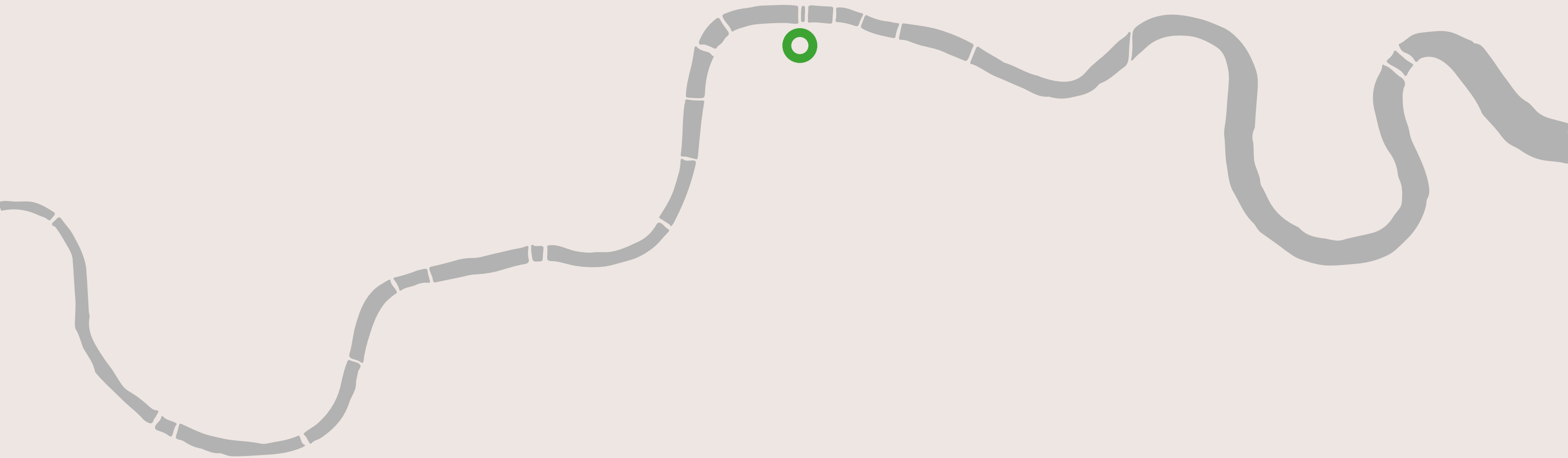


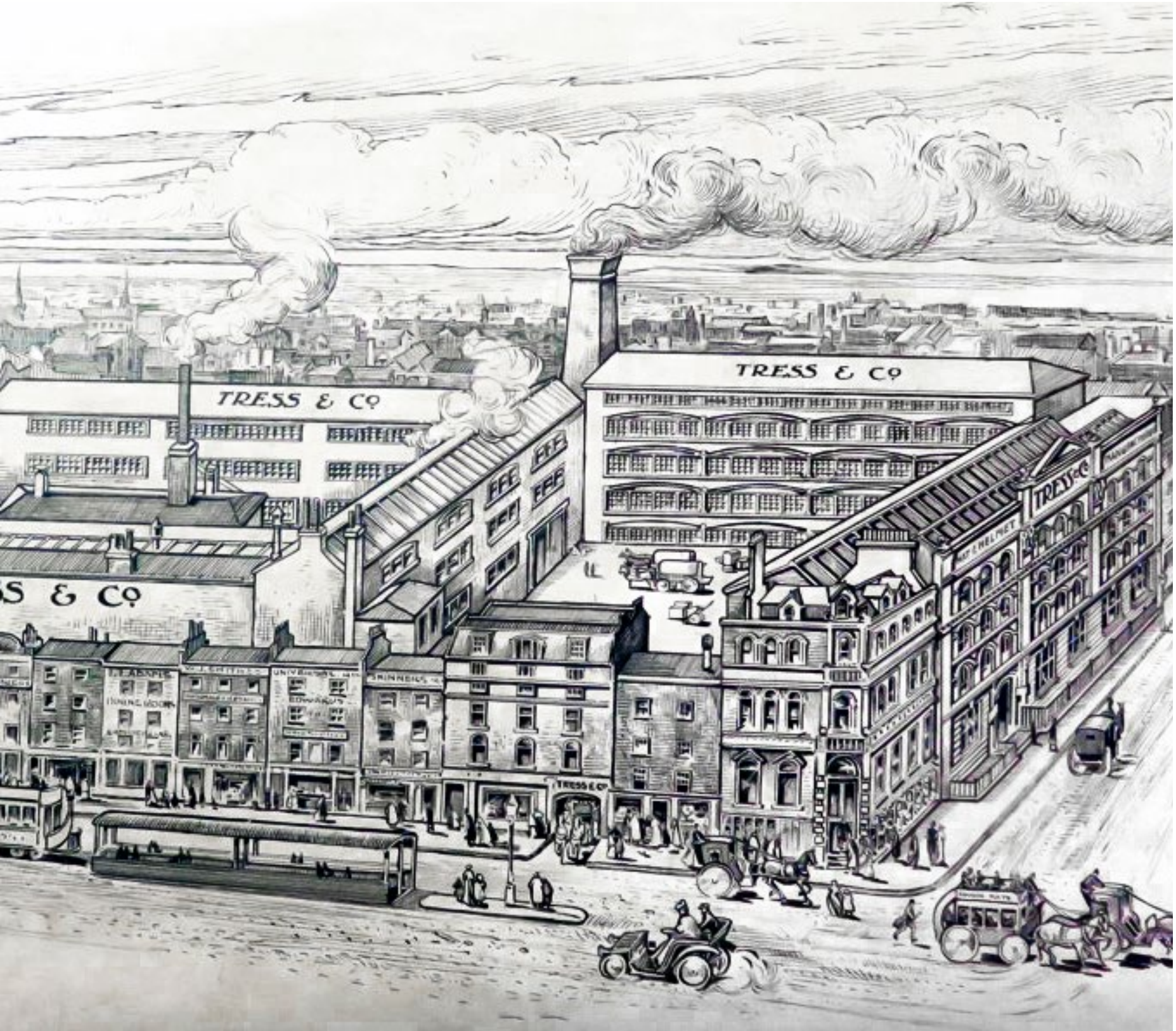


1 and 3-7 Stamford Street: Existing Condition

5.0.1 Introduction
Vision

In collaboration with architects and historic building consultants Donald Insall Associates (DIA), Foster + Partners have prepared this Heritage chapter to describe the significance and current condition of the two listed buildings that form part of the Proposed Development.

The chapter also provides details of the proposed works to these buildings. This will include the removal, reuse and improvement of the heritage assets, their incorporation into the wider scheme and the ambition to secure their longevity within a dynamic new setting.



Right:
The Tress & Co Hat
Factory at 3-7 Stamford
Street - 19th Century

5.0.2 1 Stamford Street

Introduction

1 Stamford Street sits in a prominent position in Southwark, at the intersection between Stamford Street and Blackfriars Road.

As noted by DIA in their Heritage Assessment:

“The branch of The Central Bank of London at No 1 Stamford Street was designed by architects Edwin Nash & W. Hilton Nash in 1870.

[1 Stamford Street is] a handsome building in a classical style, designed to make the most of its prominent position....The primary significance of 1 Stamford Street lies in its aesthetic value, with its two street facing façades being well detailed in an Italianate style, and an angled, single-bay canted corner looking towards Blackfriars Bridge“.

During the blitz, 1 Stamford Street suffered bomb damage, as noted by DIA:

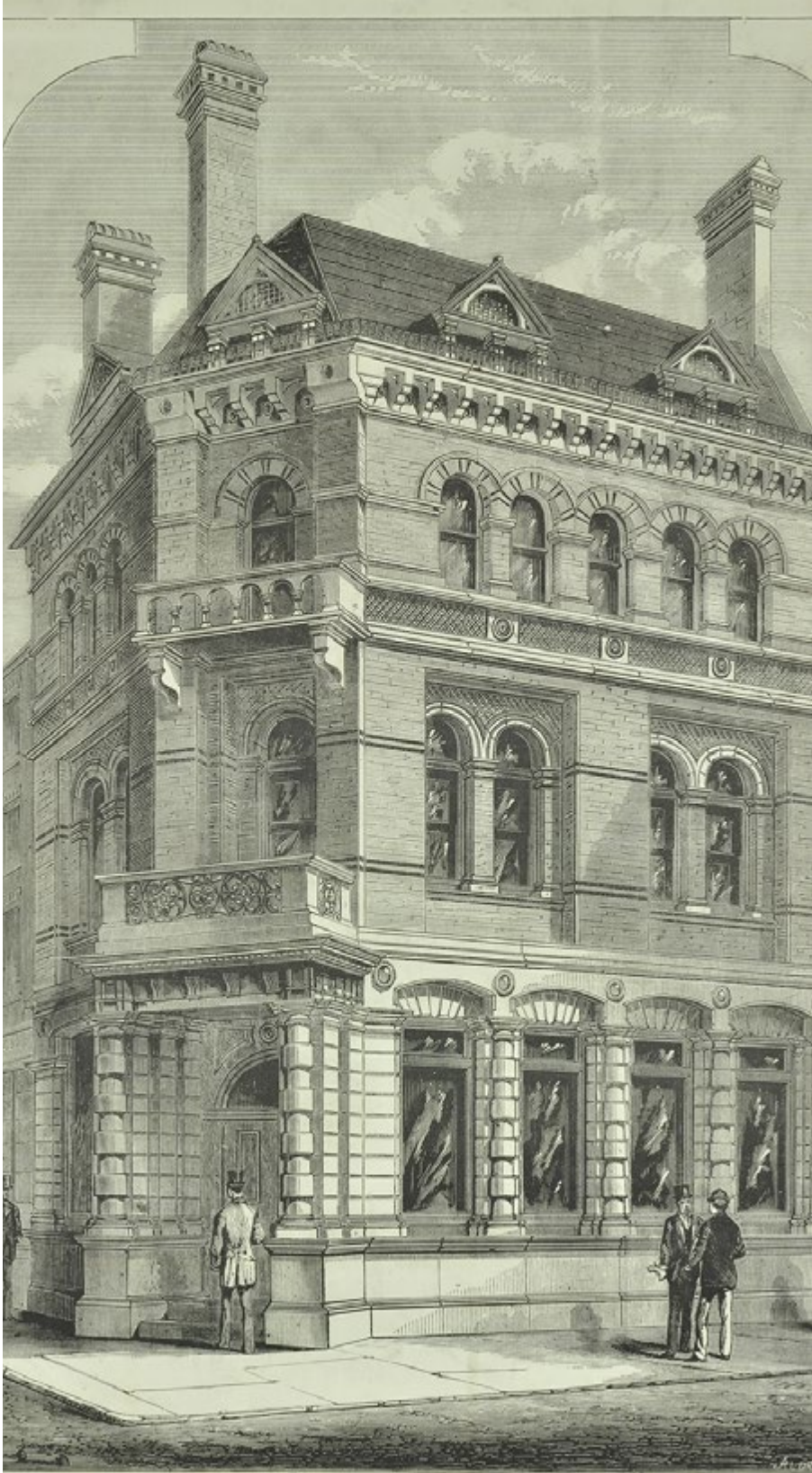
“1 Stamford Street is shown as suffering serious damage, along with the neighbouring terrace buildings along Blackfriars Road. A 1957 photograph taken at the corner of Blackfriars Road and Stamford Street shows the east elevation of 1 Stamford Street, which appears to be in a good condition despite the noted bomb damage“.

In the 21st Century the exterior of 1 Stamford Street remained relatively unchanged. As highlighted in the Heritage Assessment:

“Remnants of 1 Stamford’s original use as a bank are evident with its grand entrance porch and the tall floor to ceiling height provided at Ground Floor level. Several planning and Listed Building Consent applications have been granted over the past decade for changes of use and minor repair and refurbishment.

Internally, very few of the original features survive. Only the Ground Floor coffered ceiling and plasterwork, original chimney breasts and historic timber floorboards remain, and are considered to be of high significance, as is the likely original open floor plan at Ground Floor.“

Top Right:
Corner of Blackfriars Road and Southwark Street - 1957
Bottom Right:
Photograph of 1 and 3-7 Stamford Street - 1979
Left:
Drawing of Central Bank of London at 1 Stamford Street - 1875



5.0.2 1 Stamford Street

Current Condition



Right:
Photograph of 1 and 3-7 Stamford Street - 2021

5.0.2 1 Stamford Street

Current Condition

As part of the site analysis and design process, in 2022 DIA completed a detailed desktop study and visual audit of both of the on-site listed buildings. The following pages discuss the buildings' current condition.

1 Stamford Street originally served as a bank and due to changes in its purpose and a period of neglect has undergone significant internal alterations. Since the beginning of the 21st Century it functioned as an office until it recently became vacant.

The main access to the building is through modern principal double entrance doors located on the canted corner. There is a second entrance located on Stamford Street elevation, which was historically a window.

Internally there is a modern foyer featuring contemporary timber stairs leading to the first floor and a modern corridor that leads to the principal Ground Floor space. Above the Ground Floor, an original timber winder staircase with stick balusters and a timber handrail leads from the first floor to the upper floors.

As noted by DIA, overall, very few of the original features and only some of the plan form survive. *"Only the Ground Floor coffered ceiling and plasterwork, original chimney breasts, the timber stair from first to third floor level and historic timber floorboards survive, and are considered to be of high significance. The Ground Floor plan retains its likely-original open floor plan, which is also of high significance. The floor plans of the upper floors have been altered, as demonstrated by the stand-alone chimney breasts and the insertion of modern corridors".*

Refer to the Heritage Assessment for further information on 1 Stamford Street.

Top:
Drawing of existing 1 and 3-7 Stamford Street north elevation DIA survey, 2022
Bottom:
Drawing of existing 1-7 Stamford Street east elevation based on DIA survey, 2022



5.0.2 1 Stamford Street

Current Condition



Bottom Left:
1 Stamford Street - Level 01- 2023
Bottom Right:
1 Stamford Street - Level 03 - 2023
Top Left:
1 Stamford Street - Ground Floor - 2023
Right:
1 Stamford Street Staircase - Level 01/02 - 2023

5.0.3 3-7 Stamford Street

Introduction

3-7 Stamford Street sits directly West of 1 Stamford Street and is e. The building was designed by Edwin Nash & W. Hilton Nash in 1875 as Tress House, occupied by hat makers, Tress & Co. currently a Public House on the Ground Floor and hotel above.

As noted by DIA in their Heritage Assessment:

“Tress & Co were a hat manufacturer established in England in 1846. The company specialised in manufacturing hats for expeditions and also producing felt hats.

The company were based at the Stamford Street premises until 1953, when the company was sold to Christy’s. The building was subsequently sold to J. Sainsbury, the supermarket owner, in 1955. An internal photograph of 3-7 Stamford Street taken in 1955, prior to Sainsbury’s occupation of the building, shows cast-iron columns as they survived from the Tress & Co factory.

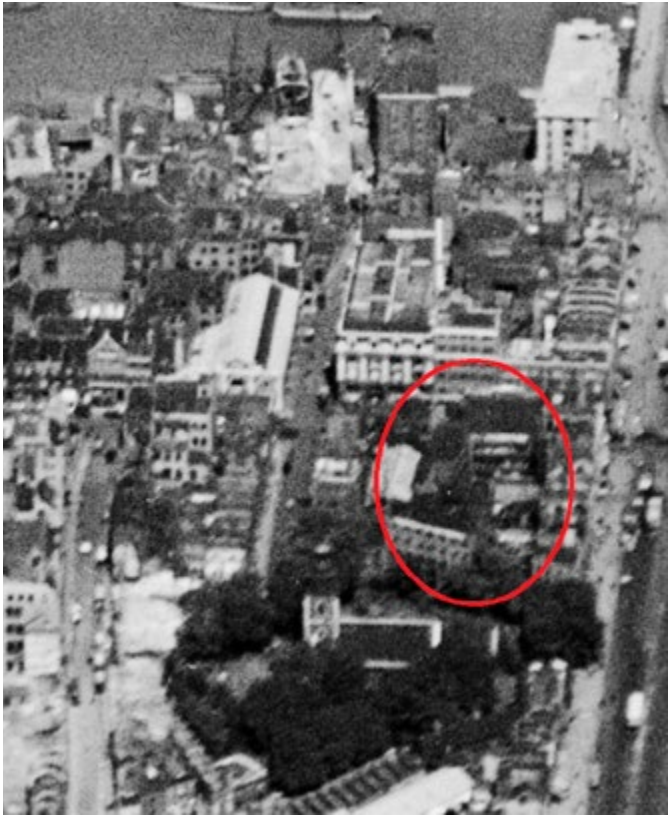
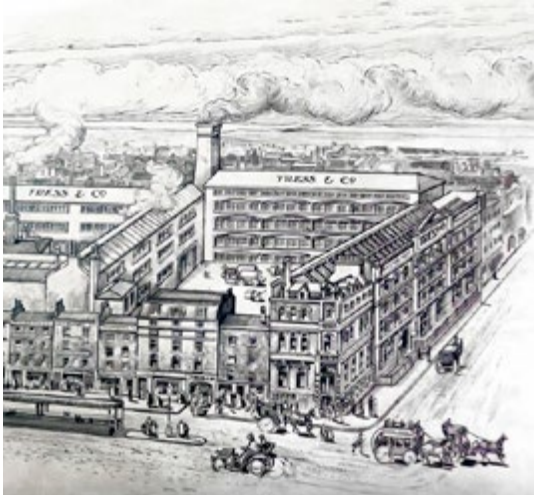
Although the South Bank suffered significant bomb damage, 3-7 Stamford Street survived relatively unscathed, suffering only minor blast damage

Between 1952 and 1981, the site underwent significant change, with the removal of the southern section of the Tress and Company factory, which had previously fronted Church Passage. The 1981 layout of 3-7 Stamford Street is what exists today, with the main body of the building fronting Stamford Street, and an angled rear return projecting off the western end of the rear elevation”.

Planning permission was granted in January 1997 for the conversion of the building from offices to a public house at Ground Floor level and a hotel on the upper floors. Both 1 Stamford Street and 3-7 Stamford Street were then statutory listed at Grade II in 1998. The public house was named, ‘The Mad Hatter’ in reference to the building’s original use as a hat manufacturing factory.

Refer to the Heritage Assessment for further information on 3-7 Stamford Street.

Top Left:
The Tress & Co Hat Factory at 3-7 Stamford Street - 19th Century
Top Middle:
Internal photograph of 3-7 Stamford Street -1955
Top Right:
Ordinance Survey map from 1981
Bottom Left:
Tress House at 3-7 Stamford Street - 1975
Bottom Right:
Aerial view of Stamford Street - 1929



5.0.3 3-7 Stamford Street

Current Condition

Right:
Photograph of 1 and 3-7 Stamford Street - 2021



5.0.3 3-7 Stamford Street
Current Condition

In the late 20th century, 3-7 Stamford Street underwent extensive internal modifications to transform it from an office space into a public house with hotel accommodation located on the upper floors.

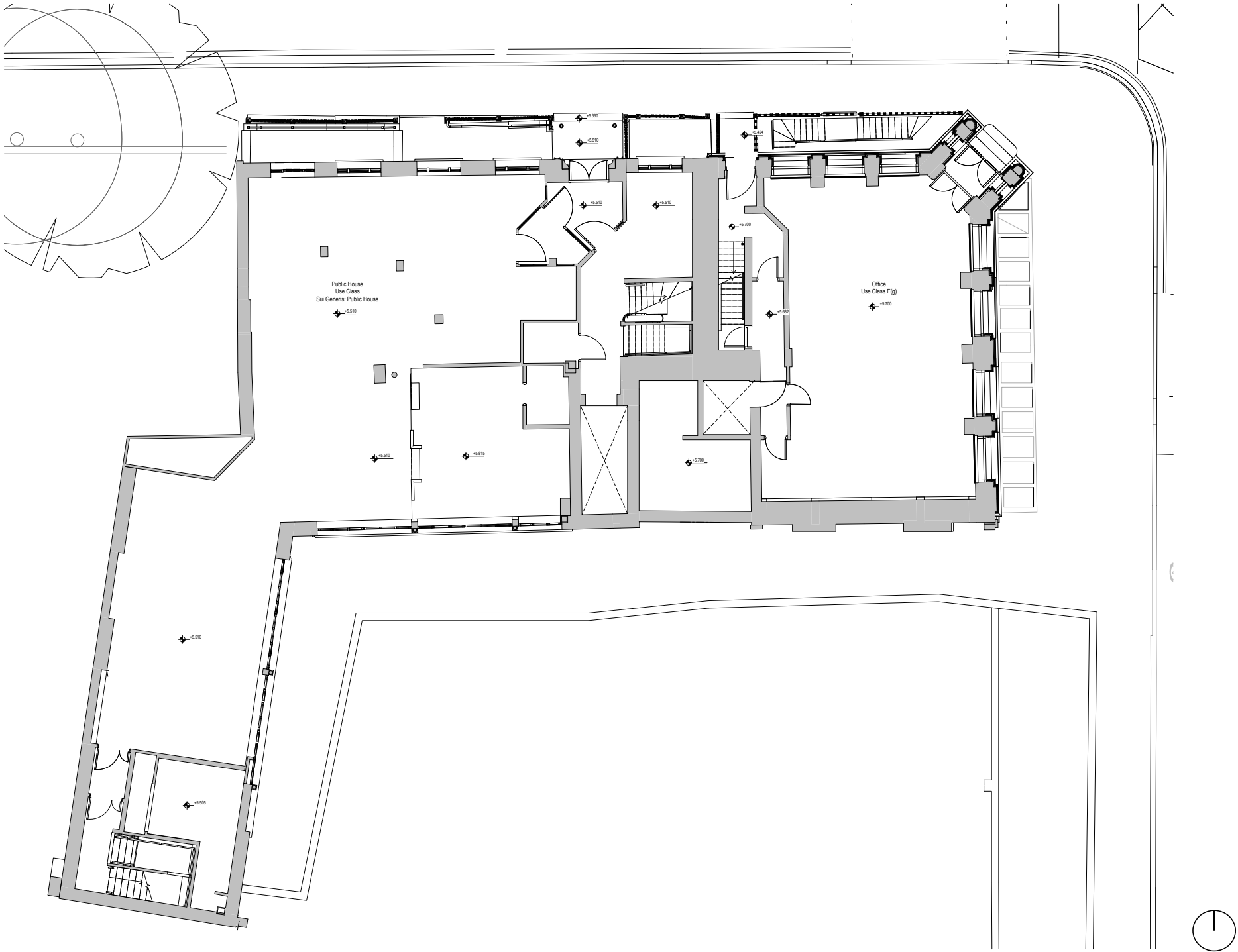
The Ground Floor incorporates modern fixtures and fittings associated with its use as a public house including; modern flooring, fixtures and fittings, mechanical infrastructure such as air-conditioning and a modern plasterwork suspended ceiling, which has a modern painted mural of Lewis Carol's Mad Hatter

A modern timber staircase connects the basement to the third floor level. The upper floors are used as hotel rooms, consisting of modern partition walls and associated fixtures and fittings. Rooms are accessed off a central corridor, with an identical layout at each floor.

DIA note that *“the primary significance of 3-7 Stamford Street lies in its external aesthetic value, with its principal brick façade, which remains largely unaltered. The rear elevation has been heavily altered in conjunction with the rear return, and subsequently both are considered to be of lesser significance. Whilst the brick arches are likely original, the fenestration has been replaced with modern uPVC windows, large areas of brickwork have been replaced and openings to both the rear elevation and the east elevation of the rear return have been partially infilled”*.

Modern incongruous ventilation grilles and plant equipment have also been fixed to both elevations. The consequence of these unfortunate alterations have resulted in patchwork elevations, which whilst displaying a remnant of their former industrial appearances, appear mostly untidy and incoherent.

Refer to the Heritage Assessment for further information on 3-7 Stamford Street.



Right:
Drawing of existing 1and
3-7 Stamford Street
Ground Floor plan based on
DIA survey, 2022

5.0.3 3-7 Stamford Street
Existing Photographs



Left:
3-7 Stamford Street -
Mad Hatter Public House
- 2023
Top Middle:
3-7 Stamford Street
- Typical Hotel Room
- 2023
Bottom Middle:
3-7 Stamford Street -
Typical Hotel Corridor
- 2023
Top Right:
3-7 Stamford Street -
Mad Hatter Basement
- 2023
Bottom Right:
3-7 Stamford Street
- Mad Hatter Rear
Elevation - 2023



