

Appendix 2: Local Heritage List Assessments

I. Eltham Arcade & Arcade Hall: 210-214 Eltham High Street, 1-15 Eltham Arcade & 1-15 Arcade Chambers

Age and History

The Arcade: Purpose built shopping arcade of 1930 located at the eastern end of the High Street. Erected according to the Eltham Times to 'give a commercial uplift to the town...a batch of first-class shops built on modern lines. A glass roof gives ample light by day and the building will be brilliantly lit up at night' (24/01/1930). Designed by architect George SN Stone of Holborn for George Butler, a local businessman and owner of Archery Road garage.

The scheme replaced a former Congregational Chapel on the site of 1839 and was originally more ambitious, proposing 31 shops. However, 15 were then built with offices above. Nos. 210-214 fronting onto Eltham High Street served as the motor showroom for Messrs. Smith's Motor Engineering and Coach Works Ltd. The original shops within the arcade provided a wide range of 'first class' goods and services and consisted of a tailor, a gentleman's hairdresser, a jeweller, a knitwear shop, a gown shop, a florist, a plant nursery, a health food shop, a fruiterer and a printer (advert from Eltham Times, 11/4/1930).

Public Hall: Units 12 to 13 form the entrance to the former Eltham Public Hall, built originally as a Sunday School room in 1860, in conjunction with the adjoining former Chapel and opened as a day school in 1866. The schoolroom was let as a public hall in 1882 and became an important social and cultural venue for local sports clubs, art and music societies, political parties, and even for judicial proceedings, such as the inquest into the death of Edith Nesbitt's son in 1900.

In conjunction with the inauguration of the shopping arcade, the Hall reopened officially as Arcade Hall in 1931, for 'dances, parties, socials, concerts, meetings or any public function' and became a popular dance hall with 'the only spring floor in the district' (Eltham Times 11/04/30). The last dance was held in 1957 and its public function changed when it served as a hardware store from 1961 to 2017 (Avery's, later Avery Truman).

Design

Two storeys with classical detailing; 6-bay frontage to Eltham High Street elevation containing arcade entrance; arcade consists of 15 two storey units, surmounted by a semi-circular glazed roof. Former public hall is a pitched roof structure, sited at right angles to arcade. In 1930 the Hall was refurbished with a curved ceiling and extended slightly westwards to enable internal access from the new shopping arcade.

Materials

Red brick in English bond with brick and stone detailing, clay-tiled roofs, steel casement

windows and steel glazed doors, steel framed plate glass windows, doorknobs, letterboxes etc. to Arcade shop fronts at ground and first floor level.

Features

High Street frontage: Entrance to the Arcade survives in its original position, still in use and its simple mouldings are representative of the restrained style of the building façade. At first floor level, the original fenestration (bar two windows) and original fabric and features survive consisting of brickwork articulation in the form of projecting pilasters with banded rustication, surmounted by a stone dentilled eaves cornice. Original first floor windows consist of Crittall casements with leaded toplights; traditional hipped clay tiled roof.

Arcade: Several of the original streamlined shopfront designs survive in the Arcade with steel-glazed doors and margin lights above the large and plain plate glass windows. Some original door furniture also survives. Fenestration on the first floor is intact: the multi-paned steel Crittall casements above the former Dance Hall, and the large plate glass windows framed by narrow metal mullions and ventilation panels above are all original. Windows are flanked by ornate Corinthian half-columns beneath a classical entablature, surmounted by semi-circular steel roof trusses.

A contemporary illustration in the Eltham Times of 1929 shows the shopfronts at both first and ground floor level (except for those over the Dance Hall) comprised large plate glass windows to increase the area utilised for window display, which would have been modern for the time. Other surviving decorative features include the date of 'AD 1930' surmounted by an ornately scrolled clock on the north wall. Adjacent to the clock, a historic advert reads: 'Maison Renée, Ladies Modern Hair Artistes: Entrance'.

Although covered over with modern signage, the entrance to the former dance hall via the Arcade survives. There has always been an entrance from within the Arcade as the contemporary illustration in the Eltham Times shows.

Degree of Alteration

Later 20C alterations have not been particularly sympathetic. Modern entrance sign to Arcade, though original signage may survive beneath, flanked by modern shopfronts to High Street elevation. Two first floor windows replaced with uPVC to high street frontage. Within the Arcade roof glazing has been replaced, although original steel trusses survive and alterations have been made to some of ground floor shopfronts including the ground floor frontage to the former public hall. The latter's second entrance from Elm Terrace has been obscured by later additions.

Heritage Significance

The site meets the following selection criteria for local heritage listing:

Architectural Interest: represents a rare and unusual building type, the only surviving purpose-built historic shopping arcade in the borough, and the only arcade of the 1930s. It also displays distinctive local characteristics in terms of its layout and architectural features. Its restrained 'traditional' exterior designed to complement its historic context belies that

fact that it was constructed along modern lines, with a steel-trussed and fully glazed roof and steel-framed shopfronts with large plate-glass windows, entirely fitting to display the à la mode fashions of the 1930s. The layout of the Arcade is unusual due to the asymmetry of the High St frontage and the relationship with the Hall. The latter was adapted to incorporate it seamlessly into the Arcade, so that it could be entered internally for convenience and goods, services and events could be accessed under one roof. Quirky features also survive such as the clock and date panel.

Historical significance: Forms an important part of the town centre's late 19C and early 20C century development and illustrates particular aspects of Eltham's social, cultural, economic and commercial history. The shopping arcade comprised a range of 'first class' shops selling non-essential goods and services for the leisure industry such as evening gowns, jewellery, hairdressing, health foods, plants and flowers etc. Together with the adjoining dance hall the site reflects not only the major commercial expansion of Eltham in the 1930s but also a significant increase in social mobility and cultural capital during that period. It is also significant that the Arcade is still in its original use.

Townscape significance: inter-related group of buildings with a complementary visual design and a clear historic relationship. A good example of 1930s restrained classicism and, consistent with many buildings of that architectural period, the frontage building has a modest presence on the High Street. It forms a complementary setting for the listed Edwardian Renaissance Library and makes a positive contribution to the local character of Eltham High Street due to its low-rise self-contained contextual design.

Cultural significance: The Arcade and adjoining dance/concert hall played a significant role in the social and cultural history of Eltham. It provided goods and services for the leisure and entertainment industry from the 1930s and was an important local venue for cultural, recreational, political and judicial events from the 1880s. Several units are currently occupied by long established businesses (over 10 years and more) and local people have fond memories and stories of the Arcade and the previous shops that have occupied it and of the adjoining hall. The public hall was a key venue in Eltham for social interaction for 75 years. The site therefore makes an important contribution to the collective memory of the local area.

2. Wellington House, Messeter Place, Eltham SE9

Age and History

In 1886 the garden of the former Man of Kent pub (demolished; now the Fire Station) was used to construct offices, stables and cart sheds with a cobbled yard for Carter Paterson & Co Ltd, a firm of carriers based at 128 Goswell Road, ECI. Carter Paterson relocated to their larger premises on the High Street by 1915. The yard was used for stabling until 1920 when it was leased for car sales by Lane's Eltham Garage. It became known as Messiter Works and also advertised coach tours to sporting events around England. From 1929-1953 Edlow Ltd., a wholesale horticultural supplies business, operated from Messiter

Works. The buildings were subdivided for commercial use and GPO telephone engineers were also based at the site between 1936-1961. From the mid-1950s for 20 years the premises operated as a bonded warehouse for DT Harris & Sons Ltd. for cigarettes, when it was renamed as Wellington House, due to an association with Wellington Street in Woolwich. The last occupier of the site was Eltham Greetings Cards Ltd. Cobbles and cart entrance survive from the horse drawn era.

Design

Comprises former cart sheds and stable ranges planned around a central yard, accessed via a carriage arch from the street. Symmetrical two-storey 8-bay frontage to Messeter Place, with slightly projecting, gabled end bays. Windows set under shallow arches. Street elevation includes tall and narrow carriage arch leading into the site's cobbled yard. Rear of Messeter Place range contains four large pairs of vehicular doors, the same height as the carriage arch. Office accommodation over. The north side of the courtyard has a single storey building range with three pitched roofs leading to a large, pitched-roof building the full width of the site. The eastern side of the yard comprises a smaller single storey shed.

Materials

Yellow stock brickwork with contrasting red brick arches brick arched window heads string courses and bulls-eye surrounds; bull-nose brick quoins to window and door openings. Slate roof survives to (part of) northern building range facing the yard along with timber multi-paned casement windows and timber doors. Timber close-boarded vehicular doors with ironmongery survive to Messeter Place range facing into the yard, along with metal framework of projecting canopy. Carriage arch is supported by iron girders.

Features

Fabric and features survive which signify the building's original function as a large depot for a major carrier company which evolved from horse-drawn to motor vehicles. They are as follows:

- The original plan form, comprising delivery cart/van sheds and stable buildings planned around a central yard
- Tall and narrow 'carriage' arch on the street elevation; proportions match those of the characteristic Carter Paterson delivery vans, which were tall but narrow. The different surface underneath indicates there was probably a weighbridge here at the entrance
- Messeter Place building range which has large openings with close-boarded vehicular doors fronting the yard. This was purpose built for parking up the Carter Paterson delivery vehicles, both the horse-drawn and motor vans, since the openings are the same height and proportions as the carriage arch entrance. Internally, the range has a row of four timber covered inspection pits aligned with each set of doors, for repairing vehicles
- Stable range to north of courtyard, archetypal late 19C stable design: single storey with pitched roofs, bulls-eye windows, chimney, timber roof trusses and tall and narrow entrance doorway, typical of stable buildings

- Remnant of timber stall surviving in large single storey building to rear, indicating this structure also functioned as stabling prior to Carter Paterson's progression to motor vehicles
- Granite setted central yard with drain, over 50% of the setts survive
- The functional design of the buildings and the sites vehicular circulation routes also signify its link to the transport industry

Degree of Alteration

First floor windows replaced with uPVC in the Messeter Place range and several windows blocked or half-blocked up on the Messeter Place elevation; some of the granite setts have been covered with concrete in the yard. Two garage doors have been inserted into the stable range north of the yard, and louvres inserted into a bulls-eye window. Most of roofs replaced with red pantiles.

Heritage Significance

The site meets the following selection criteria for local heritage listing:

Architectural Interest: it represents a rare and unusual building type in the Borough: a Victorian transport depot and commercial stables and is representative of the horse-drawn and early motor transport industry. It also retains a significant proportion of historic fabric and features which signify its original function as a large depot for a major carrier company including building layout, carriage arch, parking range, stable range and cobbled central yard. It also demonstrates distinctive local characteristics in terms of its layout and plan form and its building materials.

Historical significance: it has a historical association with the transport industry and one of regional and national note: Carter Paterson & Co., the largest and one of the most well-known carrier companies in late 19C and early 20C which by 1893 transported millions of packages per annum and had a huge fleet of horse drawn and motor vehicles. It also retains a number of physical attributes which are important to its historical significance. No other Carter Paterson depot sites are known to survive across London.

Townscape significance: inter-related group of buildings with a complementary visual design and a clear historic relationship. Overall, it contributes positively to the street scene and to the character of the local area through its harmonious relationship to the locally listed fire station behind. The site is an attractive remnant of Victorian townscape and a rare-surviving Victorian industrial site behind the High Street, where there would once have been many such sites in Eltham.