

## **12.0 Appendix B**

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**STRUCTURAL INSPECTION  
OF BOUNDARY WALL**

**AT**

**KEAT'S HOUSE,  
LONDON, NW3**

**REF: 217449 - NOVEMBER 2017**

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Report prepared by:



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BEng (Hons) CEng MIStructE  
Associate

## **1. INTRODUCTION**

- 1.1. We were instructed by the City of London to carry out a structural survey of the rear boundary wall between Keat's House and numerous properties on Heath Hurst Road.
- 1.2. Our inspection was carried out on 21<sup>st</sup> November 2017 from the Keat's House side only.
- 1.3. The weather was dry and sunny.
- 1.4. When referencing left and right, it is in relation of looking at the wall from Keat's House.
- 1.5. The survey was carried out from left to right of the property and the panels will be numbered from the left hand side. Refer to MNP sketch SK/01 for key plan.
- 1.6. A previous report was carried out by The Morton Partnership (MP) in November 2011. It would appear from our inspection that the remedial works suggested in this report were carried out. MNP will make reference to these works in our report.

## **2. BRIEF DESCRIPTION**

- 2.1 The boundary wall was 9" thick and constructed with fair-faced brickwork.
- 2.2 It varied in height but was approximately between 2.0m and 2.3m high along the majority of its length. At the right hand end the ground level rises on the Keat's House side and the wall was approximately 3.0m tall at this location.
- 2.3 The wall was approximately 37m long.
- 2.4 There were a series of buttresses along the length of the wall at roughly 2.4m centres. These buttresses were 18" thick.
- 2.5 These buttresses divided the wall into 12 visible panels.
- 2.6 There was vegetation present to the front of the wall between panels 1-5. Access to these panels was limited due to the vegetation.
- 2.7 There was a brick built oil store built in front of the wall at approximately mid length along the wall. There was no access to this store during our inspection.
- 2.8 The wall acted as a retaining wall as gardens in Heath Hill Road were higher than those in Keat's House.

### **3. STRUCTURAL SURVEY NOTES**

- 3.1 Panel 1 appeared in a reasonable condition and was relatively plumb, however it was difficult to inspect due to the amount of vegetation in front of the wall (see photograph 1).
- 3.2 The wall appeared to retain around 1.3m of the neighbouring garden.
- 3.3 The brickwork in front of the retained soil was stained.
- 3.4 Buttress 1 appeared in a reasonable condition but was difficult to inspect due to the vegetation in front of this section of the wall (see photograph 1).
- 3.5 Panel 2 appeared in a reasonable condition however there were some areas where the pointing was in a poor condition (see photograph 1).
- 3.6 The retained height of soil appeared similar to that of panel 1.
- 3.7 Buttress 2 appeared in a reasonable condition. There had been some remedial works carried out previously and no further movement was noted (see photograph 2).
- 3.8 Panel 3 appeared in a reasonable condition.
- 3.9 There were some areas of poor pointing at low level in Panel 3 (see photograph 3).
- 3.10 Buttress 3 had some areas of poor pointing at low level (see photograph 4).
- 3.11 There was a silver birch in close proximity to the buttress.
- 3.12 Panel 4 appeared in a reasonable condition but had a slight belly in it approximately half way up the wall, which appeared historic (see photographs 5 & 6).
- 3.13 The pointing was in a poor condition below the 10<sup>th</sup> course.
- 3.14 It would appear that remedial works were carried out on this panel previously and the cracking noted in the MP report of 2011 had not re-appeared following these works.
- 3.15 Buttress 4 appeared in a reasonable condition (see photograph 7).
- 3.16 There was a large silver birch in close proximity to the buttress.
- 3.17 Panel 5 was taller than the previous 4 panels by 225mm.
- 3.18 This panel had moved horizontally above the DPC level around 30mm, this movement appeared historic and no worse than that noted in the MP report.

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- 3.19 Apart from the horizontal movement the panel appeared in a reasonable condition (see photograph 7).
  - 3.20 Buttress 5 appeared in a reasonable condition, but had historic lateral movement above the DPC as panel 5 (see photograph 8).
  - 3.21 The oil store was present over roughly the next 6.5m of wall and therefore this section of wall was not inspected.
  - 3.22 This oil store appeared to be contemporary to the boundary wall and constructed independently.
  - 3.23 The oil store looked in a state of disrepair. It appeared to have been rendered in the past, but most of this seemed to have failed and was missing from the walls (see photographs 9-11).
  - 3.24 There was cracking between the side walls of the oil store and the boundary wall (see photographs 9 & 11).
  - 3.25 Buttress 6 was next to the right hand side wall of the oil store and appeared in a reasonable condition (see photograph 12).
  - 3.26 Panel 6 appeared in a reasonable condition however there was ivy present over around 50% of the wall so it was difficult to inspect in detail (see photographs 12-14).
  - 3.27 Similar to panel 5, the wall had moved laterally above DPC level by around 30mm.
  - 3.28 Buttress 7 had a horizontal crack present in the bed joint between the 13<sup>th</sup> and 14<sup>th</sup> courses of brickwork.
  - 3.29 Panel 7 was hidden behind a timber shed and therefore was difficult to survey (see photograph 15).
  - 3.30 It had moved laterally similar to panels 5 and 6.
  - 3.31 There appeared to be a slight belly in the panel around 12 courses above ground level.
  - 3.32 There was a horizontal crack in the bed joint between the 11<sup>th</sup> and 12<sup>th</sup> course.
  - 3.33 There were friable bricks on these courses.
  - 3.34 The soldier course at the head of the wall appeared in a poor condition.
  - 3.35 Buttress 8 had a similar horizontal crack in the bed joint between the 10<sup>th</sup> and 11<sup>th</sup> course (see photograph 16).
  - 3.36 Remedial works had been carried out on this buttress previously as per MP recommendations.
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- 3.37 Panel 8 was between an original buttress (buttress 8) and a more modern one (buttress 9), which was probably installed to prevent further lateral movement in the wall (see photographs 16 & 17).
  - 3.38 This panel had moved between 50mm and 75mm laterally above DPC level.
  - 3.39 There was an historic vertical crack in the panel close to buttress 8.
  - 3.40 There was an historic vertical crack in the wall close to buttress 9.
  - 3.41 Remedial works had been carried out previously on this panel, including Helibar repairs as per MP report and forming 2 weep holes above the DPC (see photograph 16).
  - 3.42 Buttress 9 appeared to have been constructed after the lateral movement had taken place (see photograph 18-21).
  - 3.43 This was constructed from fair faced brickwork with an engineering brick capping. This was 18" thick at the base and 9" around halfway up.
  - 3.44 The buttress appeared in a reasonable condition.
  - 3.45 Panel 9 was a narrow panel around 550mm wide (see photograph 18).
  - 3.46 This had moved laterally similar to panel 8 and had friable brickwork at high level.
  - 3.47 It would appear that remedial works were carried out to this wall previously as detailed by MP in 2011.
  - 3.48 This also had a weep hole that had been installed, most likely as part of the previous remedial works proposals (see photograph 18).
  - 3.49 Buttress 10 appeared in a reasonable condition but had moved laterally similar to the previous panel (see photographs 23-24).
  - 3.50 Panel 10 was in a reasonable condition and there appeared to have been Helibar remedial works carried out on this wall previously as suggested by MP in 2011.
  - 3.51 There were two weep holes present on this panel (see photograph 24).
  - 3.52 Panels 11 and 12 and their associated buttresses appeared in a reasonable condition apart from they had moved horizontally above DPC similar to the previous wall panels (see photographs 25-31).
  - 3.53 The horizontal movement was around 30mm.



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#### 4. CONCLUSIONS & RECOMMENDATIONS

- 4.1 It would appear that the remedial works carried out as suggested by MP have helped stabilise the wall and that no major further movement has occurred.
- 4.2 Clearly the wall has slipped off the previously installed damp proof course in the past, but this movement appeared to be historic and not progressive.
- 4.3 Based on this we would suggest that, at this stage, no major remedial works are required.
- 4.4 We recommend that the poor pointing in panel 2 should be carefully raked out and re-pointed in the near future.
- 4.5 It is likely that the vegetation close to the wall would need to locally be removed for this. We suggest that the vegetation covering panel 1 should also be locally removed so this panel could be inspected in detail.
- 4.6 Around 50% of the pointing in panel 4 also requires carefully raking out and re-pointed in the near future.
- 4.7 The pointing of the lowest 7 courses of buttress 4 is in a poor condition and requires carefully raking out and re-pointed in the near future.
- 4.8 It is our understanding that the client would like to remove the oil store in the future.
- 4.9 If the oil store is to be removed, we suggest that the side walls remain, cut back to a similar size as buttress 9, to help buttress the wall, see MNP sketch SK/02 for further details
- 4.10 There was a large crack between the left hand side wall of the oil store and the boundary wall. We suggest that the pier remaining is tied back to the boundary wall using 8mm diameter Helibars by Helifix, every 4<sup>th</sup> course as sketch SK/03 in the appendices.
- 4.11 From reading the MP report, it would appear there is a buttress in the middle of the rear wall in the oil store. If this is not the case, a further buttress should be installed to help stabilise the wall.
- 4.12 If, in the future, the wall is to be replaced, the most cost effective method would be to install a new brick built retaining wall with a mass concrete foundation, based on the Good Building Guide GBG27. See attached our sketch SK/04 showing the proposals for this.
- 4.13 These works will require a concentric base and replacing the soil directly behind the wall with a free draining material and would need a party wall award agreed with the properties behind prior to carrying out the works.

- 4.14 If this wasn't agreeable then a new reinforced concrete liner wall would be required in front of the brickwork wall, leaving the existing wall in-situ. This could be clad in brickwork but would mean a loss of space behind the wall on the Keat's House side.

## ***APPENDIX 1***

### ***Survey photographs***

Bancroft Court  
Hitchin, Herts. SG5 1LH  
Tel: 01462 632012 Fax: 01462 632233

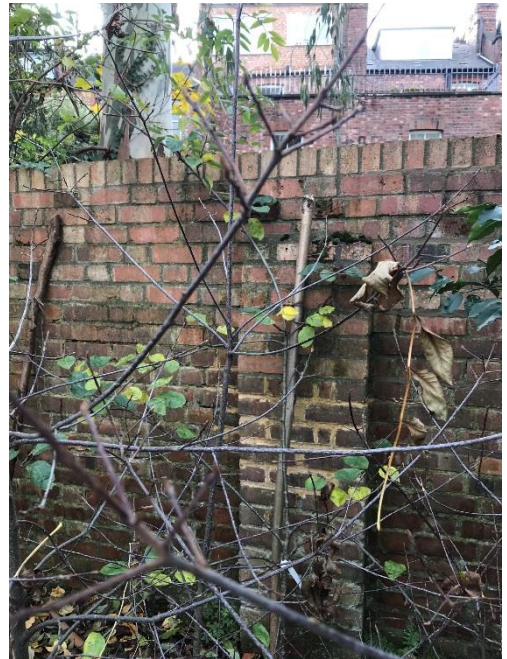
Ref: 217449

Project: Keat's House, London

Title: Survey photographs



1. Panels 1 & 2, buttresses 1 & 2.



2. Buttress 2. Note remedial repairs.



3. Panel 3.



4. Buttress 3 & wall panel 4.



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Title: Survey photographs



5. Panel 4. Note previous Helibar remedial repairs and poor condition of mortar bottom 6 courses.



6. Panel 4 and buttress 4.



7. Buttress 4 and panel 5.



8. Buttress 5 & left hand side wall of oil store. Note crack in oil store wall.



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Title: Survey photographs



9. Left hand side wall of oil store.



10. Front wall of oil store.



11. Right hand side of wall of oil store.



12. Buttress 6 & 7 and wall panel 6.



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Title: Survey photographs



13. Low level of wall panel 6. Note wall moved laterally.



14. Buttress 6 and wall panel 6.



15. Buttress 8 and wall panel 7 (behind shed).



16. Buttress 7 and wall panel 8.



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Tel: 01462 632012 Fax: 01462 632233

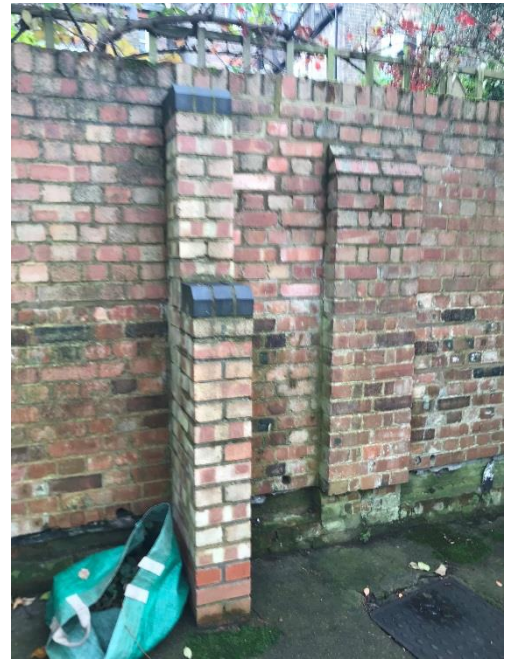
Ref: 217449

Project: Keat's House, London

Title: Survey photographs



17. High level of wall panel 8.



18. Buttress 9 & 10 and wall panel 9.



19. Buttress 9.



20. Low level of wall panel 9, note weep hole and lateral movement of wall.



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21. Low level of wall panel 8 and buttress 9, note weep hole. It would appear there has been no lateral movement since buttress 9 has been constructed.



22. Close up of weep hole.



23. Buttress 10 and wall panel 10.



24. Buttress 10 and wall panel 10.



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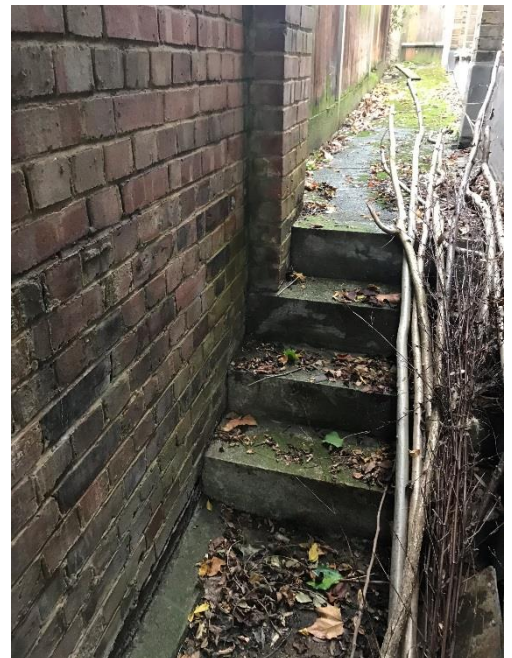
25. Low level of wall panel 10, note weep hole.



26. Low level of wall panel 10, note lateral movement above DPC.



27. Buttress 11 and wall panel 11.



28. Wall panel 11 and buttress 12.



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29. Low level of buttress 11, note historic lateral movement above DPC.



30. Wall panel 11 looking from concrete steps.



31. Wall panel 11 and buttress 12 looking from concrete steps.

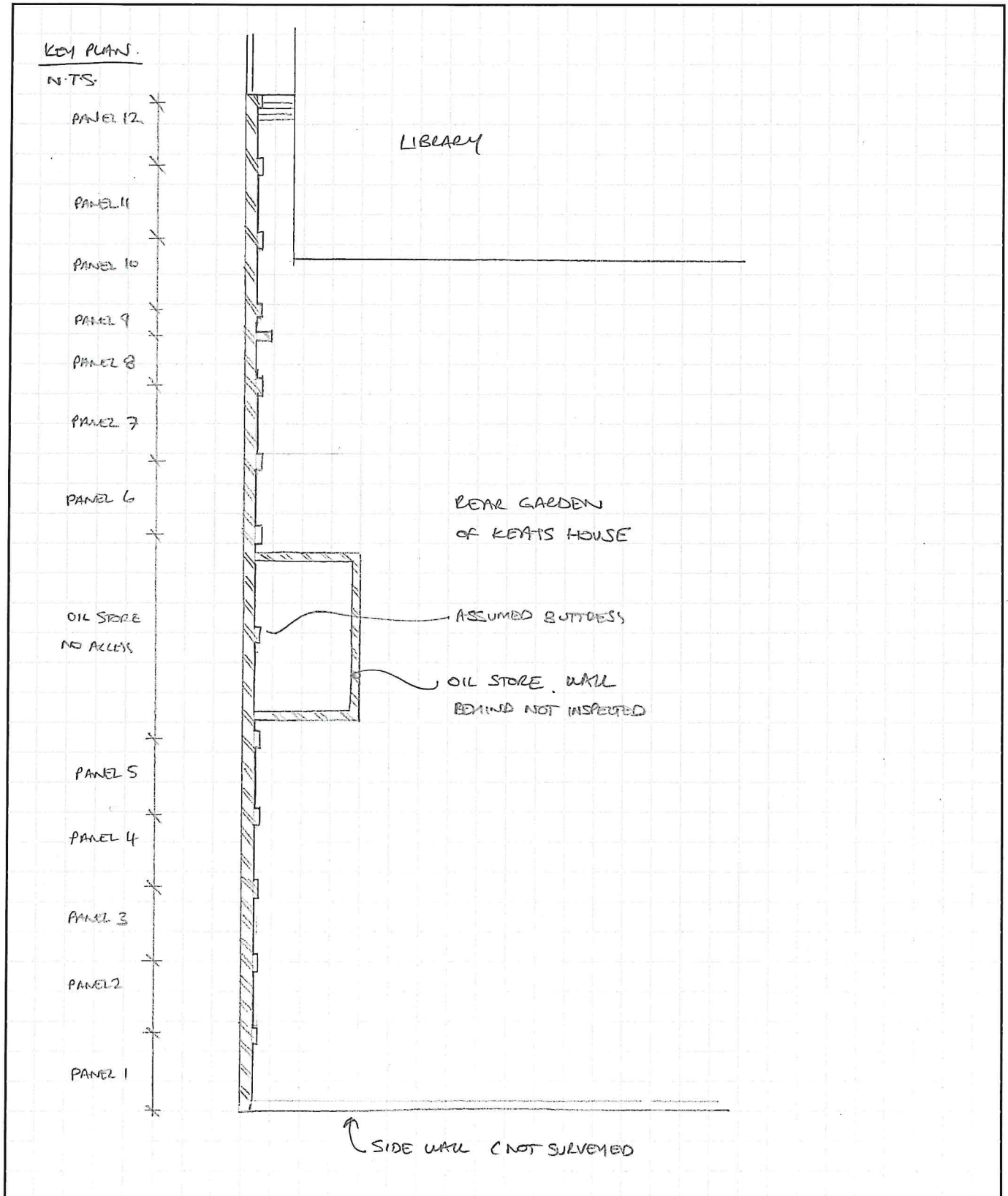
## ***APPENDIX 2***

### ***SK/01 Key Plan***

Bancroft Court, Hitchin  
Herts. SG5 1LH

T: 01462 632012 F: 01462 632233

Project Keat's House, London, NW3				Job Ref 217449	
Sketch Title Existing Wall Details				Sketch no SK/01	
Sketch By	Date	Checked by	Date	Revision	Date
JL	12.17				



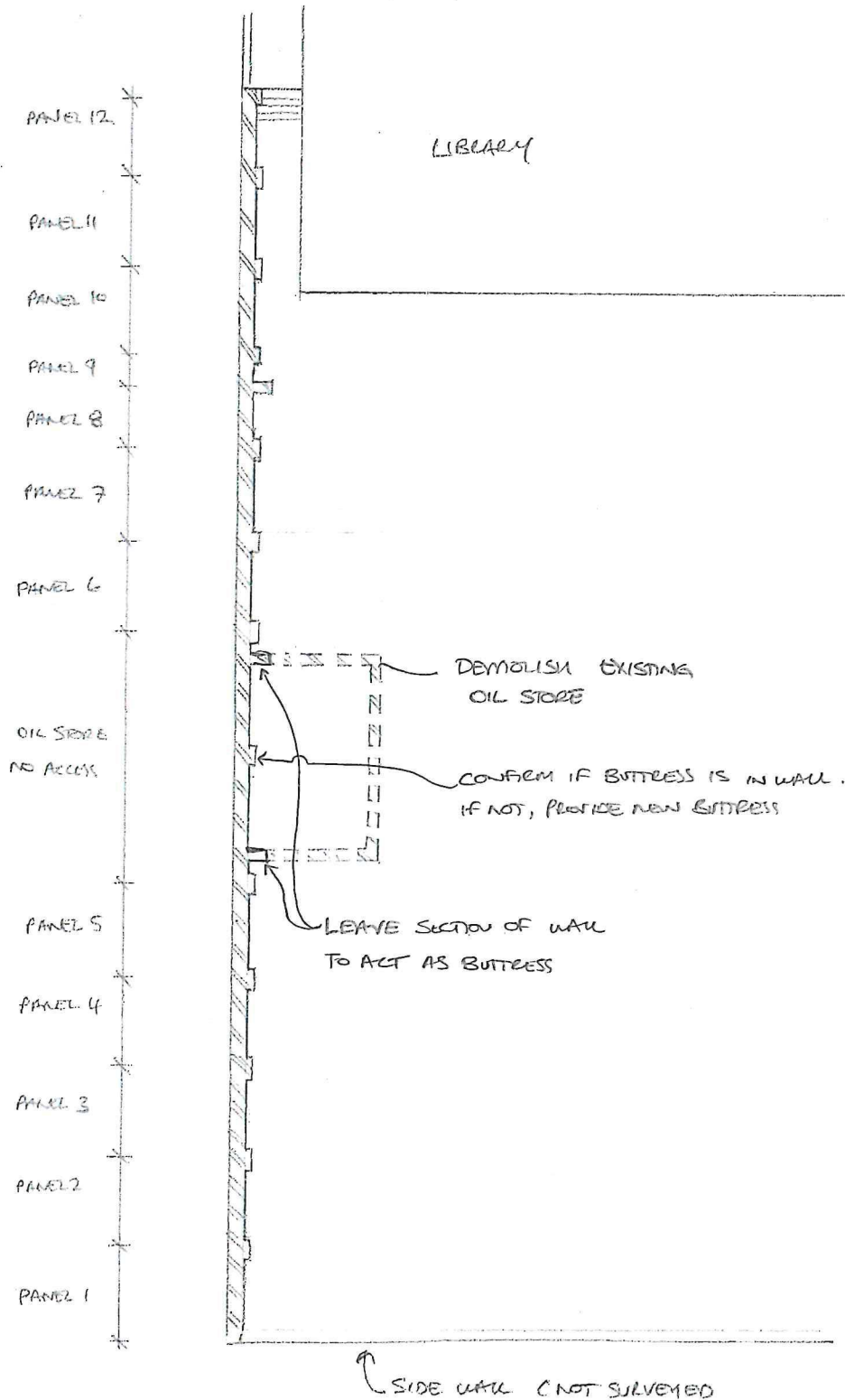
## ***APPENDIX 3***

### ***SK/02 Plan Showing Works for Oil Store Removal***

Bancroft Court, Hitchin  
Herts. SG5 1LH

T: 01462 632012 F: 01462 632233


Project Keat's House, London, NW3				Job Ref 217449	
Sketch Title Oil Store Removal Proposals				Sketch no SK102	
Sketch By	Date	Checked by	Date	Revision	Date
JL	12.17				



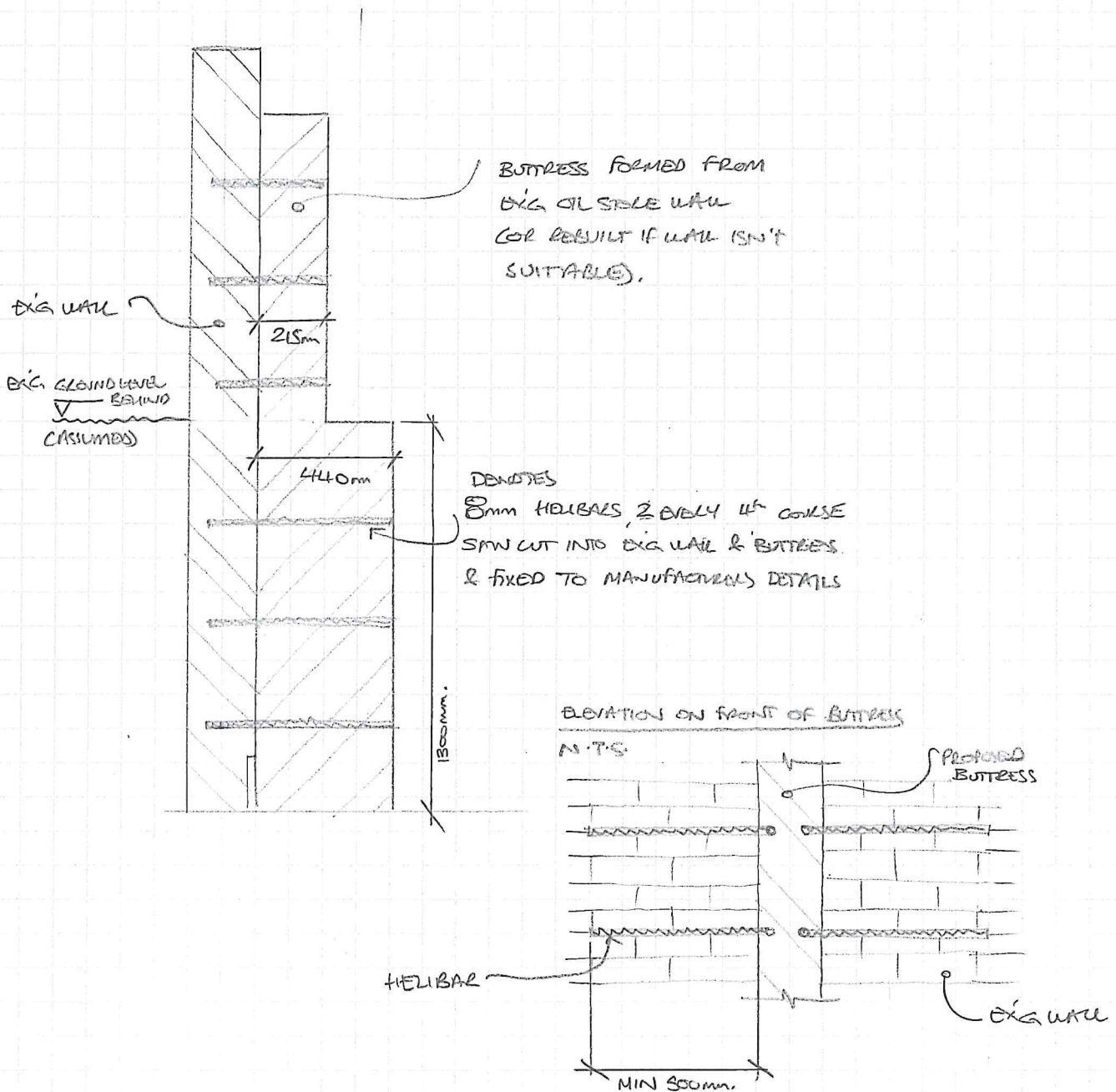
## ***APPENDIX 4***

### ***SK/03 Proposed Buttress Details***



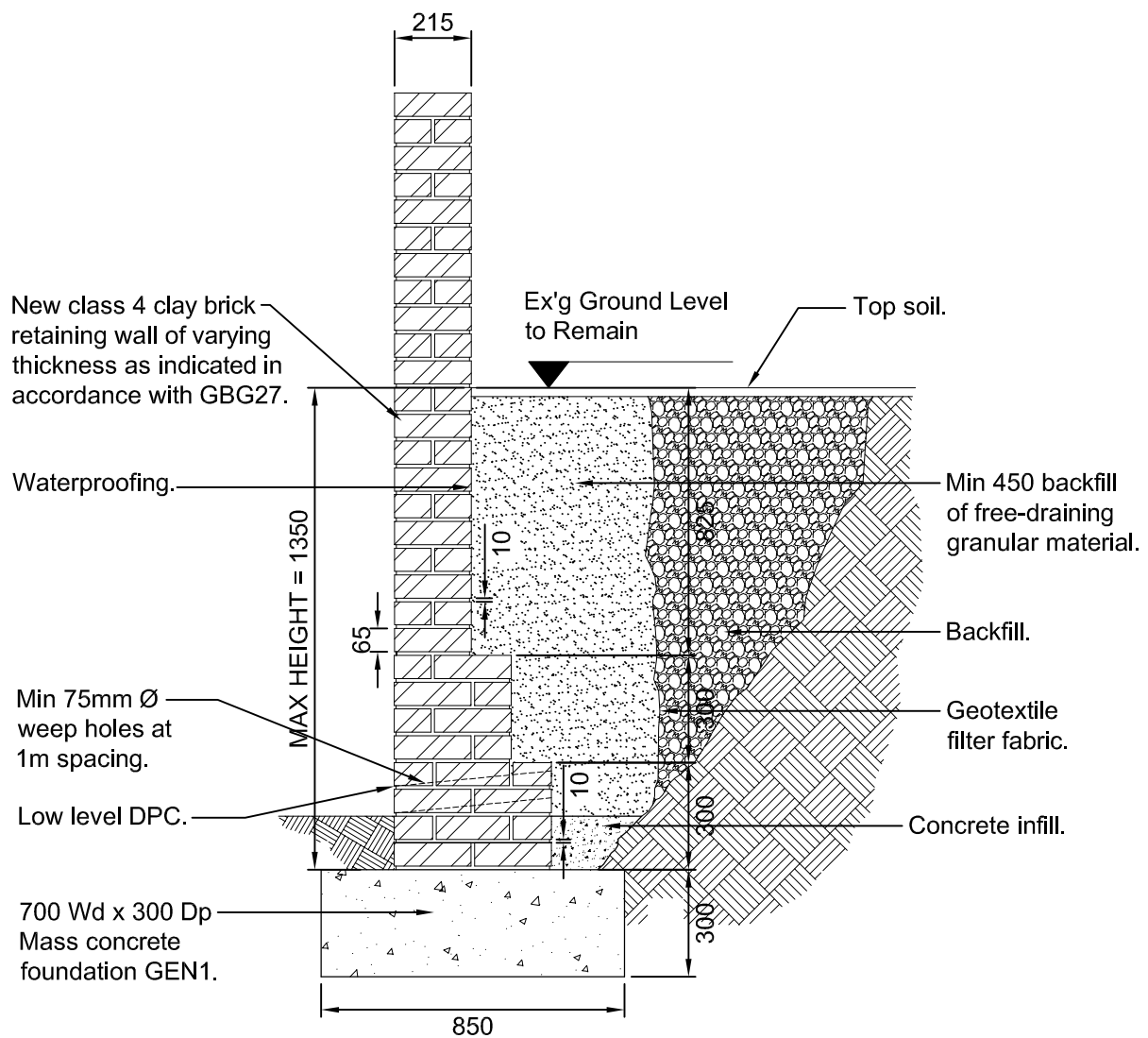
 <b>mason navarro pledge</b>  Bancroft Court, Hitchin Herts. SG5 1LH T: 01462 632012 F: 01462 632233	Project				Job Ref	
	Keat's House, London, NW3				217449	
	Sketch				Sketch no	
	Title				SE-103	
Sketch By		Date	Checked by	Date	Revision	Date
JL		12.17				

PROPOSED BUTTRESS PROPOSALS  
N.T.S.



## ***APPENDIX 5***

### ***SK/04 GBG27 Proposed Replacement Retaining Wall Details***



## Retaining Wall Details

Scale 1:20



Bancroft Court, Hitchin, Herts. SG5 1LH  
Tel: 01462 632012 Fax: 01462 632233

Project: Keat's House, London, NW3

Drawing Title: Proposed Rebuilt Retaining Wall Details

Job No. 21744+  
Revision

Drawing No. SK/04  
Date 21.12.17

## 13.0 Appendix C

### Keats House

#### Overview

Heritage Category: Listed Building

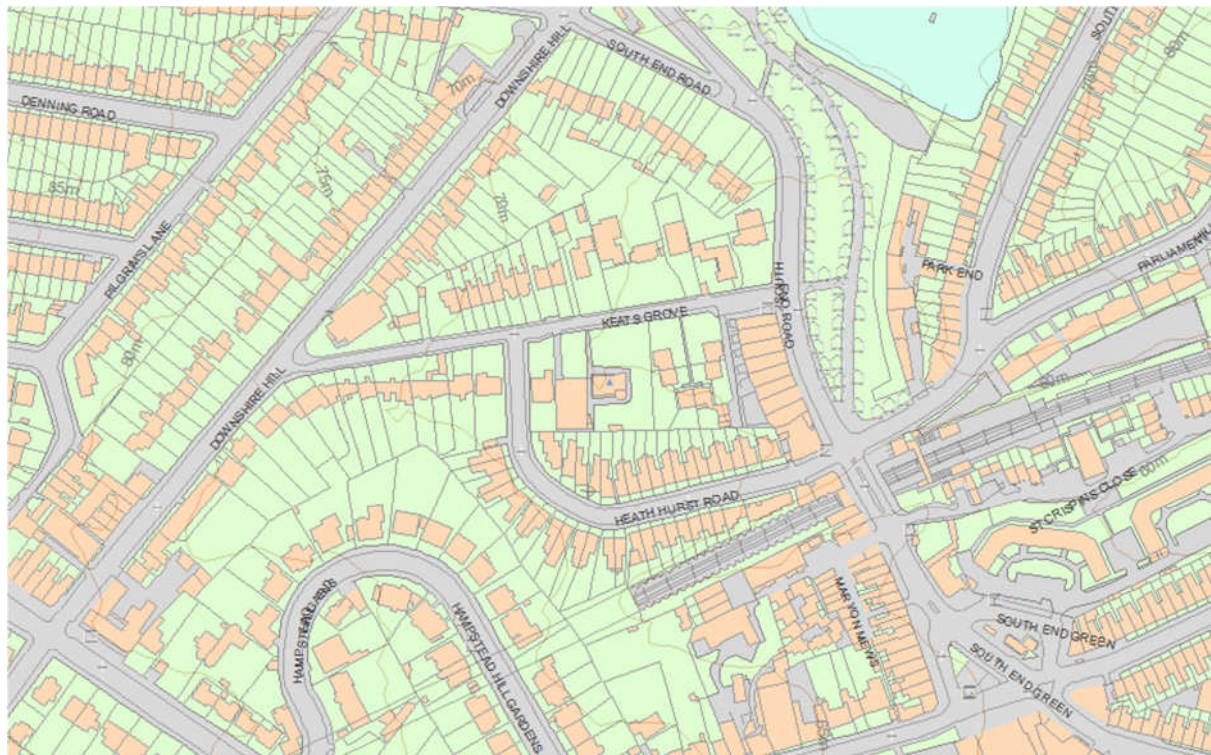
Grade: I

List Entry Number: 1379221

Date first listed: 11-Aug-1950

Statutory Address: KEATS HOUSE, 10, KEATS GROVE

#### Map



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This copy shows the entry on 05-Feb-2019 at 16:22:51.

**Location**

Statutory Address: KEATS HOUSE, 10, KEATS GROVE

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

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 27108 85666

**Details**

CAMDEN TQ2785NW KEATS GROVE 798-1/28/952 (South side) 11/08/50 No.10 Keats House

**GV I**

Semi-detached pair, designed to appear as one house, known when built as Wentworth Place; now converted to one house being a house museum. c1815-16. Built for antiquary & critic Charles Wentworth Dilke and writer Charles Armitage Brown; altered c1839 and late C20. Stucco with plain 1st floor band. Slated hipped roof having projecting eaves and tall chimney-stacks on both returns. 2 storeys and basement. Double fronted with 3 windows plus 1 storey 2 window extension at east end added c1839-40. Ground floor openings in shallow, round-arched recesses. Round-arched doorway with splayed reveals, fanlight and panelled door approached by steps with cast-iron railings. Ground floor square-headed casements with cast-iron balconies. 1st floor and extension, recessed sashes. Rear ground floor has continuous cast-iron verandah. INTERIOR: not inspected. HISTORICAL NOTE: from 1818-20 the poet John Keats stayed with Brown in the eastern part of the house (plaque); in 1819 Keats composed "Ode to a Nightingale" here, and Dilke let the western house to the family of Fanny Brawne, to whom Keats became engaged. The houses were combined into one by Eliza Chester, retired actress, in 1838-9. Now the Keats museum.

Listing NGR: TQ2710885666

**Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 478589

Legacy System: LBS

**Legal**

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



## 14.0 Appendix D

### Keats Community Library

#### Overview

Heritage Category: Listed Building

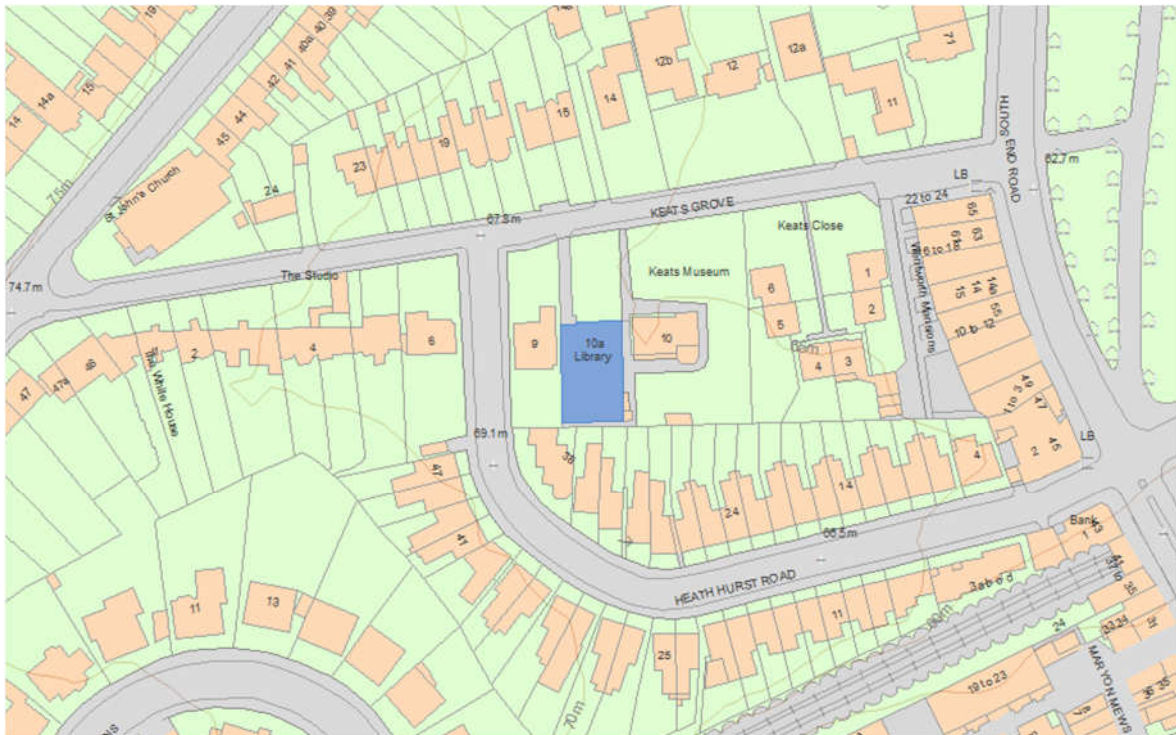
Grade: II

List Entry Number: 1430883

Date first listed: 18-Mar-2016

Statutory Address: 10A Keats Grove, London, NW3 2RR

#### Map



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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 21-Feb-2019 at 15:22:21.

## Location

Statutory Address: 10A Keats Grove, London, NW3 2RR

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

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ2708985656

## Summary

A combined library and museum, constructed in 1931 to designs drawn up in 1930 by the architect W Sydney Trent (ARIBA). The library was built to serve both as a lending library and as a museum for the Keats Memorial Library, a collection compiled by Sir Charles Dilke and donated to the borough in 1911.

## Reasons for Designation

Keats Community Library, a neo-Georgian style lending library with museum room, designed by W Sydney Trent and built in 1931, is listed at Grade II for the following principal reasons: \* Architectural interest: an understated small-scale neo-Georgian-style building deliberately designed not to overpower the adjoining Keats House Museum; \* Rarity: the plan form is most unusual because it has a museum room in addition to the usual separate lending and reading room; \* Interiors: an interior decorative scheme of good quality including oak joinery, stained glass skylights and high relief plaster work. Well preserved library interiors before 1939 are rare; \* Degree of survival: the exterior is unaltered, and the interior is almost intact apart; \* Group value: adjoins the Grade I listed Keats House Museum.

## History

The Keats Community Library, formerly the Heath Library, was constructed in 1931 to designs by the architect W Sydney Trent (ARIBA). The library was built to serve both as a lending library and a museum for the Keats Memorial Library, a collection compiled by Sir Charles Dilke and donated to the borough in 1911. The building is located within the grounds of Keats House which was placed in the care of the Borough in 1924. Keats House is a Grade I listed building dedicated as a museum to the poet John Keats and Keats Library was designed to reflect the style and scale of Keats House. (KCL, 2014).

Before the Keats Library was built a book exchange had existed where borrowers could obtain books from the Arkright Road Library at Hampstead Heath Station. This was later replaced by a library in a former school building on Worsley Road (now part of Pilgrim's Lane) (KCL, 2014).

Management of the Library was transferred from Camden Borough to the City of London and Camden took on a lease of the building to maintain the operation of Heath Library. This lease was surrendered in April 2012 after closure of the library in March 2012 (KCL, 2014).

The library re-opened as Keats Community Library in April 2012. KCL is an independent charity financially supported by the local Community (KCL, 2014).

## Details

A combined library and museum, constructed in 1931 to designs drawn up in 1930 by the architect W Sydney Trent (ARIBA). The library was built to serve both as a lending library and as a museum for the Keats Memorial Library, a collection compiled by Sir Charles Dilke and donated to the borough in 1911.

**MATERIALS:** the walls are rendered and painted walls, probably over brick. The hipped roof is slate with a pyramidal glass skylight over the central room of the library.

**PLAN:** a rectangular plan of one storey and a basement aligned north to south. A corridor runs north to south originally with three rooms leading off to the east. The northernmost room was originally the Keats Museum, the central room was the lending room and the southern room was the reading room. The original partition between the lending room and reading room has been removed and the two rooms have been amalgamated. There is also a set of staff rooms at the south-east corner.

**EXTERIOR:** the principal elevation faces north, towards Keats Grove, and is of six bays. The first five bays all contain a single sash window with a simple projecting sill. The sash windows are timber framed with the windows in bays 1, 2, 4 & 5 subdivided into 24 panes of glass (4x3 over 4x3), the window in bay 3 is slightly larger and comprises 30 panes of glass (5x3 over 5x3). Below the windows in bays 2 and 3 is a plain, ventilation brick. This elevation has both an upper and a lower projecting string course. The upper string course is continuous with the lintels for all five of the windows whilst the lower string course lies beneath sill level. Bay 5 contains the foundation stone for the building, which was laid on the 19 of February 1931. The sixth bay is recessed slightly from the main elevation and contains the main entrance to the library building comprising a set of glazed 12-panel doors with brass handles and kick-plates situated within a recessed archway. Above the entrance is a centrally placed lantern. An original collapsible, concertina iron gate is folded into the recess on the right hand side of the door and provides additional security to the building during closing hours. To either side of the door just below the projecting string course parapet is a rainwater downpipe with hopper, which appear to be original. The parapet masks the flat roofed section of the building beyond.

The east elevation is of three bays. Both the second and third bays contain a set of three windows. The recess for these windows matches those of the tall sash windows in the northern elevation with a projecting sill; however only the top section of these windows is glazed, the lower section being blind. The glazed portion of these windows have timber frames, the central window comprising 15 panes of glass and the windows either side comprising 12 panes of glass each. Below the windows of bay 2 is a small flat roofed extension which houses the public toilets. Bay 3 also includes a flat roofed projection, although this is contemporary to the construction of the main library building. Historic plans show this as a Garden Store, which originally would have retained a single window but has since been converted to toilets and now contains two small rectangular, timber framed windows comprising six panes each (2x3). North of this projection is a slight recess within



which is a square sash window, subdivided into 20 panes of glass (5x2 over 5x2) and a timber door, panelled with four glazed panes above a central lock rail. This doorway is approached by a set of concrete steps with a wrought iron balustrade. A glazed awning extends over this recess to cover the doorway and the cellar stairs which are located against this elevation hidden behind a low, rendered wall.

The south and west facing elevations of this building could not be observed due to the proximity of surrounding gardens and buildings.

INTERIOR: the entrance corridor is rectangular in plan and retains a number of original features including three rectangular Crittall glazed skylights with a Greek key plasterwork surround. Between each of the skylights is a ceiling beam which subdivides the room into three, within each is a foliated, plasterwork cornice. A deep moulded skirting board surrounds the room and three cast iron radiators, with a timber shelf above and a green tiled recess behind, survive within the western wall. A partition wall has been inserted towards the south of the room to create a small store room (used by the Keats House Museum). The original floor has been covered with laminate flooring. The eastern wall retains two sets of oak double doors with an oak, stepped architrave. The first set of doors, provide access into the room shown on the original plans as the Keats Museum. These doors have a glazed lozenge shaped panel and retain their original brass handles with Greek key moulding, hinges and kick plates. A sliding cast iron panel sits within the wall recess, possibly to provide an added level of fire protection to this room, which was a museum room rather than a library room. The second set of double doors provides access into the general library room, shown on the historical plans as the lending library. These doors have a circular glazed panel and do not have the addition of a sliding cast iron fire door. A third set of double doors are located in the south wall of the partitioned store room and are no longer used. These doors are original and would have originally provided access from the main entrance corridor into the reading room, which has since been opened up to form the current general library room.

The museum room at the front of the building is lit by the five sash windows of the north elevation and three smaller windows of the east. These smaller windows retain their original opening, winding mechanism. All of the windows have oak sills, deep moulded architraves and are topped by a moulded dado rail. The floor has been carpeted and a partition at one time would have divided the room into two, evidenced by the modern decorative scheme. The partition was later removed restoring the room to its full size. At the eastern end of the room is a French polished display cabinet, with glazed doors. No other original furniture survives. In the southern wall is a glazed timber panel within the centre of which is a set of double doors which lead through to the general library room. Either side of this panelling is a square, glazed window which looks through into the general library room. These windows, panelling and doors all have a sliding cast iron panels again thought to add a level of fire protection to the museum room. The skirting board of this room matches that of the hall however the corncicing is rather more complex comprising an egg and dart ovolo moulding, a stepped moulding, a foliated moulding and finally a spiral moulding. The ceiling itself has two plasterwork, floral moulded frames within which are three ceiling roses. The first and third ceiling roses have circular foliated designs, whilst the central ceiling rose is oval in shape and comprises a laurel wreath upon a sunburst background.

The general library room comprises both the former lending library and the former reading room. Originally these two rooms would have been separated by a glazed partition. This partition has been removed. However, evidence for its location is shown by the columns

situated between the two rooms, between which runs a timber beam. The herringbone parquet floor of both the former lending library and reading room survive and incorporate a number of brass floor vents which sit above the location of a former hot water pipe. The plaster-work cornices, skirting and dado rails matches that found in the children's library. No original bookshelves or counters survive.

The former lending library is lit by a large, circular domed skylight. This is Art Deco in style with a stained glass, sunburst pattern enclosed by blue and green panes towards the edges of the dome. The plaster-work which surrounds the dome reuses the Greek key frieze seen elsewhere throughout the building as well as a foliated design. The former reading room is lit by a rectangular blue and green stained glass skylight again surrounded by the Greek key plaster-work.

The library staff rooms are located in the southeast corner of the building. These rooms are rectangular in shape and retain none of the elaborate architectural detailing seen elsewhere in the building. Doors are surrounded by a simple stepped architrave, whilst plain skirting and dado rails surround the main staff room. Two early electrical boxes are located on the eastern wall of this room. A hatch in the ceiling provides access up to the roof space.

The basement of the building has a poured concrete floor and painted brick walls and there is no evidence of original machinery.

This list entry was subject to a Minor Amendment on 31/03/2016

## **Sources**

### **Books and journals**

Bridget, Cherry (Author), Nikolaus, Pevsner (Author), The Buildings of England London 4: North, (1994), 227

## **Legal**

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