment with a built heritage appraisal (AOC 2011a). This assessment identified some potential for there being archaeology within the site boundaries and identified the current buildings on the site and specifically the Ice Rink, Streatham Baths and Sunday School as warranting further record before demolition. An archaeological evaluation was also recommended. Following this, a Written Scheme of Investigation for building recording and archaeological evaluation was produced by AOC Archaeology (AOC 2011b). This conformed to the requirements of *Planning Policy Statement 5: Planning for the Historic Environment* (PPS 5) (DCLG 2010). The methodology was designed in accordance with current best archaeological practice and local and national standards and guidelines:

- English Heritage – Management of Archaeological Projects (EH 1991).
- English Heritage – Understanding Historic Buildings: a guide to good recording practice. (EH 2006).
- Institute for Archaeologists – Code of Conduct (IfA 2010).
- Department of Communities and Local Government - Planning Policy Statement 5: Planning and the Historic Environment (DCLG 2010).
- Museum of London – A Research Framework for London Archaeology (Mol 2002).
- United Kingdom Institute for Conservation - Guidance for Archaeological Conservation Practice (1990).

4. Geology and Topography

- 4.1 The ground in Streatham rises northwards, with the area of Lower Streatham at approximately 30.5m AOD, rising to about 70m AOD in the area of Streatham Common and over 90m AOD at Streatham Hill (Malden 1912). The River Graveney flows through the south of Streatham in the vicinity of Streatham Vale. On the site itself, the ground slopes downhill westwards, with the buildings taking advantage of the slope for construction of basement levels.
- 4.2 Geological maps indicate that the majority of the site is underlain by London Clay with Quaternary Head Deposits over the west portion of the site. The London Clay Formation is in turn underlain by sandy clays and silts of the Woolwich and Reading Beds and silty fine sands of the Thanet Group (AOC 2002).

5. Archaeological And Historical Background

- 5.1 The following background is drawn from the Written Scheme of Investigation (WSI) and other sources as listed (AOC 2011a).
- 5.2 Streatham was described as a 'small scattering village about a mile in length' at the end of the 17th century (Malden 1912), which had grown from a roadside settlement dating to the Saxon period: the name itself is of Saxon origin. During the 19th century, Streatham expanded, influenced by the introduction of the railway that provided transport links to the City of London.
- 5.3 Trade directories provide information on the function and ownership of premises within the site for the 19th and 20th centuries. The first entry for the site can be traced back to Kelly's Directory of Streatham and Norwood in 1886. Although there are no house numbers, the directory lists a number of properties as being situated '*on the left side (of) Streatham Hill in between Telford Avenue and Christchurch Road*', these include:
- *Holmewood* occupied by T. Hicks,
 - *Streatham Hill Congregational Church*
 - *Daphne cottage* occupied by Jas Hansom, *Aspen House* occupied by baker William Yeates,
 - *Allendale* occupied by Mrs S. A. Marrat
 - *Eversfield* occupied by Edward Coleman
- 5.4 In 1894, the Kelly's Directory lists a series of houses within the site, comprising:
- No 158: *Wandsworth District Board of Works*
 - No 162: *Darwen House* occupied by Charles Stanley
 - No 164: *Streatham nursery* owned by J. S. Silverand
 - No 166 *Heathfield*, school occupied by Mrs Grugeon
- 5.5 The expansion of Streatham continued into the 20th century and by 1901, the population had reached 71,000. With its transport links, open spaces and cultural / recreational facilities, including the Ice Rink and Swimming Baths within the site, Streatham became a desirable place to live, attracting the new middle classes of professionals and music hall performers (Lambeth Council 2006).
- 5.6 The Streatham United Reformed Church is surrounded on all sides except the road by the proposed new development. It was constructed in 1900 by James Cubitt and comprises a large red brick church in modified Gothic style. The church is a designated Grade II listed building. The attached Sunday School building, within the site was constructed in 1911 and lies within the curtilage of the listed building but is described in the listing of the church as 'not of special interest'. The Sunday School building may have originally been the church hall rather than being devoted to use as a Sunday School.
- 5.7 Additional examples of 20th century religious buildings (now Grade II listed) within the vicinity include: Streatham Methodist Church, c. 350m to the north-west of the site built in 1900 in Art and Craft Gothic style; and the English Martyrs Presbytery, c. 150m to the north of the site reflecting the Art and Craft Tudor style.
- 5.8 By 1906, the Kelly's Directory records significant changes within the site:

- No 158: Streatham Hill is now the *Metropolitan Borough of Wandsworth Council Depot* and the *Wandsworth Borough Council Rate Office*
- No 160: Sir Thomas Stevenson
- No 162: *Streatham Constitutional* and the *Streatham Branch of the Borough of Wandsworth Conservative and Unionist Association*
- No 164: D. T. Drysdall, nurseryman at J. Twitchett, proprietor as well as the *Streatham Congregational Church*
- No 166: Ms Ashtonand
- No 168: Ms Hardy at *Holmefield*

5.9 While the occupants and buildings remained unchanged in the Directory of 1909, Streatham High Road had been renumbered and the house numbers were now Nos. 380 to 388, comprising:

- No 380 Streatham High Road occupied by the *Metropolitan Borough of Wandsworth Council Depot* and the *Wandsworth Borough Council Rate Office*
- No 384 occupied by the *Streatham Branch of the Borough of Wandsworth Conservative and Unionist Association and the Streatham Congregational Church*
- No 386 is occupied by Daniel Thomas Drysdall, nurseryman
- No 388 by Jas Twitchett
- No 392 by Mrs Ashton of *Holmefield*

5.10 Kelly's directory of 1916 mentions the *London General Omnibus Company Limited* for the first time. There appear to be no significant changes within the site until the construction of the *Streatham Public Swimming Baths* at No 380 and the arrival of the *Hopton Motor Carpet store* at No 382 Streatham High Road in 1926-27.

5.11 By the turn of the 20th century, water supplies had become cleaner and safer, which led to the opening of many public baths. Designed by the Wandsworth Borough Architect, Ernest J. Elford, Streatham Baths were built in a classical civic style, with some traditional Edwardian and some modern elements. Construction began in 1924 but construction was delayed by The General Strike in 1926; the baths were finally opened on 28th September 1927. The cost of the building was £40,000. The baths stand on the site of a large house that was called Park Lodge (Lambeth Council 2006).

5.12 The Ice Rink opened on the 26th February 1931, having been constructed in eight months by Horace R. Watt of Catford, at a total cost of £120,000. When originally built it was London's largest Ice Rink with a capacity for 1,000 skaters on an ice surface of 21,000 sq.ft (1950 sqm). The building could also entertain some 3,000 spectators, as well as providing a restaurant and dance floor under the same roof (Lambeth Archives 1931). The rink was designed by Robert Cromie, a prolific cinema designer and is the second oldest functioning Ice Rink in Britain after Queens Ice Rink, also in London. It even retains the original 1920s/1930s ice making compressors in running order.

5.13 During the Second World War, No 384 Streatham High Road was temporarily occupied by the Wandsworth Borough Council Air Raids Precautions Divisional Office in 1941 and by the British Red Cross Society in 1944.

5.14 No significant changes within the site are recorded in the Post Office Directories of London until 1986, by which time the site is occupied by:

- *Reliance Mutual Insurance Society Limited, the Refuge Assurance Plc and the Wesleyan and General Association Society* at No 380 Streatham High Road
- *The Lambeth Borough Council Depot and the Lambeth Borough Public Baths and Mecca Leisure Limited* at No 384
- *The Ice Rink* is recorded at No 386 together with *Palm Beach Party Suites* at the *United Reformed Church and hall* and a *children's nursery*
- The London Transport Omnibus Carpet store remains at No 390 High Road.

6. Aims of the Investigation

- 6.1 The aim of the Historic Building Recording was to make a permanent record through a photographic, drawn and written record of the structure and form of the four buildings north of the Methodist Church. Particular attention was paid to evidence for plant and machinery locations that would illustrate the functions of the buildings.
- 6.2 In addition, a conservator visited the site to ascertain how the decorative features to be retained or reused within the proposed development (stained glass, window fittings and foundation stones) could best be recovered and stored. Assessment was also made as to whether other fixtures and fittings, such as the 1920s ice making plant, could be salvaged to a permanent store or museum.
- 6.3 The final aim is to make public the results of the investigation, subject to any confidentiality restrictions.

7. Methodology

- 7.1 Site procedures were defined in the Written Scheme of Investigation (AOC 2011b).
- 7.2 The site code STH 11 was obtained from the Museum of London for the project. This was used as the site identifier for all records produced.
- 7.3 The building record corresponded to Level 3 of the English Heritage guidelines (EH 2006) for the Sunday School, Ice Rink and Streatham Baths and Level 1 for the Carpet Warehouse. Level 1 is a basic record; the interior and exterior of the buildings have been photographed and a plan made of the main floor and basement. Level 3 is an analytical record and comprises an introductory description followed by a systematic account of the building's origins, development and use. The record includes an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It includes all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support a historical analysis. Pieta Graves, Conservation Officer for AOC Archaeology, visited the site to identify historic fabric, fixtures and fittings that are worthy of retention within the proposed scheme or otherwise preserved. An assessment was also made of the current condition of these features and how they may be safely removed.
- 7.4 The fieldwork was monitored by Mark Stevenson on behalf of Lambeth Borough Council and Alan Ford for AOC Archaeology. Doug Black, Conservation Officer for Lambeth, visited the site, and recommended retention of the stained glass, foundation stones, and identified other features that were worthy of record, but not retention.

8. Results of the Building Record

8.1 Introduction

8.1.1 The buildings subject to this Historic Building Record are located on the western side of Streatham High Road. The natural topography features a drop westwards; this slope is present across the whole site. The southernmost building is the Church Hall, or Sunday School; to the north of this are Streatham Ice Rink, Streatham Baths and the Carpet Warehouse at 382 Streatham High Road (Figure 2).

8.2 Church Hall / Sunday School

8.2.2 The Church Hall lies north of Streatham United Reform Church, at National Grid Reference (NGR) TQ 2992 7120. The church is a tall brick building in a modified, Gothic style, designed by James Cubitt. The hall is smaller, also built of brick and comprises of a main hall with an ancillary block to the rear (Figures 3 and 4). The front of the hall has stone details and a range of architectural details including crenellation and the use of black bricks to pattern the brickwork. The general form of the hall owes much to church architecture, comprising a large hall with side aisles and large windows at the east and west ends. The hall is also lit by clerestory windows. The structure is built of red brick measuring 220mm by 105mm by 65mm, with stone details. Room function is given according to an architect's plan stamped 1931, held in the Lambeth Archives. The building appears to have been little modified since its construction.



Plate 1: View of Sunday School Looking Southwest

Main Hall

8.2.3 The eastern elevation facing the road is dominated by the pitched roof of the main hall, with a central window; a basket arch and splayed reveals, formed of stone mullions and tracery (Figure 3). The window is formed mostly of small rectangular panes in lead cames; the upper levels of the tracery have stained glass. The arch has a brick hood mould above it. The pitched roof is flanked by wide brick columns with crenellated tops capped by stone. These columns stand proud of the pitch of the roof, but do not rise above the ridge. The columns have diamond patterns formed of black bricks set within the main build. This is a simple way of adding decoration to a potentially bland exterior. The west end of the hall has a hipped roof.

- 8.2.4 The lower part of the front façade extends eastwards and comprises of a flat-roofed part with a crenellated parapet above. This section contains a pair of three-light basket-arched windows, again with stone mullions and tracery. Each of these windows contains a small stained glass panel with a simple design of rose and leaves. The windows, in common with the main window lighting the hall, have brick hood moulds. A central buttress in this wall contains a foundation stone, reading ‘THIS STONE WAS LAID BY MISS DERRY 24TH OCTOBER 1911’.
- 8.2.5 The eastern elevation is flanked by a pair of porched entrances, one on each side. While providing a degree of architectural symmetry, the two porches have somewhat different character. The southern porch has a basket arch with hoodmould and hung tiles between the arch and the door lintel. Above the arch is a blank terracotta shield and the entrance is surmounted by a crenellated parapet wall, with stone capping and a flat roof behind. The northern of the two entrances has no shield design and has a hipped, tiled roof that continues along the northern side aisle.



Plate 2: Southern Porch

- 8.2.6 The main hall (**Room 1**) is largely symmetrical with side aisles and four windows to each side; each window has a stained glass rose motif in the top casement (Figure 4). These top casements all open inwards, to rest on angled brackets. There is a brick buttress between each window and the clerestory windows have the same spacing as those below. The side aisles have roofs pitched to meet the main hall wall (Figure 3). There is a door at the rear of the hall on the north side, which provides access to the ancillary block (Figure 4).
- 8.2.7 The northern entrance (**Room 3**) is boarded up and has an unsafe roof following rafter failure. The fixtures and fittings are likely to be the same as are seen in the southern entrance (**Room 2**). Twin doors open into the lobby from the east and retain some original fixtures on the inside. The outside of the doors are boarded over for security. These doors were originally half-glazed with boards in the lower panel. The original door handle is an iron ring, mounted on a circular backplate with four protruding screw fixings. Above the door is an original gas light with a gridded globular lantern. Other fittings include a modern ‘Chubb’ lock and a bolt. The floor of the entrance lobby is terrazzo with a surrounding strip of black and white mosaic tiles. A stone window surround has a single stone

mullion and upper tracery. The windows are small rectangular panes with lead comes, now damaged.



Plate 3: Lobby Floor Detail

8.2.8 Two doorways lead from the lobby: one into the front of the building with the two windows, the other through a pair of doors into the hall. This layout is reflected in the north side of the building, where two blocked doorways are present. The room at the front (**Room 7**) measures 7.8m by 2.5m and is divided from the main hall by plasterboard sheets over a series of regular doors and concertina doors. A buttress holding up the wall above is present in the end walls. Beneath each window is an original cast iron radiator, although no boiler room or heat source was identified during the work. The heating for this building may tap into the heating system of the adjacent church. The room formerly had a partition as there is a scar on the floor and the ceiling indicating its presence. This fits with the 1931 plan, which defines these areas as 'Classroom 5' and 'Classroom 6'. The ceiling of the room is plaster over laths.

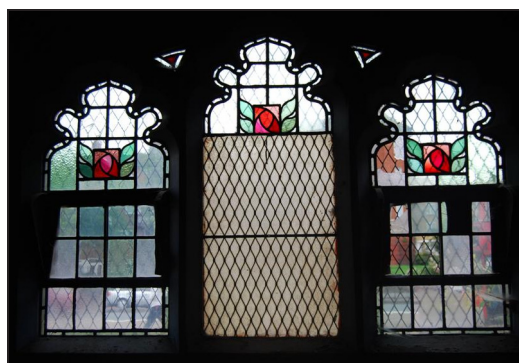


Plate 4: Classroom 6 Window

8.2.9 The main hall (**Room 1**) measures 20m by 8m, but is 13.5m wide if the span of the side aisles are included. The ridge of the pitched roof is 10.73m high. The brick walls of the building are clean and unplastered and the detail of the brickwork clear. The east and west walls both feature large windows. The eastern window has stained or coloured glass, whereas the western window has clear glass. Both windows are formed of small panes with lead comes between stone mullions. The decorative glasswork of the east window is mostly concentrated in the upper geometric tracery and consists of pink roses, foliage and simple comes, which give a gentle quality to the light. The central quatrefoil has a single rose with leaves around. A band of colour towards the bottom of the window consists of narrow red, blue, green and orange lights. Most of the original coloured glass survives, but approximately 15% of the regular pale bluish green glass has been lost. The western window uses opaque colourless glass to enhance its decorative qualities, rather than colour, but has a similar bud and foliate design. The glass is more complete at the rear, a consequence of being more difficult access and vandalised; the windows are currently covered with wire for protection. The side windows of the aisles also have coloured glass panels, repeating the foliage and rose motif of the

front classrooms. This decoration is only present in the upper casements. Each has a central pink rose; the two flanking panels have a red rose each. All aisle windows are securely boarded over. The upper clerestory windows are clear, uncoloured glass.

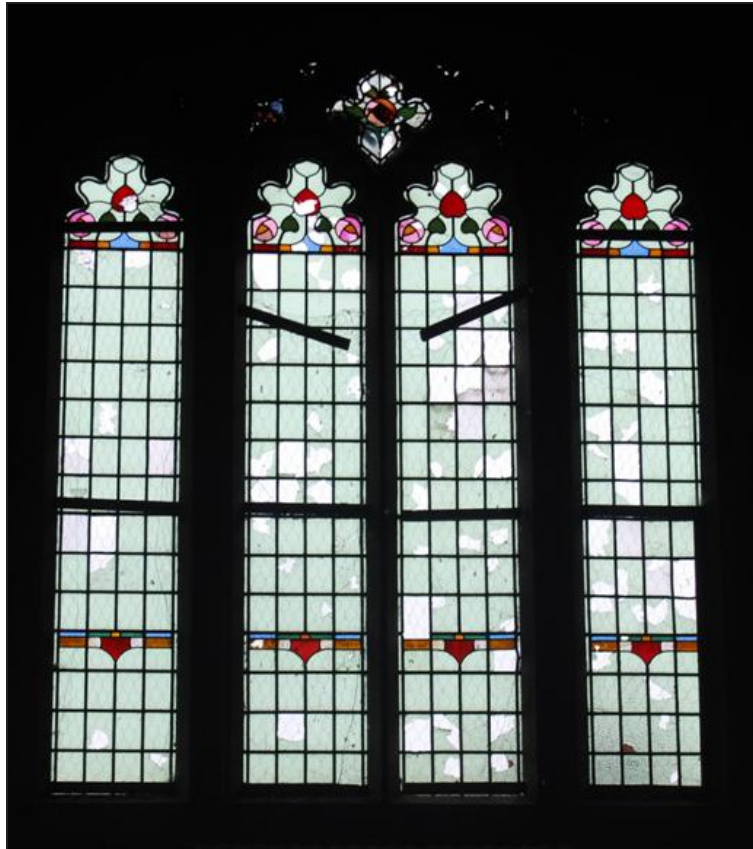


Plate 5: East Window



Plate 6: West Window



Plate 7: Aisle Window

8.2.10 The body of the main hall is boarded with floorboards. The sides are open into the side aisles and the upper brickwork is supported by a row of pillars with brick basket arches between them. Each pillar is square in profile; this squared finish may be concealing a steel beam. Each pillar is topped by a small convex moulding from which the arches spring; the pillars thus provide the base for the braces of the roof assembly. Each pillar is located to pair with an external buttress to provide lateral strength to the structure. The doorways from the hall, into the lobbies and to the rear of the hall westwards, have flat brick arches.



Plate 8: View of Main Hall

8.2.11 Between the top of each pillar and the exterior walls are horizontal beams that form the frame supporting the roof of the aisle. Each rafter is supported by posts. All of the horizontal beams have a track on the underside and there is a corresponding groove in the floor below. This provides the housing for a set of three wooden concertina doors that slide on rods between the grooves. The 1931 plan defines these partitioned spaces as Classrooms 1-4 and 7-10 (**Rooms 4-6 and 8-10**). there is no evidence for partitioning off from the main hall. The spaces are just 3.5m by 2.5m in plan, so if these were indeed classrooms, they do not suggest a particularly high attendance.

8.2.12 At the west end of the hall, below the western window is a raised platform or stage, which has been enlarged from its original form. There is access to this platform from either side up a short flight of

five steps. One flight is within the hall, the other is behind a doorway to the rear and may be associated with the ancillary block. Two doors to the sides of the stage at the rear opened at floor level, clear evidence that the stage has been enlarged. The northern of the two doors has since been cut, to open at stage level. The brickwork around the stage is surfaced by wooden panelling and is the only part of the hall that has a finish over the exposed brick. There are two further doorways either side of the stage, which lead to the ancillary block.

- 8.2.13 The roof assembly is an arched brace frame. There are five assemblies, each with a pair of principal rafters that rise from wall plates. These have a collar beam at 8.29m above the floor and three laid-on purlins on each side. Rather than having common rafters laid on the purlins, the roof is close boarded and finished with tiles. Each truss has a curving brace that rises from the pillars below clerestory level. Each brace is formed of sections of timber jointed together to create a single arching frame; without demolition, it cannot be proved whether these are pegged or lapped together. The use of several short lengths instead of large timbers may be evidence for an economy of build, or may reflect the difficulty in sourcing timbers of a suitable shape.



Plate 9: View of Roof Assemblies

Ancillary Block

- 8.2.14 The ancillary block is a separate build to the main hall, but clearly contemporary. The ancillary block is a rectangular block oriented north-south at the rear of the hall, with a hipped tile roof; a chimneystack rises through the ridge (Figure 4, Rooms 11-21). The north face has a pair of casement windows; the west face has four windows and a central three-sided angled bay. All windows except the bay windows have segmental arch brick lintels and tiled sills. The south side is blocked by additional builds linking the hall to the church. The natural, sloping topography is evident to the rear of the hall, with the external doorway needing a short flight of steps to access it. The ancillary block, unlike the main hall, has surface finishes of paint and plaster.



Plate 10: Ancillary Block, View Looking Southeast

- 8.2.15 The two doorways from the hall lead into a corridor (**Room 11**) that runs north-south along the rear of the hall. There is a doorway at the northern end for access and the corridor continues south to an area of newer build, possibly 1930s, where it links to the church. This passage is now blocked by breezeblocks.
- 8.2.16 In the centre of the block is the room served by the bay window; this is defined on the 1931 plan as 'Infants Room' (**Room 16**). The room is accessed from the corridor and was once served by a fireplace in the north wall; this is now blocked. Flanking the fireplace are two built-in wooden cupboards with semi-glazed doors, which are probably original fittings. The wooden frame continues across the chimneybreast with three blind panels; the mantelpiece still survives. The west wall and bay window have timber studwork visible, which is probably part of the original build. The south wall has a hatch with a sliding panel, opening from the kitchen. Of note are a row of high-level windows that provide light to the corridor beyond. Each window has a central coloured glass floral motif of the same design as the aisle windows. The roof structure of the ancillary building is exposed in this room, showing common rafters with collar beams; there do not appear to be any principal trusses.
- 8.2.17 South of the Infants Room is the Kitchen (**Room 17**), a small room with a store cupboard to the southeast (**Room 18**); access is from the corridor with a sliding hatch in a wooden frame that leads to the adjacent Infants Room. Natural light is provided by a window in the west wall. Internal finishes are plaster and paint, with white glazed tiles on the south and west walls. The fridge and oven were located on the east side of the room; a wide shelf is located along the wall with the hatch. The room has little architectural merit.
- 8.2.18 A similar sized room to the Kitchen lies north of the Infants Room and is defined on the 1931 plan as the 'Retiring Room' (**Room 15**). The main feature of the room is the fireplace in the south wall, which shares a chimneystack with the adjoining room. The surround is tiled with green glazed tiles, flanked by square pilasters; the hearth itself has black tiles. The mantelpiece is a plain shelf atop the

pilasters and the grate is a small iron basket. The room is one of the better appointed in the Sunday School, containing a dado rail and a narrow skirting board with a roll moulding at the top.

- 8.2.19 At the northern end of the block are the Gentlemens Toilets, which is divided into three areas by stub walls. The first area has a sink (**Room 12**), the second a twin urinal (**Room 13**), the third the water closet itself (**Room 14**); all of the toilet furniture appears to be original. The room is lit by a pair of windows on the northern wall. At the southern end of the block are the Ladies Toilets, divided into two cubicles (**Rooms 20 and 21**) and an area with sinks (**Room 19**).



Plate 11: Original Toilet Furniture.



Plate 12: Original Signage

- 8.2.20 Both toilets have bold lettering indicating their use. One other piece of signage is a modern sign for the exit in the corridor next to the Gentlemens Toilets.

8.3 Streatham Ice Rink

8.3.1 The Ice Rink is centred upon National Grid Reference (NGR) TQ 2989 7123) and lies to the north of the Sunday School (Figure 2). The building opened in 1931 and has a footprint covering 40m by 95m comprising of three sections; fronting the High Road are the business rooms, the main Ice Rink is in the middle and to the rear are support rooms and plant. Externally, the street front and business rooms have a grand façade, which was designed by Robert Cromie, a prolific cinema designer (Figure 5). This is clearly reflected in this aspect being strongly reminiscent of Art Deco cinema design. The central ice rink hall and support rooms are built of plain brick with a steel frame and are generally bland with no architectural features of note. The building has reflective symmetry for the most part (Figures 5 and 6).



Plate 13: Front of Ice Rink, Looking Southwest

8.3.2 The front of Streatham Ice Rink has a vibrant colour scheme of mauve and pink, whereas the sides of the eastern block are painted white or magnolia. The original colour may, however, have been plain all over, with a few details picked out. The front wall is rendered brick and is two storeys with a basement beneath. This eastern face is fully symmetrical, with five bays. The central bay has five pairs of modern glass doors on the ground floor approached by a low step, flanked by plain wide pilasters. At first floor level are nine narrow windows with coloured glass in stepped recesses. The effect of the glass would have been appreciated from within in daylight hours and from outside with internal light at night. The glass has repeating sun and sky patterns in leaded glass coloured yellow, blue and opaque. The central bay is flanked by secondary bays, stepped back slightly, both with recesses that reach almost the full height of the building. The recesses now mostly have clear glass, but may once have contained coloured glass as in the central panel. The bases of the windows have an urn and rose motif that is not repeated anywhere else in the building. Modern paint on these obscures any original scheme.

8.3.3 The outermost bays of the frontage contain staircases that rise to the first floor only (**Rooms 8 and 9**) (Figure 9). These staircases are characterised by rounded corners, almost as if they were spiral stairs around a square brick newel; this is an art deco solution for the needs of the building. A pair of

doors on the front of the outer bays allow access up the stairs to the first floor. Only one stair was accessible during this project as the southern door leading to a music studio could not be accessed.

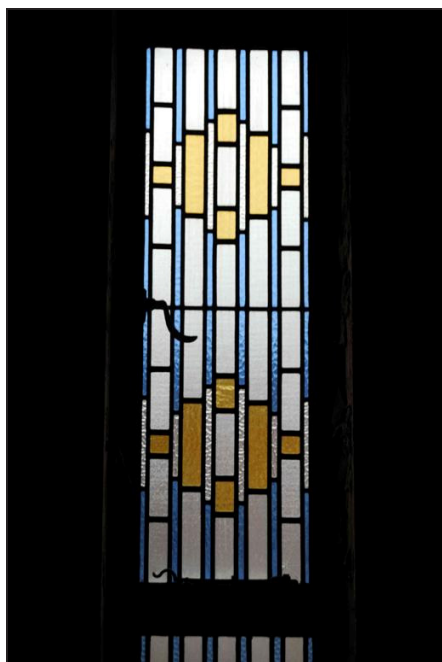


Plate 14: Stained Glass on First Floor

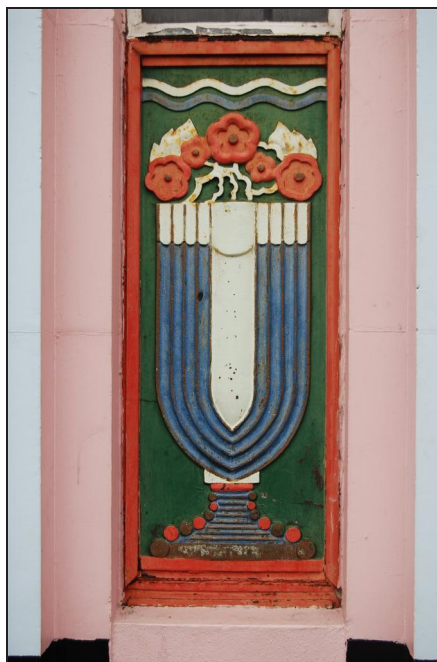


Plate 15: Detail of Floral Panel

- 8.3.4 The front of the Ice Rink is surmounted by five flagpoles. When the site was visited for the Desk-Based Assessment (AOC 2011a), the poles held flags for Scotland, the United Kingdom, Europe, England and Wales. The sides of the eastern block are painted magnolia over render and have doors that exit from the basement and ground floors; windows light the internal rooms. Much of the front block has undergone internal alteration. This is apparent in the layout and function of each space. The glass doors of the central entrance lead into the Foyer (**Room 1**), a bright, open space with a shop to the north and the ticket desk to the south. The foyer has bright modern finishes to walls, ceiling and floor. The Ticket Office (**Room 4**) has a counter with an outward bow in the centre, with the serving counter behind. A partition of this office has a secure Office adjacent to it behind a modern partition (**Room 5**). The Ice Rink Shop (**Room 2**) opposite to the Ticket Office has a fully glazed frontage onto the foyer. Internally, modern surfaces and displays cover all structural details, obscuring the potential location of original partitions or supporting beams and columns. A stock room behind the shop also has modern finishes (**Room 3**). A second line of five pairs of glass doors lead into the main spaces of the building. A wide set of stairs leads down 1.87m to the level of the Ice Rink; two sets of stairs flanking this lead up to a balcony (**Room 6**). The balcony overlooks three sides of the skating Rink and also gives access to the first floor of the front block.
- 8.3.5 The main body of the Ice Rink Hall (**Room 7**) is plain brick; the doorways for access and emergency have concrete lintels. The roof of the rink is pitched, formed of girders supporting curving beams that span the rink. The Ice Rink itself measures 60m by 25m, with accesses on all four sides to where benches, seats and tables allow resting or spectating. There is a passage of 5.4m between the edge of the rink and the side walls. The ice has a part wood, part Perspex screen around it and is marked out for ice hockey. The balcony is supported by square columns of 0.51m width; these rise to beams that are effectively wall plates for the curved roof over the ice. The wall plates have small decorative starburst mouldings on the underside. To the rear are three small offices (**Rooms 65, 66 and 67**).



Plate 16: Overview of Ice Rink.

8.3.6 Over the Ice Rink is a pitched roof, formed of girders. The trusses of the curving canopy appear to be suspended from this roof as well as rising from the wall-plate beams. Each truss is polygonal rather than curved, showing its sectional construction. Each exposed girder is boxed in and decorated, concealing its construction method. Two longitudinal members divide each bay between the trusses into three sections, each glazed. The longitudinal members are decorated with an interweaving design of geometric and waveform lines. Roof panels between the glazed panels are formed of pierced concrete latticework, rather than being solid. This helps reduce the load on the roof.



Plate 17: Starburst Design Above Balcony, Ice Rink

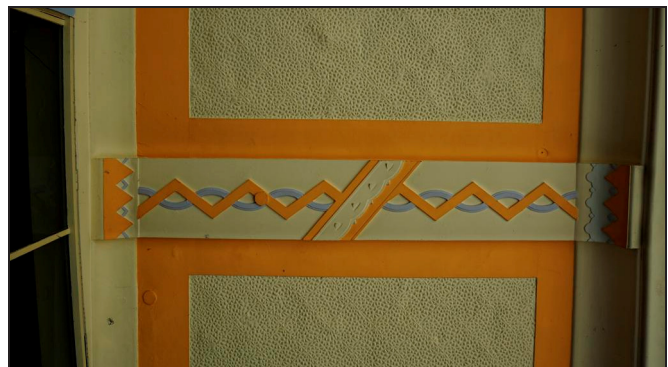


Plate 18: Interweaving Design of Ice Rink Ceiling

8.3.7 These decorative elements are in keeping with the date of the original construction and are small examples of the detail of design used to enhance the building beyond the purely functional. There are no decorative patterns or features or architectural details of obviously original date on the walls or columns of the Ice Rink space; this area appears to have been repeatedly refurbished through years of multiple ownership and changing needs and fashions. The walls are plain and the painted; windows in the side walls that do remain are plain metal-framed casements. It appears that original decorative elements only remain in locations that are hard to access.

- 8.3.8 The rear block has many blocked windows, most of which have had their sills removed. Those few windows that remain have unglazed red tile as sills and concrete lintels. Local knowledge (Ian Pizzey pers.comm) reports that local residents objected to the windows overlooking their properties and this led to the blocking. There is little of architectural interest at the rear: the well-proportioned symmetry of the front is lost, to the more functional requirements of the plant rooms and stores that characterise the lowest levels of the building. The rear block has three storeys and a basement, yet the roof is no higher than at the front, due to the natural topography of the site, which drops away to the west.
- 8.3.9 The Ice Rink has associated infrastructure that is catered for at rink level and in a basement level beneath the foyer. These comprise a café (**Room 19**), a locker room (**Room 15**), an ice-skate hire service (**Room 16**) and toilet facilities (Figure 8). The café is located on the same level to the northeast of the rink and is formed by the erection of part glazed panels between structural columns of the main rink. A kitchen and store lie (**Room 20**) to the east of the dining area. At the northeastern end of the café, a pair of doors in the north wall lead to a fire exit that opens at street level. The locker room is located beneath the foyer; a pair of staircases of five treads lead down either side of a central store (Figure 7). Four square profile columns in the locker room support the foyer above and the room has modern finishes on all surfaces. To the south is a serving counter for supplying skates to visitors. The skate store room behind the counter is on two levels and has a staff access from the main rink level.
- 8.3.10 The two lavatories lie in the northeast and southeast corners. The Gentlemens Toilets (**Room 17**) is to the southeast and has modern finishes and furniture throughout. A door to the east leads to a passage with a set of stairs to a fire escape (**Room 18**). A long passage divides the lavatories from the skate-hire room: this also leads to the passage to the same fire escape. There is a disused water tank beyond (**Room 69**). The Ladies Toilets (**Room 21**) also have modern finishes and are furnished with seven modern cubicle partitions with modern toilets and sinks. Next to the entrance to the ladies is a small toilet for the disabled (**Room 22**). Angled walls next to the lavatories lead to other fire escapes that lead to ground level at the sides of the building. The general area to the east of the Ice Rink has circular decorative elements that are modern. This includes stair balusters, divisions and panels.



Plate 19: View from Rink to Foyer

- 8.3.11 The two sets of stairs that rise either side of the stair to rink level lead to the balcony, which runs around three sides of the building, overlooking the ice. This balcony has a low wall to guard against

falls. Along the sides, the balcony floor is split level with fold-down plastic seats providing two tiers for spectators. The north end of the balcony has been partitioned (**Room 14**), which allows private access to a suite of lavatories (**Rooms 11 and 12**) from the main first floor above (Figure 9). These are accessed down a flight of three steps, with a corridor (**Room 13**) leading towards the northern main corner stair. The end of the corridor is blocked with breezeblocks and may have originally been accessible from the stair. The lavatories are lit by narrow casement windows in the north wall.

- 8.3.12 Two flights of stairs lead down from the main first floor level to the balcony either side of the stairs from the lobby. The second floor is dominated by a highly decorative bar room, which may have been a ballroom, or grand function room. Also on this floor are offices for the Ice Rink, formed by modern partitions (**Rooms 32 to 36**) and a cloakroom and bar area, established when the first floor was used as a club during the early years of the 21st century (Figure 10).
- 8.3.13 The principal access to the first floor is via the eastern corner stairwells. Both stairwells are thought to be mirror images of each other, but the southern one could not be accessed. The northern stairwell (**Room 8**) is entered from the street, past a temporary wooden ticket kiosk and the stair winds upward clockwise around a rectangular brick block 2m by 0.9m. The stair turns around the central block with landings in the corners. The corners of the stairwell are rounded with a corner of radius of 0.6m, providing a smooth, attractive shape. This northern well is surfaced with plastic sheets over the brickwork. It is unknown whether there is any previous wall finish surviving beneath. The steps have a shallow rise; each stair only has a 0.28m deep tread and a 0.17m high riser. The corner stairs now lead only to the first floor, but there appear to have been entrances at balcony level, which are now blocked. Light to the stairwell is provided by one of the narrow high windows of the east frontage and by a window in the side wall.



Plate 20: External View Including Stairwell Window



Plate 21: Corner Stairwell Leading To First Floor

- 8.3.14 The turning stair opens into a short antechamber that leads to a blocked door directly ahead to the south, and a corridor running west. The doorway once led into the main room on this floor; a room with some surviving décor suggesting that it was originally a ballroom or grand function room. In its most recent use this grand room was a club. A twin of the doorway lies on the south side of the main room. The Function Room (**Room 23**) measures 22.5m by 12.5m and is 4.90m high (Figure 10). The internal walls have all been modified from their original form; the original north wall has been

removed between two structural pillars to be later replaced by a boarded partition. The south wall has had a new doorway cut through a decorative pilaster; this doorway has subsequently been re-blocked. The west wall has three blockages: Two of these are doorways that once led down to the balcony level and thence to the Ice; the third is a main doorway to the balcony, which has been part blocked with a smaller lockable door added. These last three blockings all use breezeblocks. The room's grandest feature is the array of nine slender coloured glass windows, each with repeating patterns of yellow sun, blue sky and opaque glass to represent clouds. Each piece of glass is rectangular and affixed with lead comes into metal windows. The windows are in very good condition, although there is some bowing. There are two sets of two other slender windows in the room; these are glazed with clear glass panes and are probably replacements.



Plate 22: Array of Nine Windows, Ice Rink Function Room



Plate 23: Foliate Capital



Plate 24: View of Function Room Looking South

8.3.15 The room was in semi-stripped condition at the time of recording with a wooden floor, which had been lifted, revealing a steel and concrete floor. The ceiling is supported by four large I-beams, clad to give a square profile, but with a polygonal capital with floral, foliage and fruit panels and fluting to

the sides. These panels are generally in poor condition. Around the walls are raised strip designs with rounded ends, much of which has fallen away. The steel columns support steel beams that support a flat roof above and these are also decorated with strip designs, formed of plaster over a hessian base. The beams that span the roof form nine compartments; the central row is inset with polygonal panels with ogee curves and straight corners. Two front compartments have panels that are pierced in a regular decorative fashion. These may have held lights, but there were no surviving fittings to prove this. The walls have several decorative elements, including two pairs of pilasters over steel beams hidden within the north and south walls; these pilasters have incised fluting and an incised fluted capital. The condition of the decorative plasterwork is poor and much of it has already fallen from the ceiling. The existence of any original decorative colour scheme for the Function Room is not proven; the walls are currently painted dark green, black and mud brown paint.



Plate 25: Polygonal Ceiling Detail



Plate 26: Ceiling Panel

- 8.3.16 The two fully blocked doorways in the west wall are flanked by stub walls that project 0.6m into the room. No decorative details or signage remain on these walls. It may be noted that these exits would have opened out onto stairs down to the balcony. The stairways (**Rooms 26 and 27**) have a curved wall, encouraging people to flow in the correct direction; equally, the people processing up the stairs would be encouraged inwards. The stairwells both have new doorways cut through their end walls, changing the access routes to and from the club.
- 8.3.17 The large blocked opening with the small door that leads westwards opens onto a glazed room with a flat front overlooking the Ice Rink (**Room 29**). This projects outwards over the void above the rink by 1.5m from the rest of the first floor. The sides of the room sweep back with curved walls to the rest build. The room is partitioned with boards and studwork. The southern side has a door that leads to modern offices, all formed of partitions from a corridor.
- 8.3.18 Directly north of the Function Room was a corridor (**Room 25**), one wall of which has been mostly removed, but leaving sufficient to support the roof above with a beam. This forms part of an open plan clubroom (**Room 24**). The biggest room has a shelf and mirrors; its windows are painted black and the floor is well polished and in good condition. At the eastern end of the bar is a small division, as though it were a kiosk (**Room 71**) with a room beyond (**Room 70**) containing cables and a screen mounting suggesting CCTV was used to monitor the club. At the western end of the room is a counter with glass shelves behind. This was probably a cocktail bar. All is painted black.

- 8.3.19 Two doors towards the west end of the bar lead southwards. One leads to a narrow dog-leg stair that rises to the roof (**Room 31**). The other leads to the partitioned glazed room (**Room 30**) and then down the stairs to the lavatories.

Rear Block

- 8.3.20 The western end of the building has four storeys, including the basement. The basement can be accessed from the rear of the Ice Rink via a short corridor (**Room 51**), but there is also an external door next to the top of the basement stairs (Figure 7). The stairs are a dog-leg stair with winders and a plain metal banister. They drop steeply with a clockwise turn and at the foot of the stairs, is an understair cupboard; to the west is an opening into the basement, which is used as the plant rooms for the building. The first room is the main plant room (**Room 37**), with five compressors, two evaporators, an oil separator and associated motors. A partition wall encloses a redundant evaporator (**Room 38**). The main plant room measures 22.5m by 6m and has a ceiling 3.13m high. Most of the plant is modern, but three compressors date to the mid-1920s, prior to the construction of the cinema; these were probably second-hand when installed. Each of the compressors is a high-speed vertical enclosed ammonia machine. There is one machine manufactured by J and E Hall, the other two are by L Sterne. The manufacturer's plates on the Sterne machines read L STERNE & C^o L^{TD}. ENGINEERS. THE CROWN IRONWORKS GLASGOW, and were used by Sterne between 1882 and the 1960s. A room partitioned from the main room, next to the redundant evaporator, has a secure door with a manufacturers plate: J. AND E. HALL L^{TD} DARTFORD ENGLAND; this may have been the tool room or spares room (**Room 39**). Each of the compressors has four blocks and are powered by external motors that appear to be later. The compressors compress ammonia in order to freeze the ice. The second Sterne machine is powered by a motor manufactured by Crompton Parkinson Limited, the plate identifying Guiseley and Chelmsford.

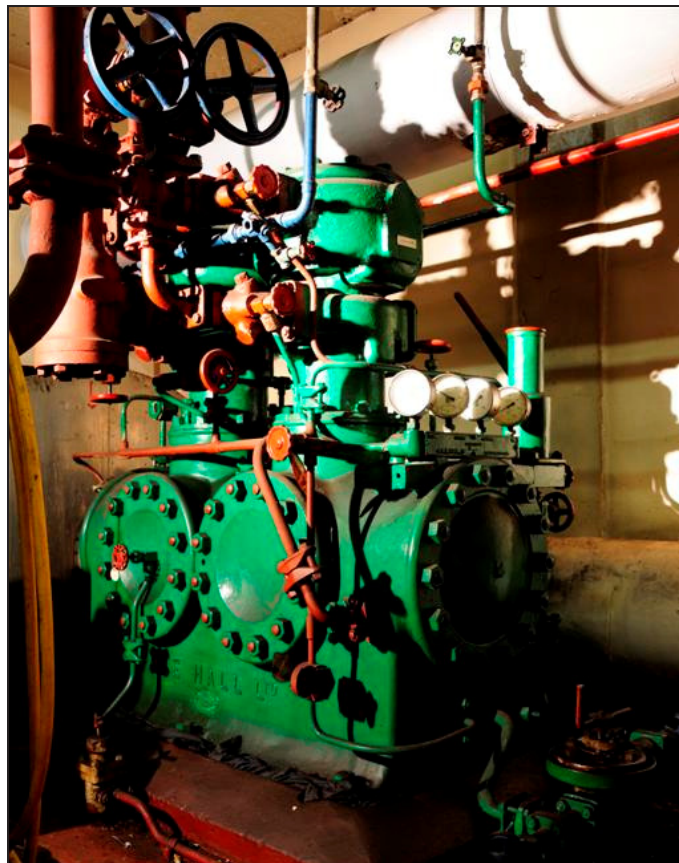


Plate 27: Compressor Manufactured by J & E Hall Ltd

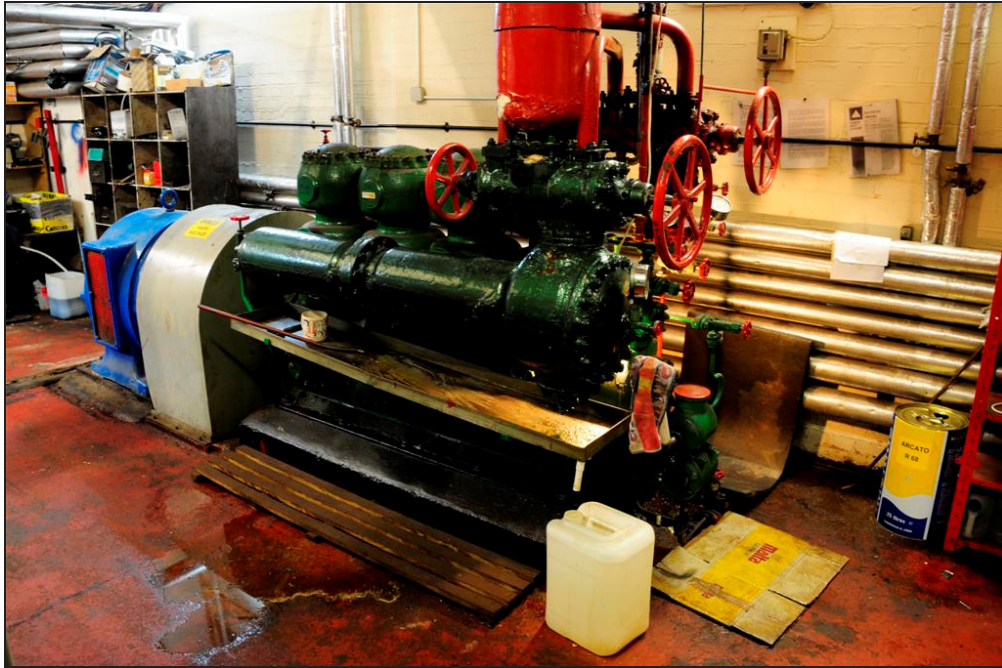


Plate 28: Compressor Manufactured by L Sterne and Co Ltd



Plate 29: Second Compressor Manufactured by L. Sterne and Co Ltd, Crompton Parkinson Motor in foreground.

- 8.3.21 Beyond the east wall of the plant room is a passage 1.60m wide and 1.60m high, that skirts the Ice Rink (**Room 40**). The edge of the ice is visible at the top of the passage; this feature is assumed to be for running off the water from the rink when melted. There are two openings leading into the passage from this side: one behind the J & E Hall compressor, the other from the office to the north. Another opening in this room on the east wall leads to a small store, largely inaccessible behind the evaporator.
- 8.3.22 The main room has two doors to the north and one to the west. The western door leads down a flight of three stairs to a large store, measuring 7.5m by 2.5m (**Room 42**); this was partially flooded with an oil and water mix. The doors to the north lead to an office and a further plant room. The office (**Room 41**) has an opening to the passage and is furnished with desks and cupboards. The other

door leads to a flight of five stairs (**Room 43**) that rise to the north before dropping again to a boiler room. A small landing at the top of the stairs has another flight rising to ground level at the rear of the Ice Rink.

- 8.3.23 The boiler room (**Room 44**) is filled with boilers, presumably providing heating and hot water. Towards the southern part of the room is the sub-square base of a chimneystack. The floor of the room is concrete, the walls brick. None of the plant in the boiler room appears to be of any great age, in comparison to the older compressors in the plant room. To the north is a small store (**Room 46**) with a vertical ladder leading to a chemical store above and a small lavatory suite (**Room 45**) comprising of a rectangular room with a sink and toilet behind a partition with a door.
- 8.3.24 An exterior door in the southwest corner of the Ice Rink leads to a second part of the cellar. This is a large storeroom (**Room 47**), which is partially flooded by oiled water; this store measures 9.5m by 2.5m. The stair down to the store is a dog-leg stair with winders and a plain handrail with square profile uprights and a curved top.
- 8.3.25 The ground floor of the western section of the building is mostly symmetrical: two staircases lead down from the upper floors; one on each side with a pair of changing rooms between (Figure 8). The staircases reflect the style of those in the front block, having rounded outer corners to the stairwell and a solid central rectangular block. The northern of the two staircases leads out northwards to a fire exit (**Room 53**). The southern of the two (**Room 50**) opens at a short landing. One stair leads down to the rink level, four stairs lead southwards to another exit, the hall of which also has a door to the basement (**Room 51**). This southern hallway has been extended with a short breezeblock structure. An iron beam running north-south is built into this extension and has a pulley for a hoist upon it. This stands over a pair of metal trap doors that lead down to the cellar, enabling the addition or removal of plant or heavy equipment and stores.



Plate 30: Hoist over basement trap doors.

- 8.3.26 The two changing rooms between the side staircases have modern finishes. The floors are tiled, the walls painted white and the toilet and shower areas tiled with white glazed tiles. The only structural details are a pair of beams that span the ceiling; these support the floor above. The rooms are now

mostly used by Ice Hockey clubs, the home facilities to the south (**Room 49**) and the visitors' facilities to the north (**Room 48**). Doors from the changing rooms lead to the Ice Rink level, where a row of seven square pillars, 4.40m apart, support the floor above. In the northwest corner of the Ice Rink is a partitioned area (**Room 54**) that is used as the garage for the ice-smoothing vehicle; a peculiar vehicle based on a Chevrolet frame. In the southwest corner are a pair of maintenance offices. An additional pair of double doors in the rear wall of the rink lead to another fire escape, which comprises of a straight stairway of nine stairs leading down to the lower ground at the rear of the building (**Room 52**).

- 8.3.27 The rear of the building on the ground floor has a series of plant rooms and stores, all with hazardous warning signs: these comprise the electrical system for the building with another door, to the north, leading to a chemical store. There is also a small room with old pressure gauges (**Room 55**).
- 8.3.28 The first floor at the west of the building is accessed by either of the two stairs; these rise to landings and each have a doorway inwards to two rooms that occupy the rest of the first floor (Figure 9). The main space is currently used as a chapel (**Room 56**) and measures 18m by 9.5m. The chapel has tall narrow windows along the western wall, most of which are boarded over; large glazed panels on the eastern wall overlook the Ice Rink. This room was formerly the restaurant for the Ice Rink; at the northern end of this room is a small room used as a kitchen (**Room 57**) formed in a space around the chimneystack that rises from the basements. All finishes in these two rooms are modern and plain, with no surface evidence for former use.



Plate 31: View of Chapel, Looking South

- 8.3.29 On the south side of the balcony at this level are a group of three rooms formed by partitions: a small antechamber (**Room 58**), and two lavatories (**Rooms 59 and 60**). A scar on the floor suggests the former location of a wall at the top of the stairs.
- 8.3.30 The staircases to the first floor are now partitioned with chipboard partitions. That to the north leads directly to the roof space; that to the south leads to a second floor now used as storage, but formerly as the main management office (Ian Pizzey pers.comm). Part way up the stairs is a battery room (**Room 61**), with potentially hazardous acid, that was not entered. The second floor has one main room (**Room 62**) with a small store to the south above the battery room (**Room 63**) (Figure 10). This

room is lit by a range of metal framed windows on the west side and by high level plate glass window in the south. The ceiling of the room is relatively high at 3.95m.



Plate 32: View South of Second Floor of Ice Rink, Rear Block

- 8.3.31 The roof of this part of the building is flat and is formed of reinforced concrete beams with precast concrete slabs between. There has been some materials failure, as shown by water damage to the floor. Small windows overlook the Ice Rink and there is an external door to an external flat roof, next to the chimney. A low parapet wall surrounds this roof space. There is a low ladder leading to the pitched roof over the Ice Rink. One store room on the flat roof could not be accessed (**Room 64**)



Plate 33: Roof at Rear

- 8.3.32 On the northern side of the building is a two storey block, which appears to be additional to the main build. This appears originally to have been a first floor room accessed only off the balcony and supported on brick piers. The ground floor has since been bricked in, forming an additional room on

the ground floor (**Room 68**). The upper block is constructed of dull brown bricks; the lower fill is of yellow brick. Both of these contrast with the pinkish red bricks used in the majority of the rest of the Ice Rink section.



Plate 34: Additional Block on North Side

8.4 Streatham Baths

- 8.4.1 This building, lying north of the Ice Rink is centred on National Grid Reference (NGR) TQ 2989 7127. The building is dated to 1926 by a foundation stone on the front wall. This reads: THIS STONE WAS LAID BY THE MAYOR OF WANDSWORTH ALDERMAN A.W.MATHIAS.J.P. ON THE 29TH APRIL 1926. It also credits E.J. ELFORD M.INST.C.E. ARCHITECT and D.A. NICHOLL M.A.,LL.M, TOWN CLERK. The front block is brick, the frame around the swimming pool itself appears to be made of precast concrete panels and steel beams.



Plate 35: Front Elevation, Streatham Baths, Looking Southwest



Plate 36: Porch Detail

- 8.4.2 The front view of the building presents a symmetrical face, constructed of brick laid in English Bond with stone details and a hipped tiled roof (Figures 11 and 12). The design contains elements of classical entablature. There are five bays and the building has three storeys with a basement level (Figures 13-16). The main entrance is in the centre of the east front, although there are subsidiary entrances on either end of the main block. The central bay is faced with Portland Stone or a similar

close-grained stone and has a wide set of doors on the ground floor in a square frame, flanked by square Tuscan pilasters; there is a porch over the entrance. The porch is supported by a pair of Tuscan columns that rise to typical Tuscan entablature with architrave, frieze and cornice. Three steps rise from street level to the main entrance. Capital letters in Latin script on the frieze read 'STREATHAM BATHS', but are now partly obscured by the support for later signage.

- 8.4.3 The first floor is lit by a large central doorway in a recessed square frame. It has a blank central cartouche on the flat lintel. The doorway also allows access to the top of the porch. The second floor has a pair of casement windows with edge mullions and transoms. The top of the central bay is surmounted by an open-bed curved pediment.
- 8.4.4 The bays flanking the central bay are identical. On the ground floor are subsidiary doors set in a square recessed frame with side lights and blank cartouches in the lintel. The first floor has a pair of stone – framed windows on either side, whilst the second floor has flat-topped dormer windows in the tiled roof. The outer bays feature stone-framed windows on the ground floor and stone framed windows on the first floor with segmental arched lintels. The northern of the two has the foundation stone below the window. The end bays have a parapet wall above and have projecting brick rusticated courses with deep joints on each side.
- 8.4.5 The sides of the front block have less symmetry. The north side is dominated by a large window that lights a stairwell and there is also a door and a pair of windows on the ground floor. The north side has two doors on the ground floor, a small window lighting a stairwell and a larger window lighting an office. The first floor has a single window.
- 8.4.6 The swimming pool block is formed of nine steel trusses with concrete panels between. All windows in the building are blocked up internally and boarded over externally. The swimming pool has a pitched roof with glazed panels and has a rounded suspended ceiling hanging from it. The pool measures 40m and has ancillary rooms to the north and west. The changing facilities are in the basement. A side block is constructed with 16 steel uprights, also with concrete panels between. The rear block is of brick.

Front Block

- 8.4.7 The main doors of the building lead into the entrance foyer (**Room G1**) with a reception booth at the rear; the swimming pool is directly beyond (Figure 14). This is one of the more decorative rooms in the building. The floor is tiled with dark brown and fawn 12” tiles in a diagonal-set chequerboard pattern. The doorframes to rooms leading from here are all dark brown varnished wood with a geometric step at shoulder level. The doors had been removed to prevent damage prior to the visit and are stored in a small office to the south. Structural beams in the foyer are visible and have decorative plasterwork in the panels between beams. Each ceiling panel has incised colonnade moulding with intermittent bead-moulding below; the centre of the panel has a geometric relief mould with corner roundels. A picture rail in the room is no longer present, but a scar shows its former existence: the upper register is painted white and the rest of the walls yellow. Each wall has wooden panelling to dado level. One set of doors leads west to the pool and there is also an internal window in the west wall. Two doors lead southwards: one to a side door and stair (**Room G4**), the other to a small office where the internal doors are stored (**Room G3**). To the north are doors to a store cupboard under a set of stairs, the stairs themselves (**Room G25**), which rise to the first floor and a door to a room most recently used as the First Aid Room (**Room G22**). Modern finishes to the walls and the general upkeep of the building mean that there is little evidence for original use of any of the rooms. A second doorway in the west wall leads to a corridor (**Room G17**) running along the side of the pool providing access to offices and staff rooms.



Plate 37: View of Foyer

- 8.4.8 The small room to the southeast of the foyer (**Room G2**) is unfurnished and has no signage. This room has a door from the south side and two windows and its location off the lobby, with a subsidiary entrance, may indicate it was a staff or maintenance office. There are few architectural details in this room, which has plain skirting and painted walls. There is a small room partitioned off in the corner (**Room G3**), which is additional to the build and is effectively an antechamber to the rest of the room separating the exit from the rest of the room. The room next to this on the south side is a short hallway (**Room G4**), leading in from an external door to the south, up a flight of three stairs and has a left turn to a staircase that leads ultimately to the second floor. A doorway just next to the entrance leads down to an eastern part of the basement. The staircase to the second floor is a dog-leg stair with landings. The rails are plain and the banister wooden and rounded, but is only 0.80m high. This has been modified by the addition of a curved upright bar bolted to the main supports to the stair with a new rail above, resulting in a rail at a more practical height of 1.10m height.
- 8.4.9 The main staircase to the first floor is to the north (**Room G25**); this comprises of a wide $\frac{1}{2}$ turn stair with landings and is characterised by shallow risers. The stair rises anti-clockwise to a landing oriented east-west (**Room F12**) (Figure 15). The stairs and landing are terrazzo. The stair has a slightly ornate banister with turned posts and square-profile balusters that have top and bottom rails, which are simply ornate. The stairwell is lit by the large window in the north wall; this window is now blocked and its original form is unknown. The window may originally have been decorated in some way to complement the ceiling of the stairwell and landing, which is one of few rooms to have a decorated ceiling cornice; this cornice comprises of multiple ogee curves and a mid-mould intermittent bead.
- 8.4.10 Two doors off the landing lead to a Ladies (**Room F4**) and Gentlemens (**Room F5**) toilets; both are plain rooms with utilitarian toilet furniture manufactured by Armitage Shanks. These facilities may be directly related to the main room in the front block, a room entitled 'Studio' on the provided survey, but defined as 'Assembly Hall' by a sign above a set of doors off the landing. This room (**Room F1**) has water damaged parquet floor and is a sizeable room with wooden panels to dado level and wooden doors with geometric frames as on the ground floor. The ceiling has similar moulding to that in the landing to the north. On the west side of the room is a door to the balcony of the swimming pool (**Room F3**). In the south are two doors. One leads to the small staircase that leads to the top floor, the other door to a smallish room formerly furnished as a kitchen (**Room F2**). This kitchen also has wooden panelling to dado level; both this room and the Assembly Hall are painted yellow.



Plate 38: Assembly Hall

8.4.11 The second floor is only accessible from the small southwestern staircase and was not accessed during the survey due to the presence of asbestos. The provided survey shows that the stairs lead to a corridor that runs north-south with a range of small rooms on the west side and a range of large rooms on the east side with windows looking onto the High Road (Figure 16). One of the rooms is a kitchen, another a bathroom. This indicates that the suite of 12 rooms is a self-contained flat. There are two chimney breasts in the attic flat. One is between the Kitchen (**Room S12**) and a possible dining room (**Room S11**) and one is in the north wall of a possible living room (**Room S10**). Both chimneystacks lead to chimneys that rise through the ridge of the roof of this front block.

Swimming Pool

8.4.12 The principal function of this building is as a swimming baths (**Room G5**), the pool measuring 30.6m by 10.4m.



Plate 39: Swimming Pool Looking West

- 8.4.13 The shallow end lies to the east, the deep end to the west, thereby conforming with the natural underlying topography. The pool is tiled with glazed white ceramic tiles on sides and base, with strips of black tiles running lengthways. There are panels of cream-coloured tiles in the sides and end walls. The presence of a former water-level rail is shown by regular fixing points: the rail has been removed.
- 8.4.14 A tiled walkway around the edges of the pool slopes away, towards the walls. This is a simple way of preventing slips into the pool resulting in accidental drowning. At the western end of the pool is a high flat-topped alcove. There are no fixings to suggest function, but it may be reasonable to assume the former or proposed location of a diving board. Most of the south side of the pool hall is the south wall of the building, the north side is flanked by offices.
- 8.4.15 At first floor level, the pool is skirted on three sides by a balcony with benched seating (**Room F3**) (Figure 16). The balcony has a railing with some decorative elements. This railing is 0.96m high, with an angled banister angled inwards towards the seating; there are brass mountings for additional rails along the top of the banister. The railing is formed of wrought iron panels between upright posts. The posts are decorated with what appear to be bundles of fasces, a design element influenced by 1920s Italian culture. This suggests that despite neoclassical leanings, the architect E J Elford was modernising his style in the late 1920s, to keep at the forefront of design.
- 8.4.16 The most decorative element of the Swimming Pool Hall is the roof, which is a curved ceiling, suspended below a glazed hipped girder frame. Each truss of the main frame supports a roof truss: There are nine trusses and 10 compartments in the roof space. The two end compartments are flat beneath the rounded roof at first floor ceiling level: these have tripartite decorative end panels with geometric borders, in the same style as the main roof panels. The remaining eight roof panels are in two groups of four. The central two panels of both groups have identical green, blue and clear stained-glass windows in three sections. These each have a central panel of two head-to-tail fish with a fluvial background. The rest of the panel has rectangular panes in lead cames. There is an outer pale blue border to the windows. Decorative bubbles are present in the rest of the glass. These central units are flanked by panels with relief moulded geometric designs. There a total of four of these coloured glass panels and they are in varying condition. The glass to the west is in the worst condition as the cames are beginning to distort from the outer frame. There is also some damage to the roof above with water staining and general grime apparent on the outside faces of the glass, suggesting leaks in the roof above.



Plate 40: Decorative Glass Panel in Swimming Pool Roof

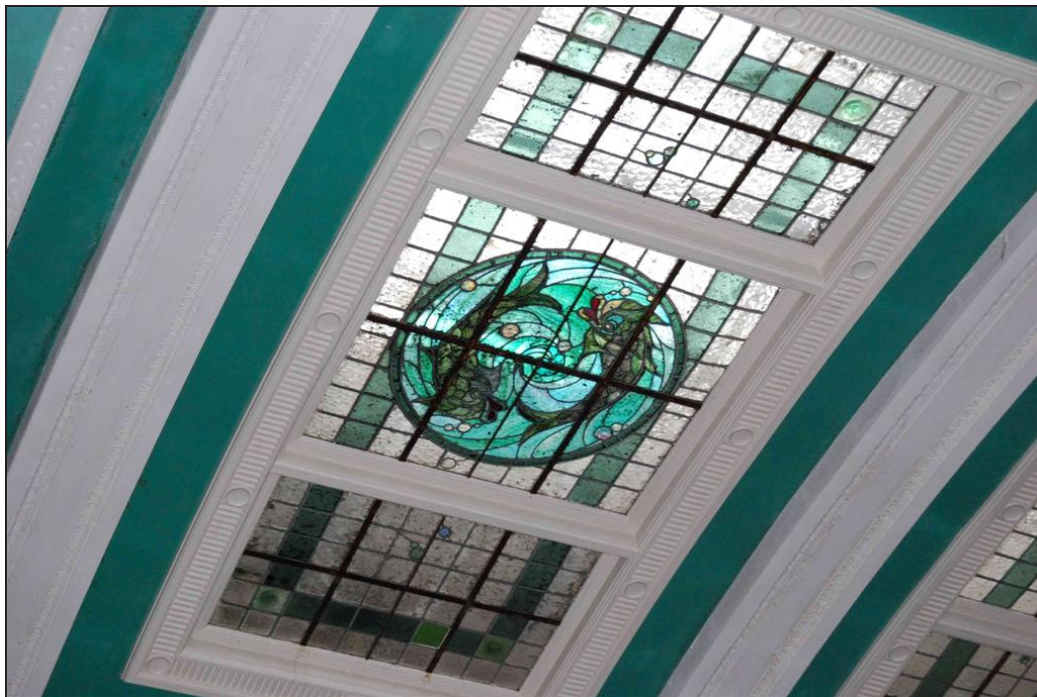


Plate 41: Glazed Panel in Setting.



Plate 42: Pair of Glazed Roof Panels



Plate 43: Relief Decoration, Roof Panels

8.4.17 The geometric relief on the roof panels has cavetto moulding on the exterior and a central spiralling wave design. Around the edge of the roof on the inside is a wide cornice with refined, narrow egg-and-dart moulding along the base .



Plate 44: Cornice Detail



Plate 45: Corbel Detail, Roof Assembly.

- 8.4.18 The roof trusses for the curved ceiling spring from carved stone corbels that project into the room form the main upright members. These are square, with a flaring dentil course at base and a central roundel. The central block is flanked by a tied bundle of rods that resemble fasces, of a style with the railings around the balcony.
- 8.4.19 There has been an additional block added to the south side of the swimming baths, housing a stair, which forms a fire escape from the balcony (**Room G26**) (Figure 14).
- 8.4.20 The changing rooms and toilet facilities for swimmers are located in the basement. These are accessed from a corridor running along the north edge of the corridor: a central stair (**Room G20**) leads to two staircases, one to the east for women (**Room B4**) and one to the west for men (**Room B5**) (Figure 14). Access for the changing rooms is up either of two adjacent staircase that land upon the poolside, from a shared lobby (**Room B1**).
- 8.4.21 The Mens Changing Rooms comprise two large spaces; the first space at the bottom of the steps is preceded by a short lobby and is primarily for changing (**Room B7**), containing lockers and cubicles. There is a room with two lavatories and a basin to the west (**Room B8**). One door in the south wall leads to a cleaner's cupboard, another provides a secondary exit with a chemical store next to it (**Room B20**). The second part of the Mens Changing Room (**Room B2**) gives access to the stairs to the poolside.



Plate 46: Men's Changing Room

- 8.4.22 The Ladies Changing Room is a large space, with modern finishes on all surfaces and a central row of changing cubicles (**Room B3**). Beyond this is a small room with three lavatories and two wash basins (**Room B18**). A step and doorway to the southeast of the room lead into a lobby (**Room B19**) leading to an area with modern partitions and supplementary facilities associated with conversion to a sauna area.
- 8.4.23 Although the sauna area can be accessed from the ladies changing room, the principal access is via the southern stairs from the ground floor (**Room G4**). These stairs lead north to the main Sauna Room (**Room B14**), partitioned behind glass. There are two additional Changing Rooms for the sauna to the south (**Rooms B12 and B13**). The toilet facilities for men are directly north of the sauna room (**Room B15**), whilst the Ladies (**Room B16**) are through a couple of lobbies (**Rooms B17 and B19**). The rooms all appear to have modern finishes, with no evidence of prior layout or function.

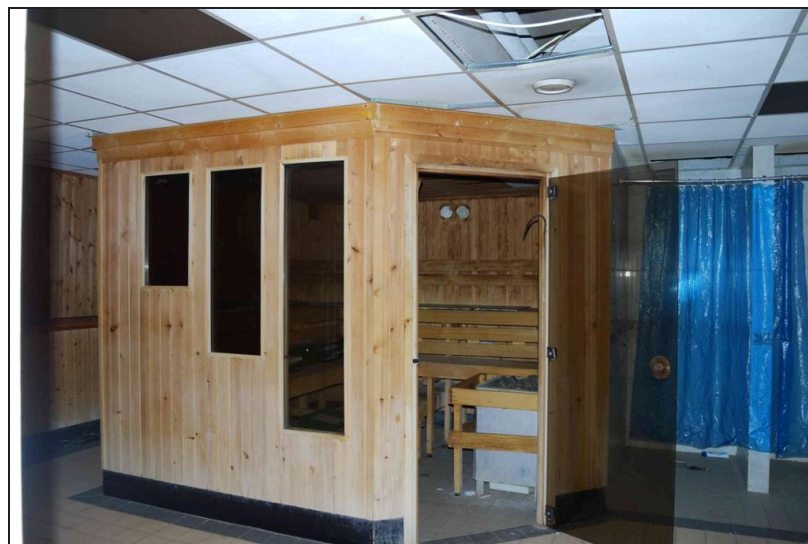


Plate 47: Modern Sauna Area, Eastern Basement

- 8.4.24 The western end of the basement comprises three large plant rooms (**Rooms B9, B10 and B11**), accessible either from external doors in the south wall or from a small internal staircase on the ground floor (**Room G16**). Although these are in the basement in relation to the Swimming Pool level, the drop in the topography means that these rooms are practically at ground level. There was no access to the plant rooms due to hazardous access and blocked entrances. They are presumed

to hold chlorination plant, as well as heating, lighting and probably water supply. There is additional water supply at the rear of the building, comprising of a water tank on the second floor (**Room S13**), which is accessed from the staircase rising from the plant rooms in the basement (Figure 16).

8.4.25 Along the northern edge of the pool on the ground floor are a range of offices and on the first floor are a range of exercise rooms with gym equipment (Figure 14). This section of the building has a flat roof, but appears to be contemporary with the main build. The ground floor rooms are accessed from a corridor (**Room G17**) and now comprise a disabled lavatory (**Room G24**), the Club Room (**Room G18**), a Managers Office (**Room G19**) and a Staff Room (**Room G21**). The windows of all these rooms are now boarded up for security reasons. The wall décor is plain, the only concession to style being the presence of a skirting board.

8.4.26 The first floor gymnasia are accessed from a similarly laid out corridor (**Room F3**) (Figure 15). The rooms comprise a store with a battery room off it (**Room F6**), a Gymnasium Room filled with fitness equipment (**Room F7**), a small room with a cupboard that also has a flight of stairs rising from the ground floor (**Room F8**) and a second Gymnasium (**Room F9**). These rooms all have modern finishes, including polystyrene tiles on suspended frames for the ceilings.



Plate 48: Room G17 Looking West



Plate 49: Room 19 Managers Office



Plate 50: Room F7 Gymnasium

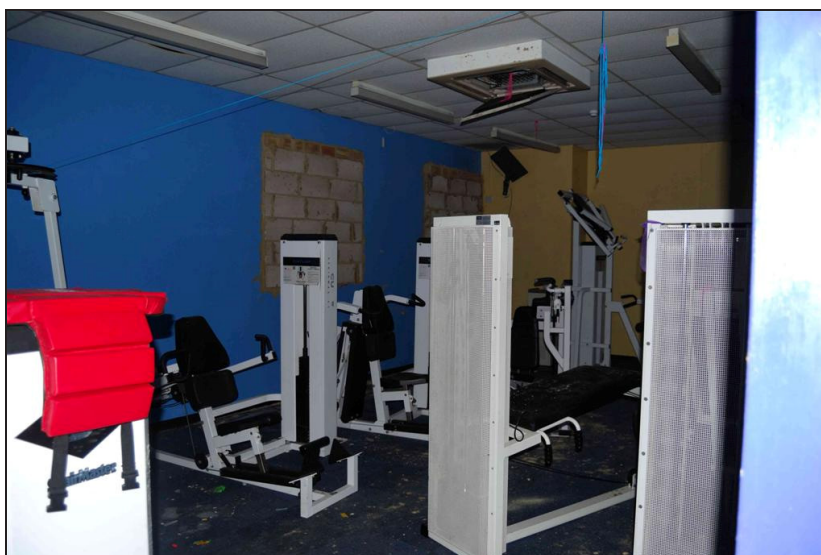


Plate 51: Room F9 Gymnasium

- 8.4.27 The rear, western rooms of the Streatham Baths may also be considered as an individual block. These are located over the plant rooms (Figure 14). Two groups of rooms are accessible from the pool side, a third group from an external door at the west. One door leads to a small antechamber and walk in cupboard (**Room G14**), which leads to a probable store beyond (**Room G15**). These two rooms are plain, with no architectural details or evidence for definite function
- 8.4.28 South of this door, next to the swimming pool diving board alcove, is another door, which leads to a small lobby with a partial winding stair leading upwards (**Room G6**). This leads through a door with a leaded window above to an almost square room with a dado rail, moulded skirting and wooden panelling to dado level. This has all been painted over in a blue and white scheme, including the panelling. The room (**Room G7**), also has two shuttered serving hatches in the west wall, beyond which lies a kitchen (**Room G8**), accessed through a door. The hatches indicate that this square room was a dining area. There is no natural light to the dining room, but there are two large windows in the west wall of the kitchen. The kitchen also has an external door in the north wall and a small fuse box in the south wall. There are two other doors in the dining room. One leads north to a dog-leg staircase with landings (**Room G16**) that runs from the basement to the western water tank on the second floor. The second door leads south to a corridor that exits to the west of the building,

which is the access for the third group of rooms on this floor. In the west of this part is a room (**Room G10**) defined as 'Mens Artist Room' on the supplied plans by Robinson, Kenning and Gallagher and which has an adjacent lavatory (**Room G11**). Off the eastern end of the corridor is a pair of rooms, the women's' equivalent; a 'Ladies' Artist Room' with adjacent lavatory with three cubicles (**Rooms G12 and 13**).

- 8.4.29 There are just two rooms on the first floor of the western block. One (**Room F10**) at the end of the western Gymnasium is only used as a store for equipment and has two windows, now removed and blocked (Figure 15). The other room (**Room F11**) is accessible from the rear stair (**Room G16**) and from the adjacent room through a doorway; there is also an access door to a flat roof to the south. The room has three windows in the west wall, now blocked, like all windows in the property. The function of this room is unknown.
- 8.4.30 The roof of each block of the building is of a different style. The main roof over the baths is pitched, with a girder frame and sufficient glazing panels to light the stained glass in the suspended ceiling beneath (Figures 11 and 12). The range of rooms along the north side has a flat roof above. The rear blocks have a series of flat roofs above their separate heights, be it one, two, or three storeys. The eastern block has a hipped, tiled roof with dormer window in the front and a wide dormer along the rear. Two chimneystacks rise through the ridge and it seems that they only serve the flat on the second floor. The roof assembly was not accessed due to it being potentially unsound.

8.5 Carpet Warehouse (382 High Street)

8.5.1 This building is centred on National Grid Reference (NGR) TQ 2990 7130 and is mostly a single storey warehouse – type structure with a partial basement to the rear. The building dates to the late 1920s and is contemporary with the redevelopment of the west side of the road.



Plate 52: Street Front of Carpet Warehouse, Looking West

8.5.2 The carpet shop comprises a rectangular block measuring 23.4m by 10.5m, with an angled northeast corner. The street front has three plate glass windows and an off-centre door. The flat part of the front is surmounted by a stepped parapet roof. The building has a steel frame, with beams at 3.30m spacing. The beams are brick clad and the whole structure is painted white. The sides of the building have wide windows between all of the uprights except to the rear, where a staircase to the basement and toilet facilities have smaller openings. The windows all have modern upvc frames. The roof is flat, over steel beams spanning the uprights.

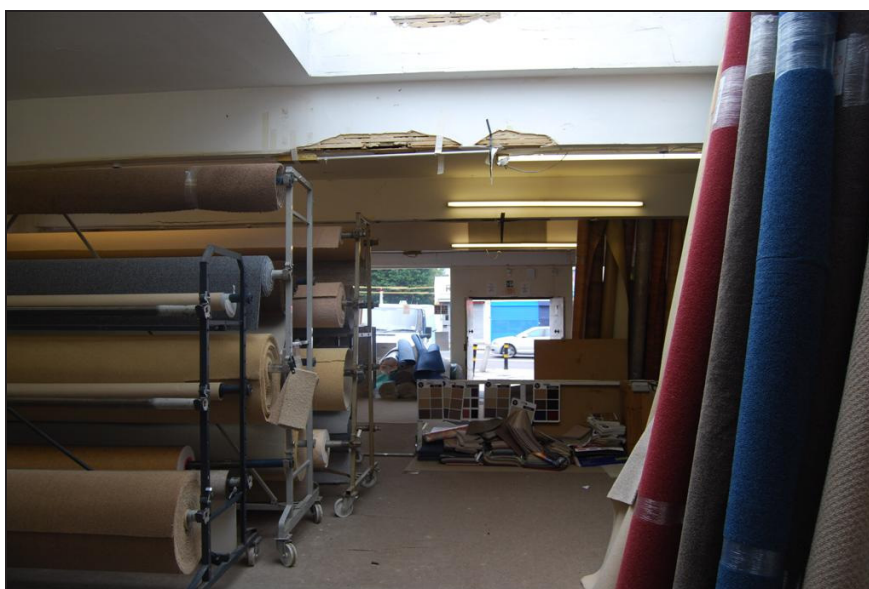


Plate 53: Shop Interior

8.5.3 No phasing of the building is apparent and the modern surfaces are in good condition. The floor is carpeted. Most of the warehouse space is occupied by the store with carpets for sale. To the rear is a sales desk and several partitions. The most permanent partition is a brick wall around the staircase to the basement; this staircase has a curved corner. On the north side of the building are two lavatories and a wash room. The stair to the basement is a straight stair with a landing; at the top of the stair is a railing to prevent falls down the stairwell. The railing has a central decorative panel with

diagonal, cross members meeting at a circle. This small element of decoration in a non-public area shows an example of unnecessary decoration perfectly in keeping with a 1930s building.



Plate 54: Stair Railing to Rear

- 8.5.4 The basement comprises a hall at the base of the stairs, one major room and two small stores off it. The walls are brick, the floor concrete and the only windows are in the north wall, lighting the two smaller stores. The ceiling is supported by steel beams between upright I-beams. Of slight interest is the use of a lath and plaster for the ceiling of the hall. A small door leads from the hall out the western wall at the rear.



Plate 55: Basement Room

9. Conservation Assessment

9.0.1 This conservation assessment covers the stained glass panels in the Swimming Pool, Ice Rink and architectural features incorporated into the outside of the buildings. The Conservation Assessment also discusses the possible recovery of the 1920s ice compressors still working in the Ice Rink. Recommendations for removal are provided.

9.1 Condition:

Swimming pool glass

9.1.1 The third panel from the front of the swimming pool is beginning to fail, natural daylight and the ceiling above is visible through a crack which is forming between the glass and the support. Water was noted dripping through the panels, which will damage the lead comes and weaken the structural integrity of the panels.

Ice Rink panels

9.1.2 The glass panels inside the Ice Rink are in good condition but there is some corrosion and splitting on the iron window frames into which the glass panels are set. The panels on the outside are in good chemical condition although many of the panes have been smashed.

Foundation Stones

9.1.3 Both the stones, on the swimming baths and the Sunday School, are in good condition

Ice Compressors

9.1.4 The three 1920s ice compressors remain in working order, although ammonia ice and gas is evidently leaking from at least the northernmost L Sterne machine.

9.2 Recommendations:

Swimming pool

9.2.1 It is important that the panels in the swimming pools are removed immediately, if the panels were to fall because of structural weakness, they would be destroyed.

9.2.2 A scaffold would have to be erected to remove the panels, the best way to achieve this is with the assistance of the appointed demolition company. The panels would need to be wrapped and hoisted down individually. Work would have to be supervised by AOC Archaeology Group conservators to ensure the panels were not damaged during removal.

Ice Rink

9.2.4 The glass would be easily removed under supervision of AOC Archaeology Group conservators, the glass and the window panel frames would be kept together to ensure the glass is not damaged.

9.2.5 The panels should be wrapped as soon as they are removed and stored off site in a dry location.

9.2.6 The outside decorative panels should be removed before demolition of the building. The surrounding building fabric should be removed allowing the decorative panels to come free. This could be done under conservation supervision with the on-site demolition contractors.

Foundation Stones

9.2.7 The stones could either be removed prior to or during demolition. Safe removal of the stones requires removing the brick and mortar from around them, which would best be done by a stonemason prior to demolition. Several people would be required to move the stones once they were freed from the building.

Ice Compressors

9.2.8 The JOE Hall and two L Sterne ice compressors are all very early examples of their type. It is unlikely that these machines can be recovered to be installed elsewhere in running order, but it is recommended that if practicable they should be recovered and offered as museum exhibits.

9.3 Removal:

9.3.1 The glass and foundation stones would require to be protected with wrapping prior to storage. This should be done when the materials are removed from their location in the buildings. Removal should be undertaken by a suitably qualified demolition contractor under the supervision of a conservator.

9.3.2 The ice compressors cannot be removed until the access to the basement in which they lie can be widened. Removal will therefore not be feasible before demolition of the Ice Rink occurs. The machines should be protected during demolition and their decommissioning and recovery undertaken by a qualified refrigeration contractor. Enquiries have been made as to their possible final location with The Science Museum, J & E Hall, Air Conditioning and Refrigeration News and the Institute of Refrigeration.

9.4 Time required:

9.4.1 An estimated 3 weeks work by a conservator would be required to achieve safe and ethical removal of the glass and stones. This includes wrapping of the materials for storage.

10. Conclusions and Interpretation

General

10.1 The group of buildings on the western side of Streatham High Road reflect the changing fashions throughout the 20th century as this side of the road was developed from the former semi-rural character with villas in large gardens to large public buildings. The loss of these buildings to the requirements of 21st century Streatham is militated against by this record, whereas the loss of the facilities is being catered for by replacement in the new development.

Sunday School

10.2 The Sunday School, dating from 1911 owes much of its character to Victorian Gothic architecture and is clearly associated with the neighbouring United Reform Church. As such the structure owes much of its form and layout to church architecture, particularly the main hall, which has, effectively, a nave with side aisles all lit by large windows. The focus of the hall towards a platform at one end is also reminiscent of a church, with its focus toward the altar. The use of clerestory windows above the side aisles also adds to the church form. The use of stained glass in restrained form with floral motif, whilst also typical of church architecture, is not overtly religious and no iconography is apparent. The foundation stone is worthy of retention.

10.3 The use of wooden partitions to form small classrooms along the side aisles and at the end of the building is of interest as a practical solution to the potential changes in class size at the school. There are no surviving teaching aids or other evidence for the exact use that the main hall was put to.

10.4 The rear range of ancillary rooms, including lavatory facilities, a kitchen dining room and staff room, catered to the needs of a functioning public building used for temporal as well as spiritual needs. The building has been shut for some years and is suffering dilapidation through neglect.

Streatham Baths

- 10.5 The next oldest building, the Streatham Baths, dates from 1926. The designer of this building, E J Elford, was a recognised designer of libraries, swimming pools and cemetery buildings during the late 19th and early 20th centuries. This building owes much to classical entablature on its front face, but uses steel girder technology to create the large space required for an enclosed swimming pool. The building may be considered as three units; the front block with public rooms such as the entrance and assembly room above, the main swimming pool with its facilities below and service block to the rear.
- 10.6 The architectural details that remain include geometric doorways, contemporary doors and panelling in the public rooms. It may be noted that the main public rooms also contain decorative mouldings in the ceiling. None of the decorative elements are heavily ornate, but all appear to be of a single phase with little evidence for changes to materials or layout during the building's lifetime. The only changes appear to be surface deep, comprising maintenance of paintwork. The loss of all windows and their boarding up has meant that a full record of the original building has not been possible.
- 10.7 The greatest architectural merit of the building is its well-proportioned and attractive Pool Hall. The most attractive elements are the four stained glass roof panels, with their fish and water patterns; these are to be preserved as features within the proposed new scheme. Due to the deteriorating state of the roof over these features, their preservation is required promptly if they are not to be damaged further or even lost. Other decoration in the pool hall such as wave designs in architectural moulding may be considered a continuation of the motif of the stained glass in the roof, whilst the use of modern, Italian-influenced elements such as the fascies-ornamented railings and corbels reflects the change from classical to modern architecture, although still with a Mediterranean influence. One other historic element of the building, the foundation stone, merits retaining within the proposed new development as it is a solid memorial to the history of the site and the development of Streatham High Road. The building has been shut for some years due to its roof being structurally unsound and is also suffering dilapidation through neglect.

Carpet Warehouse (382 High Road)

- 10.8 The plain warehouse of the store is roughly contemporary with the Streatham Baths and is also constructed of girders. It has little architectural value, but its presence is testament to smaller businesses being set up and thriving in the shadow of the larger public leisure facilities.

Streatham Ice Rink

- 10.9 The most recent of the four buildings is the Ice Rink, which was constructed in 1930-31. This building is only five years older than the Streatham Baths, yet comprises of a distinctively newer, more modern style of architecture. The Ice Rink has much in external appearance in common with Art Deco cinema buildings of a similar date. It was built by Robert Cromie who was a leading exponent of Art Deco cinema design during the 1920s and 1930s. Examples of his work can also be seen in cinemas at Eltham, Sidcup and Bexley, although most of his cinemas are now closed. The practical build of the Ice Rink is enlivened by the use of coloured glass with its sunbursts in tall, narrow windows in the function room over the main entrance. This function room is the most decorative internal element, but has been seriously compromised by general disuse and past dereliction. Within the function room, the decorative plasterwork and panels are beginning to fall and no original colour schemes appear to be retained.

- 10.10 Changes in the original structure have clearly been undertaken under successive ownerships of the building. These vary from changes to the layout of the Ice Rink itself to blocking of doorways and addition of partitions to the front and rear blocks. The new partitions form a restaurant space by the rink and offices on the first floor. The clearly modern finishes to the entrance foyer and rink-side facilities suggest that original finishes are either obscured, or have been lost over the passing decades.
- 10.11 Despite these changes, this building by Cromie has a well proportioned and attractive exterior, despite its current pink and purple paintwork. It is a good example of a functional building, built using modern materials (for 1930) to create a space perfectly suited to its function at the time. Internal dilapidation has, however, since reduced its value,
- 10.12 The 1920s ammonia compressors in the plant room are rare survivals of original equipment in a building that has been modified and renovated through a series of owners.
- 10.13 Culturally and socially, the loss of this Ice Rink will be mitigated by construction of a new one in the new development.

11. Further Work and Publication

- 11.1 The Streatham Baths decorative glass is of merit and it is recommended that it be recovered and integrated in the current development proposal. The Streatham Baths foundation stone also merits retaining within the proposed new development as it is a solid memorial to the history of the site and the development of Streatham High Road.
- 11.2 The decorative glass from the Ice Rink is attractive but of less significance than the Streatham Baths glass. If a suitable recipient/museum for the glass can be found it is advised that this glass be removed and retained. It does not warrant reuse in the current scheme. Similarly the foundation stone for the Sunday School is relatively plain and of less cultural significance. However if a suitable recipient/museum for the foundation stone can be found it should be removed and retained. The 1920s compressors are worthy of preservation and retention in a museum if they can be practicably recovered and a suitable receiving institution found to curate them.
- 11.3 Given the planned retrieval of decorative glass, foundation stones and compressors, a watching brief is recommended during demolition of the buildings. The watching brief should be undertaken by a suitably qualified conservator who will oversee removal of the glass panels and foundation stones and prepare them for storage until they can be re-used in the proposed new scheme. The three 1920s ice compressors should be decommissioned and removed by a suitably qualified refrigeration engineer with the conservator present to monitor the operation. Beyond this, no further fieldwork on the buildings is recommended.
- 11.4 An archive of historic press cuttings is kept at Lambeth Archives, and this was used to create an exhibition at the Ice Rink to celebrate its 70th anniversary. The location of the display is unknown. However, the accumulated press history of the site and this record may merit combining, to create a journal article regarding the history of the buildings in their socio-economic and historical context.
- 11.5 Copies of the report will be issued to the LPA archaeological advisor, the SMR Manager and the Local Studies Library on the understanding that it will become a public document after an appropriate period of time.
- 11.6 A short summary of the results of the project will be published with a short summary submitted to the London Fieldwork Round-up and grey literature added to the online ADS OASIS project (Appendix A). A report on the forthcoming evaluation fieldwork on below-ground remains will be submitted as a

separate report. The Air-conditioning and Refrigeration News have expressed an interest in writing a piece on the 1920s ice compressors and it is possible that other means of public dissemination could also be used.

12. Archive Deposition

- 12.1 The archive will be prepared in accordance with local and national guidance (UKIC 1990, Brown & AAF 2007) and the guidelines of the Museum of London. On completion of the project, AOC will discuss arrangements for the archive to be deposited with the Museum of London and the developer/landowner. It is envisaged that the archive will be deposited no later than six months after the completion of all fieldwork following approval of the report by Mark Stevenson, Archaeological Advisor to the London Borough of Lambeth.

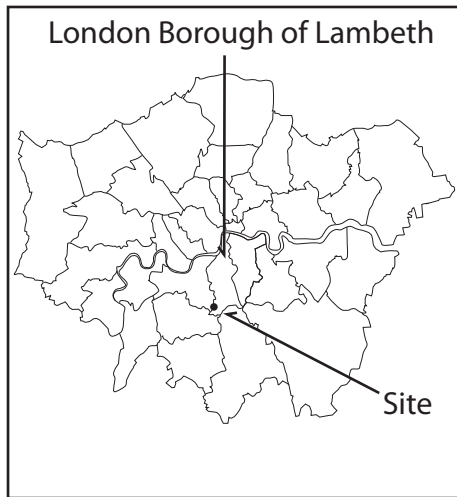
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NEW TESCO STORE, STREATHAM HUB, LONDON BOROUGH OF LAMBETH:
A HISTORIC BUILDING RECORD AND CONSERVATION ASSESSMENT

Site Location Within London

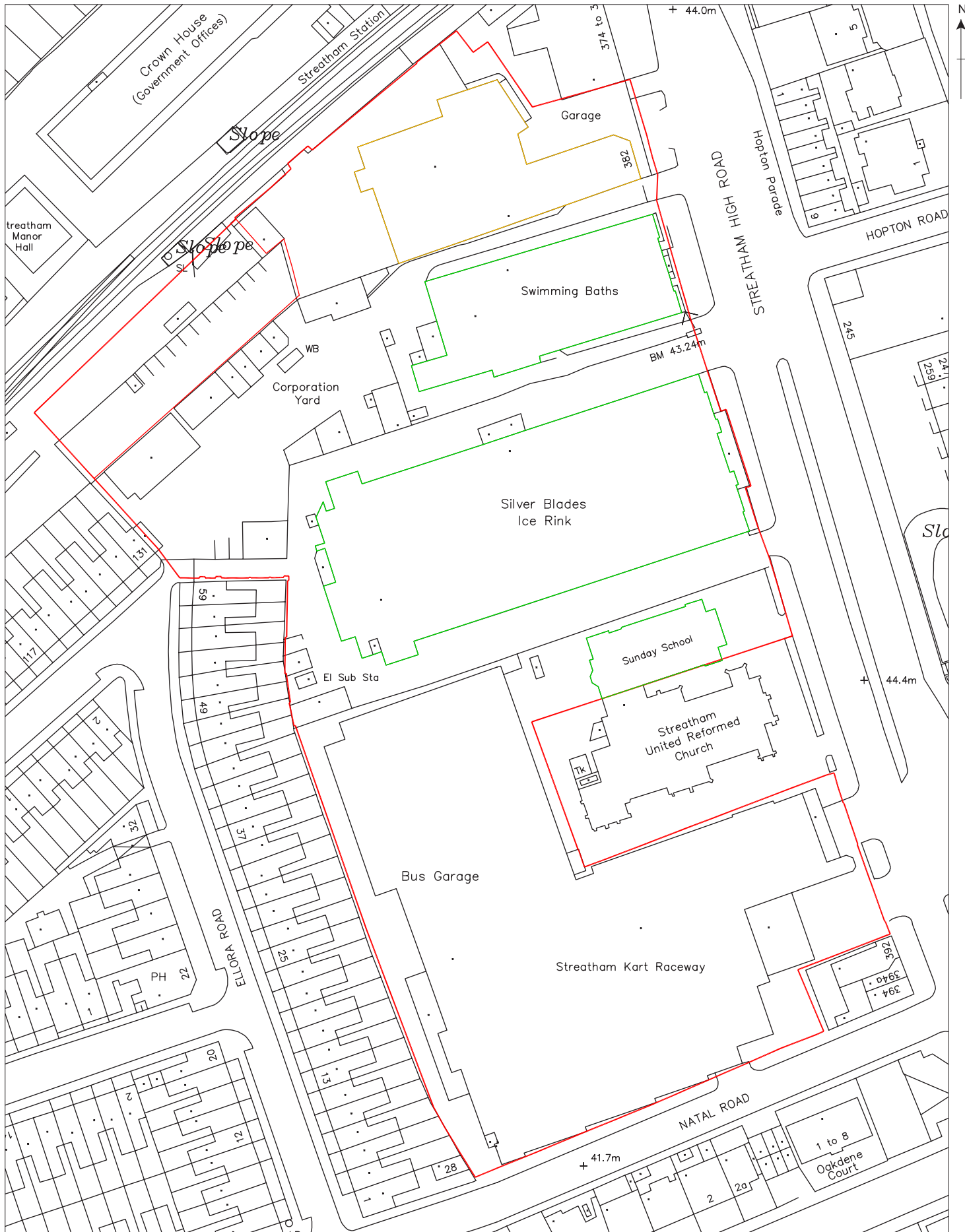


Based on the Ordnance Survey's 1:50 000 Landranger map of 1999 with the permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Licence No. AL 1000 16114

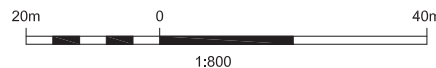
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Figure 1: Site Location



Based on the Ordnance Survey's 1:250 Superplan Digital Data of 2010 with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Licence No. AL 100023757



1:800

- Site Outline
- Level 1 Historic Building Recording
- Level 3 Historic Building Recording

Figure 2: Detailed Site Location Plan

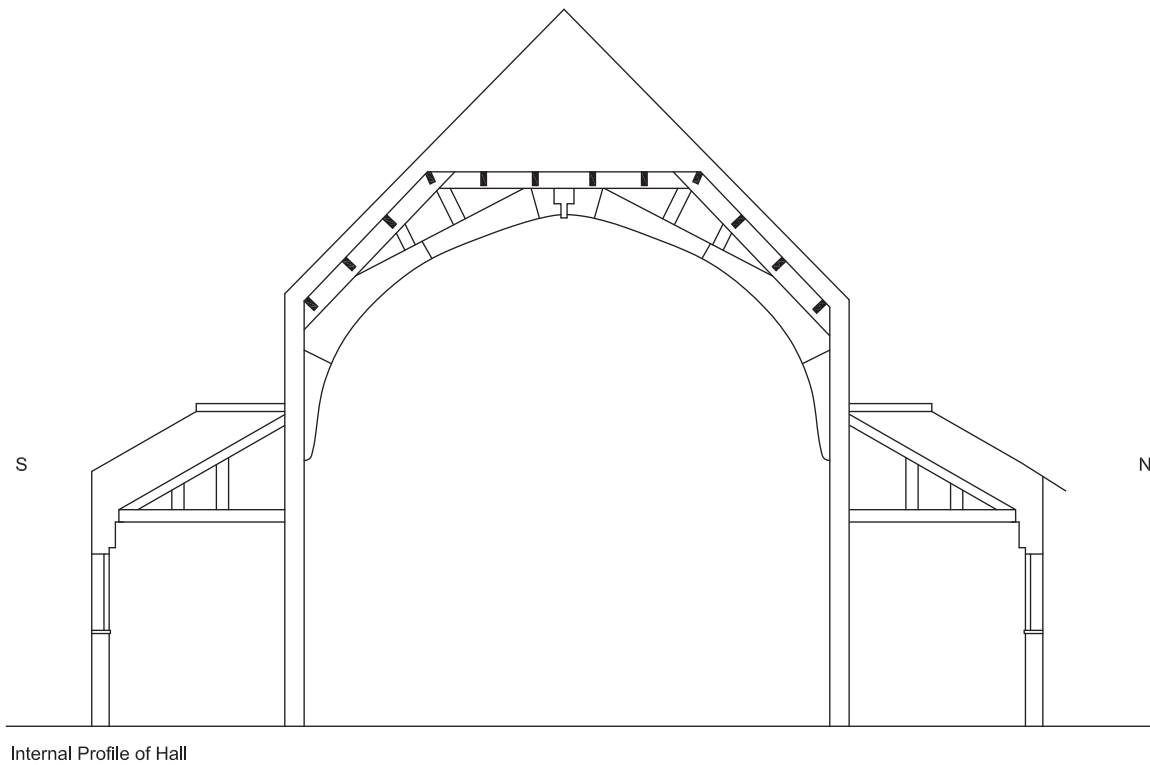
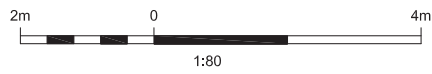


Figure 3: Front Elevation of Sunday School and Internal Profile of Hall

Streatham High Street

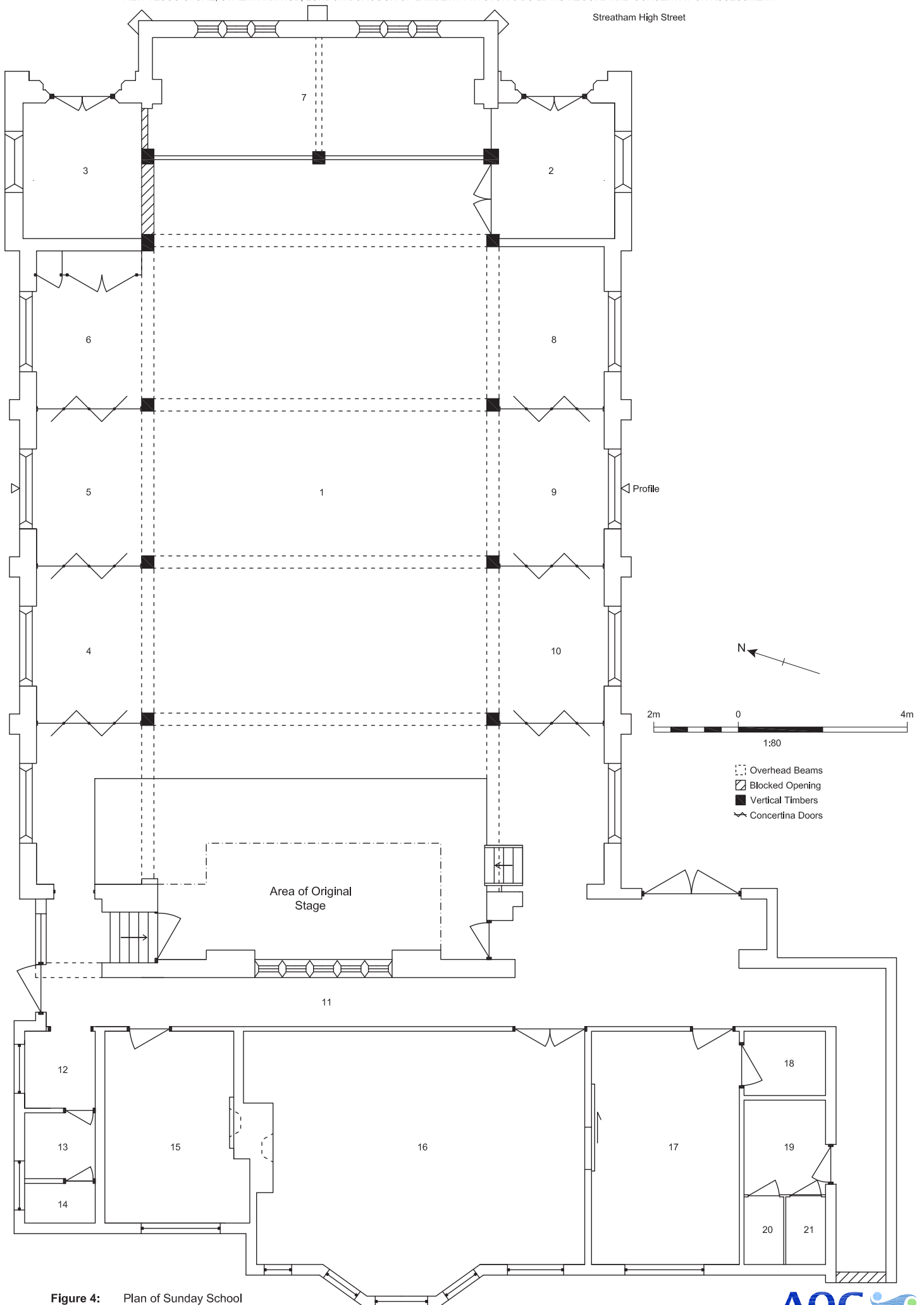


Figure 4: Plan of Sunday School

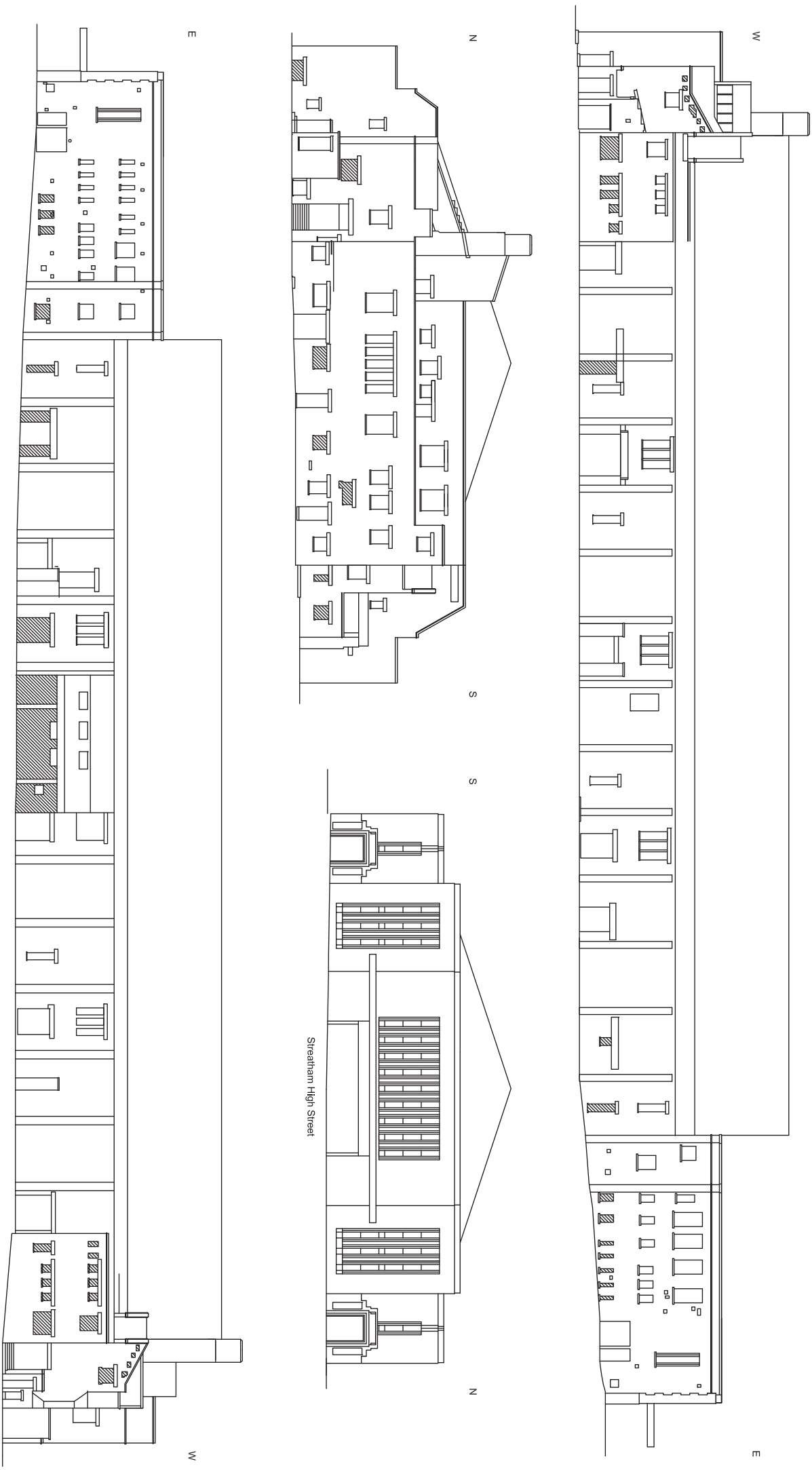


Figure 5: Elevations of the Ice Rink

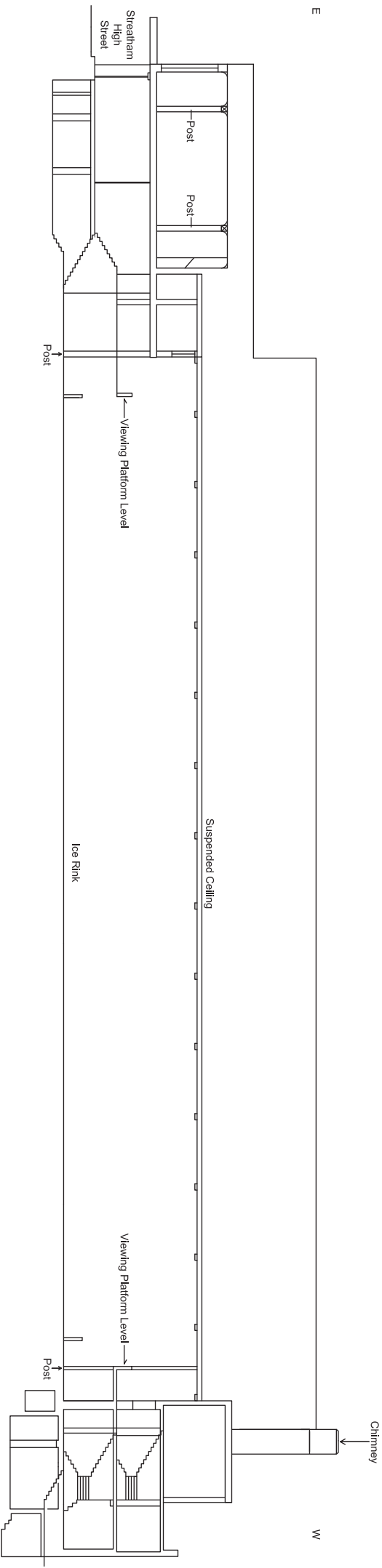


Figure 6: E-W Profile Through the Middle of the Ice Rink



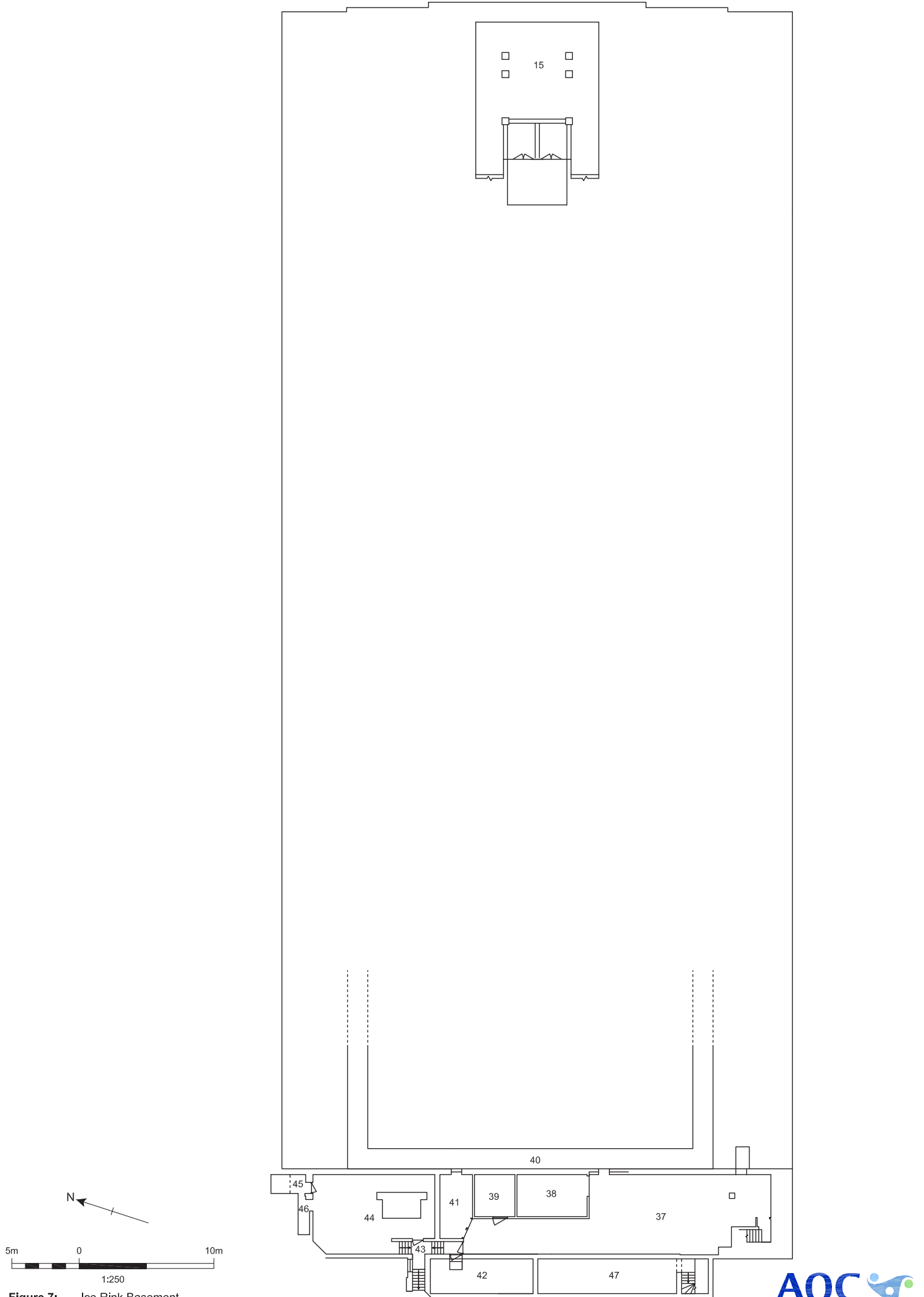


Figure 7: Ice Rink Basement

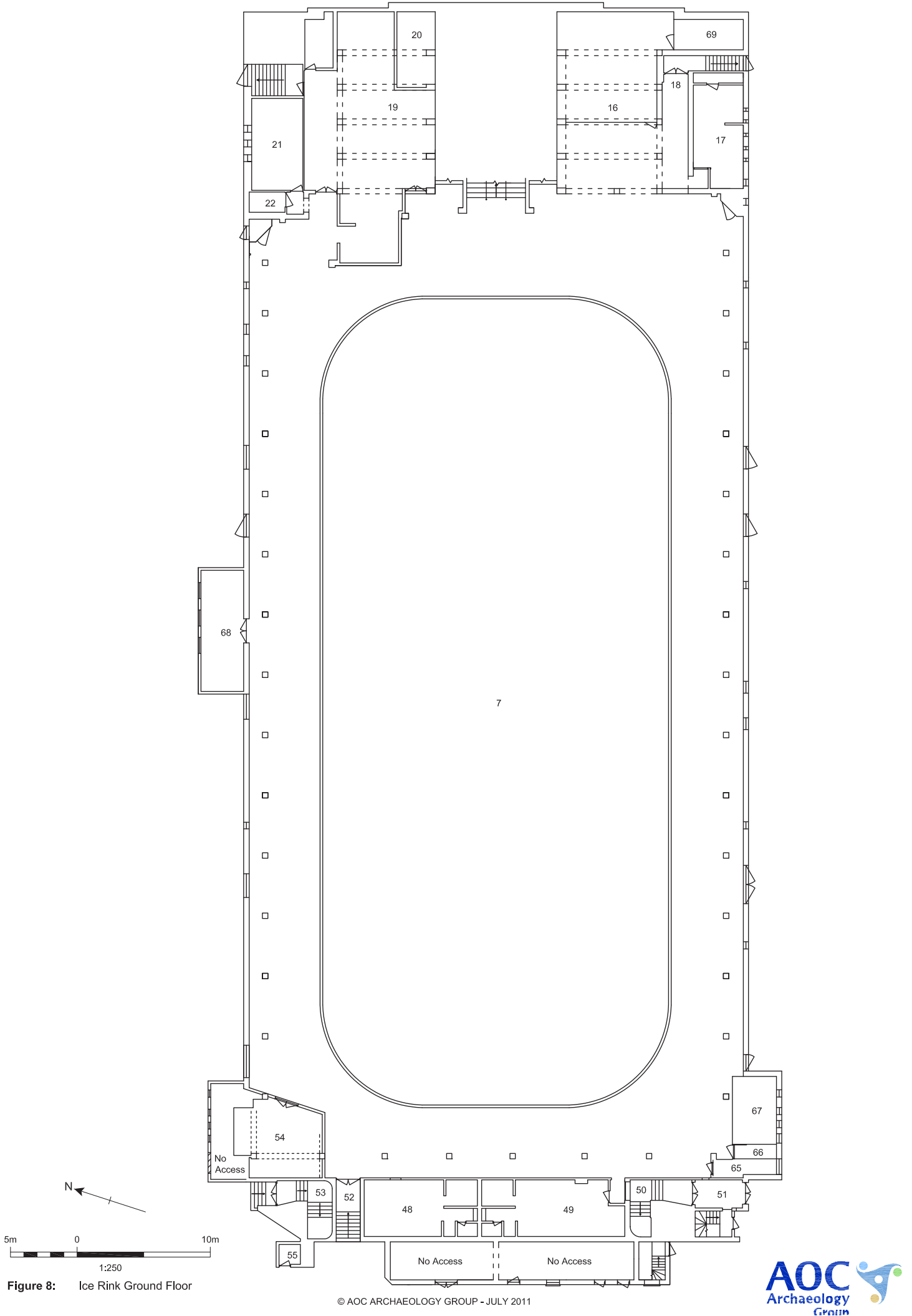


Figure 8: Ice Rink Ground Floor

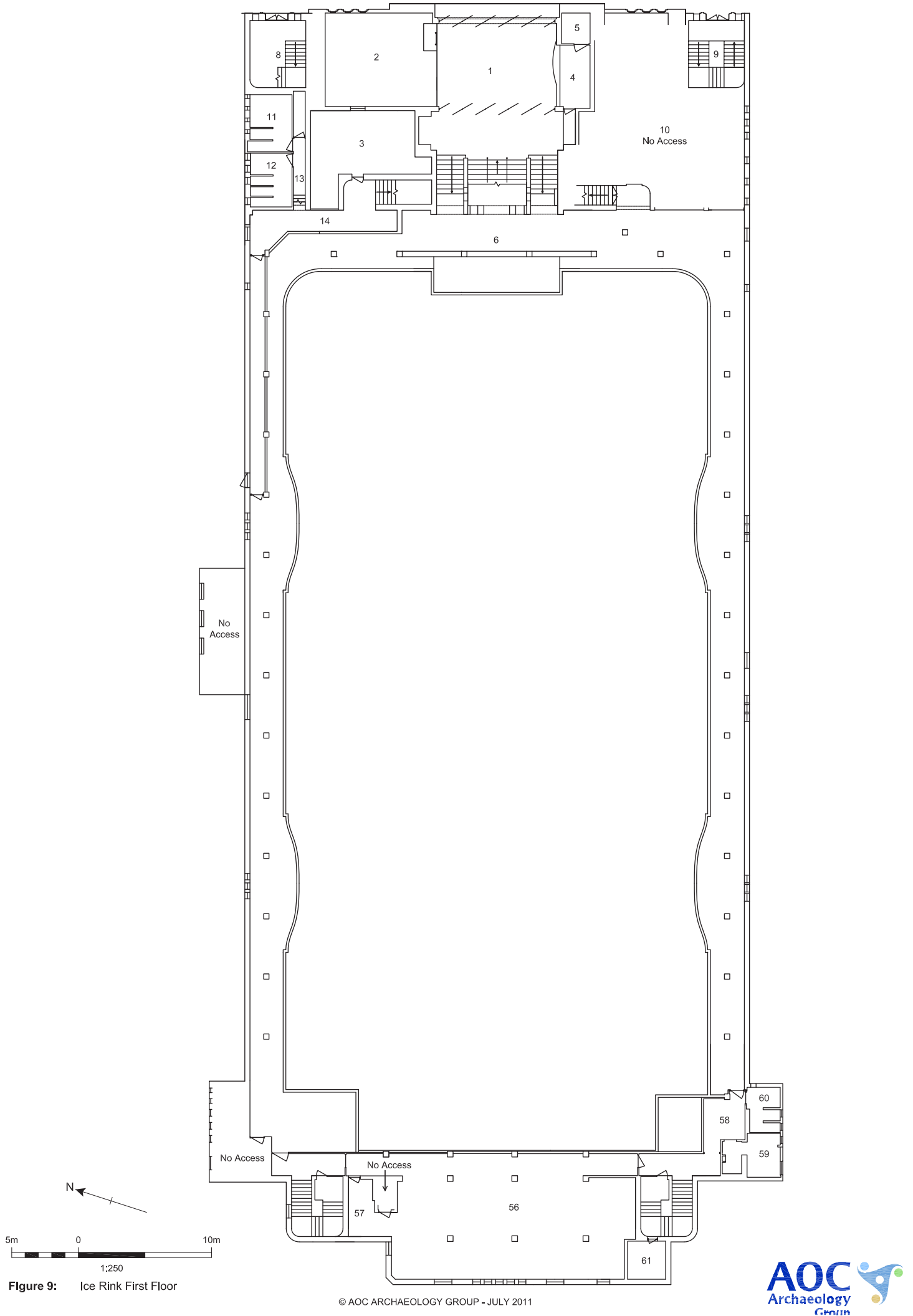


Figure 9: Ice Rink First Floor

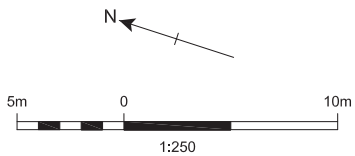
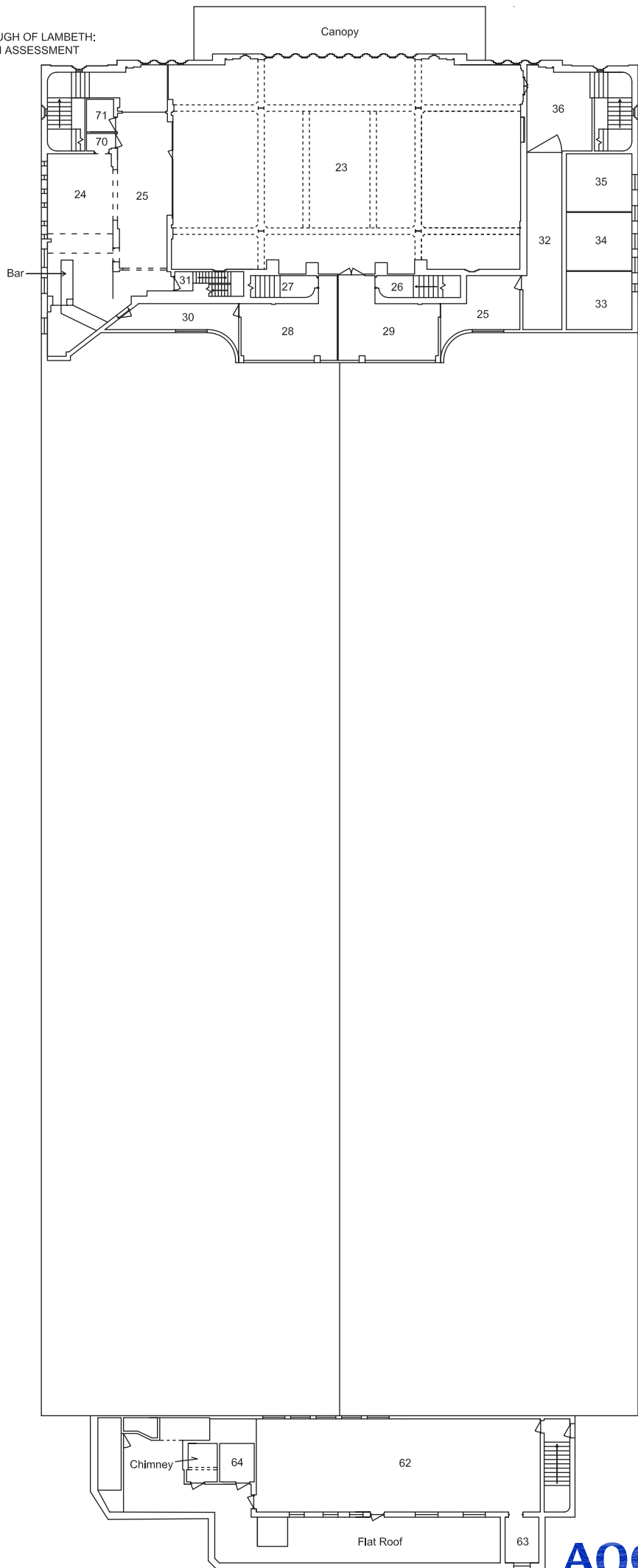


Figure 10: Ice Rink Second Floor

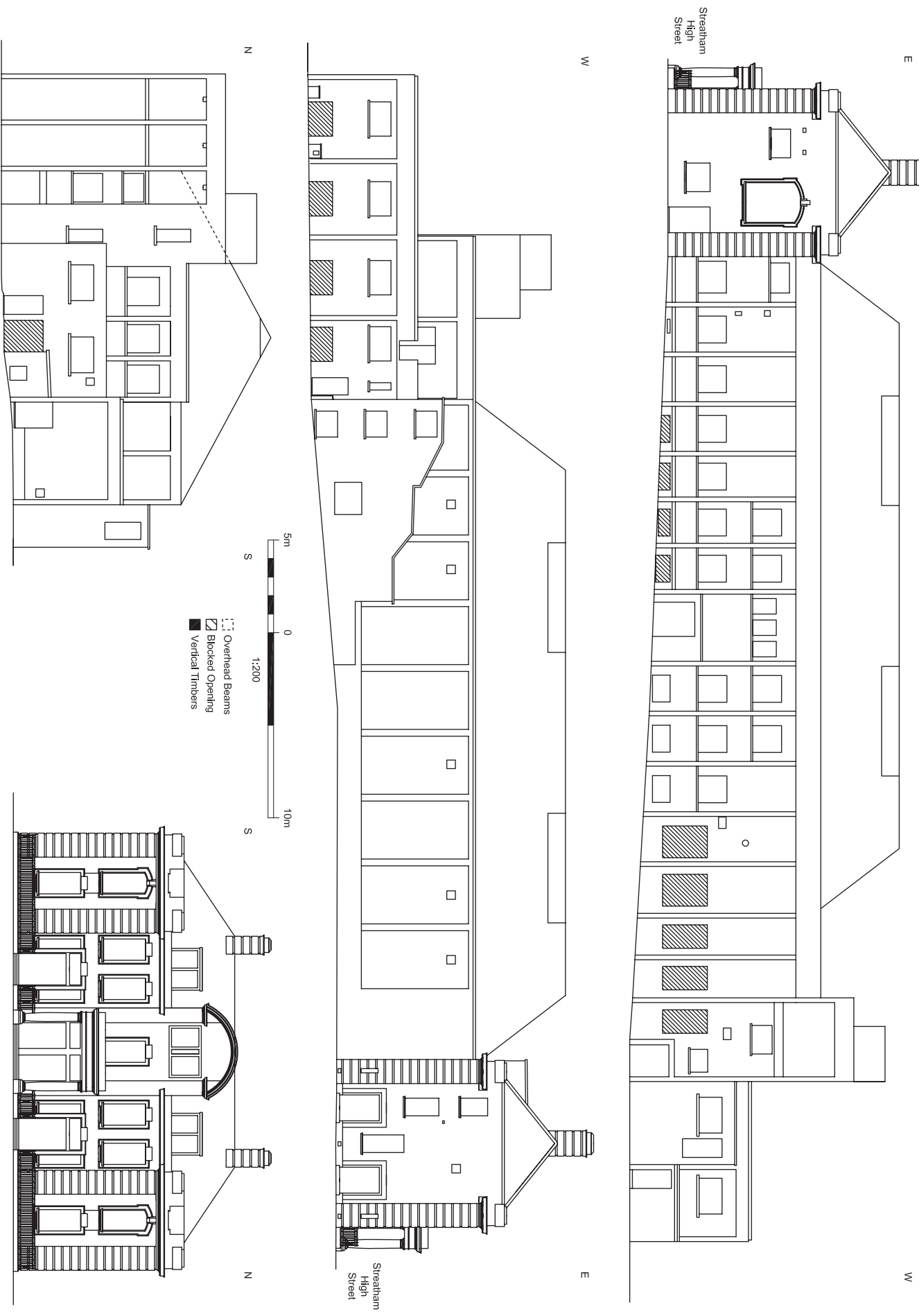


Figure 11: Elevations of Streatham Baths

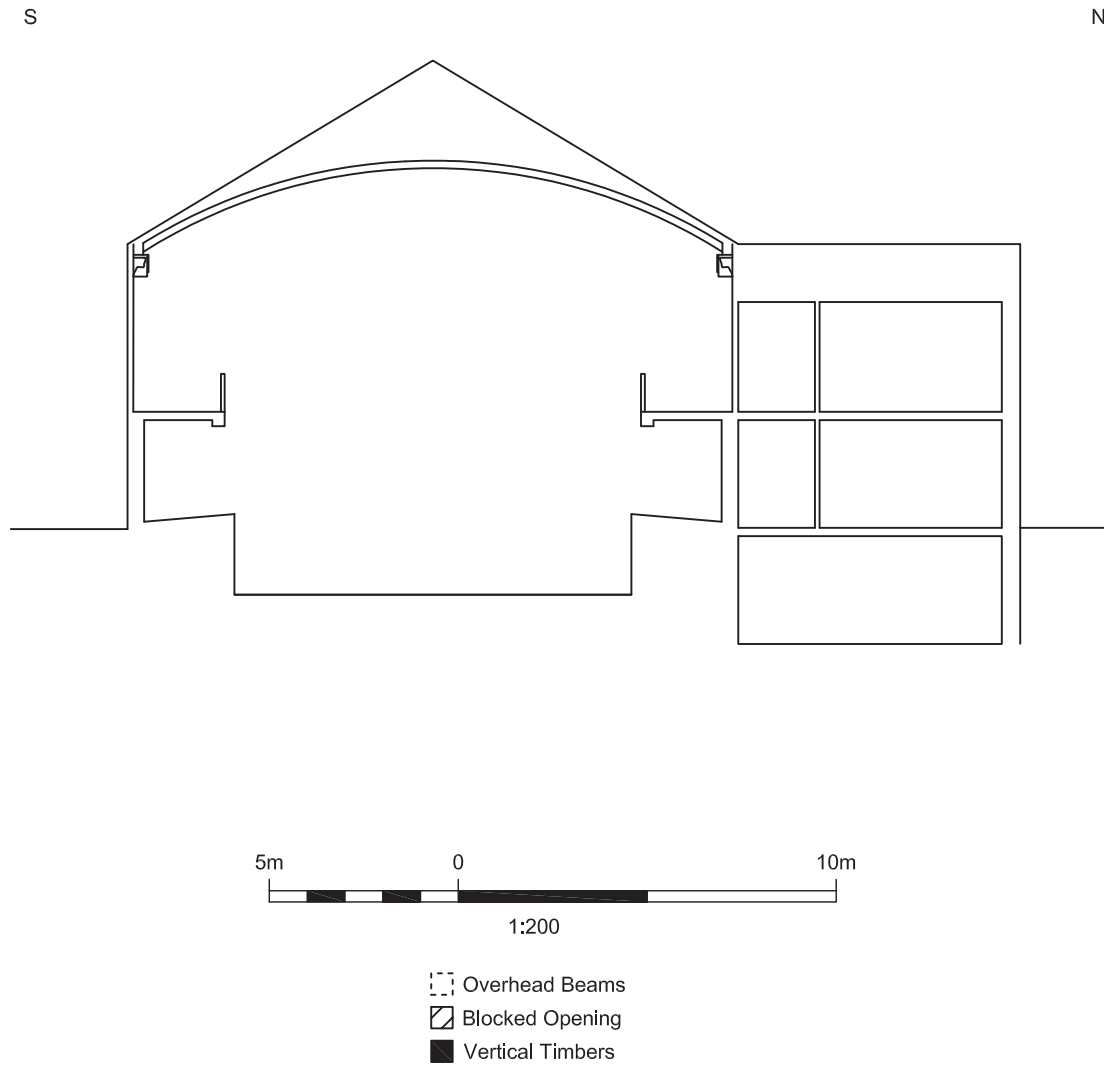
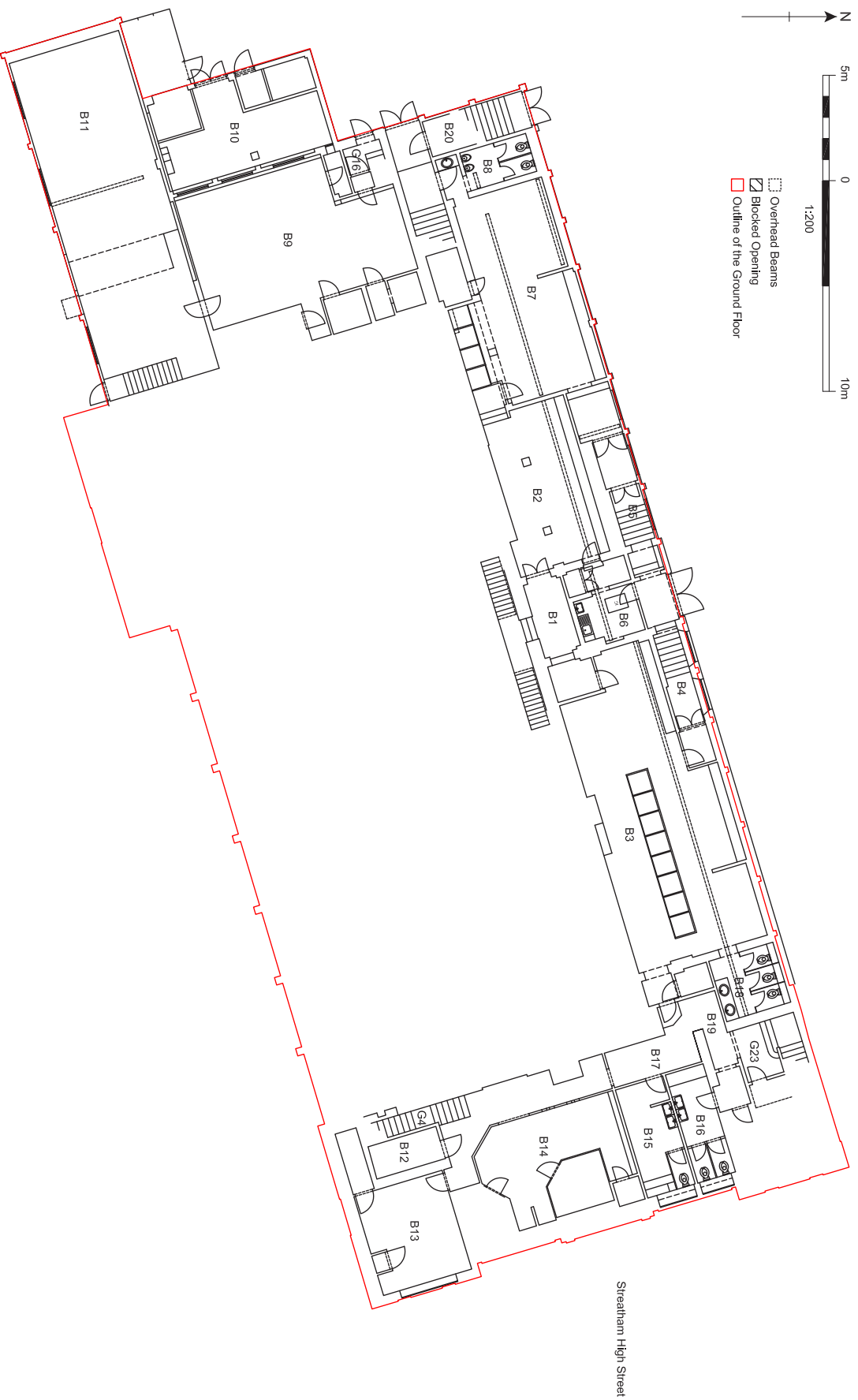
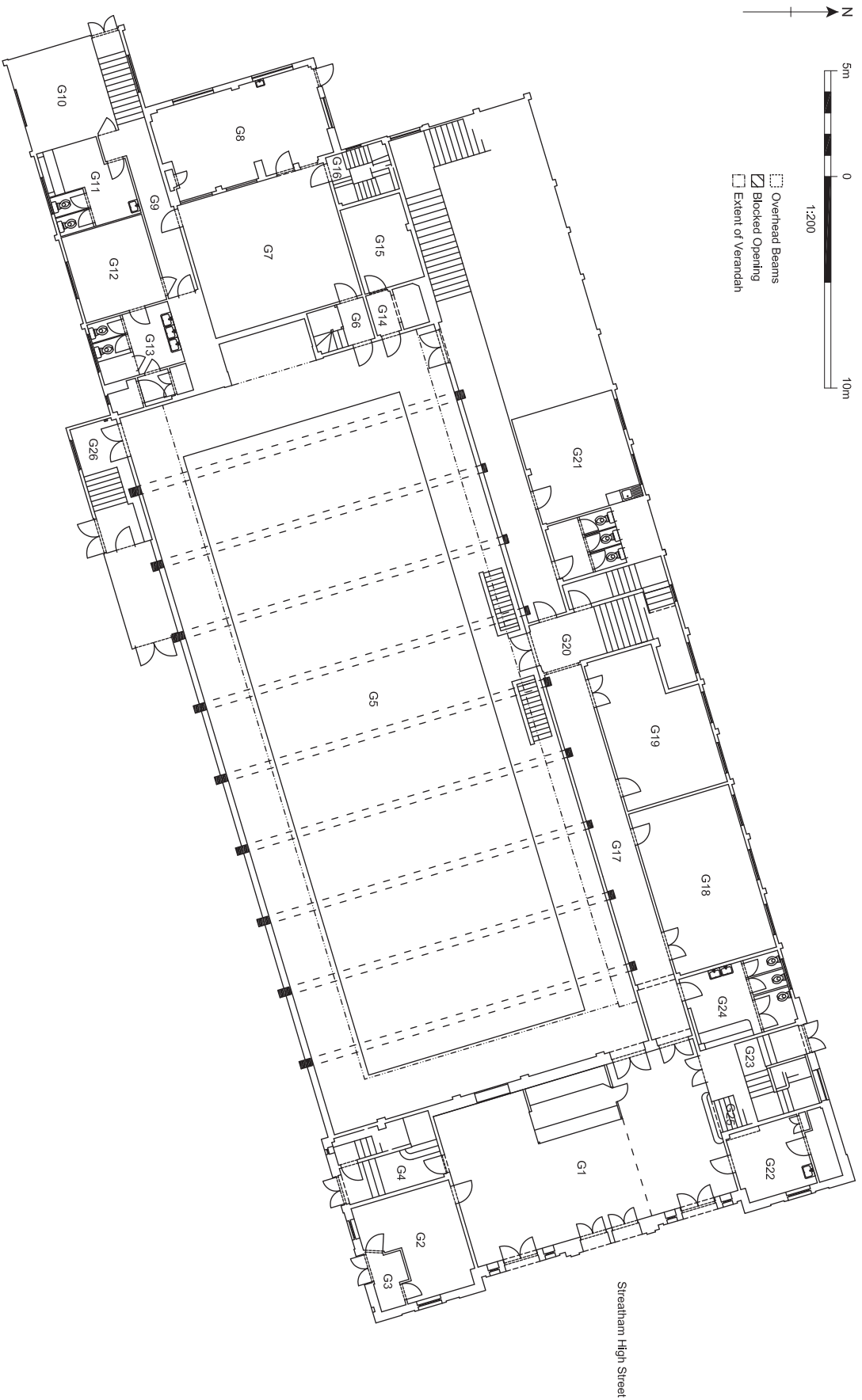


Figure 12: Profile through the Streatham Baths

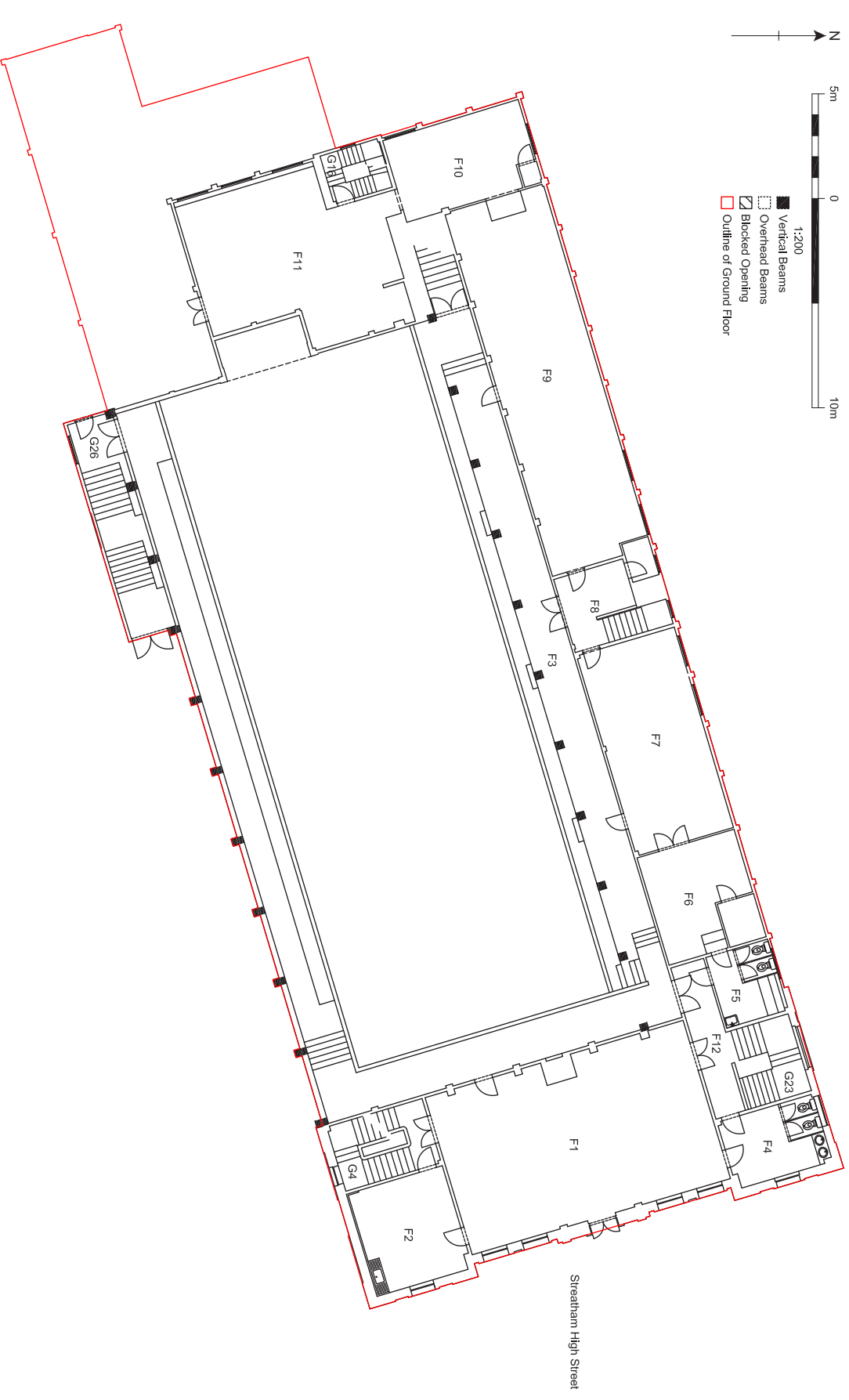


Based on a Plan Produced by RKG Architects

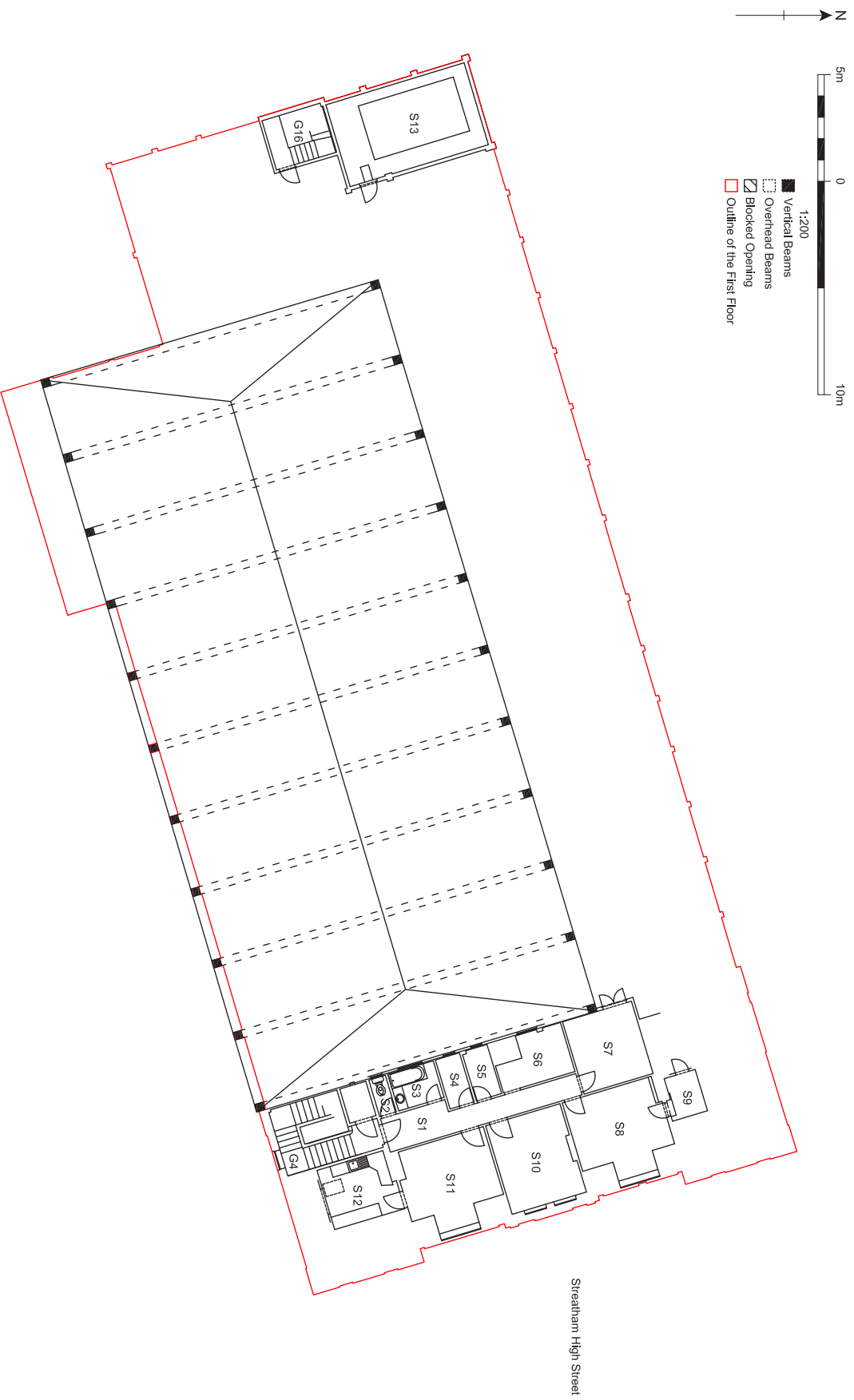
Figure 13: Streatham Baths Basement



Based on a Plan Produced by RKG Architects
Figure 14: Streatham Baths Ground Floor



Based on a Plan Produced by RKG Architects
Figure 15: Streatham Baths First Floor



Based on a Plan Produced by RKG Architects
Figure 16: Streatham Baths Second Floor

Appendices

Appendix A - OASIS Form

OASIS ID: aocarcha1-101066

Project details

Project name Streatham Hub

Short description of the project of A Programme of Historic Building Recording was conducted on four buildingsa Sunday School (1910), Swimming Baths (1926), Ice Rink (1931) and shop (1937). The first three were recorded to Levl 3. The ice rink and swimming pool have decorative stained glass, to be conserved.

Project dates Start: 16-05-2011 End: 17-06-2011

Previous/future work Yes / Yes

Any project codes associated reference 30968 - Contracting Unit No.

Any project codes associated reference STH 11 - Sitecode

Type of project Recording project

Site status Conservation Area

Current Land use Community Service 2 - Leisure and recreational buildings

Monument type ICE RINK Modern

Monument type SWIMMING POOL Modern

Monument type SUNDAY SCHOOL Modern

Significant Finds NONE None

Investigation type 'Full survey'

Prompt Direction from Local Planning Authority - PPS

Project location

Country England

Site location GREATER LONDON LAMBETH STREATHAM Streatham Hub

Postcode SW16 6HT

Study area 12800.00 Square metres

Site coordinates TQ 3004 7116 51.4240044790 -0.129423387355 51 25 26 N 000 07 45 W
Point

Project creators

Name of Organisation AOC Archaeology

Project brief originator EH GLAAS

Project design AOC Archaeology
originator

Project director/manager Alan Ford

Project supervisor Les Capon

Type of Developer
sponsor/funding body

Name of Cyril Sweett
sponsor/funding body

Project archives

Physical Archive No

Exists?

Digital recipient Archive Museum of London

Digital Archive ID STH 11

Digital Contents 'Survey'

Digital available Media 'Images raster / digital photography', 'Images vector', 'Survey'

Digital Archive notes held at AOC until transfer

Paper recipient Archive Museum of London

Paper Archive ID STH 11

Paper Contents 'Survey'

Paper Media available 'Photograph', 'Plan', 'Report', 'Section', 'Unpublished Text'

Paper Archive notes held at AOC until transfer

Project bibliography

1

Publication type	Grey literature (unpublished document/manuscript)
Title	New Tesco Store, Streatham Hub, London Borough of Lambeth: Desk Based Assessment
Author(s)/Editor(s)	Chloe Smith
Date	2011
Issuer or publisher	AOC Archaeology

Description Desk Based Assessment

Project bibliography

2

Publication type Grey literature (unpublished document/manuscript)

Title New Tesco Store, Streatham Hub, London Borough of Lambeth: A Historic Building Record and Conservation Assessment

Author(s)/Editor(s) Capon, L.

Date 2011

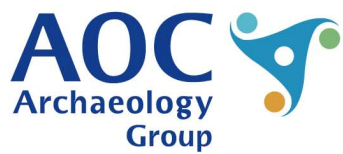
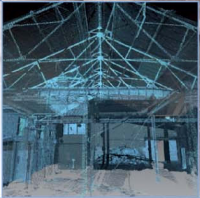
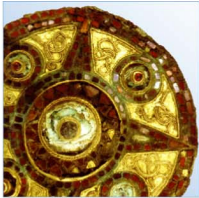
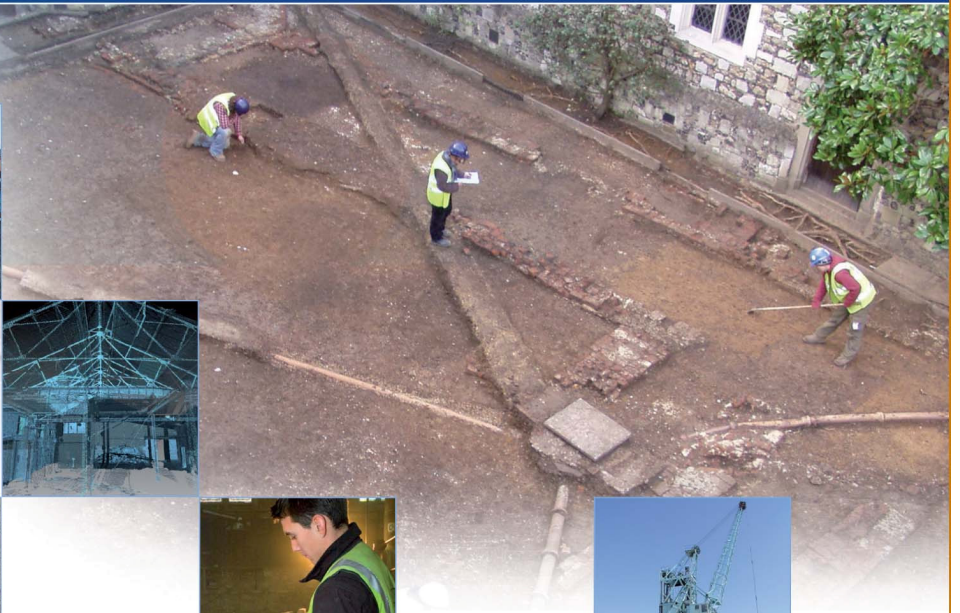
Issuer or publisher AOC

Place of issue or London
publication

Description 70 pages, 54 plates, 15 illustrations. A4

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Entered on 8 July 2011



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