

OLD JUSTICE PUBLIC HOUSE
RECONSTRUCTION OF BAR SERVERY
LISTED BUILDING CONSENT APPLICATION
APRIL 2021

David Hills

Purcell, 15 Bermondsey Square, London, SE1 3UN

David.hills@purcelluk.com

+44 (0)20 7397 7171

www.purcelluk.com

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1.0 INTRODUCTION

This Listed Building Consent application has been prepared by Purcell for the Old Justice public house, 94 Bermondsey Wall East, Bermondsey, London SE16 4TY. The building was listed Grade II on 23rd November 2017 for its' special architectural and historic interest and group value.

The original bar servery was removed unlawfully in 2017. This application seeks consent for the proposed reconstruction of the bar servery area using original salvaged elements together with complementary new fabric. As such it refers to the bar servery and immediate fabric only; all other areas and elements of the building are excluded unless specifically mentioned within this document.

This document is in 3 sections as follows:

- Section 1 provides background information on the building, its' historical development and existing condition.
- Section 2 provides details of the proposed reconstruction of the bar servery, including drawings and a method statement.
- Section 3 provides the conclusion.

2.0 EXISTING BUILDING

2.1 DESCRIPTION AND HISTORICAL DEVELOPMENT

The Old Justice pub was constructed in 1933 to the designs of Sidney C Clark (1894-1962) for the Brewery Hoare and Co. It was influenced by the improved pub movement, which sought to improve the image, facilities and reputation of the building type. As such it exemplifies the more modest type of pub development during the period.

The building occupies a corner plot and is in the Neo-Tudor style, built principally in red brick in English bond with applied timber; a pitched tiled roof and clustered brick chimney stacks. Windows are of metal casements with leaded lights generally, a feature that was continued throughout the ground floor bar areas.

The building has residential accommodation to the two upper floors; the bar occupies the ground floor with a small yard to the south and associated support spaces to the basement cellar. There is a brick extension from 2016 to the south-east corner adjacent to the yard.

The bar area is made up of two discrete spaces; the public bar to the north (Bermondsey Wall East) side and the saloon bar to the south. Prior to removal, the bar servery occupied the space to the centre of the plan, dividing the space into two approximately equal areas. The servery ran from the west wall to the staircases to the east providing access to the basement and upper floors. The result of this was that there was no internal connection between the public and saloon bars; it was necessary to go outside and around the building to move between the two, the public bar accessed via a door to the north elevation, and the saloon bar via a door to the east.

The treatment of the bar interiors is unified throughout by the use of light oak wall panelling to picture rail height and associated fittings, although the treatments differ slightly between the two spaces. The public bar panelling features solid oak vertical planks with fluted details surmounted by a plain timber cornice. The saloon bar in contrast has square panelling (actually oak-faced ply with applied moulded framing sections) with the same plain cornice profile.

The public bar has a single fireplace to the west wall with a brick surround and overmantle. The saloon bar features two fireplaces, one to the south wall and another to the west. Both have brick inserts with oak surrounds and overmantles incorporating paintings of nautical scenes.

As evidenced by historic photographs and salvaged components on site, the former bar servery to both sides was made up of a series of recessed panels with fluted details matching the public bar wall panelling with protruding uprights and timber console brackets. This had a quarry tiled plinth (still present) with the oak counter on top. According to the list description, set behind the two counters there was a bar back with a leaded mirror screen behind shelving to both sides and with a leaded glazed partition screen set above.

To the east side of the saloon bar opposite the entrance door there is a snug. This was formerly the off-sales counter, accessed directly from outside without the need to access the main saloon space and separated from it by a timber screen (removed prior to the removal of the servery). Adjacent to the counter (removed) is a dumb waiter connected to the basement, the shaft of which is constructed of concrete blocks and which would have been clad in square panelling to match the walls, sections of which survive. From the listing description the east side of the public bar formerly featured a separate hatch counter, possibly used originally for food service.

As a subsidiary feature there is a set of timber trapdoors to the north pavement area providing access to the cellar.



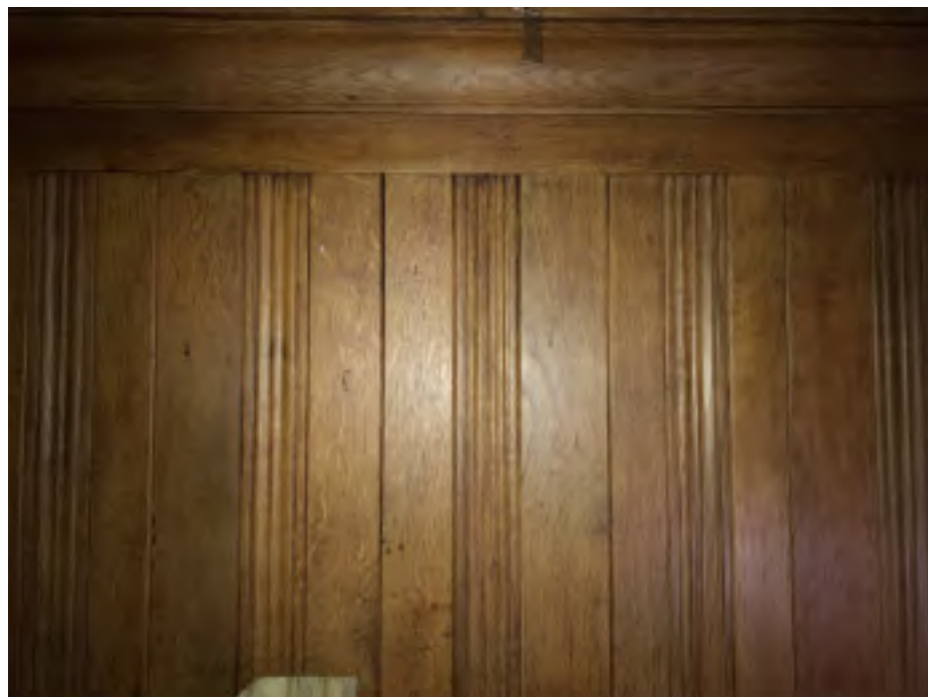
Exterior; north and east elevations.



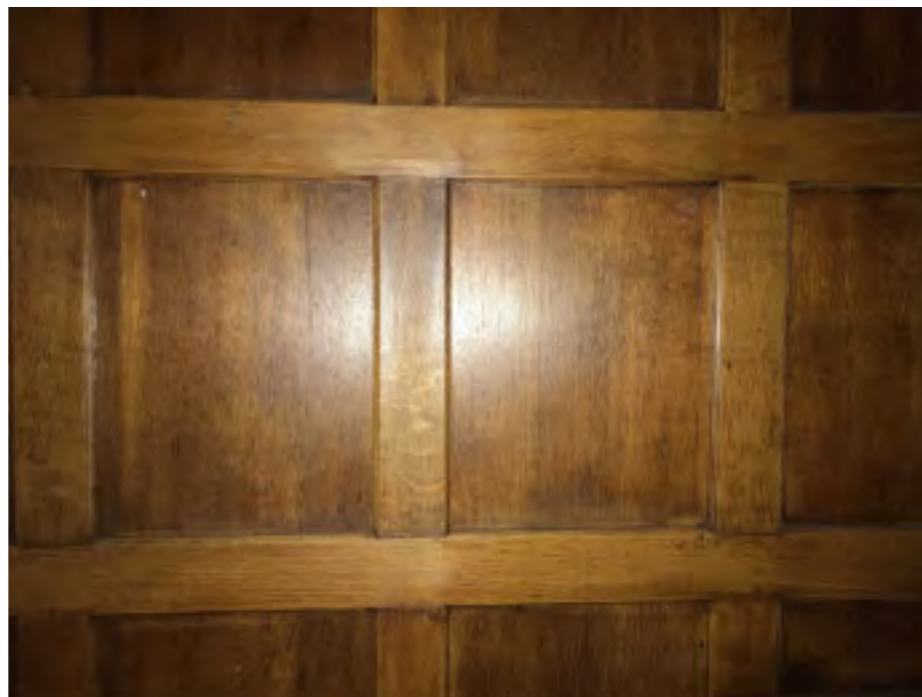
External trap doors to cellar requiring repair.



Interior view from public bar looking through to the Saloon bar; the servery has been removed.



Fluted panelling and cornice detail, public bar.



Square panelling detail, saloon bar.



Bar front with fluted detail and timber brackets below counter. Note quarry tiles to step adjacent bar.



View of bar from saloon bar; note the shelving and leaded glass screen to the central divider. The chalk board over is a modern addition that was removed prior to the servery.



Similar view of bar from saloon bar. Note the gap to the left that allowed between the public bar and saloon bar sides of the servery.



Excerpt from 'The Sweeney' showing shelving and glazed screen to central bar divider.



View from east side of public bar looking through to the saloon bar.



Surviving panels to bar servery front.



Fireplace to west wall of saloon bar.



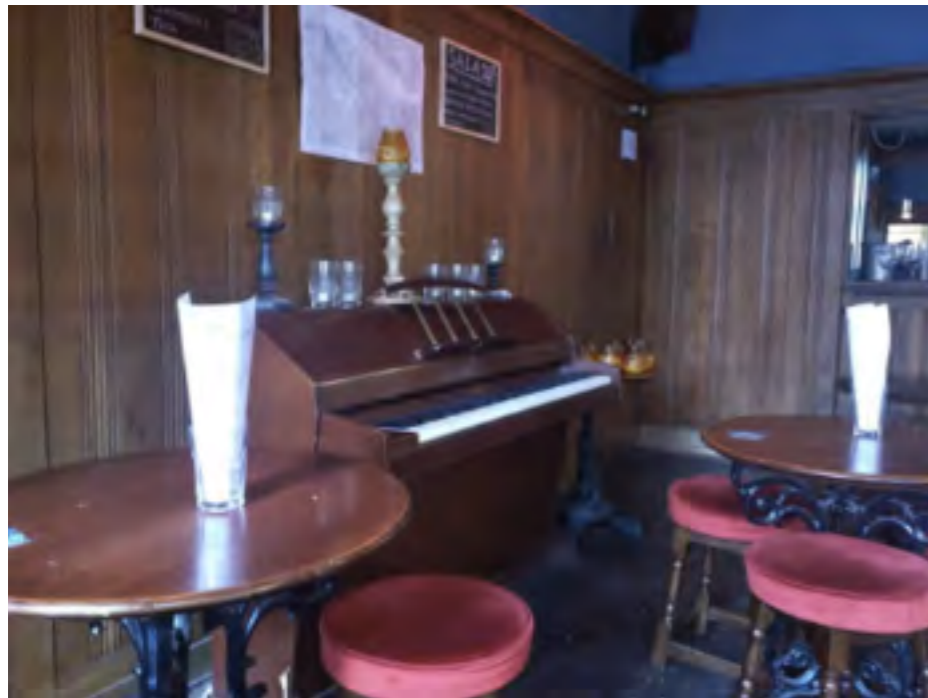
Fireplace with nautical painting to south wall of saloon bar.



View of 'snug' (former off sales counter).



East side of saloon bar showing dumb waiter with panelling removed.



View of south-east corner of public bar.



Similar view at night showing glazed screen to bar divider (right).



Postcard showing former landlord and landlady (date unknown).

2.2 CURRENT CONDITION

The unauthorised works in 2017 impacted the servery only, which was removed in its entirety, including the counter, bar panelling, central glazed screen and associated shelving. The removal also included the floor area (between the tiled upstands) which is currently made up of modern chipboard flooring. The removal also included the timber panelling to the dumb waiter shaft and the central column to the east side of the servery space.

Elsewhere the interiors survive largely intact, with any alterations dating from prior to the removal. This includes the wall panelling, fireplaces, doors and other fixtures and fittings. The screen to the snug (formerly the off-sales counter) was removed prior to 2017 and the listing.

Although there has been some loss, a considerable amount of the original fabric survives and is capable of being reinstated, including the bar panels, sections of counter and the timber surround to the glazed screen.

The trapdoors to the cellar are in poor condition generally and in need of repair, with some replacement of timber required.

OLD JUSTICE FRONT ROOM (PUBLIC BAR)

Front space



Intact subject to inspection behind panelling



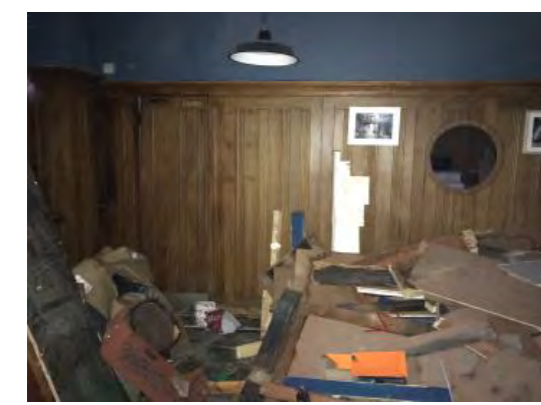
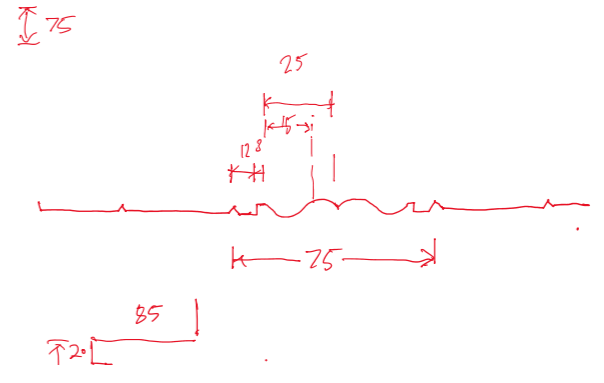
Bar missing



South Wall



Intact; bar missing



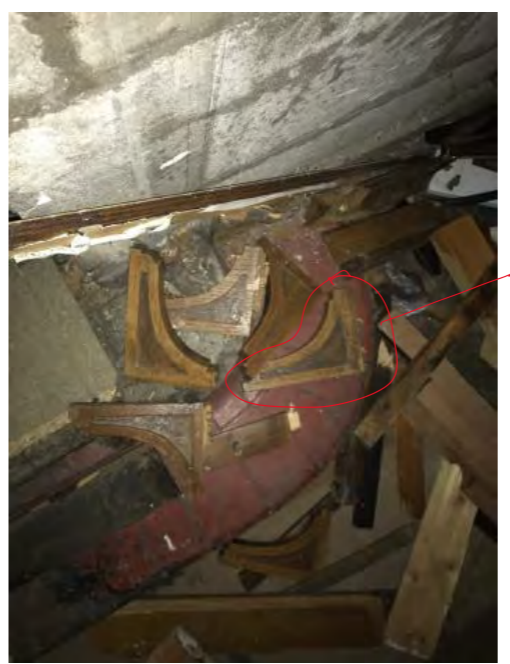
East Wall



Intact subject to inspection behind debris



Intact subject to inspection behind debris



Brackets x5

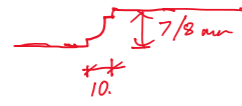


Quarry tile upstand to bar

OLD JUSTICE REAR ROOM (SALOON BAR)



Panelling type I
- Rear Room



Moulded top and sides only; chamfer to bottom edge

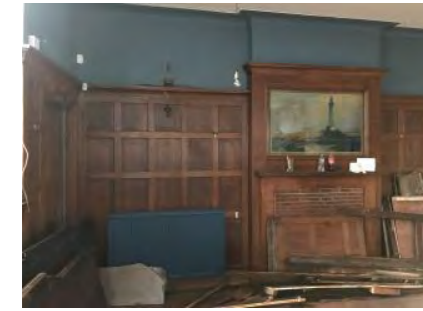
Rear Room, West Wall



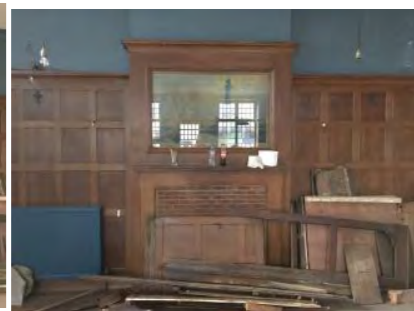
East wall adjacent bar



Cornice missing 680mm



Intact subject to inspection behind debris



Intact subject to inspection behind debris

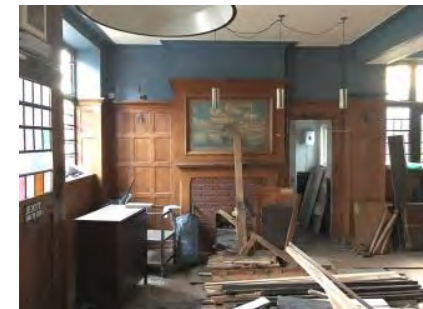


Intact subject to inspection behind debris

Missing cornice



Bar end supported on 50 x 50 timbers



Intact subject to inspection behind debris



Intact subject to inspection behind debris

South Wall

General Remnants



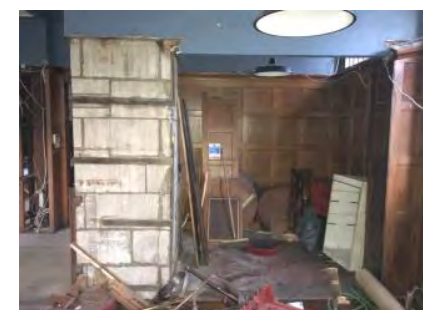
Bar fronts
4 no.
900 x 780

Far Front Room



Divider?
- notched for shelves

Central bar top
2520 x 850 (widest)
650 (narrow)



North Wall - intact; dumb waiter stripped all 4 sides



Panelling missing

East Wall



Bar tops
450 x 3350
450 x 2050 (cut)



Door panelling



Bar missing



Remnants old panelling - oak-faced ply with applied oak rails

3.0 PROPOSALS

3.1 METHODOLOGY FOR RECONSTRUCTION

The proposed reconstruction methodology is broken down into 3 separate stages:

- 01 Sorting of extant material and identification of historic components to be retained and re-used (note that this process has already been undertaken with the input of Southwark Council Conservation Officers).
- 02 Preparation of an inventory of surviving components
- 03 Reconstruction strategy; layout
- 04 Reconstruction strategy; re-use of components
- 05 Preparation of drawings showing the proposed location and treatment of re-used components

3.2 SORTING OF EXTANT MATERIAL AND IDENTIFICATION OF HISTORIC COMPONENTS TO BE RETAINED AND RE-USED

In order to determine the nature and extent of the salvaged historic components it was necessary to undertake a selection process to identify and dispose of items of no historic interest.

This process was undertaken with the permission of Southwark Council Conservation Officers. A thorough inspection was undertaken of all surviving items within the bar spaces, with retained items selected on the basis of their likely age, materials (principally oak but also including some softwood and composite materials such as ply), profiles and mouldings, size and overall appearance. A presumption was made to be more 'inclusive' than 'exclusive' in this process to minimise the risk of loss of historic fabric.

Items to be retained were set aside and grouped into 'types' with items of no historical interest separated out separately for disposal. All items were then inspected by Southwark Council Conservation Officers to verify the selection, and any adjustments made.

The items for disposal were then photographed thoroughly, with photographs submitted to Southwark Council prior to disposal.



Items to be retained and reused (as agreed with conservation officer) laid out within saloon bar



Items to be disposed of (as agreed with conservation officer) in public bar











3.3 PREPARATION OF AN INVENTORY OF SURVIVING COMPONENTS

Following disposal of unwanted items, the surviving components have been sorted through, with similar elements grouped together into 'types' with the components individually numbered. These have then been catalogued to include:



- Photographs of each component,
- A basic description,
- The size,
- Initial thoughts on the likely former location,
- Proposed treatment and;
- Any further notes of interest





The inventory is included on the following pages:




ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
A1		Oak panel with reeded detail.	750 x 530mm	Panel from bar front.	Re-use as bar front.	Corbel missing - reinstate A15.
A2		Oak panel with reeded detail.	520 x 825mm	Panel from bar front.	Re-use as bar front.	Shoot bolt to corner.
A3		Oak panel with reeded detail.	510 x 795mm	Panel from bar front.	Re-use as bar front.	
A4		Oak panel with reeded detail.	610 x 800mm	Panel from bar front.	Re-use as bar front.	



ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
A5		Oak panel with reeded detail.	1315 x 830mm	Panel from bar front.	Re-use as bar front.	Double panel section.
A6 - A8		Oak shaped/carved detail.	70 x 740mm (80mm front)	Corbelled detail from panel to bar front.	Reinstate to A5 / re-use in new panels.	
A9		Oak panel with reeded detail.	525 x 750mm	Panel from bar front.	Re-use as bar front.	
A10		Oak panel with reeded detail.	880 x 820mm	Panel from bar front.	Re-use as bar front.	





ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
A11		Oak panel with reeded detail.	1615 x 790mm	Panel from bar front.	Re-use as bar front.	Double panel section.
A12		Oak panel with reeded detail.	910 top edge, 2130 bottom edge x 790mm	Panel from bar front.	Re-use as bar front.	Remnants of framework remain to rear.
A13		Oak panel with reeded detail - curved profile.	830 x 300mm	Panel from bar front - curved corner.	Re-use as bar front.	External curved corner component.
A14		Oak panel (no reeded detail), curved profile painted black to one face.	930 x 220mm	Corner panel (internal).	Re-use as bar section - fit behind A14.	Painted black where internal face made up shelving to rear face of bar.





ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
A15 - A17		Oak carved details	85 x 235 x 75mm	Corbelling below bar counter.	Re-use in missing locations on panels.	
B1 B2A/B2B B3A-B3C B4 B5 B6		Oak frame components.	B1 - 2370 x 115mm B2A/B2B - 2370 x 115mm B3A-B3C - 2340 x 910mm B4 - 1035 x 90mm B5 - 1035 x 90mm B6 - 1035 x 90; rail extends 220mm @ 90 degrees	TBC; suspected screen behind bar.	Re-use in original location.	Likely to have had leaded light glazing infill.

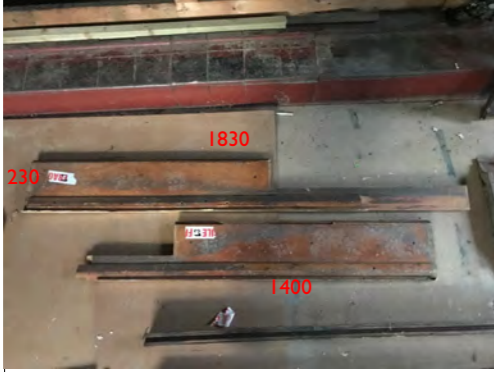


ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
CIA/CIB C2	  C2 in situ  C2 in situ C1?	Oak frame components.	CIA/CIB - 1870 x 740mm C2 - 1750 x 130mm	Dividing screen between front and rear bars.	Reinstate in original location.	C2 former location was to east side of bar adjacent plaster corbel - evidenced by paint.
DI		Oak frame.	1590 x 465mm	Dividing screen between front and rear bars.	Reinstate in original location.	Likely to have been single-sided as evidenced by staining. Likely to have had leaded light glazed infill.





ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
E1		Panel formed of oak vertical boards in frame with 3 no. horizontal grooves.	2450 x 965mm	Central dividing panel to bar at lower level.	Reinstate in original location.	Grooves likely to be location of former shelving.
F1 to F7		Oak cornice components	F1/F2 - 2520 x 100mm F3/F4 - 900 x 100mm F5 - 800 x 100mm F6/F7 - 580 x 100mm	Cornice around central bar divider.	Reinstate in original location.	
G1		Oak cornice components	430 x 120mm	Cornice; location TBC.	TBC.	Likely to be from a cornice although different to 'F' type - location TBC.




ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
H1		Central bar top	2510 x 660 (edge), 867 (middle) mm	Central bar range.	Reinstate in original location.	E1 likely to have fitted underneath with oak glazed screen (types B & C?) above.
I1 I2A		Oak bar counter top with moulded front edge x 2.	I1A - 3330 x 455mm I2A/I2B - 3680 x 455mm	Bar counter top.	Reinstate in original location.	Likely location I1 = rear bar I2 = front bar.

ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
I1B		Oak counter top with moulded front edge.	I1B - 455 x 490 x 60mm	Bar counter top - flip-up section.	Reinstate in original location - fits to end of I2.	Likely to be at eastern end of rear bar.
J1		Oak faced ply panel with applied oak rails.	1625 x 830mm	Wall panelling.	Retain and re-use in original location.	Original location likely to be around dumb waiter shaft.
J2		Oak faced ply panel with applied oak rails.	800 x 515mm	Wall panelling.	Retain and re-use in original location.	Original location likely to be around dumb waiter shaft.
J3		Oak faced ply panel with applied oak rails.	800 x 1200mm	Wall panelling.	Retain and re-use in original location.	Original location likely to be around dumb waiter shaft.

ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
J4A/J4B		Oak faced ply panel with applied oak rails.	840 x 1230mm	Wall panelling.	Retain and re-use in original location.	Original location likely to be around dumb waiter shaft.
J5A/J5B		Oak faced ply panel with applied oak rails.	490 x 2150mm	Wall panelling; original location to central pier behind bar, south side.	Retain and re-use in original location.	Parts A & B to be joined together.
J6A-N		Oak strips with moulded edges.	J6G-H - 960mm J6I-L - 420mm J6M-N - 330mm	Applied detail to oak-faced ply panelling.	Reinstate to original locations on oak-faced ply panels.	
K1 - K4		Oak components with black-painted sections and 'ghosting' and notches from former shelves.	K1-K3 - 1000 x 270mm K4 - 1000 x 120mm	Backing panels to under-counter shelving.	Reinstate to original location if possible.	Low significance elements; limited historic value - replace as part of new fabrications?

ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
L1 L2		Oak planks with applied chamfered softwood strip and aluminium trim - notches cut out.	L1 - 1830 x 230mm L2 - 1400 x 230mm	TBC.	TBC.	Low significance elements; limited historic value - replace as part of new fabrications?
M1		Oak faced ply panel with applied oak chamfered moulding. Short bolt to one corner.	1020 x 550mm	Likely to be opening section; location TBC.	Reinstate in original location.	
N1 N2		Timber components of equal length; N1 has groove along full length, N2 has a short 'T' piece attached at one end.	2200 x 70 x 50mm	TBC.	TBC.	Low significance elements; limited historic value - replace as part of new fabrications?

ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
O1		Softwood framing.	3270 x 850mm	TBC; likely to be part of framing to bar counter (formerly covered as evidenced by lack of finish).	TBC.	Low significance elements; limited historic value - replace as part of new fabrications?
P1 P2		Softwood timber components.	P1 - 1800 x 400mm P2 - 2480 x 300mm	TBC; likely to be part of framing to bar counter (formerly covered as evidenced by lack of finish).	TBC.	Low significance elements; limited historic value - replace as part of new fabrications?
Q1 Q2		Timber doors with hinges and handles.	380 x 790mm	Doors to dumb waiter.	Reinstate in original location.	
R1 R2 R3 R4		Miscellaneous timber elements.	R1 - 1790 x 140mm R2 - 950 x 400mm R3 - 1080 x 220mm R4 - 1290 x 400mm	TBC; likely to be part of under-counter framing and shelving as evidenced by black paint finish and notches/'ghosting' of former shelves.	TBC.	Low significance elements; limited historic value - replace as part of new fabrications?

ITEM NO.	PHOTOGRAPH	DESCRIPTION	SIZE	FORMER USE & LOCATION	PROPOSED TREATMENT	NOTES
R5 R6 R7		Miscellaneous timber elements.	R1 - 1300 x 260mm R2 - 1300 x 400mm R3 - 960 x 280mm	TBC; likely to be part of under-counter framing and shelving as evidenced by black paint finish and notches/'ghosting' of former shelves.	TBC.	Low significance elements; limited historic value - replace as part of new fabrications?
S1 S2 S3		Softwood planks black painted with various notching.	1770 x 220mm each	Likely to be former under-counter shelves.	TBC.	Low significance elements; limited historic value - replace as part of new fabrications?
T1 T3 T4 T5 T6 T7 T8 (No T2)		Miscellaneous oak components.	T1 - 850 x 130mm T3 - 1150 x 140mm T4 - 610 x 100mm T5 - 920 x 200mm T6 - 860 x 120mm T7 - 830 x 130mm T8 - 8320 x 110mm	TBC.	TBC.	To be re-used as locations become apparent.

3.4 RECONSTRUCTION STRATEGY; LAYOUT

The analysis of the surviving components has allowed consideration of the extent and nature of surviving components and their suitability for re-use.

Preparation of an initial plan provides an initial overview of what remains. This has been overlaid onto a survey of the bar area prepared prior to removal and has been colour coded to indicate:

- missing components,
- components surviving in situ
- components surviving but not in situ,

The plan raises some interesting questions about the arrangement of the bar area – specifically the lack of any internal connection between the front public bar and rear saloon bar; requiring customers to either go outside or pass through the servery to navigate between the two.

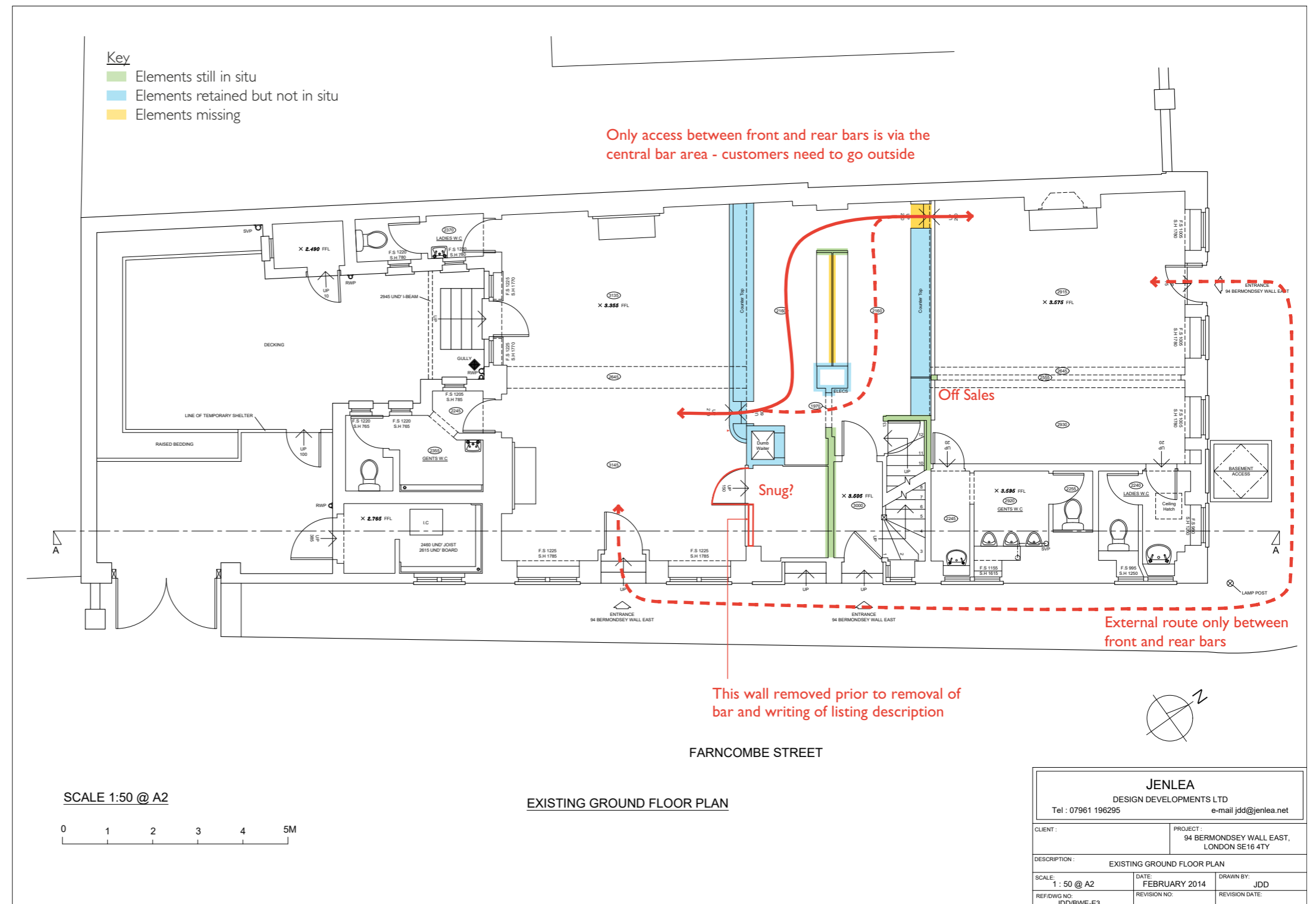
Whilst this may have been the intended operation in the 1930s, separating out the clientele into distinct groups, on reflection this arrangement is not considered to be practical or desirable for a modern bar space, with an increased emphasis on openness and inclusivity.

A primary objective of the reconstruction works is to give the building a sustainable future. There is a concern that the previous layout may be an obstacle to this, making operations difficult for operators and customers alike.

Reviving the economic fortunes of the pub is the best way to safeguard the surviving interior; this can be facilitated by improving the operation of the space for the modern market, making it more desirable for incoming tenants and attracting increased custom.

To achieve this, it is proposed to make some minor changes to the layout by creating a new connecting route between the front and rear rooms adjacent to the west wall, providing a new end return to the bar in this location. With the width of this kept to a minimum, it is considered that the central location of the bar will still be able to provide the visual separation between the two bar spaces as per the original design intent, but with increased flexibility.

With this simple yet effective change it is considered that the Old Justice will be a more desirable place to visit and to operate, and that future applications to make similar changes or even unauthorised alterations to achieve the same aims can be avoided.



3.5 RECONSTRUCTION STRATEGY; REUSE OF COMPONENTS

From a study of the surviving elements, it can be determined there are basically two types of components - those in 'seen' areas consisting of carved / moulded / panelled oak elements - the bar fronts, countertops etc, and those in 'unseen' areas consisting of softwood framing, plywood, blockboard etc which appear to have made up the carcass of the bar. The actual components of the carcass of the bar have unfortunately been lost.

In terms of the reconstruction, it is proposed to follow the original methodology and hierarchy of components build a new ply or MDF carcass either side to the front and rear bars incorporating shelves, etc, below onto which would be fixed the original counters and bar fronts.

Regarding the remaining elements, having completed the cataloguing exercise and with the benefit of this initial reconstruction exercise and consideration of the original construction of the bar as outlined above, these can be grouped into two:

- Carved / moulded / panelled elements in oak - 'significant items'
- Nondescript softwood timber elements / plywood / blockboard, etc with no discernible features which were probably former shelves or back panels, framing, etc from carcassing - these are generally in poor condition having been painted (poorly) and unsuitable for reuse - 'less significant items'

Whilst the 'significant items' are relatively simple to re-use and as many as possible will be re-used, the 'less significant items' are more difficult to reuse, with no real indication of where they were once located - they were part of a larger whole that has been lost and were generally in unseen areas at the back of cabinets, etc, hence the lower quality materials and finishes.

Furthermore, there is a concern that the reuse of these items would compromise the ability to re-provide a working bar, which is an important consideration in the reconstruction. As a result, unless it is obvious where a 'less significant' component was formerly located, or they are in good condition we would propose replacing these items with new (ply or mdf) as part of the new design for the bar:

The unused items will be recorded on a further iteration of the schedule included in section 3.3 with a full description, photographs and dimensions, and then disposed of. Since it will be necessary to undertake a certain amount of the planning of reconstruction works with the suggested joinery contractor (see section 3.7 below) to determine exactly which components are able to be reused, it is suggested that the revised schedule is submitted under condition prior to commencement of the physical works.

3.6 PROPOSED DRAWINGS

The drawings on the following pages show the proposed reconstruction of the bar. In summary, this uses the surviving counter tops to either side and the centre together with the bar fronts, of which there are enough to complete both sides. Above the central counter there are some elements reused together with new sections pieced in - original elements to be reused are outlined in red, with new elements in green. The dividing screen is of leaded light glass which we have reproduced from photographs.

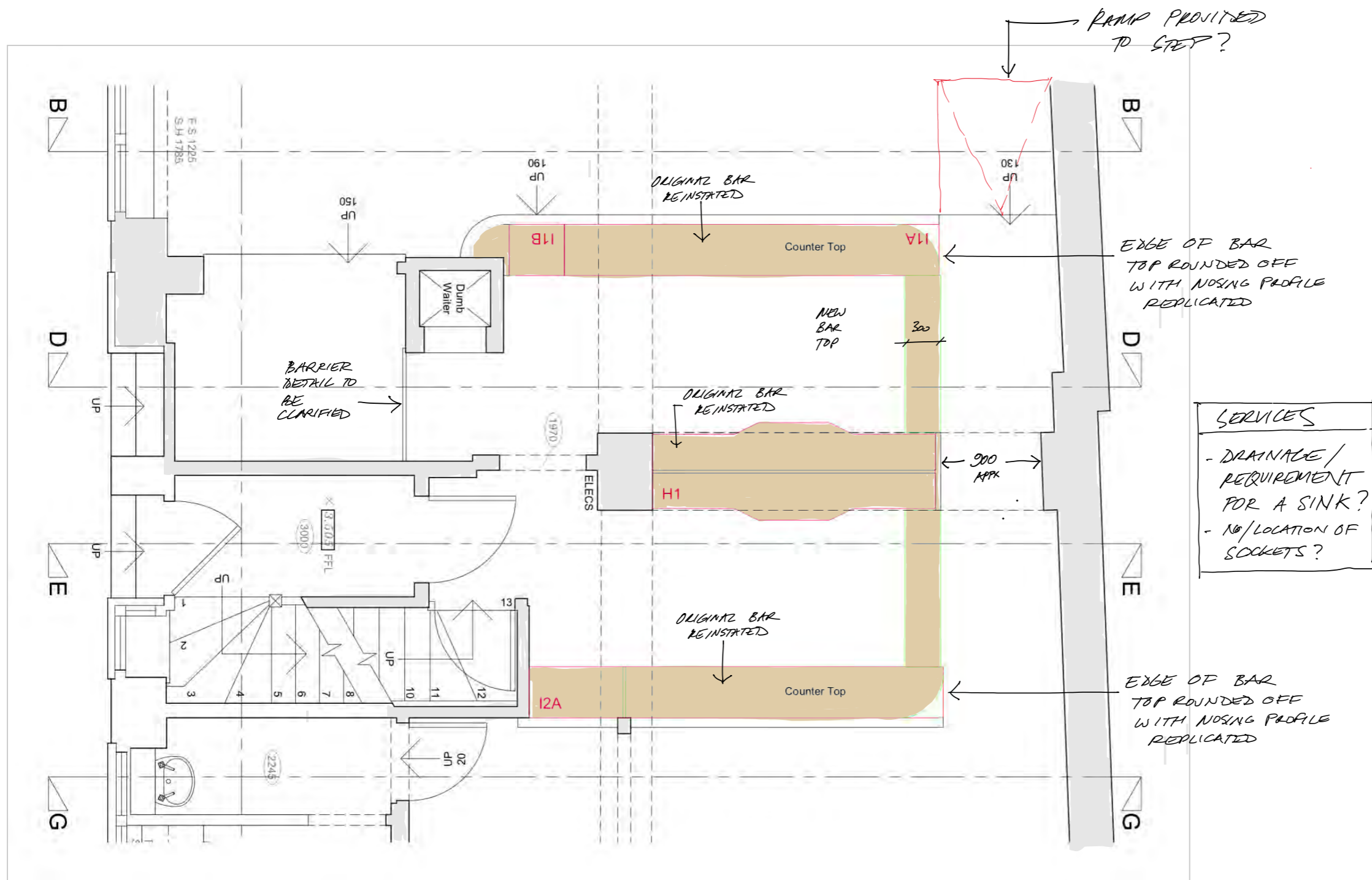
Components used are shown on separate sheets – those used are denoted by green ticks.

As discussed in section 3.4 above the counters have been rearranged to provide a new route through between the public and saloon bars - this will require 2 no. new shallower-depth counter tops and vertical bar fronts to provide the separation to the bar area.

The drawings within this document show the design intent. These will be supplemented by fabrication drawings by the specialist joinery company carrying out the works.

It is suggested that these drawings are submitted under condition to enable final sign-off of the reconstruction works.

Details of the specialist joinery company intended to carry out the works are included in section 3.7 below, with a method statement for the works provided in section 3.8.

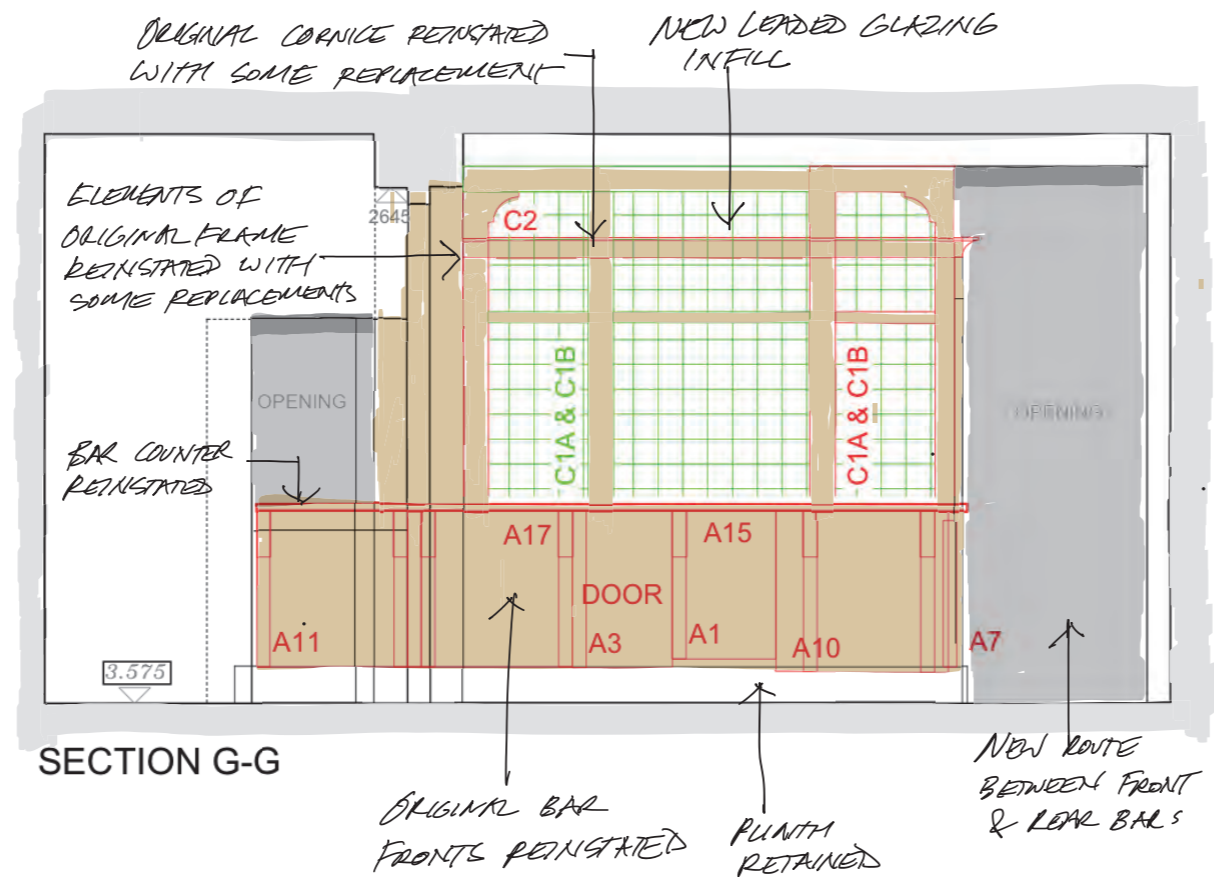


SERVICES

- DRAINAGE / REQUIREMENT FOR A SINK?
- NO / LOCATION OF SOCKETS?

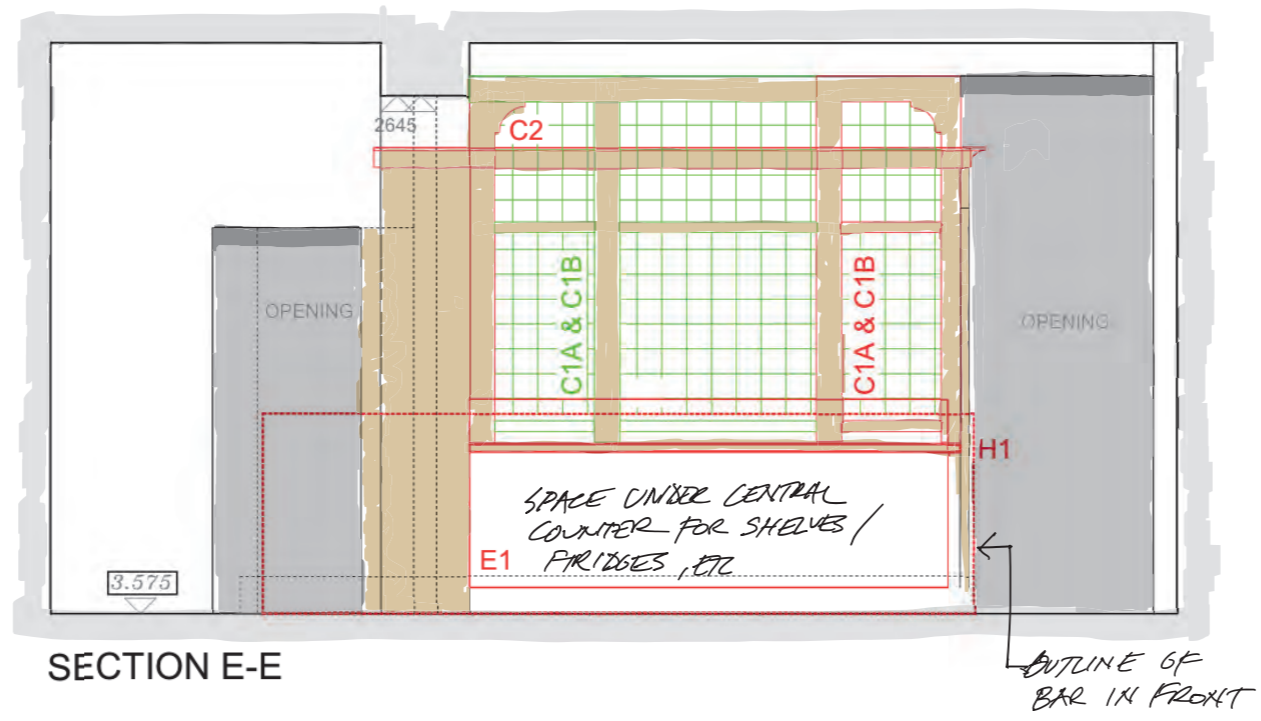
KEY

- ORIGINAL ELEMENTS RE-USED
- NEW ELEMENTS



KEY

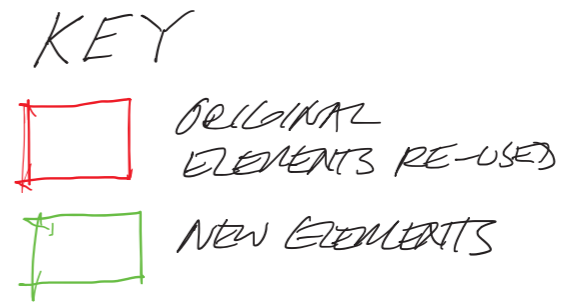
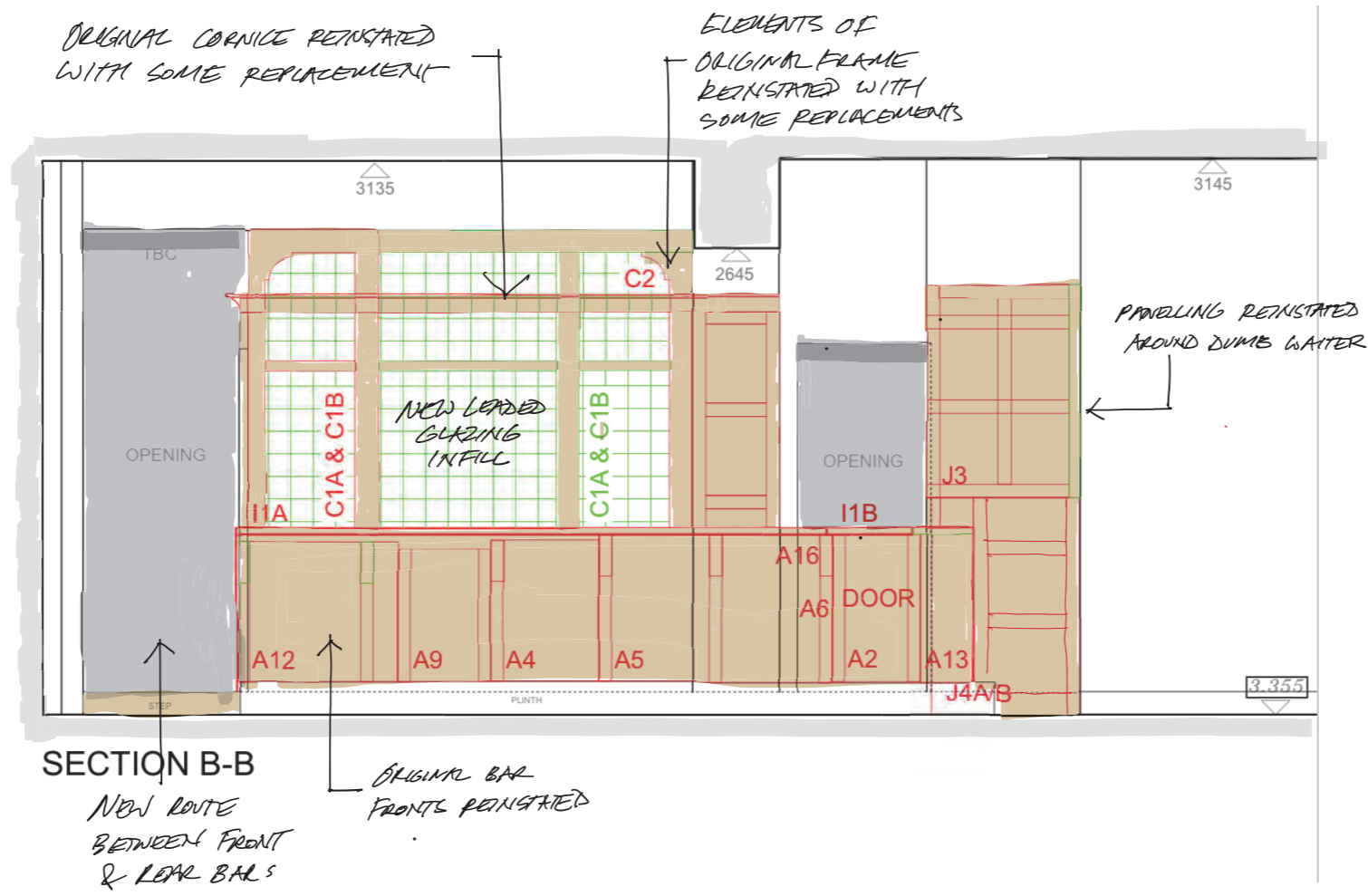
- ORIGINAL ELEMENTS RE-USED
- NEW ELEMENTS

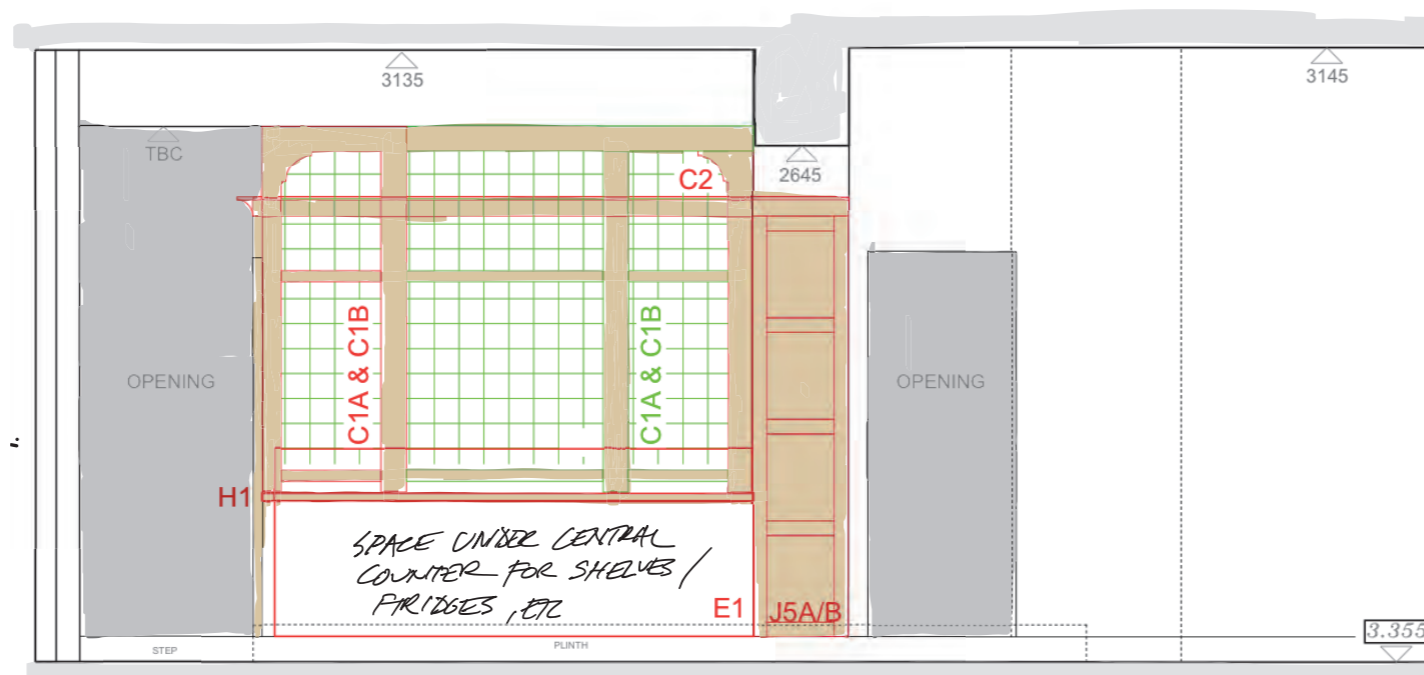


SECTION E-E

KEY

- ORIGINAL ELEMENTS RE-USED
- NEW ELEMENTS



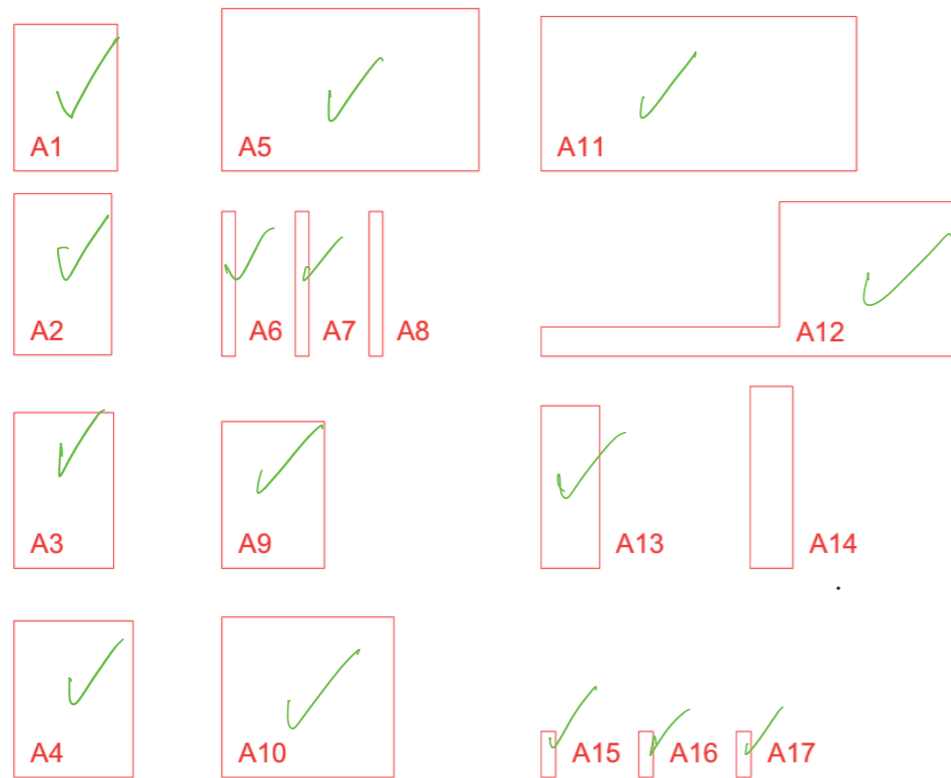


SECTION D-D

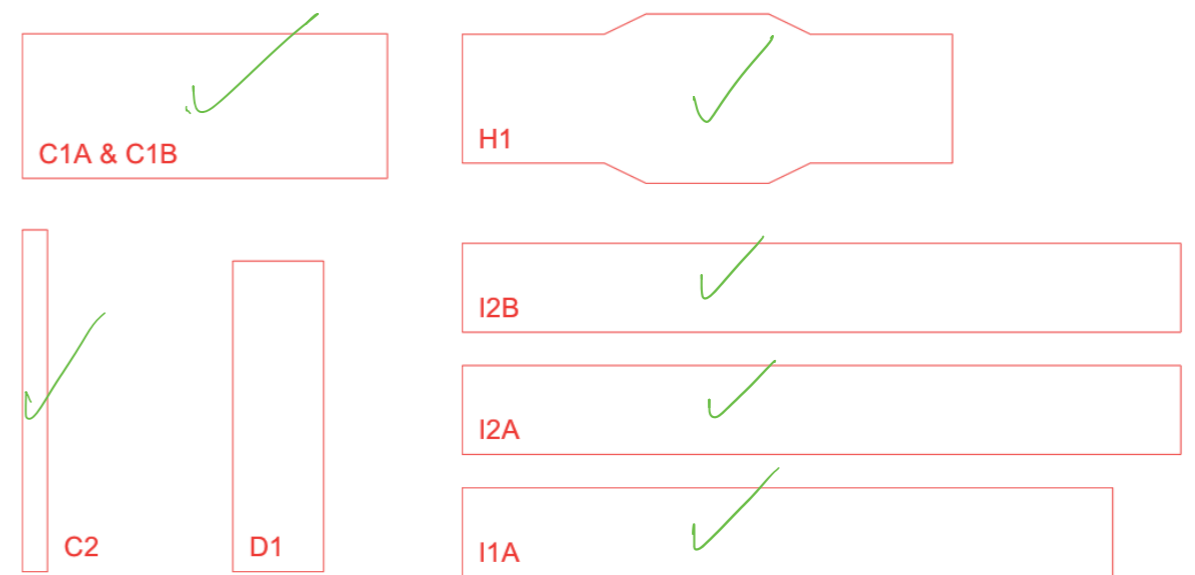
KEY

- ORIGINAL ELEMENTS RE-USED
- NEW ELEMENTS

COMPONENTS (GREEN TICK INDICATES RE-USED)



COMPONENTS (GREEN TICK INDICATES RE-USED)



I1B

J4A/B

J1

J5A/B

J2

J3

J6G J6H J6I J6J J6K J6L J6M J6N

E1

3.7 JOINERY COMPANY PROFILE



By Appointment to
Her Majesty The Queen
Bespoke Joinery and Refurbishment Services
K.R. Hannaford and Company Limited
St. Albans



7th April 2021

Company Profile

My name is Keith Speed, and I am Managing Director of Hannaford.

By way of introduction:

- Hannaford are a well-established small business of 30 people who are passionate about delivering high quality bespoke joinery and specialist refurbishment to our clients, with many of whom we enjoy long, on-going relationships.
- We will turnover approximate £6m in this financial year.
- We have been trading for over 50 years and are privileged to have been granted a Royal Warrant by Her Majesty The Queen.
- We operate from our Radlett head office which houses our own 10,000ft² joinery facility.
- We are an innovative team with a blend of youth and experience. Annually we work hard to get better at what we do. We are currently working with Planet Mark to achieve an environmental accreditation which amongst other things works towards reducing our carbon usage.
- We are proud to hold and annually maintain ISO 14001, ISO 45001 and FSC accreditations.
- We delivery our services across the following sectors:
 - Heritage
 - High end residential
 - Retail
 - Healthcare
 - Education
- Although we work hard to ensure joinery sits at the heart of everything we do, we also pride ourselves on providing a full construction service and fit out service to many.
- Our team of construction professionals will work with you from initial concept to practical completion including management of all trades and discipline under our stewardship.

We hope the above provides sufficient comfort for you to trust our organisation with your business.

Kind regards,

Keith

K R Hannaford & Company Limited
Registered in England No. 00989768.
Registered Office Head Office:
VAT Reg. No. 231239103

Unit 6 Handley Page Way, Coiney Street,
St Albans, Hertfordshire AL2 2DQ
T: +44 (0) 1923 851 070
www.hannaford.co.uk



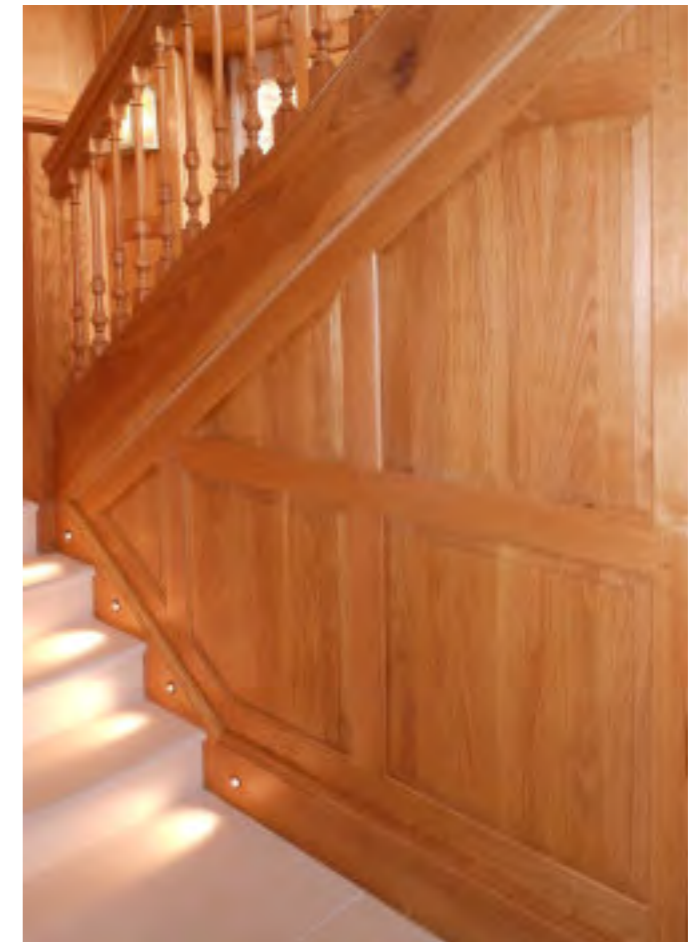
View of Hannaford's workshop



Example of cabinet fabricated and assembled in workshop



Example of panelled door fabricated and assembled in workshop



Example of timber panelling by Hannafords



Example of timber panelling by Hannafords



By Appointment to
Her Majesty The Queen
Bespoke Joinery and Refurbishment Services
K R Hannaford and Company Limited
St. Albans



7th April 2021

Detailed methodology for works at The Old Justice Pub, Bermondsey SE16 4TY.

(Works detailed as our priced schedule dated 5th February 2021).

- Works by Client in advance of commencement:
 - Removal of debris from site.
 - Carry out fully intrusive asbestos survey (Refurbishment & Demolition Survey) and share findings with Hannaford prior to Hannaford attendance of site.
 - Formal order and payment made by client to Hannaford.
- Collection of materials to be retained / reintroduced and transfer to workshop:
 - Joinery Manager, draughtsman, and site operative attend site to get a full understanding of scheduled components to be re-used and carry out detailed site survey.
 - Site team attend and carefully dismantle remaining fixturing. Transport to our factory for incorporation in future finished work.
 - Markup / package and deliver back to our Radlett factory salvaged components.
 - Store marked up components in the factory for future re-use / incorporation in finished joinery.
 - Identify salvaged mouldings for future replication using profile grinder (see below).
- Shop drawings:
 - Following site survey, start production of CAD drawings.
 - Produce detailed CAD shop drawings for all joinery components being altered and fabricated for approval of the Contract Administrator.
 - Work closely with Joinery Manager to ensure as much of the salvaged components are re-used and incorporated in finished design.
- Joinery fabrication:
 - Selection of suitable timber to match salvaged elements (provide samples for approval, suggest European oak at this stage).
 - Following formal sign off of drawings, commence joinery fabrication at our Radlett factory.
 - Joinery Manager to develop cutting sheet from approved drawings.
 - Machinest to cut and prepare material for fabrication by bench joiner.
 - Bench joinery to construct each piece of joinery using both salvaged and new materials as detailed on our drawings.
 - Finisher to apply sealer coat of polisher to all joinery prior to packaging and delivery.
 - Junior bench hand to package, wrap and store ready for delivery to site.
 - All joinery fabrication quality checked at each stage of the process.
 - Fabrication of new mouldings:
 - Draw identical profile of salvaged moulding in CAD.
 - Send CAD file to profile cutter and make plastic section.
 - Use plastic section in profile grinder, make metal cutter for use in spindle.
 - Transfer newly fabricated metal cutter to spindle and fabricate identical mouldings as required.
 - Join / splice newly fabricated profiles with original mouldings and incorporate in finished joinery.

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St Albans, Hertfordshire AL2 2DQ
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- Ensure all joinery is fabricated with transport and site handling in mind. If necessary, components to be “knocked down” in the factory for site re-construct once in the building.
- Note – joinery works include:
 - Design, fabrication, and installation of new leaded glazing.
 - Design fabrication and installation of new external hatch using as much salvaged materials, fixtures, and fittings as possible.
 - Incorporation, in bar fabrication of future beer python run.
 - Floor / ramp work to adjust levels as necessary following opening up.
- Deliver all joinery to site using our own transport. Include RAMS as required for each delivery.
- Pre-Construction Activities:
 - Carry out photographic condition survey of existing building fabric.
 - Programme / planning:
 - Produce detailed pre-contract and contract programme. Use this document to monitor progress as works are completed.
 - Health & Safety works:
 - Develop simple Construction Phase Health & Safety Plan. Issue to Contract Administrator for approval prior to commencement.
 - Produce site specific method statements and Risk assessments.
 - Obtain approval of all Health & Safety documentation, from Contract Administrator, prior to commencement.
 - MEP services validation:
 - Provide specialist survey to ensure all building services are safe and sufficient to support proposed installation.
 - Issue formal validation report, with recommendation if necessary, prior to commencement.
- Construction Activities at site:
 - Site set up:
 - Set up and make safe temporary WC facility and mess facility to serve the site, as works commence.
 - Set up COVID workstations at 2No access / egress locations.
 - MEP works:
 - 1st fix electrical and plumbing services to suit new layout.
 - Following completion of joinery works (described below) 2nd fix electrical, plumbing and drainage facilities.
 - All builders work and attendance provided by Hannaford craftsman.
 - Site fixing
 - Masonry repairs carried out to defective riser.
 - All joinery (as listed and described above) to be off load, handled, place and installed at site by Hannaford craftsman, in an agree sequence.
 - All joinery to be polished in-situ to a colour to match existing materials.
 - Site left clear, clean, and tidy on completion.
 - All temporary facilities dismantled and cleared from site.

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4.0 CONCLUSION

The unauthorised removal of the bar servery to the Grade II listed Old Justice pub has had a negative impact on the special architectural and historic interest of the building such that it is necessary to reconstruct the interior.

Despite some loss, there remains a considerable number of salvaged components that are capable of re-use. With the input of local authority conservation officers, these components have been identified and catalogued including photographic and basic measured surveys. Items of no historical value have been removed.

In considering the reconstruction of the bar servery, the opportunity has been taken to reappraise the design and suggest a minor modification to facilitate internal movement between the public and saloon bars. This modification is considered to improve flexibility and provide a layout that better suits the more 'inclusive' requirements of a modern pub space whilst still maintaining the visual separation that was a feature of the original design. This modification will make the space more attractive to an operator and customers and give the building a sustainable future and reduce the chances of further unsympathetic modifications.

The reconstruction will utilise the historically significant salvaged items, principally (but not exclusively) those made of oak timbers and used in 'seen' areas of the original servery. Other components from 'unseen' areas such as below counter shelves are generally made of standard materials such as plywood and blockboard and are in poor condition and unsuitable for reuse. These less significant items are to be recorded on a schedule including photographs and basic dimensions and descriptions before being disposed of.

From the design intent drawings included in this document, fabrication drawings are to be prepared by a specialist joiner showing the final design with salvaged and new components.

It is requested that the schedule of items to be disposed and the fabrication drawings are to be consented under condition prior to commencement of the works.

Given the above process and taking into account the works already undertaken it is respectfully requested that the proposals be granted listed building consent.

4/13/2021

Old Justice Public House, Bermondsey Wall East, London, Non Civil Parish - 1452483 | Historic England



Old Justice Public House, Bermondsey Wall East, London

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1452483

Date first listed:
23-Nov-2017

Statutory Address:
Old Justice, 94 Bermondsey Wall East, London, SE16 4TY

4/13/2021

Old Justice Public House, Bermondsey Wall East, London, Non Civil Parish - 1452483 | Historic England

Map



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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1452483.pdf](#) (https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/520068/HLE_A4L_Grade|HLE_A3)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 13-Apr-2021 at 17:12:45.

Location

Statutory Address:
Old Justice, 94 Bermondsey Wall East, London, SE16 4TY

The building or site itself may lie within the boundary of more than one authority.

County:
Greater London Authority

District:
Southwark (London Borough)

4/13/2021

Old Justice Public House, Bermondsey Wall East, London, Non Civil Parish - 1452483 | Historic England

Parish:
Non Civil Parish

National Grid Reference:
TQ3445679689

Summary

Neo-Tudor public house built 1933.

Reasons for Designation

Old Justice public house, Bermondsey Wall East is listed at Grade II for the following principal reasons:

Architectural interest:

* as a well composed, neatly detailed and early Neo-Tudor design for the Hoare & Co brewery by Sidney C Clark, one of the most accomplished pub architects of the inter-war period; * for the quality and completeness of its original internal fittings to the two distinct bar rooms on the ground floor.

Historic interest:

* as a rare, particularly well-preserved example of a small-scale urban pub influenced by the improved pub movement, giving a tangible sense of how such pubs would have looked and operated in the 1930s.

Group value:

* with 48 Farncombe Street, a Grade II-listed former office, built 1822 in conjunction with the former sewer pumping station.

History

Inter-war 'improved' or 'reformed' pubs stemmed from a desire to cut back on the drunkenness and poor conditions associated with conventional Victorian and Edwardian public houses. Licensing magistrates and breweries combined to improve the facilities and reputation of the building type. Improved pubs were generally more spacious than their predecessors, often with restaurant facilities, function rooms and gardens, and consciously appealed to families and to a mix of incomes and social classes. Central, island serveries with counters opening onto several bar areas allowed the monitoring of customers and also the efficient distribution of staff to whichever area needed service. Many of the new pubs were built as an accompaniment to new suburban development around cities, and a policy of 'fewer and better' was followed by magistrates both in town and on the outskirts. A licence might be granted for a new establishment on surrender of one or more licences for smaller urban premises. Approximately 1,000 new pubs were built in the 1920s – the vast majority of them on 'improved' lines - and almost 2,000 in the period 1935-39. Neo-Tudor and neo-Georgian were the favoured styles, although others began to appear at the end of the period.

Whilst many of the most notable pubs of the period were constructed on large sites with impressive facilities and varied spaces, pub improvement was often a much simpler affair. The Old Justice exemplifies the modest type of urban pub improvement, the new pub built to the designs of Sidney C Clark (1894-1962) in 1933 for the London brewery Hoare & Co at a total cost of £6,555; slightly under the average construction cost for the period. The company had operated from the Red Lion brewery in Smithfield from 1792 and the pub estate that was subsequently acquired was mainly based in and around central London. As a consequence, many of the pubs had restricted plots and notable Clark designs of the period, such as the Magpie & Stump (18 Old Bailey; 1930), the Steam Packet (Lower Thames Street; approx 1933) and the Victoria Beer House or 'Little House' (Tooting Grove; approx 1934) were smaller in scale than the type most breweries were building contemporaneously. The Old Justice fitted this

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Old Justice Public House, Bermondsey Wall East, London, Non Civil Parish - 1452483 | Historic England

pattern; the tight urban plot restricted the range of facilities that could be offered, but its arrangement reflects the principles of reformed pub design. This is expressed through the light and well-appointed bar rooms with plenty of floorspace given over for seating, the male and female toilet provision (by no means guaranteed in pubs built before 1914), the efficient central servery, along with the quality oak fittings and tasteful painted scenes integrated into the overmantels, which all formed part of the pub improvers' ambition to foster a genteel atmosphere which might have broader social appeal. The Old Justice's architect, Sidney C Clark, would emerge over the course of the mid-C20 as one of the most accomplished and prolific pub designers of the era. Between 1933 and 1934, Hoare & Co were taken over by the expanding Charrington's brewery, who Clark would go on to serve as chief architect up until his retirement in 1959. While working for Charrington's he designed and remodelled hundreds of pubs which were widely varied in stylistic terms, ranging from robust neo-Georgian designs (such as Westminster Arms, Marsham Street; 1937) to lesser-seen and rather more adventurous examples in a Hispanic style (the Plough, West Sutton; approx 1935). However, the style that Clark was most comfortable with was the immensely popular Neo-Tudor or Tudorbethan style; often known disparagingly as Brewer's Tudor because of the conspicuous favour it found with pub architects in the 1930s. Amongst Clark's most notable Neo-Tudor pubs were the Old Red Lion in Kennington (Grade II; NHLE 1061361) and the highly ambitious Daylight Inn, Petts Wood (Grade II; NHLE 1427230), which was one of the largest pubs built by Charrington's during the inter-war period. The Old Justice is a relatively early example of Clark's deployment of the Neo-Tudor style, whilst still working for Hoare & Co. Distinctive features which recur in later designs, such as rustic adzed timber, exaggerated clustered brick chimneystacks, neat brick detailing (with diapering to the stacks and varied detailing to stall risers), and grouped leaded light casement windows are all displayed at the Old Justice.

Aside from the Charrington's signage (which would have been added after Hoare & Co were officially taken over in 1934) the pub has seen only minor alterations in recent years: some original bar room windows have been replaced with sympathetic leaded types and the screen dividing the off-sales compartment from the saloon bar has been removed. In about 2016 a modern residential block was built to the south of the pub which wraps around behind the Farncombe Street frontage.

Details

Corner-plot pub in the Neo-Tudor style built 1933 to the designs of Sidney C Clark for Hoare & Co brewery, subsequently acquired by Charrington's brewery in 1934.

MATERIALS: principally of red brick in English bond with applied adzed timber, pitched tiled roof and clustered brick chimneystacks. Metal-framed casement windows with leaded lights feature throughout.

PLAN: L-shape plan with elevations to Bermondsey Wall East (north-east) and Farncombe Street (south-east), with attached modern residential accommodation wrapping around to the rear of the pub enclosing a small yard to the south. Two main entrances serve the pub's distinct bar rooms: the principal Bermondsey Wall East frontage, facing the Thames, serves the public bar; which has male and female WCs on its east side. The Farncombe Street entrance has a door to the saloon bar (which has a WC entrance to the south), along with entrances to the former off-sales area (now opened-out to the main saloon) and a set of stairs to accommodation on the two upper storeys. A central servery with counters to both bar rooms divides the pub into two roughly equal spaces.

EXTERIOR: the two street-facing elevations are composed in an orderly Neo-Tudor fashion, with applied timber framing to the upper floor with red English bond brickwork beneath. The Bermondsey Wall East elevation is divided into two equal bays; both featuring a continuous grouping of five leaded casement windows to the two upper levels, with the central lights elongated and flanked by the faux timber bracing on the second floor. At street level, the two bays are both occupied by a tripartite grouping of three windows (east) and a central door to the public bar flanked by a pair of windows (west); both are framed by rustic adzed timbers. Beneath each of the windows there are rectangular stall risers, each with individual brick detailing (including stretchers laid in chequer formation, diagonal bands, a herringbone pattern and Flemish bond). A pair of Charrington's glazed lamps sporting the Toby Jug emblem, which probably date to the 1960s, are positioned above the outside windows on both sides of the frontage. A plaque commemorating the filming in 1984 of No More Lonely Nights and Give my Regards to Broad Street, featuring Paul McCartney, is just above the west lamp.

To Farncombe Street, the arrangement of the elevation is less regular. The northernmost bay consists of two sets of windows to each floor divided by the broad brick stack, which punctuates the otherwise consistent timber framing of the upper level. At street level, a further pair of windows (to the WCs) with coloured lights are framed with adzed timber surrounds with further decorative brick panels below. In the central bay of the elevation there are two set-back entrance doors with corner windows,

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giving access to the former off-sales (south) and upper floor accommodation (north), both reached by steps. Above the doors are pairs of further windows with a central hanging signboard placed between the upper set, painted to feature a stern bewigged judge (north side) and a convict in the stocks (south). The southern bay is comprised of the set-back and part-glazed saloon bar entrance door (with steps up) which is flanked by coloured leaded windows with further pairs of leaded casement windows above.

The roof is double-hipped with ridge tiles. Clustered chimneystacks flank the two ends of the Bermondsey Wall East elevation and another occupies the end of the Farncombe Street range. Each stack has a trio of clustered chimneys set at an angle to the stack. Over-fired headers at the top of the stacks form half lozenge patterns. The rainwater collectors throughout feature Tudor rose emblems.

The south-west elevation is obscured by the residential block built to the south, save for the upper level which has a central stack with timber framing to either side. The north-west elevation is plain, with a section of white glazed brick to the south. The approximately 2016 plain red brick extension block has pairs of blind windows to the upper storeys. This residential extension to the pub does not contribute to the special interest of the building.

INTERIOR: not inspected, but from the evidence supplied it is apparent that the two bars, saloon and public, along with their WCs and the central serving space occupy the whole footprint of the ground floor. The fittings throughout are unified by the use of light oak (all part of the original scheme), although the treatments differ slightly between the two rooms. The superior saloon bar is fitted with picture-rail height square fielded panelling. Two fireplaces heat the room, one positioned close to the door in the south wall, the other centrally in the west wall. Both have brick inserts with oak surrounds and overmantels which integrate framed panels with original painted nautical scenes set under overhanging cornices. The bar counter, which is set on a tiled platform (serving as a footrest), has a series of recessed panels with protruding uprights set between to support the counter top. On the east side of the counter there is a snug, formerly the off-sales, which has had its partition removed, although the counter to this section remains to make the section clearly legible. A central leaded glazed door with flanking lights in the south wall gives access to the yard area, and to the west is a door to the WCs.

The public bar, on the Bermondsey Wall East side, has picture-rail height slatted panelling with vertical grooves, contrasting with the saloon bar treatment. A single fireplace with a brick surround and overmantel is set centrally in the west wall. WCs with original signage are positioned at the east side of the room; both doors integrated into the panelling. The bar counter has matching slatted and vertical grove treatment. A separate hatch counter, possibly originally used for food service, is set to the east side of the main counter. Set behind the two counters is a bar back with a leaded mirror screen with an emerald green border behind the shelving on both sides. A leaded glazed partition screen is set above.

The two bars are divided into roughly equal spaces by a central servery and also the closed staircase to the upper rooms accessed from Farncombe Street. The stairs lead up to residential accommodation on the first and second floors.

SUBSIDIARY FEATURES: a set of cellar hatches are positioned on the east side of the Bermondsey Wall East frontage.

Sources

Websites

Hoare & Co. Ltd, Brewery History Society, accessed 21 November 2017 from http://breweryhistory.com/wiki/index.php?title=Hoare_%26_Co._Ltd (http://breweryhistory.com/wiki/index.php?title=Hoare_%26_Co._Ltd)

Other

Dr Emily Cole, 'The Urban and Suburban Public House in Inter-War England, 1918-1939, Vols I-III', Historic England, 2015

Old Justice PH, Charrington's Brewery Photograph Collection, The National Brewery Centre

Victoria Beer House PH, Charrington's Brewery Photograph Collection, The National Brewery Centre

Legal

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This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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