Pump Room
Tooting Bec Lido
London SW16 1RU
Historic Building Record

April 2019

Built Heritage
Consultancy

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Contents

1.0 Non-Technical Summary

The Built Heritage Consultancy has carried out a Historic Building Record of the Pump Room at Tooting Bec Lido, Tooting Bec Road, London SW16 1RU on behalf of Richmond and Wandsworth Councils.

The LPA have confirmed by email that they consider Tooting Bec Lido to be locally listed. That said the Lido complex is not at present itemised on the local list for Wandsworth as at the date of this report (http://www.wandsworth.gov.uk/downloads/download/201/local_list). The building is on the candidate list for nominated heritage assets but this list is not noted on the LPA's website as approved or adopted. In any event it is clear that the LPA consider the building to be a non designated heritage asset.

The Pump Room comprises a lido water filtration pump room dating from 1931 (hereinafter referred to as the 'Northern Building') and a later extension between 1938 and 1950 (hereinafter referred to as the 'Southern Building').

The proposed development would involve the demolition of the Southern Building and construction of a replacement building on the same footprint, to the same height, but with a modified elevational design. All other buildings within the Lido complex are outside the scope of this record.

The Historic Building Record conforms to 'Level 3' – as set out in Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

The Historic Building Record concludes that:

Northern Pump Room Building:

The building is not original to the initial 1906 bathing lake buildings but forms part of the 1931 conversion works of the lake to a lido. The building survives in a relatively well-preserved form, with piecemeal repair to the brickwork and pointing, one replacement window to the northern elevation and recent adaptation works to the western elevation following demolition of the original bathing lake entrance block. Internally the building retains its original Royles cylinders as part of the original filtration system for the Pump Room. Originally the southern elevation was visible externally, prior to the construction of the Southern Building. Evidence of the former window to the southern elevation remains internally comprising the former flat brick arched lintel.

Southern Pump Room Building:

This building dates to between 1938 and 1950 and is a later addition to the Pump Room. It does not therefore form part of the original bathing lake buildings, nor the first phase of buildings built as part of the conversion works to lido use in 1931. The building is plainer architecturally with less symmetry to the elevations, being more utilitarian and less intact to its original design. Its structure is also very substantially compromised.

2.0 Introduction

2.1 Outline

This Historic Building Record describes the Pump Room at Tooting Bec Lido, London SW16. The building was surveyed in accordance with a Written Scheme of Investigation produced to control the works.

Further details of the project, including planning and historic background, are included in the Heritage Statement produced to accompany the Application for Planning Permission.

2.2 Site Location

Tooting Bec Lido lies at the south-eastern edge of Tooting, close to the border with Streatham. Tooting Bec Road lies immediately to the south, the London to Brighton railway line runs immediately to the east of the Site, and the Garrad's Road Conservation Area, to the eastern side of the railway line. Tooting Bec Lido lies on Tooting Bec Common, in which it was built originally as a bathing lake in 1906, later converted to a lido in the 1930s.

2.3 Proposed Works

It is proposed to demolish the Southern Building, a later extension to the early 1930s Pump Room, and rebuild a replacement building on the same footprint, to the same height, but with a modified elevational design.

2.4 Planning Background

No relevant planning background.

2.5 The Recorded Area

The Northern Building, which abuts the Southern Building, is not subject to the proposals, but does form part of the Recorded Area for completeness and comparison. None of the other Lido buildings fall within the Recorded Area.

3.0 Aims & Objectives

The aims of the mitigation were as follows:

- to seek a better understanding of the historical development of the Pump Room;
- to compile a lasting record of the Southern Building prior to its demolition; and
- to disseminate the results of these investigations.

4.0 Methodology

4.1 Technical Standards

The historic building record has been undertaken in accordance with relevant best-practice guidance, including Historic England (HE), 2016, Understanding Historic Buildings: *A Guide to Good Recording Practice*. A more comprehensive list of relevant documents can be found in the bibliography.

4.2 Specification for 'Level 3' Historic Building Record

Level 3 is an **analytical record**, and comprises an introductory description followed by a systematic account of the building's origins, development and use. The record includes an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It also includes drawn and photographic records to illustrate the building's appearance and structure and to support an historical analysis.

Drawings

The drawn record comprises:

- Drawings showing the form and location of structural features of historic significance where these exist and can be seen, such as blocked doorways and windows, ceiling beams and other changes in floor and ceiling levels, and evidence for fixtures of significance. These drawings include:
    - BHC annotated measured survey drawings (to scale) as existing, covering the part lower ground and ground floors (utilising The Survey Association Survey drawings, March 2019);
    - BHC annotated measured elevations of the east, west and north and south elevations (utilising The Survey Association Survey drawings, March 2019).
- Plans identifying the location and direction of accompanying photographs.

Photography

A full photographic record of the recorded area has been made, using a high-resolution digital camera. An archive of all site photographs has been produced, accompanied by a full index of images and a photograph location plan. The photographic record includes:

- General views of each elevation in its wider setting;
- The external appearance of each elevation, as a series of oblique and straight-on views – to the extent that such views can be obtained – and giving an overall impression of their size and shape and detailing;
- The overall appearance of the principal rooms and circulation spaces of the Pump Room;
- Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate; and
- Any dates or other inscriptions, any signage, makers' plates or graffiti which contribute to an understanding of the building.

Written Account

The written record comprises a full and detailed description of the area delineated on the plans above, with wider context where appropriate. The main components of the written account are:

- The building's precise location, as a National Grid reference and in address form;
- A note of all statutory and non-statutory designations; relevant to the building;
- The date of the record, the name(s) of the recorder(s) and the location of the archive;
- A summary of the building's type, form, function (historically and at present), materials, date and sequence of development;
- An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints;
- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced;
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist;
- An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis;
- An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations;
- Any evidence for the former existence of demolished structures or removed plant associated with the building; and
- Full bibliographic and other references.

Fieldwork

The survey of the Pump House, Tooting Bec Lido, Tooting Bec Road, London SW16 1RU (National Grid Reference TQ 29475 71919), for the Historic Building Record was carried out on 15th April 2019 by Sam Jackson BSc, PGDip, MRICS (Associate at Built Heritage Consultancy).

5.0 Documentary Research

5.1 Context

Tooting Bec Lido lies at the south-eastern edge of Tooting, close to the border with Streatham. Tooting Bec Road lies immediately to the south, the London to Brighton railway line runs immediately to the east of the Site, and the Garrad's Road Conservation Area, to the eastern side of the railway line. Tooting Bec Lido lies adjacent to Tooting Bec Common, in which it was built originally as a bathing lake in 1906, later converted to a lido in the 1930s.

To the east of the Site the land falls away into the railway cutting serving the London to Brighton railway line. Surrounding the majority of the Lido is the original earth bund that shields views into the Lido and vice versa from Tooting Bec Common. The land is predominantly flat between the Pump Room and Tooting Bec Road, although it rises fractionally to the northern side of the thoroughfare on the park edge.

5.2 Tooting Bec Lido

19th Century History

The area suffered from poor drainage which delayed and prevented much development over its history. It was originally a swampy meadow with watercourses draining into the River Wandle, which itself flows into the River Thames at Wandsworth.

Figure 5.1: *Hyde Farm, Tooting Bec Common, Streatham, 1860*

The drainage problem was overcome in the late 19th century prompting the Metropolitan Board of Works to acquire Tooting Bec Common in 1873 from Robert Hudson to prevent it from being built on. This was also as a result of the legal battles of the owner of Tooting Graveney Common, W. S. Thompson, who had attempted to enclose the common, but an injunction was imposed by the courts, with enclosure and development halted. Management was passed over to London County Council in 1889 and eventually to Wandsworth Council in 1970.

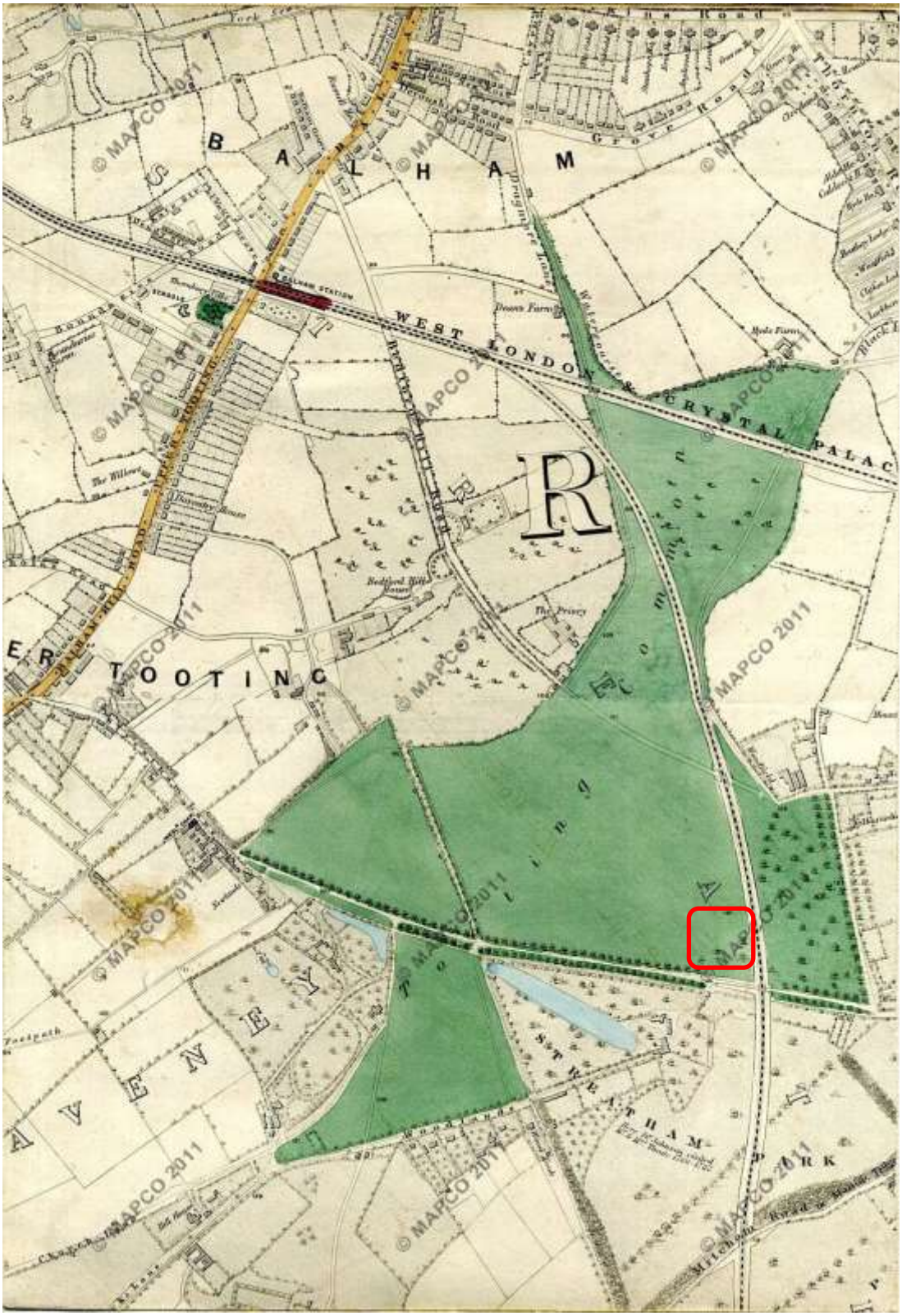


Figure 5.2: *Stanford's Library Map Of London And Its Suburbs 1872 with the approximate location of the Site marked in red. This map shows how underdeveloped the area remained at this time. A fish pond lies to the southern side of Tooting Bec Road and further south Streatham Park. The Site itself remains undeveloped.*

The Lords of the Manor retained ownership and continued to profit from the land until it passed into municipal hands in the 1870s. During the late Victorian and Edwardian periods, the area underwent fundamental change with the laying out of a multitude of typical terraced houses, as seen across swathes of London, owing to significant population explosion seen across the capital at that time. Tooting Common and Tooting Bec remained protected from development, however.

We can see from Figure 5.2 that the Balham to Streatham railway line has been built by this time and that Tooting Bec Road, lies to the southern side of Tooting Bec Road. Tooting Bec Common itself is shown as having been laid out, with the map showing a band enclosure, the main boating lake, and a riding trail to the eastern side of the railway line. We can see that very little development has taken place to the eastern side of Garrad's Lane by this time. To the southern side of Tooting Bec Road, we can see a number of new substantial detached houses set in relatively small plots fronting the park. The map also shows that the development of Thirlmere Road and Ambelside Avenue has taken place by this time. The Site, is shown as undeveloped, partly covered with trees.

Figure 5.3: *Tooting Bec Road, Tooting Bec Gardens, Streatham, c. 1895*

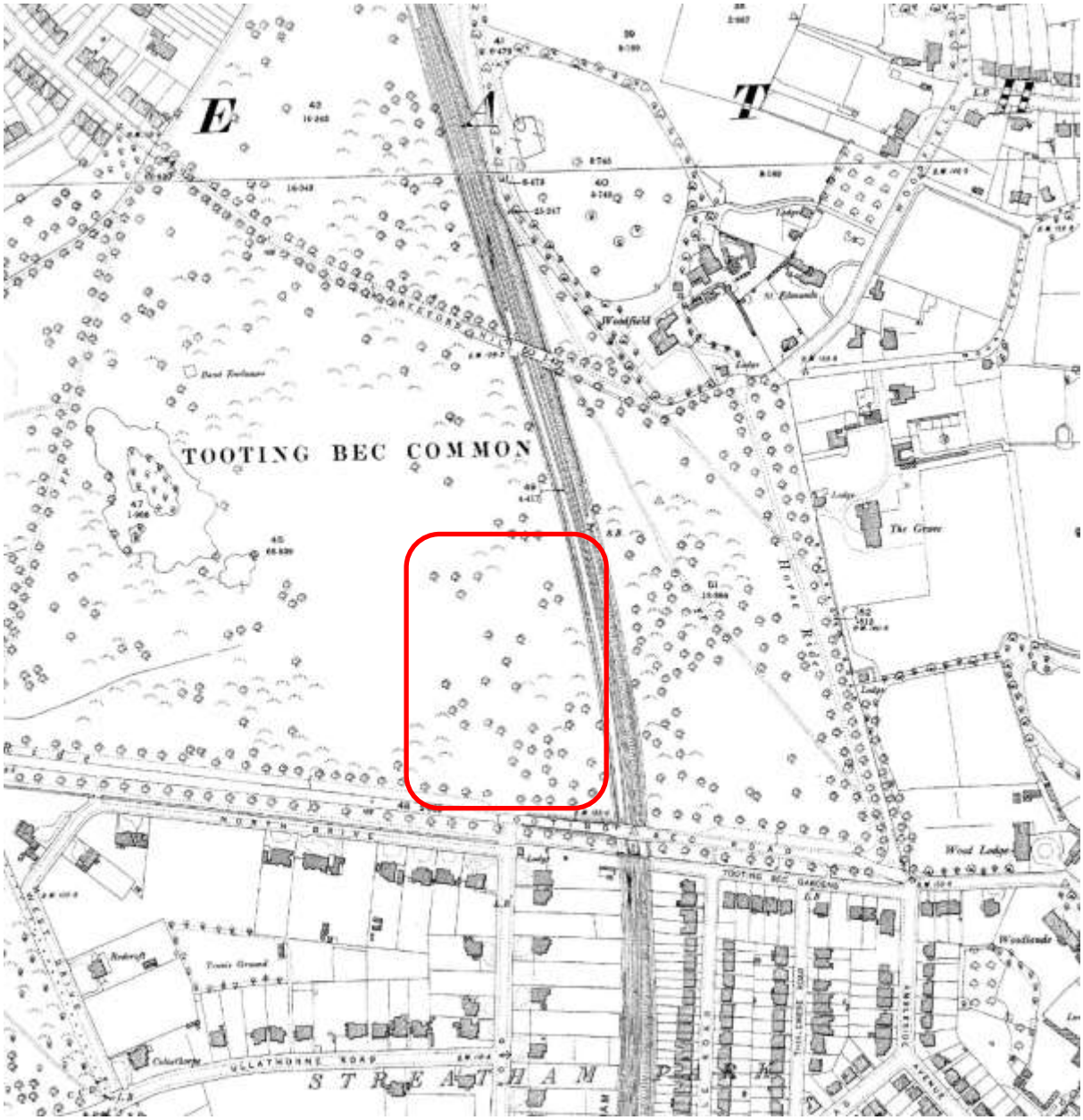
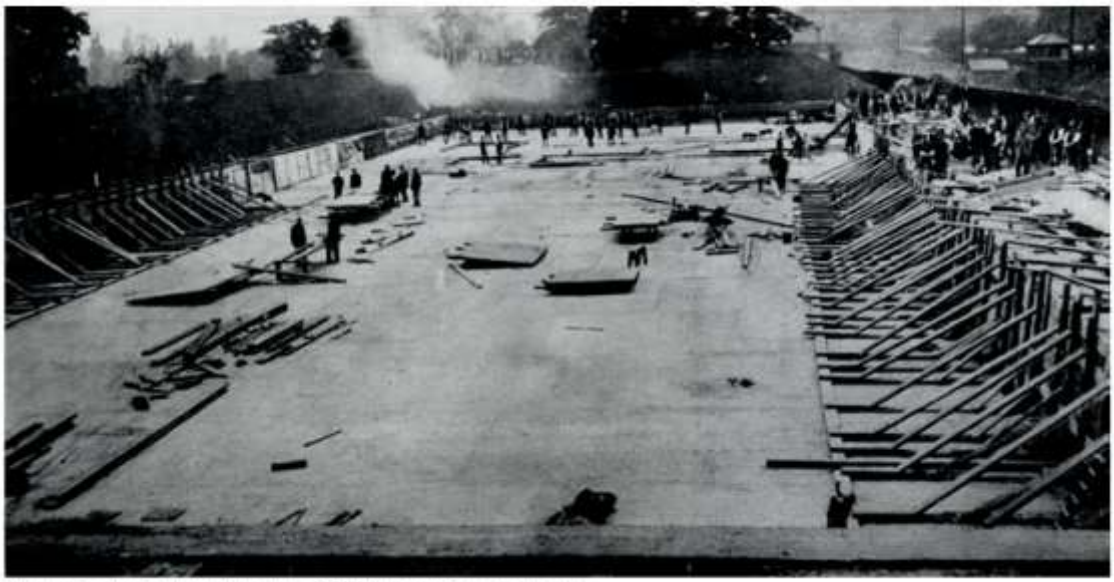


Figure 5.4: *1896 OS map with the approximate Site boundary marked in red.*

20th Century

Bathing Lake

Originally known as Tooting Bathing Lake, the Tooting Bec Lido is one of the oldest lidos in Britain. It was originally intended partly as a communal bath as very few homes in 1906 had their own bathrooms. It was built in just four months during the spring of 1906, as an early example of a work creation scheme and was opened to the public on 28th July that same year. The impetus for the scheme came from Reverend John Hendry Anderson, Rector of Tooting and Chairman of the Works Committee of the Central Unemployment Body for London, and former Mayor of Wandsworth. The pool is also one of Britain's biggest measuring 100 x 33 yards. The South London Swimming Club was established in 1906, with the Club seeking permission from the London County Council to use the new Lake as its headquarters and it has played an active role in the life of the Lido ever since. To seal the Lake's floor, Portland cement was laid on bituminous sheeting, while the sides were concreted using timber form work. Stone flagging was then used for the Lake's surround. Initially it was a rudimentary bathing lake, with simple changing shelters on the eastern (railway) side.



Building Tooting Bathing Lake, spring 1906, Wandsworth Heritage Service

Figure 5.5: *Showing the construction of the bathing lake in 1906.*

The opening ceremony, 28 July 1906, London Metropolitan Archives

Figure 5.6: *Showing the opening of the bathing lake in 1906.*

The original entrance structure contained three brick arches, built at the same time as the lake, with curved flanking walls. The entrance punched through the earth bund that was created by the spoil from the pool's excavation to separate the lake from the common. In the 1930s this structure was badly compromised by the addition of W.C. blocks on both sides, which were insensitively sliced into the outer piers of the arches and the retaining walls.

Diving boards and original entrance, 1910, SLSC collection

Figure 5.7: *Entrance block in 1910, northern elevation, showing the early diving boards (both since removed).*


Original entrance viewed from the Common © Ron Elam, tel: 020 8874 8544

Figure 5.8: *Entrance block after completion, southern elevation.*

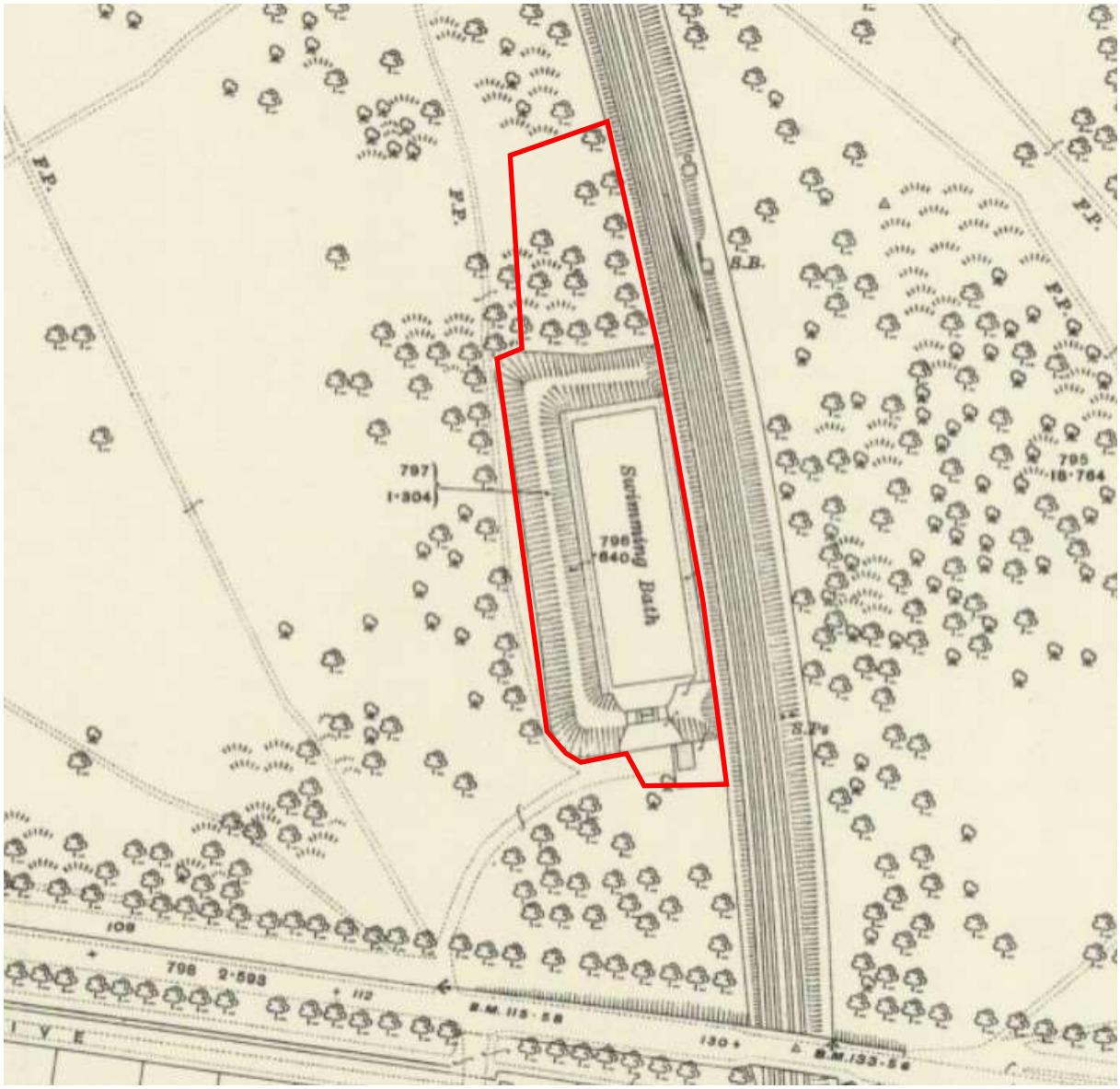


Figure 5.9: *1916 OS map, Revised 1935 with the approximate Site boundary marked in red. The Site is now shown with the bathing lake, dating from 1906. We can see the bathing lake itself as well as the earth bund constructed around it to shield views from the park into the bathing lake. This close up allows us to see the entrance block to the southern side of the bathing lake, and a standalone building to the south-east, in the location of the future pump house.*

Lido Conversion in 1931

The bathing lake was converted to a swimming lido in the early 1930s. It was modernised at this time with the installation of the Art Deco aerator fountain, the water filtration system, a café, showers and W.C.s.

Figure 5.10: *New lido in use in 1935.*

- In 1931, the filtration system was installed in a standalone Pump Room to keep the water clean, which is still operational today. The system was installed by Royles Limited of Irlam.

Figure 5.11: *New Pump Room filtration system – Royles Limited advert referencing the Lido.*

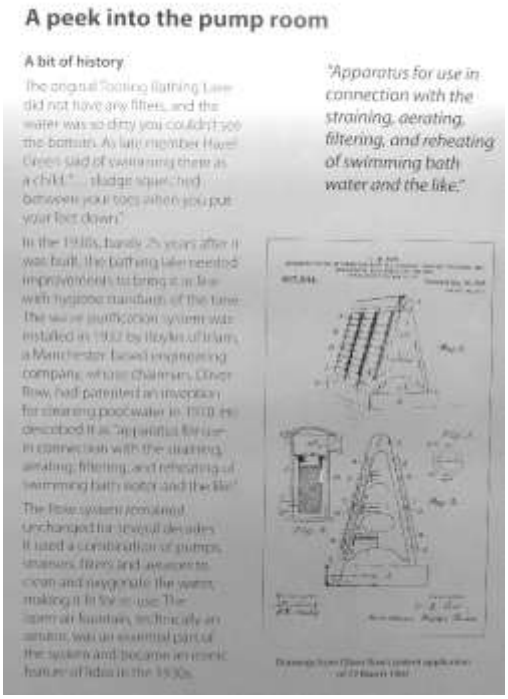


Figure 5.12: *Filtration system methodology from on-site Interpretation Board.*

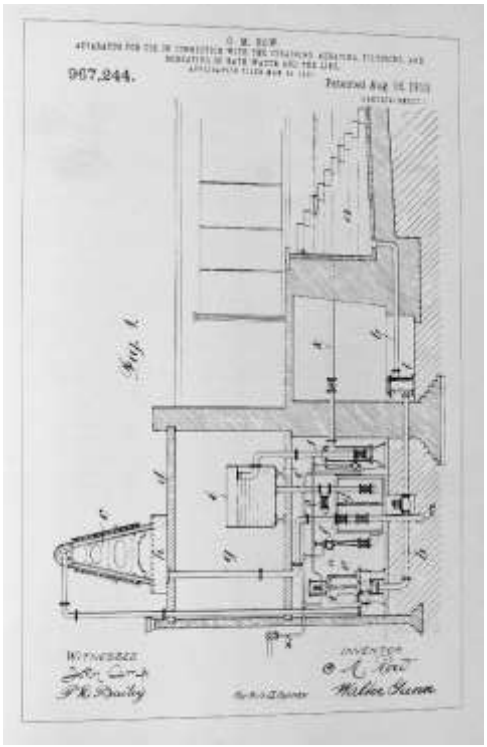


Figure 5.13: *Filtration system methodology from on-site Interpretation Board.*

Figure 5.14: *Filtration system methodology from on-site Interpretation Board. Note method of functioning including use of aerator.*

- The Pump Room (Northern Building) was erected at the southern end of the pool, where it remains today. The building is a utilitarian rectangular block set over one storey, although it extends to the equivalent of two storeys at approximately five metres high. The Pump Room when originally built was smaller than today and extended roughly to the same southern (front entrance) building line of the original entrance building. Please see Figure 5.16 below.

Figure 5.15: *Tooting Bec Lido in 1937 (Britain from Above). This figure shows the original Pump Room dimensions in the 1930s, and that no paddling pool was built in the north-eastern corner at this time.*

Figure 5.16: *Close up of Figure 5.15.*

Pump Room Southern Extension

- At some point between the 1937 and 1950-51 (see Figures 5.16 and 5.18) the Pump Room was extended to the south.

Tooting Bec Lido, 1970s. Loobey Collection

Figure 5.17: *Lido in use in the 1970s showing the pump room in the distance. This photograph shows the Pump Room has been extended to the rear by this time.*

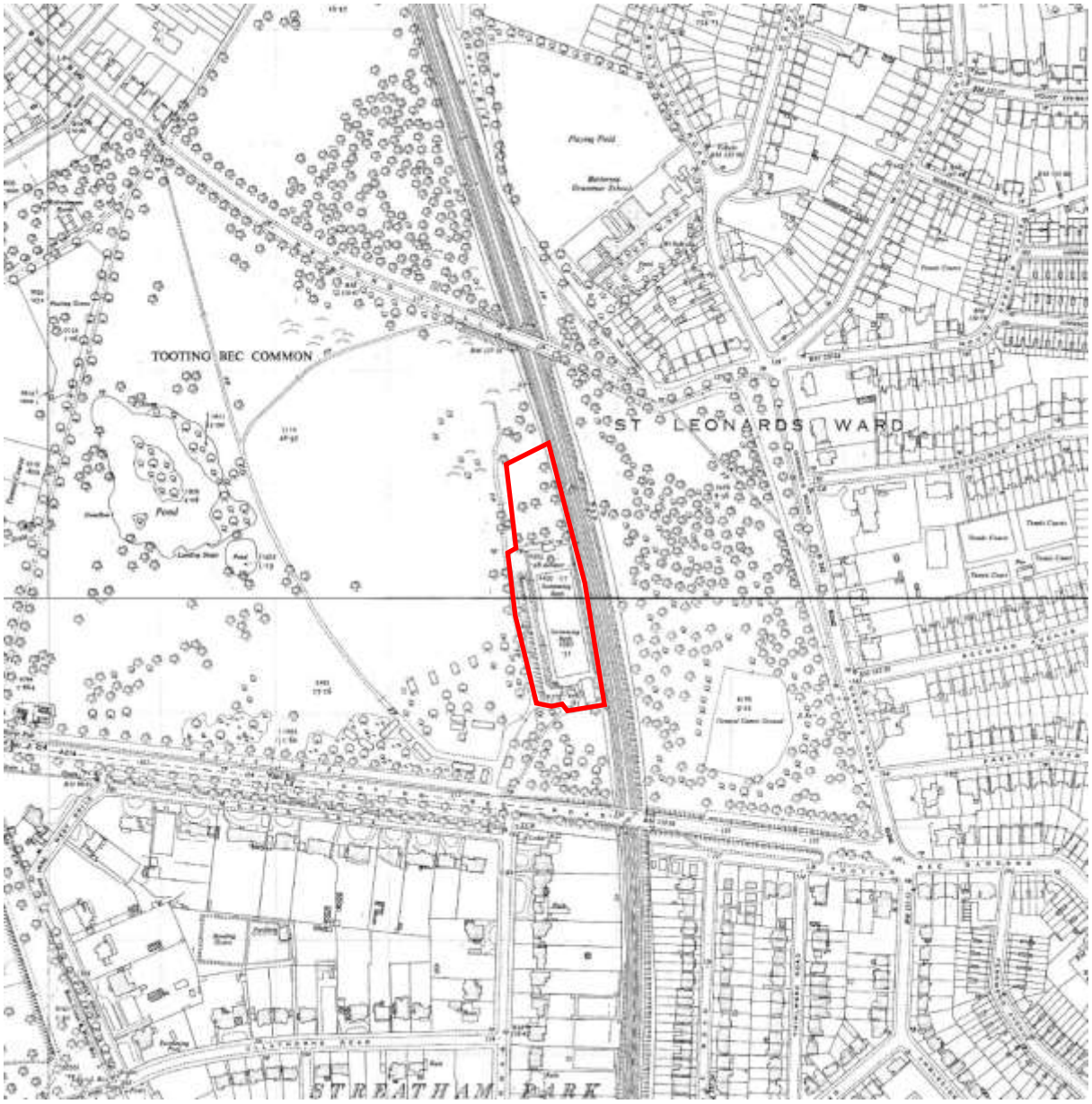


Figure 5.18: *1950-51 OS map with the approximate location of the Site marked in red. We can see to the northern side of the Site the new café and fountain have been built by this time. We can also see the large Pump Room to the south-east which replaced the previous building in the south-eastern corner. Note the two buildings were not on exactly the same plot, with the later Pump Room being marginally further east and also set further to the north and south. The initial 1931 Pump Room, was not therefore an extension of the previous building shown as extant on the 1916 OS map (see Figure 5.9).*

This map also shows that the park contains a number of detached buildings to the west of the Lido, on the southern fringe of the park. Since that time, the buildings have been removed.

<u>Alterations from 1980s to Today</u>

- Originally painted green, the cubicle doors acquired their current bright colour scheme in 1981.
- During the 1980s, when most of the lidos in London closed, Tooting Bec Lido survived, thanks to the determination of the South London Swimming Club.
- The children's paddling pool was added in 1999.

- In 2002 the buildings underwent a facelift. A new shallow end entrance was constructed in 2002 resulting in the demolition of the original 1906 entrance block. The latter had been located at the deep end of the Site. The three arched original entrance will be rebuilt in due course to form the outer wall of the new deep-end sunbathing terrace. The infill panels of the reconstructed arches were used to commemorate the Reverend John Hendry Anderson, who proposed the construction of the original bathing lake in 1906. Other works included the refurbishment of the pool, redesigned foyer, new showers and the complete modernisation and refurbishment of the lido café.
- In 2006 the South London Swimming Club celebrated its own and the Lido's centenary.
- The construction of the Lido Pavilion in 2017, funded by the South London Swimming Club, Sports England and Wandsworth Council.

Figure 5.19: *The entrance arches prior to demolition, southern elevation.*

Figure 5.20: *The entrance arches prior to demolition, northern elevation.*

6.0 On-Site Inspection

6.1 Description of Pump Room Northern Building

Northern Elevation

The northern elevation is two bays in width and one storey high formed of red brick laid in Flemish bond. The building dates to 1931 built in a highly restrained Classical style making it an almost utilitarian building, which has only minimal detailing lifting it above the commonplace. The building is sparing in its detailing but has some loose Classical derivations in its symmetry and the use of Crittall style windows to mimic '6 over 6' sashes.

The elevation contains:

- A Pattress plate to the north-eastern corner at near parapet level.
- Numerous areas of cementitious pointing (some fairly historic) including areas of ribbon pointing. The pointing has evidently been repointed in a piecemeal fashion with differing levels of care and attention. Some covering the brick face arrises and indeed covering a reasonable amount of the front brick surface, others being ribbon pointed, others being flush. There is also a variation of colour between mid-grey cementitious pointing and lighter shades between beige and a yellowy sand colour, some with lichen growth due to their age.
- There are some areas of brick mortar repairs as well to the brickwork. Their execution is relatively unconvincing as the colour matching is not well executed.
- At low (plinth) level the building contains a cementitious render, which has blown in areas resulting in patch lost render areas revealing the brickwork beneath.
- The elevation also contains a modern riser to the western side of the elevation (no heritage value and approximately 5 years old), a modern uPVC flue serving some internal plant (no heritage value and approximately 5 years old); a plethora of electrical conduits, security cameras etc., metal bells of no heritage value; and a circular plastic light fitting of no heritage value.
- The windows are set under flat arched red brick lintels, suggestive of concrete lintels behind. From an internal inspection this hypothesis is correct.
- The eastern window is original and comprising a steel framed, fixed window with later curvilinear glazing bars affixed internally. The window panes are obscured. The original window ledges are formed of brick, and coated with cementitious render. The windows comprise a fixed 6-pane steel framed window, with looped joins at the glazing bars adding some architectural finesse and illustrating the skill of the craftsman.
- The western window is also a metal window, likely steel, but later and less elaborate. It too has 6 panes mimicking a sash's configuration but lacks the loops of the eastern window. We can see from Figure 5.17 that the window extant in the 1970s contained a transom and mullion and therefore this present window dates to some time since but appears well weathered and likely dates to the early 1980s. This western window makes a positive but more limited contribution towards significance than the eastern window.
- At parapet level one can see a concrete parapet.
- The front door contains the concrete render architrave that surmounts the door and the large clock above. The door architrave rises from the low level plinth and seemingly forms part of the original design.
- This door, door architrave and clock are the central focus of the elevation.

- The door itself has been overboarded to the front and back but is substantial and appears original. The doorstep is original and formed of concrete, chipped in places.
- The clock above the door is modern, dating from 2002, and the dial reads: "Donated by Margaret Howard in 2012. SLSC, South London Swimming Club. Tooting Bec Lido."
- A further plastic clock for race time keeping is affixed to the northern elevation. This clock is modern and of no heritage value.
- The elevation also contains a modern Health and Safety sign of no heritage value indicating the position of the deep end of the pool.
- The roof above is a modern addition. It is was not possible to inspect this area at close quarters but it is likely that the roof is formed of metal sheeting above the original concrete roof, framed by timber fascia boarded that are wearing visually. This modern roof produces the overhang evident from ground floor level. Behind the raised modern addition to the roof, a flat roof lies behind the parapet wall, composition unknown. The modern overhang roof is of no heritage value.
- The elevation appears unchanged from its original design apart from the western window and modern flat roof above.

Eastern Elevation

The elevation is also formed of red brick in Flemish bond. The elevation dates to 1931 as well and is formed of the same brickwork as the original elements of the front elevation.

The elevation contains:

- Numerous areas of cementitious pointing (some fairly historic) including areas of ribbon pointing. The pointing has evidently been repointed in a piecemeal fashion with differing levels of care and attention. Some covering the brick face arises and indeed covering a reasonable amount of the front brick surface, others being ribbon pointed, others being flush. There is also a variation of colour between mid-grey cementitious pointing and lighter shades between beige and a yellowy sand colour, some with lichen growth due to their age.
- At parapet level one can see a concrete parapet.
- The roof above is a modern addition as described for the Northern Elevation.
- The windows are set under flat arched red brick lintels, suggestive of concrete lintels behind. From an internal inspection this hypothesis is correct.
- At low (plinth) level the building contains a cementitious render, which has blown in areas revealing the brickwork beneath.
- The elevation contains a security camera to the north-eastern corner of no heritage value.
- Ferrous fixings in various locations such as to the left of the most northerly window.
- A gas meter with uPVC enclosure at plinth level of no heritage value.
- Various electrical and other conduits supplying modern equipment of no heritage value.
- A modern plastic broom holding bracket is affixed to the wall, of no heritage value.
- The northern steel framed window is original with later curvilinear glazing bars behind. The window panes are obscured. The original window ledges are formed of brick, and coated with cementitious render. The windows comprise a fixed 6-pane steel framed window, with looped joins at the glazing bars adding some architectural finesse and illustrating the skill of the craftsman. The central 6 panes pivot centrally to allow the window to open for ventilation.

- Various cracks to the elevation indicating poor repair; including:
    - To the left hand side, below the window cill of the most northern window, is a repaired crack, which has been poorly repaired with cementitious pointing and nevertheless has reopened showing cracking through some of the brickwork itself. This crack runs from window cill to plinth.
    - The cill to the most northern window is damaged with the cementitious render removed exposing the brickwork below.
- Evidence of an historic water leak between the northern and middle window at high level which has led to spalling of the brickwork.
- The brickwork at the junction with the Southern Building shows signs of some piecemeal replacement of brickwork using the same brickwork as per the Southern Building to replace missing elements, potentially damaged in the construction of the later extension.
- Again the windows are set under flat brick heads, indicating a concrete or steel lintel internally. The windows are similar to the northern elevation in mimicking '6 over 6' sashes but open, pivoting centrally.

Western Elevation

The elevation has recently undergone works to introduce two new windows and re-render it in line with the overall improvement works to the Lido buildings. The elevation also includes interpretation boards indicating the history of the Pump Room filtration system. The windows are modern, powder coated aluminium or uPVC of no heritage value.

Southern Elevation

The building has no southern elevation as the Southern Building, the later extension, directly abuts this elevation. That said, we know from Figure 5.16 that the building's southern elevation was previously visible externally prior to the construction of the Southern Building. Figure 5.16 dating from 1937 appears to show a pair of partially glazed double garage type doors and a single large window to the eastern side. Today, a doorway lies to the western side of the southern wall, in the position of possibly the eastern door shown in Figure 5.16. The western side has since been infilled as has the window to the eastern side. Evidence of the flat arched brick lintel to this window remains on the inner side of northern wall to the Southern Building.

Internally

The Northern Building still retains its Royles filtration cylinders for Pumps 1-3. The floor is formed of a concrete slab, with each cylinder bearing onto a concrete plinth. There are two new structures internally formed of breeze blocks, to the western side, but otherwise much of the plant, ductwork and pipework appear original. From an internal inspection it is clear that the window lintels are formed of concrete.

The building internally was seemingly built with concrete beams to the roof, a cast concrete roof above, supported on steel I-beams and masonry piers.

6.2 Description of Pump Room Southern Building

Northern Elevation

The building has no northern elevation as the Southern Building, the later extension, directly abuts the southern elevation of the Northern Building. Evidence of the flat arched brick lintel to the Northern Building's southern elevation window remains on the inner side of northern wall to the Southern Building.

Eastern Elevation

The elevation extends across three bays and is one storey high, formed of red brick laid in Flemish bond. The brickwork to the Southern Building is subtly darker, and upon close inspection of a later date than the Northern Building. Towards the parapet wall, the brickwork appears to have been replaced on many occasions indicating repeated roof leaks and partial rebuilds. Towards the northern end of the elevation is a modern flue of no heritage value.

The elevation contains a large cast iron downpipe, hopper and wall brackets, original from the construction of the building. This downpipe has much paint peeling off and has been wrapped in places with a synthetic material presumably to stop a leak. A concrete hopper lies at ground level, likely original to the construction of the building. Between the two buildings is a rubberised infill with polystyrene behind. The brickwork to the junction of the two buildings is also not bonded together. The elevation shows signs of very significant structural problems with sizeable cracks. The elevation contains numerous Avonguard monitoring fixings used to monitor structural movement.

The windows to the eastern elevation are eclectic. The northern window comprises a centrally pivoting steel window matching the examples on the eastern elevation of the Northern Building, comprising a steel framed, with later curvilinear glazing bars behind. The window panes are obscured. The original window ledges are formed of brick, and coated with cementitious render. The windows comprise a fixed 6-pane steel framed window, with looped joins at the glazing bars adding some architectural finesse and illustrating the skill of the craftsman. The central 6 panes pivot centrally to allow the window to open for ventilation.

The central window has been boarded in to the lower half and could not be inspected internally due to the plant's location. The upper part contains some historic tongue and grove boarding and contains timber fastenings indicating the window may have slid or moved in some way, potentially to allow for improved access. To the southern extreme of the elevation is a tongue and grove boarded opening formed with cast iron bolts and above a concrete lintel is evident.

The elevation contains:

- Numerous areas of cementitious pointing (some fairly historic) including areas of ribbon pointing. The pointing has evidently been repointed in a piecemeal fashion with differing levels of care and attention. Some covering the brick face arises and indeed covering a reasonable amount of the front brick surface, others being ribbon pointed, others being flush. There is also a variation of colour between mid-grey cementitious pointing and lighter shades between beige and a yellowy sand colour, some with lichen growth due to their age.
- At parapet level one can see a concrete parapet.
- The northern and central windows are set under flat headed brick (red) lintels, suggestive of concrete lintels behind. From an internal inspection this hypothesis is correct.
- At low (plinth) level the building contains a cementitious render, which has blown in areas revealing the brickwork beneath.
- There are various electrical and other conduits supplying modern equipment of no heritage value.

- The elevation contains an original cast iron hopper and downpipe dropping at angle running from close to the southern extreme towards the north. Part of the most southerly extreme of the downpipe is formed of low grade uPVC and is of no heritage value. The paint work to the historic part of the downpipe is in much disrepair.
- There are various cracks to the elevation indicating poor repair; including:
    - To the brick and concrete render cill to the most northerly window (through brickwork and pointing).
    - To the brickwork beneath the most northerly window (through brickwork and pointing).
    - To the brickwork above and to the north of the most northern window (through brickwork and pointing).
    - To the brickwork beneath the central window (through brickwork and pointing).
    - To the brick and concrete render cill to the most northern window;
    - Through the concrete parapet wall at various junctions.
    - Between parapet wall and the lintel of the central window. Avonguard monitoring tabs are evident to brickwork.

The roof above is a modern addition. It is was not possible to inspect this area at close quarters but it is likely that the roof is formed of metal sheeting, framed by timber fascia boarded that are wearing visually. This modern roof produces the overhang evident from ground floor level. Behind the raised modern addition to the roof, a flat roof lies behind the parapet wall, composition unknown. The modern overhang roof is of no heritage value.

Southern Elevation

The elevation extends across a single bay and includes one doorway. The elevation shows signs of very significant structural disrepair and is partially covered with a temporary tarpaulin at high level. The window again is a steel framed window, pivoting centrally, which loosely mimics a '6 over 6' sash window and matches examples seen on the eastern elevations of both the Northern and Southern Buildings.

The elevation contains:

- Numerous areas of cementitious pointing (some fairly historic) including areas of ribbon pointing. The pointing has evidently been repointed in a piecemeal fashion with differing levels of care and attention. Some covering the brick face arises and indeed covering a reasonable amount of the front brick surface, others being ribbon pointed, others being flush. There is also a variation of colour between mid-grey cementitious pointing and lighter shades between beige and a yellowy sand colour, some with lichen growth due to their age.
- At parapet level one can see a concrete parapet.
- The roof above is a modern addition as discussed above.
- At low (plinth) level the building contains a cementitious render, which has blown in areas resulting in patch lost render areas revealing the brickwork beneath.
- There are various electrical and other conduits supplying modern equipment of no heritage value.
- The doorway contains a cementitious render architrave rising from the plinth, similar to that seen on the front elevation of the Northern Building. The doorway would have been visible from visitors to the pool, when the original entrance building lay to the southern end of the

pool hence the additional detailing. The window lintel comprises a flat arched brick lintel, with a brick and cementitious render cill.

- A set of modern security gates formed of galvanised steel have been affixed to the elevation. These fixings are of no heritage value and are becoming loose as the brickwork degrades.
- To the eastern corner of the elevation at low level, the brickwork shows signs of spalling and the loss of its pointing.
- To the northern side of the doorway is a modern metal chemicals storage cabinet affixed to the wall, of no heritage value.

Western Elevation

The elevation is partially obscured with tarpaulin shielding the building from the elements.

The elevation contains two bays, with the windows being steel matching the eastern elevation of the Northern Building and similarly have pivoting central sections.

The elevation also contains two cast iron hoppers and downpipes; one set vertically, the other running from the southern end of the building northwards dropping along its length. The elevation also contains a cementitious render at plinth level. At parapet level is a concrete parapet wall and a modern flat roof above.

Part of the elevation is obscured from view, with access restricted by timber hoardings. This part of the building was not inspected.

The elevation also shows signs of significant structural cracks and is in notable disrepair; including:

- A large crack runs at low level below the cill to the southerly window down to the plinth;
- A number of cracks are evident through gaps in the tarpaulin at the southern end of the building.
- From the southern side of the northern window lintel heading towards the parapet.

Internally

The roof of the building has evidently been renewed in recent times with steel profile sheeting and is supported by a succession of steel I-beams, one supporting the other, then delivering the loads to the external masonry walls. These I-beams and the roof in places itself, are supported by temporary Acrow props, such is the condition of the building. The interior shows signs of significant cracking to the brickwork and also contains an area covered with Tarpaulin to the south-western corner internally.

The building is one large open plan space containing plant from a variety of periods. The floor comprises a concrete slab with concrete plinths for the large cylinders. The most sizeable installation are two Permutit Company cylinders, which are likely original to the construction of the building between 1938 and 1950. We know that the cylinders cannot be the same age as the Royles cylinders as United Water Softeners changed their name to the Permutit Company in 1937. The interior also contains a valve board on the party wall between the Northern and Southern Buildings which appears original to the building's construction as well as a number of large iron water pipes for supply and extraction.

To the southern elevation the internal side to the doorway contains a simple bevelled timber architrave and modern fire door with a galvanised steel escape push handle of no heritage value.

There are also more modern plant installations which are of no heritage value.

6.3 Materials

The two blocks surveyed are of brick, cementitious rendered at plinth level, with concrete parapets. The windows in the main are steel framed. The brickwork between the Northern and Southern Buildings indicates different phases of construction in its age, colour and texture, but are red and predominantly date to between 1930 and 1950, laid in Flemish bond.

7.0 Conclusions

This Historic Building Record has described the survey of two separate elements of the Pump House at Tooting Bec Lido.

7.1 Northern Building

The building is not original to the initial 1906 bathing lake buildings but forms part of the 1931 conversion works of the lake to a lido. The building survives in a relatively well-preserved form, with piecemeal repair to the brickwork and pointing, one replacement window to the northern elevation and recent adaptation works to the western elevation following demolition of the original bathing lake entrance block. Internally the building retains its original Royles cylinders as part of the original filtration system for the Pump Room. Originally the southern elevation was visible externally, prior to the construction of the Southern Building. Evidence of the former window to the southern elevation remains internally comprising the former flat brick arched lintel.

7.2 Southern Building

This building dates to between 1938 and 1950 and is a later addition to the Pump Room. It does not therefore form part of the original bathing lake buildings, nor the first phase of buildings built as part of the conversion works to lido use in 1931. The building is plainer architecturally with less symmetry to the elevations, being more utilitarian and is less intact to its original design. Its structure is also very substantially compromised.

8.0 Archiving

This report comprises the site archive, including all drawings, photographs and registers. Electronic copies of the report will be deposited with the London Borough of Wandsworth Town Library, Tooting Library and Historic England within six months of completion of the fieldwork.

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Appendix A: Photographic Register

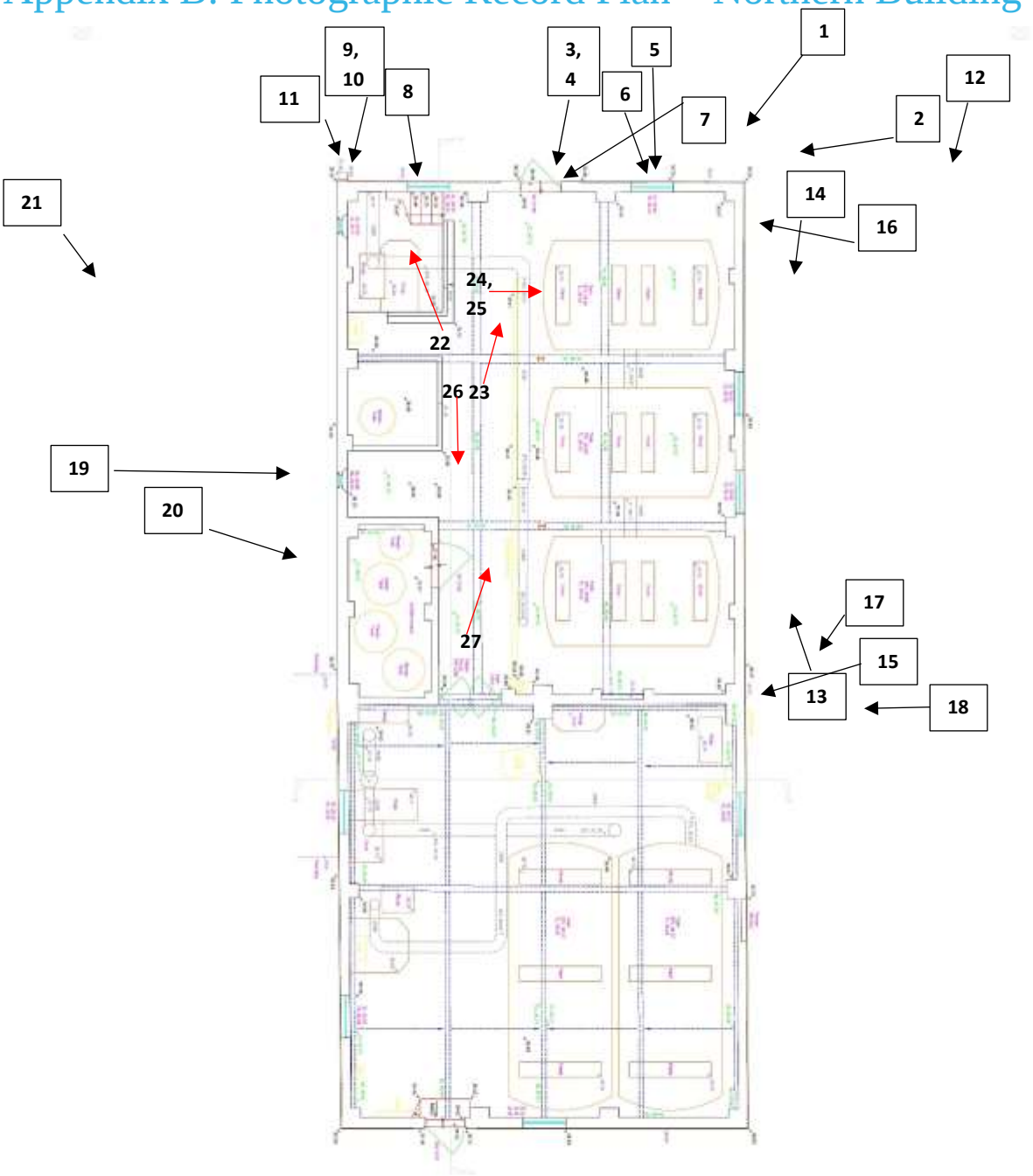
Photo No.	External or Internal	Description	Taken looking	Taken By	Date
NORTHERN BUILDING					
1	External	Northern elevation of Northern Building.	SSW	SJ	15/04/19
2	External	North-eastern corner of the North Building.	WWS	SJ	15/04/19
3	External	Section of poor quality pointing to the left hand side of the main entrance, above door architrave.	SSW	SJ	15/04/19
4	External	Section of poor quality pointing to the left hand side of the main entrance, above plinth render. Also showing mortar repair to one brick.	SSW	SJ	15/04/19
5	External	Eastern window on Northern elevation. Original to building.	S	SJ	15/04/19
6	External	Steel framed window with glazing bar loops.	SSE	SJ	15/04/19
7	External	Showing main entrance door to front elevation, render architrave detail around door and clock and central clock above doorway.	WWS	SJ	15/04/19
8	External	Western later window to front elevation. Note no steel loops to glazing bars.	SSE	SJ	15/04/19
9	External	Riser to north-western corner of Northern Building.	SSW	SJ	15/04/19
10	External	Security camera and conduits to north-western corner of Northern Building.	SSW	SJ	15/04/19
11	External	North-western corner of Northern Building showing the modern roof build up underside.	SSE	SJ	15/04/19
12	External	North-eastern corner of Northern Building showing the security camera to the northern end of the eastern elevation.	SSW	SJ	15/04/19
13	External	View looking north along eastern elevation towards the pool.	NNW	SJ	15/04/19
14	External	View looking south along eastern elevation towards the Southern Building.	SSW	SJ	15/04/19
15	External	Gas meter on eastern elevation towards southern end.	WWS	SJ	15/04/19
16	External	Cementitious rendered plinth at low level.	WWN	SJ	15/04/19

Photo No.	External or Internal	Description	Taken looking	Taken By	Date
17	External	Looking south-west towards junction of Northern and Southern Buildings.	SW	SJ	15/04/19
18	External	Infill material between Northern and Southern Buildings. Note polystyrene behind and also brickwork between the two buildings not bonded in.	W	SJ	15/04/19
19	External	Western elevation of Northern Building.	E	SJ	15/04/19
20	External	New window to western elevation.	EES	SJ	15/04/19
21	External	New covered walkway adjacent to western elevation.	SE	SJ	15/04/19
22	Internal	Small lower ground floor area to north-western corner.	NNW	SJ	15/04/19
23	Internal	Royles cylinder No. 1 close to front entrance door.	NNE	SJ	15/04/19
24	Internal	Royles valve board to Cylinders Nos. 1 and 2.	E	SJ	15/04/19
25	Internal	Royles board to cylinders Nos. 1 and 2 in Northern Building, close-up.	E	SJ	15/04/19
26	Internal	View looking south through the Northern Building towards the dividing door between the Northern and Southern Buildings.	S	SJ	15/04/19
27	Internal	View looking north-east showing cylinder outlets Nos 1-3.	NNE	SJ	15/04/19
SOUTHERN BUILDING					
28	External	Cast iron hopper and downpipes at the northern extreme of the eastern elevation, upper section.	W	SJ	15/04/19
29	External	Cast iron hopper and downpipes at the northern extreme of the eastern elevation, lower section.	W	SJ	15/04/19
30	External	View looking south-west along the eastern elevation of the Southern Building (and part of the Northern Building).	SSW	SJ	15/04/19
31	External	Most northern window on eastern elevation. Note modern flue to the right hand side.	SW	SJ	15/04/19
32	External	Lintel to most northern window on eastern elevation. Note crack to lintel and brickwork beneath.	NW	SJ	15/04/19
33	External	Upper part of central window to eastern elevation. Note the substantial crack to the upper left hand side.	W	SJ	15/04/19

Photo No.	External or Internal	Description	Taken looking	Taken By	Date
34	External	Lower part of central window to eastern elevation. Note the substantial crack to the lower right hand side.	W	SJ	15/04/19
35	External	Cast iron hopper to the southern extreme of the eastern elevation.	SW	SJ	15/04/19
36	External	First section of downpipe is low grade uPVC, at southern end of the eastern elevation.	WSW	SJ	15/04/19
37	External	Most southern window on the eastern elevation.	W	SJ	15/04/19
38	External	View looking north-east towards the southern elevation.	ENE	SJ	15/04/19
39	External	Steel framed window on southern elevation with central pivoting panes.	N	SJ	15/04/19
40	External	Close up of the central pivoting point to the steel framed window on the southern elevation.	NE	SJ	15/04/19
41	External	Modern chemical storage box on the southern elevation.	N	SJ	15/04/19
42	External	Door to southern elevation with cementitious render architrave.	N	SJ	15/04/19
43	External	Modern security gate affixed to the southern elevation.	ENE	SJ	15/04/19
44	External	Pointing degradation on part of the southern elevation and brickwork spalling.	NE	SJ	15/04/19
45	External	Pointing degradation on part of the southern elevation and brickwork spalling.	NE	SJ	15/04/19
46	External	View of the south-western corner of the Southern Building. Note the temporary tarpaulin to the upper sections and temporary timber battens.	NE	SJ	15/04/19
47	External	Southern end of the western elevation. Note the tarpaulin to the upper sections and the temporary timber batten.	E	SJ	15/04/19
48	External	Note the numerous large structural cracks that have been left uncovered so that they can be monitored. Note the significant crack to the lower left side of the window cill.	E	SJ	15/04/19
49	External	Western elevation of the Southern Building.	E	SJ	15/04/19
50	External	View of cast iron hoppers and downpipes to the western elevation of the Southern Building. Also showing the northern window.	SE	SJ	15/04/19
51	External	Middle section of the western elevation between the two windows. Hoarding to the left hand side.	E	SJ	15/04/19

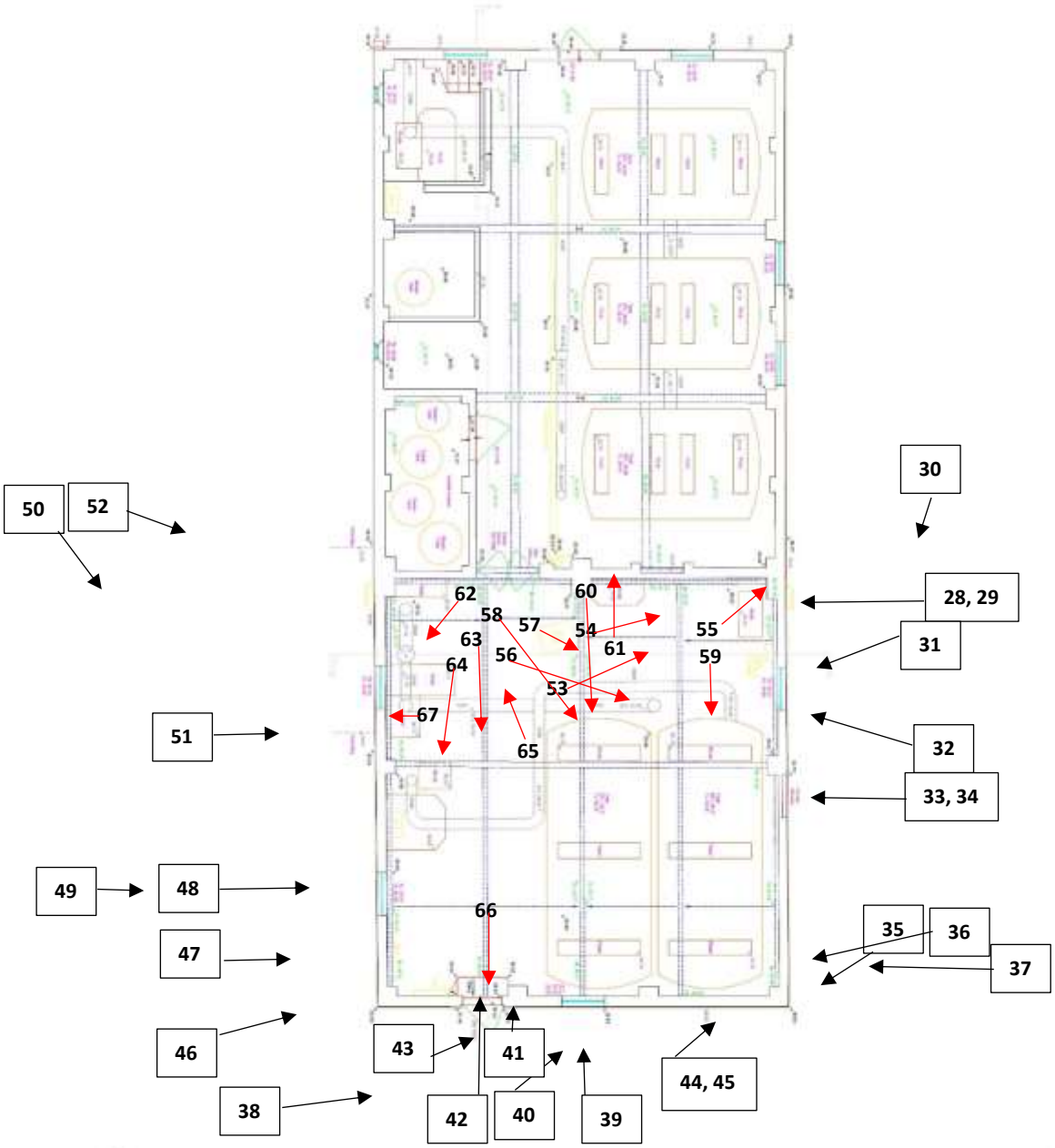
Photo No.	External or Internal	Description	Taken looking	Taken By	Date
52	External	Junction of the Northern and Southern Buildings. Note the rise in roof levels to the Southern Building.	ESE	SJ	15/04/19
53	Internal	View of the north-eastern corner of the Southern Building. Note the Acrow props supporting the roof and the I-beams.	NE	SJ	15/04/19
54	Internal	View of the north-eastern corner of the Southern Building. Note the former window lintel to the former southern elevation of the Northern Building marked in red.	ENE	SJ	15/04/19
55	Internal	Showing the modern roof above and a close up of one of the temporary Acrow props	NE	SJ	15/04/19
56	Internal	Showing Cylinder outlets 1 and 2 in the Southern Building and a plethora of historic pipework.	ESE	SJ	15/04/19
57	Internal	Cylinder outlets Nos. 1 and 2.	ESE	SJ	15/04/19
58	Internal	Cylinder outlet No. 2.	SE	SJ	15/04/19
59	Internal	Cylinder outlet No. 1 produced by Permutit Company Limited. Original to the construction of the Southern Building.	S	SJ	15/04/19
60	Internal	Cylinder outlet No. 2 produced by Permutit Company Limited. Original to the construction of the Southern Building.	S	SJ	15/04/19
61	Internal	Valve board for Cylinders Nos. 1 and 2 on the party wall between the Northern and Southern Buildings. Historic and likely original to the construction of the Southern Building.	N	SJ	15/04/19
62	Internal	Historic pipework, valves and plant in the north-western corner. Also modern plant to the left hand side.	SW	SJ	15/04/19
63	Internal	View looking south towards the southern elevation doorway.	S	SJ	15/04/19
64	Internal	View looking south-west towards the southern elevation doorway. Note tarpaulin in the south-western corner.	SSW	SJ	15/04/19
65	Internal	View of the north-western corner of the Southern Building.	NNW	SJ	15/04/19
66	Internal	Southern doorway.	S	SJ	15/04/19
67	Internal	Example of modern plant within the interior.	W	SJ	15/04/19

Appendix B: Photographic Record Plan – Northern Building



N.B. External locations marked with black arrows, internal locations marked with red arrows.

Appendix C: Photographic Record Plan – Southern Building



N.B. External locations marked with black arrows, internal locations marked with red arrows.

Appendix D: Photographic Record

Context Photographs

South-western corner of the Pump Room adjoining the new pavilion.

New pavilion building.

View of the earth bund to the western side of the Lido as seen from Tooting Bec Common. No visibility of the pool except adjacent to new entrance.

New Lido entrance.

Main pool looking north towards the café and fountain.

Changing rooms to the western side of the pool.

Lido Café and aerator fountain.

Lido paddling pool to the north-eastern corner.

Lido Changing cubicles to the eastern side.

Location of the former entrance between the new pavilion and the Pump Room.

Northern Building

1: Northern elevation of Northern Building.

2: North-eastern corner of the North Building.

3: Section of poor quality pointing to the left hand side of the main entrance, above door architrave.

4: Section of poor quality pointing to the left hand side of the main entrance, above plinth render. Also showing mortar repair to one brick.

5: Eastern window on Northern elevation. Original to building.

6: Steel framed window with glazing bar loops.

7: Showing main entrance door to front elevation, render architrave detail around door and clock and central clock above doorway.

8: Western later window to front elevation. Note no steel loops to glazing bars.

9: Riser to north-western corner of Northern Building.

10: Security camera and conduits to north-western corner of Northern Building.

11: North-western corner of Northern Building showing the modern roof build up underside.

12: North-eastern corner of Northern Building showing the security camera to the northern end of the eastern elevation.

13: View looking north along eastern elevation towards the pool.

14: View looking south along eastern elevation towards the Southern Building.

15: Gas meter on eastern elevation towards southern end.

16: Cementitious rendered plinth at low level.

17: Looking south-west towards junction of Northern and Southern Buildings. Junction marked in red.

18: Infill material between Northern and Southern Buildings. Note polystyrene behind and also brickwork between the two buildings not bonded in.

19: Western elevation of Northern Building.

20: New window to western elevation.

21: New covered walkway adjacent to western elevation.

22: Small lower ground floor area to north-western corner.

23: Royles cylinder No. 1 close to front entrance door.

24: Royles valve board to Cylinder Outlets Nos. 1 and 2.

25: Royles board to cylinder outlets Nos. 1 and 2 in Northern Building, close-up.

26: View looking south through the Northern Building towards the dividing door between the Northern and Southern Buildings.

27: View looking north-east showing cylinder outlets Nos 1-3.

Southern Building

28: Cast iron hopper and downpipes at the northern extreme of the eastern elevation, upper section.

29: Cast iron hopper and downpipes at the northern extreme of the eastern elevation, lower section.

30: View looking south-west along the eastern elevation of the Southern Building (and part of the Northern Building).

31: Most northern window on eastern elevation. Note modern flue to the right hand side.

32: Lintel to most northern window on eastern elevation. Note crack to lintel and brickwork beneath.

33: Upper part of central window to eastern elevation. Note the substantial crack to the upper left hand side.

34: Lower part of central window to eastern elevation. Note the substantial crack to the lower right hand side.

35: Cast iron hopper to the southern extreme of the eastern elevation.

36: First section of downpipe is low grade uPVC, at southern end of the eastern elevation.

37: Most southern window on the eastern elevation.

38: View looking north-east towards the southern elevation.

39: Steel framed window on southern elevation with central pivoting panes.

40: Close up of the central pivoting point to the steel framed window on the southern elevation.

41: Modern chemical storage box on the southern elevation.

42: Door to southern elevation with cementitious render architrave.

43: Modern security gate affixed to the southern elevation.

44: Pointing degradation on part of the southern elevation and brickwork spalling.

45: Pointing degradation on part of the southern elevation and brickwork spalling.

46: View of the south-western corner of the Southern Building. Note the temporary tarpaulin to the upper sections and temporary timber battens.

47: Southern end of the western elevation. Note the tarpaulin to the upper sections and the temporary timber batten.

48: Note the numerous large structural cracks that have been left uncovered so that they can be monitored. Note the significant crack to the lower left side of the window cill.

49. Western elevation of the Southern Building. Note part is obscured by hoardings.

50: View of cast iron hoppers and downpipes to the western elevation of the Southern Building. Also showing the northern window. Note northern side of hoarding to the lower side of photograph.

51: Middle section of the western elevation between the two windows. Hoarding to the left hand side.

52: Junction of the Northern and Southern Buildings. Note the rise in roof levels to the Southern Building.

53: View of the north-eastern corner of the Southern Building. Note the Acrow props supporting the roof and the I-beams.

54: View of the north-eastern corner of the Southern Building. Note the former window lintel to the former southern elevation of the Northern Building marked in red.

55: Showing the modern roof above and a close up of one of the temporary Acrow props.

56: Showing Cylinder outlets 1 and 2 in the Southern Building and a plethora of historic pipework.

57: Cylinder outlets Nos. 1 and 2.

58: Close-up photograph of Cylinder outlet No. 2.

59: Cylinder outlet No. 1 produced by Permutit Company Limited. Original to the construction of the Southern Building.

60: Cylinder outlet No. 2 produced by Permutit Company Limited. Original to the construction of the Southern Building.

61: Valve board for Cylinders Nos. 1 and 2 on the party wall between the Northern and Southern Buildings. Historic and likely original to the construction of the Southern Building.

62: Historic pipework, valves and plant in the north-western corner. Also modern plant to the left hand side.

63: View looking south towards the southern elevation doorway.

64: View looking south-west towards the southern elevation doorway. Note tarpaulin in the south-western corner.

65: View of the north-western corner of the Southern Building.

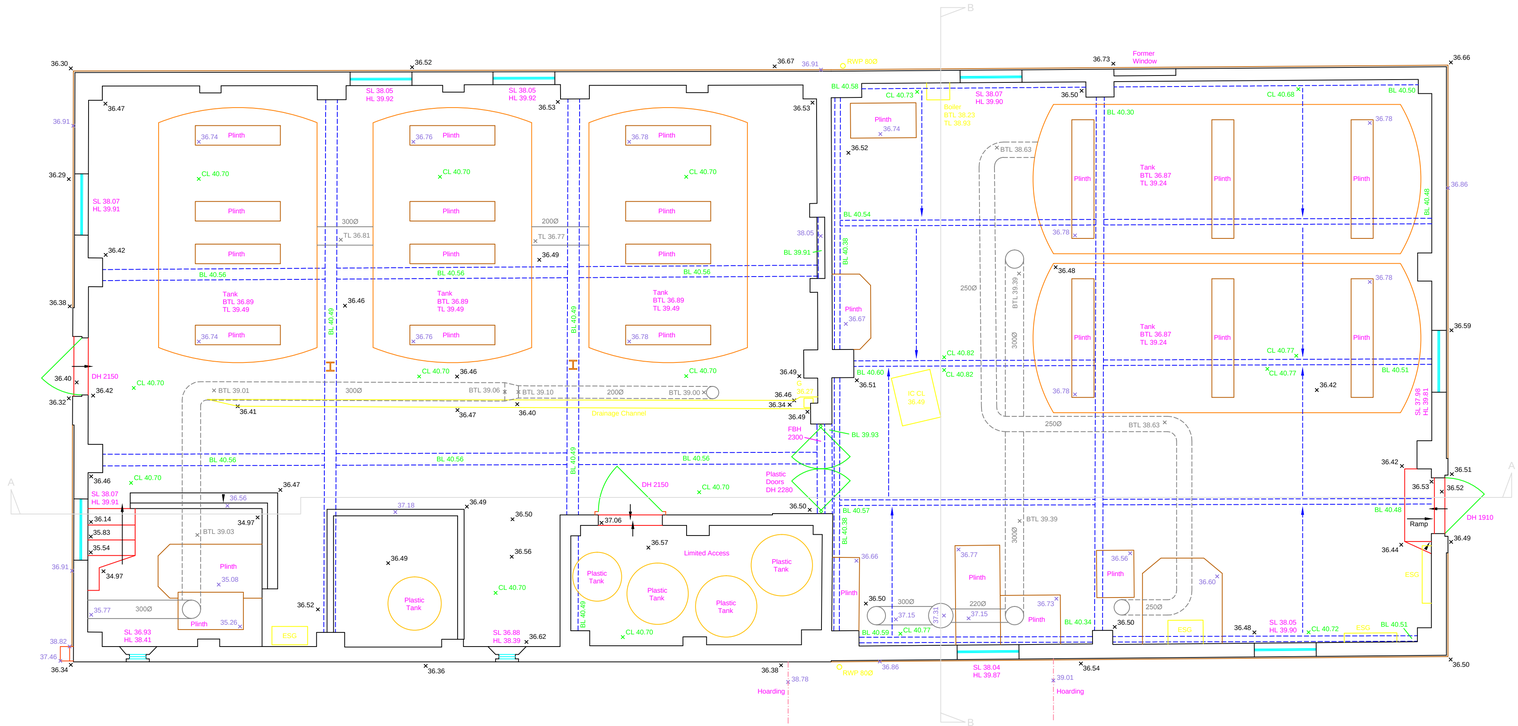
66: Southern doorway.

67: Example of modern plant within the interior.

Appendix E: Drawn Record

The plans and elevations on the following pages were produced by The Survey Association in March 2019. The ground floor plan is properly scaled at 1:50 when viewed at A1 size.

The elevations on the following pages are properly scaled at 1:50 when viewed at A0 size.



LEGEND :

AH	Arch Height
ASH	Arch Spring Height
BH	Beam Height
BL	Beam Level
BTL	Bottom Level
CAH	Ceiling Arch Height
CH	Ceiling Height
CL	Ceiling Level
CPD	Cupboard
CSH	Ceiling Spring Height
DH	Door Height
DOH	Door Opening Height
DP	Dowmpipe
ESC	Electrical Switchgear
F-H	Floor - Head Height
F-S	Floor - Sill Height
FBH	False Beam Height
FCH	False Ceiling Height
FL	Floor Level
G	Gully
GL	Ground Level
H	High
HB	Hand Basin
HWT	Hot Water Tank
IC	Inspection Cover
RAD	Radiator
RL	Roof Level
RWP	Rainwater Pipe
S-AH	Sill - Arch Height
S-H	Sill - Head Height
S-SH	Sill - Spring Height
SHW	Shower
SVP	Soil Vent Pipe
TL	Top Level
WAD	Window Above Door
WAW	Window Above Window
WC	Water Closet
WS	Work Surface
	Floor Level Steps Up
	Ceiling Level Slopes Up

NOTES :

The accuracy of this survey drawing is dependent upon the scale at which it is produced. Users should not re-scale this drawing without consent.

All level values refer to the following OSBM:-

Railway Bridge, South Side, Tooting Bec Road, 0.3m from East End; Value 40.78m

DRAWING NO :

4077-1

DATE : 25/3/19	DRAWN : MAW
SHEET NO : 1 of 4	CHECKED : MB
SCALE : 1:50	SHEET SIZE : A1

CLIENT :

Wandsworth Borough Council
Design Service
Town Hall
Wandsworth High Street
London SW18 2PU
Tel: 020 8871 6000

PROJECT TITLE:

Ground Floor Plan, Pump House
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Tooting Bec Road
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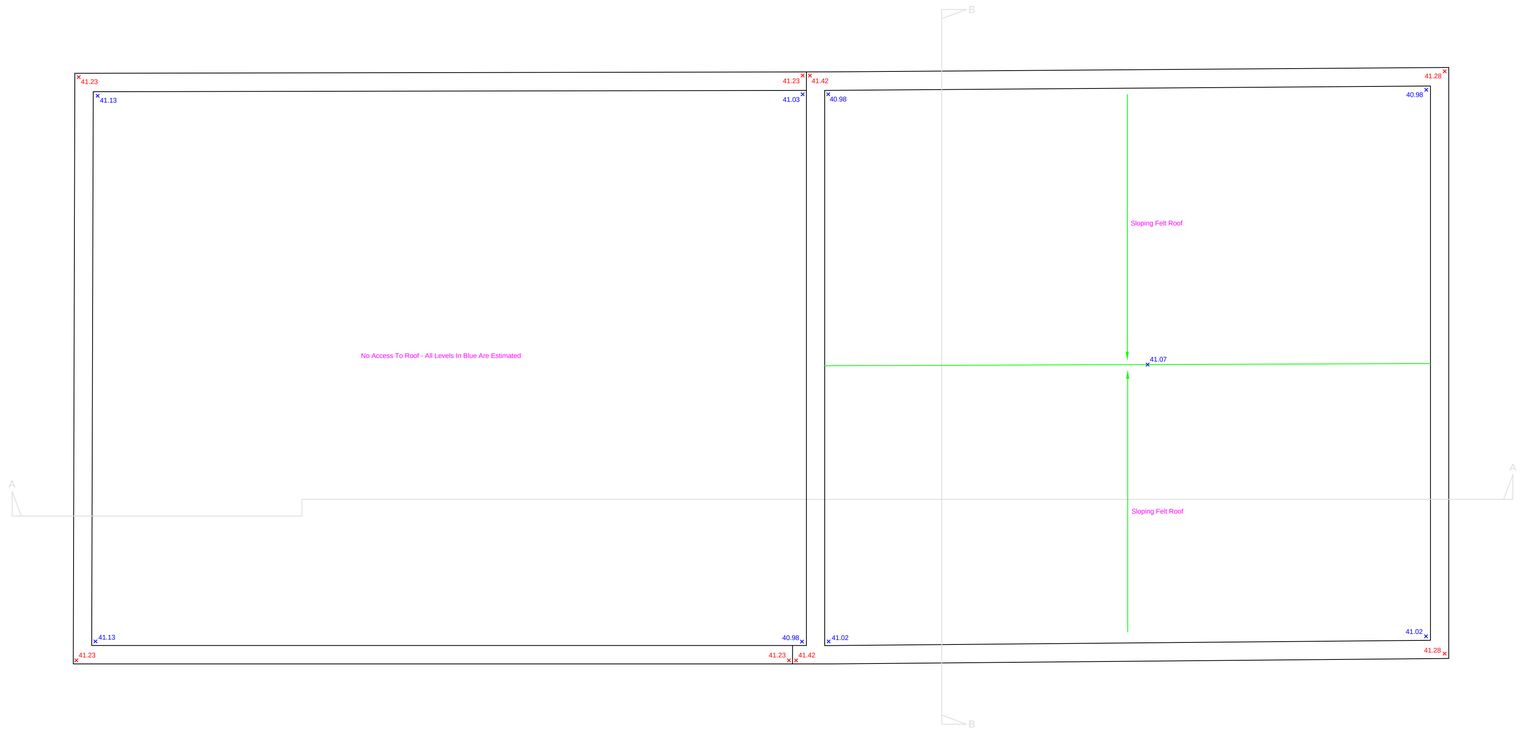
THE SURVEY ASSOCIATION



NOTES :

The accuracy of this survey drawing is dependent upon the scale at which it is produced. Users should not re-scale this drawing without consent.

All level values refer to the following OSBM:-

Railway Bridge, South Side, Tooting Bec Road, 0.3m from East End; Value 40.78m

DRAWING NO :

4077-2

DATE : 25/3/19	DRAWN : MAW
SHEET NO : 2 of 4	CHECKED : MB
SCALE : 1:50	SHEET SIZE : A1

CLIENT :

Wandsworth Borough Council
Design Service
Town Hall
Wandsworth High Street
London SW18 2PU
Tel: 020 8871 6000

PROJECT TITLE:

Roof Plan, Pump House
Tooting Bec Lido
Tooting Bec Road
London SW16 1RU

SURVEYED BY :

ALAN RHODES ASSOCIATES
Land & Measured Building Surveyors
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London SW6 3PA
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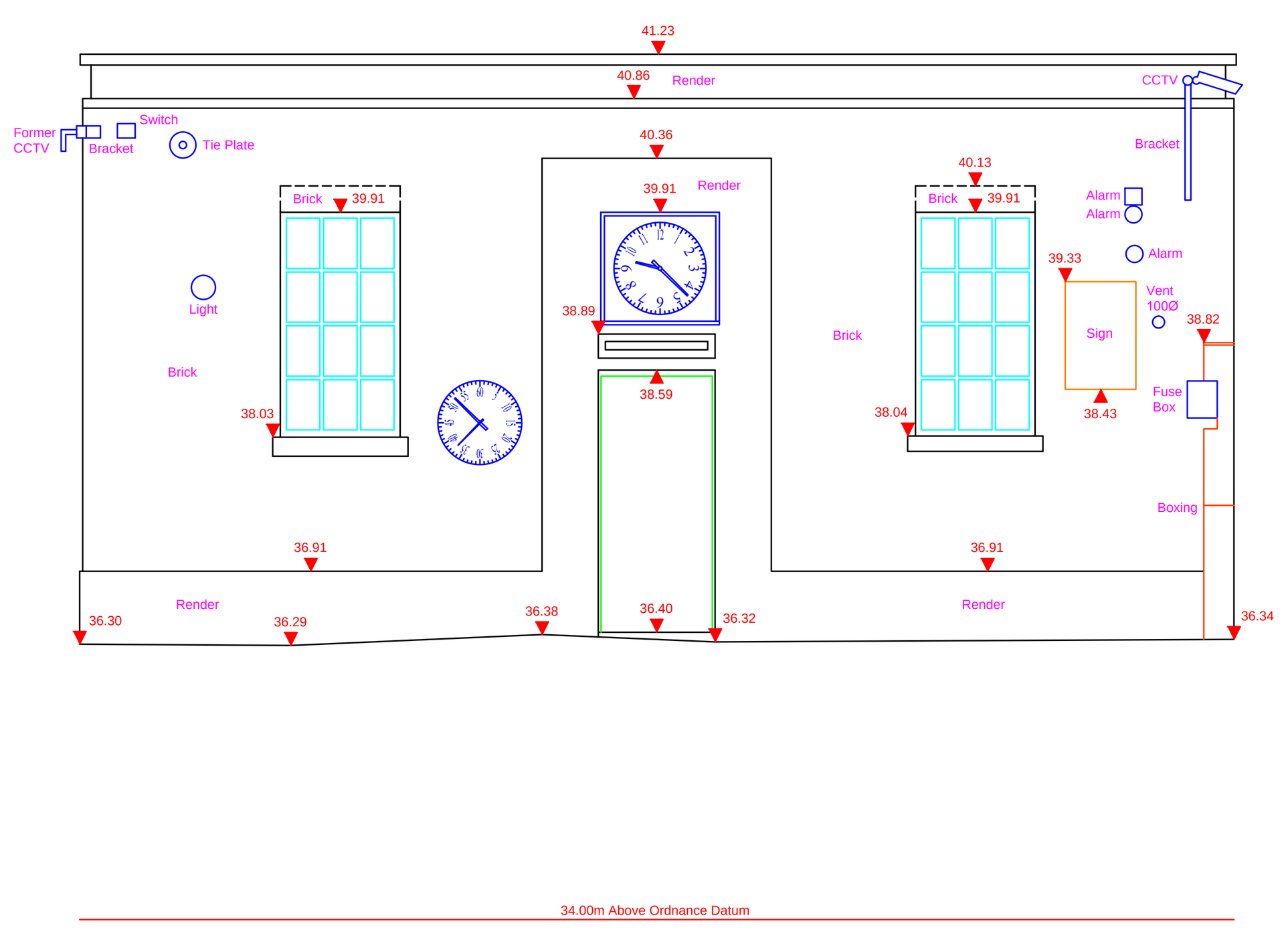
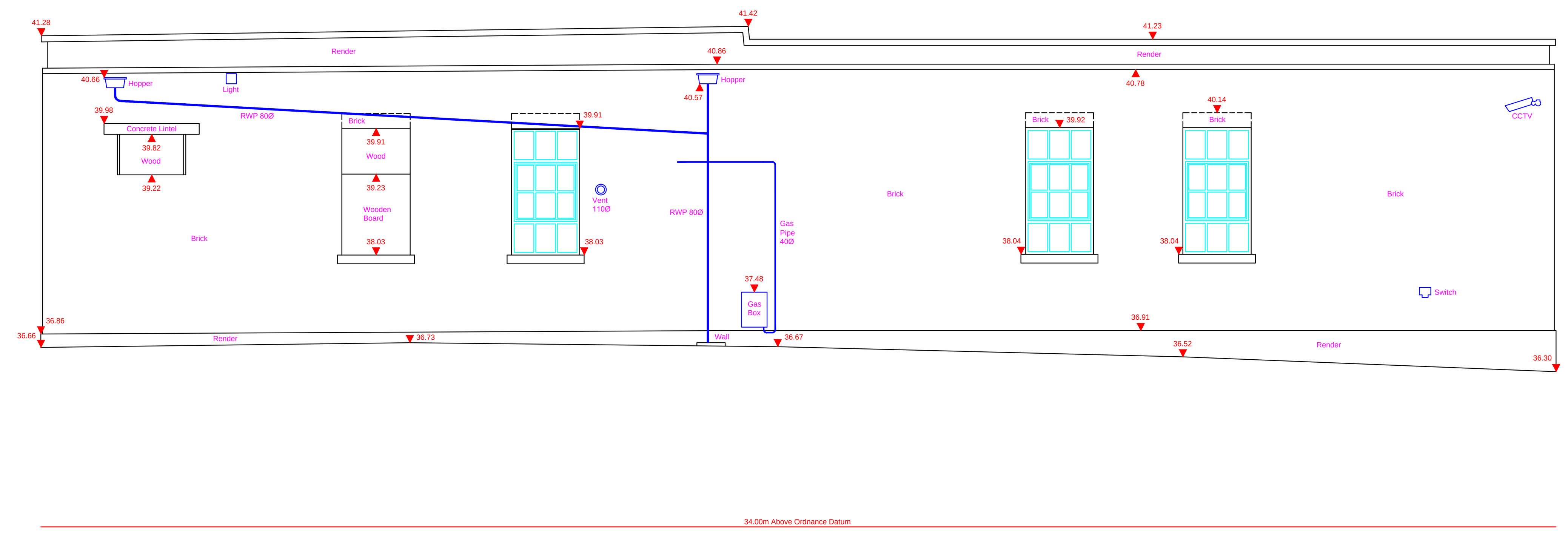
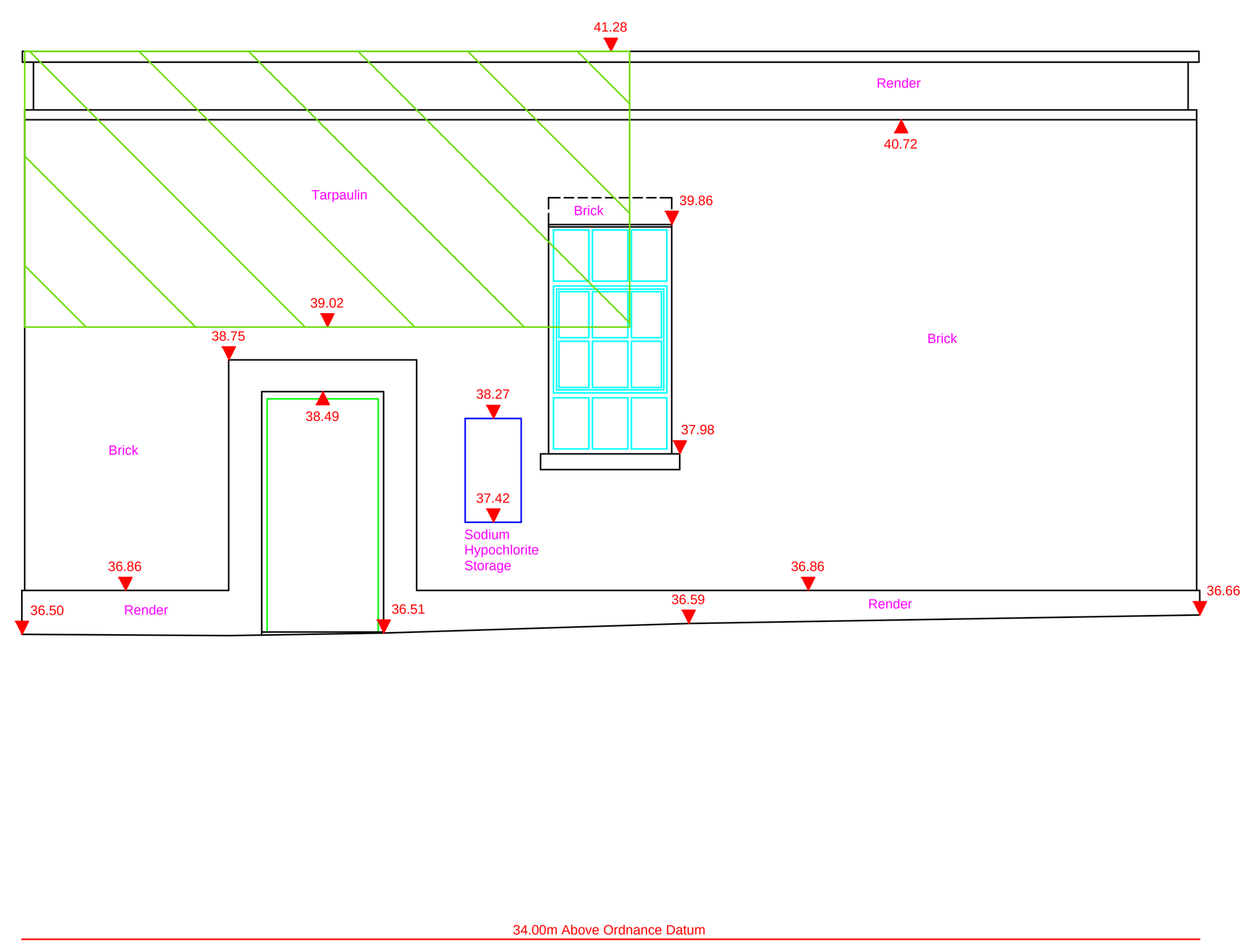
THE SURVEY ASSOCIATION



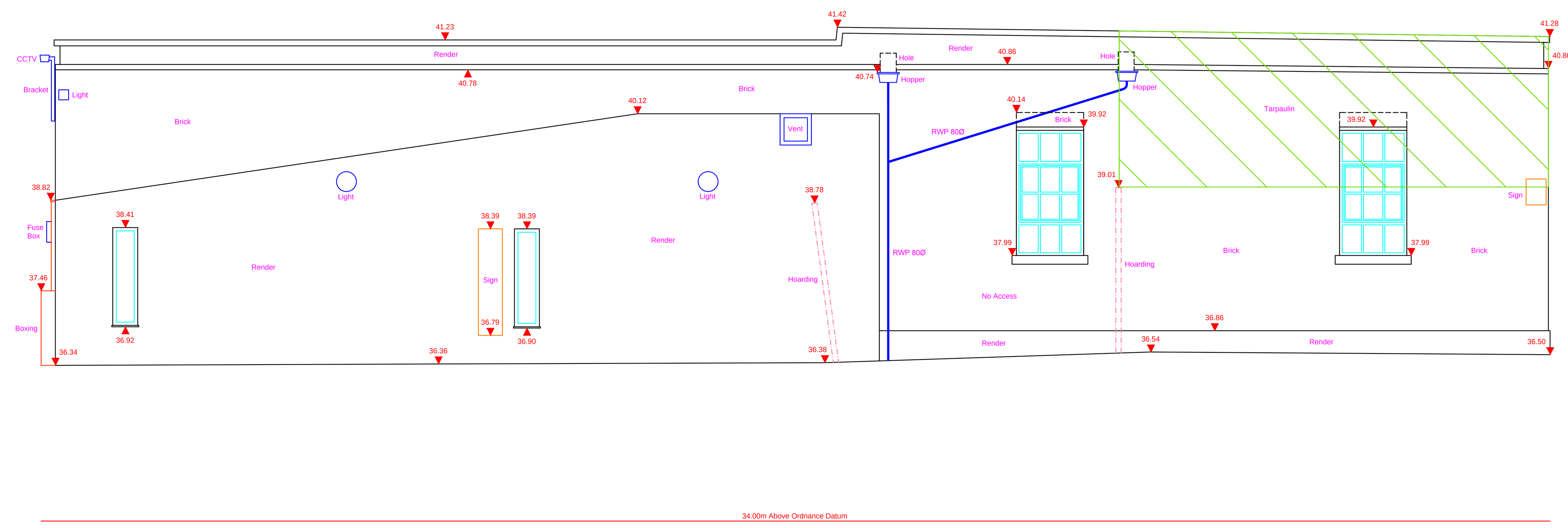
North Elevation



East Elevation



South Elevation



West Elevation

NOTES :

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All level values refer to the following OSBM:-

Railway Bridge, South Side, Tooting Bec Road, 0.3m from East End; Value 40.78m

DRAWING NO : 4077-3	
DATE : 25/3/19	DRAWN : MAW
SHEET NO : 3 of 4	CHECKED : MB
SCALE : 1:50	SHEET SIZE : A0

CLIENT :

Wandsworth Borough Council
Design Service
Town Hall
Wandsworth High Street
London SW18 2PU
Tel: 020 8871 6000

PROJECT TITLE:

Elevations, Pump House
Tooting Bec Lido
Tooting Bec Road
London SW16 1RU

SURVEYED BY :

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