Alma Tavern and Winstanley Metal Works

Wandsworth

Historic Building Recording and Investigation

oxfordarchaeology

January 2010

Client: Young's and Co. Brewery

Issue No: 1
OA Job No: 4593
NGR: TQ 260 750

Historic Building Recording

Client Name:	Young's & Co. Brewery
Document Title:	Alma Tavern and Winstanley Metal Works, Wandsworth
Document Type:	Historic Building Recording and investigation
Issue Number:	1
Grid Reference:	TQ 260 750
Planning Reference:	2008/5510
OA Job Number:	4593
Site Code:	AMO'09
Invoice Code:	AMOBS
Prepared by:	Deirdre Forde
Position:	Historic Buildings Archaeologist
Checked by:	Jonathan Gill
Position:	Senior Project Manager (Historic Buildings)
Approved by:	Julian Munby Signed.....
Position:	Head of Buildings Department
Date:	January 2010
Document File Location:	C:\Documents and Settings\sarah.lucas\Local Settings\Temp\Alma Tavern.odt
Illustrated by:	{name}

Disclaimer:

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

© Oxford Archaeology Ltd 2010

Oxford Archaeology

Janus House

Osney Mead

Oxford OX2 0ES

t: (0044) 01865 263800 e: oasouth@oxfordarch.co.uk

f: (0044) 01865 793496 w: www.thehumanjourney.net

Oxford Archaeological Unit Limited is a Registered Charity No: 285627

Alma Tavern and Winstanley Metal Works, Wandsworth

Historic Buildings Recording and investigation

Written by Deirdre Forde

Table of Contents

List of Figures

List of Plates

Alma Tavern and Winstanley Metal Works, Wandsworth

Summary

Oxford Archaeology (OA) was commissioned in November 2009 to carry out a programme of historic buildings recording of a complex of buildings behind the Alma Tavern on Old York Rd, Wandsworth prior to demolition and development of the site. Oxford Archaeology undertook a desk-based archaeological assessment of the site in October 2009, which identified that there are buildings on the site of moderate local interest which will be demolished in the current project. These buildings principally comprise surviving elements of the former Winstanley metal works.

The Alma Tavern is recorded as having been built in 1866 along with the Alma Road and Alma cottages and was bought by Young's Brewery in 1883. Winstanley metal works, a typical late Victorian industrial building, was built sometime before 1885 and there was commercial activity on the site throughout the late 19th and 20th centuries. These activities included a van proprietor, builders, motor engineers and a smith's yard and was taken over by Winstanley Metal Fabrications in 1983.

1 INTRODUCTION

1.1 Background

1.1.1 Oxford Archaeology (OA) were commissioned by Young's & Co Brewery to undertake a programme of building recording at The Alma Tavern, on the corner of Old York Road and Alma Road in Wandsworth, London. The work relates to a proposed development at the site which has been granted planning permission with the condition that a programme of building recording be undertaken prior to the development (Planning ref: 2008/5510 Condition 7). The condition has been applied by Mark Stevenson of the Greater London Archaeology Advisory Service (GLAAS).

1.1.2 Oxford Archaeology undertook a desk-based archaeological assessment of the site in October 2009, which identified that there are buildings on the site of moderate local interest which will be demolished in the current project. These buildings principally comprise surviving elements of the former Winstanley metal works.

1.2 Aims and objectives

1.2.1 The main aim of this project was to investigate and record for posterity the buildings on the development site (particularly those to be demolished including the Winstanley metal works). A second aim is to make that record publicly accessible through a report (a public document) and a project archive deposited with a public institution.

1.3 Methodology

1.3.1 The project was undertaken at Level 2 as defined by English Heritage in *Understanding Historic Buildings: a Guide to Good Recording Practice* (2006). It largely concentrates on the buildings to be demolished in the development, particularly the Winstanley metal works.

1.3.2 The main element of the recording was a comprehensive photographic survey of the complex. This was undertaken using a 35 mm camera (black and white prints) and with a digital camera (8 mega pixels). The photographs include both general views of internal and external areas as well as specific details.

1.3.3 The work utilised an existing metric survey of the buildings on the site to which archaeological and descriptive annotation were added to explain and interpret the buildings. The work is supplemented by a written survey to describe and interpret the overall buildings and each distinct area.

1.3.4 In addition to the main site recording a limited programme of historical research was undertaken to add to the overall understanding of the history and development of the site. This largely comprised reviewing the existing material gathered for the DBA but it also included further consultation with the Wandsworth History Service and analysis of late 19th and 20th century trade directories.

2 HISTORICAL BACKGROUND

2.1 Introduction

2.1.1 The Alma pub is recorded as having been built in 1866 along with Alma Road and Alma cottages, their name commemorating the Crimean battle of the Alma in 1854 (Osborn,

1991, 128). However, the pub, road and houses can all be seen on Stanford's 1862 map of London. Stanford's map shows the pub to be located on the eastern extent of Wandsworth development, with arable land to the east and the new railway line from Barnes to Waterloo to the north.

2.1.2 In 1883, the Alma pub was bought by Young's brewery, which was based nearby on the River Wandle.

2.1.3 The 2nd Edition Ordnance Survey Map 1894-6 (Fig. 2) shows the Winstanley metalworks building for the first time, although its name and function are not labelled, as well as a rapid new expansion of Wandsworth, with numerous new roads, terraced housing, schools and churches, subsuming the site. However, it had probably already been built by 1885 according to the Kelly's Directory entry for the address (compiled below). The original purpose of the Winstanley metalworks is believed to have been a stables and cart house (pers. comm. Daniel Bragger, manager of the Alma). In Kelly's Directory for Wandsworth, the entry for 501 York Road supports this as the site was occupied by Dawson W., Van proprietor in 1885. This changed over to Albert Forward, Van proprietor around 1887-88, who continued to occupy the site until 1917.

2.1.4 From 1900 onwards, the site was occupied by three businesses, one of which was Frost & Sons, Builders, who occupied the site until at least 1936. From 1903 onwards, their location is described as 501a. The entries often refer to the 'Smith's yard', which may be the site of the metal works building or the cobbled yard between it and Old York Rd.

2.1.5 The Ordnance Survey Map of 1973 (Fig. 3) shows the 19th century terraced housing within the site to have been demolished, and the site to have a similar layout to that seen today. Why the houses were demolished is unclear, the bomb damage maps from World War Two showing no damage to these buildings. It is possible that they were no longer habitable, having been built in the 1860s.

2.1.6 Winstanley Metal Fabrications Ltd took lease of the metalworks building in 1983, and worked there until c 2007 (http://www.winstanleymetal.co.uk/). The building is now owned by Young's and although still extant, is no longer in operation, and the Victorian building stands empty.

2.1.7 Kelly's Directory, Wandsworth: Entries for site of former Winstanley metal works 1885-1936

Year	*501 York Rd*
1885-86	Dawson W., Van prptr
1888-98	Forward Albert, Van Proprietor Brownjohn J.. house decortr. (Smith's yd)
1900-01	Forward Albert, van proprietor Farthing Charles, decorator (Smith's yard) Frost & Sons, builders (Smith's yard)
1902	Forward Albert, van proprietor Challen Chas. (Smith's yard) Frost & Sons, builders (Smith's yard)
1903-15	Forward Albert, van proprietor Challen Chas. (Smith's yard) 501a Frost & Sons, builders
1916-17	Forward Albert, van proprietor

	501a Frost & Sons, builders
1918	501 Spicer Wm., Engineer 501a Frost & Sons, builders
1919-36	501 Spicer Wm & Co.., motor engineers 501a Frost & Sons, builders

3 Building description

3.1 Introduction and general description

3.1.1 There are several buildings to the rear of the pub on the site of the proposed development but Winstanley metal works is by far the largest and most interesting. It is situated behind the street fronted buildings and access is gained from a covered cobbled yard with large double doors opening onto Old York Rd to the north. It is a large late 19th century brick building with two storeys and an irregular layout both on the ground and first floors. The footprint is rectangular in shape but dog-legs in the centre of the east wall making the south half of the building wider than the north half.

3.1.2 On the south side of the main Winstanley metal works building are an outhouse and two prefabricated buildings associated with the metal works. On the north side is a small brick built lean-to.

3.2 External description of Metal Works

3.2.1 *North Elevation:* The north elevation is a 2-storied gable end with walling of smoke darkened, yellow stock brick. Ground floor level is mostly made up of large corrugated metal double doors on a simple iron frame (Plate 1). These are modern replacement doors. Next to these, on the left hand side, is a smaller modern doorway for pedestrian access. At the east side of this elevation, there is an outdoor concrete stairway which is the only mean of access to the first floor (Plate 2). It has a very shallow incline north to south and runs the whole length of the northern half of the building on the east side where it meets a door at the point where the wall dog-legs towards the east. The stairway is enclosed on the east side with a high wall of yellow stock brick. There are the remains of a modern timber roof over the stairs but this would probably have replaced an original roof. The shallow nature of the incline may have been to allow small barrows to access the upper floor. The staircase abuts three primary first floor windows in the east elevation suggesting it may have been a secondary addition. The windows beneathe the line of the stairs have now been blocked.

3.2.2 In the first floor level of the north elevation is a glazed loading bay with two almost entirely glazed doors beneath a projecting RSJ from a former hoist (Plate 3). This projects approximately 2m out of the building. Above the doors are four 4-light windows and at either side of the loading bay are fixed 9-light windows. There are two safety bars fitted across the doorway of the loading bay on the exterior. The arrangement of the doors and the surrounding windows of the loading bay appears to be an original 19th century feature.

3.2.3 *South Elevation:* The south elevation of the metal works is gabled but the roof structure is different to that of the north gable. It has a shallower pitch and the top of the gable is flat where a skylight is fitted across the length of the roof. The entire face of this elevation is rendered with cement and is unpainted. There is one doorway in the centre of

the wall on the ground floor and three small windows just under first floor level. The first floor level of this elevation is featureless.

3.2.4 *East Elevation:* The southern half of the east elevation is entirely rendered with cement and is unpainted (Plate 4). There is one small window in the wall at first floor level towards the south side and to the right of this is a buttress. The line of the roof is irregular as the building seems to have been built in two halves with the northern half approximately 1m lower than the southern half where the east face dog-legs (discussed in more detail below). The northern half of this elevation is the wall enclosing the outdoor shallow staircase which provides access to the first floor of the building.

3.2.5 The west elevation adjoins a neighbouring property and is therefore unseen.

3.3 Internal description of Metal Works

3.3.1 *Ground Floor:* (Fig. 4) The ground floor of the metal works is an open hall which has been stripped of machinery and equipment (Plate 5). The walls are of un-plastered brick with many paint layers, much of which has come away. The bricks are of a rough quality, typical of late 19th century industrial London. The west elevation is relatively featureless and has no clear imprints of former machinery or fixtures. It does however feature two shallow piers supporting large steel joists above. The North wall, as on the exterior, is mostly made up of large corrugated doors with a smaller modern door to the right (Plate 6).

3.3.2 The south wall is a little more interesting with five narrow flat arched bays divided by shallow piers (Plate 7). At the top of each bay, there is a small rectangular window filled with perspex glazing, with the exception of the second from the left, which is filled with a modern extractor fan. The middle bay features a doorway and the four flanking bays feature relieving arches under the windows. In the two left hand bays, the blind arches appear to have what could be a large blocked window or two blocked doorways in them (Plate 8).

3.3.3 The east elevation can be divided into north and south. The south side is set back approximately 1.5m from the north side where the wall dog-legs. The exterior stairway on the north side is set on half jack arches which creates a series of gradually taller vaults underneath. Access to these are gained through a series of arches, gradually taller in size, in the north side of the east elevation (Plate 9). The first five arches, left to right, feature a continuous vaulted space behind them, although the smallest arch, standing at 90cm high, is divided with a wooden door from the others and appears to be full of debris. The two full sized arches on the right hand side have been partially bricked up to form squared doorways and the spaces within have been converted to a modern WC and a shelved storage space. One of the lower vaults incorporates a hole in the jack arch, which was presumably a coal chute.

3.3.4 The ground floor is concrete but seems to have been laid in separate sections of approximately 3-4m long and 1.5-2m wide, with thin metal fillets edging each area. The floor has several trenches and ducts for services which give some indication of former uses. There are two long shallow trenches, approximately 10cm deep, along the west side with what appear to be cut-off post for hand rails around the edges, and another trench covered in a steel plate outside the smallest arch on the east side. The floor in the centre of the hall features more narrow trenches, covered in steel plates, most likely covering services ducts. The floor however, is relatively modern and many of these features are likely to be related to the activities of Winstanley's since 1983.

3.3.5 The underside of the first floor is of structural interest as the northern half is made up of timber boards with a large hatch and the southern end is built with brick jack arches, forming the flat arched bays of the southern elevation (Plate 10). There are two composite steel beams riveted to the jack arch ceiling running east to west.

3.3.6 *First Floor, South:* The first floor, even more so than the ground floor below, features two distinct areas north and south and the form strongly suggest that at least for a period the two halves were occupied by different companies. The south side has walls of painted rough stock brick, consistent with the ground floor, and is largely featureless except for a small, modern wooden office unit in the south west corner (Plate 11) and a small, square shuttered window in the east wall.

3.3.7 The roof however, has a very unusual form. It has three trusses and long spans but the main structure all appears to be concentrated at the centre with queen posts which are braced from the centre rather than the sides (Plate 12). The trusses have a cobbled-together appearance and in several areas, there are secondary bearers strapped and bolted to primary members. Presumably, there would have been a previous louvre or window prior to the curved perspex skylight that currently occupies the length of the roof.

3.3.8 In the centre of the room, there is a depression in the floor with two bolts and some minor oil stains suggesting that there was machinery there. In the northernmost truss above this, there are mortices, some extra bearers and some oil stains suggesting that it may have formed part of a frame for the machinery.

3.3.9 *First Floor, North:* There is a large squared opening in the centre of the first floor and wooden steps descend from the south side to the north side where the floor is approximately 40cm lower (Plate 13). The walls are of painted yellow stock brick and there are four 6-light windows on the east wall (above the exterior stairway), some of which are partially blocked on the outer face by the staircase (Plate 14). To the north of these windows, in the corner, there is a wooden frame fixed to the wall where the painted brick is duller (Plate 15). Above this there is a wooden platform fixed to the roof structure. Perhaps there was more machinery or a storage area situated here. The north gable end features the glazed loading bay, discussed earlier in the exterior description, and in the north west corner is a small modern unit built with tongue and groove walls and a simple timber roof (Plate 16). Inside is a WC and a tiny sink area. The west wall is almost entirely featureless except for three shallow buttresses and a large piece of plywood nailed to the wall in the centre (Plate 17). This wall appears to have been subject to much weathering and dampness, perhaps where the roof has failed above.

3.3.10 The roof in the northern half has a simple timber king post structure with three trusses with a series of joists laid over the purlins (Plate 18). There are windows on the slopes of the roof at the south end but these are largely hidden by the later ceiling. Bolted to the underside of this the large RSJ hoist which protrudes from the glazed loading bay on the exterior of the north elevation. It extends south as far as an opening between the north and south sides and is bolted to the underside of the lintel. The small motorised winch which is still attached to it, would have run along the RSJ (Plate 19).

3.3.11 The structures as well as the pitch and shape of the roofs at the north and south side are different. The south side has a shallower pitch and is almost flat at the apex due to the roof light.

3.4 Prefabricated and Out Buildings

3.4.1 At the east side of the north elevation of the metal works is a small lean-to facing east. It is built with the same painted yellow stock brick as the metal works and has a large

window with bars and a door to the left. Both are painted blue. The roof is of corrugated zinc (Plate 20).

3.4.2 At the south side of the metal works, in a small compound, are some more small out buildings, built very close together. Just to the right of the entrance, built against the exterior, is a small modern red bricked shed. It is approximately 1.5m x 1.5m and has an entrance on the west side. The ground is of cement and it has a make-shift plywood roof which is falling inwards. To the south of this are two prefabricated office buildings. The eastern structure is a single room with a door at the north side and windows on the west and south sides (Plate 21). It has no fixtures and fittings. The structure on the west side is larger and has a small corridor entered from the north side which leads to two rooms. All of the windows are on the east side. There is a brick built WC immediately to the south of this pre-fab (Plate 22).

4 Conclusion

4.1.1 The former metal works at the rear of the Alma Public House is an interesting example of the type of small scale industrial structure that was once very common in this part of London, but is now becoming increasingly rare. The building would originally have been substantially hidden behind the pub on the corner and the street frontage along Alma Road and Old York Road.

4.1.2 The style and layout of the building are all in keeping with industrial architecture of the late 19th century period in London with just a few more unusual features such as the shallow staircase and the gradually increasing vaults and arches beneath it. Presumably, there would have originally been a ramp where the stairway is now and little trucks or barrows were pulled up and down to the concern (or concerns) on the first floor.

4.1.3 Both upstairs and downstairs floors show a clear distinction between the north half and south half. The distinction is simply defined on the ground floor by the dog-leg in the east wall and the difference in the ceiling north and south. The distinction in the first floor is much more pronounced however, with two completely separate rooms and floors at different levels from one another. The structures as well as the pitch and shape of the roofs at the north and south side are different. The south side has a shallower pitch and is almost flat at the apex due to the roof light. It might be that they were built at slightly different times and/or they were separate premises occupied by different companies. The entries in Kelly's directories would support this assumption as there were up to three companies operating from this address from 1900 onwards.

Deirdre Forde

January 2010

Appendix A. Bibliography

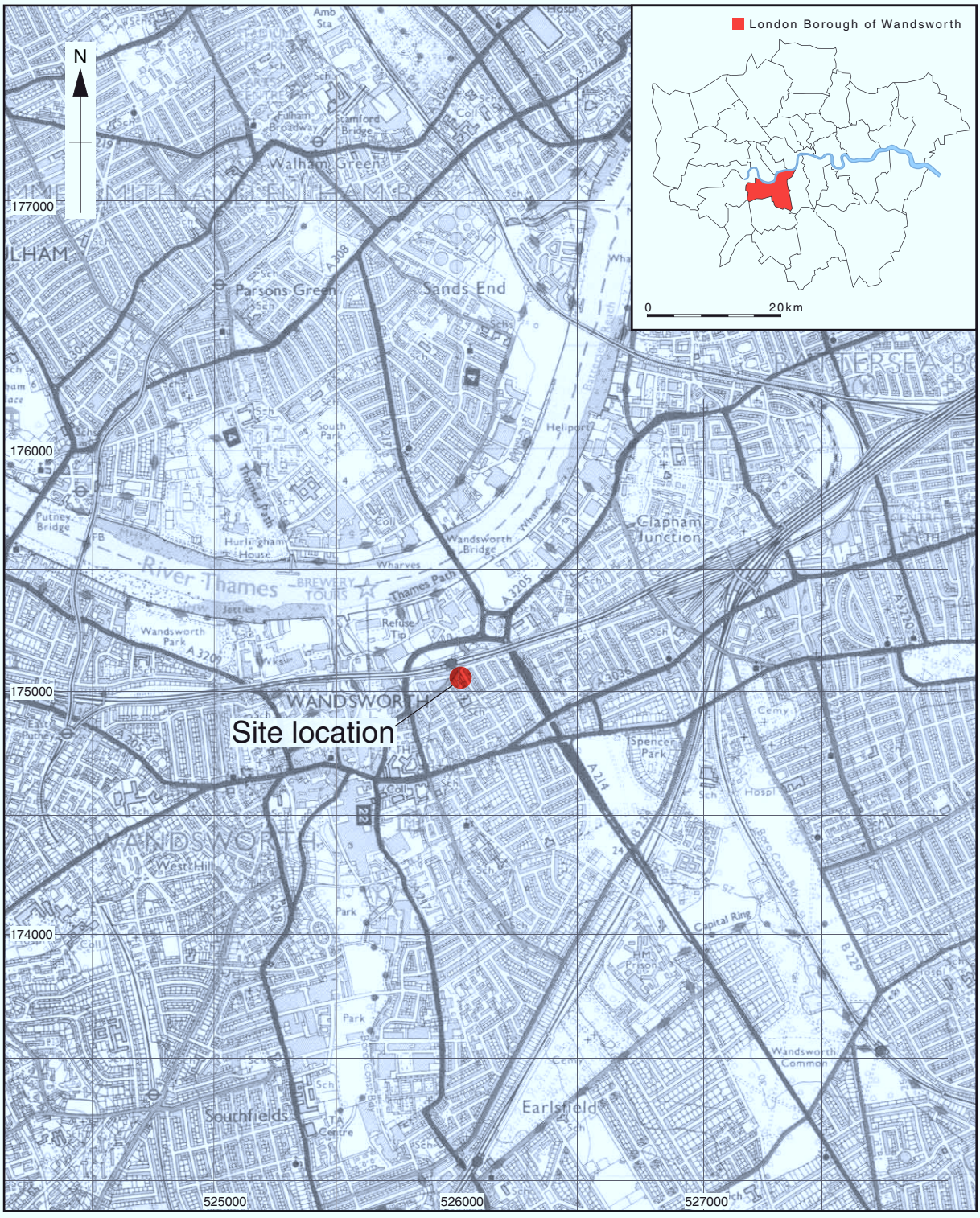
Kelly's Directories (1885-1936)

Oxford Archaeology Alma Tavern Desk-based Assessment (October 2009)

Maps

2nd Edition Ordnance Survey Map 1894-6

Ordnance Survey Map 1973



Scale 1:25,000

Reproduced from the Explorer 1:25,000 scale by permission of the Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office
© Crown Copyright 2006 All rights reserved.Licence No. AL 100005569

Figure 1: Site location

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

Not to scale

Figure 3: Ordnance Survey Map 1973 and 1988

Servergo:/oaupubs1_AthrulI*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MD*5.1.10

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MD*17.09.09

Not to scale

Figure 2: 2nd Edition Ordnance Survey Map 1894-6

Servergo:/oaupubs1_Athrull*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

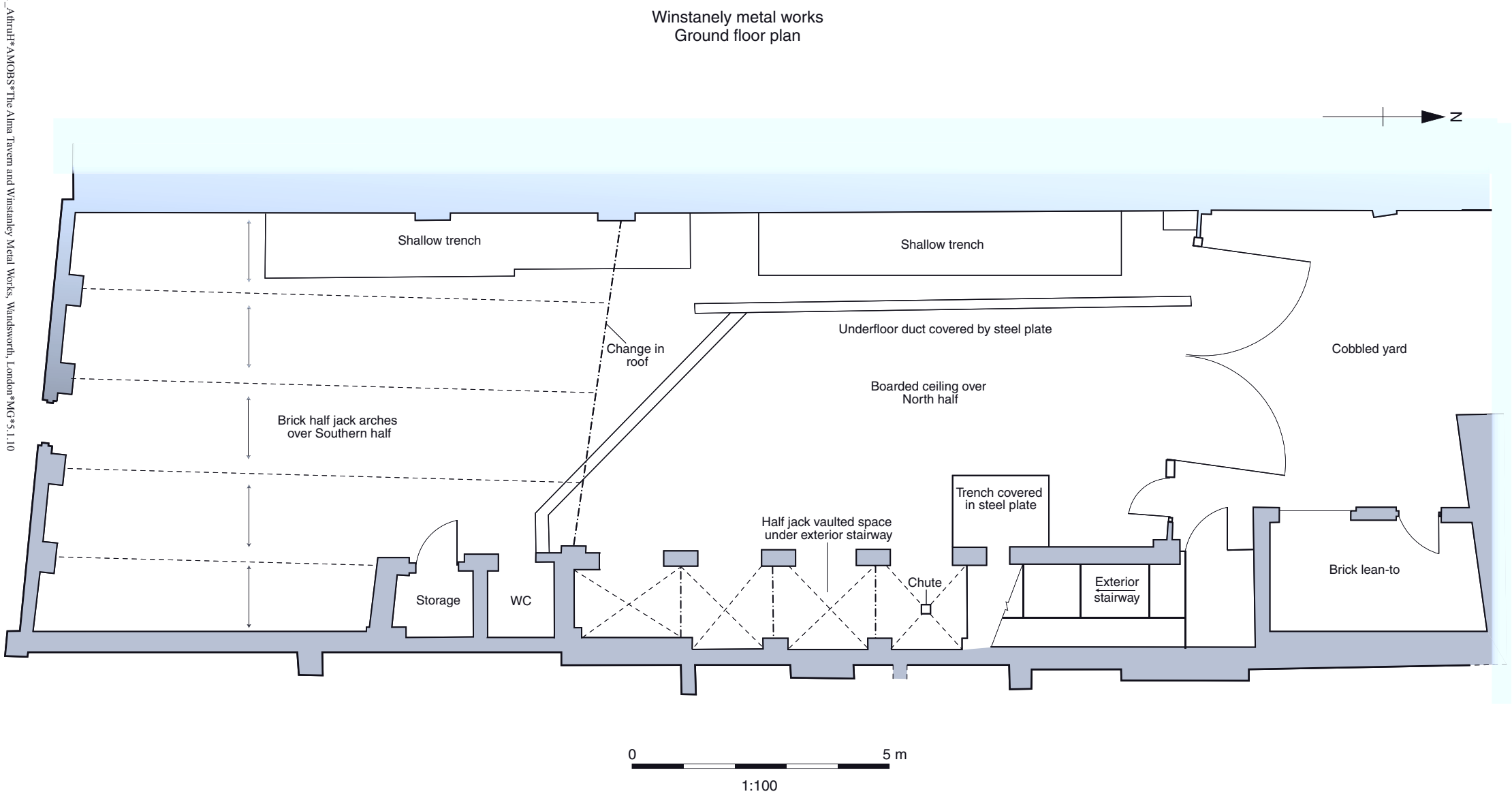


Figure 4: Ground floor plan of Winstanely metal works

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

Entrance in north elevation

Exterior stairway on east wall

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

Glazed loading bay in north elevation

South and east elevations

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

General view of ground floor facing south

North interior elevation

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

South interior elevation

Detail of south interior elevation

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

Arches in east interior elevation

Ceiling detail, facing south

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

South room on first floor, facing south

Roof structure of south room on first floor, facing north-east

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

North room on first floor, facing south

East elevation of north room on first floor

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

Detail in east elevation of north room on first floor

North elevation of north room on first floor

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

West elevation of north room on first floor

Roof structure in north room on first floor, facing south-west

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

RSJ and winch attached to roof structure in north room on first floor

Lean-to outside north end of metal works, facing east

Servergo:/oaupubs1_AthruH*AMOBS*The Alma Tavern and Winstanley Metal Works, Wandsworth, London*MG*5.1.10

Prefabricated office outside south end of metal works, facing south

WC behind prefabricated building outside south end of metal works

OA East
15 Trafalgar Way
Bar Hill
Cambridgeshire
CB23 8SQ

t: +44 (0)1223 850500
f: +44 (0)1223 850599
e: oaeast@thehumanjourney.net
w:http://thehumanjourney.net

OA North
Mill 3
Moor Lane Mills
Moor Lane
Lancaster LA1 1GF

t: +44 (0) 1524 541 000
f: +44 (0) 1524 848 606
e: oanorth@thehumanjourney.net
w:http://thehumanjourney.net

OA South
Janus House
Osney Mead
Oxford OX2 0ES

t: +44 (0) 1865 263 800
f: +44 (0)1865 793 496
e: info@oxfordarch.co.uk
w:http://thehumanjourney.net

OA Grand Ouest
7 Rue des Monderaines
ZI - Ouest
14650 Carpiquet
France

t: +33 (0)2 49 88 01 01
f: +33 (0)2 49 88 01 02
e: info@oago.fr
w:http://oago.fr

OA Méditerranée
115 Rue Merlot
ZAC La Louvade
34 130 Mauguio
France

t: +33 (0) 4.67.57.86.92
f: +33 (0) 4.67.42.65.93
e: oamed@thehumanjourney.net
w: http://oamed.fr/

Director: David Jennings, BA MIFA FSA

The Oxford Archaeological Unit Ltd is a Private Limited Company, N°: 1618597 and a Registered Charity, No: 285627 Head Office: Janus House, Osney Mead, Oxford, OX2 0ES, t: +44 (0) 1865 263 800