

Conservation Comments

Reference number	DC/14/88305
Address and postcode	Rollins House, Excelsior Works, 53 to 57 Rollins Street SE15 1EP
Brief description	Redevelopment of Units A, B, C, D, Rollins House, Excelsior Works, Rollins Street SE15 1EP and surrounding hard standing to create a mixed use building comprising residential and commercial floorspace and associated new landscaping (Outline Application).
Case officer	Stephanie Gardiner

1.0 The brief

It was resolved at the Strategic Planning Committee held on 13th November 2014 that this planning application be deferred and that:

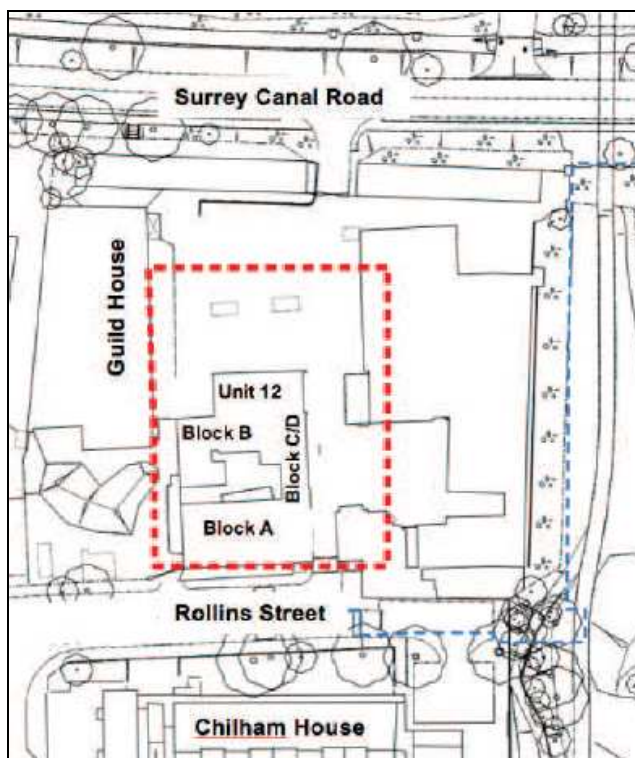
“Officers to provide further information on the architectural and historical significance of Rollins House to inform a consideration of the retention of all or part of Rollins House in the current proposals.”

2.0 Executive summary

Rollins House has limited architectural and historic interest. The heritage significance of the building is not sufficient to warrant national or local listing. Were the building in a Conservation Area it would be regarded as a neutral building. It is not regarded as an undesignated heritage asset.

This limited level of interest would be the case even if the building were complete. The damaging changes, particularly to the ground floor, which have taken place since 1986 further reduces the heritage significance of retained in the building.

3.0 Brief description of the site



This group of buildings was formerly a factory with office accommodation; it is now mainly in live/work use.

- Unit A is the two storey older building, fronting onto Rollins Street.
- Units C and D is a three storey newer building attached to Unit A and runs north to south on the east side of the group. Units C and D consist of live/work accommodation, built since 2001 (Planning Permission DC/01/50239) and are not of heritage significance.
- Unit B is a three storey newer building attached to Units C and D and runs east to west across the rear of Unit A (separated by a lightwell). Unit B contains 12 live/work units, built around 2003 (Planning Permission DC/03/55117) and is not of heritage significance.
- Unit 12 is a single storey workshop with brick walls and a corrugated roof located to the north of Unit B. This building appears to date from the 1950s and is not of heritage significance.
- There are two further sheds, similar to Unit 12 but longer, to the north of the site. These buildings appear to date from the 1950s and are not of heritage significance. These do not form part of the current application.



Image 1: Rollins House in 2001 (image supplied by Gabriella Kardos).

Unit A is the element which is strictly speaking Rollins House, originally office accommodation to the first floor and despatch on the ground floor. The other buildings occupy some of the former manufacturing parts of the site, known as the Excelsior Works.

4.0 Brief description of the building

This is a two storey building. To the front elevation the brick is rendered, as is the west flank elevation. The east flank elevation shows a change in brickwork from a higher quality red brick to a cheaper, paler Fletton brick. The building is flat roofed with a parapet. The building is of mixed construction. The brick elevations to the west, east and north are structural, but the building also has a reinforced concrete inner skeleton of columns and beams. A large beam is visible externally on the north elevation. There is also some use of structural rolled steel: a large beam is visible at first floor level in the stair tower. The first floor is believed to be shuttered concrete. There are two main elements: the main building to the west and an entrance tower to the east.

The entrance tower is in red brick and features a formal entrance consisting of a cantilevered reinforced concrete canopy, the doorway flanked by reinforced concrete mullions with stepped bases. There are small steel framed windows placed symmetrically either side of the doorway. Internally, at ground floor level there is an entrance area leading to concrete stairs in three flights. The stairs feature a graceful steel banister rail, which curves around the returns. This double height space is lit

by a large steel-framed skylight. The east flank wall features a blocked doorway and window at ground floor level. There is another blocked internal opening at ground floor between the lobby and the main building.

The main building was probably originally in four bays, with reinforced concrete columns lining up with those appearing as mullions on the first floor. Original doors or windows on the ground floor are lost, but it is believed that the two left hand bays formed vehicular entrances probably for goods in and out (see Image 1 above). First floor windows on all elevations have been replaced with white-painted aluminium double glazing; it is believed that the original windows were steel framed windows of the Crittall type. The windows on the south elevation are grouped into four bays, with three mullions between with some surviving indication of a tiled finish. There is floor scar evidence internally of the lightweight glazed timber screens used to divide the first floor into smaller offices. The main building has strong horizontal accents in the form of plain projecting reinforced concrete cornices. There is a bold cornice above the ground floor doors which wraps around the west flank elevation and is continued, after the stair tower, onto the east flank elevation. The cills and lintels of the first floor south elevation windows are formed by similar cornices of smaller dimensions. The north elevation is a mix of brick and concrete, with window cills here and elsewhere formed from plain canted brick.

To the north there was (until around 2003) a manufacturing shed. The steel rafter ends can still be seen in the reinforced concrete beam on the north elevation of Unit A. The east elevation of Unit A shows several areas of toothed brick; these are an odd feature, it may be that the builders intended to leave open the possibility of further extension to the east or that these are ornamental.

5.0 Brief history of the building

5.1 History of the Excelsior Works site

The Surrey Canal historically ran along the north of the site in the approximate position of the current Surrey Canal Road. Historical land uses immediately adjacent to the canal were mainly industrial and manufacturing often focussed around timber, with the canal used for transport. The Excelsior Works site thus originally faced north towards the wharves of the canal.

The following pages provide a historical map progression.

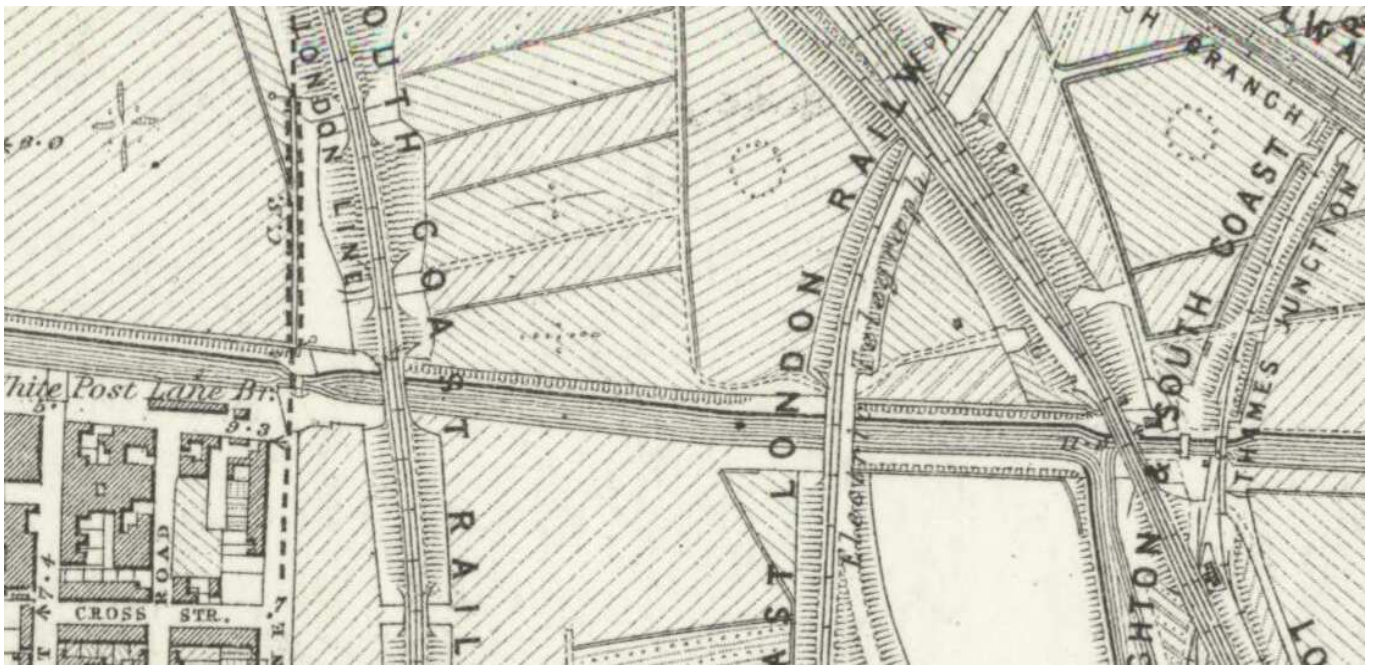


Image 2: 1867 Ordnance Survey Map. This shows the canal and the local railways in place but no development in the area, which was presumably still farmland.

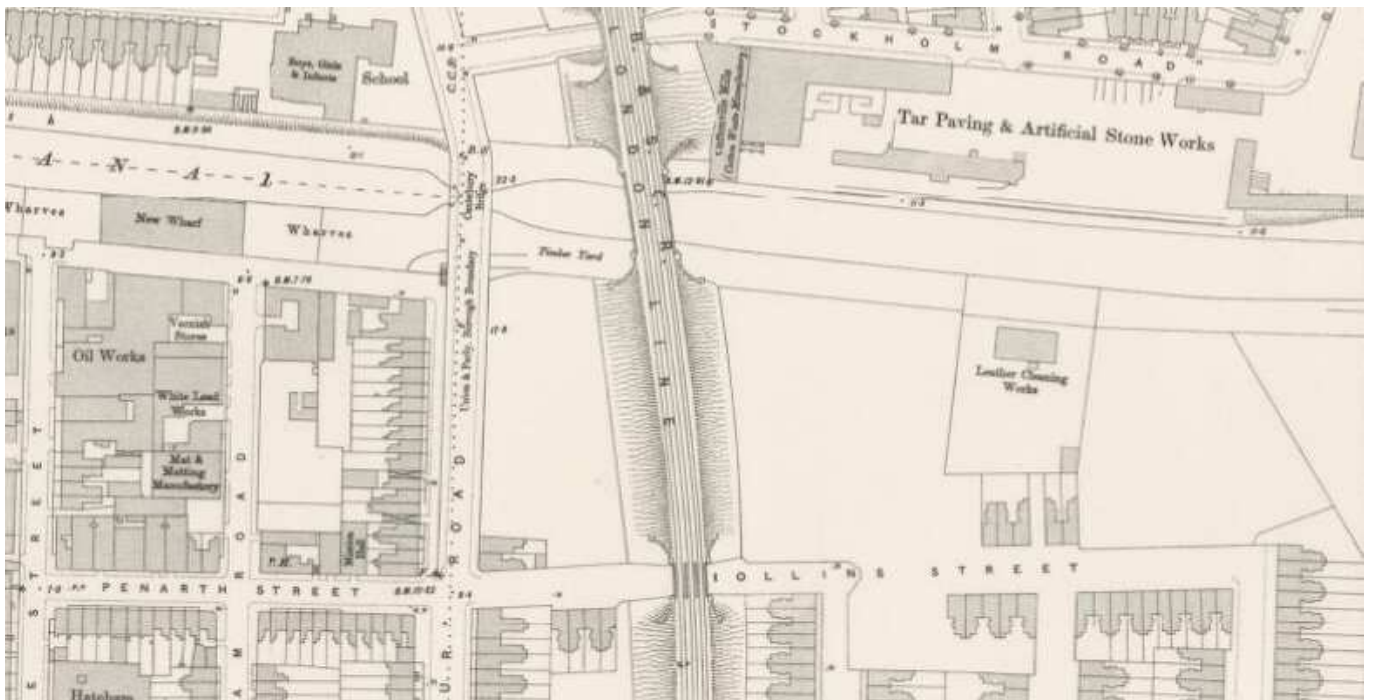


Image 3: 1895 Ordnance Survey Map. This shows Rollins Street laid out with a few houses on the north side and slightly more on the south side. There are no marked buildings on the site of Rollins House. It may have still been farmland or open land associated with the adjacent Leather Cleaning Works.

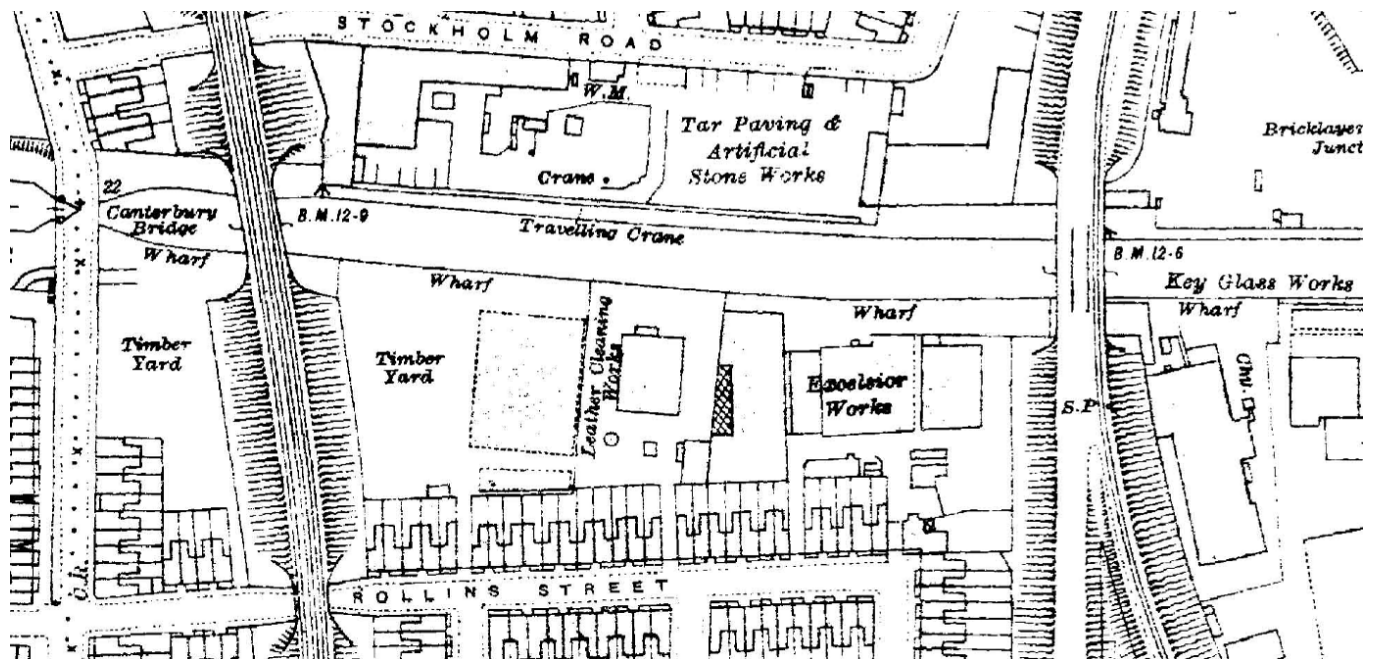


Image 4: 1916 Ordnance Survey Map. This shows terraced houses on both north and south sides of Rollins Street built. The Excelsior Works site is marked although the buildings shown are different in plan from any now existing. The building to the west of the Excelsior Works later became 53a Rollins Street.

The 1937 London County Council Revision Map (a local revision of the Ordnance Survey) shows houses (numbers 53 to 57 (odd) Rollins Street) on the site of Rollins House with buildings for the Excelsior Works behind. The Excelsior Works are labelled "Ebonite" to indicate that this type of early plastic was made there. (Image not available).



Image 5: 1938 Ordnance Survey Map. This shows houses (numbers 53 to 57 (odd) Rollins Street) on the site of Rollins House with buildings for the Excelsior Works behind.

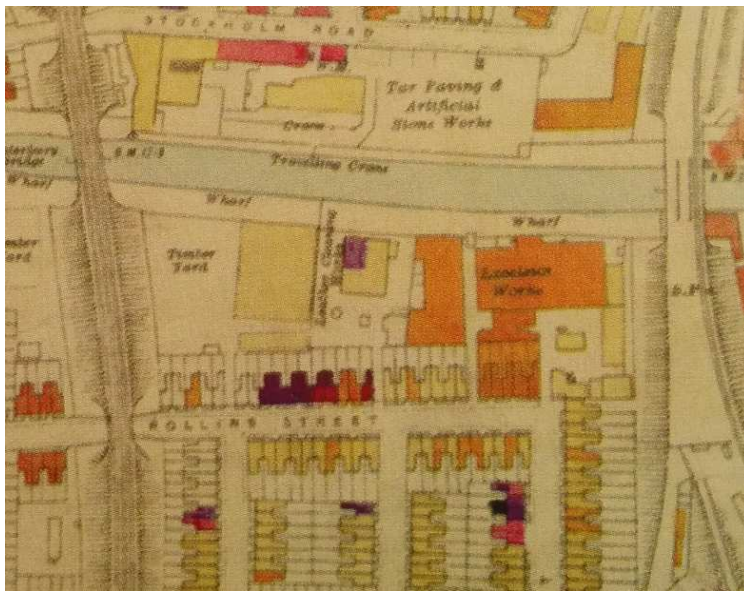


Image 6: 1945 London County Council Bomb Damage Map. This shows numbers 53 to 57 (odd) Rollins Street, on the site of Rollins House, with Excelsior Works behind all marked as orange (“general blast damage minor in nature”). This very strongly suggests that the houses at numbers 53 to 58 (odd) were still standing in 1945 and therefore Rollins House was not yet built.

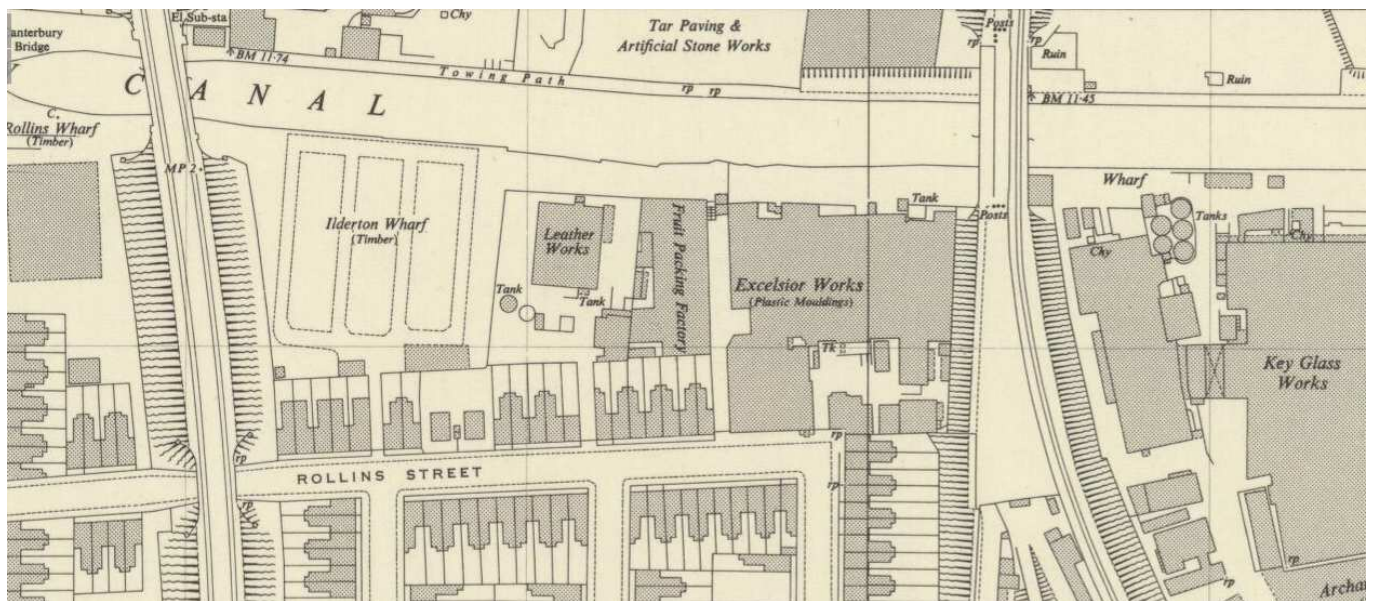


Image 7: 1950 Ordnance Survey Map. This shows Rollins House in its current plan form, other buildings in Excelsior Works differ from those recently existing. Numbers 53 to 57 (odd) Rollins Street were demolished for Rollins House. Number 59 Rollins Street was demolished for the access road into the yard, to the east of Rollins House. Number 53a is marked as a Fruit Packing Factory. Number 61 Rollins Street is still standing.



Image 8: 1961 Ordnance Survey Map. Few significant changes.

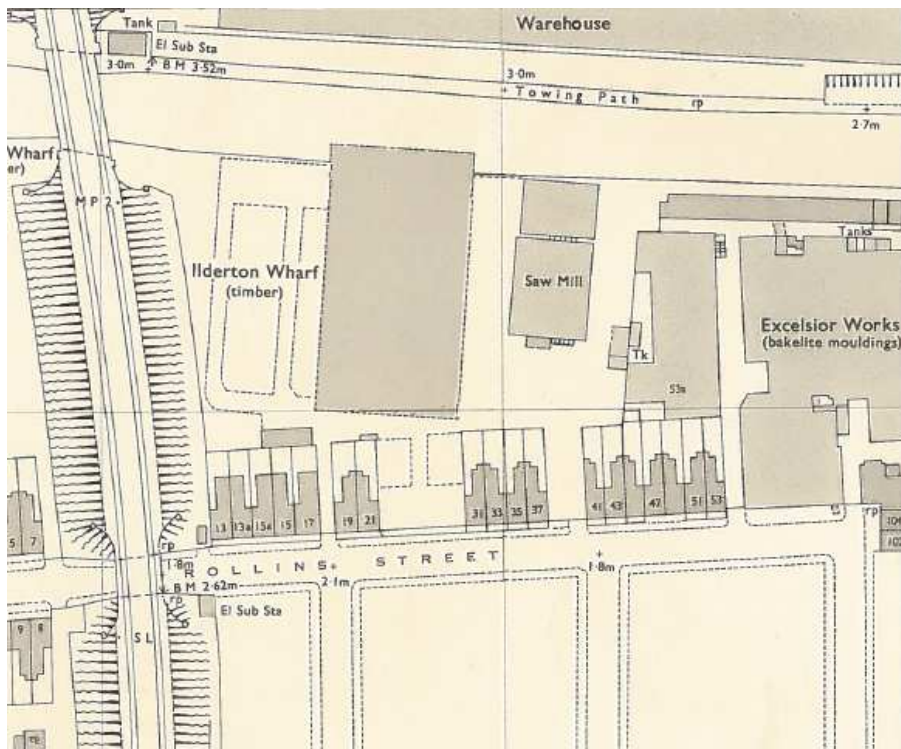


Image 9: 1970 Ordnance Survey Map. The houses to the south side of Rollins Street have been demolished and the site is vacant. The current social housing dates from after 1971.

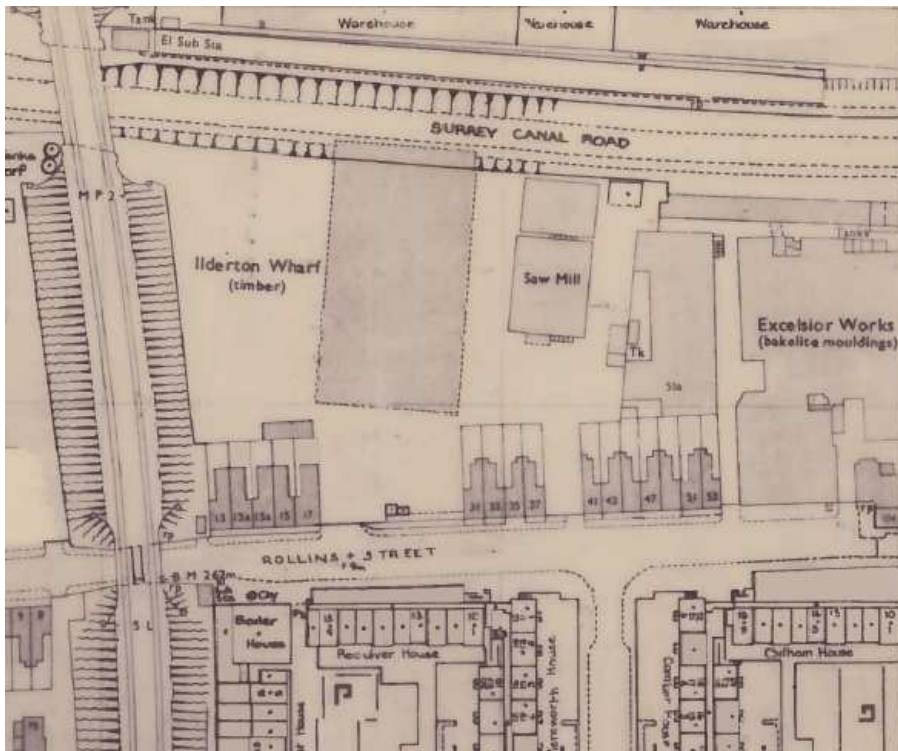


Image 10: 1980 Ordnance Survey Map. The canal has been replaced by Surrey Canal Road. The social housing to the south of Rollins Street has been built as existing. Houses on the north side of Rollins Street are starting to give way to light industrial access use.

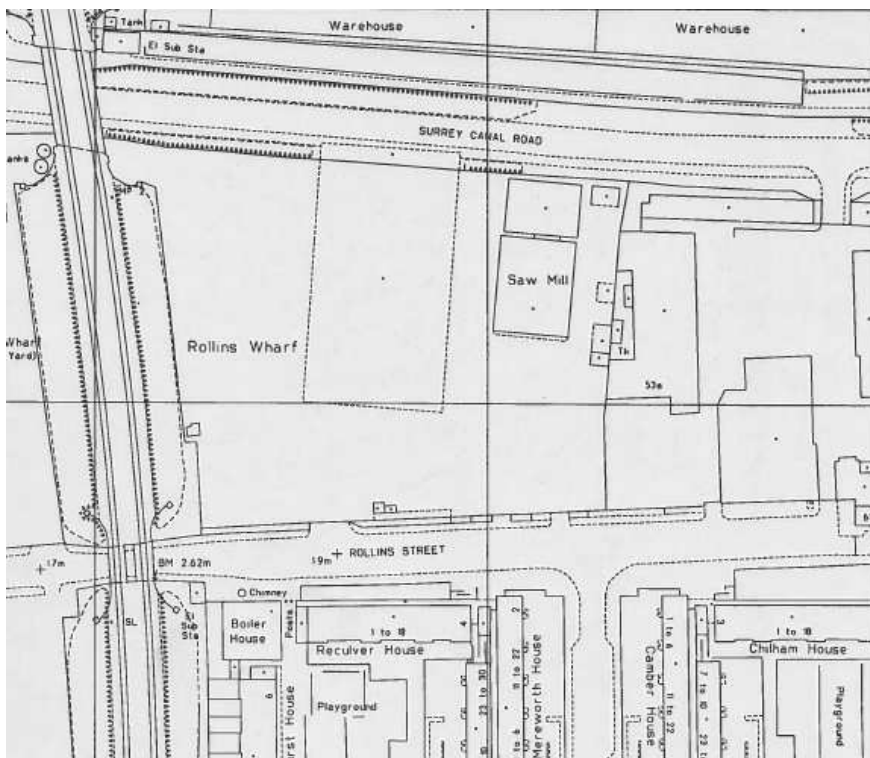


Image 11: 1990 Ordnance Survey Map. The remaining houses to the north of Rollins Street have been demolished except for Number 61.

5.1.1 Ebonestos (circa 1922 to 1986)

There appears to have been no buildings on the site until as late as 1910. The Excelsior Works is first mentioned in Kelly's Post Office Directory of 1914 and was first used as a manufacturing base by Thomas O'Brien and Company, wholesale ironmongers. By 1919 the works were occupied by M Erdman and Son, portable house builders.



Image 12: Ebonestos advertisement from 1905.

The first mention of Ebonestos Industries Ltd is in 1922. The company, specialised in the manufacture of moulded plastics, particularly plastics used as electrical insulators. The Ebonestos Manufacturing Company Limited existed in Clerkenwell from at least 1905 and had moved to nearby 127 Pomeroy Street, New Cross by 1913 and issued a catalogue for insulators, including bushes, caps, washers, handles etc.



Image 13: Ebonestos advertisement from 1937.

Contemporary adverts indicate that products included bakelite, ebonite and other early plastics. By 1937 the company is clearly involved in aviation work and listed as manufacturers to the trade of precision mouldings in bakelite and other synthetic resins, also in Ebonestos plastic composition. American patents from 1939 and 1943 were held for "improvements in and relating to injection

moulding of synthetic materials” and “improvements in and relating to the moulding of boxes from laminations of felted fibrous materials impregnated with synthetic resins”, half by the company and half by one Alfonso Amigo.

During the Second World War, Ebonestos moved into aircraft-related work, making such things as cockpit instrument mountings. The company were listed as an exhibitor at the 1947 British Industries Fair held at Earls Court as “Manufacturers of Plastic Mouldings in Synthetic and Natural Resin and Bitumen for the Electrical, Scientific Instruments, Telephone, Engineering, Motor Car and Aircraft, Building, Toys and Fancy Goods Industries”. The period between about 1947 and 1960 appears to have been the glory years at this site and most buildings were rebuilt during this time. There were 185 Ebonestos employees on site as recently as 1982. The Ebonestos Company moved to new premises in Lancing, West Sussex in 1986. It is now known as Welwyn Components Ltd and is part of TT Electronics and based in Bedlington, Northumberland.

5.1.2 British Homophone, Crystalate and Decca (circa 1935 to 1985)

In 1901 the Crystalate Company was founded as a partnership of a British and an American firm, both specialists in early plastics. The British company had begun by introducing colours into minerals and making imitation ivory. The American company which had made billiard balls and poker chips started making gramophone records from shellac. Crystalate was a patent plastic type and the company also claimed to have pressed the first records in England in 1901 or 1902.

Since 1906 the Sterno record company had sold gramophones and distributed records of the Homophon Company of Berlin, as well as producing records under the Sterno name from 1926. In 1928 Sterno backed itself into a new company called British Homophone. This company specialised in pressing records, under its own name and for the BBC, other record labels and customers’ own recordings. Crystalate bought British Homophone, probably in 1935. In 1937 Crystalate’s record making business was in turn bought by the better known Decca Record Company. Kelly’s Post Office Directories indicate that records were manufactured at the Excelsior Works for Decca by British Homophone from 1951 until 1980. The British Homophone name survived until 1985 and the company pressed some of the early records for Chris Blackwell’s Island Records from about 1962. Edward Kassner, a well known record executive and the head of President Records is thought to have owned the Excelsior Works site. This period is remembered by some local people.

One of the links between the companies, other than that they all involved plastics and shared the Works, was Sir Herbert Morgan (1880-1951) a leading businessman of the period and author of a number of books. Most famous as the Chairman of Smith’s Potato Crisps, he was also Chairman of Ebonestos Industries Ltd, Crystalate Ltd and British Homophone Co., Ltd.

5.2 History of Rollins House

The map progression above allows a fairly precise dating for Rollins House itself. The building was not there in 1938 or 1945 but appears in 1950. The building was therefore constructed between 1945 and 1950. Given the disruption of the building industry and lack of building materials caused by the Second World War, it is likely to have been built between 1947 and 1950.

A search of the London Borough of Lewisham’s Statutory Register of planning decisions does not reveal an application for Rollins House itself. There are no planning decisions for this site before 1954, suggesting that Rollins House was built prior to 1948 when the current planning system was introduced. A date of around 1947 therefore seems plausible.

It appears likely that the increased capital available following the acquisition by Decca in 1937 led to a phase of expansion, interrupted by the war. From 1954 to 1960 there is a run of applications for a new electricity transformer sub chamber, the erection of a new factory building and the extension of another, for a second floor “over existing premises” (probably Rollins House), for a new private road to the side of the site and for new buildings to house packaging department, a boiler house, a matrix store, other stores and a works canteen and kitchen. This suggests an almost complete rebuilt of the

Excelsior Works during these years. It is plausible that Rollins House was built around 1947 as the first phase of these works to create a smarter frontage building to the Excelsior Works.

5.3 Since 1986

Between 1987 and 1992 the site was divided into units, with uses ranging from joinery workshops, through upholstery to wholesale butchery. The current change of use towards live/work began from 2000 onwards.

6.0 Policy considerations

This building is not nationally or locally listed and is not in a conservation area. The current application seeks its demolition. The issue is therefore whether it can be identified as an undesignated heritage asset. If it were to be identified as a heritage asset this would be a material consideration in the determination of this application (by virtue of National Planning Policy Framework Paragraph 135):

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

7.0 External consultations

The Twentieth Century Society were consulted and responded as follows:

“We have reviewed this building, and consider it to be of considerable local interest. Not only is this based on its rich history in terms of the role it played during the war, but also as the HQ to the British Homophone Company and later the Decca Record Company. In our view it is undoubtedly of local historic interest.”

“In terms of architectural interest, although altered, this building has the characteristics of a classic 1930s architecture, with the concrete canopy over the entrance on Rollins Street, the two storey flanking block with a strong horizontal emphasis, and the simple palette of materials – brick and concrete with steel windows. This building type is rare in Lewisham. We would also like to emphasise the importance of Wallis Gilbert Scott [sic] as influential and prestigious twentieth century architects.”

“In our view, this building is a good example of a site of considerable local interest which has the potential to be retained and refurbished as part of a development scheme, rather than demolished. Retaining this building would make it the focus of interest for a high quality regeneration scheme and we would urge the applicant and Lewisham to look carefully at retention options.”

English Heritage were consulted and responded that a definitive heritage assessment of the building could only be given by them if the building were subject to a listing application.

8.0 Assessment of significance

This assessment refers to Rollins House only and not other buildings on the site.

This assessment uses the English Heritage guidance contained in *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage, 2008, pp 35-62) as a framework for consideration of “heritage values”. In summary, these values are:

- Evidential value: the place provides direct evidence (e.g. archaeological remains) which tell us about the past.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present. This connection can be either of illustrative value (e.g. of a type) or associative value (e.g. with a person).

- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place; this may be by design or fortuitous.
- Communal value: “the meanings of a place for the people who relate to it” including commemorative, symbolic, social and spiritual value.

Evidential value

This value is used mainly in the assessment of archaeological sites and is not relevant here.

Historical value

Rollins House has some illustrative historical value.

The location of the building in relation to the road and former canal illustrates the early use of water transport at the Excelsior Works site and the turning away from canals in the mid-twentieth century. Rollins House replaced Victorian housing on the site between 1945 and 1950 and demonstrates the ascendancy of road transport in this period.

The built form of the building demonstrates a desire to use the building as a screen for the more mundane works sheds. The arrangement of the building also reflects a shift in factory design to separate office from manufacturing areas. The staff at Rollins House may have differed in both gender and class from those in the works and this illustrates industrial organisation during the mid-twentieth century. The canopy, lobby and stairs reflect a desire to make a favourable impression on visitors and these elements, coupled with the smarter south elevation, show a desire to use the building as part of public relations for the companies housed there. The building was well glazed and is light and airy at first floor level, indicating mid-twentieth century concerns for improved working conditions for staff.

The mixed structure of the building, with its use of a brick shell with concrete post and beams and some steel elements is illustrative of building materials and techniques during the period. The use of reinforced concrete enables larger spans to be achieved and this historically enabled vehicular entrance into the ground floor by permitting larger entrance doors.

The level of structural interest in this building should not be overstated, however. A claim has been made that the building is an early and significant example of the use of the Kahn system of concrete reinforcement. In brief, the Kahn system was an early twentieth century American method for making concrete columns and beams stronger by introducing diagonal flanges into the reinforcing plates. The point was that in factory buildings large areas of uninterrupted floor space and large areas of glazing are desirable. The Kahn system allowed factories to be built with beam spans of twenty feet. The famous factory architects Wallis, Gilbert and Partners (see below) were leading advocates of the Kahn system. The first known English use was in 1916. There is no evidence that Rollins House uses the Kahn system: an intrusive survey would be required. Even if the system were used, this is a late and rather timid application of the system, given the limited spans in the building and the use of steel beams and a load bearing brick shell.

Rollins House has some associative historic value, outlined in the section above. The site has a close historical association with industrial history in the development of early plastics, with aircraft electronics production and with the production aspects of the recording industry. There is a limited association with Sir Herbert Edward Morgan (1880-1951), a British industrialist and businessman eminent enough to have ten portraits in the National Portrait Gallery, who was chairman of (among many other companies) Ebenestos, British Homophone and Crystalate. It is unlikely that Sir Herbert Edward Morgan visited the small works in New Cross regularly, however.

Aesthetic value

The architect of the building is unknown. It has been suggested that Wallis, Gilbert and Partners, architects of the most elaborate inter-war factories (for example the former Hoover Building in

Perivale, West London) were responsible. This is considered extremely unlikely for the following reasons:

- The firm of Wallis, Gilbert and Partners broke up in 1946, following the retirement of the lead architect Thomas Wallis (1873-1953), in 1945. If Rollins House was built in 1947 (for example), Wallis would have been aged 74 and he is known not to have been working at this age.
- The authoritative text on the firm is by Joan Skinner, *Form and Fancy: Factories and Factory Buildings by Wallis, Gilbert and Partners, 1916-1939* (Liverpool University Press, 1997). This text (which at Appendix A provides a gazetteer of projects based on company archives) has been examined and the Rollins House site is not mentioned.
- Wallis, Gilbert and Partners worked on large projects. It is unlikely that Rollins House would have been large enough to attract their attention.
- Wallis, Gilbert and Partners normally designed their buildings on the Kahn system using a twenty foot grid. Although scale plans are not available, Rollins House does not follow this pattern. The use of structural brick walling was also not a Wallis and Gilbert feature.
- The stylistic elements of the building (in particular the canopy and door case) are untypical of Wallis, Gilbert and Partners. These features are fairly typical examples of the later Modern style and not unique to this building. Similar features can be seen at a number of locations in the borough: for example the multiple entrances to Valentine Court in Perry Vale SE23.

Rollins House has some aesthetic value in terms of its architectural design. In general terms it is a late 1940s factory frontage building in a stripped version of the Modern movement style. Notable features are the entrance and canopy, the lobby and stairs and the use of fenestration and cornices to the south elevation to create horizontal accents and a rhythm along the façade.

However, the level of this aesthetic interest should not be overstated. By the time of its erection (between 1945 and 1950) the building would appear to have been slightly old fashioned, since it resembles a late 1930s building. This could be the result of using a previously drawn pre-war design or an older architect. In general terms, many late 1940s and early 1950s buildings resemble pared down 1930s designs. It was only following the Festival of Britain in 1951 that a new aesthetic began to emerge, in the middle 1950s. The relatively modest levels of decoration and detailing at Rollins House may reflect the sparer design ethos of the late 1940s (as seen in Utility furniture) or, more prosaically, the limited availability of building materials in this period. This slightly old-fashioned and limited level of design means that the aesthetic interest of the building is curtailed in extent.

Rollins House has limited streetscape value. It does not form part of a local group. The nearby building line (for example at Guild House to the west) is much further back, since the houses on the north side of Rollins Street were demolished. Rollins House sits rather strangely in relation to the local building line. The building has some street presence but not landmark quality. The industrial setting for the building is lost (see below).

Communal value

Rollins House does not appear to have commemorative, symbolic or spiritual value. These values normally relate to structures such as war memorials, national institutions or places of worship and are not relevant here.

The building has some limited social value. It is remembered as a place of employment by some local people. For example:

“From 1964 until 1985 the stables [at Willow Walk nearby] were used for storage along with another larger warehouse nearby by Ebonestos Industries, a plastics manufacturer based in Rollins Street SE15. I spent many an hour unloading lorries at the stables. In fact we store men, used to look forward to the ride round to St James's Road. After unloading, usually empty cartons or bags of plastic materials in powder form, we would get out the football for half hours fun and games. We even had a 'match' with some railway guys once or twice. Then it was back to Rollins Street. For a

short period Asbestos sealed in 100lb bags was stored in a few of the stables before the tighter regulations were applied when it had to be stored at the factory. Ebonestos closed in 1985 and everyone made redundant. Being a fork lift driver I was needed to load materials onto lorries to be taken to new premises in Sussex, and was the last employee to leave, about a month after the rest.” (Richardstedman33 on the Bermondsey Boy blog)

And:

“My Granddad, Walter Couzins, worked at Ebonestos from the war years up to the early 1970s, when he retired. My Nan, Anne Couzins (nee Rennolds) worked in the canteen... I think that's where they met! As a kid, I remember my Granddad popping into our house in Ilderton Road during his lunch break in his oily dark blue overalls and flat cap. He always had that heavy engineering smell about him! I remember occasionally waiting outside the gates of Ebonestos for Nan and Granddad to finish work, then walking up to the sweetshop on the bridge. My Mum worked at British Homophone for a while in the late 70's; Eddy Grant based his record company there for a little while during that period...” (Recollections of Brian Creasey, supplied by Gabriella Kardos)

This social value is assessed as limited since the size of the work force was relatively small. The large scale manufacturing use also end some years ago, in 1986.

Other considerations

The exterior of the building is currently in poor repair. This is not relevant to this discussion (NPPF Paragraph 130), since the building is able to be repaired. However, the potential of the building to retain historic and aesthetic value has been significantly diminished through loss of fabric and unsympathetic alteration. The works buildings which gave a sense of an industrial place have generally been demolished. The excessive proximity of Block A has damaged the setting of the building. The original steel framed windows, which gave Rollins House much of its character as a Modern style building have been almost entirely replaced with white-painted aluminium. There is no significant survival of original fittings or decorative schemes at either ground or first floor level.

The failed scheme, partially executed by previous owners (relying on Planning Permission DC/00/47014), which sought to create four live/work units at ground and basement level has been very damaging. These works have resulted in the loss of all original building elements below ground floor ceiling level including (apparently) structural columns, all of the original openings and any windows and doors. These works have resulted in significant structural movement apparent at first floor level. This damage is visible in significant internal cracks within the first floor live/work unit. In longer external views it is apparent that the building has sagged in the middle and there is evidence of distress in terms of falling render and spalling concrete to the cornices. It is understood that this movement is historic and not progressive, but if the building were to be retained in the long term a full independent structural assessment would be required.

9.0 Conclusion

The table below summarises this assessment’s findings in terms of the English Heritage *Conservation Principles* model of heritage assessment:

Value type	Aspect	Extent of significance
Evidential value	Evidential value	None: not a relevant value
Historical value	Illustrative value	Limited
Historical value	Associative value	Limited
Aesthetic value	Aesthetic value	Limited
Communal value	Commemorative, symbolic ad spiritual value	None: not a relevant values
Communal value	Social value	Limited

As indicated Rollins House has limited historical and aesthetic value. As an indication of the scale of this limited value, the heritage significance of the building is not sufficient to warrant national or local listing. Were the building in a Conservation Area it would be regarded as a neutral building. Rollins House is not regarded as an undesignated heritage asset.

This limited level of interest would be the case even if the building were complete. The damaging changes, particularly to the ground floor, which have taken place since 1986 further reduces the heritage significance of retained in the building.

10.0 Recommendation

In the light of the above comments, the conservation advice is that the current application to redevelop Units A, B, C and D is acceptable in conservation terms, subject to condition. A recording condition should be placed on the whole Excelsior Works site, to ensure that an accurate photographic and textual record is made of the pre-1986 buildings (including Rollins House) and their history prior to demolition.

Sources

- London Metropolitan Archive, Ordnance Survey maps for the area (OS reference TQ3577NW) and Kelly's Post Office Directories. More detailed searches (for photographs, company history, early planning permissions unfortunately produced no results in the time available).
- Lewisham Local Studies and Archives Centre, Ordnance Survey Maps of the area and Kelly's Post Office Directories.
- London Borough of Lewisham, Statutory Planning Register.
- Dr Joan Skinner, *Form and Fancy: Factories and Factory Buildings by Wallis, Gilbert and Partners, 1916-1939* (Liverpool University Press, 1997).
- Dr Peter Frost, letter and emails as part of an objection to the current application, on behalf of the Peckham Society.
- Gabriella Kardos, emails and archival material as part of an objection to the current application.
- Site visits: external 22nd November 2014 and internal 9th December. Photographic record made on both occasions.
- The Twentieth Century Society, emails in response to consultation.
- English Heritage, emails in response to consultation.
- CgMs, Built Heritage Assessment, part of the masterplan Planning Permission (DC/11/76357).
- www.gracesguide.co.uk
- West Hampstead Life blog at <http://westhampsteadlife.com/2013/09/20/making-music-in-west-hampstead-and-kilburn/5073>
- Biographical details of Sir Herbert Morgan from <http://oxfordindex.oup.com/view/10.1093/ww/9780199540884.013.U240988?rskey=9KCit5&result=7>
- Bermondsey Boy blog at <http://bermondseyboy.lefora.com/topic/3373449/Bricklayers-Arms-Goods-Depot?page=5#.VIn5fiusU2s>

Tim Walder
Assistant Conservation Officer