



**241-245 LONG LANE  
London SE1 4PR**

London Borough of Southwark

Standing Building Assessment

April 2010

**241-245 LONG LANE**  
**London SE1 4PR**

London Borough of Southwark

Standing Building Assessment

Site Code: LOU10

National Grid Reference: 533231 179432

Project Manager	Derek Seeley
Reviewed by	Emma Dwyer
Author	Patrizia Pierazzo
Graphics	Juan José Fuldain González

**Museum of London Archaeology**  
**© Museum of London 2010**

Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED  
tel 020 7410 2200 fax 020 7410 2201  
molas@museumoflondon.org.uk  
www.museumoflondonarchaeology.org.uk

## Summary

This report presents an assessment of the architectural and historic interest, and heritage significance, of a standing building at 241–245 Long Lane, London SE1, and the sensitivity of this building to future development. This assessment, commissioned by Malcom Pawley Architects Ltd, was carried out by Museum of London Archaeology in February and June 2010.

The building comprises three adjoining terraced houses, constructed of brick at some time probably in the early–mid 19th century, replacing earlier timber-framed buildings. The building is documented as having belonged to the Darnell Estate in 1837 and was sold in 1888. Most recently this building, with another to its east, housed Bermondsey Antiques Market, but since about 2001 it has been empty. The building is not statutorily listed but is situated in Bermondsey Street Conservation Area, to the character and appearance of which it makes (or could potentially make) a positive contribution and a refurbished building will have a similar potential. Its historic interest justifies a more intensive recording as previously agreed with Malcom Pawley Architects Ltd.

## Contents

<b>List of figures .....</b>	<b>3</b>
<b>1 Introduction.....</b>	<b>4</b>
1.1 Origin and scope of the assessment.....	4
1.2 Site status.....	4
1.3 Aims of the assessment.....	4
1.4 Method of assessment.....	5
<b>2 Legislative and planning background .....</b>	<b>6</b>
2.1 National planning policy.....	6
2.2 Regional and local policy .....	6
2.2.1 <i>Draft Replacement London Plan, 2009</i> .....	6
2.2.2 <i>Local planning policy</i> .....	7
<b>3 Outline history of the site.....</b>	<b>9</b>
3.1 Topography and early history of the area.....	9
3.2 The development of the site.....	11
<b>4 Outline description of the buildings.....</b>	<b>13</b>
<b>5 The significance of the building .....</b>	<b>15</b>
Assessment by conservation principles.....	16
<b>6 Conclusions .....</b>	<b>18</b>
<b>7 Recommendations.....</b>	<b>19</b>
<b>8 Acknowledgements .....</b>	<b>21</b>
<b>9 Copyright.....</b>	<b>22</b>
<b>10 Bibliography.....</b>	<b>23</b>

## List of figures

*Cover: the front of 241–245 Long Lane, looking north*

The figures all follow the text:

*Fig 1 Site location plan*

*Fig 2 Horwood's Plan of the Cities of London and Westminster, 1792–99 (edition of 1813)*

*Fig 3 Valuation plans, Vestry of St Mary, Bermondsey (1833)*

*Fig 4 Floor plans and roof plans, 2008*

*Fig 5 The street front of the building and its surroundings, looking east*

*Fig 6 The junction between 239 and 241 Long Lane, looking north*

*Fig 7 The front elevation of 243–245 Long Lane, looking north*

*Fig 8 The back extension to 245 Long Lane. Looking south-east*

*Fig 9 Detail of the roof of 241–245 Long Lane, looking south*

*Fig 10 Detail of the metal brackets on the elevation of 239 Long Lane, looking south west*

# 1 Introduction

## 1.1 Origin and scope of the assessment

Museum of London Archaeology (MOL Archaeology) has been commissioned by Malcom Pawley Architects Ltd. on behalf of the Trademark Group, to carry out an assessment of the architectural and historic interest, and heritage significance, of a standing building at 241–245 Long Lane, London SE1 (Fig 1; Ordnance Survey national grid reference to the approximate centre of the site: 533231 179432 ). This site and the building on it may be referred to hereafter in this report simply as ‘the site’.

This assessment has been prepared at the client’s request in order to fulfil a condition attached to planning permission for refurbishment of the building on the site, including the erection of a mansard roof extension (application 08-AP-1457, decided 19 December 2008). This assessment does not consider the archaeological potential of the site below ground.

## 1.2 Site status

The building is situated in Bermondsey Street Conservation Area (sub-area 1), as designated in 1972 by the local planning authority, the London Borough of Southwark. The building is not statutorily listed as a building of special architectural or historic interest.

Bermondsey Street Conservation area includes various heritage assets that contribute positively to its character and appearance, including statutorily listed buildings and other individual buildings and groups of buildings of local architectural or historic interest. The site at 241–245 Long Lane is part of a group of buildings of local architectural and historic interest, described in the relevant Conservation Area Appraisal (Evans 2003) as ‘a combination of former factory and retail buildings’ which ‘together... form good enclosure to the street.’ The appraisal says further that ‘the buildings are suitable for redevelopment as they contribute poorly to the character and appearance of the area and the historic environment.’

## 1.3 Aims of the assessment

The purpose of an assessment such as this is to assist in formulating responses appropriate to the heritage significance of standing buildings and structures, and has been carried out in accordance with the standards specified by the Institute for Archaeologists (IFA 1999) and English Heritage’s guidance, *Understanding historic buildings: a guide to good recording practice* (2006).

The main aim of this document is to make a considered statement as to the architectural and historic interest, and heritage significance, of the building on the site, to determine the date of its construction and to explain in outline its connection with the history of the area. This report therefore comprises:

- An outline history of the building on the site (3, below), considering its date of construction, original form and purpose, and the extent and purpose of any subsequent changes.
- An account of the heritage significance of the building, with recommendations aimed at mitigating, reducing or removing any adverse effects of possible proposed alterations.

## 1.4 Method of assessment

For this assessment a site visit was carried out by two archaeologists, specialists in historic buildings, on 16 April 2010. The property had been vacant for a number of years and fallen into a state of disrepair. This visit included an examination of the exterior of the building and observation of the interior through ground-floor and upper-floor window openings, as the dangerous state of the building prevented the archaeologists from going inside. It was possible for them to see through the windows on the upper floors from scaffolding, which had been erected against the building in connection with its refurbishment.

Documentary and cartographic evidence for the building has been sought in the Southwark Local History Library, London Metropolitan Archives, Guildhall Library, the library of the Museum of London and on websites. Standard works likely to contain relevant information were consulted, and are listed in the bibliography.

For the purpose of this assessment, account is also taken of English Heritage advice in *Guidance on the management of conservation areas* (2006).

A short description of the building was written in 2001 by Peter Guillery and Joanna Smith, of English Heritage, and this has been drawn on in the assessment. Apart from that, no other description of the building is known.

## 2 Legislative and planning background

### 2.1 National planning policy

The Government issued Planning Policy Statement 5 (PPS5) in March 2010 (DCLG 2010). PPS5 integrates planning strategy on heritage assets, bringing together all aspects of the historic environment, below and above ground, including historic buildings and structures, landscapes, archaeological sites, and wrecks. The significance of heritage assets needs to be considered in the planning process, whether designated or not, and the settings of assets taken into account. PPS5 requires using an integrated approach to establishing the overall significance of the heritage asset using evidential, historical, aesthetic and communal values, to ensure that planning decisions are based on the nature, extent and level of significance. Key paragraphs from PPS5 are set out below:

**Policy HE6.3:** Local planning authorities should not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents.

**Policy HE7.7** Where loss of significance is justified on the merits of new development, local planning authorities should not permit the new development without taking all reasonable steps to ensure the new development will proceed after the loss has occurred by imposing appropriate planning conditions or securing obligations by agreement.

**Policy HE9.1** There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be... Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance...should be wholly exceptional.

**Policy HE12.3** Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance. Developers should publish this evidence...Local planning authorities should...ensure such work is carried out in a timely manner and that the completion of the exercise is properly secured.

### 2.2 Regional and local policy

#### 2.2.1 *Draft Replacement London Plan, 2009*

A draft replacement plan (GLA 2009) is currently undergoing consultation. Policy 7.8 relates to Heritage Assets and Archaeology:

Strategic

A. London's historic environment, including natural landscapes, conservation areas, heritage assets, World Heritage Sites, Scheduled Ancient Monuments and memorials should be identified, preserved and restored.



B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present, the site's archaeology.

Planning decisions

C. Development should preserve, refurbish and incorporate heritage assets, where appropriate.

D. New development in the setting of heritage assets, and conservation areas should be sympathetic to their form, scale, materials and architectural detail.

E. New development should make provision for the protection of archaeological resources and significant memorials. Where the artefact or memorial cannot be moved from the site without damaging its cultural value, the assets should where possible be made available to the public on site.

LDF preparation

F. Boroughs should, in LDF policies, seek to maintain and increase the contribution of built heritage to London's environmental quality and economy while allowing for London to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying and protecting heritage assets scheduled ancient monuments, archaeological assets, memorials and natural landscape character within their area.

### **2.2.2 Local planning policy**

The Southwark Unitary Development Plan (UDP) was adopted in July 2007 and, along with the London Plan, it makes up the current Development Plan for Southwark. The relevant policy in relation to the historic built heritage is set out below:

#### **Policy 3.15 Conservation of the historic environment**

- 283 Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted.
- 286 The council recognises the importance of Southwark's built heritage as a community asset and will seek the adequate safeguarding of this asset. Southwark has around 2500 listed buildings, 38 conservation areas, seven scheduled monuments and a rich archaeological heritage. These historic features define the local environment, providing a sense of place and enriching the townscape.
- 287 PPS 1 states that control of external appearances is important in conservation areas and areas where the quality of the environment is particularly high.
- 288 PPG 15 requires local authorities to include policies for the protection and enhancement of the historic environment.

PPG15, referred to in these policies, has been superseded since March 2010 by Planning Policy Statement 5 (PPS5; CMG 2010), with accompanying guidance by English Heritage (EH 2010), but the effect of this change has not been to lessen the

protection that listed buildings, conservation areas and other 'heritage assets' enjoyed hitherto.

The buildings at 241–245 Long Lane are representative of the architectural style and social conditions of their time of construction, they retain importance at a local level and for the social history of London. The London Borough of Southwark gave planning permission in 2008 subject to a condition, among others, that redevelopment of the site must 'preserve the appearance of the building and the character and appearance of this part of the Bermondsey Street Conservation Area' in accordance with policies 3.12 'Quality in design', 3.13 'Urban design' and 3.18 'Conservation areas' of the Southwark Plan 2007. Another condition attached to the planning permission was that a programme of archaeological building recording was to be undertaken to an appropriate standard, in accordance with policy 3.19 'Archaeology' in the Southwark Plan.

### 3 Outline history of the site

#### 3.1 Topography and early history of the area

The site is about 1km south-east of the south end of modern London Bridge, and about 800m south of the River Thames. The topography of the area is generally very flat, the underlying natural geology being alluvial deposits formed by the river, surrounding large, shallow islands of sand and gravel. In the Roman period, when London was founded, Bermondsey was an island, or near island, on the south side of the main channel of the Thames. By the medieval period the level of the river had fallen, and the river could more easily be embanked and the land behind reclaimed. The area of Bermondsey was not then built on, however, and comprised mainly marshy ground and meadow, with the notable exception of a Cluniac Priory, generally known as Bermondsey Abbey, founded in AD 1086, shortly after the Norman Conquest. The very large Abbey church and its monastic buildings were constructed on slightly higher ground, formerly the island of Bermondsey, some 50–100m to the east of the site. The main roads in the area were Old Kent Road and Great Dover Street, to the south of the site, which ran from the south-east up to the south end of Borough High Street and thence to medieval London Bridge which, for some 600 years, was the only bridge across the river in or near London. The Abbey was entered from the west through its main gate, roughly at the junction of modern Abbey Street and Bermondsey Street, and this gate was therefore approached by more local roads. One of these was Long Lane, running roughly from west to east, connected the Abbey with the south end of Borough High Street, while another, Bermondsey Street, ran northwards from the Abbey gate to the riverbank.

After the Dissolution of religious houses in the 16th century Bermondsey Abbey was dismantled and all the land it had owned round about passed into secular ownership, much of it being in the hands of Robert Cecil, first Earl of Salisbury. The disappearance of the Abbey probably had the immediate effect of retarding local urban or suburban development, or redirecting it towards the river and the main roads. In the 17th century the second Earl sold off much of the land, which was then further subdivided and resold in small parcels, so that no coherent development by a few large landowners was possible, by contrast with typical development on the western outskirts of London north of the river (in the West End). Buildings were initially erected by the river and along the roads, especially near junctions. The first reasonably accurate map of this area, part of Faithhorne's and Newcourt's map of 1658, shows Long Lane but few or no buildings along it. By the time of the next accurate map, that of Morgan in 1682, the north side of Long Lane towards its eastern end, including the present site, was continuously built up along the street frontage, with extensive open areas, presumably yards and gardens, behind. This was still the case in 1746, according to Rocque's map.

Although Bermondsey was covered by the London Building Acts from 1707, which regulated construction and materials, mainly to prevent fire, and consequently the construction of timber buildings was prohibited from that date, the law was imperfectly enforced there (Smith 2001, 29). The use of brick in place of timber may have been encouraged by relative cheapness, availability, and notions of respectability, as much as by anything else. In any case the 1774 Building Act exempted industrial buildings used by fellmongers (who remove wool and hair from hides before tanning), tanners and curriers (who dress and colour tanned leather), which therefore remained common in Bermondsey until the middle of the 19th century (ibid, 30).

By the time of Horwood's map of 1792, subsequently revised up to 1813 (Fig 2), practically all the street frontages were built on, with open areas remaining behind them, although opposite the site on the south side of Long Lane two small Protestant Non-Conformist burial grounds had been established, for which some buildings must have been cleared. By this time the main industries of the immediate area were tanning

leather and leather-working, which consumed large quantities of water, used large shallow pits in which to soak and cure animal skins, and produced considerable noxious effluent. Leather tanning had started in the area in the medieval period. From the late 17th century onwards the constant physical growth of London and the spread of its national and international trading links stimulated the growth of these industries particularly, together with other riverside industry and sea-borne trade. In 1806 Long Lane was prolonged to the east, and the surviving above-ground remains of the medieval abbey were removed, by the construction of Abbey Street; more of the area had become built on, frequently with cheap, timber-framed, ramshackle houses, workshops and warehouses. Nevertheless basic improvements were made to the main roads, paving them and culverting watercourses than had previously run along them, and the area, which had frequently flooded in the winter months, became generally better drained (Smith 2001, 11–13).

Redevelopment in the area continued to be relatively piecemeal and ad hoc, rather like that in similarly less affluent suburbs of London, such as Hoxton and Bethnal Green north of the river, and Deptford, to the south-east. Unlike ‘the “polite” model of Georgian housing, as represented by uniform standardised brick-built Palladian-style terraces or squares... the new developments were of a less regular arrangement, built singly or in short rows, with varying frontages, rooflines and building heights that freely mixed elements of the vernacular and the polite in their facades’ (Smith 2001, 27). ‘In side-alleys and courts the housing was of an altogether different quality, cramped mean buildings... often shoddily built and poorly maintained, “the proprietors of which, looking only to the cash returns, pay little attention to the drainage or cleanliness” ’ (ibid, 28).

Replacement of medieval London Bridge in 1831 and construction of London’s first railway in 1835–6, running at first between a terminus at Spa Road, Bermondsey, and Greenwich, were both the symbols and partly the instruments of further industrialisation and building-over of the area. The railway line was soon extended to London Bridge in one direction, and to Dover and the Channel ports in the other. Nearly all the inhabitants of Bermondsey were by this time employed in industry and trade, and the evidence of the parish poor rate, or local property tax, suggests that it was among the poorest parts of London, with a large proportion of men and women dependent on casual, unskilled work (Smith 2001, 14). The centre of the tanning industry was along Long Lane, Bermondsey Street and Grange Road, to the south-east of the site. Houses and tenement dwellings were mixed with tan-yards, pits and sheds. Leather-dressers and curriers, processing the animal hides after they had been tanned, worked in sheds much like those of the tanners but without the pits. Until the middle of the 19th century, when many small-scale tanneries were still common, the tanner would have lived ‘in front of the yard,’ presumably in a better sort of house fronting on to the street (ibid, 18). In the second quarter of the 19th century tanneries began to be amalgamated and some firms became very large, notably that of the brothers John and Thomas Hepburn, whose premises immediately to the west of the present site combined what had previously been five separate tanneries, covering 2½ acres (just over 1ha). A large leather market was established to the north of the site in 1832–3. Ancillary trades flourished, such as felt hatters and shoe-makers. Increasing resources among at least some of the inhabitants led to renewal and rebuilding of existing buildings, replacing earlier buildings, which had often been of timber.

No examples of entirely timber-framed and timber-clad buildings survive in the area, although a row of cottages was recorded at 72–80 Colombo Street, north Southwark (1.8km north-west of the site) before being demolished in 1948 (Smith 2001, 32; Guillery 2004, 127–46, fig 110). These houses, of two storeys with an additional storey in the high-pitched roof space, could have been built in the late 17th or early 18th centuries. They had brick chimney stacks but otherwise were entirely of timber, being weatherboarded externally, rather like framed houses of the same date in, for instance,

Kent or Essex. Each house had a frontage of about 15ft (4.5m), and contained a single room on each floor. Details such as a moulded handrail and turned balusters surviving on a staircase, and moulded ceiling beams, suggest that these cottages would not have been poor housing when they were first built. They are also a striking model for subsequent building and rebuilding in brick.

### 3.2 The development of the site

Incoherent development shaped the area during the 18th and 19th centuries. The substantial amount of private owners meant that documentary evidence is now lacking on the small pieces of land and it becomes very difficult to collect the information required. The site at 241–245 Long Lane was probably built as part of a wider development that extended west from the junction with Bermondsey Street (Fig 2) to the entrance to the Hepburn tan-yard. As visible on Fig 3, a thicker outline encloses the rectangular area occupying the northern corner between Bermondsey Street and Long Lane, having possibly been owned or developed by the same landowner.

Archaeological evidence from a watching brief carried out in May 2007 on the site formerly occupied by 247–249, immediately to the east of the existing building, confirms that the buildings were built to replace earlier timber structures (Haslam 2007). Beam slots beneath the latest basement floors indicated the existence of previous timber-built houses, presumably with cellars of their own at that level. These were superseded by later buildings with, to the east, a cellar floor of Kentish rag stone, and to the west a cellar floor of brick. Finds recovered from the make-up layers under the brick floor date from the period 1760–80, suggesting that this house may have been one of the buildings shown on Horwood's plan of 1792–1813. A substantial brick wall was constructed later than these cellar floors, being inserted through them, supplanting whatever party wall had previously separated them. This wall, presumably the party wall between the latest houses on the site, Nos 247 and 249, could be dated by finds in the initial backfill of its construction trench, which were from the period 1840–1880. The earlier cellars were reused, and then later backfilled, probably when the houses were demolished, perhaps in the 20th century.

According to documentary sources the building at 241, 243 and 245 Long Lane was built for residential purposes and subsequently turned to mixed residential and commercial uses during the 19th century. A valuation plan from the Vestry of St. Mary Bermondsey from 1833 (Fig 3) includes the east end of Long Lane and is apparently the earliest document showing the existing buildings on the site. The valuation plan provides interesting information about the numbering of the site; the houses on the site were at 8, 9 and 10 Long Lane, indicating that formerly the houses were numbered beginning at the east end of Long Lane, heading west. The direction of numbering was reversed, and the present numbers adopted, in 1879 (LCC 1955). Earlier maps, such as Horwood's (Fig 2) do not show the buildings at a large enough scale or clearly enough to ascribe house numbers.

The properties at 8, 9 and 10 Long Lane (together with 6 and 7) were advertised for sale by auction in *The Times*, 3 July 1837. They were for sale as the first portion of the estate of William Darnell Esq. and defined an 'Improvable and Important Freehold Investment'. The freehold ground rent 'arising from the five dwelling houses and premises' was of £70. By contrast 1–5 Long Lane was on a lease for 500 years. The Darnell estate extended to the west along Long Lane as far as number 192, it occupied parts of Abbey Street, Bermondsey Square and other streets round about. The Darnell Family also owned The Granaries, a flour warehouse, on Bermondsey Wall to the north. The final part of the estate was sold in 1886, comprising Freehold and Leasehold properties.

The highway rates of 1836, local property taxes for maintaining public roads, hold interesting details about the uses of the properties at the time: No 8 was occupied by

Charles Bond (running an eating house in the premises), No 9 was occupied by Jacob Dartnell (butcher), valued £11, and No 10 had the same value and housed Samuel Brackenbury (shoe maker). The census returns report that as many as nine people (i.e. the Barritt family who occupied 9 Long Lane in 1851) were living in these premises at the same time.

## 4 Outline description of the buildings

This outline description of the site should be read in conjunction with the architect's drawings and the photographs.

The site at 241, 243 and 245 Long Lane is composed of three adjoining terraced houses, brick built, three storeys high plus basement, with timber floors and butterfly roofs. The buildings are on the north side of Long Lane and are abutted to the west by the Britz Brothers Warehouse, erected between 1833 and 1872; to the east, the open space formerly occupied by 247 and 249 Long Lane (demolished during the 20th century) gives access to a communal back yard.

The front of the buildings is one bay wide (11 to 12 ft) with shop fronts on the ground floor, possibly added at a later stage, with large windows installed close to the pavement level (at 241–243) and a goods entrance at the front of 245. The first floors are provided with one window at the front and two at the back; one window on each side on the 2nd floors. All the windows are sashes, in a variety of panels combination; some of the windows facing on to the back yard have bars, possibly for security reasons as the rooms were used as warehouse.

The state of disrepair of the site prevented from accessing it therefore a full observation of the inside was not possible. Due to the unsafe conditions it was only allowed to observe the inside of 241 Long Lane from a safe point through the back door.

The house at 241 Long Lane has a very narrow plan originally with central staircase and is two rooms deep. Although currently joined internally to 243 through an opening in the division wall, this house was originally independent and had its own exit on to the back yard and a privy. The house was provided with two chimney flues along the west wall, one in the front room and one in the back room on each floor (basement included). Both fireplaces on the ground floor have been removed and panelled over. The timber studs still visible between the front and the back room are remnants of a partition wall, which mirrors the one on the first floor; the partition was at roughly 2/3 from the front of the house creating a much smaller room at the back. The staircase is currently located in the front room, along the east wall; this is likely to be a replacement of the original staircase that, according to Peter Guillery's description of the property, used to be in the centre of the building, as it would have been typical on such a narrow building. This layout is very common in Bermondsey where narrow frontages made it difficult to explore other alternatives. The same type of plan is found in many houses from the late 18th early 19th century like, for example, 35–37 Borough high street, demolished in the 1990s. The central staircase was often associated with the chimney stacks rising from a central point between the front and the back room. It is although unusual that the stacks are detached from the staircase and located along the east wall of the properties, centrally in the rooms which (more typical of 17th century Amsterdam than London). The back wall of 241 still retains, underneath the back window, a timber batten panelling with thin rivets: a sign that the house was not properly insulated and there was the need to keep control of the dampness.

The pitches of the butterfly roofs of the three properties had skylights (blocked off at a later stage) illuminating the rooms on the attic floors. The tiles are machine-made therefore a later replacement. The stumps of the chimney stacks along the west wall at 241 have been incorporated in the masonry of the adjoining property showing what probably was their full height when in use. On the wall the warehouse, a few timber braces attached to the masonry were used to hold a metal extension to the chimney stacks, intended to protect the property from fire and sparks from the below fireplaces.

The back extension to 245 is a later addition, probably a privy, similar to the earlier ones built at the back of 241–243 which were still standing during the 1950s when they were recorded on the Goad insurance plan and have now been demolished.



## 5 The significance of the building

'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic (DCLG 2010, 14). Archaeological interest includes 'an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity' (*ibid*, 13) and may apply to standing buildings or structures as well as buried remains.

The site visit and rapid examination of the most easily available documentary evidence have provided information for a reasonable assessment of the architectural and historic interest, and heritage significance, of the building. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

Table 1 gives examples of the significance of designated and non-designated heritage assets.

*Table 1: Significance of heritage assets*

<b>Heritage asset description</b>	<b>Significance</b>
World heritage sites Scheduled monuments Grade I and II* listed buildings English Heritage Grade II and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
English Heritage Grade II registered parks and gardens Conservation Areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (Regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible

Heritage asset description	Significance
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

Built heritage and above ground archaeological remains (e.g. earthworks and landscapes) are visible and tangible and, where appropriate, significance is considered in more detail. 'Built heritage' refers to those aspects of the buildings visible on the site that possess noteworthy architectural or historic interest. These aspects of the buildings have been identified and their interest has been rated very broadly, using the published criteria for statutory listing of buildings for their special architectural or historic interest, in English Heritage 'conservation principles' (EH 2008) and applicable guidance published by English Heritage on selecting buildings for listing (or designation as heritage assets) (2007) and on investigating and recording buildings archaeologically (2006). Criteria for listing includes:

- 'architectural interest: ... of importance to the nation for ... their architectural design, decoration and craftsmanship; ... important examples of particular building types and techniques ... and significant plan forms;
- 'historic interest: ... illustrate important aspects of the nation's social, economic, cultural or military history;
- 'close historical association with nationally important people or events;
- 'group value, especially where buildings comprise an important architectural or historic unity or a fine example of planning...'

Evidential and aesthetic values correspond most closely to architectural interest, in terms of the published criteria for listing, while historical and communal values correspond to historic interest. These values emphasise national importance as being necessary for statutory listing, but are also useful in considering the particular architectural or historic interest of any building or structure.

### Assessment by conservation principles

The conservation principles (English Heritage 2008) identify four main values, by which the significance of a building may be assessed. These values are as follows:

- evidential value: the potential of the physical fabric of a building or structure to yield evidence of past human activity;
- aesthetic value: this derives from the ways in which people draw sensory and intellectual stimulation from a building or structure; in this assessment attention is paid to what other people have said or written, rather than the assessor's own subjective reactions;
- historical value: the ways in which past people, events and aspects of life can be connected through a building or structure to the present, such a connection often being illustrative or associative;
- communal value: this derives from the meanings of a building or structure for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values.

Evidential and aesthetic values correspond most closely to architectural interest, in the terms of the published criteria for statutory listing, while historical and communal values correspond to historic interest. These different approaches to assessing the built

heritage, which are partly the result of streamlining the planning system and its policies with respect to archaeology and the built heritage, should be compatible with each other.

The evidential value of the building in its present state is high, considered that the impact of later alterations on the physical fabric and internal layout have been minimal and the building retains its main features. The result of the sudden growth and expansion in the 18th century was a mixture of timber houses with shop fronts and jettied upper storeys, new brick houses and industrial premises. In the 20th century war damage and slum clearance have caused the loss of most of the buildings built in that period. Small-scale developments in traditional forms are now for that reason quite rare.

Aesthetic value of the building may be rated as medium, for its contribution to the street outlook. The building could make a positive contribution to the character and appearance of the conservation area in which it is situated.

Historical and communal value may be rated as high, for the connection of the building with the social and economic history of Bermondsey and, most recently, the use of the premises as the Bermondsey Antique Market. There are no special considerations that come to mind in respect of these values further to the points of architectural and historic interest previously considered.

No separate criteria are considered here on account of the location of the building in a conservation area.

## 6 Conclusions

Table 2 summarises the known or likely assets within the site, their significance, and the impact of a substantial redevelopment of the site on asset significance.

*Table 2: Impact upon heritage assets (prior to mitigation)*

<b>Asset</b>	<b>Asset Significance</b>	<b>Impact of proposed scheme</b>
Terraced houses on the site at 241145 Long Lane	High	High impact to evidential and communal value. Other impacts medium.
Street view along Long Lane	High	Impact is high.
Relevance of the site as part of a group of buildings representing the social history of the area	High	Impact is high on all values
Collective experience and memory within the local community	High	Impact is high on evidential value
Conservation Area	Medium	Medium impact on historical value

## 7 Recommendations

In order to produce a harmonious model of development, a new project should aim at the integration and coexistence of buildings of different periods; the Southwark's Unitary Development Plan adopted in July 2007 provides advice upon the best way to plan the development of a new building when this lies within a conservation area and when the development involves a historical building on the site.

The UDP specifies that:

*679 Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with PPG15 or any subsequent amendments, it can be demonstrated that:*

*680 i. The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected; and*

*681 ii. Real efforts have been made to continue the current use or find a viable alternative use for the building; and*

*682 iii There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the g demolition; and*

*683 iv. The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

The importance of the buildings at a social and historical should be taken into consideration and every effort should be made to retain as much of the original fabric as possible. The building not only represents a specific moment in the history of Bermondsey but is also one of the last of its type to survive fairly unaltered.

The area surrounding the buildings represents successive periods of historic development and the opportunity exists to safeguard the importance of the site as part of a group and maintain the street view and enhance it through a more sensitive redevelopment of the site.

Guidance published by CABE (Commission for Architecture and the Built Environment) and English Heritage (*Building in Context*, 2001) aims to stimulate a high standard of design when development takes place in historically sensitive contexts. It aims to do this through a series of case studies in which achievement is far above the ordinary. As a result, it is hoped that people will be encouraged to emulate the commitment and dedication shown by the clients, architects, planning officers and committee members involved in the projects illustrated and be able to learn from their experience.

The right approach in a new development is to be found in examining the context in great detail, and relating the new building to its surroundings through an informed character appraisal.

A successful building project will:

- Relate well to the geography and history of a place

- Sit happily in the pattern of existing development and routes through and around it
- Respect important views
- Respect the scale of neighboring buildings
- Use materials and building methods which are as high in quality as those used in existing buildings
- Create new views and juxtapositions which add to the variety and texture of the setting.

Based on an examination of 241–245 Long Lane, the following is a list of fixtures and fittings which could be salvaged for re-use in the building to be reconstructed on the site:

- the stock bricks used to construct the 241–245 Long Lane
- a cast-iron stove in the southern (ie, street-side) room on the second floor of 243 Long Lane
- two cast-iron fireplace liners/coal grates that are not within fireplaces but are stacked on the second floor of 243 Long Lane
- simple timber fireplace surrounds in several rooms
- a small number of turned-wood balusters in the staircase between the first and second floors of 243 Long Lane
- one or more small sections of dado moulding and possibly dado panelling
- cupboard doors with hardware (next to fireplaces) in several rooms

## **8 Acknowledgements**

The authors and project manager are grateful to Malcolm Pawley Architects Ltd, for commissioning this assessment. The authors would like especially to thank Ricky Patel and to Lavji Vekaria for his assistance on site.

Patrizia Pierazzo would like to thank the staff of Bermondsey Local Studies Library for their help in finding documents.

The assessment of the building was carried out by Emma Dwyer and Patrizia Pierazzo, and the photographs were taken by Maggie Cox. The figures were compiled by Juan Jose Fuldain.

## **9 Copyright**

Copyright in the text and original illustrations in this document is held by Museum of London Archaeology, which grants Malcolm Pawley and their architects a licence for use of these in connection with refurbishment of the building, provided that the source is acknowledged. Modern Ordnance Survey maps are reproduced in this document under licence and remain Crown copyright.



## 10 Bibliography

This list includes works consulted as well as those cited in the text above. The place of publication is London unless otherwise stated.

Bebbington, G, 1972 *London street names*

BGS [British Geological Survey], 1981 1:50,000 Solid and drift edition, sheet 270

Brunskill, R, & Clifton-Taylor, A, 1977 *English brickwork*, glossary, 67–93

CABE [Commission for Architecture and the Built Environment] & EH [English Heritage], 2001 *Building in context*

DCLG [Department for Communities and Local Government] & DCMS [Department for Culture, Media and Sport], 2007 'Revisions to principles of selection for listed buildings' (March 2007) [supersedes corresponding sections of *PPG15*, DoE 1994]

DCLG, 2010 *Planning Policy Statement 5: planning for the historic environment (PPS5)* (on line at [http:// www.communities.gov.uk](http://www.communities.gov.uk) )

DoE [Department of the Environment], 1994 *Planning Policy Guidance 15: planning and the historic environment (PPG15)*

EH [English Heritage], 2006 *Understanding historic buildings: a guide to good recording practice* (Swindon: English Heritage)

EH, 2006 *Guidance on the management of conservation areas* (1st edition 1995)

EH, 2006 *Guidance on conservation area appraisals*

EH, 2007 'Register of historic buildings and sites: criteria and guidance for inclusion...' (published on line, accessed November 2009)

Evans [Richard Evans Associates], 2003 *Bermondsey Street Conservation Area appraisal* (for London Borough of Southwark, January 2003)

GLA [Greater London Authority], 2008 and 2009 'London Plan' (published on line at [http:// www.london.gov.uk](http://www.london.gov.uk), accessed December 2009)

Goad: fire insurance plans (London Metropolitan Archives: LCC/ VA/ GOAD/ XII)

Goad: fire insurance plans (London Metropolitan Archives: LCC/ VA/ GOAD/ XII/ 1939)

Guillery, P, 2004 *The small house in 18th-century London: a social and architectural history*

Guillery, P, & Smith, J, 2001 '241, 243, 245 Long Lane, London SE1' in building file BFI 106807 (National Monuments Record, English Heritage, Swindon)

Haslam, A, 2007 *An archaeological evaluation at 241–253 Long Lane, Bermondsey, London Borough of Southwark, SE1 [site code LGZ07]* (Pre-Construct Archaeology unpublished report, June 2007)

Horwood's Plan of the Cities of London and Westminster 1792–1799 (edition of 1813)

IFA [Institute of Field Archaeologists], 2001 *Standard and guidance for archaeological investigation of standing buildings or structures* (1st edition 1996)

Kelly: *Kelly's Post Office London Directory*, 1870–1981

Knowles, C C, & Pitt, P H, 1972 *The history of building regulation in London 1189–1972*, London: Architectural Press

- LCC [London County Council], 1955 *Names of streets and places in the administrative county of London...* (4th edn)
- MOL Archaeology [Museum of London Archaeology], 2009 *Health and safety policy*
- Smith, J, 2001 *Georgian Bermondsey* (English Heritage report)
- Southwark, London Borough of, 2007 *The Southwark Plan: the framework for all land use and development in Southwark*
- Stanford, 1862: *Stanford's library map of London and its suburbs* (facsimile by H Margary, 1980)
- Valuation plans of the Vestry of St Mary Bermondsey (1833)
- Weinreb, B, & Hibbert, C, 1983 *The London encyclopaedia*
- Woolven, R, & Saunders, A (eds), 2005 *The London County Council bomb damage maps 1939–1945* (London Topographical Society publication 164)



Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. City of London 100023243 2010.

Scale 1:1,000 @ A4

0 50m

Fig 1 Site location

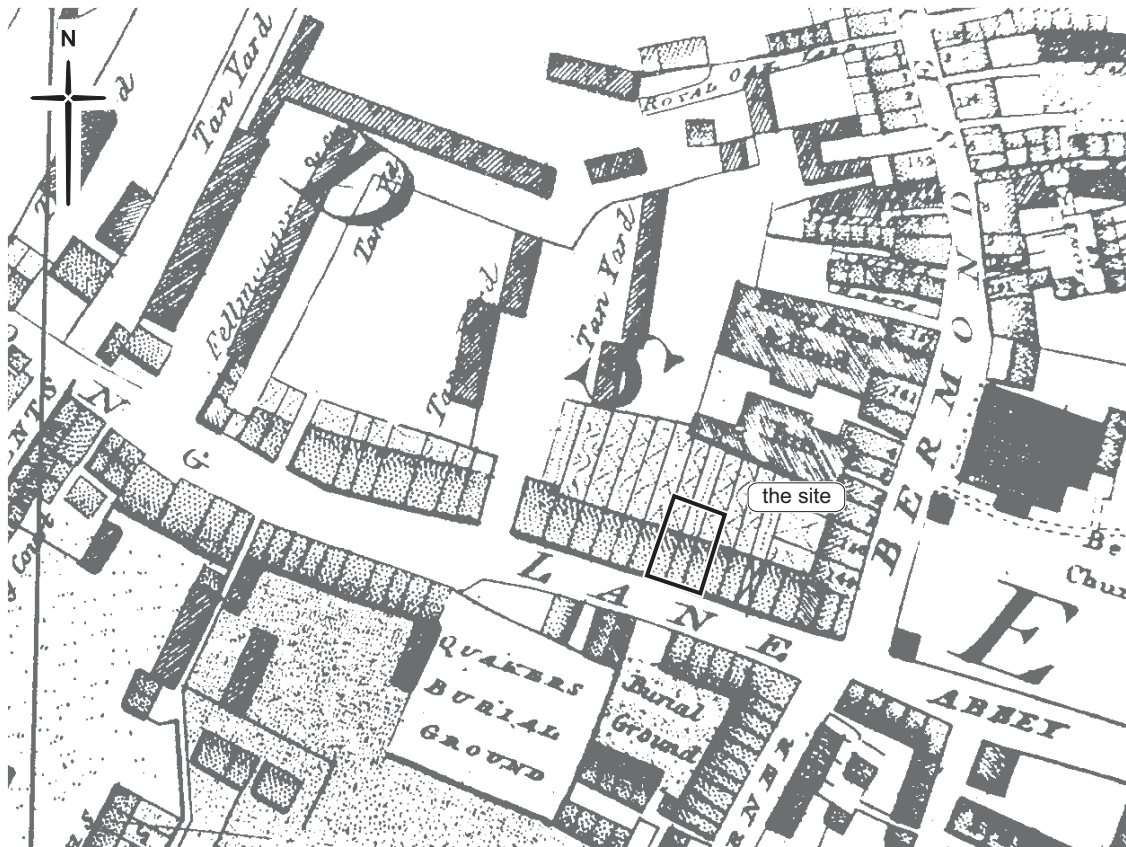


Fig 2 Horwood's Plan of the Cities of London and Westminster 1792-1799 (edition of 1813)



Fig 3 Valuation plan, Vestry of St. Mary Bermondsey (1833)

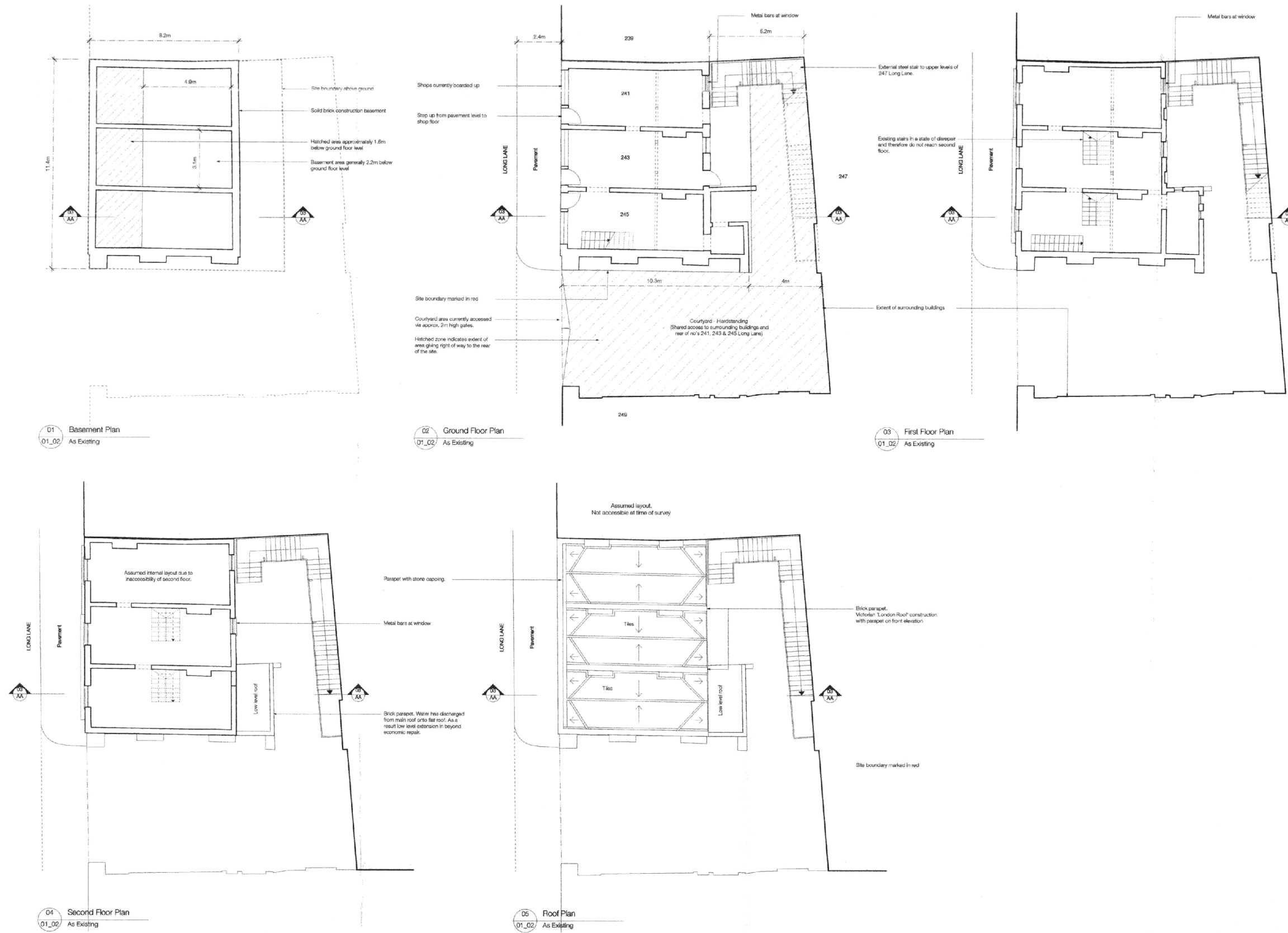


Fig 4 Floor Plans and Roof Plan (2008)



Fig 5 The street front of the building and its surroundings, looking east



Fig 6 The junction between 239 and 241 Long Lane, looking north



Fig 7 The front elevation of 243–245 Long Lane, looking north





Fig 8 The back extension to 245 Long Lane, looking south-east



Fig 9 Detail of the roof of 241–245 Long Lane, looking south



Fig 10 Detail of the metal brackets on the elevation of 239 Long Lane, looking south-west