

**Faircharm Creative Quarter, Lewisham, SE8 3DX
Historic Buildings Record**

**NGR 537580 177240
NGR TQ 375 772**

Prepared for CgMs Consulting Ltd

Guy Hopkinson BSc, MA, MSc

**Project No: 6611
Site Code: FCQ14
Report No: 2014286**

August 2014

**Archaeology South-East,
Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR**

**Tel: 01273 426830
Fax: 01273 420866
fau@ucl.ac.uk
www.archaeologyse.co.uk**

**Faircharm Creative Quarter, Lewisham, SE8 3DX
Historic Buildings Record**

**NGR 537580 177240
NGR TQ 375 772**

Prepared for CgMs Consulting Ltd

Guy Hopkinson BSc, MA, MSc

**Project No: 6611
Site Code: FCQ14
Report No: 2014286**

August 2014

**Archaeology South-East,
Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR**

**Tel: 01273 426830
Fax: 01273 420866
fau@ucl.ac.uk
www.archaeologyse.co.uk**

SUMMARY

In August 2014 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out an English Heritage level 2 historic buildings record of a group of industrial structures centred around Creekside within the London Borough of Lewisham. The work was commissioned by CgMs Consulting Ltd and requested by the developers of the site, Quadrant Construction, to be addressed as a condition placed on planning consent (Ref. DC/12/82000) relating to a planning application for a mixed use scheme involving the partial demolition and conversion of existing buildings to provide residential units.

Stylistically the buildings, particularly buildings A and C, are typical of mid - late 20th century industrial buildings of the area, of a very utilitarian character and characteristic of post-war light industrial regeneration in the vicinity. Cartographic evidence suggests that buildings A and C were erected between 1949 and 1955, while building B was constructed between 1967 and 1974.

CONTENTS

- 1.0 INTRODUCTION
- 2.0 SCOPE & METHODOLOGY
- 3.0 SITE LOCATION & SETTING
- 4.0 STATUTORY DESIGNATIONS
- 5.0 CARTOGRAPHIC & DOCUMENTARY EVIDENCE
- 6.0 BUILDING DESCRIPTIONS
- 7.0 CONCLUSION
- 8.0 ARCHIVE DEPOSITION
- 9.0 ACKNOWLEDGMENTS
- 10.0 REFERENCES
- 11.0 PLATES
- 12.0 Appendix 1: OASIS Record
- 13.0 Appendix 2: Photographic Index

LIST OF ILLUSTRATIONS & PLATES

- Figure 1. Site Location
- Figure 2. Site Layout
- Figure 3. Building A, ground floor plan & photograph locations
- Figure 4. Building A, first and second floor plans & photograph locations
- Figure 5. Building B, ground floor plan & photograph locations
- Figure 6. Building B, first floor plan & photograph locations
- Figure 7. Building B, second floor plan & photograph locations
- Figure 8. Building C, ground floor plan & photograph locations
- Figure 9. Building C, first floor plan & photograph locations
- Figure 10. Building A, west elevation
- Figure 11. Building A, north elevation
- Figure 12. Building C, west elevation
- Figure 13. Building C, south elevation
- Figure 14. Building C, east elevation
- Figure 15. Building C, north elevation
-
- Plate 1. Building A, Creekside elevation (*FCQ14-0004*)
- Plate 2. Building A, 'Zenith' sign on west facing elevation (*FCQ14-0030*)
- Plate 3. Building A, oblique view of north and west facing elevations (*FCQ14-0012*)
- Plate 4. Building A, north facing elevation (*FCQ14-0011*)
- Plate 5. Building A, north facing elevation (*FCQ14-0010*)
- Plate 6. Building A, east facing (rear) elevation (*FCQ14-0007*)
- Plate 7. Building A, southeast facing (rear) elevation along Deptford Creek (*FCQ14-0008*)
- Plate 8. Building A, south facing elevation (*FCQ14-0017*)
- Plate 9. Building A, elevation to Deptford Creek (*FCQ14-0018*)
- Plate 10. Building A, ground floor, lobby area (*FCQ14-0050*)
- Plate 11. Building A, ground floor, central corridor looking towards exit (*FCQ14-0035*)
- Plate 12. Building A, ground floor, office space to south of lobby area (*FCQ14-0055*)
- Plate 13. Building A, ground floor, room A004A (*FCQ14-0060*)
- Plate 14. Building A, ground floor toilets (*FCQ14-0049*)
- Plate 15. Building A, ground floor, disused toilets (*FCQ14-0048*)

- Plate 16. Building A, ground floor, store to north of room A3 (FCQ14-0056)
- Plate 17. Building A, ground floor, main stairs to first floor (FCQ14-0042)
- Plate 18. Building A, ground floor (FCQ14-0053)
- Plate 19. Building A, first floor, lift / stairs area (FCQ14-0064)
- Plate 20. Building A, first floor, room A117 (FCQ14-0066)
- Plate 21. Building A, first floor, room A107/A109 (FCQ14-0073)
- Plate 22. Building A, first floor, internal room partitions (FCQ14-0069)
- Plate 23. Building B, south elevation (FCQ14-0086)
- Plate 24. Building B, east elevation (FCQ14-0091)
- Plate 25. Building B, oblique view, north elevation (FCQ14-0090)
- Plate 26. Building B, oblique view, south and west elevations (FCQ14-0089)
- Plate 27. Building B, second floor, unit B204a (FCQ14-0140)
- Plate 28. Building B, west elevation (FCQ14-0094)
- Plate 29. Building B, ground floor, stairwell (FCQ14-0106)
- Plate 30. Building B, ground floor, stairwell (FCQ14-0105)
- Plate 31. Building B, south elevation, main access (FCQ14-0093)
- Plate 32. Building B, ground floor, stairs from main access (FCQ14-0097)
- Plate 33. Building B, ground floor, corridor (FCQ14-0100)
- Plate 34. Building B, ground floor, unit 6 (FCQ14-0102)
- Plate 35. Building B, ground floor, unit 7 (FCQ14-0104)
- Plate 36. Building B, ground floor, unit 1 (FCQ14-0101)
- Plate 37. Building B, first floor, unit B105 (FCQ14-0113)
- Plate 38. Building B, first floor, unit B108 (FCQ14-0118)
- Plate 39. Building B, first floor, unit B114 (FCQ14-0108)
- Plate 40. Building B, first floor, unit B114 (FCQ14-0109)
- Plate 41. Building B, first floor, unit B110 (FCQ14-0117)
- Plate 42. Building B, second floor, detail of chamfered breeze block wall (FCQ14-0142)
- Plate 43. Building B, second floor, unit B203 (FCQ14-0126)
- Plate 44. Building B, second floor, unit B205a (FCQ14-0130)
- Plate 45. Building B, second floor, unit B209 (FCQ14-0131)
- Plate 46. Building B, second floor, unit B208 (FCQ14-0132)
- Plate 47. Building B, second floor, roof truss, unit B204 (FCQ14-0141)
- Plate 48. Building B, second floor, unit B212 (FCQ14-0139)
- Plate 49. Building C, south elevation (FCQ14-0149)

- Plate 50. Building C, south elevation, main access *(FCQ14-0165)*
- Plate 51. Building C, south elevation *(FCQ14-0150)*
- Plate 52. Building C, south elevation *(FCQ14-0166)*
- Plate 53. Building C, north elevation *(FCQ14-0158)*
- Plate 54. Building C, west elevation *(FCQ14-0163)*
- Plate 55. Building C, ground floor, stairs *(FCQ14-0176)*
- Plate 56. Building C, ground floor, unit 1 *(FCQ14-0172)*
- Plate 57. Building C, ground floor, unit 1 *(FCQ14-0174)*
- Plate 58. Building C, ground floor, unit 1 *(FCQ14-0175)*
- Plate 59. Building C, ground floor, office *(FCQ14-0178)*
- Plate 60. Building C, ground floor, unit 3 *(FCQ14-0200)*
- Plate 61. Building C, first floor, unit C101 *(FCQ14-0185)*
- Plate 62. Building C, first floor, skylight over unit C102 *(FCQ14-0194)*
- Plate 63. Building C, first floor, corridor, toilets to left *(FCQ14-0198)*
- Plate 64. Building C, first floor, lift access *(FCQ14-0197)*
- Plate 65. Building C, first floor, unit C103 *(FCQ14-0196)*

1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic buildings record on a group of three mid 20th century structures along Creekside, London SE8 3DX (NGR 537580 177240) during August 2014.
- 1.2 The planning consent relates to the demolition of one of the buildings, and the redevelopment of the remainder to create residential units.
- 1.3 The work was commissioned by CgMs Consulting Ltd and requested by the Local Planning Authority to address planning condition 20 of the planning consent (Ref DC/12/82000).

Condition 20 states:

No development shall commence within the application site until the developer has secured the implementation of a programme of archaeological recording of the standing historic building(s) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

Reason: to ensure adequate access for archaeological investigations in compliance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (2011).

2.0 SCOPE & METHODOLOGY

- 2.1 Survey works of the buildings were carried out to Level 2 standard as defined by English Heritage (2006), following discussions between the Greater London Archaeological Advisory Service (GLAAS) and the client (CgMs 2014). A plan showing the structures surveyed is reproduced as Figure 2.
- 2.2 A Level 2 record is a descriptive record which includes an outline of the building's form, function, date and sequence of development.
- 2.3 A digital photographic record was made of all buildings, internally and externally. The photographic survey included general external and internal elevations, street frontages and surviving architectural detail, fixtures and fittings. Selected photographs have been included as plates to illustrate the report, while an index of the all photographs, together with location plans are included as an appendix. No original drawings were created, and the plans in this report are reproduced as supplied by the client.
- 2.4 The buildings were surveyed by Andy Letch and Guy Hopkinson in August 2014. At the time of survey all rooms within the buildings were individually locked and access to some rooms was not possible. Those inspected, however, are considered a representative sample.

3.0 SITE LOCATION & SETTING

- 3.1 The site encompasses an area of just under one hectare, forming an irregular parcel bounded by Creekside to the west, Deptford Creek to the east, and with the Creekside Discovery Centre to the north (NGR 537580 177240, Figure 1).

4.0 STATUTORY DESIGNATIONS

4.1 Conservation Areas

- 4.1.1 The site is located within the Deptford Creekside Conservation Area, the Conservation Area Appraisal of which (London Borough of Lewisham 2012) describes the immediate vicinity of the site:

“Although a little run down today, Deptford Creekside still benefits from the proximity to the river, the survival of associated industrial yards and wharfs and a reasonable number of traditionally-built industrial buildings and warehouses”.

4.2 Archaeological Priority Areas

- 4.2.1 The site lies within an Archaeological Priority Area, Area 8 (Deptford Creek). Although policy URB21 of the Lewisham Unitary Development Plan (UDP) has not been saved, Schedule 3 of the UPD, which defines the Archaeological Priority Areas, has been retained.

5.0 CARTOGRAPHIC & DOCUMENTARY EVIDENCE

- 5.1 The Deptford tithe map of 1844 shows a cluster of buildings on the site, and by 1867, when the first Ordnance Survey map of the area was published, the site was entirely occupied by the Deptford Chemical Works. All trace of the chemical works has now been lost, the site having been redeveloped in the first decades after the Second World War, primarily during the 1950s. The site previously consisted of two wharves, Raleigh Wharf and Hill Wharf, which were later amalgamated into a single parcel. Of the pre-20th century features on the site, the only traces reflected in the current layout are the central spine route dividing the site into northern and southern halves, established in the early 19th century, and the open yard to the rear of the site associated with the wharf, which has remained open and has most recently been used for car parking (London Borough of Lewisham 2012).
- 5.2 The 1949 Ordnance Survey depicts three buildings on the site, though none appear to relate to the present structures. By 1955 the Ordnance Survey illustrates two structures corresponding with buildings A and C, and the same picture is given by the map of 1967.

It is not until the map of 1974 that building B is shown, and the link bridge between buildings A and C is first shown on the 1981 map.

6.0 BUILDING DESCRIPTIONS

6.1 General Description

6.1.1 The site area is currently occupied by a complex of three large buildings with concrete hard-standing, constructed in the 1950s and 1960s (Figure 2). A separate small sub-station lies on the northern site boundary.

6.1.2 The three main buildings are all of industrial design, built around steel frames and finished in textured red brick, all with shuttered concrete slab floors. Building B is flat roofed, while the roofs of buildings A and C are a series of dual pitches formed by light steel trusses. These were originally clad in corrugated asbestos cement sheets, but currently have a variety of finishes. Building C, in the north-western part of the site, is the earliest of the three, buildings A and B having been built slightly later but to the same specifications, materials and finishing as building C.

6.2 Building A

6.2.1 General Description

6.2.1.1 Building A stands in the southern corner of the site, between Creekside to the west and Deptford Creek to the east. It comprises two parts, built in two stages. The older part, fronting Creekside, is formed by three conjoined warehouses. This range was later extended to the east up to the edge of Deptford Creek. From cartographic evidence it would seem that the building was erected between 1949 and 1955.

6.2.1.2 The structure is brick-built in Flemish and stretcher bond over two floors, with a further partial floor over the northeast corner.

6.2.2 Exterior

6.2.2.1 The west elevation of the main building, fronting Creekside, is obscured at ground floor level by the rendered façade of the more recent single storey street frontage (Plate 1, Figure 10). Above this the elevation is of textured red brick in Flemish bond, rising to three gable ends, the northernmost of which holds a gable end chimney stack. Fenestration is of metal factory style casements with separate tile sills and a continuous broad concrete head spanning the entire elevation over a course of bricks laid on edge. The gable ends above the window head are painted grey. To the north a bridge links building A with building C. At first floor level to the east of the elevation is a sign reading 'Zenith', a remnant of the time when the

building was part of the Lewisham based Zenith Carburettors company (Plate 2).

- 6.2.2.2 The north elevation consists of five bays spanning the earlier and later parts of the building, and as such is of varied construction. The earlier part, at the western end and recessed behind a small single storey structure, forms the return of the west elevation and is of similar construction, again in Flemish bond and with a continuous concrete head above the metal factory style windows. Here queen closers have been employed to either side of the window openings, which again have tile sills (Plate 3, Figure 11).
- 6.2.2.3 To the east the first floor elevation is obscured by a linking bridge between buildings A and C, the ground floor elevation consisting of grey painted brickwork in English bond with three concrete pillars supporting the bridge.
- 6.2.2.4 The subsequent bay (Plate 4) is of blue-grey painted brickwork in English bond. The ground floor holds a pair of 5x4 factory style window units and a single 4x3 unit to the east, while the western end contains a now blocked large opening with thick concrete sill and lintel. The upper floor holds two 5x3 window units at the east while at the west, above the blocked ground floor opening, are three windows of different sizes. All the windows have concrete sills and heads.
- 6.2.2.5 The final two bays are both constructed of textured red brick in stretcher bond (Plate 5). The penultimate bay is of two storeys, the lower level holding a single door and an open loading bay with raised platform to the rear, the roof of which is supported by concrete posts and steel joist spanning the full bay width. The first floor contains three window openings, two 8x4 units and a single 3x4 unit, all of which have individual tile sills and a continuous concrete header, again spanning the full bay. The final bay is of three storeys with a recessed double door with concrete lintel above to the west. The remainder holds a series of metal framed factory style windows, those to the east being long and narrow 20x2 units followed by 8x4 units in the centre. Above the recessed door are two windows, the first floor being a unit of 5x4, and above that a unit of 5x3. All the windows have individual sills and heads, the lower floor sills being of concrete while those of the upper floor are of tile. The heads are all of concrete.
- 6.2.2.6 The east elevation spans four bays, three of two storeys with gabled ends while the northernmost bay is of three storeys and flat roofed (Plate 6). All are constructed of textured red brick in stretcher bond. The southern bay and half of that to the north are angled to accommodate a bend in Deptford Creek. The windows of the first three bays share continuous white painted concrete heads which span all three bays.

6.2.2.7 The southern bay holds two sets of windows at each level, these being 12x4 units on the ground floor while the upper floor holds a 12x3 unit at the south and an 8x3 unit at the north of the upper floor in order to accommodate a fire escape (Plate 7). The second bay, which is canted just to the south of the roof apex, holds a single 12x4 window unit to the south at ground floor level and two 12x3 units on the first floor. The northern part of the ground floor of this bay has two openings, a concertina door giving access to the central corridor, and a roller shutter door into room A3. The concertina door shares the same concrete head as the windows at this level, while the roller shutter obscures the head to that opening. Moving north, bay three has two window openings at ground floor level (one of 12x4 and one of 8x4), and a single window opening of 12x3 on the first floor. The upper floor also holds a roller shutter loading door and adjacent fire escape, beneath which is a fire escape on the ground floor. The final bay of the east elevation, as previously mentioned, is flat roofed and of three storeys. This is devoid of openings apart from fire escapes at first and second floor level.

6.2.2.8 The majority of the south elevation butts the adjacent property, only the eastern bay being visible (Plate 8). This is again in textured red brick laid in stretcher bond and holds two windows at each level, each with an individual tile sill and continuous concrete head. Stepped back is a short two storey eastern bay (Plate 9) with fire escapes on both levels and a wide concrete band between floors. The ground floor is in stretcher bond with a single course of bricks laid on edge beneath the concrete band. The upper floor is in Flemish bonded fletton brick and also contains a 4x4 window unit to the right of the fire escape. The gable end is clad in corrugated asbestos sheeting.

6.2.3 Interior

6.2.3.1 The ground floor is divided into four main work areas (that to the south (A1) taking up much of the ground floor, but at the time of survey inaccessible) and a number of ancillary rooms, reception areas etc. The floors are of shuttered concrete throughout, occasionally overlain by vinyl tile, and internal divisions are generally of breeze block.

6.2.3.2 Access from Creekside opens into a central lobby within the single storey street frontage extension (Plate 10). From here a short flight of stairs leads into the main building's east-west central corridor (Plate 11) which runs to the rear of the building, and a corridor to the south provides access to the external loading bay fronting Creekside. A reception/office space lies to the south of the lobby area (Plate 12).

6.2.3.3 The only workshop area accessible to survey was room A004A (Plate Plate 13), which is thought to be typical of the general form and layout of the ground floor workspaces. The external wall to this room is of brick, as are those to the rooms in the northwest (intake room, disused oil tank and A006). The walls to the corridor and adjacent room A4, however, are breeze block and may indicate the later

subdivision of the internal space. The floor is shuttered concrete with shuttered concrete pillars supporting the ceiling. Only two of the ancillary rooms were accessible, one of which was a toilet and the other a disused toilet (Plate 14 and Plate 15). However, a store room to the north of room A3 was visible through a window in the north elevation (Plate 16). The walls of this room were of brick laid in stretcher bond with concrete corner pillars and beams supporting the ceiling. No internal features were evident.

6.2.3.4 The main stairs to the first floor are located off the central corridor via a wheel operated roller shutter door (Plate 17), and a second staircase provides access from the east of the loading bay in the north elevation (Plate 18).

6.2.3.5 The first floor bears a much greater resemblance to the original building form than does the ground floor, being divided into three areas mirroring the original conjoined warehouses. These are separated by two east-west corridors running the length of the building. The corridor floors are generally covered in two-tone vinyl (Plate 19) and major internal divisions are of breeze block.

6.2.3.6 Most rooms are open ceiled, with the light steel tubular roof trusses being visible and skylights providing illumination (Plate 20 and Plate 21). Larger rooms have been partitioned to provide discrete work spaces (Plate 22).

6.3 Building B

6.3.1 General Description

6.3.1.1 Building B is located in the north-eastern corner of the site, set back from Creekside between building C to the west and Deptford Creek to the east. This was the last of the three buildings to be constructed, and although it reflects the materials of the other buildings, is considerably different in character to the more traditional conjoined warehouses of buildings A and C, and found elsewhere in the area. Map evidence suggests that Building B was constructed between 1967 and 1974.

6.3.1.2 The entire building is in textured red brick laid in stretcher bond, flat roofed, and is predominantly of three storeys. The main body of the building is rectangular with a contiguous flat roof, and is divided on all floors by an east-west corridor with doglegs at either end to stairs / lift areas. The northern elevation is formed by an additional range, the western half of which is of two storeys, and a partial range extends beyond the main body of the building to the east. The stairwell at the southwest corner also extends beyond the main footprint of the building.

6.3.2 Exterior

- 6.3.2.1 The south elevation fronts the main access through the site and comprises six bays, each with a window aperture on the ground and first floors of 16x4 light metal framed factory style casements, and a continual run of windows on the second floor spanning most of the elevation (Plate 23). These have individual sills of concrete on the ground floor and tile on the first, while a continuous tile sill runs the length of the second floor windows. All three levels have continuous concrete window heads which span the entire façade. Above the second floor windows the elevation is clad in corrugated sheeting rising to a flat roof.
- 6.3.2.2 The east elevation comprises four sections which somewhat mask the internal bay divisions due to additions to the original building. The central section and that at the south end are recessed (Plate 24). The southernmost section forms the return of the south elevation and contains single 6x4 metal framed factory style windows at each level, to the north of which are fire exits. These windows have similar sills to those in the south elevation, and the heads from that elevation continue, as does the corrugated sheet cladding at the upper level. The second section is slightly lower than the first, being a less than full height extension to the building (which continues behind and above). This holds four window openings at ground floor level, three on the first floor and two on the second. The uppermost windows are of two lights each with individual concrete heads and tile sills while the remainder are all metal framed factory style units with central tilting panels. Those on the ground floor have concrete sills, on the first floor the sills are of tile. Both ground and first floor windows share concrete heads which run the width of the façade.
- 6.3.2.3 The middle section is very narrow and recessed, with a single opening at each floor. At ground level this comprises a large door opening with concrete ramp leading to double doors. On the first and second floors the openings hold metal framed factory style window units of 4x4 lights with concrete heads running the width of the section, and above the second floor window the same corrugated cladding as found on the southern section.
- 6.3.2.4 The northern section has the same concrete bands running the width of the elevation and forming the heads to windows and doors. At ground level a concertina shutter door sits within a recessed porch, followed by a roller shuttered door with 4x4 light window units to either side. A smaller 4x2 light window occupies the northernmost ground level opening – all the ground floor windows have concrete sills. The first and second floors each hold three central windows of 4x4 units with tile sills. To the north of these a half-height window is on the second floor, below which is a fire escape door on the first floor, presumably an insertion and with its own concrete lintel. Above the second floor windows most of the elevation is clad in corrugated

sheeting, though this extends to a greater height than the other sections of this façade.

- 6.3.2.5 The concrete window head bands continue into the north elevation (Plate 25), the first section of which has 4 bays with two windows in each on all storeys. These are all the typical metal framed factory style units and of 4x2 lights with tilting central panel. All employ the continual concrete band as a head but have individual sills – concrete on the ground floor and tile above.
- 6.3.2.6 The next section is formed by the stairwell, which at ground floor has a wide aperture with two adjacent double doors with window lights to the side and above, over which sits a small canopy. The first and second floors have three openings each, with 4x4 factory style windows providing light to the stairwell.
- 6.3.2.7 Beyond the stairwell the next section is slightly stepped back and, along the line of the overall façade, extends only to two storeys. A flat roofed area covers this section before the main body of the building rises to the full three storeys behind it. The eastern part of this section holds two doors at ground level, a double door leading into the gas cupboard and a smaller door slightly raised above ground level with louvered upper panel which is currently unused. Both doorways have concrete lintels above. The second floor holds three window openings, all containing metal framed factory style units of 5x4 lights with individual tile sills and a continuous shared concrete head. The western part of this section is stepped back again with the first floor slightly overhanging the ground floor (Plate 26). At ground level a high opening holds a louvered panel, to the right of which is a fire escape with concrete lintel, followed by a wide aperture extending almost the full height of the ground floor and flanked by small louvered ventilation openings. The lower half of the wide opening holds louvered double doors, above which are two windows, each of four lights with concrete lintel above. The first floor elevation holds a window of 4x3 lights, a fire escape door, and two louvered ventilation openings. The window and ventilation apertures have tile sills and concrete heads, that of the window extending the full width of this part of the façade.
- 6.3.2.8 Above the flat roof to this section, and flush with the final section of this elevation, the main body of building B rises to a third floor (Plate 26 and Plate 27), the majority of which is occupied by a continual run of windows similar to those at this level in the south elevation, and with the same corrugated sheet cladding rising above to the flat roof. Below these windows in the final section of the north elevation the ground floor holds two openings, a window of 4x4 lights with concrete head running the width of the section and double doors accessed via two concrete steps and with a concrete lintel above. The first floor holds a single window unit of 4x4 lights, again with a continual concrete head.

6.3.2.9 The west elevation is of three sections, the first being formed by the two storey part of the northern elevation. The ground floor here is devoid of openings and is set back from the second floor, which currently holds a large window unit of 8x4 lights with a thick concrete head and tile sill. To the south, the next section is part of the main body of the building, rising to three storeys, and all openings on the lower two floors share common concrete heads running the entire width of the façade. Sills to the windows are of concrete at ground floor level and tile above. The ground floor contains two roller shutter loading doors with a 4x4 light window unit between. Both loading doors are recessed, that to the north to a greater extent with a shallow loading platform beneath. A larger window of 8x4 lights follows, beneath which a concrete ramp rises slightly to a wide opening with double doors used for forklift access (Plate 28). The second floor contains three equally spaced wide openings, each holding metal framed factory style window units of 16x4 lights. The third floor holds an almost continual run of windows similar to those in the south elevation, again with corrugated sheet cladding above. The final section comprises the west wall of the western stairwell, and is without openings apart from a small ventilation aperture at first floor level. Three concrete bands run the width of this section between floors.

6.3.3 Interior

6.3.3.1 The main access to Building B is via the twin double doors in the north elevation (Plate 29), which open into a spacious and well lit stairwell (Plate 30). Further access is via double doors at the western end of the south elevation (Plate 31), leading into a lobby area with stairs to the first floor (Plate 32) and double doors to the ground floor, the main body of which is divided in two by a central corridor (Plate 33). Both stairs are of concrete.

6.3.3.2 The northern part of the main building is divided into two on the ground floor, units 6 (Plate 34) and 7 (Plate 35) by a north-south corridor. Both units have shuttered concrete floors with concrete pillars supporting a shuttered concrete ceiling. Unlike buildings A and C where concrete beams support the ceilings, the pillars in Building B are topped by wide load bearing capitals, chamfered towards the pillars. External walls are of brick while internal divisions are of breeze block construction. The southern half of the ground floor is divided by breeze block walls into five smaller units only one of which, Unit 1, was accessible, but is presumed indicative of their general form. This again has shuttered concrete floors and pillars with the same load bearing capitals supporting the concrete ceiling (Plate 36). The northern range comprises ancillary facilities such as toilets and a canteen area which are accessed via an internal corridor branching from the north-south corridor. The western half of the northern range is accessed externally, and comprises utility areas such as electricity and gas cupboards.

- 6.3.3.3 The first floor is again divided in two by a lateral corridor running the length of the building, with corridors branching off to the north, separating the northern half into three large units. Floors within units are of shuttered concrete with internal divisions of breeze block (Plate 37 and Plate 38), the corridor floors are generally covered with vinyl tiling in grey and orange. The southern part of the first floor, like the ground floor, is divided into five smaller units, eg Unit B114 at the west (Plate 39 and Plate 40) and Unit B110 at the east (Plate 41). Again the ceilings are supported by concrete pillars with broad load bearing capitals. The northern range holds the main stairwell, plus toilets and four small units which were not accessible.
- 6.3.3.4 The second floor follows the same general layout as the ground and first floors (main lateral corridor and northern branches etc), the corridors again being covered with vinyl tiles and with internal divisions being constructed of breeze block. The utilitarian nature of the building is clearly demonstrated by the finishing to the corridor walls, which where cleanly chamfered at floor level show no such aesthetic consideration above head height (Plate 42). North of the lateral corridor the main building is divided into three units, which are further subdivided, eg Unit B203 (Plate 43) and Unit B205a (Plate 44), while to the south lie five roughly equally sized units, eg Unit B209 (Plate 45). The easternmost two units, B208 and B207, have been subdivided by studwork partitions (Plate 46). The flat roof is supported by a framework of tubular steel (Plate 47). At this level only the eastern half of the northern range is three storeyed, and holds a small office unit (Plate 48), toilets and the main stairwell.

6.4 Building C

6.4.1 General Description

- 6.4.1.1 Building C occupies the north-western corner of the site, between Creekside to the west and building B to the east. This is formed by three conjoined warehouses running parallel to Creekside. The building is of two storeys with pitched roofs, the northern elevation being angled to accommodate the site layout. The Ordnance Survey mapping suggests that Building C was constructed between 1949 and 1955.

6.4.2 Exterior

- 6.4.2.1 The south elevation fronts the main access through the site and spans all three of the conjoined warehouses (Figure 13). The western section (Plate 49) is formed by the gable end of one of these warehouses and is constructed in textured red brick laid in English bond. The ground floor holds a large central loading door, concealed by a steel roller shutter with wicket door. To the west of this the main access to the building is through recessed double doors, the upper third of which comprise single square panels and the remainder divided into three vertical panels (Plate 50). The steps and lintel of

this doorway are of concrete. All the windows in this elevation are of metal framed factory style with (apart from that over the double doors) central tilting panel. The window above the double doors is a small fixed 3x2 unit with tile sill while to the east of the roller shutter door is a large 3x6 unit with concrete sill, both of which have thick concrete lintels above. The upper storey holds three windows, a central 8x4 unit flanked by units of 3x6 on either side. These all have tile sills and concrete lintels.

6.4.2.2 The upper storey of the central section is obscured by the linking bridge to building A. The lower storey is of grey brick in English bond and is in two bays (Plate 51). The western bay is slightly recessed holding three narrow window slits and two double doors with concrete lintel above. The eastern bay is rendered apart from a panel of brickwork beneath a wide two light window to the security office. Concrete pillars support the oversailing link bridge.

6.4.2.3 The eastern section is again of textured red brick in English bond. A former loading bay occupies the centre of the ground floor, with large concrete lintel above and bullnose corners in darker brick. This is now in-filled and houses two windows, both units of 5x4 lights. To the west of the loading bay is a double door (Plate 52) with concrete lintel, above which is a 3x2 window unit with concrete lintel above. The eastern end of the ground floor holds a louvered vent with concrete lintel. The first floor originally held four window openings, though only the central two remain open. These are both units of 5x4 lights with individual tile sills and a shared concrete lintel. The windows to either side are both blocked, a fire escape having been inserted into that at the west.

6.4.2.4 The east elevation is of red textured brick in English bond with a continuous thick concrete lintel at first floor level, and comprises five bays defined by brick pillars (Figure 14). The central bay currently holds a pair of large sliding doors, each with three glazed panels at the top and the southernmost bay holds a loading door with shutter roller. The pillars defining the three central bays have bullnose brick edges, though those of the inner face of the central bay are now lost following blocking and the insertion of the sliding doors – they are, however, visible internally with straight joints to the blocking. This would suggest that all three central bays were formerly open at ground floor level. The bulk of the upper storey, which is devoid of apertures, is obscured by a steel framed canopy over the loading area, roofed in corrugated asbestos sheeting.

6.4.2.5 The north elevation is painted blueish white and in English bond, formed of three sections corresponding to the gable ends of the three warehouses (Plate 53, Figure 15). The end of the western section is set back from the others, but with a single storey component that runs flush with the overall façade. The eastern section holds four identical and equally spaced metal framed windows at ground floor level, all of 3x2 lights with concrete sills and heads. Single doors are positioned

at either end, that to the west being covered by a roller shutter. The upper floor holds only one opening, a fire escape with concrete lintel above.

6.4.2.6 The central section has four openings at ground level, a double door to the east and three windows. Two windows, those to the toilets, are narrow and of two lights while the third is divided vertically in three with a central long pane and two half sized panes to either side. All windows have concrete sills and heads. The upper storey holds a single fire escape door at the western end. Between ground and first floor levels is a rendered band with 'cut outs' in its lower half, though these do not appear to relate to blocked windows.

6.4.2.7 The western section holds a central door at ground level with narrow glazed pane and concrete lintel above. To the east are a series of five narrow top opening windows with a shared concrete sill and concrete band over which extends the full width of this section. Between the door and the narrow windows is a lower level window of two lights. To the west of the door are two large window openings with individual concrete sills. The lintel to these windows is formed by the concrete band running the full width of this section. Above the concrete band a louvered vent is located over the central doorway. Three lengths of soldier heads are evident in the upper part of the ground floor elevation, though the fact that the brickwork has been painted obscures their origin. Above this the upper floor is recessed and at an angle to the general façade with a flat roof over the single storey section. Three windows comprising units of 5x4 lights are equally spaced with concrete sills and heads.

6.4.2.8 The lower part of the west elevation fronting Creekside is rendered, above which are a series of 14 high level windows, each of three lights and with shared concrete lintel marking the division between ground and first floors and running the full width of the façade. Above this 8 equally spaced large window openings hold metal framed factory style units of 3x6 lights, all of which have tile sills and concrete heads (Plate 54).

6.4.3 Interior

6.4.3.1 The main doors in the western end of building C lead into a small lobby with concrete stairs to the first floor (Plate 55) and double doors to the main body of the building. Unit 1 is largely open plan, occupying the entirety of the ground floor of the western section of the building (Plate 56). The floor is of shuttered concrete with a slight ramp sloping down to the roller shutter loading doors in the south elevation, and concrete pillars and beams support a shuttered concrete ceiling. The pillars divide the interior into 3x4 bays, the remnants of a stud work partition being evident across one bay. In general, however, the unit seems to have been used as an open workspace with only the northern end being closed off and divided to create office, storage and toilet areas (Plate 57 and Plate 58). The

floors in these rooms are tiled, either in six inch quarry tiles or ten inch vinyl tiles.

- 6.4.3.2 Internally there is no ground floor access between units (though there is at first floor level), and Unit 2 is accessed via the doors in the south elevation leading into a lobby area with offices to either side. The lobby is floored in ten inch quarry tiles while both offices are carpeted (Plate 59). Opposite the main doors two double doors lead into the open workspace of Unit 2. Like Unit 1, this has a shuttered concrete floor with concrete pillars and beams supporting a shuttered concrete ceiling. The pillars divide the space into a series of 9x3 bays, narrower at either side, and some of the side bays have been partitioned with stud work to create discrete work / canteen areas etc. There is no natural light in the main part of Unit 2. The northern end of this section (the northernmost two bays) has been partitioned to form toilets and a chemical store and is floored with six inch quarry tiles.
- 6.4.3.3 Unit 3 is accessed through the central sliding doors in the east elevation, which open into a large concrete floored room with few internal divisions. Again concrete pillars and beams support a shuttered concrete ceiling (Plate 60). The southeast corner is partitioned by breeze block walling to form the externally accessed loading and lift area, while the southwest corner holds the stairwell giving access to the first floor. The northwest corner is also partitioned by breeze block walling to provide toilet facilities.
- 6.4.3.4 At first floor level access between all three units is available, and the floors are all of concrete. The stairs from Unit 1 lead up to a landing area with a single door to the upper floor of this unit and double doors to a corridor joining all three units, the walls of which are breeze block. Unit C101 would presumably have originally been an open plan space of 3x8 bays, though the southernmost bay now forms the landing / corridor area and it is not clear whether this is a later insertion, but at the time of survey the remainder of the upper floor had been subdivided by studwork partitions to form many small workspaces for artists (Plate 61). The pitched roof is supported on light steel trusses and holds two lateral skylights, one either side of the ridge. The walls are painted to gable height and are of Fletton brick.
- 6.4.3.5 Unit C102 has an inserted ceiling and has been divided into four separate rooms, all of which are lined thus obscuring any features of the brickwork. Two skylights run the length of the building, one on each side of the roof ridge, though any natural light is now cut off by the inserted ceiling (Plate 62).
- 6.4.3.6 The corridor from Unit C102 runs along the southern end of Unit C103, with doors off to breeze block walled toilets (Plate 63), access to the lift (Plate 64) and double doors to the main unit. This is a large open space devoid of windows apart from partially covered skylights in the pitched roof, which is supported on light steel trusses (Plate 65).

6.4.3.7 Access to Unit C104, the link to Building A, was not possible at the time of survey.

7.0 CONCLUSION

- 7.1 The three buildings, which include a variety of workshop and warehouse spaces, form a cohesive unit typical of the light industrial buildings in the immediate vicinity and are representative of post-war regeneration in the area. Their utilitarian nature is reflected in their design, fabric and finishings, despite their subsequent remodelling and various alterations. The Ordnance Survey mapping of the area indicates that buildings A and C were erected between 1949 and 1955, and Building B between 1967 and 1974. The 1949 map shows three buildings on the site, but none relate to the current structures and no trace of any earlier buildings was encountered during the survey.

8.0 ARCHIVE DEPOSITION

- 8.1 A full archive intended for deposition with the London Archaeological Archive and Research Centre (LAARC) has been prepared in accordance with the LAARC guidelines General Standards for the Preparation of Archaeological Archives Deposited with the Museum of London (Museum of London 2013). The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and sketches.

9.0 ACKNOWLEDGMENTS

Archaeology South-East would like to thank the following for their assistance in the preparation of this report:

Richard Meager, CgMs Consulting Ltd.

Quadrant Construction.

10.0 REFERENCES

CgMs. 2014. *Written Scheme of Investigation for Historic Building Recording: Faircharm Trading Estate, Creekside, Lewisham, London SE8*. Unpublished document.

English Heritage. 2006. *Understanding Historic Buildings: A Guide to Good Recording Practice*. Swindon: English Heritage.

London Borough of Lewisham. 2012. *Deptford Creekside Conservation Area Character Appraisal*.

Museum of London. 2013. *General Standards for the Preparation of Archaeological Archives Deposited with the Museum of London*. London: MoLA

Waterman Group. 2012. *Faircharm Creative Quarter (Creekside, Deptford) Chapter 13: Archaeology and Built Heritage*. Unpublished document.

11.0 PLATES



Plate 1. Building A, Creekside elevation (FCQ14-0004)



Plate 2. Building A, 'Zenith' sign on west facing elevation



Plate 3. Building A, oblique view of north and west facing elevations (FCQ14-0012)



Plate 4. Building A, north facing elevation (FCQ14-0011)



Plate 5. Building A, north facing elevation (FCQ14-0010)



Plate 6. Building A, east facing (rear) elevation (FCQ14-0007)



Plate 7. Building A, southeast facing (rear) elevation along Deptford Creek
(FCQ14-0008)



Plate 8. Building A, south facing elevation (FCQ14-0017)



Plate 9. Building A, elevation to Deptford Creek (FCQ14-0018)



Plate 10. Building A, ground floor, lobby area (FCQ14-0050)

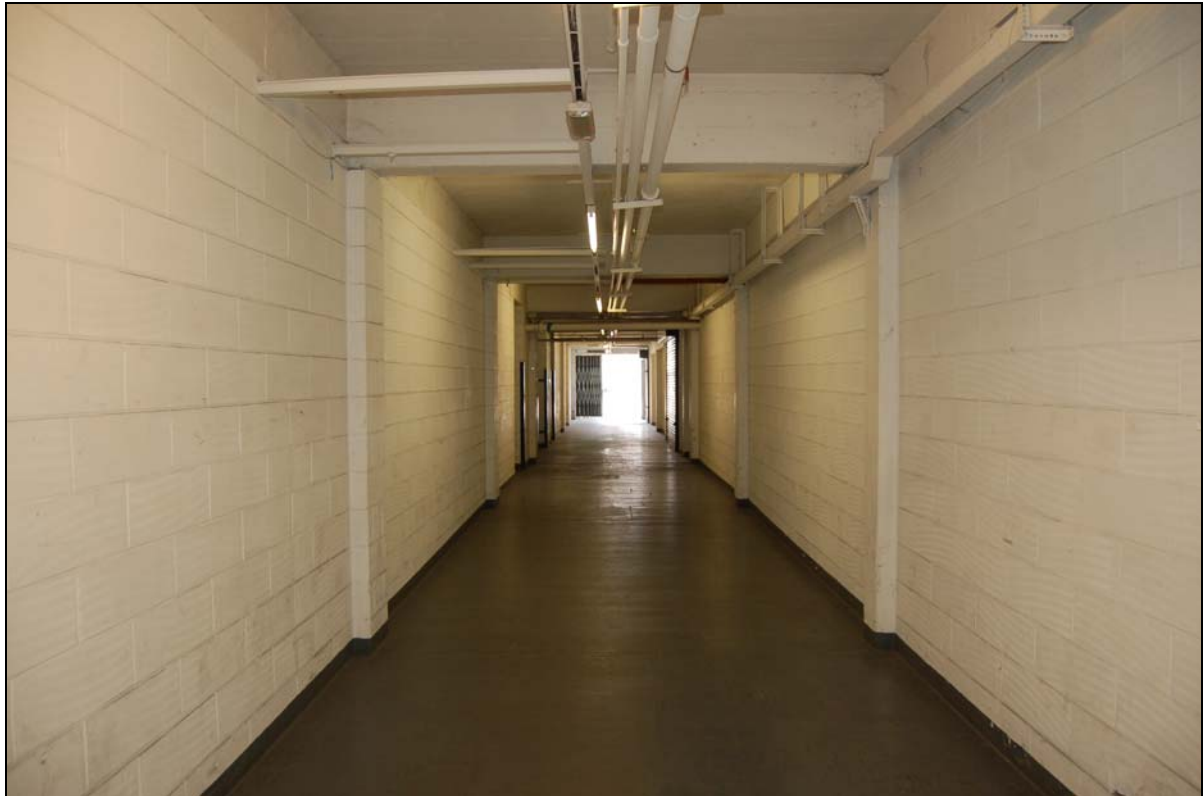


Plate 11. Building A, ground floor, central corridor looking towards exit (FCQ14-0035)



Plate 12. Building A, ground floor, office space to south of lobby area (FCQ14-0055)



Plate 13. Building A, ground floor, room A004A (FCQ14-0060)



Plate 14. Building A, ground floor toilets (FCQ14-0049)



Plate 15. Building A, ground floor, disused toilets (FCQ14-0048)



Plate 16. Building A, ground floor, store to north of room A3 (FCQ14-0056)



Plate 17. Building A, ground floor, main stairs to first floor (FCQ14-0042)

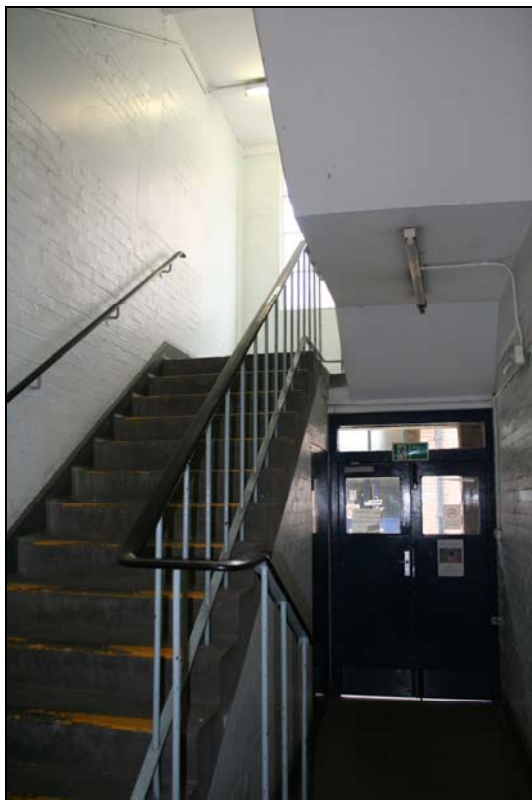


Plate 18. Building A, ground floor (FCQ14-0053)



Plate 19. Building A, first floor, lift / stairs area (FCQ14-0064)



Plate 20. Building A, first floor, room A117 (FCQ14-0066)



Plate 21. Building A, first floor, room A107/A109 (FCQ14-0073)



Plate 22. Building A, first floor, internal room partitions (FCQ14-0069)



Plate 23. Building B, south elevation (FCQ14-0086)



Plate 24. Building B, east elevation (FCQ14-0091)



Plate 25. Building B, oblique view, north elevation (FCQ14-0090)



Plate 26. Building B, oblique view, south and west elevations (FCQ14-0089)



Plate 27. Building B, second floor, unit B204a (FCQ14-0140)



Plate 28. Building B, west elevation (FCQ14-0094)



Plate 29. Building B, ground floor, stairwell (FCQ14-0106)



Plate 30. Building B, ground floor, stairwell (FCQ14-0105)



Plate 31. Building B, south elevation, main access (FCQ14-0093)

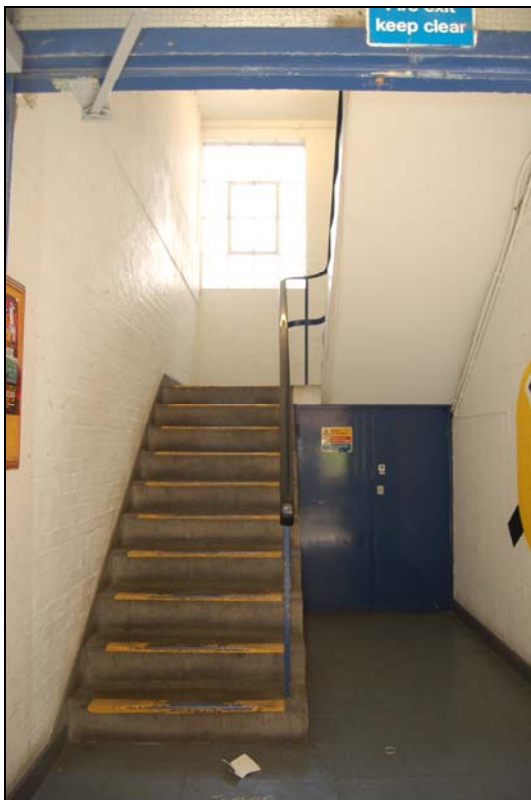


Plate 32. Building B, ground floor, stairs from main access (FCQ14-0097)



Plate 33. Building B, ground floor, corridor (FCQ14-0100)



Plate 34. Building B, ground floor, unit 6 (FCQ14-0102)



Plate 35. Building B, ground floor, unit 7 (FCQ14-0104)



Plate 36. Building B, ground floor, unit 1 (FCQ14-0101)



Plate 37. Building B, first floor, unit B105 (FCQ14-0113)



Plate 38. Building B, first floor, unit B108 (FCQ14-0118)



Plate 39. Building B, first floor, unit B114 (FCQ14-0108)



Plate 40. Building B, first floor, unit B114 (FCQ14-0109)



Plate 41. Building B, first floor, unit B110 (FCQ14-0117)



Plate 42. Building B, second floor, detail of chamfered breeze block wall
(FCQ14-0142)



Plate 43. Building B, second floor, unit B203 (FCQ14-0126)



Plate 44. Building B, second floor, unit B205a (FCQ14-0130)



Plate 45. Building B, second floor, unit B209 (FCQ14-0131)

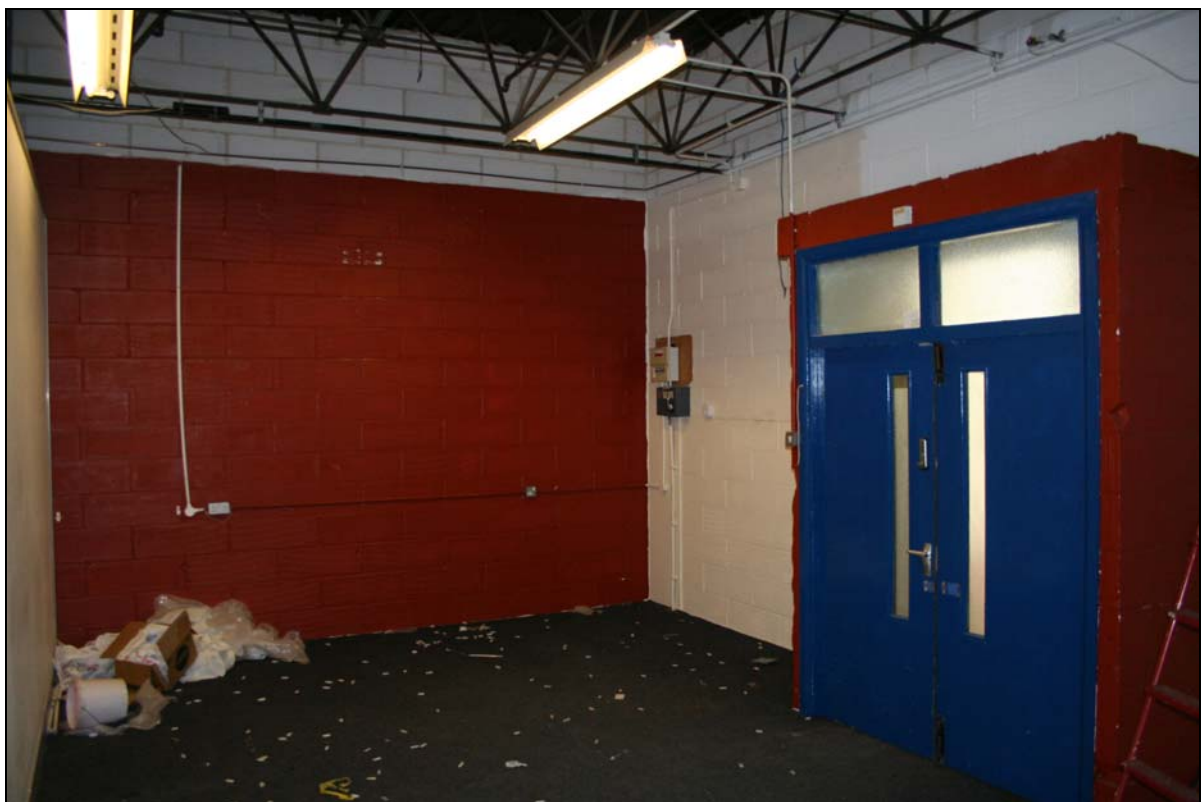


Plate 46. Building B, second floor, unit B208 (FCQ14-0132)



Plate 47. Building B, second floor, roof truss, unit B204 (FCQ14-0141)

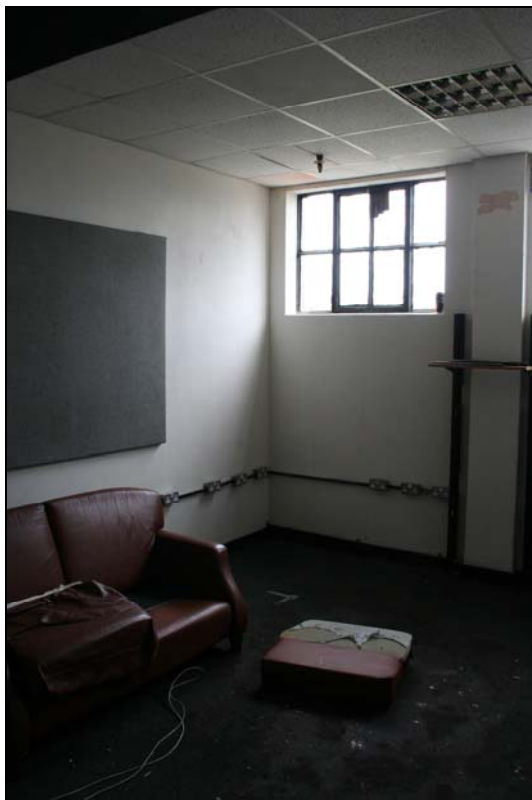


Plate 48. Building B, second floor, unit B212 (FCQ14-0139)



Plate 49. Building C, south elevation (FCQ14-0149)



Plate 50. Building C, south elevation, main access (FCQ14-0165)



Plate 51. Building C, south elevation (FCQ14-0150)



Plate 52. Building C, south elevation (FCQ14-0166)



Plate 53. Building C, north elevation (FCQ14-0158)



Plate 54. Building C, west elevation (FCQ14-0163)



Plate 55. Building C, ground floor, stairs (FCQ14-0176)



Plate 56. Building C, ground floor, unit 1 (FCQ14-0172)



Plate 57. Building C, ground floor, unit 1 (FCQ14-0174)



Plate 58. Building C, ground floor, unit 1 (FCQ14-0175)



Plate 59. Building C, ground floor, office (FCQ14-0178)



Plate 60. Building C, ground floor, unit 3 (FCQ14-0200)



Plate 61. Building C, first floor, unit C101 (FCQ14-0185)



Plate 62. Building C, first floor, skylight over unit C102 (FCQ14-0194)



Plate 63. Building C, first floor, corridor, toilets to left (FCQ14-0198)



Plate 64. Building C, first floor, lift access (FCQ14-0197)



Plate 65. Building C, first floor, unit C103 (FCQ14-0196)

12.0 Appendix 1: OASIS Record

OASIS ID: [archaeol6-188841](#)

Project details

Project name	Faircharm Creative Quarter
Short description of the project	In August 2013 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out an English Heritage level 2 historic buildings record of a group of industrial structures centred around Creekside within the London Borough of Lewisham. The work was commissioned by CgMs Consulting Ltd and requested by the developers of the site, Quadrant Construction, to be addressed as a condition placed on planning consent (Ref. 12/82000) relating to a planning application for a mixed use scheme involving the partial demolition and conversion of existing buildings to provide residential units. Stylistically the buildings, particularly buildings A and C, are typical of mid - late 20th century industrial buildings of the area, of a very utilitarian character and characteristic of post-war light industrial regeneration in the vicinity. Cartographic evidence suggests that buildings A and C were erected between 1949 and 1955, while building B was constructed between 1967 and 1974.
Project dates	Start: 04-08-2014 End: 05-08-2014
Previous/future work	No / No
Any associated project reference codes	FCQ14 – Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	Warehouse Post Medieval
Significant Finds	NONE None
Methods & techniques	"Annotated Sketch", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	GREATER LONDON LEWISHAM DEPTFORD AND NEWCROSS Faircharm Creative Quarter
Postcode	SE8 3DX
Study area	1 Hectares
Site coordinates	NGR - TQ 37580 77240 LL - 51.4768625346 -0.0186662786035 (decimal)

LL - 51 28 36 N 000 01 07 W (degrees)
Point

Project creators

Name of Organisation	Archaeology South-East
Project brief originator	CgMs Consulting
Project design originator	CgMs Consulting
Project director/manager	Ron Humphrey
Project supervisor	Andy Letch

Project archives

Digital Archive recipient	LAARC
Digital Archive ID	FCQ14
Digital Media available	"Images raster / digital photography","Images vector","Text"
Paper Archive recipient	LAARC
Paper Archive ID	FCQ14
Paper Contents	"Other"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Faircharm Creative Quarter, Lewisham, SE8 3DX: Historic Buildings Record
Author(s)/Editor(s)	Hopkinson, G.
Other bibliographic details	2014286
Date	2014
Issuer or publisher	Archaeology South-East
Place of issue or publication	Portslade, Brighton
Entered by	Guy Hopkinson (m.hopkinson@ucl.ac.uk)
Entered on	1 September 2014

13.0 Appendix 2: Photographic Index



FCQ14-0001
Building A, Creekside elevation



FCQ14-0002
Building A, Creekside elevation



FCQ14-0003
Building A, east facing (rear) elevation



FCQ14-0004
Building A, Creekside elevation



FCQ14-0005
Building A, Creekside elevation



FCQ14-0006
Building A, Creekside elevation



FCQ14-0007
Building A, east facing (rear) elevation



FCQ14-0008
Building A, southeast facing (rear) elevation along Deptford Creek



FCQ14-0009
Building A, north facing elevation



FCQ14-0010
Building A, north facing elevation



FCQ14-0011
Building A, north facing elevation



FCQ14-0012
Building A, oblique view of north and west facing elevations



FCQ14-0013

Building A, oblique view of north and west facing elevations



FCQ14-0014

Building A, oblique view of north and west facing elevations



FCQ14-0015

Building A, site office



FCQ14-0016

Building A, external fire escape



FCQ14-0017

Building A, south facing elevation



FCQ14-0018

Building A, elevation to Deptford Creek



FCQ14-0019

Building A, elevation to Deptford Creek



FCQ14-0020

Building A, elevation to Deptford Creek



FCQ14-0021

Building A, west facing elevation and yard



FCQ14-0022

Building A, west facing elevation and yard



FCQ14-0023

Building A, west facing elevation and yard



FCQ14-0024

Building A, west facing elevation and yard



FCQ14-0025

Building A, rear of single storey structure fronting Creekside



FCQ14-0026

Building A, west facing elevation



FCQ14-0027

Building A, east facing (rear) elevation



FCQ14-0028

Building A, east facing (rear) elevation, building B to right



FCQ14-0029

Building A, east facing (rear) elevation, building B to right



FCQ14-0030

Building A, 'Zenith' sign on west facing elevation



FCQ14-0031

Building A, north facing elevation



FCQ14-0032

Building A, north facing elevation



FCQ14-0033

Building A, north facing elevation



FCQ14-0034

Building A, north facing elevation



FCQ14-0035

Building A, ground floor, central corridor looking towards exit



FCQ14-0036

Building A, ground floor, main stairs to first floor



FCQ14-0037

Building A, ground floor, roller door and blocked aperture to south of lift



FCQ14-0038

Building A, ground floor, main stairs to first floor



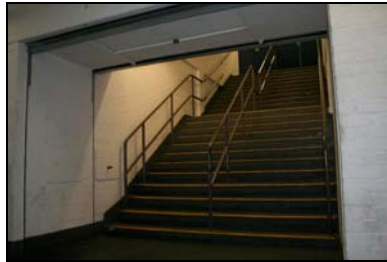
FCQ14-0039

Building A, ground floor, central corridor looking towards interior



FCQ14-0040

Building A, ground floor, corridor branch



FCQ14-0041

Building A, ground floor, main stairs to first floor



FCQ14-0042

Building A, ground floor, main stairs to first floor



FCQ14-0043

Building A, ground floor, corridor



FCQ14-0044

Building A, ground floor, corridor



FCQ14-0045

Building A, ground floor, corridor



FCQ14-0046

Building A, ground floor, corridor



FCQ14-0047

Building A, ground floor, fire escape



FCQ14-0048

Building A, ground floor, disused toilets



FCQ14-0049

Building A, ground floor toilets



FCQ14-0050

Building A, ground floor, lobby area



FCQ14-0051

Building A, ground floor, lobby area



FCQ14-0052

Building A, ground floor



FCQ14-0053

Building A, ground floor, rear stairs



FCQ14-0054

Building A, ground floor, unit 10



FCQ14-0055

Building A, ground floor, office space to south of lobby area



FCQ14-0056

Building A, ground floor, store to north of room A3



FCQ14-0057

Building A, ground floor, site office



FCQ14-0058

Building A, ground floor, site office



FCQ14-0059

Building A, ground floor, intake room



FCQ14-0060

Building A, ground floor, room A004A



FCQ14-0061

Building A, ground floor, room A004A



FCQ14-0062

Building A, ground floor, room A004A



FCQ14-0063

Building A, first floor, main staircase



FCQ14-0064

Building A, first floor, lift / stairs area



FCQ14-0065

Building A, first floor, lift area



FCQ14-0066

Building A, first floor, room A117



FCQ14-0067

Building A, first floor, room A116



FCQ14-0068

Building A, first floor, window detail



FCQ14-0069

Building A, first floor, internal room partitions



FCQ14-0070

Building A, first floor, internal room partitions



FCQ14-0071

Building A, first floor, corridor



FCQ14-0072

Building A, first floor, corridor



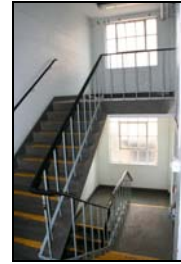
FCQ14-0073

Building A, first floor, room A107/A109



FCQ14-0074

Building A, first floor, corridor



FCQ14-0075

Building A, first floor, stairs to second floor



FCQ14-0076

Building A, first floor, lift area



FCQ14-0077

Building A, first floor, room A104



FCQ14-0078

Building A, first floor, room A118



FCQ14-0079

Building A, first floor, room A119



FCQ14-0080

Building A, first floor, room A120



FCQ14-0081

Building A, first floor, room A108



FCQ14-0082

Building A, second floor, office (room A201)



FCQ14-0083

Building A, second floor, office (room A201)



FCQ14-0084

Building B, oblique view, south elevation



FCQ14-0085

Building B, oblique view, south elevation



FCQ14-0086

Building B, south elevation



FCQ14-0087

Building B, east elevation (southern part)



FCQ14-0088

Building B, east elevation (northern part)



FCQ14-0089

Building B, oblique view, south and west elevations



FCQ14-0090

Building B, oblique view, north elevation



FCQ14-0091

Building B, east elevation



FCQ14-0092

Building B, south elevation, main access



FCQ14-0093

Building B, south elevation, main access



FCQ14-0094

Building B, west elevation



FCQ14-0095

Building B (left) and C (right)



FCQ14-0096

Building B, ground floor, unit 10



FCQ14-0097

Building B, ground floor, stairs from main access



FCQ14-0098

Building B, ground floor, doors to unit 1 in lift area



FCQ14-0099

Building B, ground floor, lift and forklift doors



FCQ14-0100

Building B, ground floor, corridor



FCQ14-0101

Building B, ground floor, unit 1



FCQ14-0102

Building B, ground floor, unit 6



FCQ14-0103

Building B, ground floor, eastern lift area



FCQ14-0104

Building B, ground floor, unit 7



FCQ14-0105

Building B, ground floor, stairwell



FCQ14-0106

Building B, ground floor, stairwell



FCQ14-0107

Building B, first floor, western lift area



FCQ14-0108

Building B, first floor, unit B114



FCQ14-0109
Building B, first floor, unit B114



FCQ14-0110
Building B, first floor, double doors to unit B114



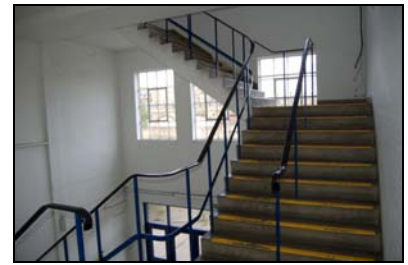
FCQ14-0111
Building B, first floor, double doors in corridor



FCQ14-0112
Building B, first floor, double doors in corridor



FCQ14-0113
Building B, first floor, unit B105



FCQ14-0114
Building B, first floor, stairs



FCQ14-0115
Building B, first floor, corridor



FCQ14-0116
Building B, first floor, eastern lift area



FCQ14-0117
Building B, first floor, unit B110



FCQ14-0118
Building B, first floor, unit B108



FCQ14-0119
Building B, first floor, stairs



FCQ14-0120
Building B, first floor, stairs



FCQ14-0121

Building B, second floor, western lift area



FCQ14-0122

Building B, second floor, unit B211



FCQ14-0123

Building B, second floor, unit B211



FCQ14-0124

Building B, second floor, corridor



FCQ14-0125

Building B, second floor, unit B202



FCQ14-0126

Building B, second floor, unit B203



FCQ14-0127

Building B, second floor, unit B204



FCQ14-0128

Building B, second floor, corridor



FCQ14-0129

Building B, second floor, unit B204



FCQ14-0130

Building B, second floor, unit B205a



FCQ14-0131

Building B, second floor, unit B209



FCQ14-0132

Building B, second floor, unit B208



FCQ14-0133

Building B, second floor, corridor



FCQ14-0134

Building B, second floor, stairs



FCQ14-0135

Building B, second floor, windows over stairs



FCQ14-0136

Building B, second floor, corridor



FCQ14-0137

Building B, second floor, unit B207



FCQ14-0138

Building B, second floor, eastern lift



FCQ14-0139

Building B, second floor, unit B212



FCQ14-0140

Building B, second floor, unit B204a



FCQ14-0141

Building B, second floor, roof truss, unit B204



FCQ14-0142

Building B, second floor, detail of chamfered breeze block wall



FCQ14-0143

Building B, second floor, detail of pillar cap



FCQ14-0144

Building B, second floor, flat roof to north of unit B203



FCQ14-0145
Building C, south elevation



FCQ14-0146
Building C, south elevation



FCQ14-0147
Building C, south elevation



FCQ14-0148
Building C, south elevation



FCQ14-0149
Building C, south elevation



FCQ14-0150
Building C, south elevation



FCQ14-0151
Building C, oblique view, south and east elevations



FCQ14-0152
Building C, east elevation



FCQ14-0153
Building C, east elevation



FCQ14-0154
Building C, east elevation



FCQ14-0155
Building C, oblique view, south and east elevations



FCQ14-0156
Building C, east elevation



FCQ14-0157
Building C, north elevation



FCQ14-0158
Building C, north elevation



FCQ14-0159
Building C, south elevation



FCQ14-0160
Building C, south elevation



FCQ14-0161
Building C, south elevation



FCQ14-0162
Building C, west elevation



FCQ14-0163
Building C, west elevation



FCQ14-0164
Building C, oblique view, west and south elevations



FCQ14-0165
Building C, south elevation, main access



FCQ14-0166
Building C, south elevation



FCQ14-0167
Building C, east elevation



FCQ14-0168
Building C, oblique view, north and west elevations



FCQ14-0169

Building C, oblique view, north and west elevations



FCQ14-0170

Building C, oblique view, north and west elevations



FCQ14-0171

Building C, oblique view, west and south elevations



FCQ14-0172

Building C, ground floor, unit 1



FCQ14-0173

Building C, ground floor, unit 1



FCQ14-0174

Building C, ground floor, unit 1



FCQ14-0175

Building C, ground floor, unit 1



FCQ14-0176

Building C, ground floor, stairs



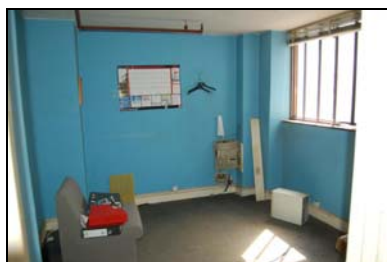
FCQ14-0177

Building C, ground floor, stairs



FCQ14-0178

Building C, ground floor, office



FCQ14-0179

Building C, ground floor, office



FCQ14-0180

Building C, ground floor, unit 2



FCQ14-0181

Building C, ground floor, unit 2



FCQ14-0182

Building C, ground floor, studwork partition, unit 2



FCQ14-0183

Building C, first floor, stairwell



FCQ14-0184

Building C, first floor, double doors from unit C101 to corridor



FCQ14-0185

Building C, first floor, unit C101



FCQ14-0186

Building C, first floor, window detail, unit C101



FCQ14-0187

Building C, first floor, unit C101



FCQ14-0188

Building C, first floor, corridor



FCQ14-0189

Building C, first floor, corridor



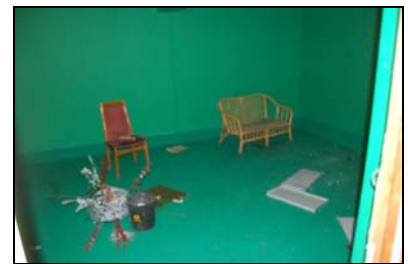
FCQ14-0190

Building C, first floor, access to unit C104



FCQ14-0191

Building C, first floor, access to unit C104



FCQ14-0192

Building C, first floor, partitioned room in unit C102



FCQ14-0193

Building C, first floor partitioned room in unit C102



FCQ14-0194

Building C, first floor, skylight over unit C102



FCQ14-0195

Building C, first floor, corridor



FCQ14-0196

Building C, first floor, unit C103



FCQ14-0197

Building C, first floor, lift access



FCQ14-0198

Building C, first floor, corridor, toilets to left



FCQ14-0199

Building C, ground floor, lift in loading area



FCQ14-0200

Building C, ground floor, unit 3



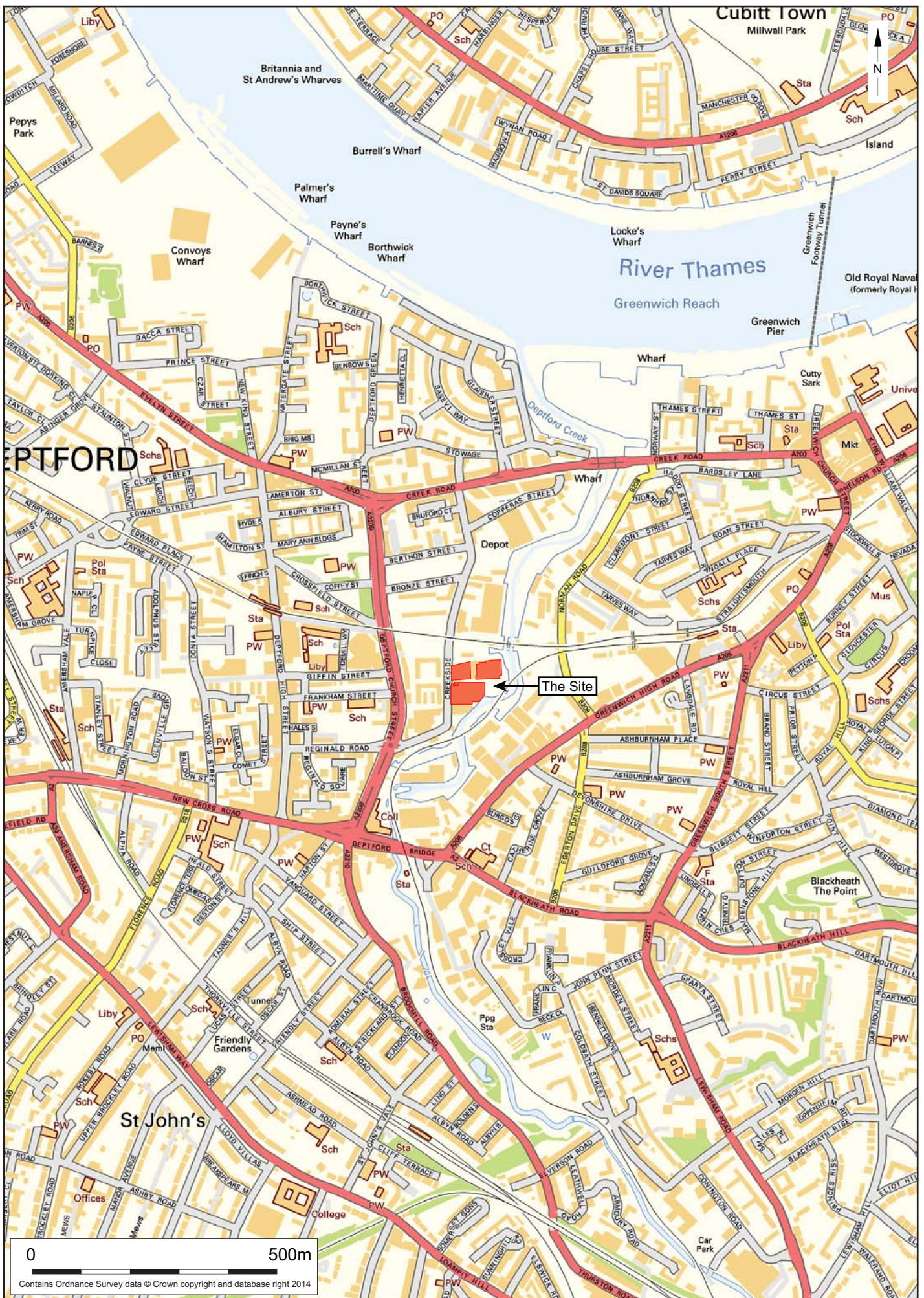
FCQ14-0201

Building C, ground floor, unit 3



FCQ14-0202

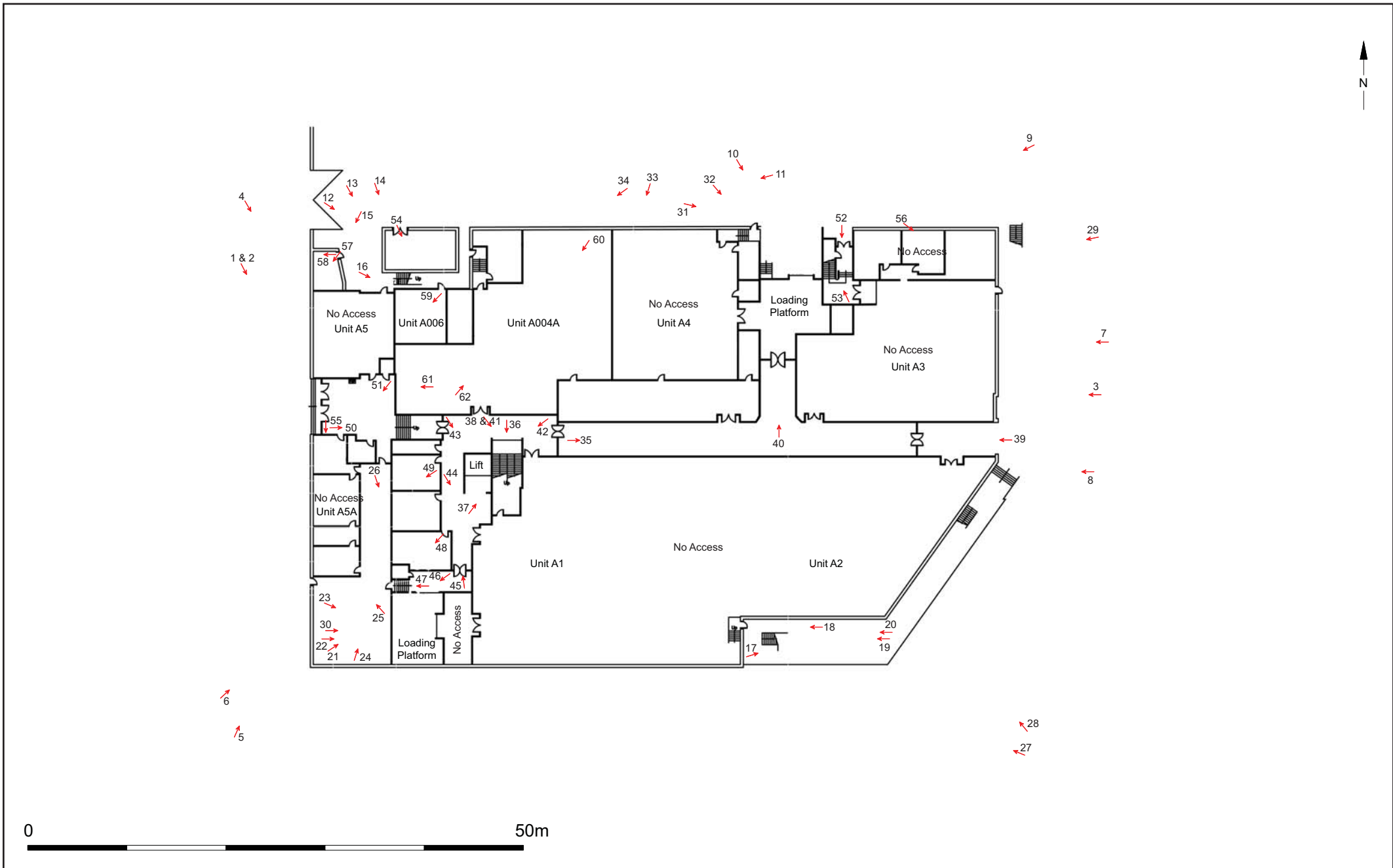
Building C, ground floor, toilets in north of unit 3



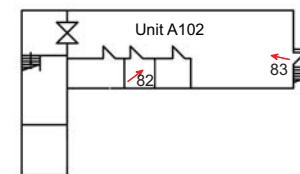
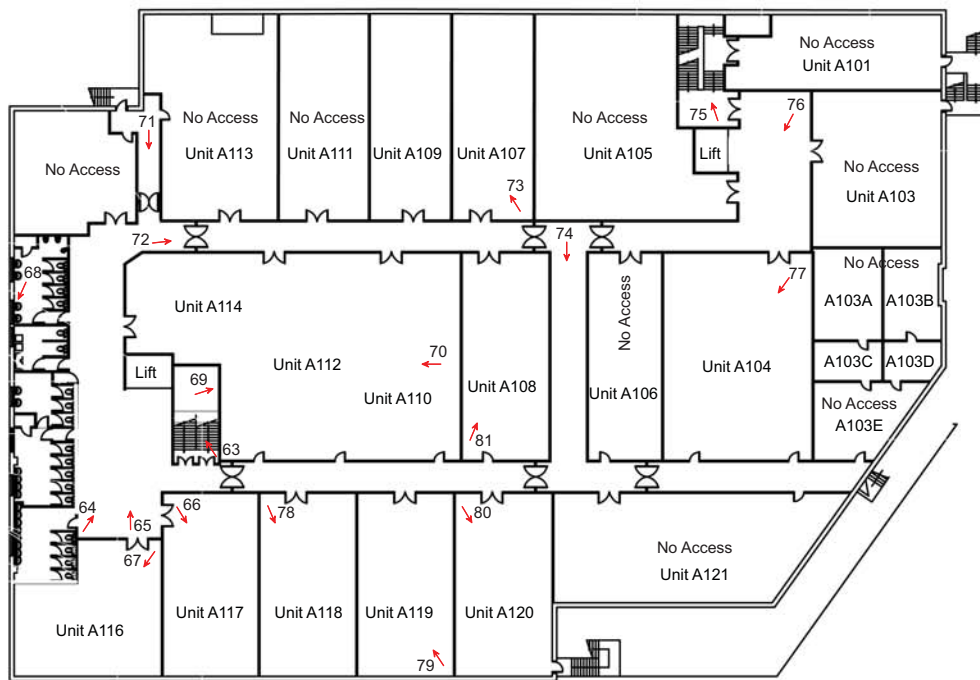
© Archaeology South-East		Faircharm Creative Quarter, Lewisham	
Project Ref: 6611	August 2014	Site Location	
Report Ref: 2014286	Drawn by: MGH		

Fig. 1





© Archaeology South-East		Faircharm Creative Quarter, Lewisham	Fig. 3
Project Ref: 6611	August 2014	Building A, ground floor plan & photograph locations	
Report Ref: 2014286	Drawn by: MGH		

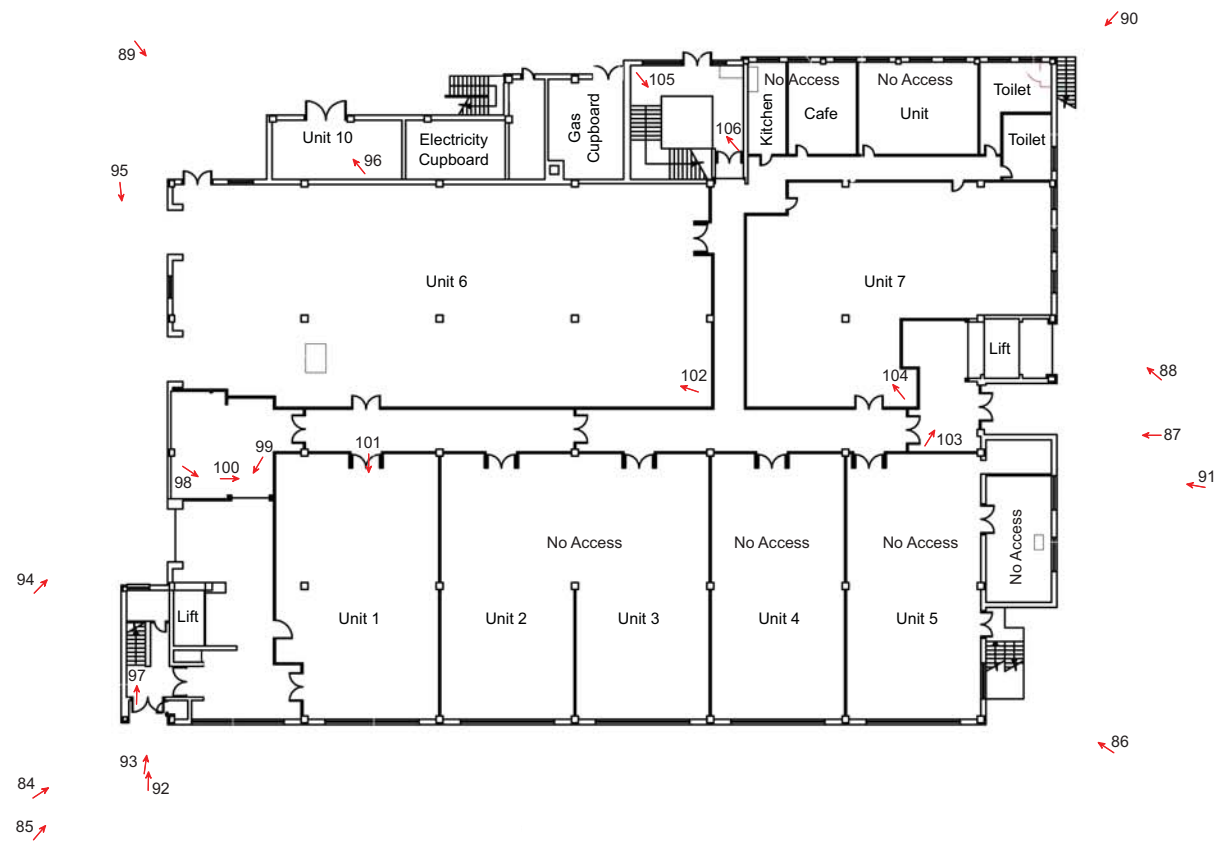


First Floor

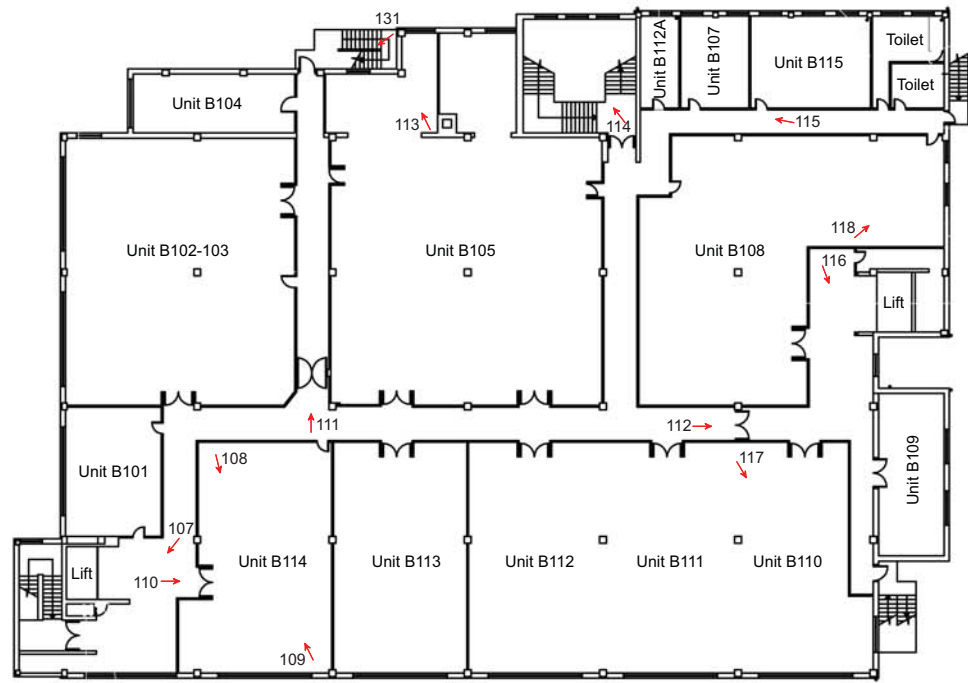
Second Floor



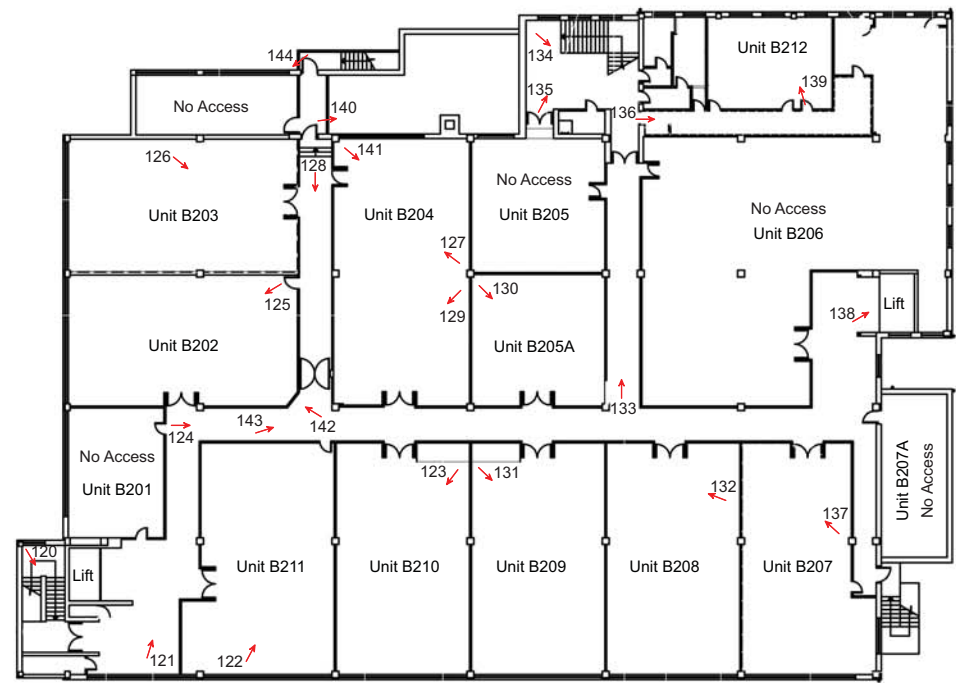
© Archaeology South-East		Faircharm Creative Quarter, Lewisham	Fig. 4
Project Ref: 6611	August 2014	Building A, first and second floor plans & photograph locations	
Report Ref: 2014286	Drawn by: MGH		



© Archaeology South-East		Faircharm Creative Quarter, Lewisham	Fig. 5
Project Ref: 6611	August 2014	Building B, ground floor plan & photograph locations	
Report Ref: 2014286	Drawn by: MGH		



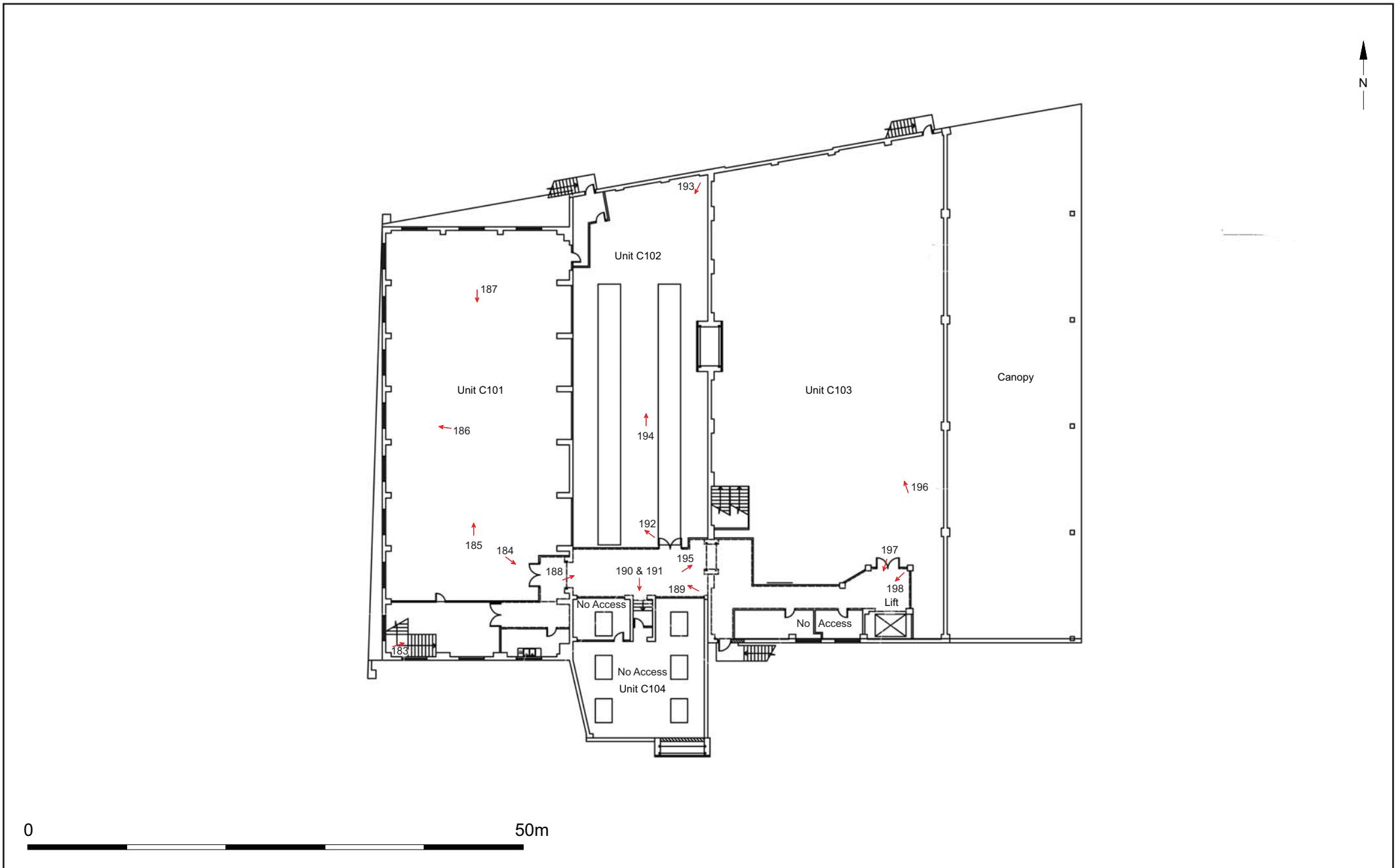
© Archaeology South-East		Faircharm Creative Quarter, Lewisham	Fig. 6
Project Ref: 6611	August 2014	Building B, first floor plan & photograph locations	
Report Ref: 2014286	Drawn by: MGH		



© Archaeology South-East		Faircharm Creative Quarter, Lewisham	Fig. 7
Project Ref: 6611	August 2014	Building B, second floor plan & photograph locations	
Report Ref: 2014286	Drawn by: MGH		



© Archaeology South-East		Faircharm Creative Quarter, Lewisham	Fig. 8
Project Ref: 6611	August 2014	Building C, ground floor plan & photograph locations	
Report Ref: 2014286	Drawn by: MGH		

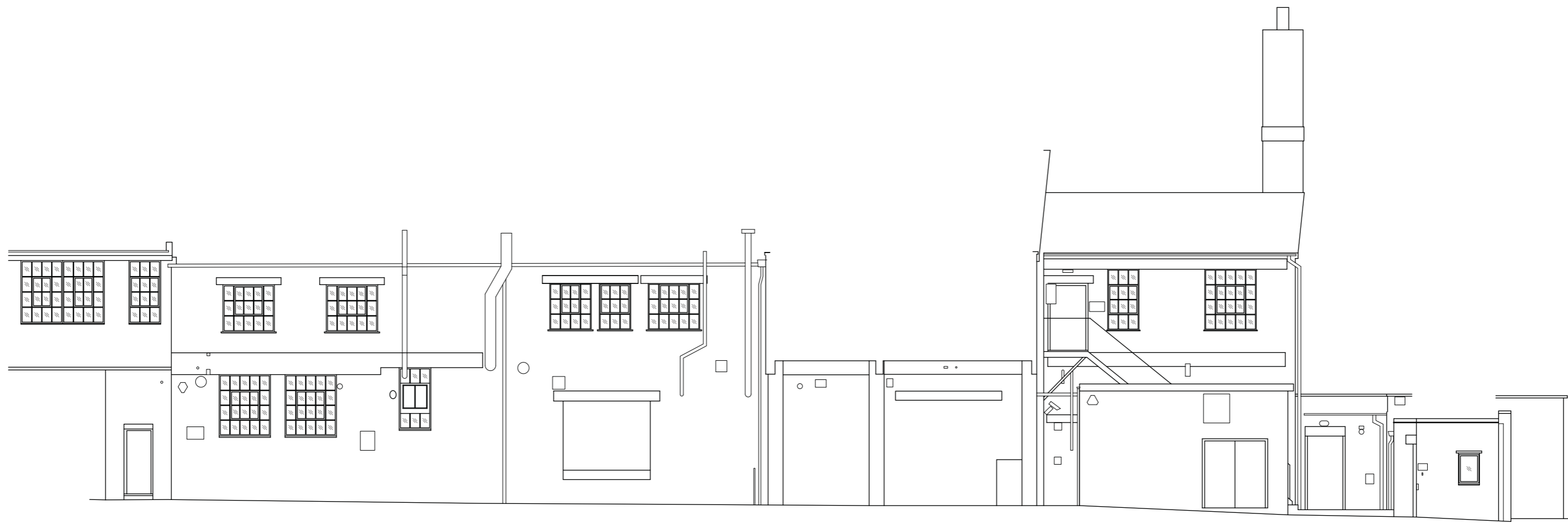


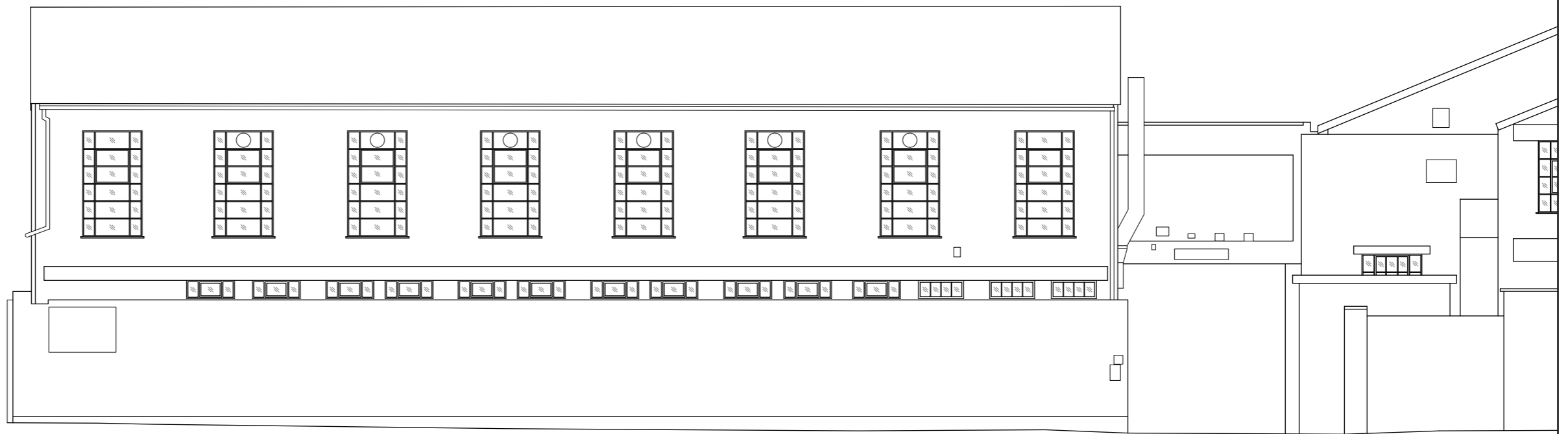
© Archaeology South-East		Faircharm Creative Quarter, Lewisham	Fig. 9
Project Ref: 6611	August 2014	Building C, first floor plan & photograph locations	
Report Ref: 2014286	Drawn by: MGH		



0 20m

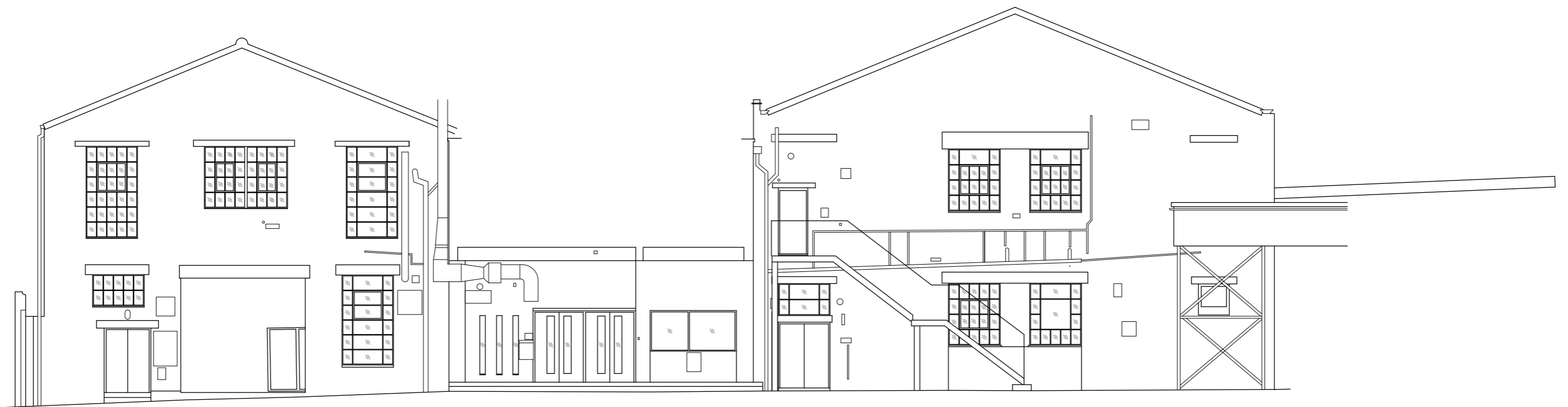
© Archaeology South-East		Faircharm Creative Quarter, Lewisham	Fig. 10
Project Ref: 6611	August 2014	Building A, west elevation	
Report Ref: 2014286	Drawn by: MGH		





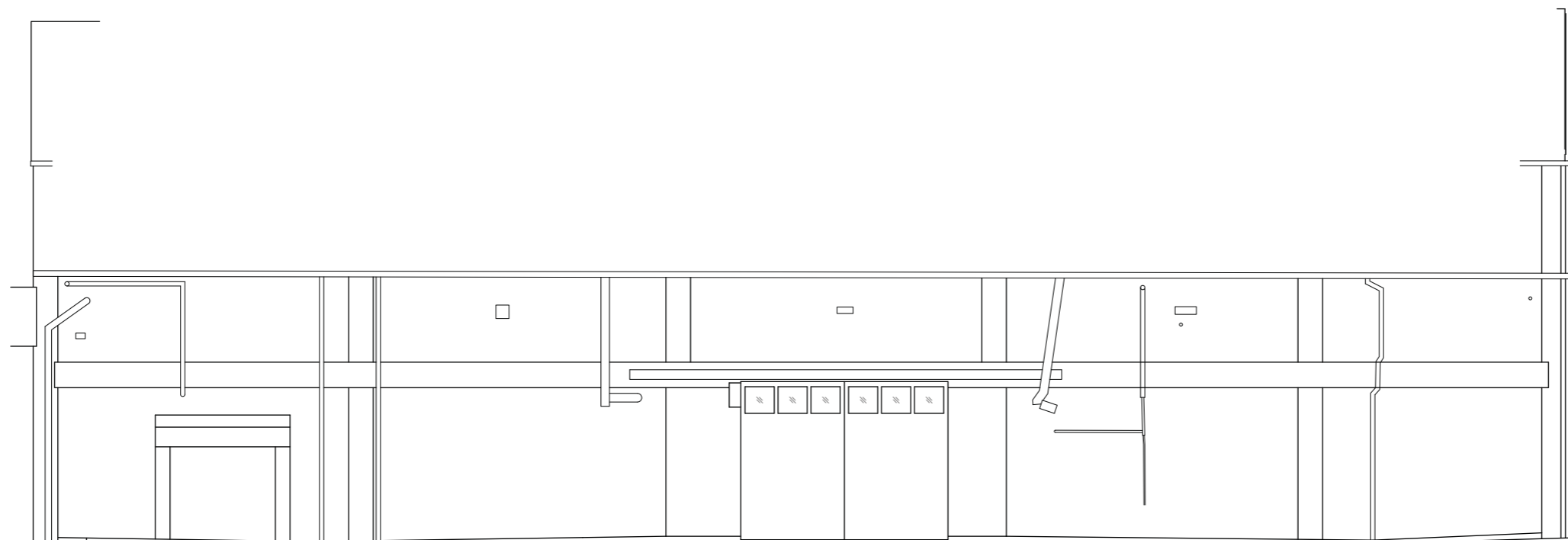
0 20m

© Archaeology South-East		Faircharm Creative Quarter, Lewisham	Fig. 12
Project Ref: 6611	August 2014	Building C, west elevation	
Report Ref: 2014286	Drawn by: MGH		

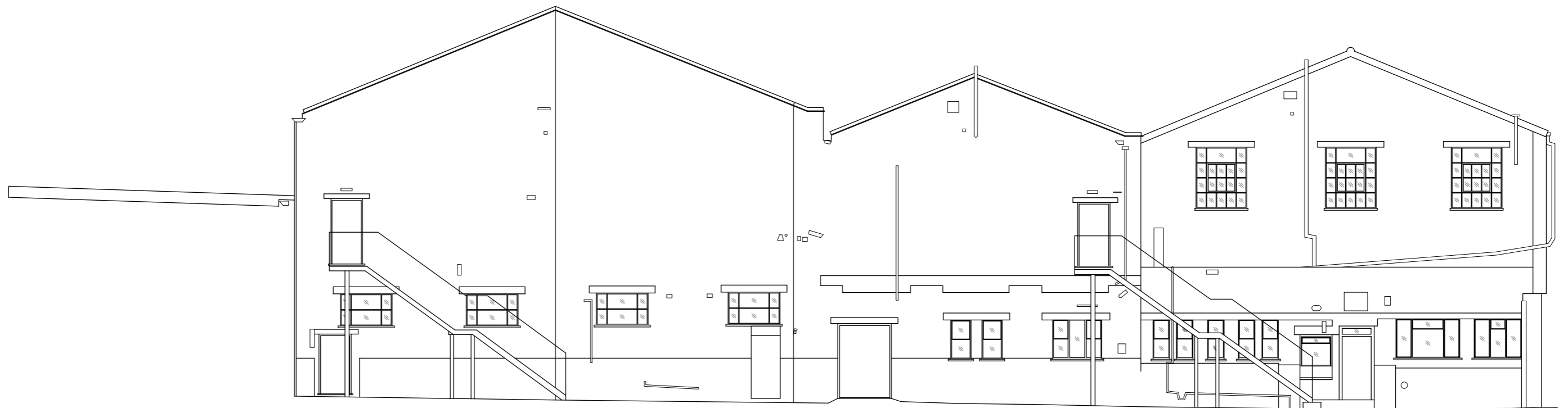


0 20m

© Archaeology South-East		Faircharm Creative Quarter, Lewisham	Fig. 13
Project Ref: 6611	August 2014	Building C, south elevation	
Report Ref: 2014286	Drawn by: MGH		



0 20m



0 20m

© Archaeology South-East		Faircharm Creative Quarter, Lewisham	Fig. 15
Project Ref: 6611	August 2014	Building C, north elevation	
Report Ref: 2014286	Drawn by: MGH		

Sussex Office

Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR
tel: +44(0)1273 426830
email: fau@ucl.ac.uk
web: www.archaeologyse.co.uk

Essex Office

The Old Magistrates Court
79 South Street
Braintree
Essex CM7 3QD
tel: +44(0)1376 331470
email: fau@ucl.ac.uk
web: www.archaeologyse.co.uk

London Office

Centre for Applied Archaeology
UCL Institute of Archaeology
31-34 Gordon Square
London WC1H 0PY
tel: +44(0)20 7679 4778
email: fau@ucl.ac.uk
web: www.ucl.ac.uk/caa

