

Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Planning Statement



burwell deakins : architects

# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5  
21st September 2012  
Archive Document

## Contents

Introduction	
Location	
Historical Information	
Listing	
Structural Frame	
Historic Fabric Summary	
External Fabric	Spa Road Neckinger West Elevation North Elevation North Lightwell Central Lightwell Roof
Internal Fabric	Entrance Hall Basement Ground First Second



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Introduction

The purpose of this document is to provide the information to enable discharge of condition 5 of the full planning consent granted for 19 Spa Road (LBS Registered Number 12/AP/1423).

The condition requires "a written scheme of . . . archeological building recording, which shall be approved and implemented in writing by the Local Planning Authority"

When asked for clarification as to what was required (31.08.08) Mr Chris Constable, Southwark's Senior Archeology Officer, confirmed that the condition requires a programme of building recording to be undertaken that includes suitable record photographs, annotate plans and description of the features of the building and some archive work for context.





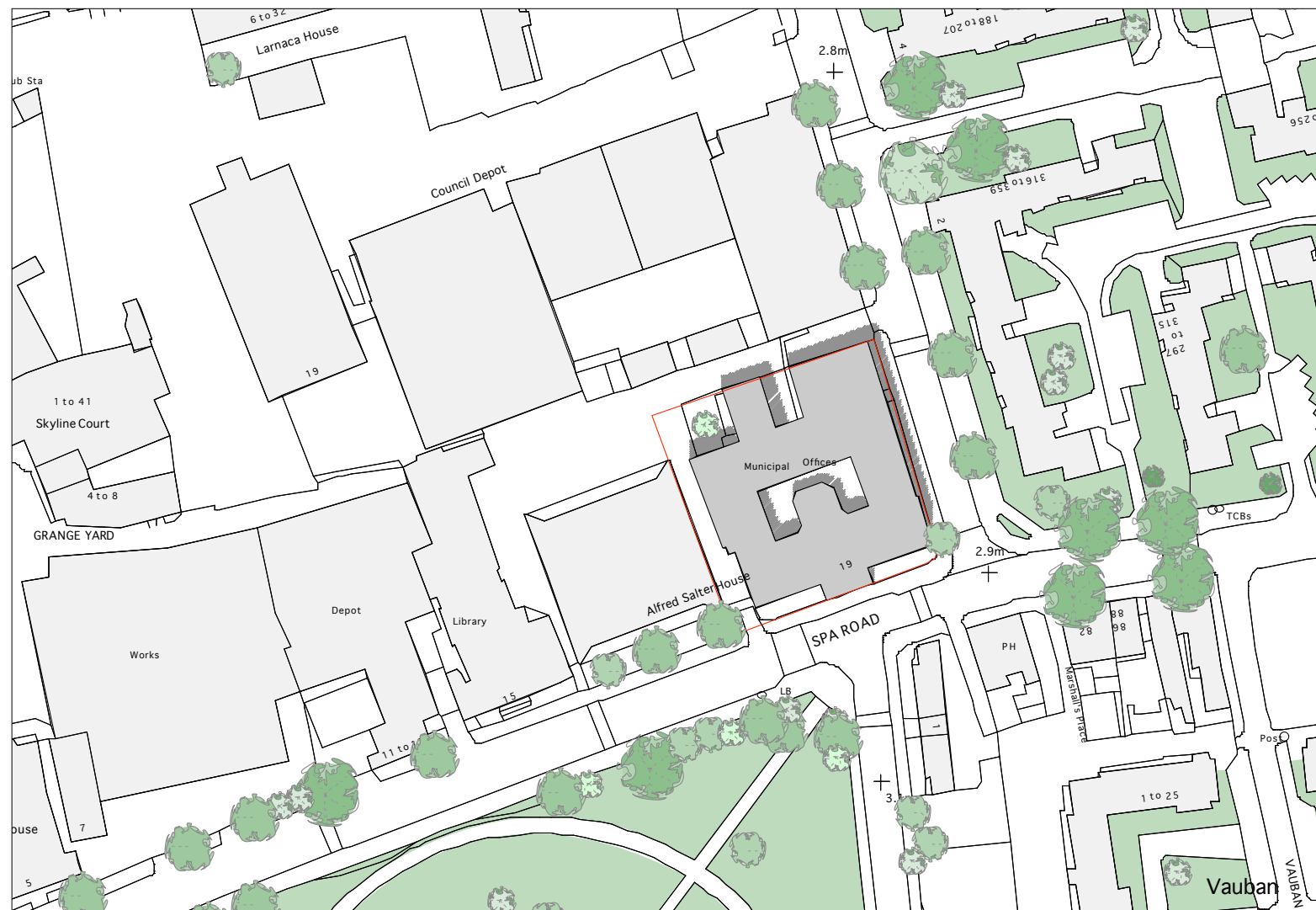


# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document



## Location

The property sits on the north side of Spa Road at the junction of Spa Road and Neckinger. Opposite the site to the south is Bermondsey Spa Gardens which is designated as Borough Open Land.

Further to the west, to the other side of the One Stop Shop fronting Spa Road,, is the Grade II listed former Library Building at 15 Spa Road. The former Library dates from 1890-91 and was the first 'free' library in London. Together with 17 and 19 Spa Road it forms an important group of three buildings that face onto Spa Road and Bermondsey Spa Gardens opposite.

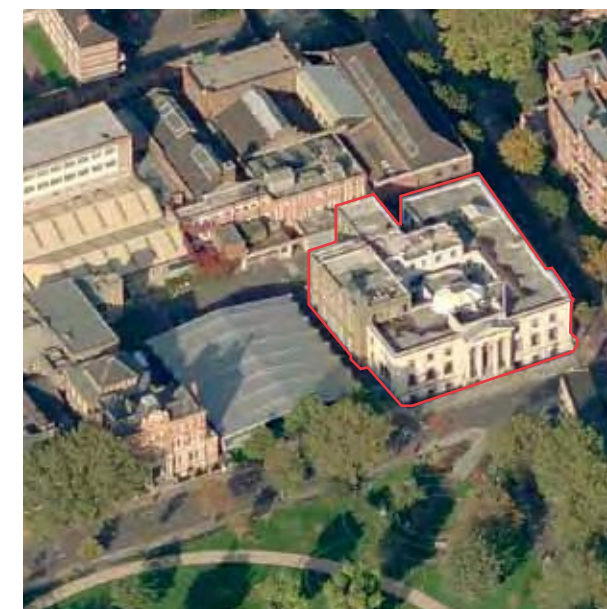
Close by is the well-known Alaska Building which was converted into residential lofts in the 1980's.



North aerial view



East aerial view



South aerial view



West aerial view



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5  
21st September 2012

Archive Document

## Historical Information

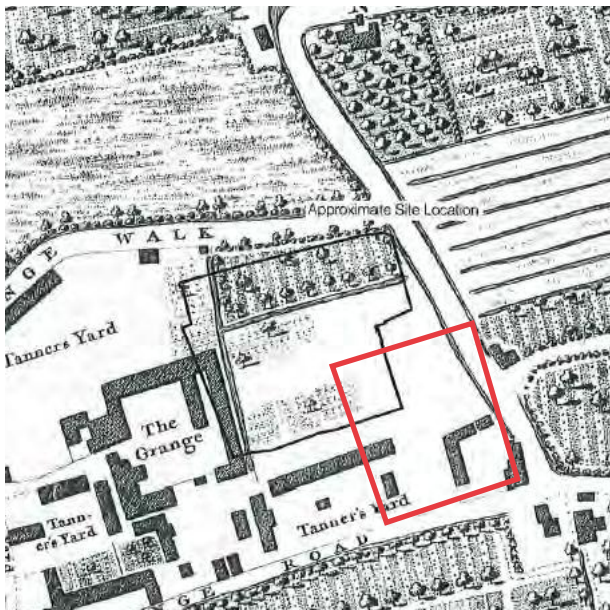
The maps below describe the development of the site from the 1740's up until the construction of the building during the 1920's.

In the 1700's the area started to develop in a semi industrial nature with the creation of what was to become a series of large tanneries. These depended upon a large supply of fresh water which was provided by the River Neckinger which flowed into the nearby Thames at St Saviours Dock.

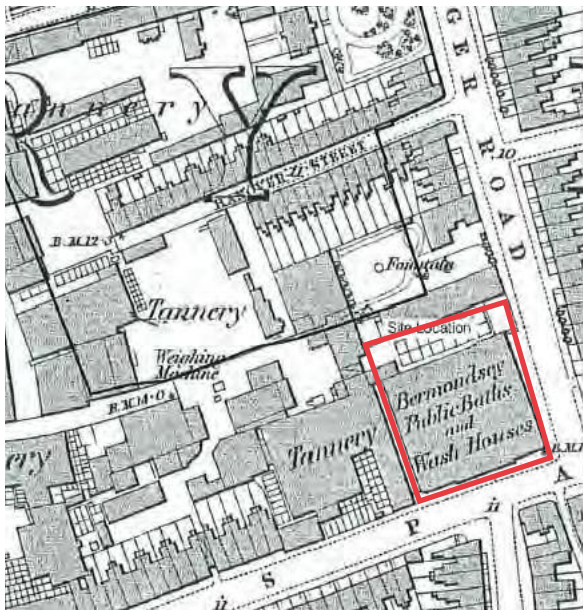
As the importance of the industry grew the original orchards and pastures were replaced with roads and a tight urban grain. Spa Road was the original arterial route leading up the Neckinger, and with the Victorians came civil engineering and the building over the River to create Neckinger Road. Neckinger and Spa Road remain the major roads to this day. However, the construction of London's first railway line, the London & Greenwich Railway, which opened in 1836, has also been pivotal in the creation of the urban grain that we experience today.

As the area became densely populated, tightly arranged terrace housing contrasted sharply with the large engineering, food processing and leather works, as well as the civic hub that was developing where Neckinger and Spa Road met.

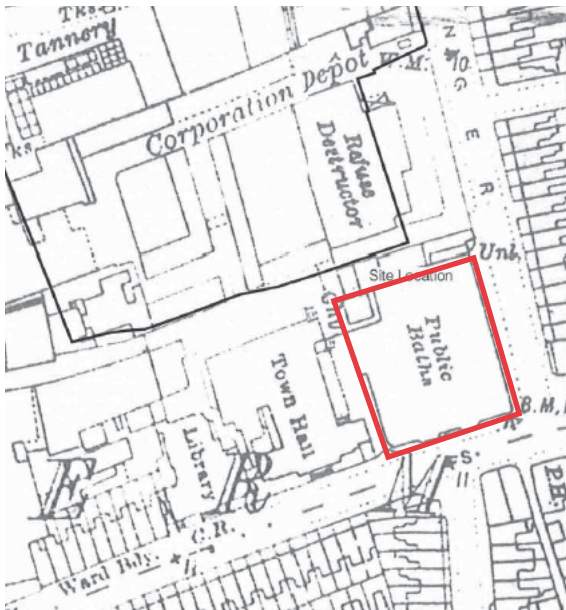
1746



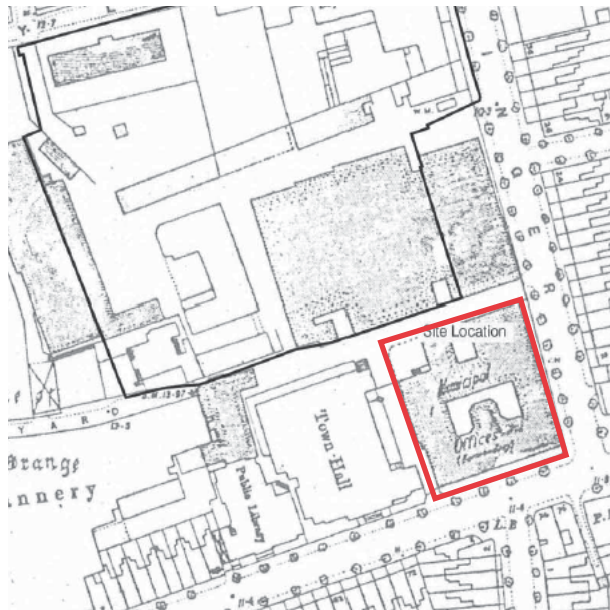
1878



1916



1931





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

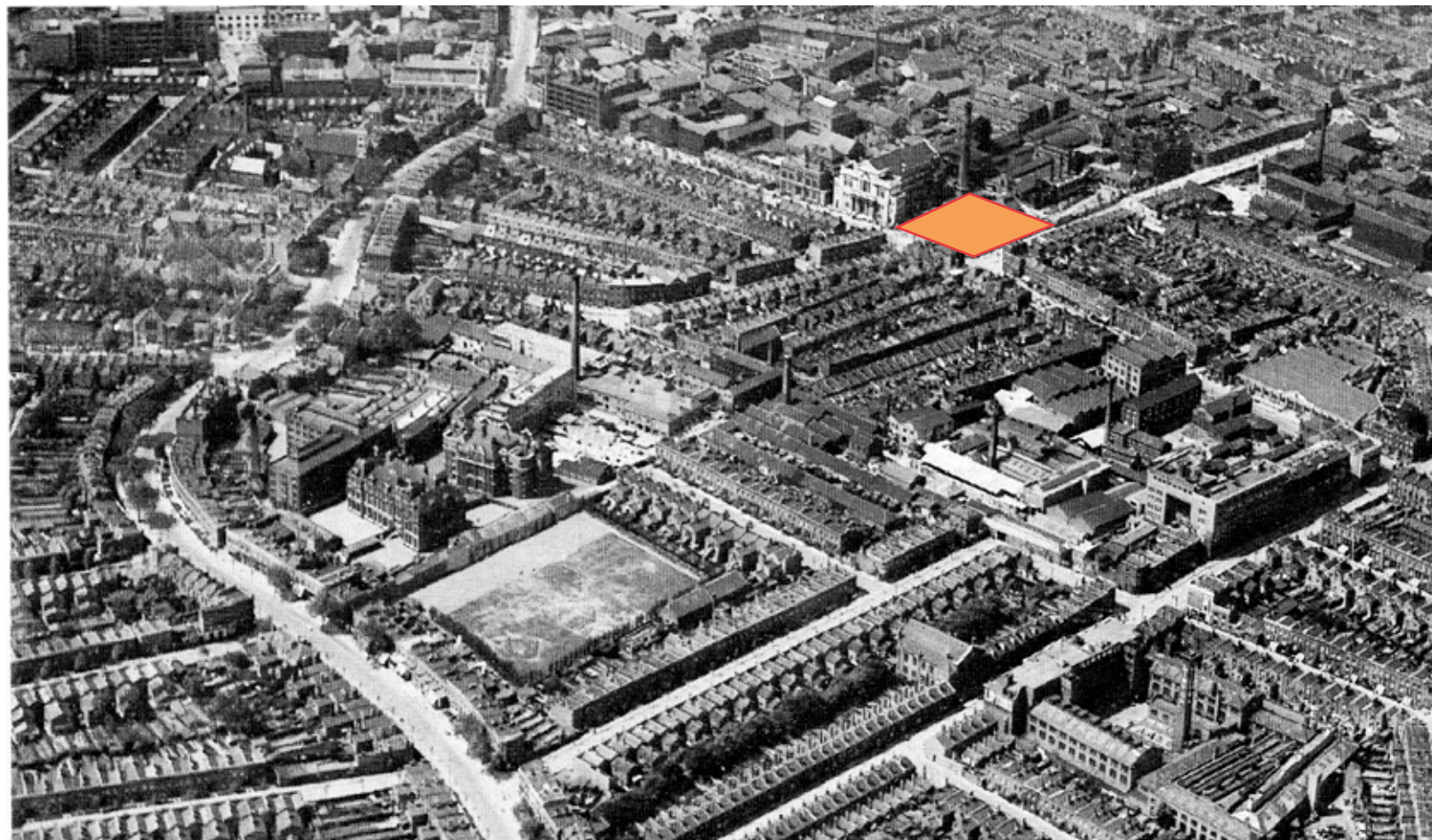
Archive Document

## Historical Information

Preceding the current building, the site held the public Bermondsey Baths, see photograph 2. The baths were relocated onto nearby Grange Road.

The building in question was formally known as Bermondsey Municipal Offices and was built between 1928 and 1930 to the designs of Henry Tansley, RIBA as additional council office accommodation to the Town Hall that then occupied the site immediately to the west. The imposing town hall seen in photographs 2 and 3 suffered bomb damage during the second world war, and was subsequently demolished.

Photograph 1  
Circa 1928 - The building appears to be under construction



Photograph 2  
Circa 1921





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5  
21st September 2012

Archive Document

## Listing

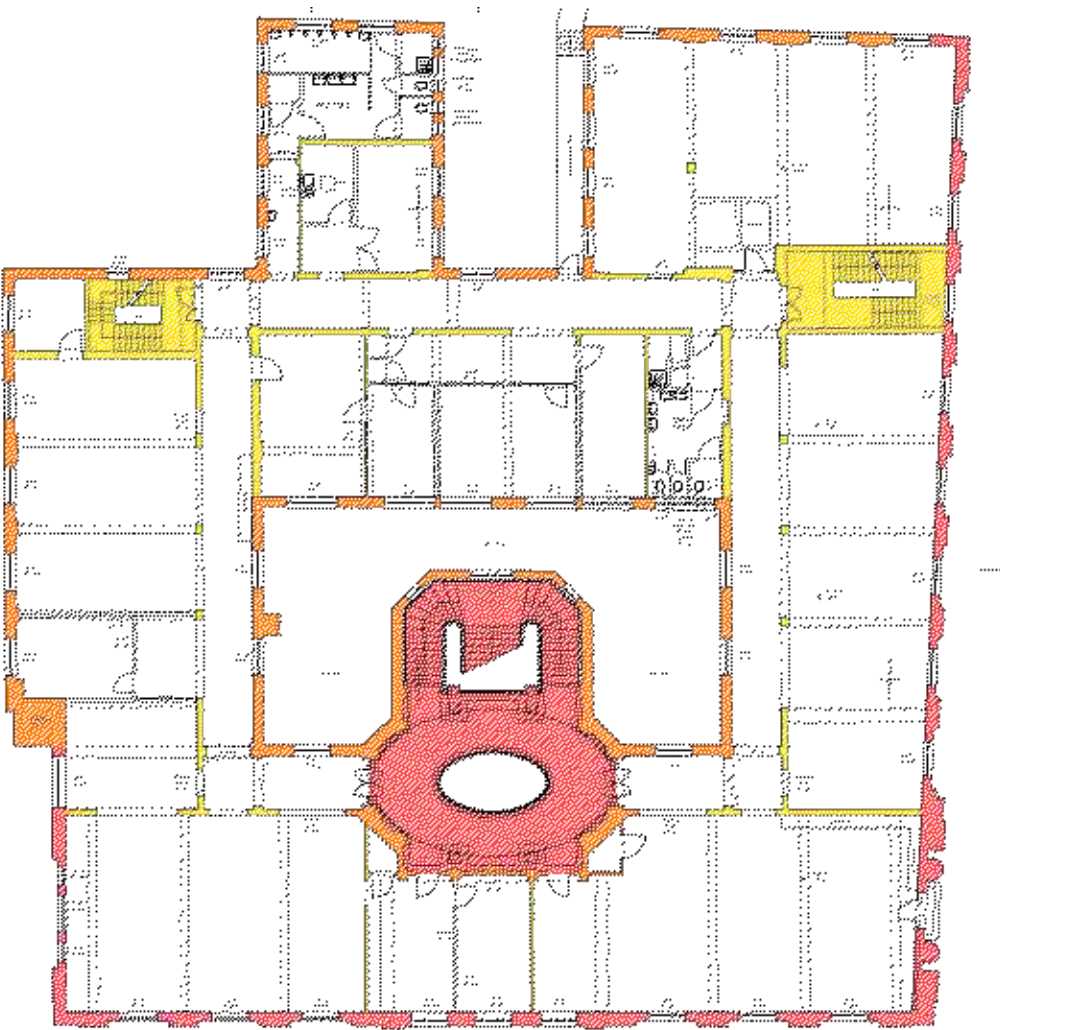
In line with the Buildings listing, left, our surveys and analysis have found that the most significant historic fabric is concentrated within the entrance core and the principal elevations.

As can be seen from the consented Historic Fabric Report a further series of spaces and internal courtyards have a grand scale, but are decorated with little or no ornamentation, creating a “doughnut” diagram, which is reflected in the principal circulation routes through the building.

This hierarchy derives from the fact that the building was originally designed as an annexe to the original Town Hall which would have held the more significant Council Chambers.

Our report is structured to reflect this hierarchy, firstly recording the exterior, then the interior. The interior records the principal entrance hall, and then schedules out the various other spaces on a floor by floor, and wing by wing basis.

Each area and element is illustrated with an annotated drawings which highlights in red additions and alterations to the original construction.



TQ3379 SPA ROAD  
636-1/5/715 (North West side)  
Bermondsey Municipal Offices and  
attached railing and brackets

II

Borough hall. 1928-1930. By Henry Tansley, FRIBA. Coursed ashlar blocks. Roof parapeted. Designed in emulation of the early C19 Greek Revival.

EXTERIOR: 2 storeys over basement and 9-window range. All openings are flat with moulded architraves. Steps up to centrally placed entrance set under giant tetrastyle Ionic portico; tympanum to pediment with the Borough arms in low relief; anthemion to peak with block attic storey behind.

Portico entablature with dentil cornice continuous across the elevation which is articulated by plain, 2-storey pilaster strips; shallow rebate to the right corner.

The entrance is distinguished by a very elaborate cornice with paterae frieze and is flanked by a pair of small windows with grilles of an original design. Railings and torcheres to either side of entrance and railings to basement area. The design returns to the right for 9 bays; the corner bay of the return is broader than the rest, its windows framed by Ionic distyle 'in antis'; the 1st-floor window with a balcony. Railings to narrow area.

Entrance in the 7th bay has iron grille and 8-panel door of original design. Plaque to the right of the main entrance: Borough of Bermondsey Municipal Offices/ This Foundation Stone was laid October 20, 1928 by Alderman Harry C Bateman JP/ Architect H Tansley FRIBA/ WE Baker General Manager of the Works/ GF Avery Supervisor of the Works.

INTERIOR: of special note are vestibule, entrance and stair hall. Rectangular vestibule entered through veined marble aedicule; similar aedicules and mouldings to entrance hall in which Doric columns support an elliptical gallery.

Imperial stair to north lit by electric torcheres. First-floor gallery roofed by an elliptical dome supported on coupled columns. Pavement of an original design.

Such grand display in the entrance to municipal buildings, where the greatest care is usually taken on the decoration of the council chamber, is explained both by the fact that this structure was an annexe to a building next door, now demolished, and that the architect was able to buy these richly veined marble features from a house in Park Lane demolished in 1927-28.

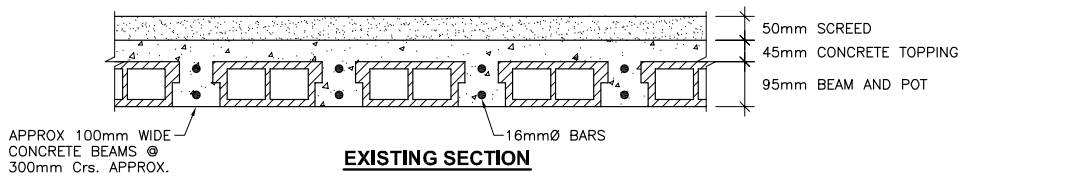
(Harwood E (English Heritage): London Region Report on  
Bermondsey Municipal Offices, Spa Road: 1990-).

Structural Frame

Following invasive investigations to the buildings structure, a preliminary appraisal has been prepared by our structural engineers Barrett Mahony. It has identified the building's primary structural frame.

The building is principally constructed with concrete floor slabs supported on down-stand beam elements which are in turn supported off load-bearing solid brickwork walls or steel column sections. The downstand beams are highlighted on the reflected ceiling plan, left.

The floor slabs consist of a hollow pot floor, which was an early type of floor slab construction invented by Julius Kahn in 1903. This construction consists of cast in-situ reinforced beams with hollow clay or terra cotta in-filling blocks cast in between the beams. The picture below shown a hollow pot floor being installed circa 1907





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record

### Construction

We have inspected the facades with Szerelmy Restoration, a facade repair and restoration specialist established in 1855.

From an inspection undertaken with Szerelmy from street level we are able to advise that the majority of the facade is constructed in precast concrete blockwork which has been tied back to a brick frame, which in turn supports the structures principal steel beams. Evidence of the concrete is established on the horizontal faces, e.g. at lintels, or on the top surface of the basement plinth, where the aggregates have become apparent with weathering. Cracking and fracturing is also apparent to the finished concrete laitence, and in a few locations on this facade, the external surface has blown to reveal rusting steel rebar.

However, it should be noted that the decorative work to the Spa Road entrance door architrave, the toothed corning at high level and the columns supporting the portico are formed in natural stone. The drawing below, and on the previous page picks out the stonework in a darker shade.

### Fenestration

New fenestration was installed circa 1980, and the glazing is a thin unit double glazing. Comparison with historical photographs shows that the original fenestration arrangement has been retained, and it may be that, due to their slim build up the double glazed units were inserted into the original frames.

Three of the ground floor windows on Spa Road have been further modified with the addition of ventilation extract grilles. All the ground floor windows are protected by metal mesh on a metal frame.

We suspect from Szerelmy experience that chemical cleaning may have been undertaken in the past, possibly in the late 1970's early 80's.

Further facade surveys to determine the necessary repairs will be required once a scaffold is erected.

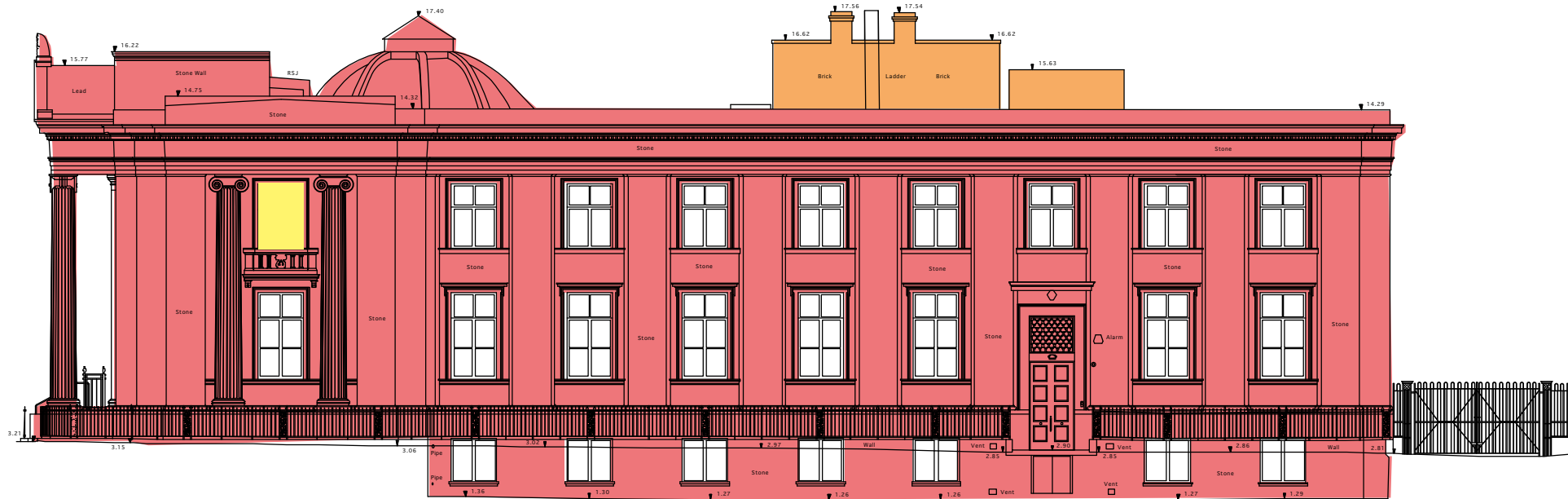
Diagrams from our Historic Fabric Report are included to the left illustrating the significance of the façades.





Spa Road Elevation

Neckinger Elevation



- High significance
- Medium significance
- Some significance
- Neutral/Detracts



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5  
21st September 2012

## External Fabric Record - Spa Road Archive Document

The historic fabric of the Spa Road elevation is of **high significance**.  
The Spa Road elevation is the building's principal elevation and is largely unaltered since the original construction.

**Features**  
The elevation consists of two storeys sitting upon a basement plinth. It is arranged as tripartite with two symmetrical elements flanking a central portico. Overall the three bays have a 9-window range with the two wings pairing their ground and first floor openings together, with the basement fenestration sitting below and of a similar size, The openings are flat with moulded architraves (pic 1).

Within the central element of the composition, and within the portico, the three bays are again symmetrical, responding to the entrance door which is further framed in its own elaborate relief (pic 3). The fenestration no longer reads with the upper floors, further highlighting this elements significance. Smaller openings flank the main entrance and are offered protection by some original ironwork (pic 2).

Steps up to the centrally placed entrance sit under the giant tetrastyle Ionic portico (pic. 4) with railings containing decorative infill panels to either side of the entrance and basement area. The tympanum to the pediment includes the Bermondsey Borough arms in low relief and an anthemion to the peak with block attic storey behind. Below the soffit a highly decorative frieze plays out. The Portico entablature with dentil cornice is continuous across the elevation which is articulated by plain, two-storey pilaster strips.

**Amendments**  
No significant amendments have been made to the facade. We suspect that new double glazed windows were added some time ago, in an arrangement which matches the original construction. Security mesh on metal frames were also installed to the lower ground and ground floor windows, probably at the same time. We understand that major facade refurbishment works were undertaken in the 1980's. Further amendments include the modification of 3no. windows to accommodate modern services and the installation of metal handrails to the entrance steps.



pic. 1



pic. 2



pic. 3



pic. 4



pic. 5

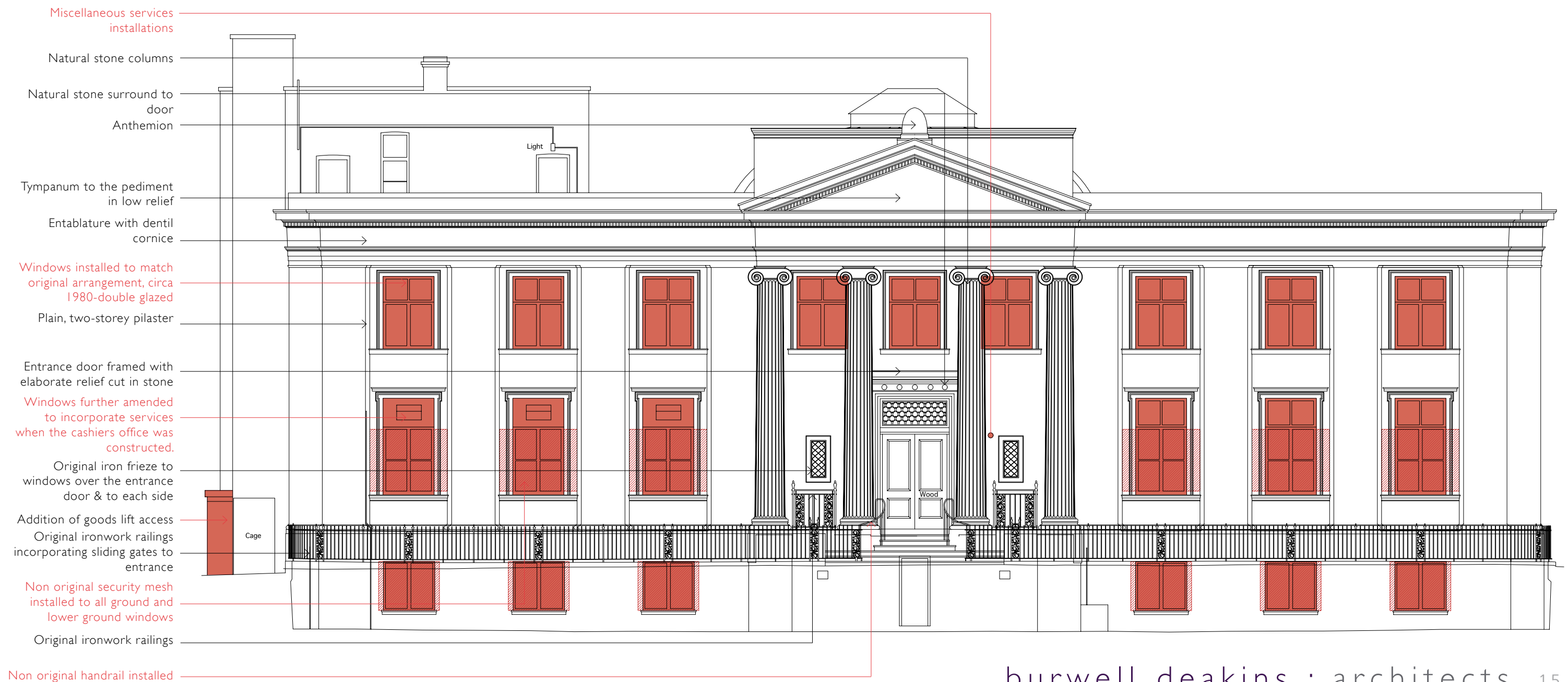


# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

External Fabric Record - Spa Road <sup>Archive Document</sup>



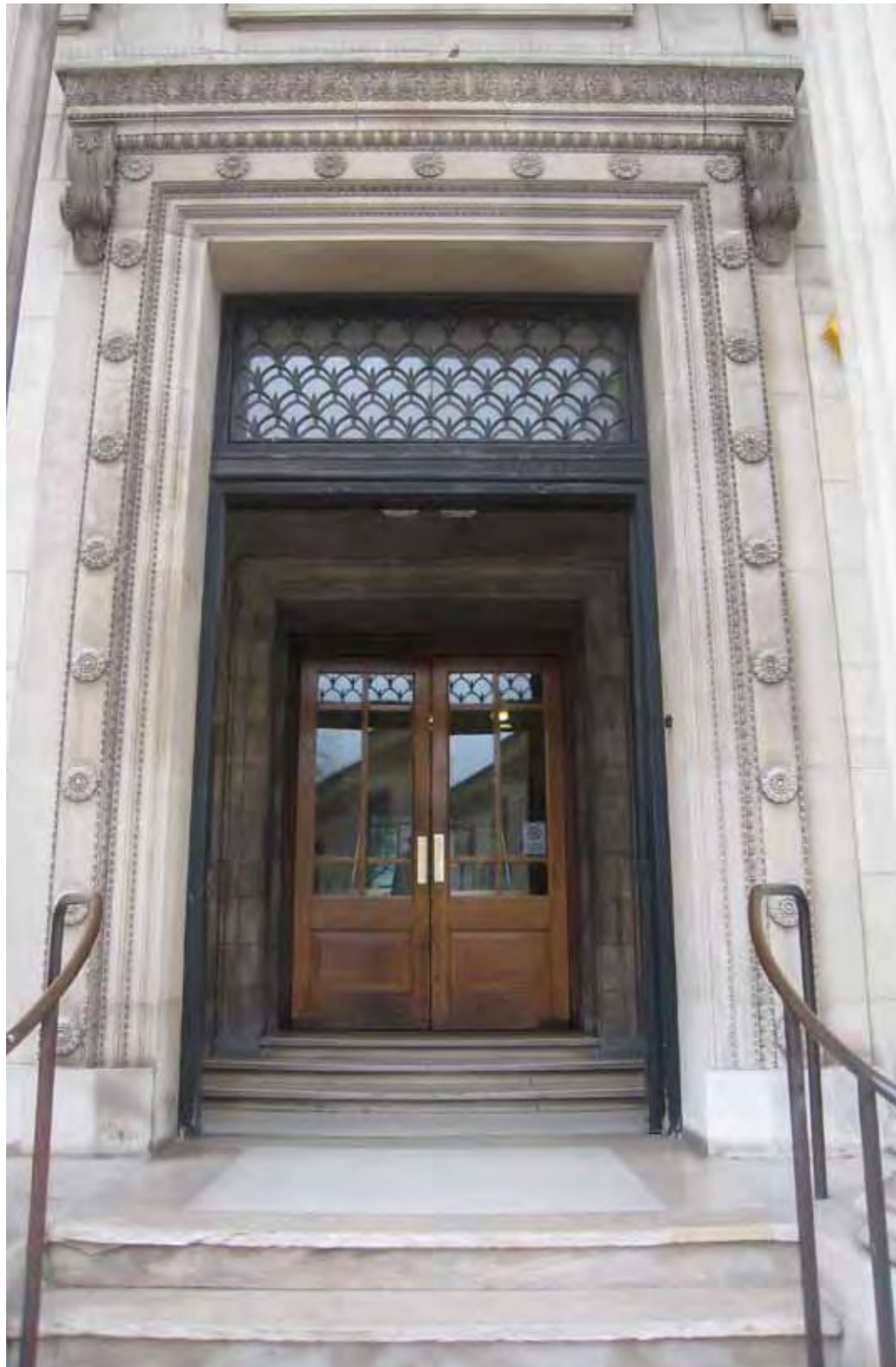
Hollybrook Limited : Bath House Lofts

## Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Spa Road





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

External Fabric Record - Spa Road





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Neckinger

The fabric of the Neckinger elevation is of high significance.

Within the overall compositional hierarchy, the Neckinger Elevation is secondary to the Spa Road elevation, however, it has been treated as a principal elevation due to the importance of Neckinger to the surrounding streetscape and emphasizing the Spa Road composition (pics. 1&2). As with Spa Road this elevation remains largely unaltered. The Portico entablature with a dentil cornice returns a short distance onto the north elevation,.

### Features

The elevation consists of two storeys over a basement and a 9-window range (pic. 1). The design is a continuation of the Spa road elevation and the corner bay of the return is broader than the rest as explained above. Its windows are framed by Ionic distyle 'in antis' and the southerly first floor window has a balcony with stone railings (pic. 3).

There is an entrance within the seventh bay, set at street level and accessed via a bridge over the basement lightwell. An iron grille and 8-panel door appear to be of the original design (pic. 4).

Vehicular access to the rear of the site, and the adjoining one stop shop and neighbouring buildings is via an alleyway secured by a set of double metal gates. The gates would appear to have been a later addition.

### Amendments

With the exception of the balcony screen, the windows have been upgraded to be double glazed. All the ground floor windows are protected by metal mesh on a metal frame.

As with the Spa Road elevation the facing material is deteriorating in a number of locations, specifically around fixing points and mouldings (pic. 5). The deterioration here is more pronounced, and the possible reasons for this are discussed on page 25.

Further amendments are limited and extend to the addition of minor service elements such as lighting, security and access control adjacent the Neckinger entrance.



pic. 5



pic. 4



pic. 3



pic. 1



pic. 2

Planning Consent : Condition 5  
21st September 2012

## External Fabric Record - Neckinger





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Neckinger



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

External Fabric Record - Neckinger





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

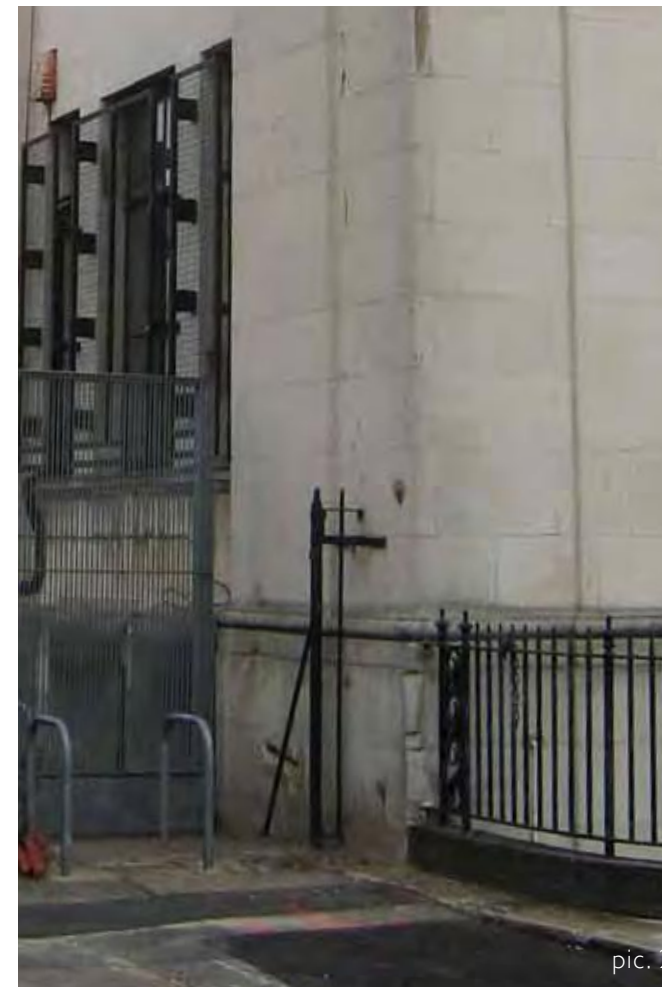
21st September 2012

Archive Document

## External Fabric Record - Side Elevation



pic. 1



pic. 2



pic. 3



pic. 4

The West elevation is of high and medium significance.

The west elevation is less impressive than the Spa Road and Neckinger elevations, however, it is still important to the character and setting of the listed building.

### Features

The west elevation consists of two parts:

The first is the return and continuation of the Spa Road elevation, including the portico entablature with dentil cornice (pic 2.) this is of high significance, and is constructed of the precast concrete as Spa Road and Neckinger.

The second section is constructed from London yellow stock brick with flat arches above openings formed in red brick. The elevation extends to the back of the site returning to form the north elevation (pic. 3) which is deemed to be of medium significance. The brickwork appears to be bedded in lime mortar. The fenestration is regular and has a pleasing proportion within the whole composition.

### Amendments

The installation of modern services has led to the modification of several of the lower ground floor window openings. Some now contain modern louvres whilst others are boarded or blocked up (pic. 1).

Metal security mesh on a metal frame has been installed to the ground floor window immediately adjacent to the Spa Rd corner.

As with the Neckinger elevation additions to provide security and lighting are dotted about the facade. Here there is a greater extent of services spread across the face of the building including cabling and drainage (pic 4).

There is evidence that cast iron railings, perhaps incorporating a gate, once existed adjacent the modern cycle stands and galvanised metal fencing facing onto Spa Rd (pic 2).

# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Side Elevation





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Side Elevation





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Side Elevation



Hollybrook Limited : Bath House Lofts

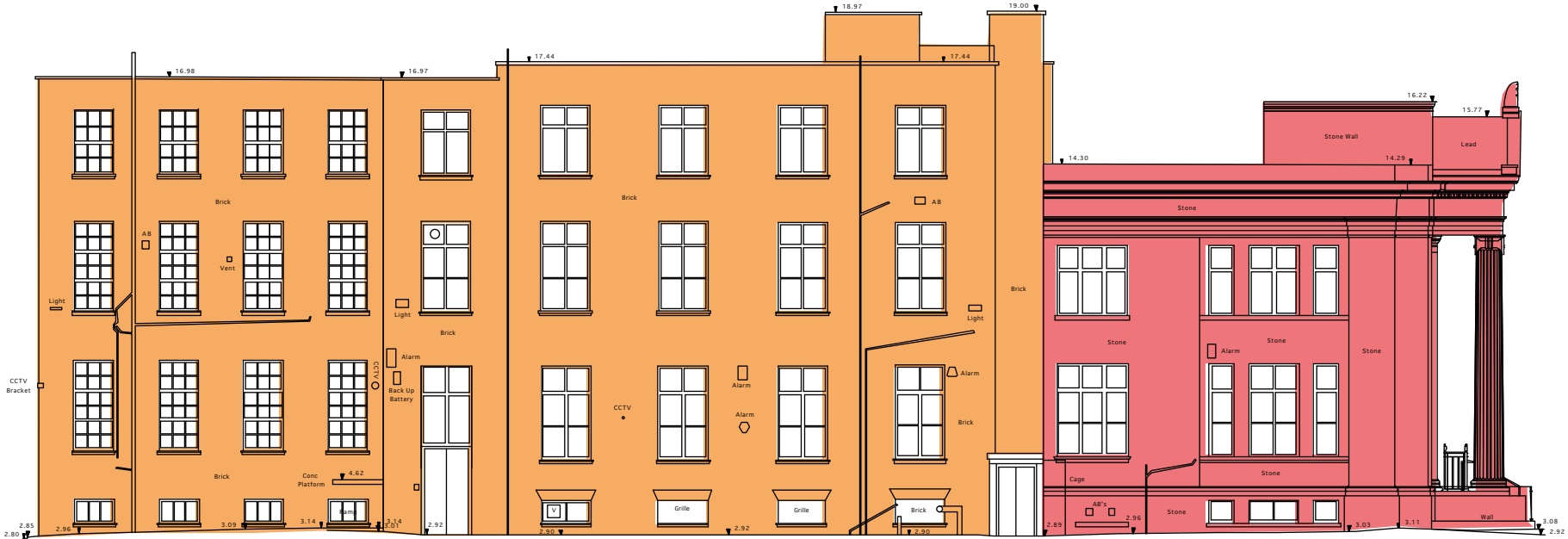
Planning Consent : Condition 5  
21st September 2012  
External Fabric Record  
Archive Document



North Elevation

West Elevation

- High significance
- Medium significance
- Some significance
- Neutral/Detracts



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Condition

As noted previously the precast concrete facing material to the principal elevations is deteriorating in a number of locations. Within the larger blocks, the steel rebar hoops integral to their design and construction is sitting too close to the front face. As it gets damp the resultant corrosion expands the rebar and forces off the concrete facing.

We suspect that the steel hoops were 'thrown' into the moulds, and that their weight in the larger stones dropped them too near what was to become the external surface. If we were forming such a cast today, spacers and a two part mould would overcome such problems.

The stabilising process to repair the elements is outlined in the LBC Condition 3 document, which is being submitted with this one.





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Rear Elevation

pic. 1



The historic fabric comprising the North elevation is of medium significance. The north elevation (pic. 2) is less impressive than the Spa Road and Neckinger elevations, however, it is still important to the character and setting of the listed building forming the rear elevation.

### Features

The north elevation consists of two projecting red stock brick faced wings between which is a glazed white brick light well. Whilst the west elevation brickwork is in yellows the reds here are again punctuated with flat arch openings.

At pedestrian level the junction between the red brick and yellow stocks to the west elevation is dealt with through the introduction of a bull nosed dark engineering brick (pic. 3). These would have been installed to protect the corner from passing goods vehicles making their way around to the service entrance.

Further protection is provided along the base of the north eastern wing where the "stonework" wraps around to provide a durable base. The elevational treatment of Neckinger is continued a short distance in with the portico entablature and dentil cornice design (pic. 2).

A emergency access walkway from the adjacent substation has bridged the street, and given the original door in the facade we believe it has been in place since the buildings construction.

### Amendments

A access ramp has been installed above the original stepped access to the north west entrance.

As with the western elevation there is an extent of services scattered across the facade, some of these appear to be original according with the north western wing being the building's primary services block. We believe from the extent of the services and the locations of the glazing in the lightwell that this wing was always the wc core.

New elements provide lighting and security, again there are several cables and drainage routes spreading across the facade that do not appear to be original.

Elsewhere internal security shutters have been installed to 3no. windows at ground floor level and 1no. has internal secondary glazing.

At roof parapet level a simple proprietary metal handrail has been installed to prevent falls for maintenance staff.

pic. 3



pic. 2



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Rear Elevation





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

External Fabric Record - Rear Elevation





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

External Fabric Record - Rear Elevation





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Lightwells

A large amount of stack drainage (pic. 1) and air cooling services are located externally within the lightwell, servicing the toilet cores to the rear.

As stated above, we believe that the north west wing was originally constructed as a wet service core. This is due to the arrangement of the fenestration on its eastern façade, and the heights of the original air bricks.

One can see more clearly the domestic bay window at roof level that we referred to above.



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5  
21st September 2012

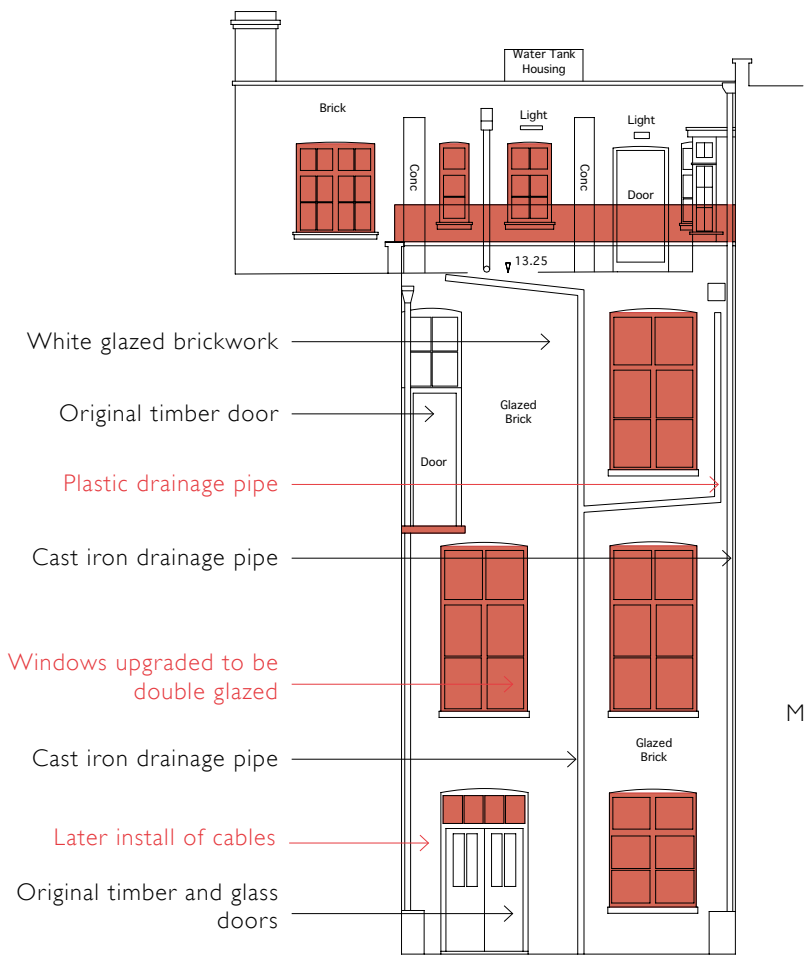
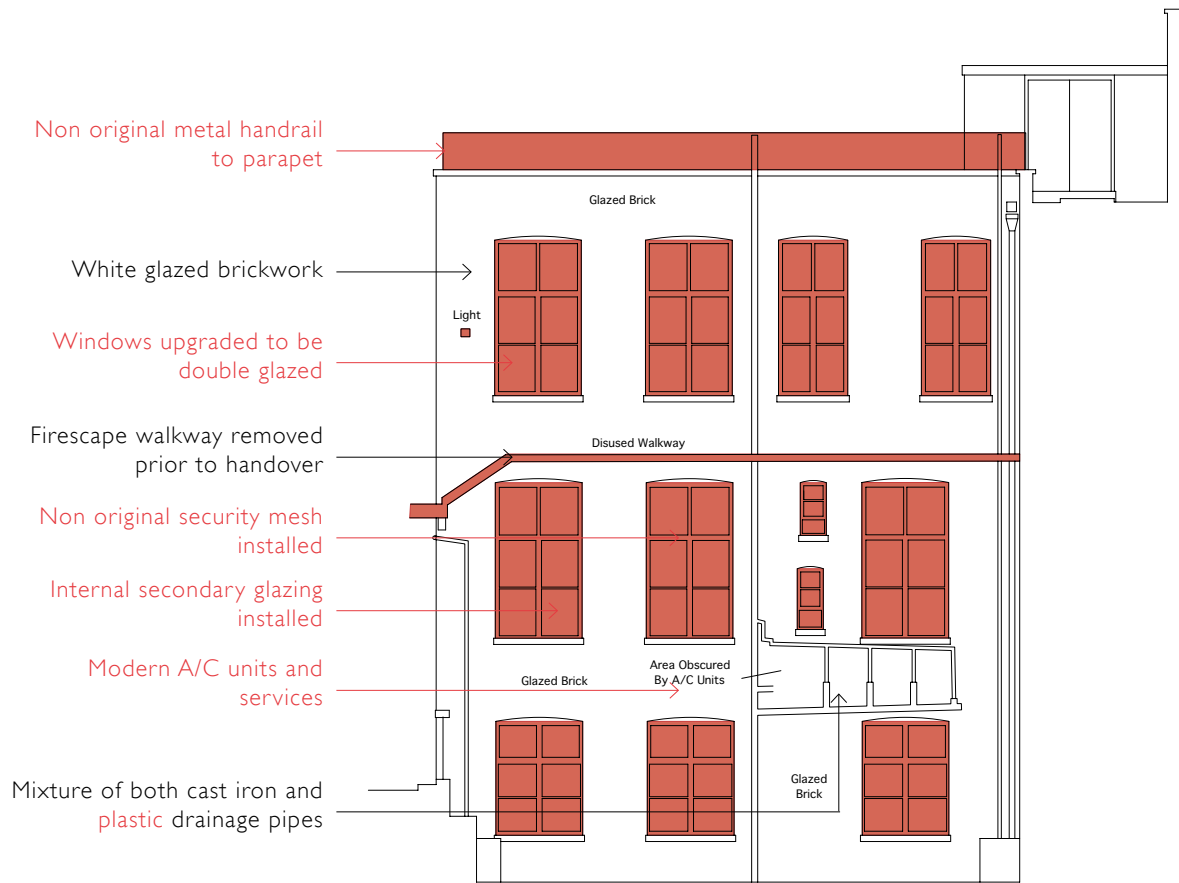
Archive Document

## External Fabric Record - Lightwells

The window surrounds within the glazed brickwork is formed from specials, with bull nose corners for the bottom 4/5ths of the jamb, which then twists at the third course from the top to have a sharp edge.

This edge then meets the shallow voussoir arch that is formed over each opening with brick on edge headers, that have not been cut for the purpose.

The cills are formed in bull nose soldier courses. The bed joints and perpend joints are thin bed, as would have been common with this era, and this construction, suggesting a lime based slurry as a construction material. The bricks and joints are in reasonable repair, and appear to have had a recent chemical clean.





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Lightwells



The historic fabric of the Internal Lightwell is of medium significance.

The internal lightwell is faced in white glazed bricks and is considered to contribute positively to the listed building.

### Features

The lightwell has a horseshoe plan as a result of the main entrance stair projecting out of the rectilinear building plan.

The walls are faced with white glazed brick with shallow brick arches over the majority of the windows - the windows to the first floor of the south elevation have flat concrete lintels (pic. 2.). We believe that these were replacement to the originals, and this was caused by the original rebar corroding and failing. Existing cracking to the brick coursing at high level is located above the new lintols and suggests that when they failed the brickwork failed.

The cills are formed in bull nose soldier courses. The bed joints and perpend joints are thin bed, as would have been common with this era, and this construction, suggesting a lime based slurry as a construction material. The bricks and joints are in reasonable repair, and appear to have had a recent chemical clean. Small amounts of vegetal growth in the bed joints will be easy to treat, and was probably caused by the chemical clean opening the pores of the mortar.

As with the northern lightwell, the window surrounds within the glazed brickwork is formed from specials, with bull nose corners for the bottom 4/5ths of the jamb, which then twists at the third course from the top to have a sharp edge.

This edge then meets the shallow voussoir arch that is formed over each opening with brick on edge headers, that have not been cut for the purpose.

All windows are double glazed and have black painted metal frames and components. The frames are constructed of a similar metal section to the Spa Rd. and Neckinger elevations.

The existing drainage is a mixture of cast and plastic, the former dating from the original construction and the latter from later adaptations. Where it is failing the brickwork is becoming saturated.

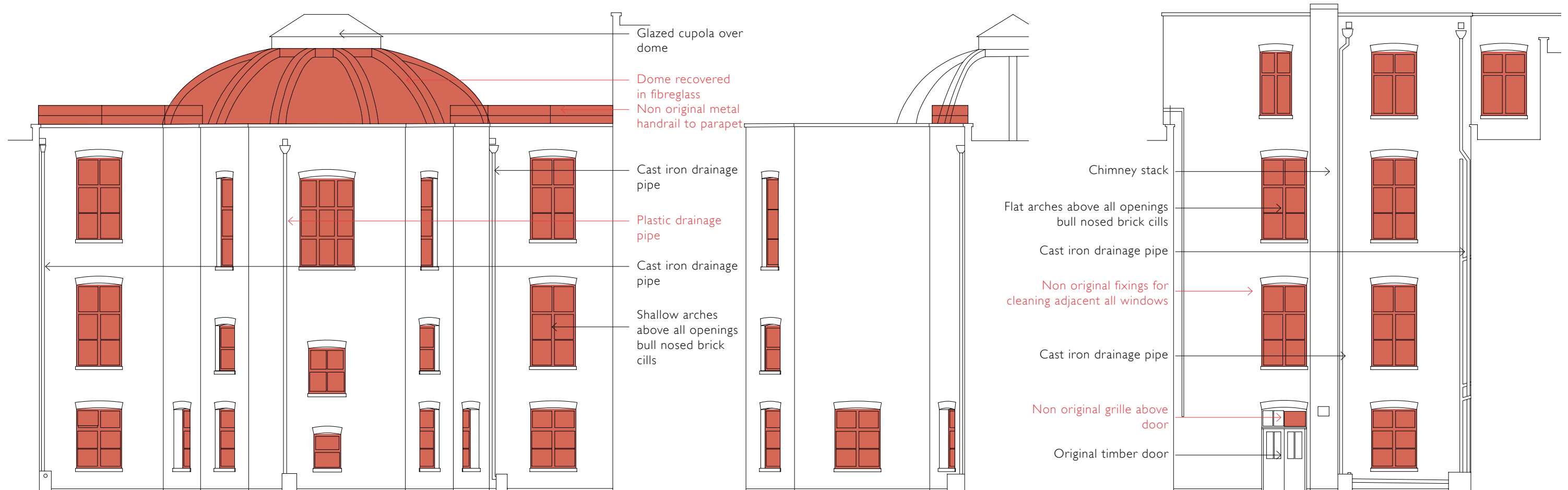
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Lightwells



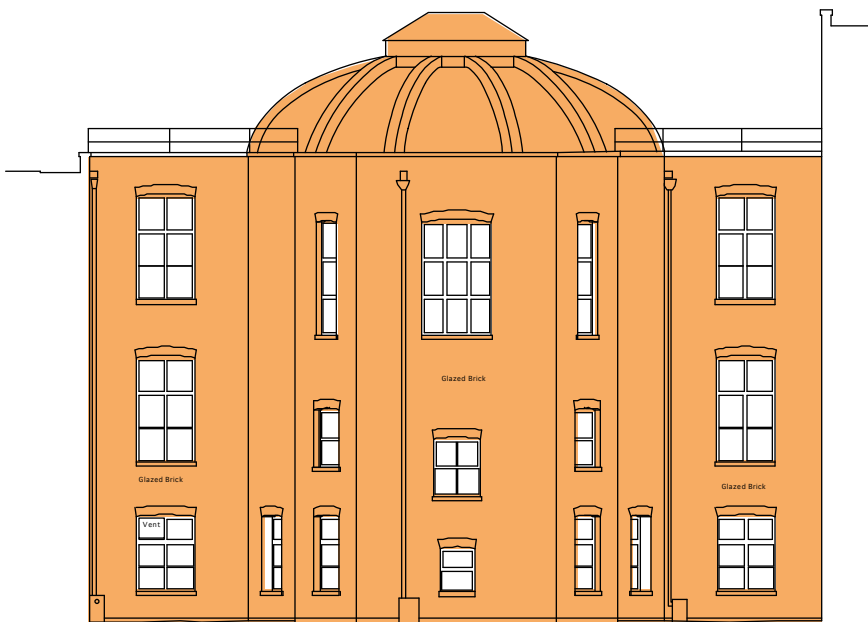


Hollybrook Limited : Bath House Lofts

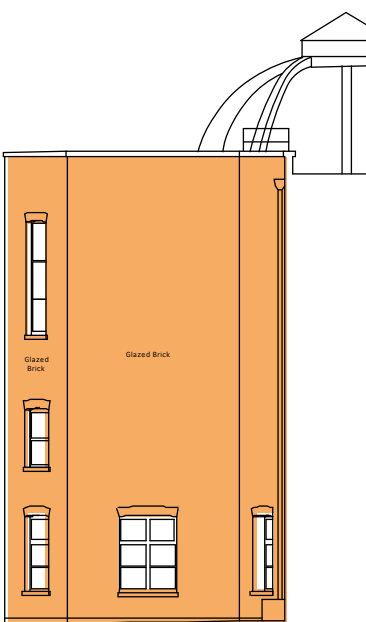
Planning Consent : Condition 5  
21st September 2012

Archive Document

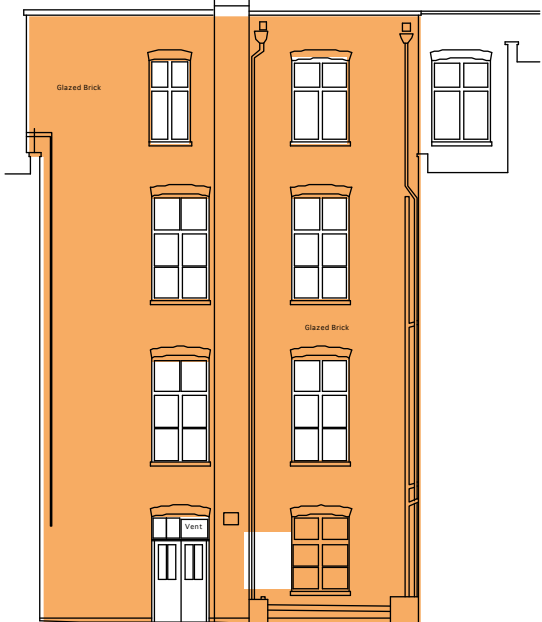
External Fabric Record - Lightwells



ELEVATION 4



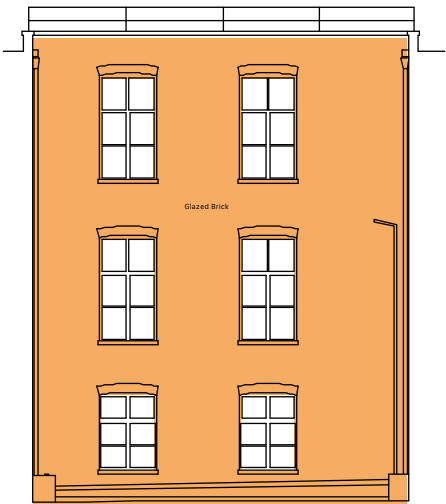
ELEVATION 5



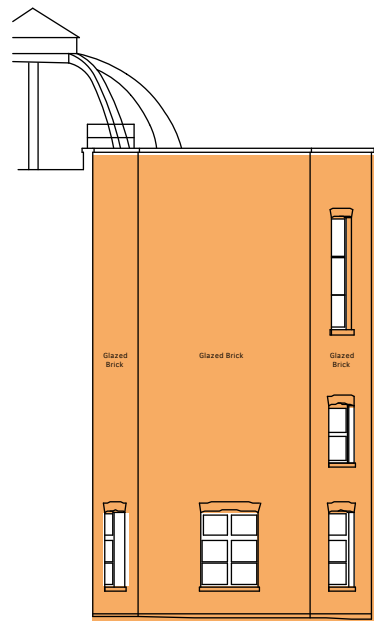
ELEVATION 6



ELEVATION 1

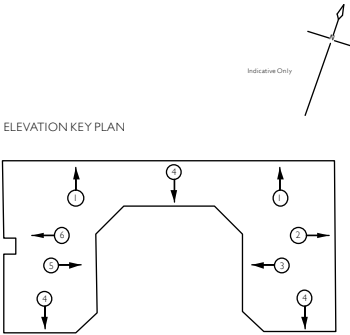


ELEVATION 2



ELEVATION 3

- High significance
- Medium significance
- Some significance
- Neutral/Detracts



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

External Fabric Record - Lightwells

Archive Document



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Roof

The principal elements of the roofscape are the glazed cupola and dome, as well as those parts that constitute the principal elevations eg. the parapet around Neckinger and Spa Road, and the roof over the portico.

The roofscape has had no major alterations or extensions.

A safety handrail has been fixed into the top of the precast concrete copings around the perimeter of the roof to prevent falls(pic. 3). There is evidence of repairs to both the brick work and the asphalt waterproofing which, we suspect, has been re-laid a number of times.. The asphalt is ventilated through a series of vents that run north along the Neckinger wing.

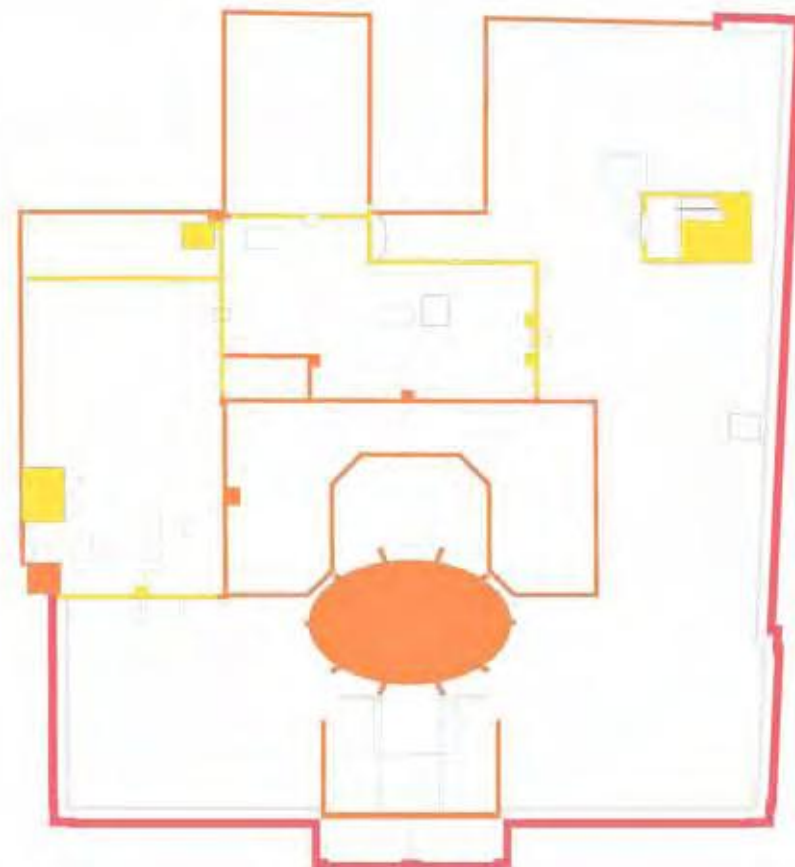
There is significant ponding of rainwater indicating that a number of roof outlets are currently blocked, and the dpm to parapet junction has failed in numerous locations.

The block attic storey behind the portico and the roof dome to the cupola are of medium significance.

During the planning process Southwark's conservation officer stated that the top of the dome and the glazed cupola (pic. 3) was an important feature. It was clarified that any potential roof extension should be subservient to this. We are unsure of the original construction of the dome structure, however it has been overlaid in fibre glass at some later date.

The block attic storey is identified within the historic listing. It is faced in the same material as the Spa road elevation and is capped with by a simple cornice (pic. 2). We suspect the structure behind originally screened plant equipment as there does not seem to be any compositional reason for it. It also appears that the space behind was once covered as the steel spanning between the flank walls are contemporaneous with the rest of the structure (pic.1 ).

There are several modern roof lights distributed across both roof levels (pic. 4).



- High significance
- Medium significance
- Some significance
- Neutral/Detracts



pic. 4



pic. 3



pic. 2



pic. 1



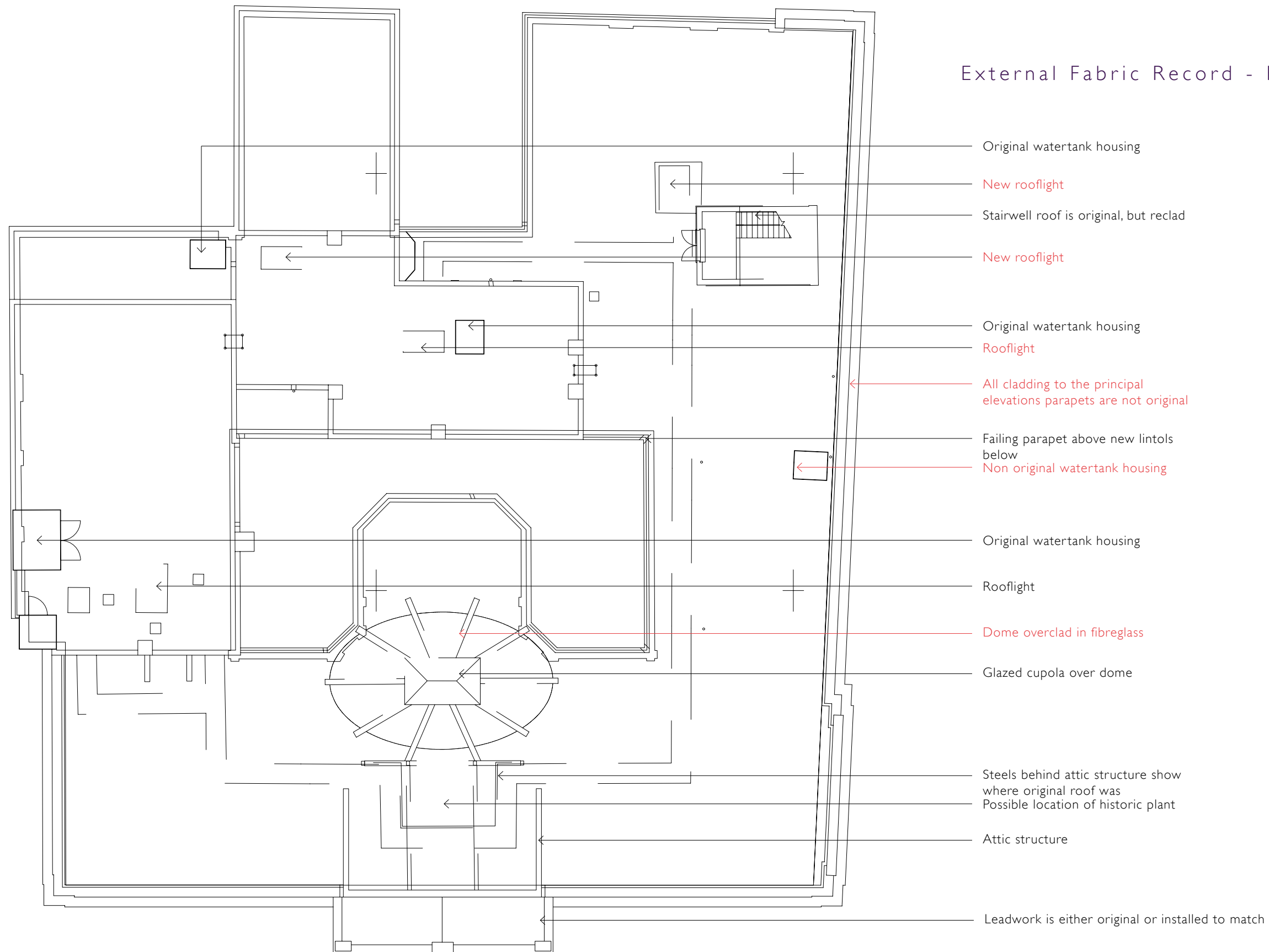
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## External Fabric Record - Roof



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

External Fabric Record - Roof





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

External Fabric Record - Roof





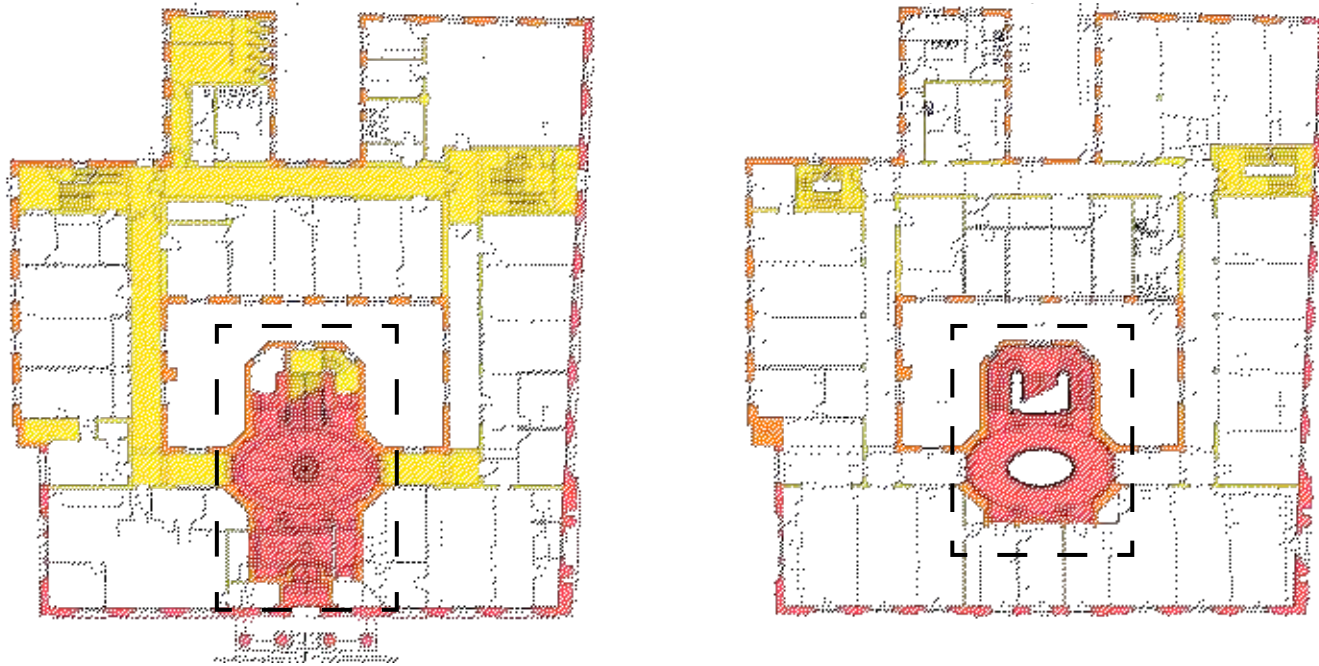
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

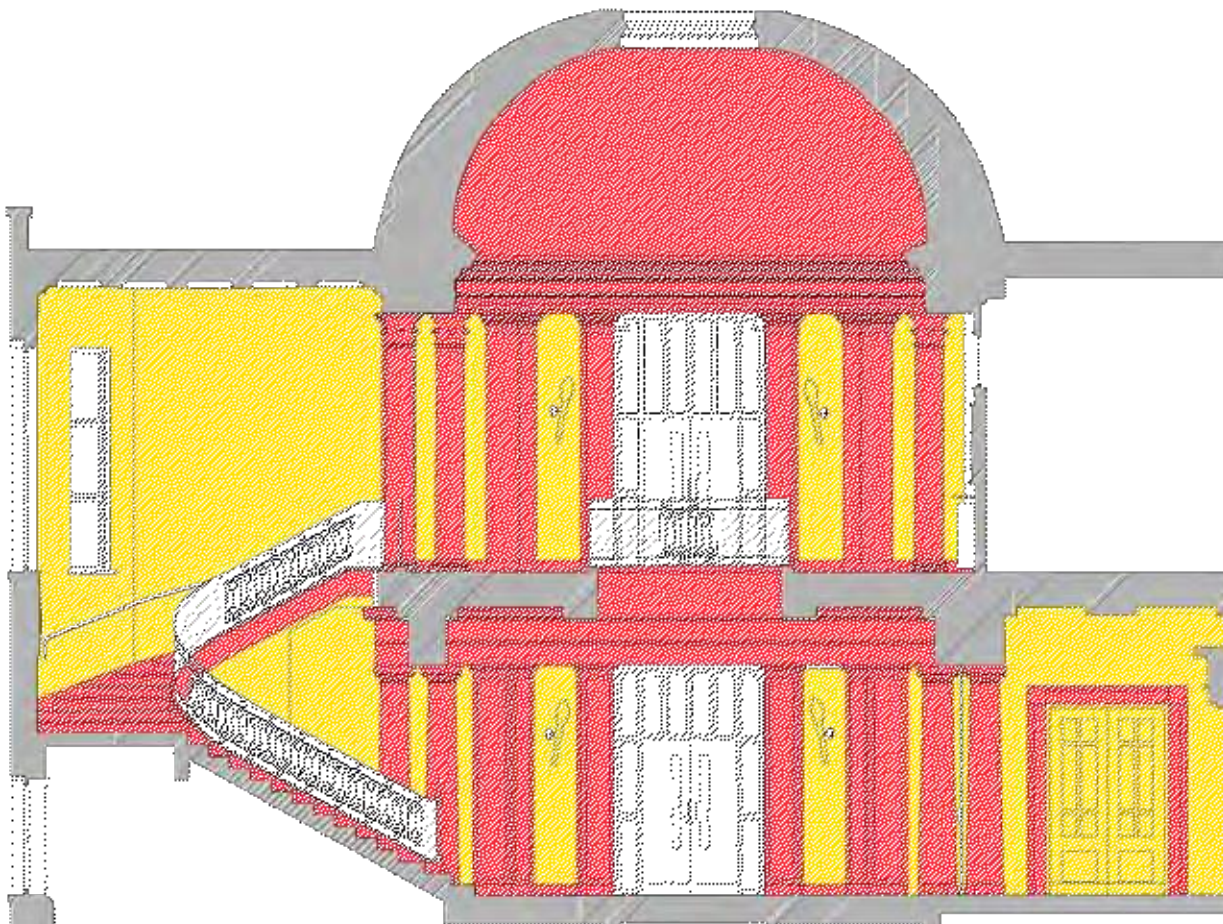
21st September 2012

Archive Document

## Internal Fabric Record : Historic Fabric



- High significance
- Medium significance
- Some significance
- Neutral/Detracts





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Record : Key

We have scheduled the record of internal features, breaking the building down into a series of separate wings described on the diagram left.

The following pages therefore record the internal arrangement in the order below;

### Entrance

Entrance Vestibule  
Entrance Hall  
Entrance Stair  
Entrance Gallery & Cupola

### Basement

Entrance Area  
South West Wing  
West Wing  
North West Wing  
North Wing  
North East Wing  
East Wing  
South East Wing

### Ground

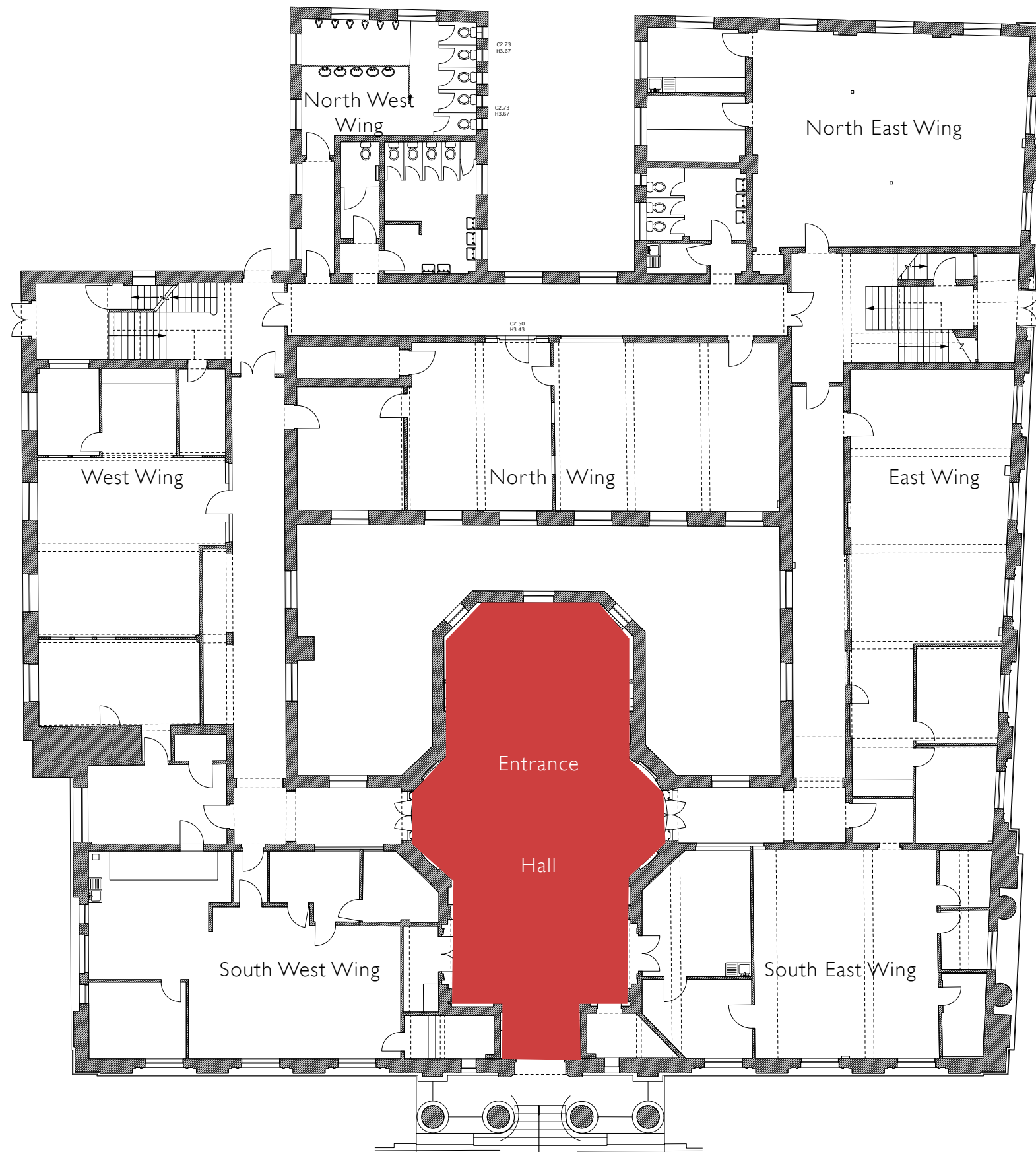
South West Wing  
West Wing  
North West Wing  
North Wing  
North East Wing  
East Wing  
South East Wing

### First Wing

South West Wing  
West Wing  
North West Wing  
North Wing  
North East Wing  
East Wing  
South East Wing

### Second

West Wing  
North West Wing  
North Wing



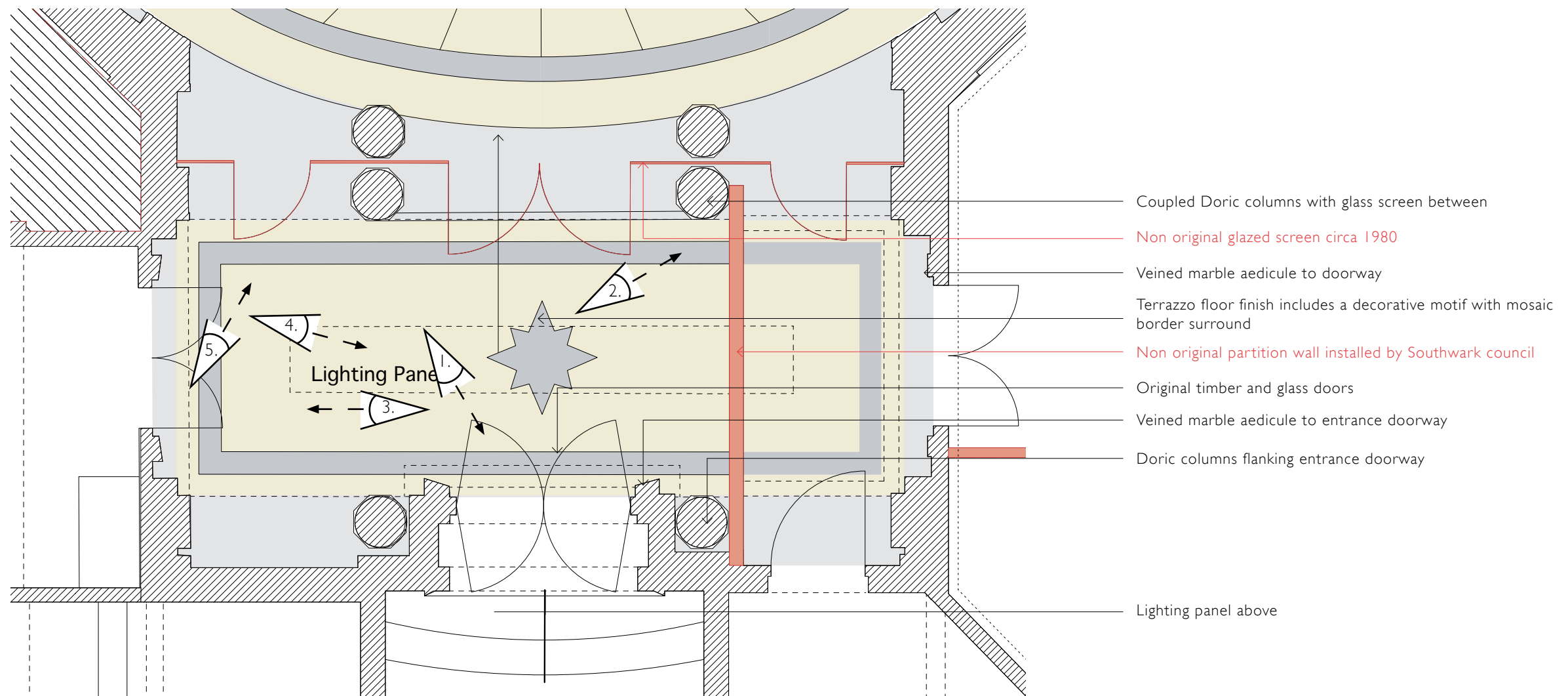
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

Internal Fabric Record : Entrance Vestibule





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Record : Entrance Vestibule

The entrance vestibule is of high significance.

### Features

A rectangular vestibule is entered through a veined marble aedicule (pic. 1 & 5). The terrazzo floor finish includes a decorative motif with mosaic border surround (pic. 4). Original hardwood doors within further veined marble aedicules (pic. 3) lead onto ancillary spaces and coupled Doric columns separate the vestibule from the entrance and stair hall. A decorative rectangular lighting panel is centred above the space (pic. 2).

### Amendments

A lightweight wall (pic. 2) has been introduced to modify circulation, however neither the original floor or ceiling finishes appear to have been damaged.

A glazed screen with doors (pic. 8) separates the vestibule from the entrance hall and incorporates the borough arms granted in 1966 (pic. 5) we suspect the screen dates from the 1980's. Again this appears to touch lightly on the original fabric.

Directly above the main entrance doorway a modern air curtain has been installed.



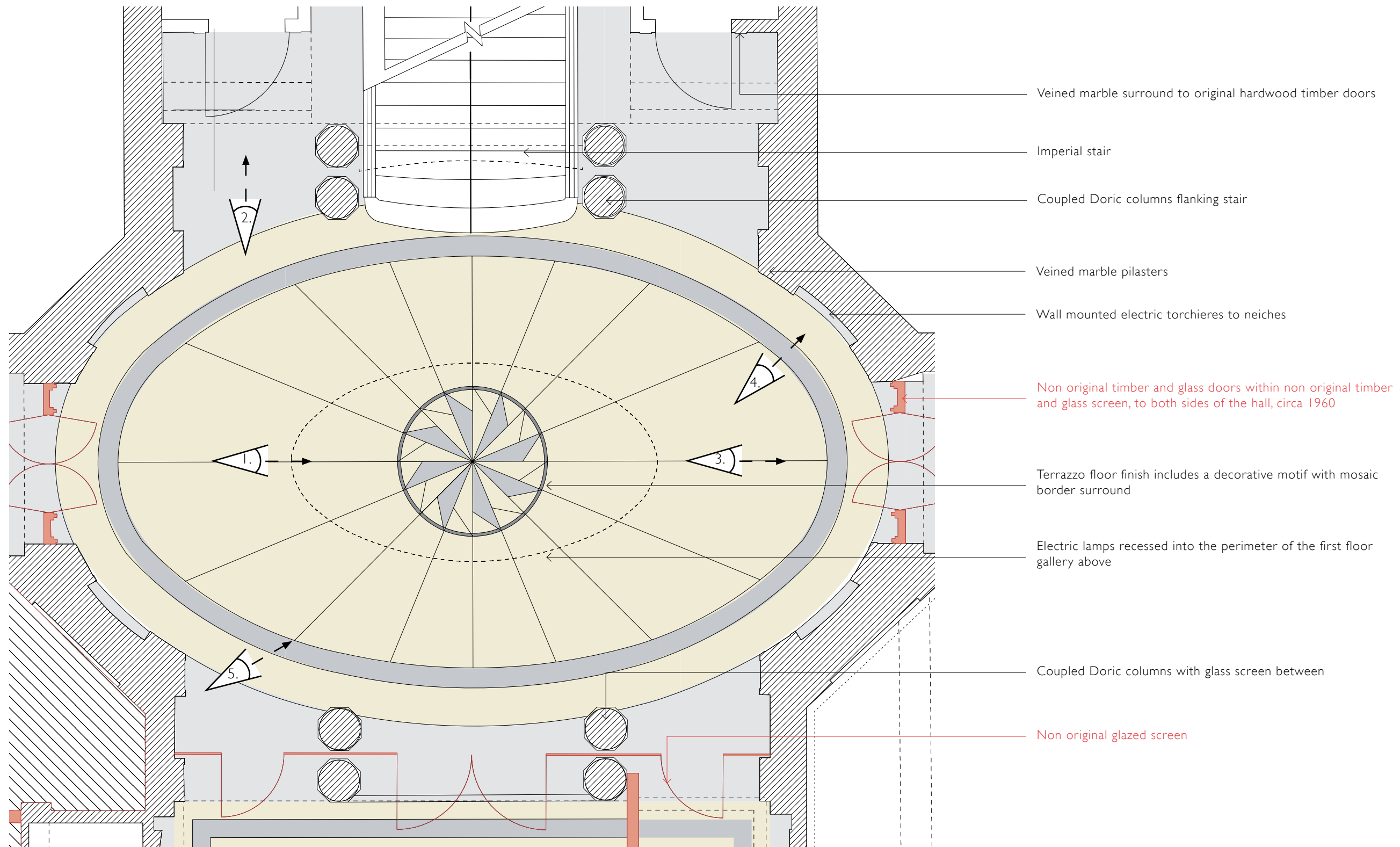
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Record : Ground Entrance Hall





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Record : Ground Entrance Hall

The entrance hall is of high significance.

### Features

The entrance hall (pic. 1) has similar veined marble aedicules and mouldings to the vestibule, again with a terrazzo floor finish including a decorative motif with mosaic border surround.

Lighting is provided by lamps recessed into the perimeter of the first floor gallery (pic. 1) and wall mounted electric torchieres (pic. 4)

The northern doorways providing access to the basement and a store have veined marble surrounds and the original hardwood doors (pic. 2).

It is believed that the marble work came from a house in Park Lane that was being demolished whilst the building was under construction.

### Amendments / Observations

There are few amendments to the entrance hall.

There are new fire doors and timber glazed screens (pic. 3) that lead onto the primary circulation circuit. From previous experience we believe that the doors were installed in the 1960's to reflect a revised fire strategy for the building.



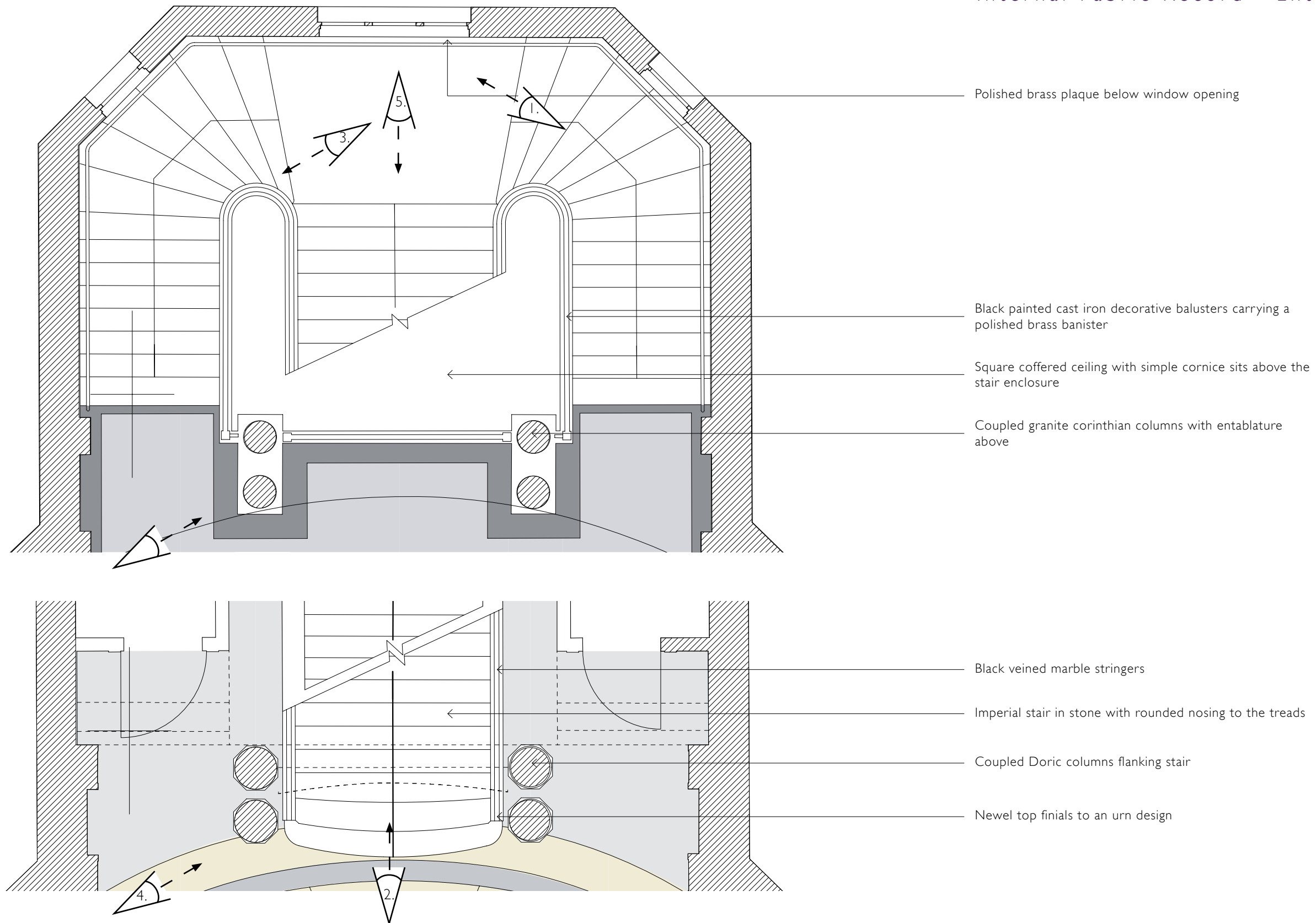
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Record - Entrance Stair





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5  
21st September 2012  
Archive Document

## Internal Fabric Record - Entrance Stair

The entrance stair is of high significance.

**Features**  
The staircase is in Imperial style with a single flight rising to a half landing and two symmetrical flights winding to either side both rising with an equal number of steps to the next floor (pic 1,2 &3). The steps are faced in stone with a rounded nosing to the treads with black veined marble faces the stringers to either side.

Coupled Doric columns flank the stairs at entrance level and support a plain entablature with mutules (pic. 3), coupled granite Corinthian columns sit above (pic. 2&5).

At half landing level a polished brass plaque records the names of individuals that provided 'Eminent Service' to the borough of Bermondsey.

The stair balustrade consists of black painted cast iron decorative balusters carrying a polished brass banister (pic. 2) terminating with newel top finials to an urn design.

A simple square coffered ceiling with simple cornice sits above the stair enclosure (pic. 6&7).

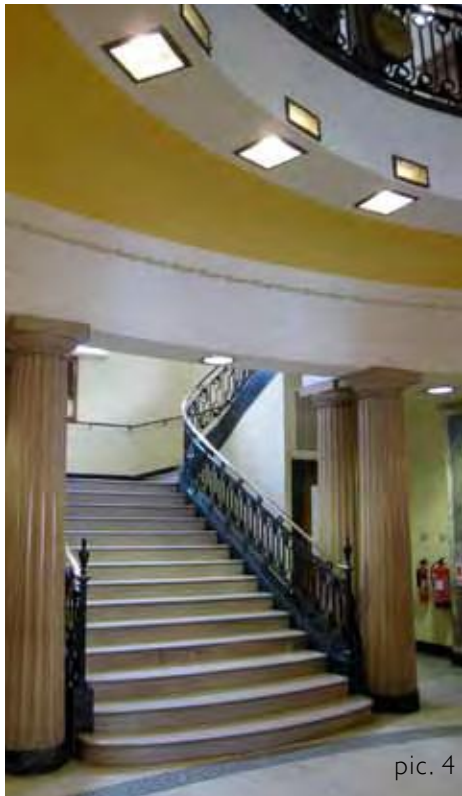
**Amendments / Observations**  
No amendments are immediately obvious.



pic. 1



pic. 2



pic. 4



pic. 3



pic. 7



pic. 6



pic. 5

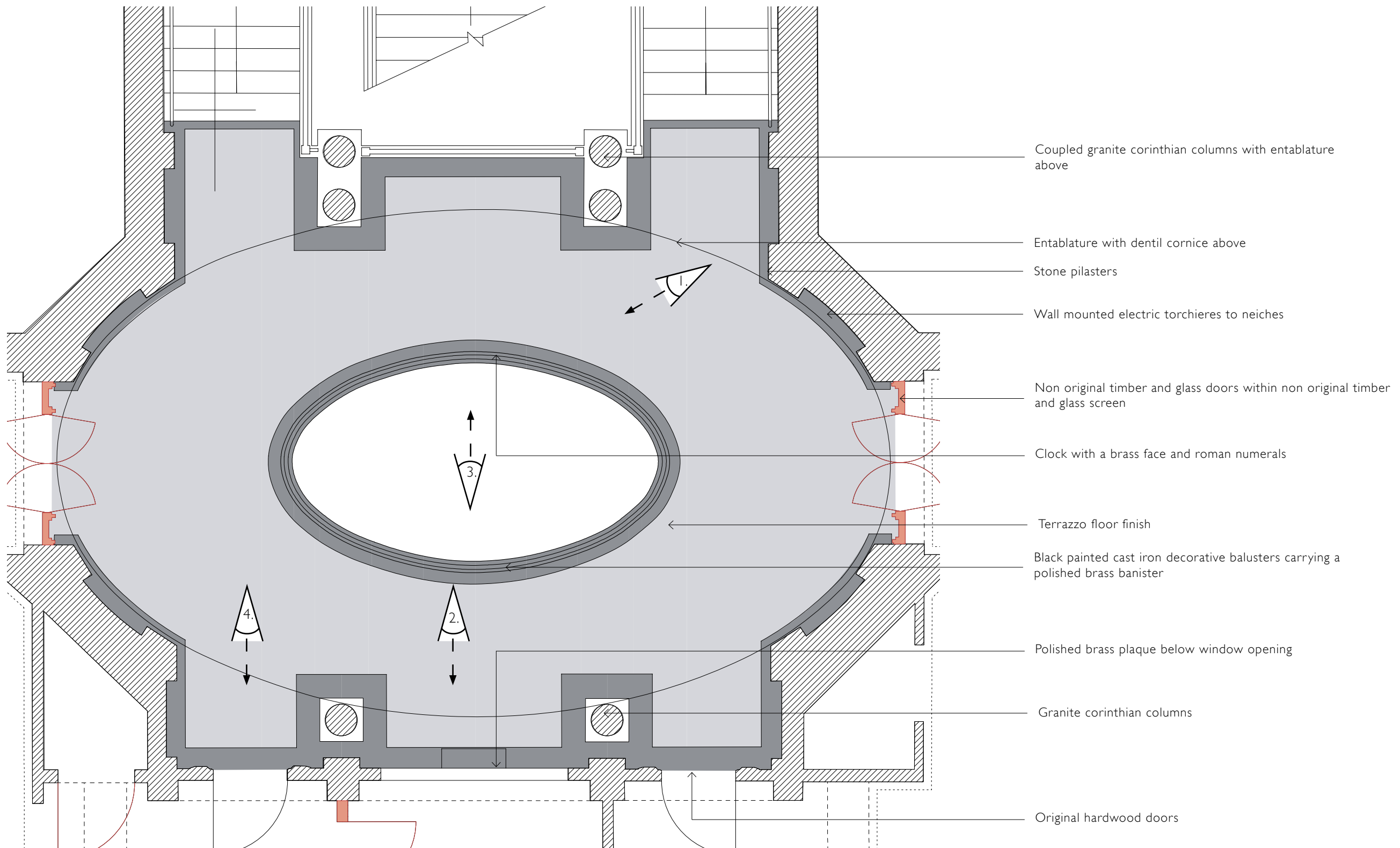
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Entrance Gallery & Cupola





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Entrance Gallery & Cupola

The entrance gallery and cupola are of high significance.

### Features

An elliptical gallery with terrazzo floor finish is lit by electric torchieres and is articulated by plain pilaster strips (pic. 1). These carry a continuous plain entablature with dentil cornice that is roofed by an elliptical dome with oval oculus.

Doorways give onto circulation passages to the east and west and office spaces to the south (pics. 1 & 4). The doors into the offices appear to be original (pic. 4).

The gallery balustrade consists of painted cast iron decorative balusters carrying a polished brass banister and incorporates a clock with a brass face and roman numerals (pic. 3).

A brass plaque records the Mayors of Bermondsey (pic. 2) and a portrait of the mayor killed during the WWII bombing raid that led to the destruction of the adjacent town hall hangs at the top of the stairs.

### Amendments / Observations

There are few amendments to the gallery.

There are new fire doors and glazed timber screens (pic. 1) that lead onto the primary circulation circuit. From previous experience we believe that the doors were installed in the 1960's to reflect a revised fire strategy for the building.



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

Internal Fabric Record : Entrance Hall





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

Internal Fabric Record : Entrance Hall







# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Basement

The basement internals are of **some significance**.

### Features

A number of doors and frames appear to be of original design.

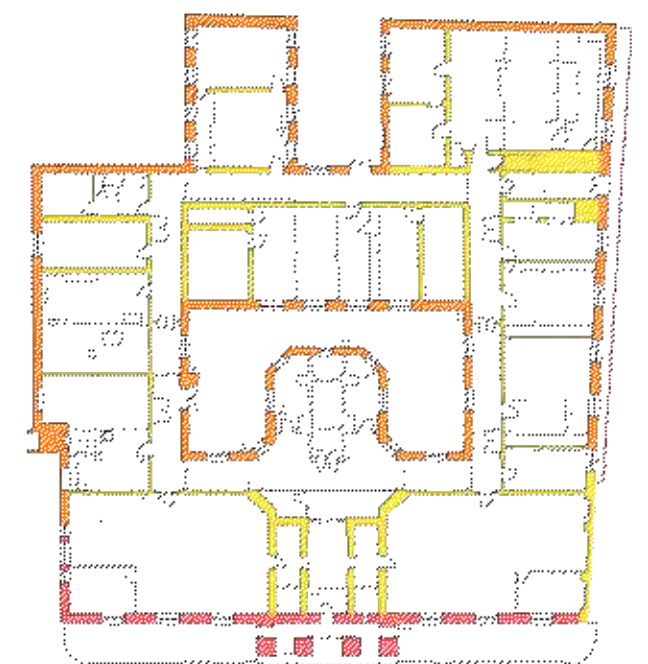
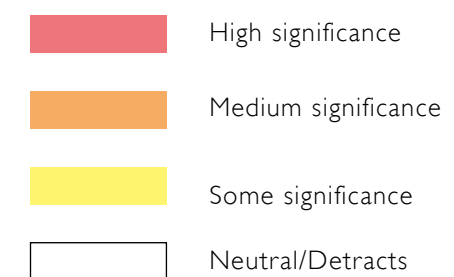
There are several brick arches along the perimeter of the building.

### Amendments / Observations

Timber and glass screens with fire doors have been introduced to the main circulation passageways and at the base of the eastern stair access into the basement.

Parts of the external walls to the north west section of the building have additional mass concrete support (pic. 4), whether this is providing additional restraint and support of the structure above or were introduced to secure the building's safe is unclear.

Penetrations have been created through the structure for the routing of new services and IT networks, including provision of heat to the neighboring one stop shop.



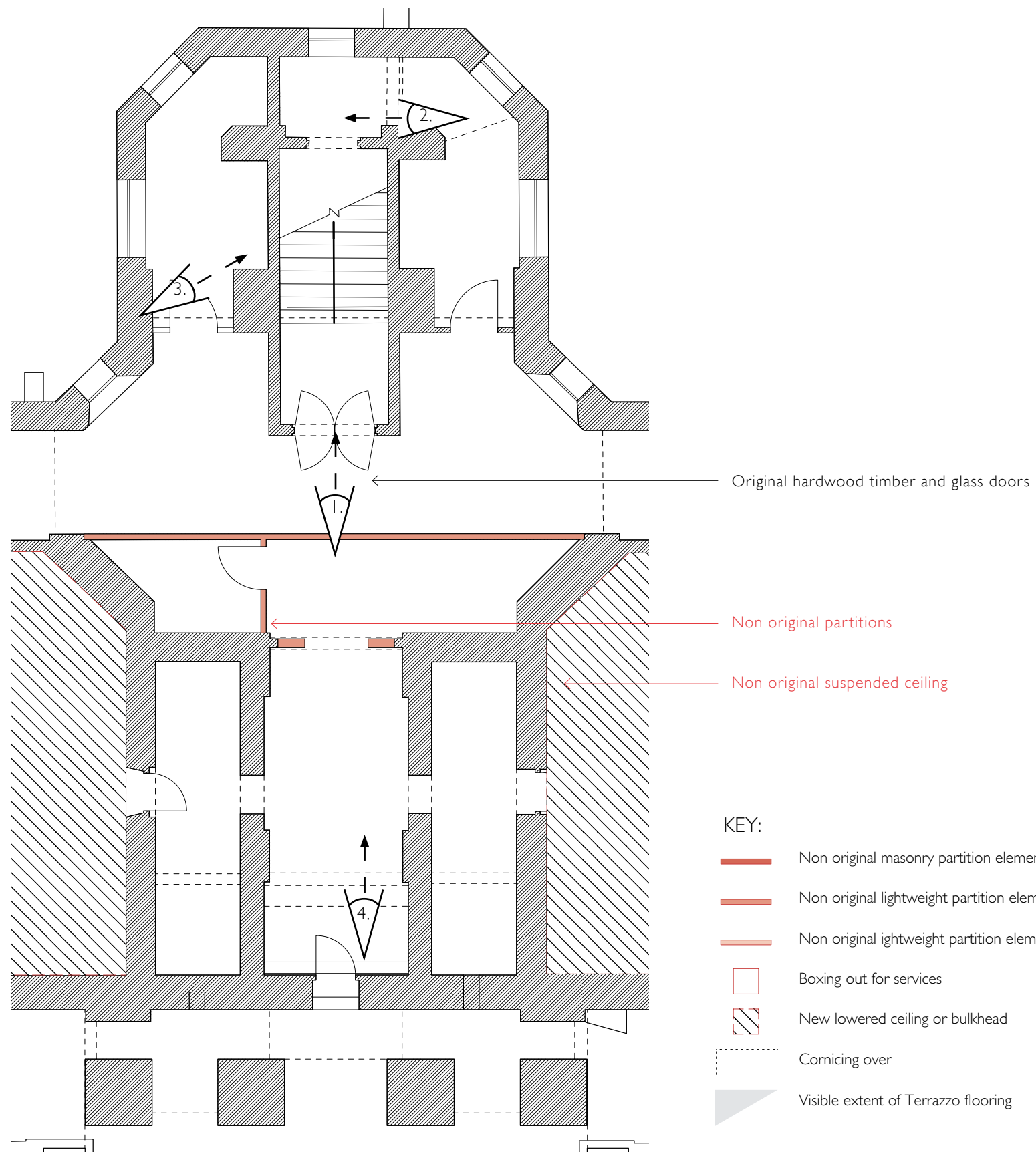
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

Internal Fabric Report : Basement Entrance Area





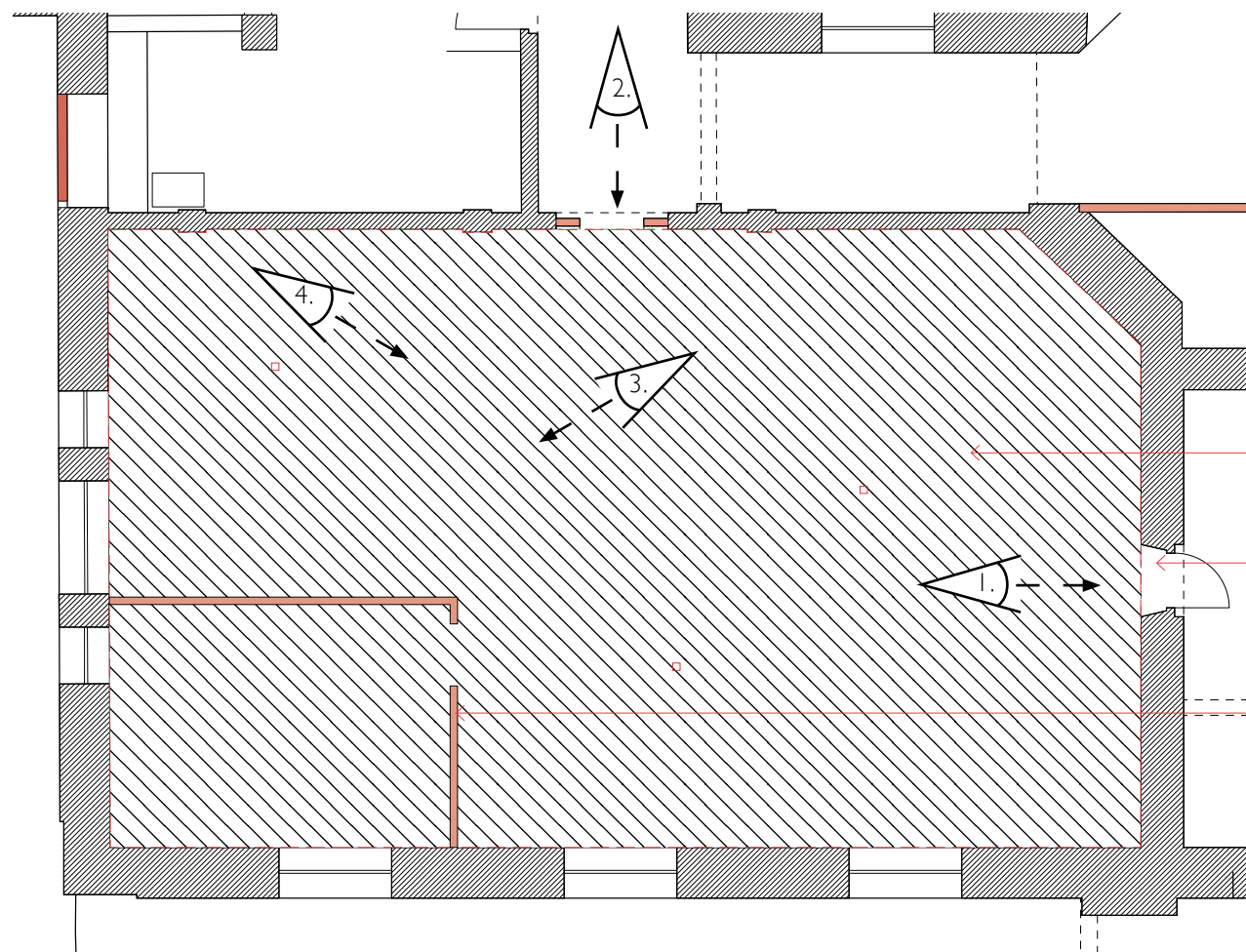
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Basement South West



Non original suspended ceiling

New door and frame within larger original opening

Non original partition

### KEY:

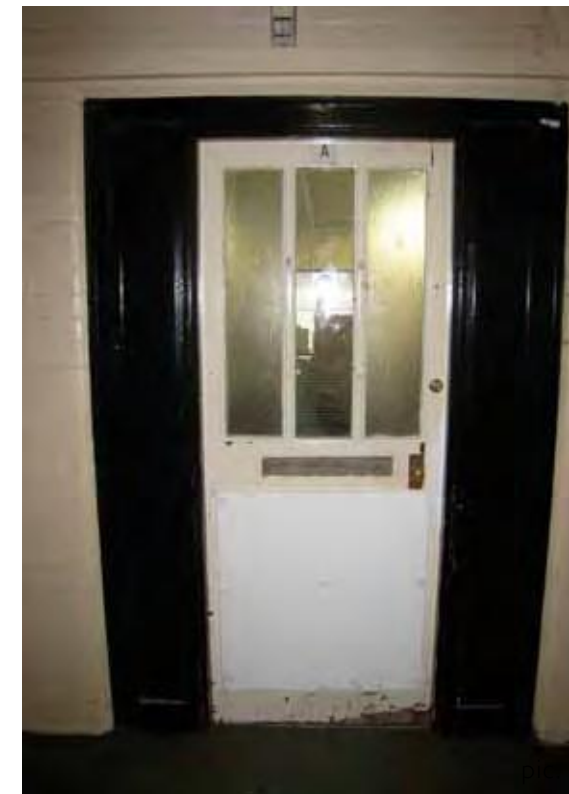
- Non original masonry partition element
- Non original lightweight partition element
- Non original lightweight partition element (low level)
- Boxing out for services
- New lowered ceiling or bulkhead
- Comicing over
- Visible extent of Terrazzo flooring



pic. 3



pic. 1



pic. 2



pic. 4

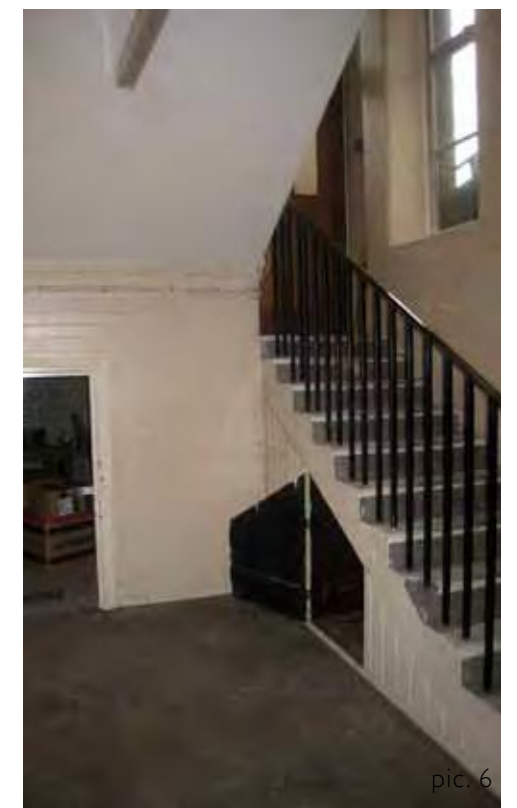
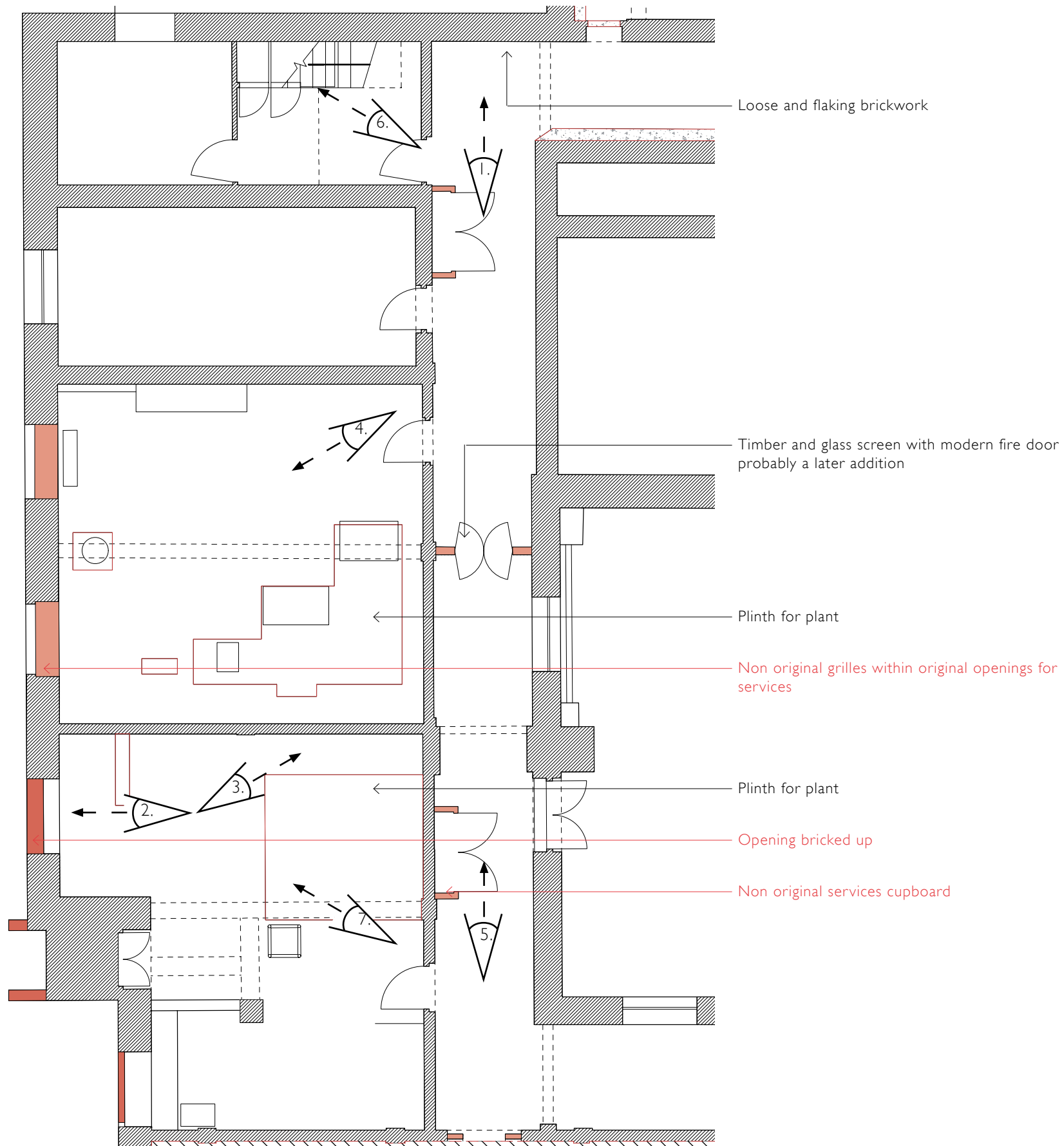
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Basement West





# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

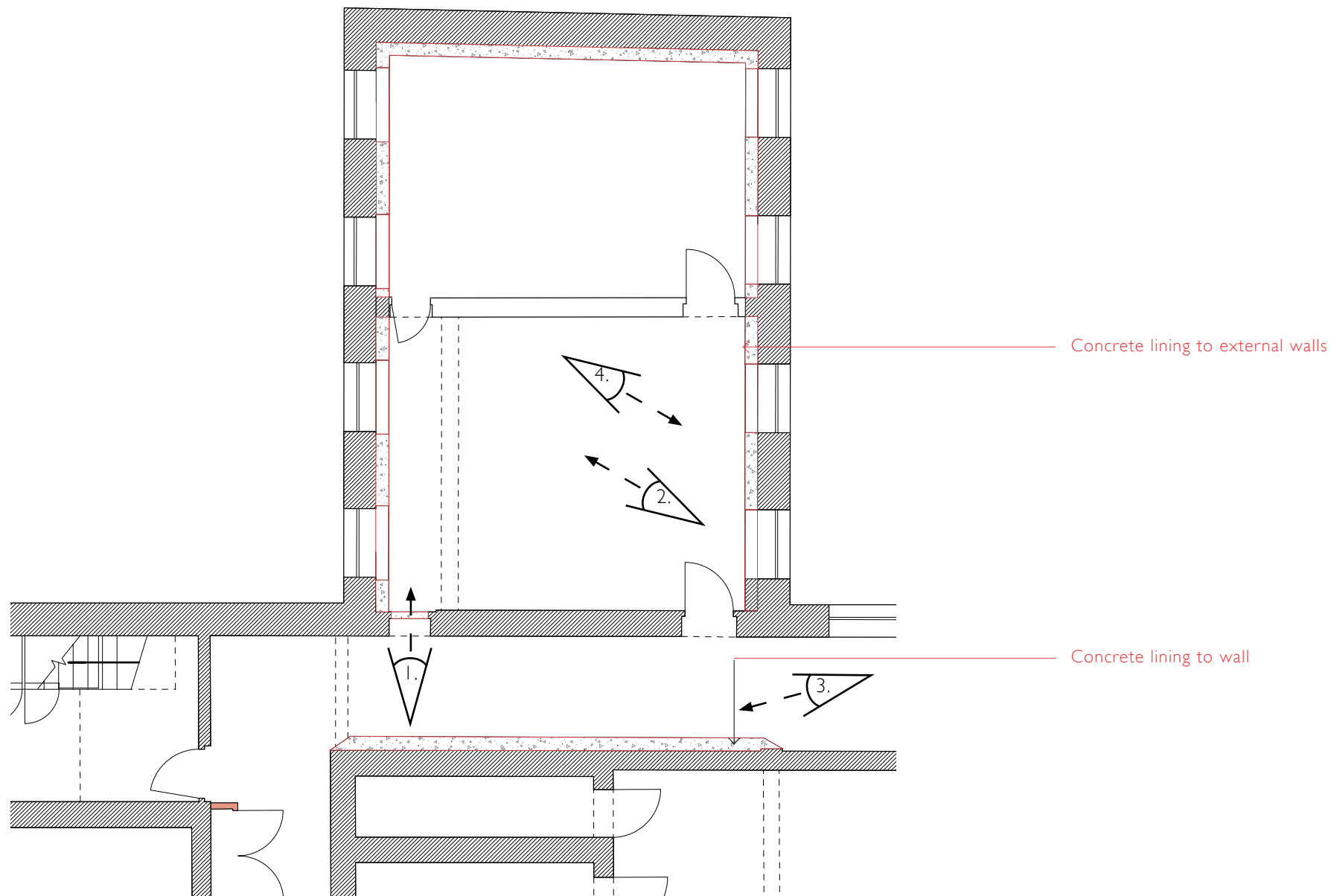
21st September 2012

Archive Document

## Internal Fabric Report : Basement North West

### KEY:

- Non original masonry partition element
- Non original lightweight partition element
- Non original lightweight partition element (low level)
- Boxing out for services
- New lowered ceiling or bulkhead
- Comicing over
- Visible extent of Terrazzo flooring



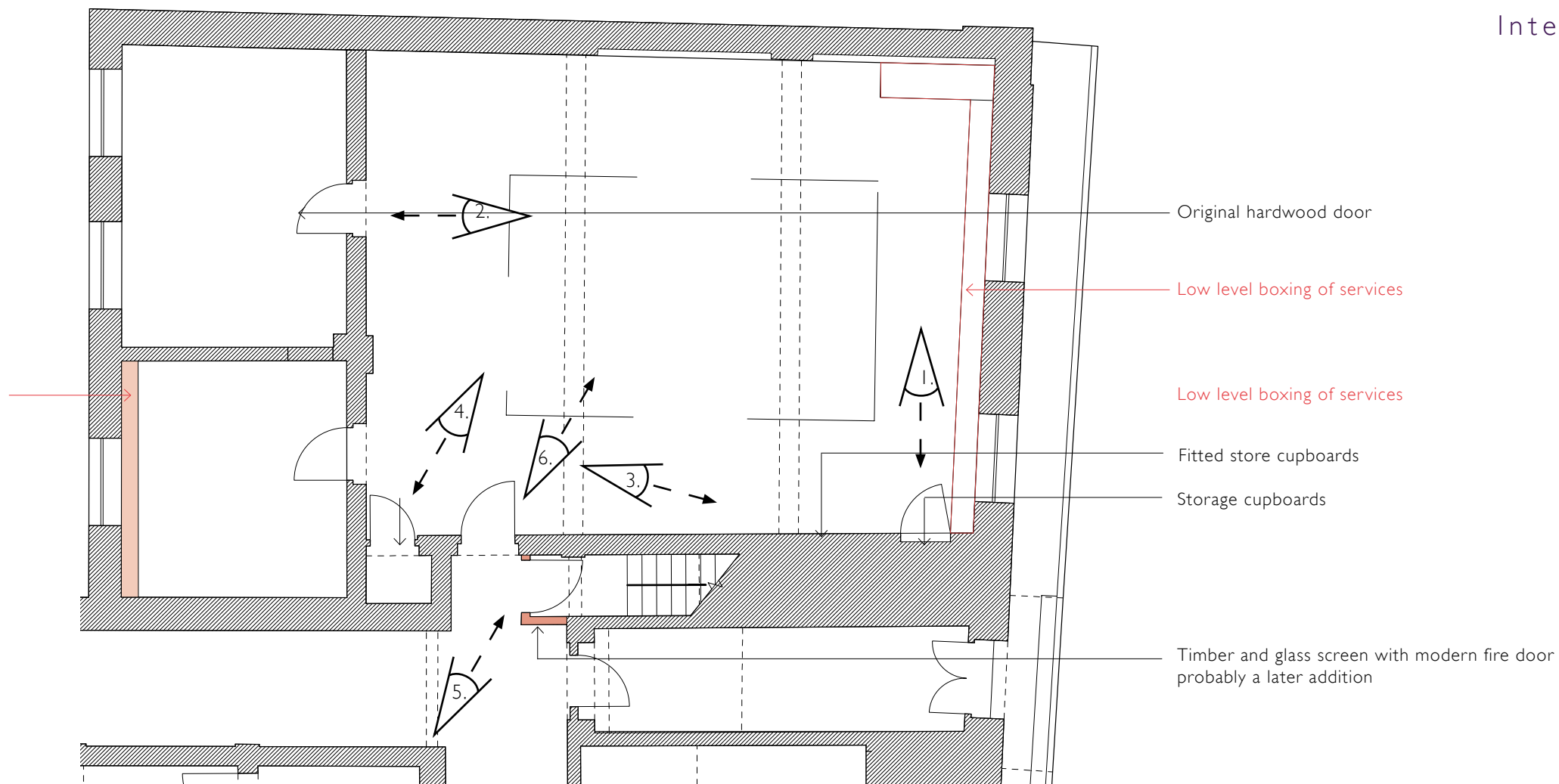
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Basement North East



### KEY:

- Non original masonry partition element
- Non original lightweight partition element
- Non original lightweight partition element (low level)
- Boxing out for services
- ▨ New lowered ceiling or bulkhead
- Coming over
- ▨ Visible extent of Terrazzo flooring





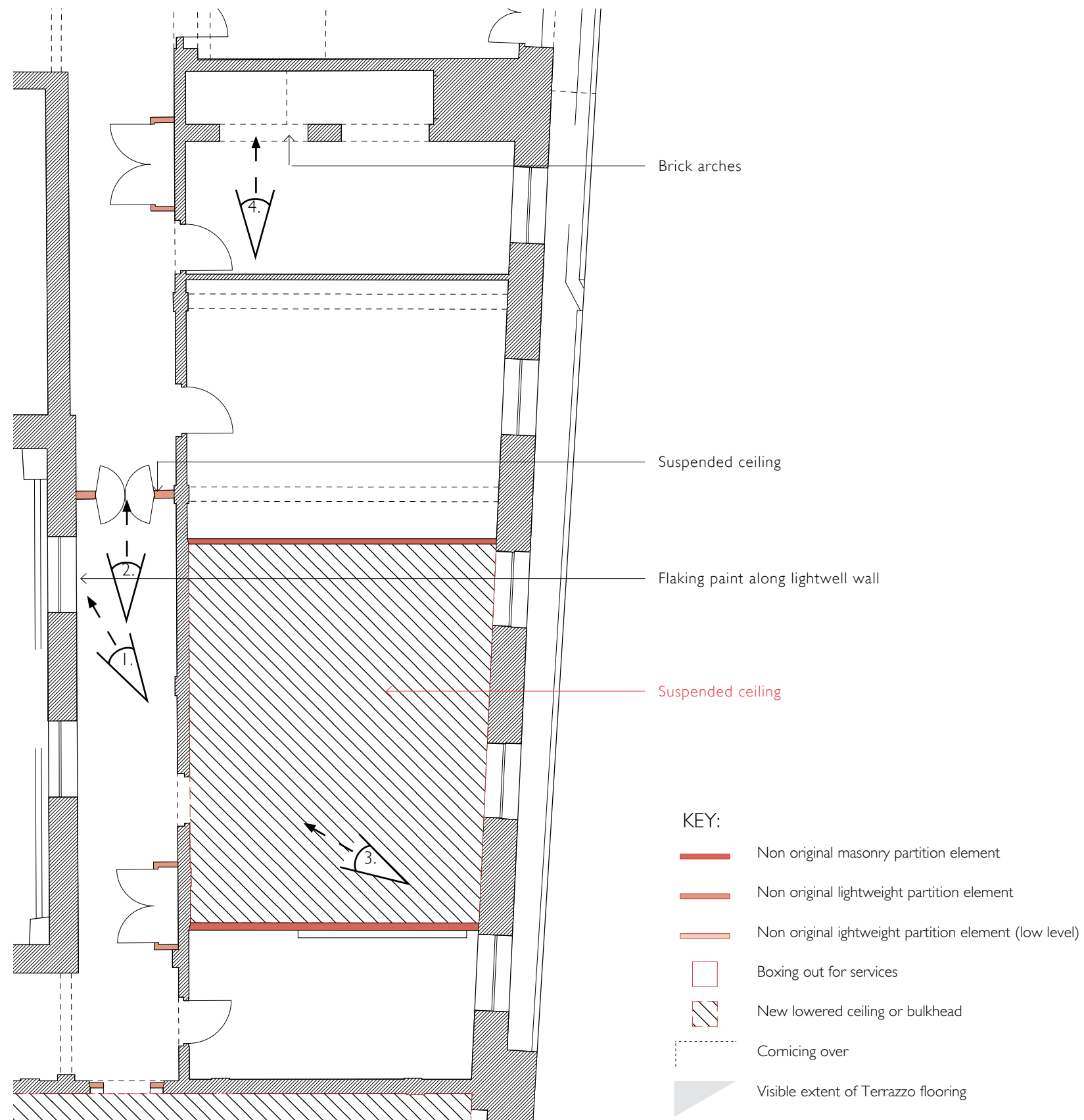
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Basement East



# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

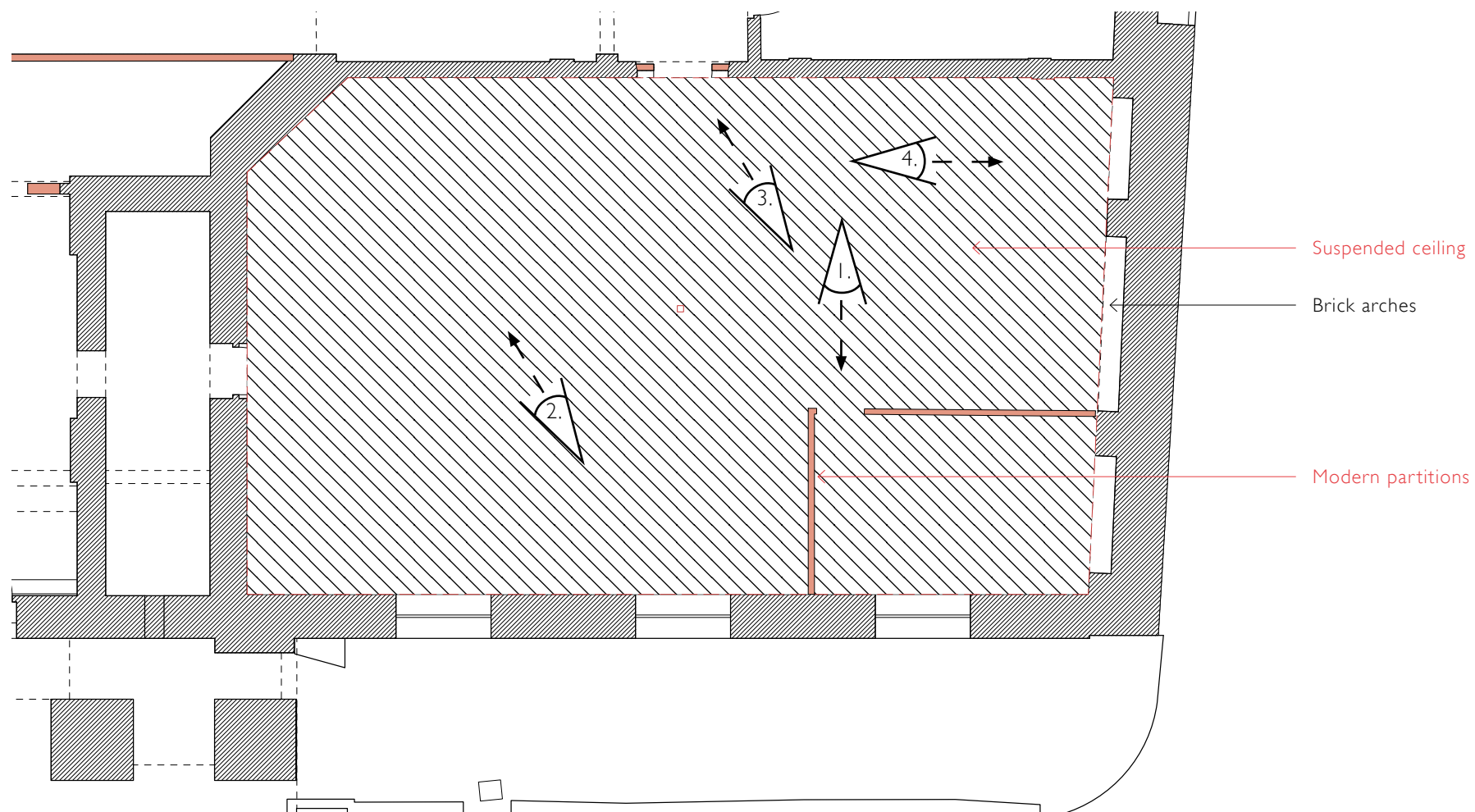
21st September 2012

Archive Document

Internal Fabric Report : Basement South East

## KEY:

- Non original masonry partition element
- Non original lightweight partition element
- Non original lightweight partition element (low level)
- Boxing out for services
- New lowered ceiling or bulkhead
- Comicing over
- Visible extent of Terrazzo flooring











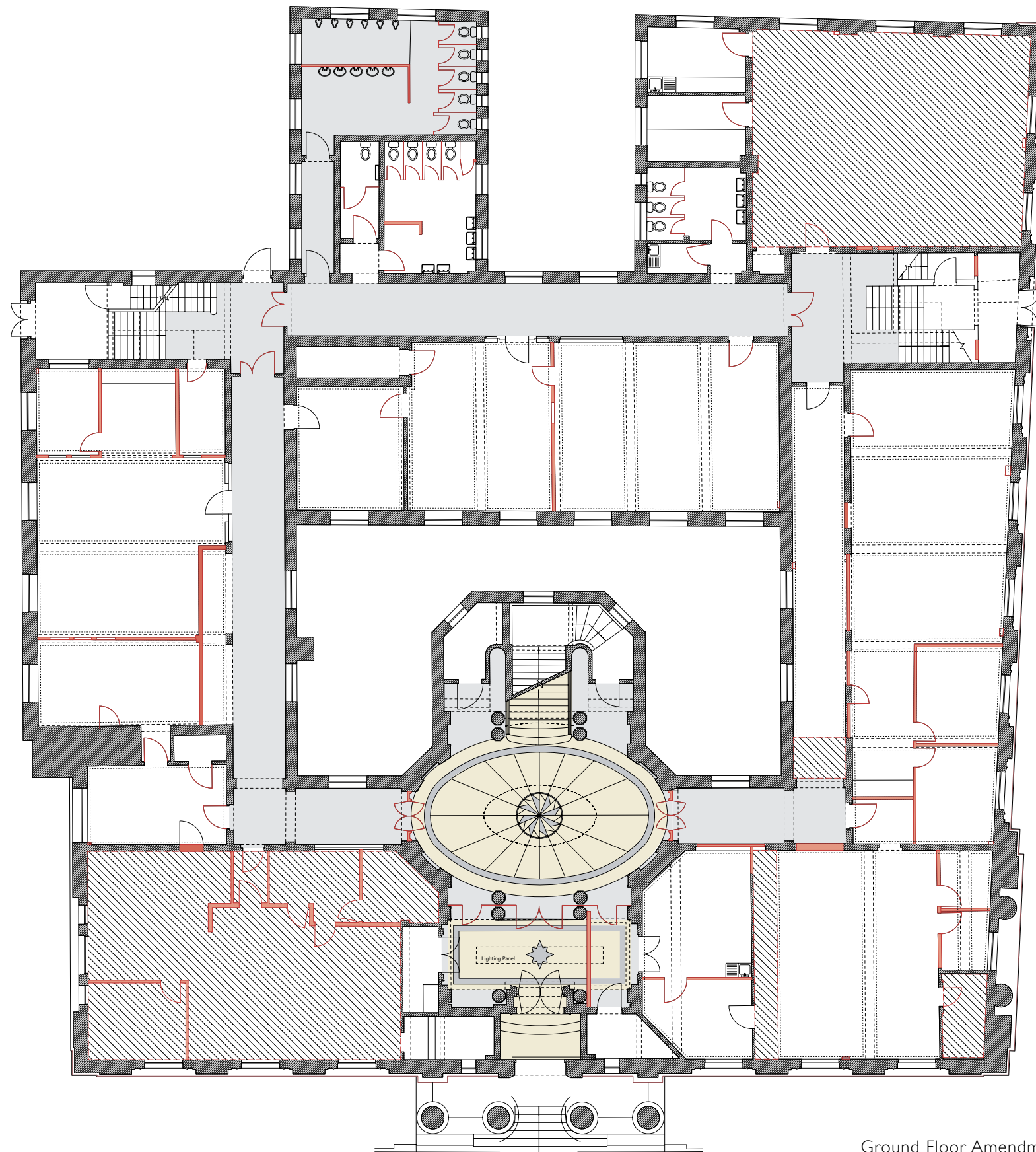
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Ground Floor



Ground Floor Amendments

The majority of the ground floor internals (omitting the entrance areas) are of some significance, with a scattering of features that are of medium significance. All of them formed by the overall structure and façades which are of high significance as noted previously.

There appears to be a greater extent of terrazzo flooring than at other levels with the finish extending into some of the service areas. Terrazzo is not visible within the eastern section of the circulation circuit and this may be because it does not extend to this area.

At the south west and south east corners of the circulation circuit the structural openings have arched heads. Also the glazed screens and doors into some of the rooms appear to be original.

### Amendments

A number of partition walls have been introduced and it is possible that several sections of original walls, adjacent to the circulation circuit, have been removed to provide better day-lighting and organisation of the office space.

Modern fire-doors have been installed to some of the doorways, in others the timber and glass doors and screens may be original.

Numerous penetrations have been created through the fabric for the routing of new services and IT networks. A suspended ceiling has been introduced into several rooms. Particular adaptations have taken place to the south west wing when the cashiers office was constructed.

Protective plastic covers have been installed over the original window cills.

There is evidence of water ingress due to stained and flaking paint at several locations.

# Hollybrook Limited : Bath House Lofts








Planning Consent : Condition 5

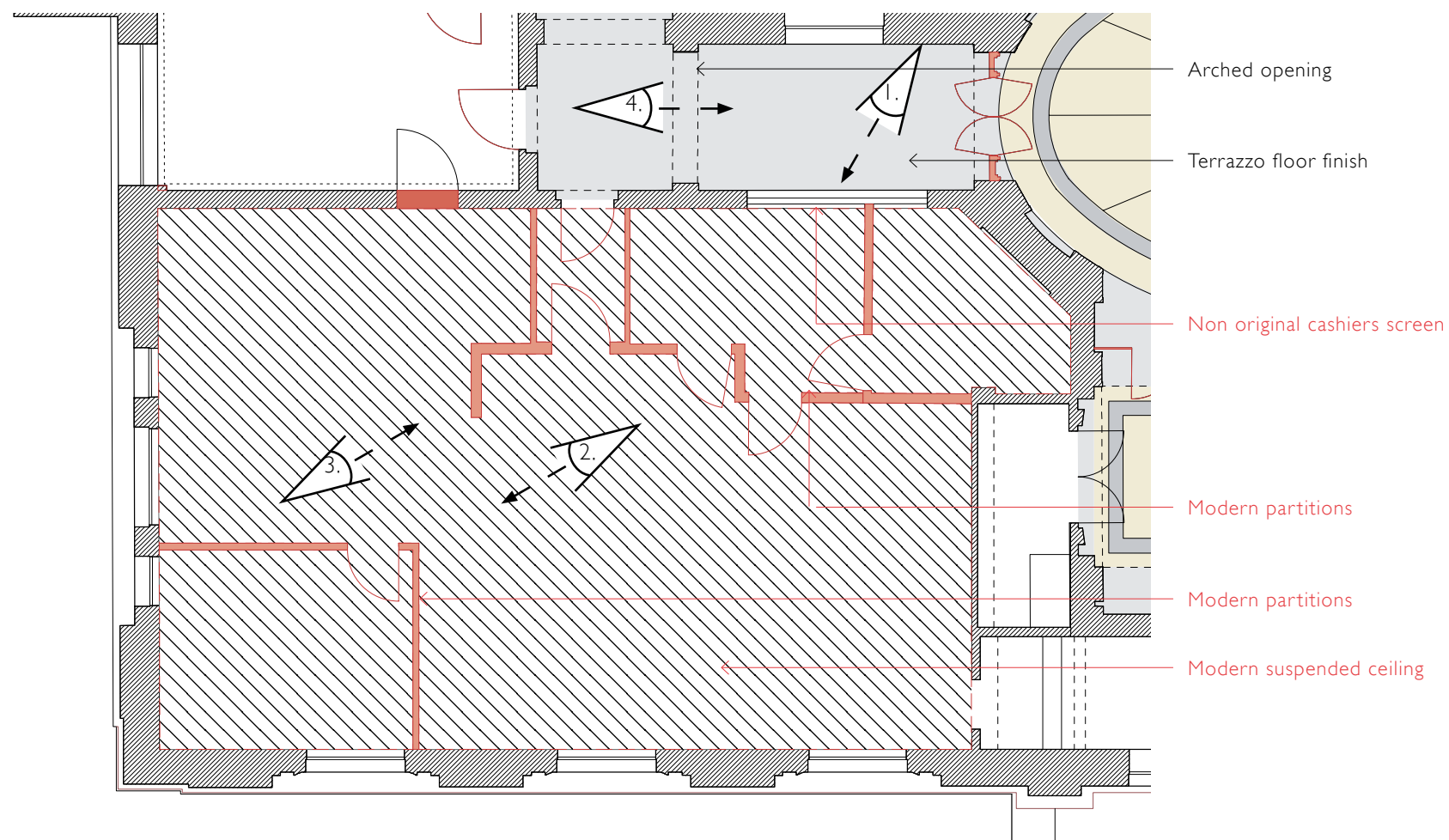
21st September 2012

Archive Document

## Internal Fabric Report : Ground South East

### KEY:

-  Non original masonry partition element
-  Non original lightweight partition element
-  Non original lightweight partition element (low level)
-  Boxing out for services
-  New lowered ceiling or bulkhead
-  Cornicing over
-  Visible extent of Terrazzo flooring





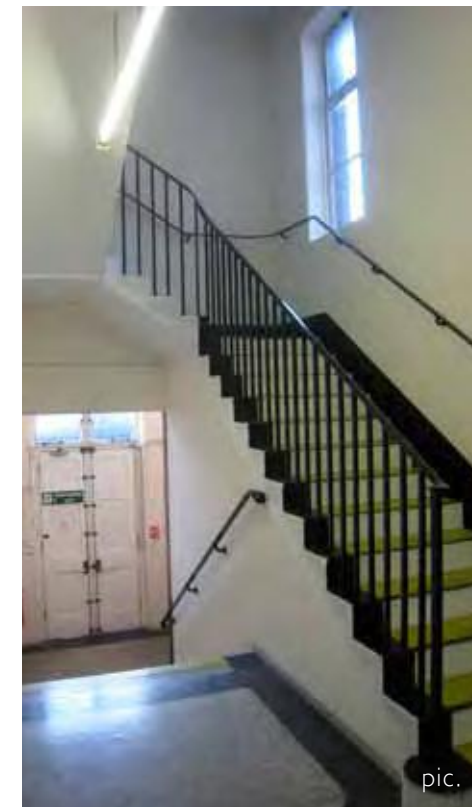
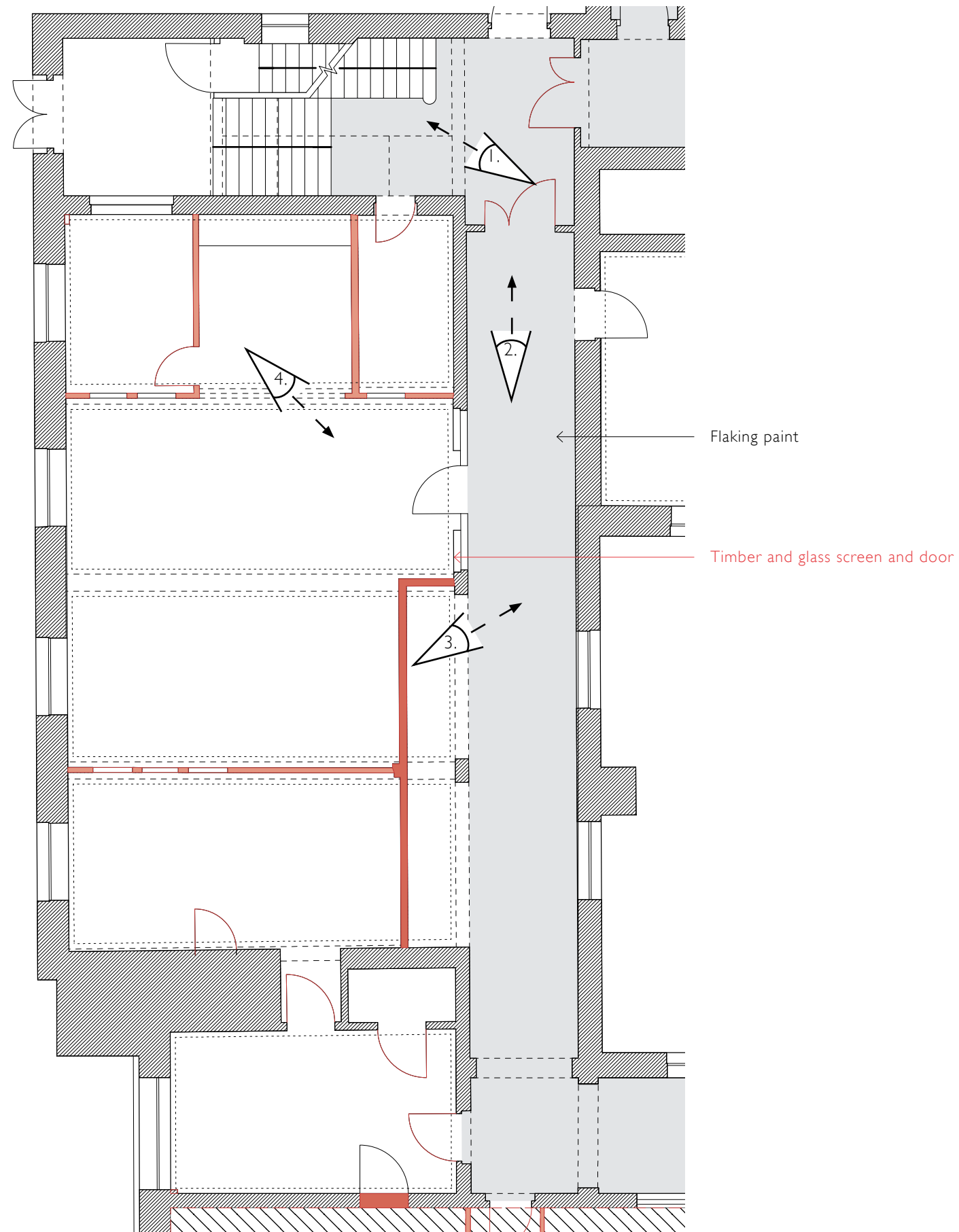
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Ground East



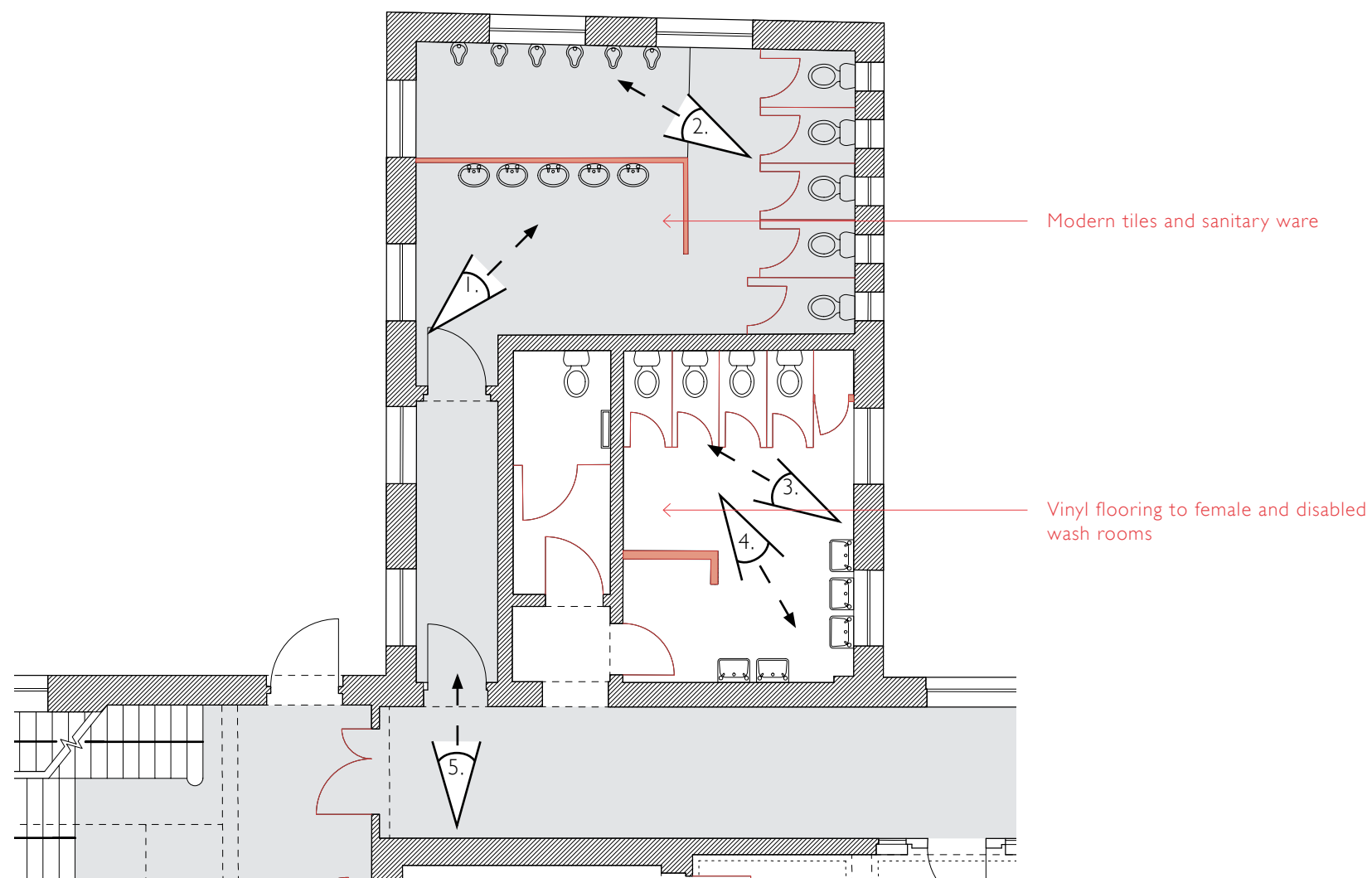
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Ground North West





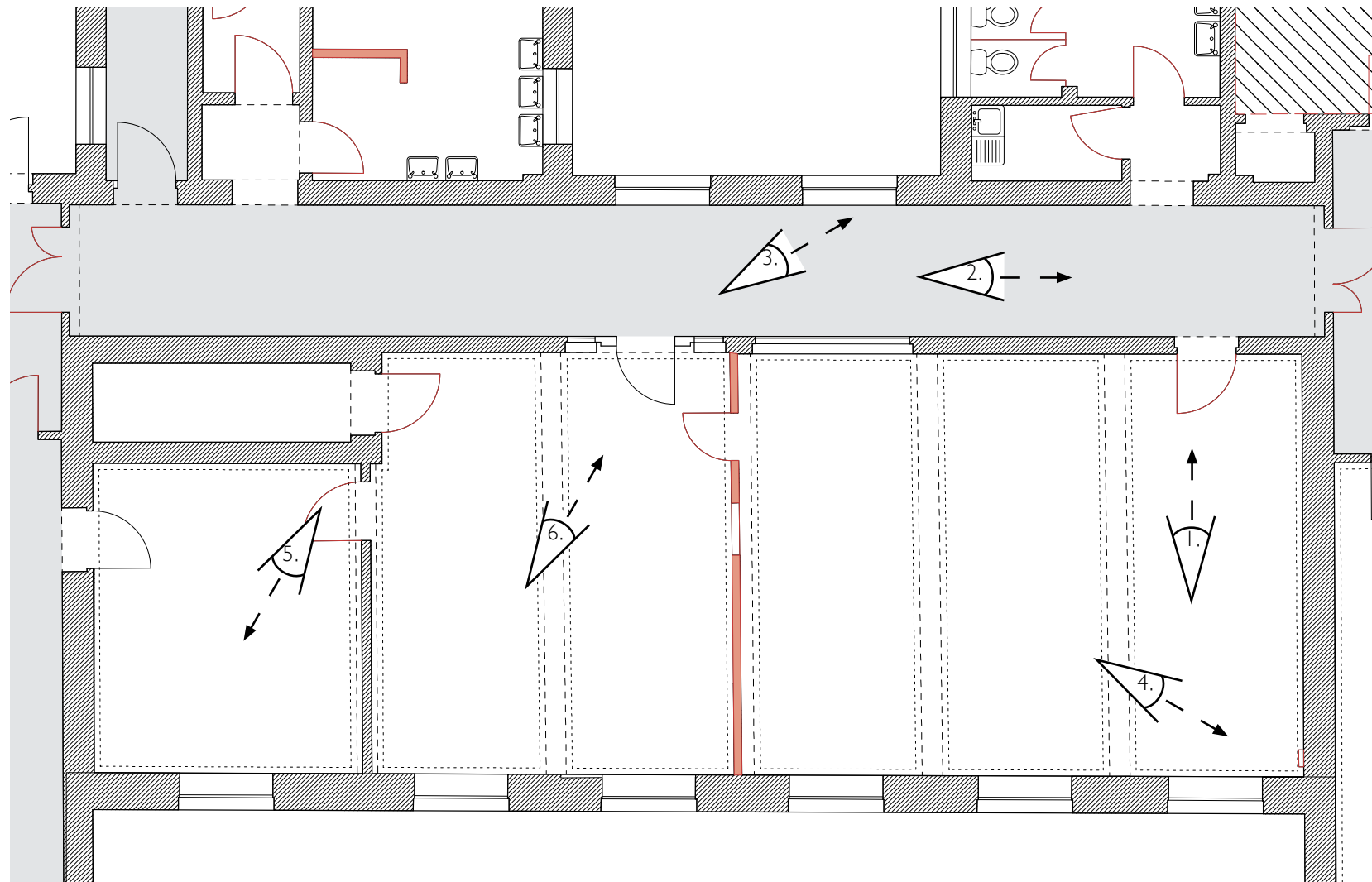
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

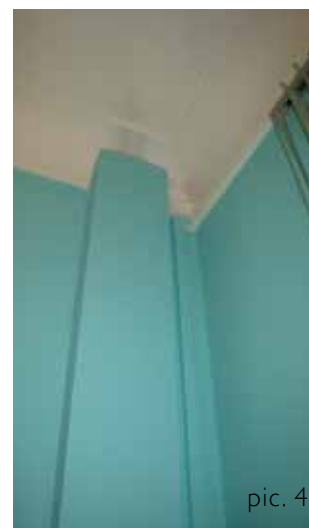
Archive Document

## Internal Fabric Report : Ground North



### KEY:

- Non original masonry partition element
- Non original lightweight partition element
- Non original ightweight partition element (low level)
- Boxing out for services
- New lowered ceiling or bulkhead
- Comicing over
- Visible extent of Terrazzo flooring



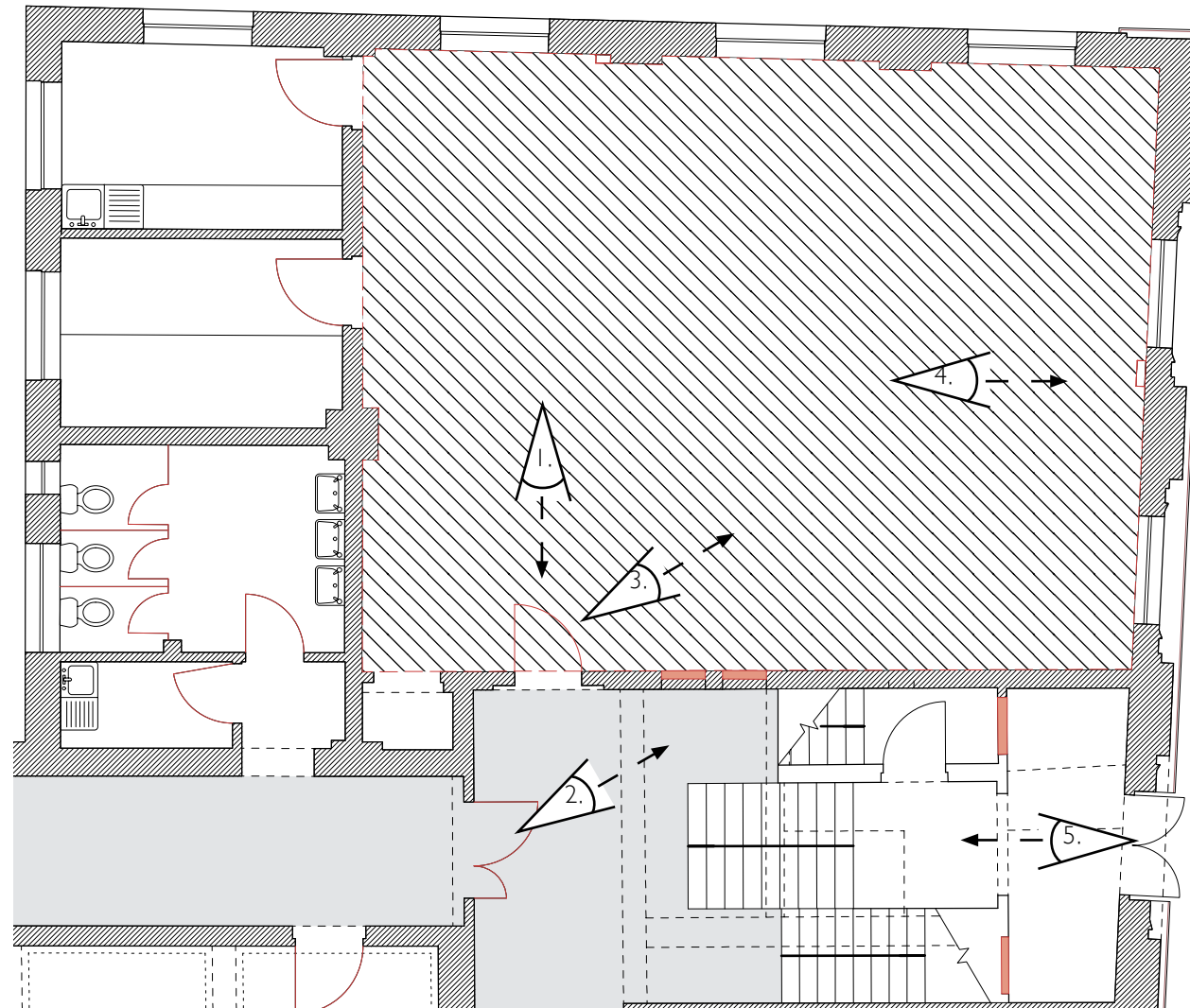
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Ground North East



### KEY:

- Non original masonry partition element
- Non original lightweight partition element
- Non original lightweight partition element (low level)
- Boxing out for services
- New lowered ceiling or bulkhead
- Coming over
- Visible extent of Terrazzo flooring



pic. 1



pic. 2



pic. 3



pic. 4



pic. 5



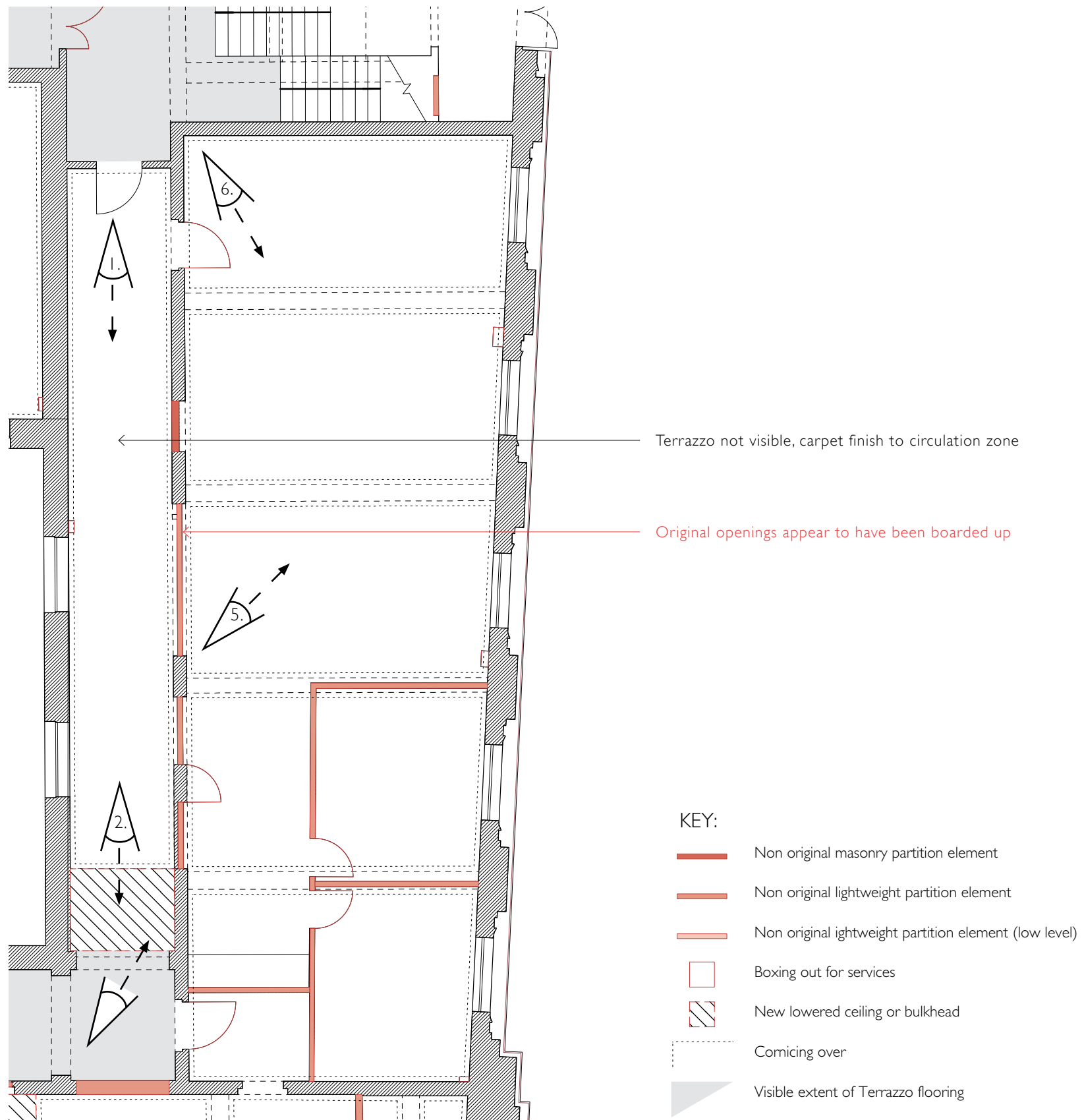
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Ground East



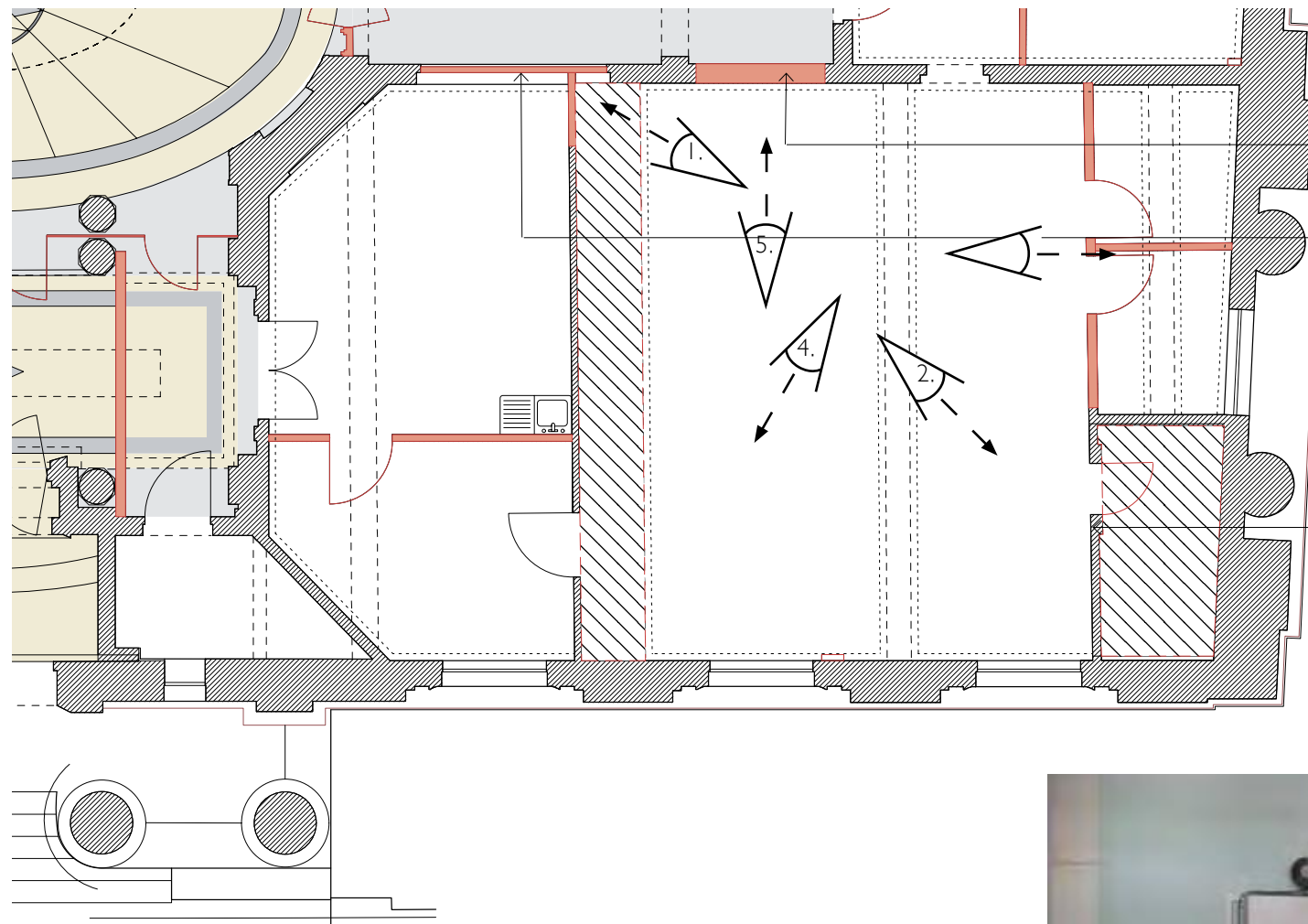
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Ground South East



Original doorway blocked up and new entrance point into room located adjacent

Original opening blocked up

High level storage space above store room accessed from main space

### KEY:

- Non original masonry partition element
- Non original lightweight partition element
- Non original lightweight partition element (low level)
- Boxing out for services
- New lowered ceiling or bulkhead
- Cornicing over
- Visible extent of Terrazzo flooring



pic. 5



pic. 4



pic. 3



pic. 2



pic. 1









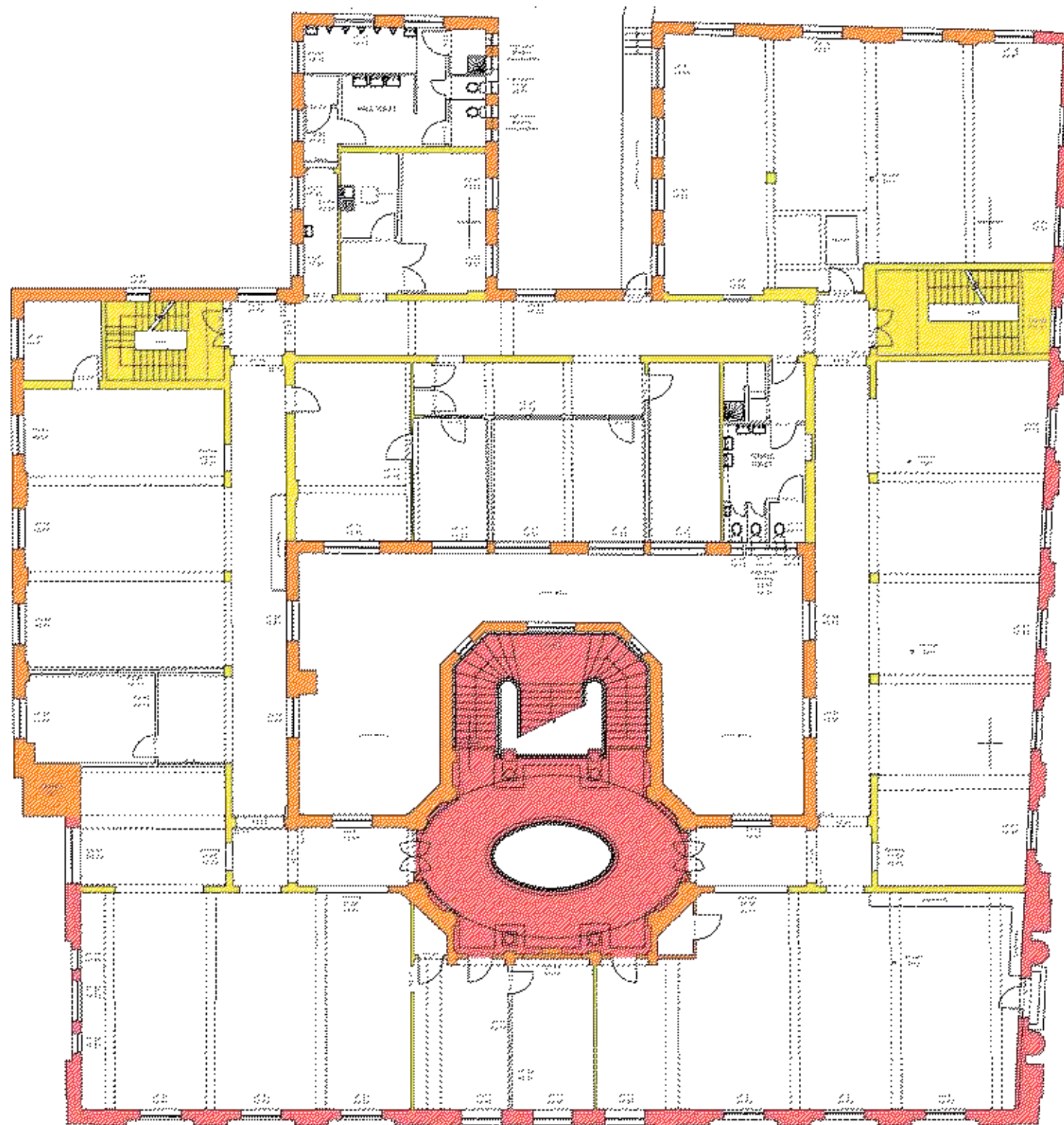
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : First



The majority of the first floor internals (omitting the entrance areas) are of some significance, with a scattering of features that are of medium significance all framed by the overall structure and facades which are of high significance as noted previously.

### Features

At the south west and south east corners of the circulation passageway, and the doorway to the north east wing the openings have arched heads.

There are elements of fitted storage within the south west office space.

### Amendments

A number of partition walls have been introduced and it is possible that several sections of original walls, adjacent the circulation circuit, have been removed to provide better day lighting and organisation of the office space.

Modern fire-doors have been installed in the majority of the doorways and the doorway into the north east wing may also have been reconfigured.

Fewer penetrations have been created through the fabric for the routing of new services than the floor below. Power and data has been distributed about the office spaces in desk level trunking and beneath beams, dropping down at central points within the open plan space.

As at the others levels protective plastic covers have been installed over the original window cills.

Cast iron radiators, that may be original, are positioned beneath windows in the office spaces.

A suspended ceiling has been introduced into a kitchen area located in the north west service wing.

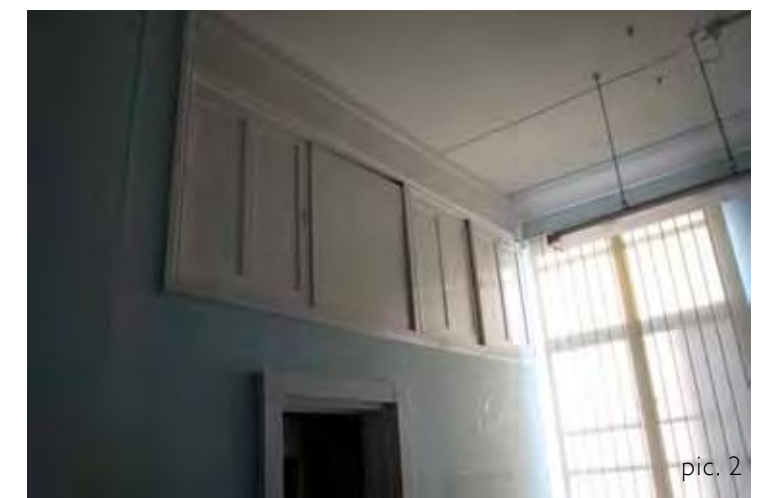
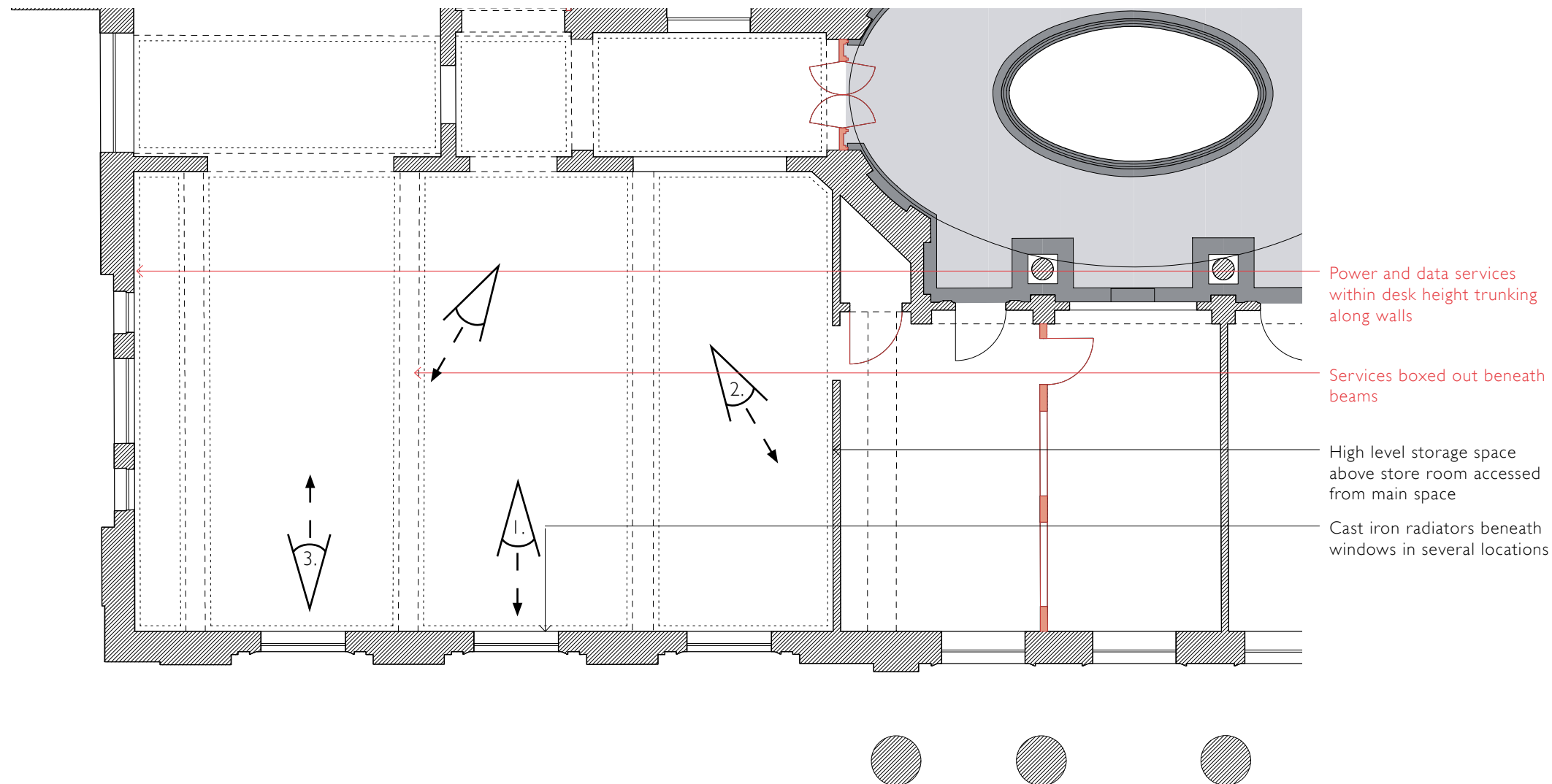
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : First South West





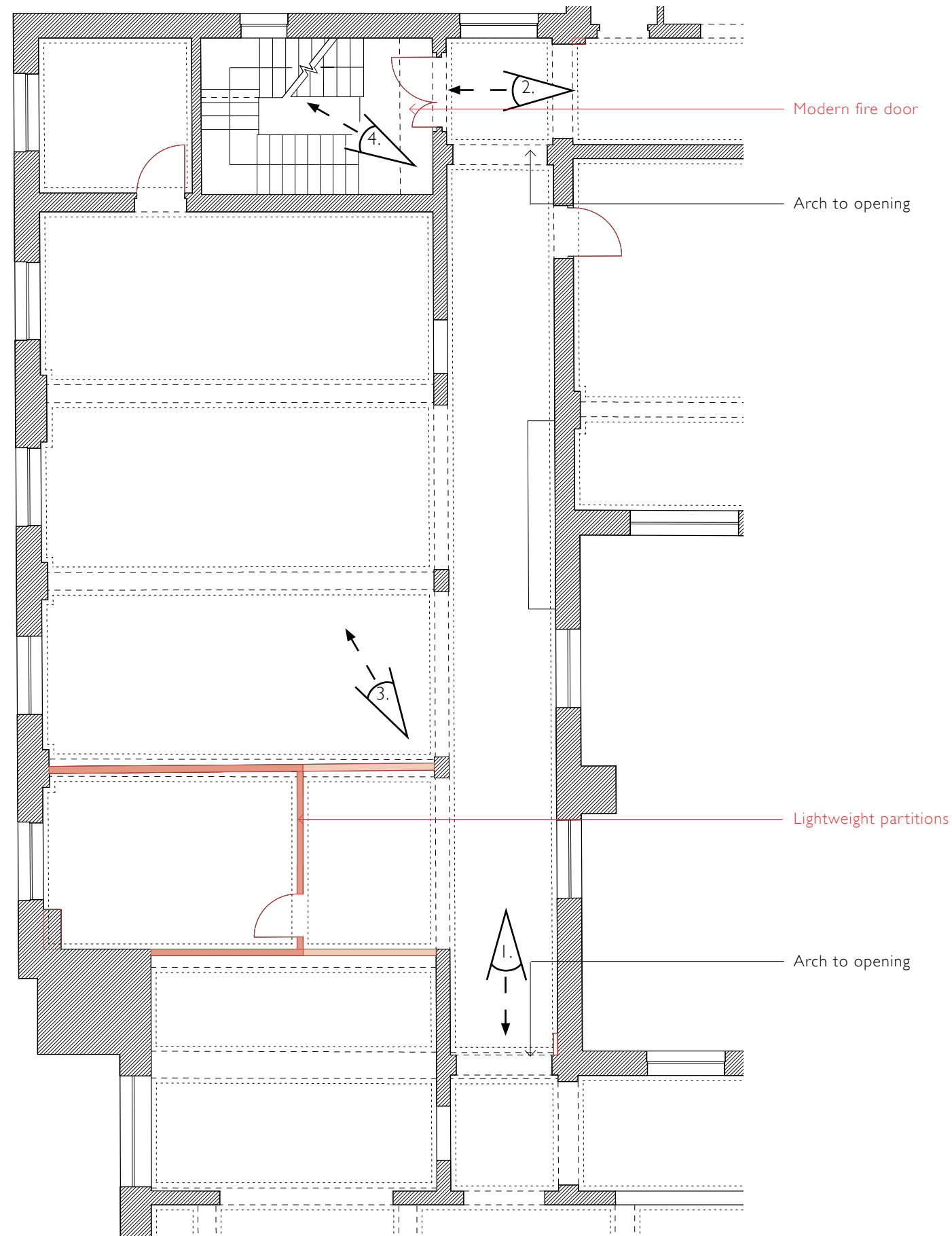
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

Internal Fabric Report : First West





# Hollybrook Limited : Bath House Lofts








Planning Consent : Condition 5

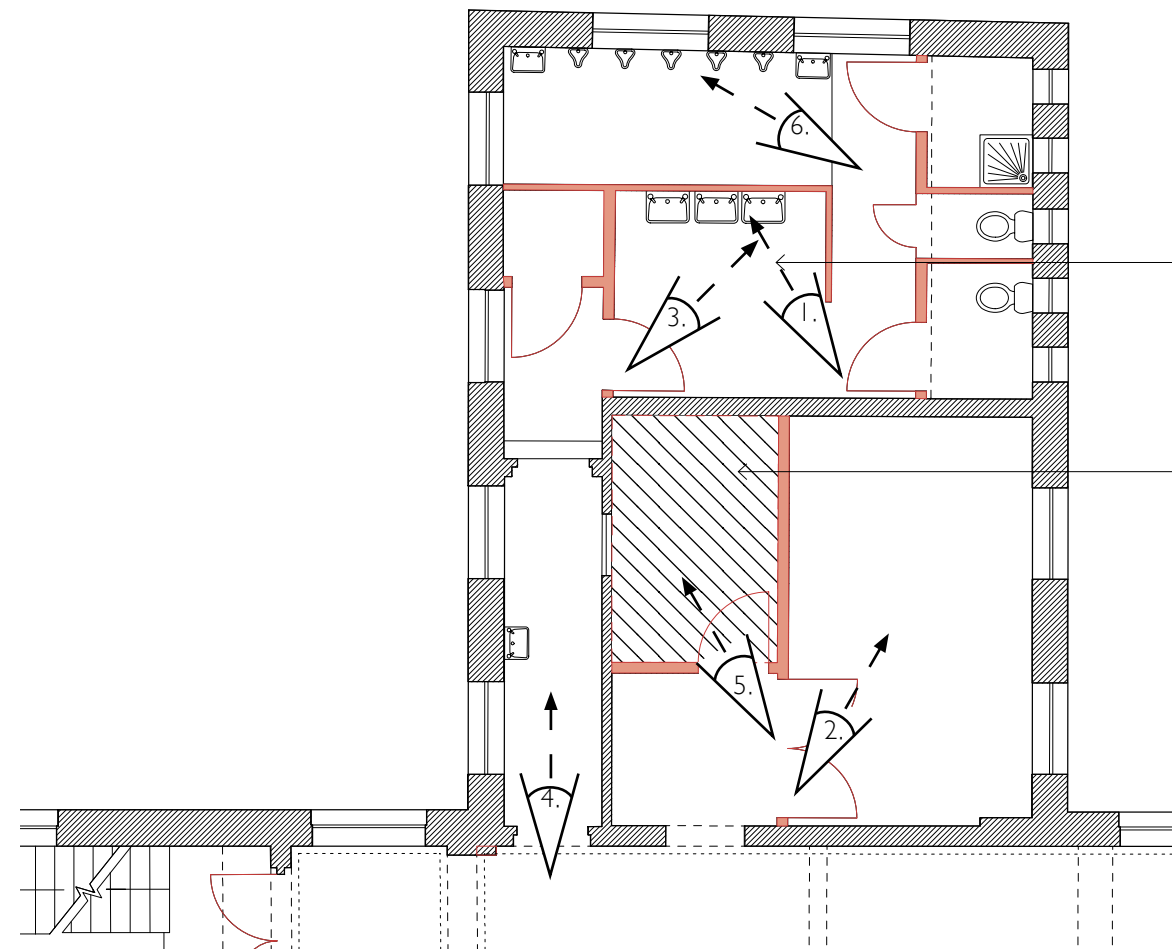
21st September 2012

Archive Document

## Internal Fabric Report : First North West

### KEY:

-  Non original masonry partition element
-  Non original lightweight partition element
-  Non original lightweight partition element (low level)
-  Boxing out for services
-  New lowered ceiling or bulkhead
-  Comicing over
-  Visible extent of Terrazzo flooring



Modern tiles  
and sanitary  
ware

Modern  
kitchen with  
lowered  
ceiling



pic. 6



pic. 5



pic. 4



pic. 3

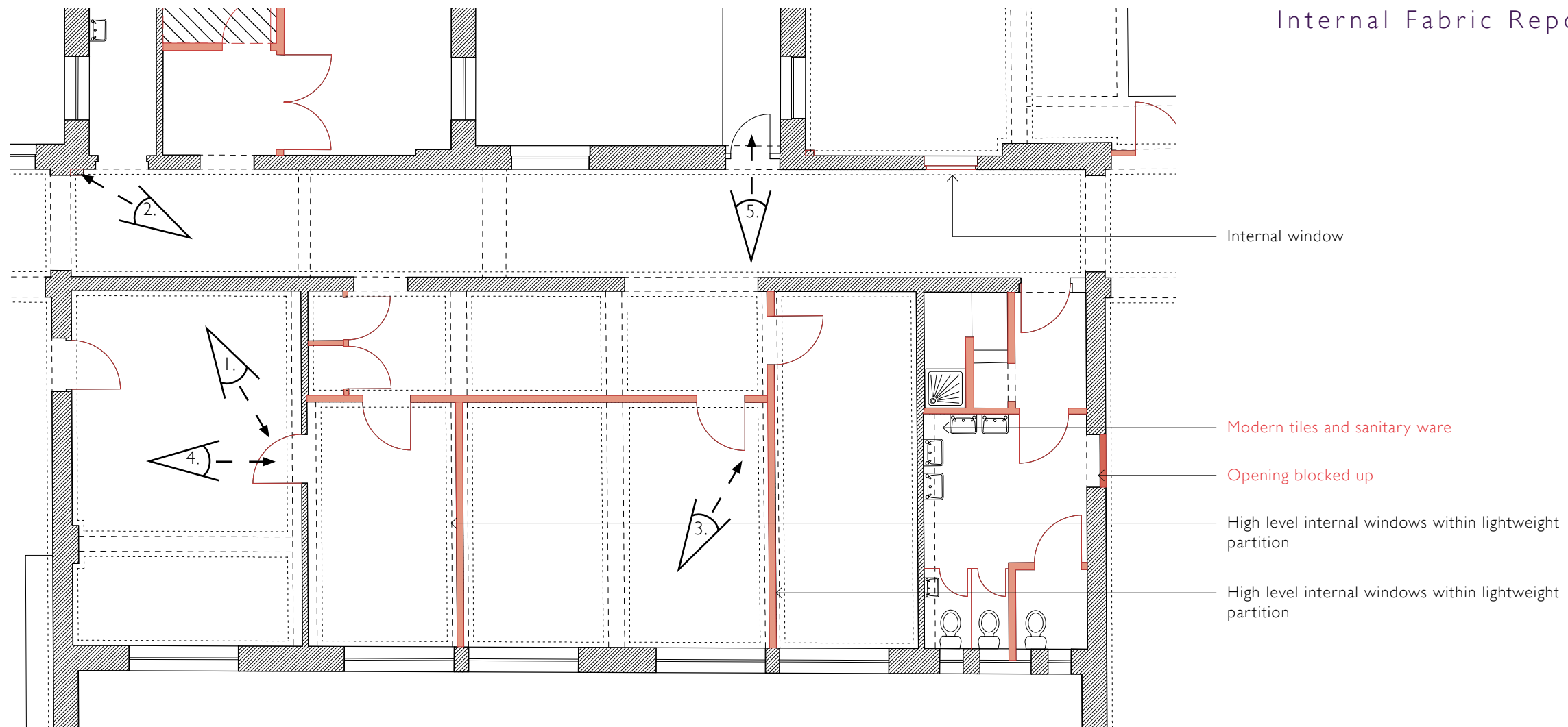
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : First North



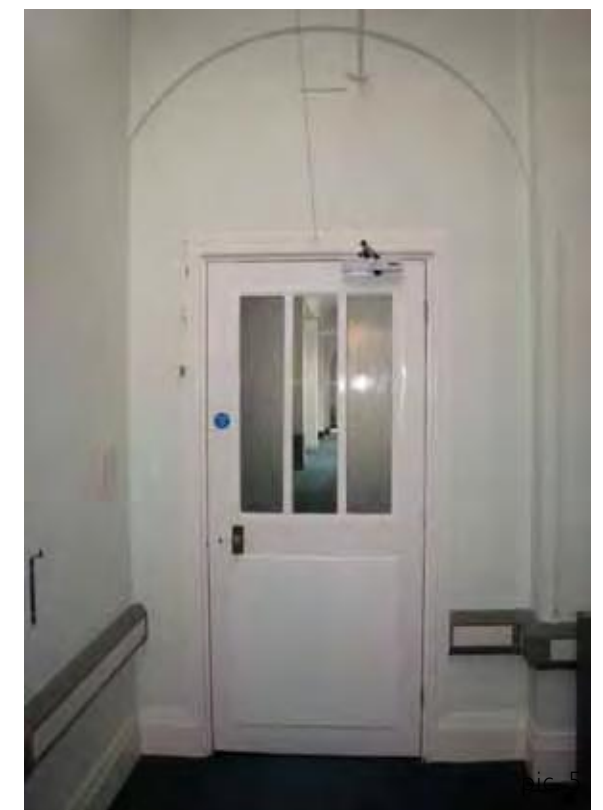
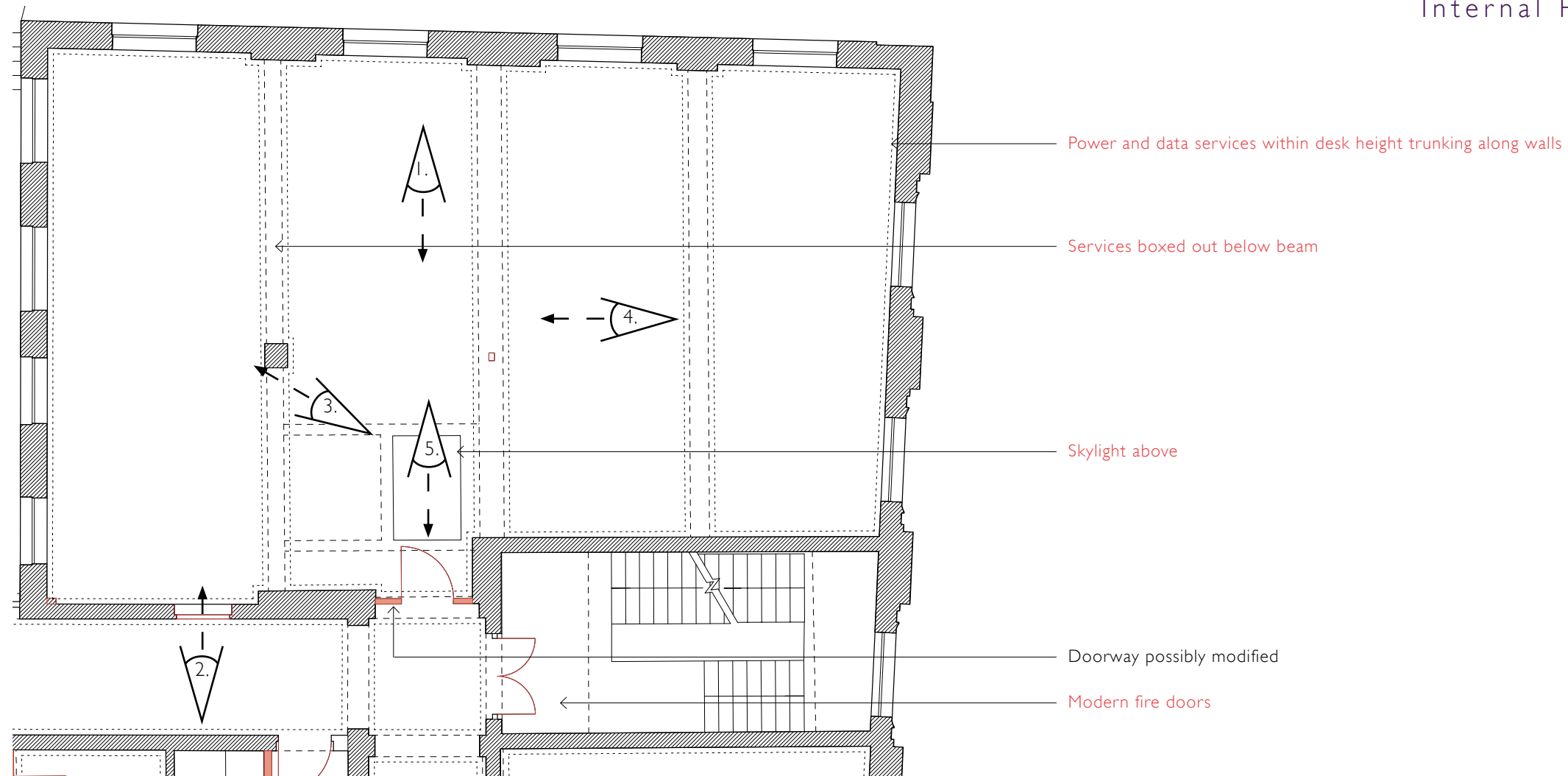
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : First North East





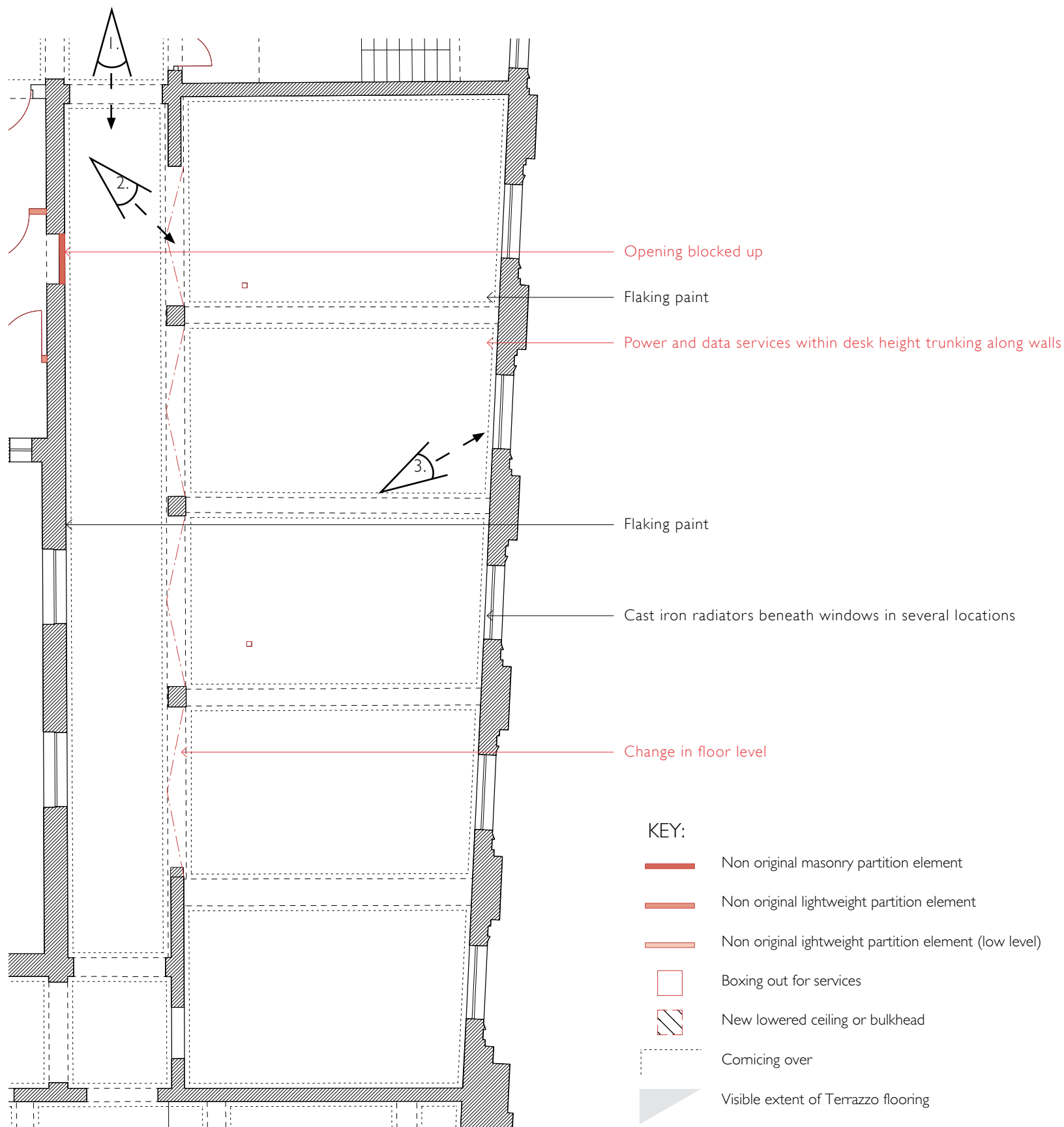
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : First East



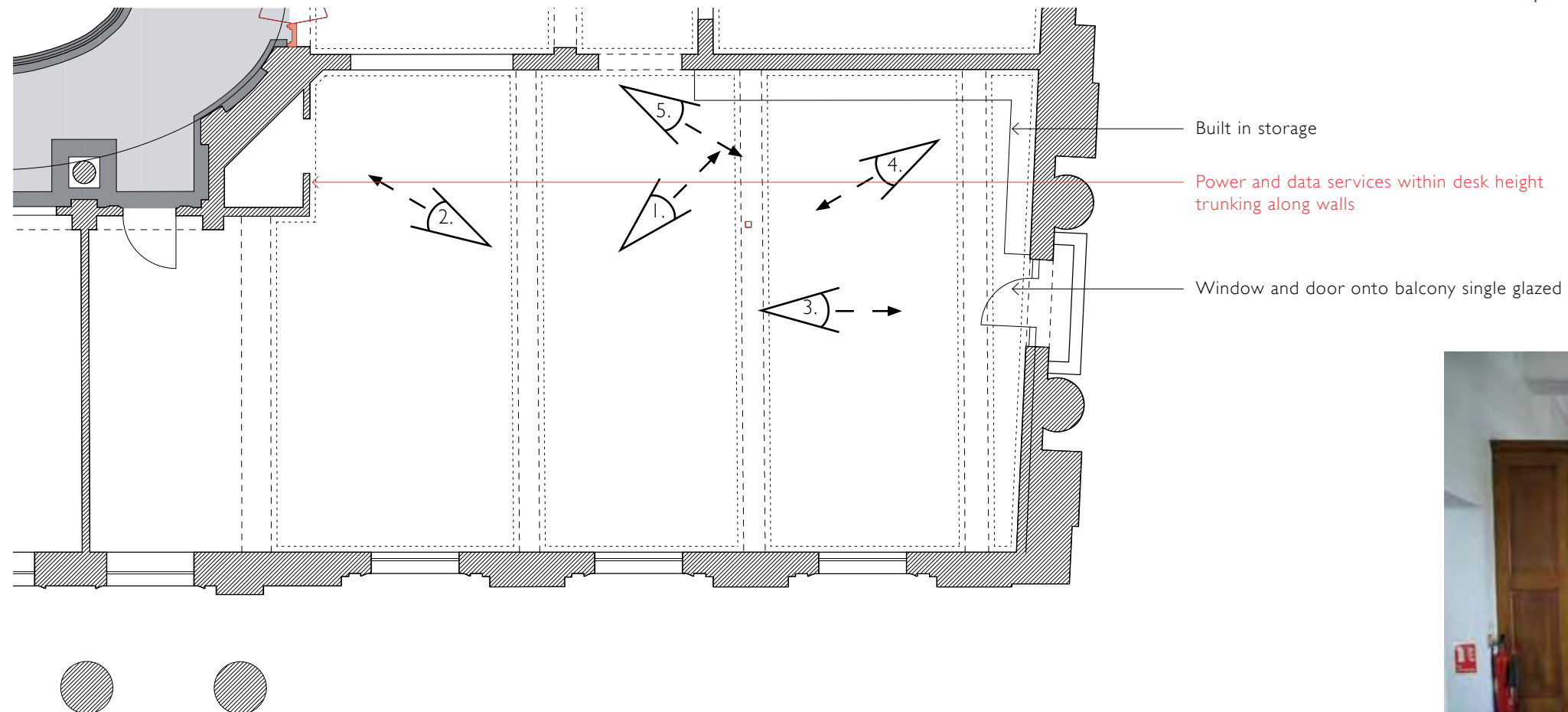
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report: First South East



### KEY:

- Non original masonry partition element
- Non original lightweight partition element
- Non original lightweight partition element (low level)
- Boxing out for services
- New lowered ceiling or bulkhead
- Coming over
- Visible extent of Terrazzo flooring









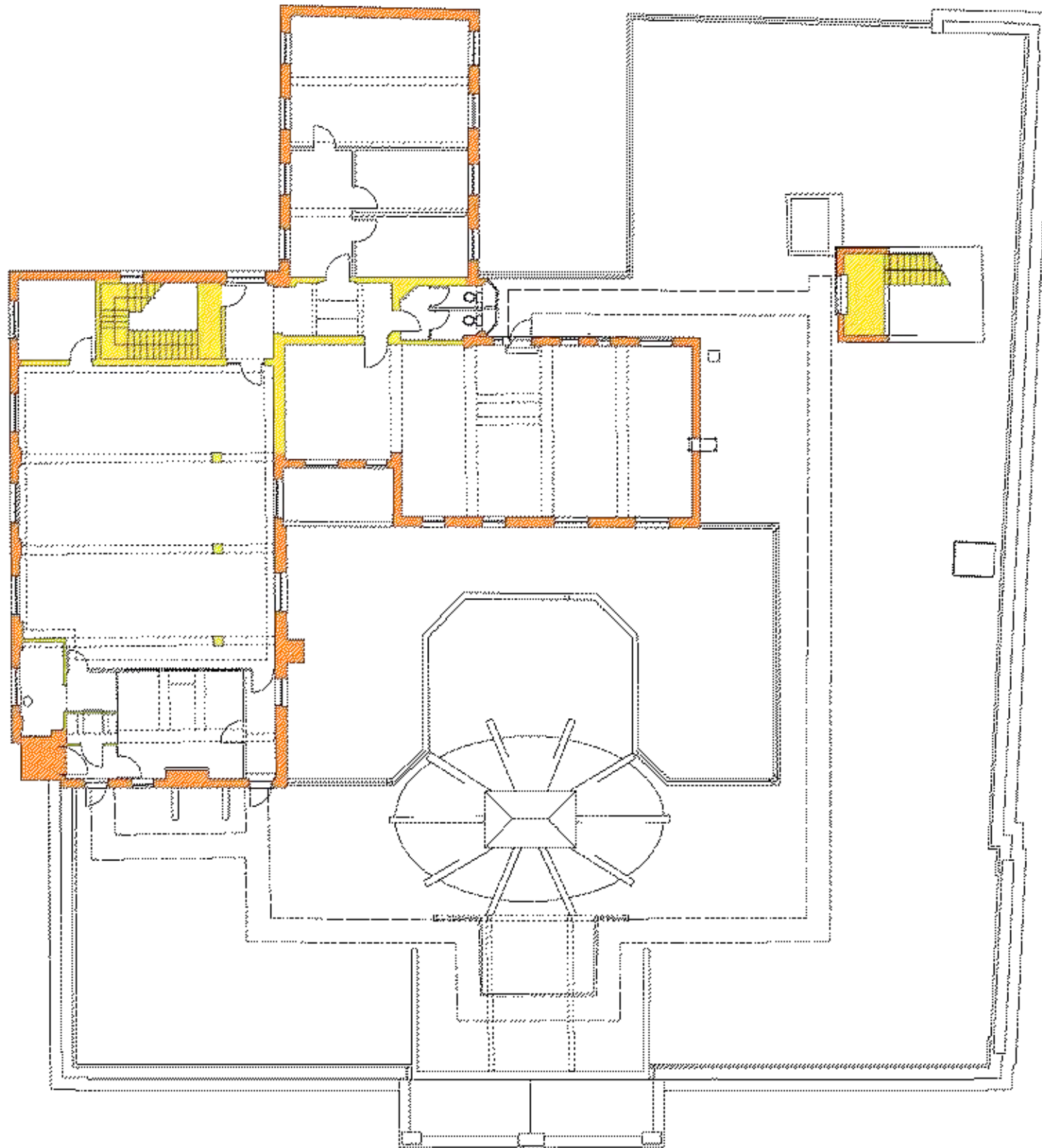
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Second



The second floor internals are of neutral significance.

### Features

The pre-application notes received from Southwark Council describe the second floor accommodation as being an extension to the original building. We observe little evidence of this being the case and conclude that the second floor structures are contemporaneous with the main body of the building.

That being said the internal fabric at this level does not significantly contribute to the listed status of the building.

### Amendments / Observations

A timber and glass screen incorporating a fire door separates a lobby from the stair well and openings have new doors and frame, photo's overleaf.

A number of partition walls have been introduced along with a false ceiling within one of the rooms and secondary glazing to another.

Penetrations have been created through the structure for the routing of new services and IT networks.

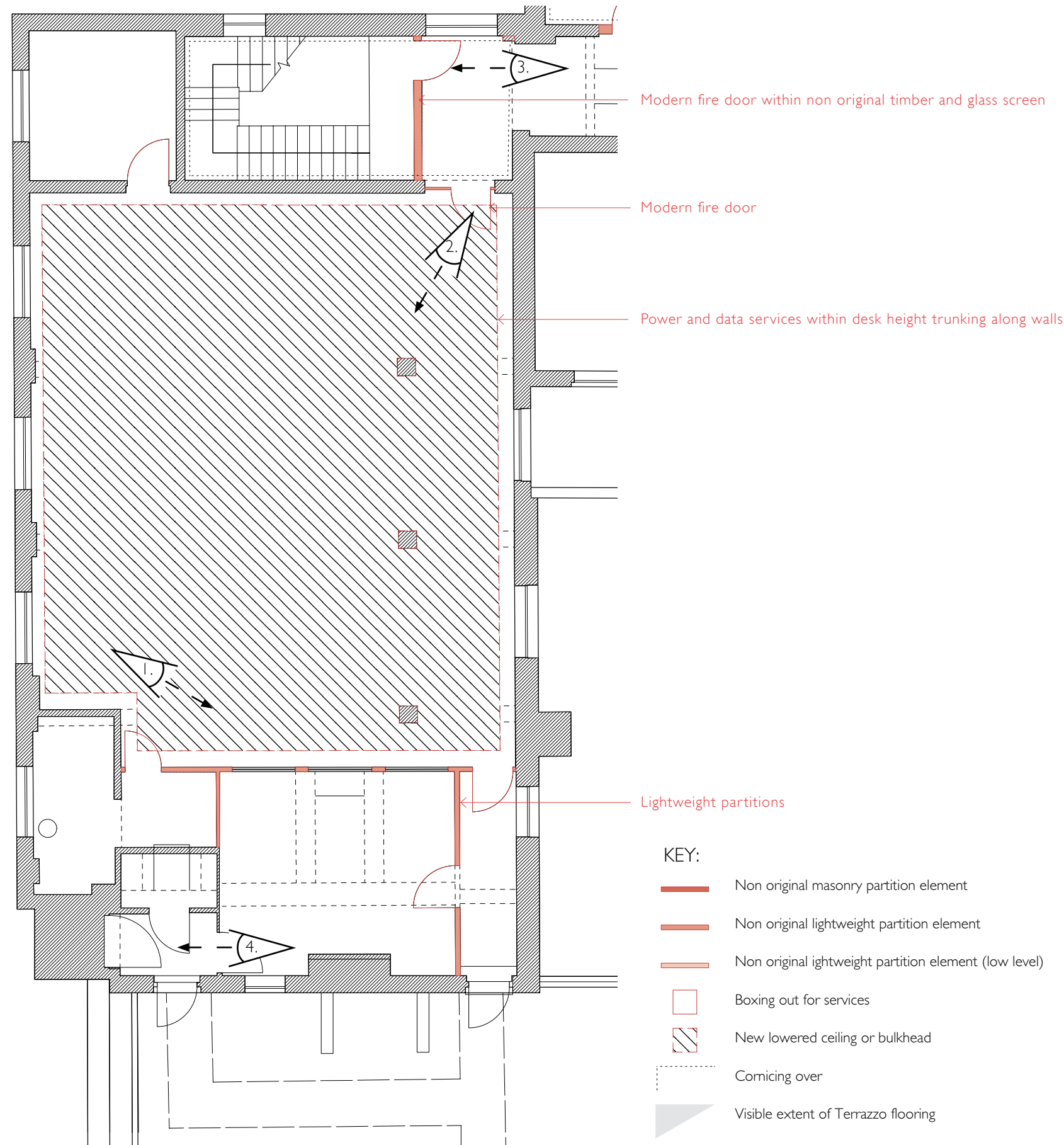
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Second West





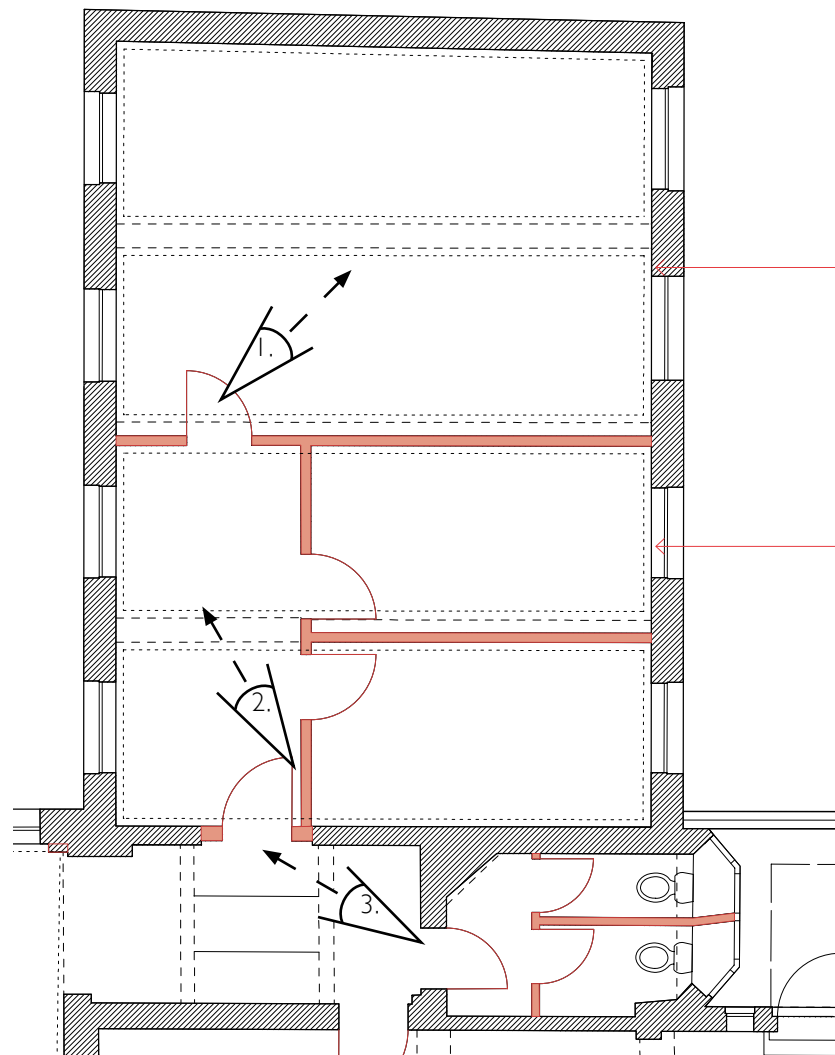
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

## Internal Fabric Report : Second North West



Power and data services within desk height trunking along walls

Modern radiators beneath windows

### KEY:

- Non original masonry partition element
- Non original lightweight partition element
- Non original lightweight partition element (low level)
- Boxing out for services
- New lowered ceiling or bulkhead
- Comicing over
- Visible extent of Terrazzo flooring



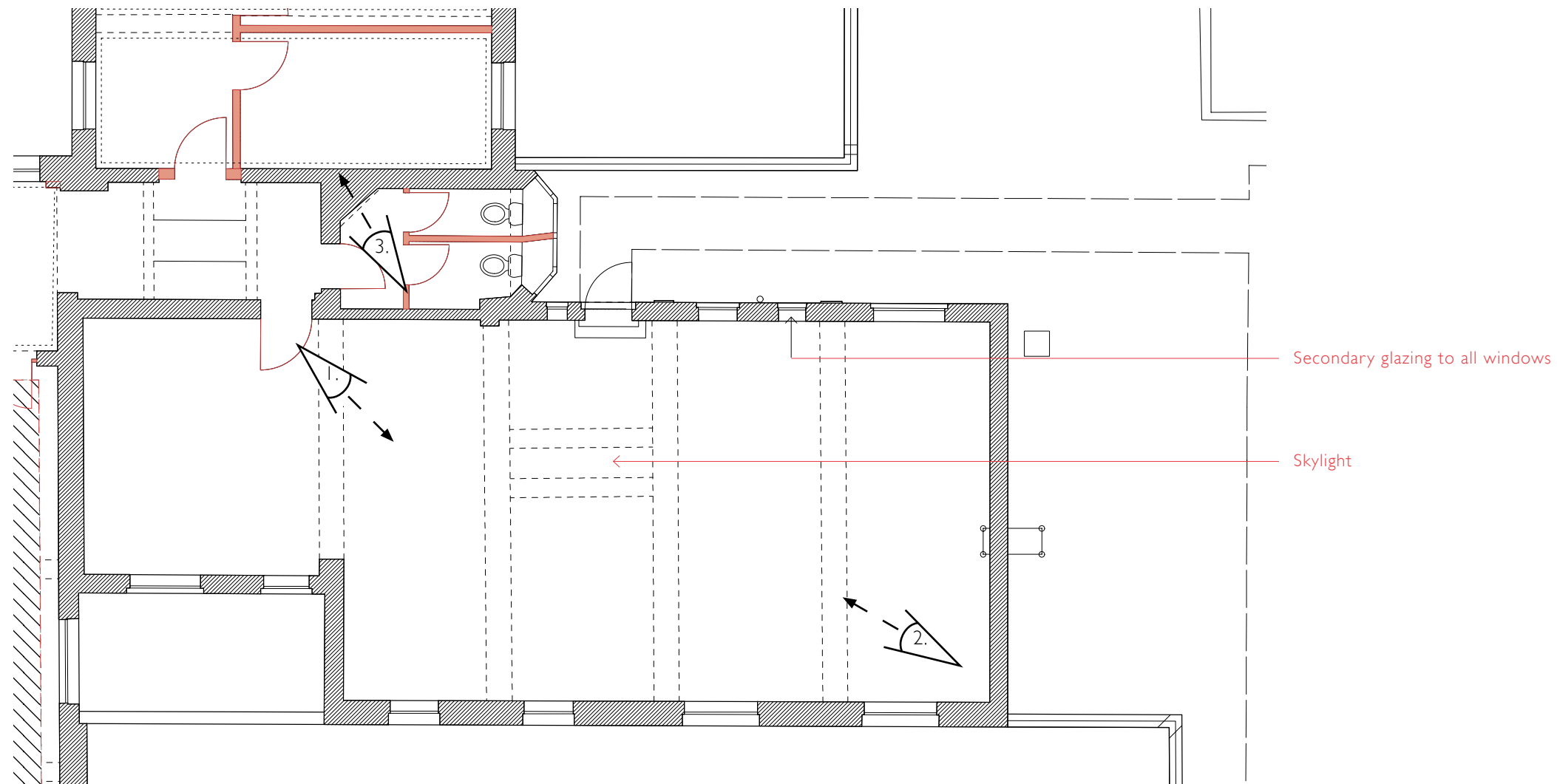
# Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document

Internals : Second North



## KEY:

- Non original masonry partition element
- Non original lightweight partition element
- Non original lightweight partition element (low level)
- Boxing out for services
- New lowered ceiling or bulkhead
- Comicing over
- Visible extent of Terrazzo flooring



Hollybrook Limited : Bath House Lofts

Planning Consent : Condition 5

21st September 2012

Archive Document



burwell deakins : architects

