

ARSENAL FOOTBALL CLUB DEVELOPMENT

ISLINGTON

LONDON N1

LOUGH ROAD AREA

&

ASHBURTON GROVE – 1, 3 & 5 QUEENSLAND ROAD

HISTORIC BUILDING RECORD

Planning Application: P01/1500, conditions AG58 and AG75

Site Code: AFD 02

JULY 2006

CONTENTS

	SUMMARY	1
1	INTRODUCTION	2
2	PLANNING BACKGROUND	2
3	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	3
4	AIMS AND METHODOLOGY	6
5	RESULTS	7
6	SIGNIFIACANCE OF THE LOUGH ROAD AND ASHBURTON GROVE AREAS	13
7	CONCLUSION	14
8	BIBLIOGRAPHY	15

Illustrations

Figure 1:	Site Location
Figure 2	Parish Map of 1835
Figure 3	Ordnance Survey 1896, showing detail of Lough Road Area
Figure 4	Ordnance Survey 1871, showing detail of Queensland Road Area
Figure 5	Modern Ordnance Survey showing building locations in Lough Road Area
Figure 6	Modern Ordnance Survey showing building locations in Queensland Road

LIST OF PLATES

Plate 1	2 Piper Close, Ground Floor Kitchen
Plate 2	2 Piper Close, Front Room
Plate 3	2 Piper Close, Front 1st Floor Bedroom
Plate 4	2 Piper Close, Detail of Fireplace
Plate 5	2 Piper Close, 1 st Floor Bathroom
Plate 6	2 Piper Close, 1 st Floor Second Bedroom Cupboard
Plate 7	2 Piper Close, Detail of the back of the original stair
Plate 8	3 Piper Close, Ground Floor Front Room
Plate 9	3 Piper Close, Ground Floor Kitchen
Plate 10	3 Piper Close, 1 st Floor Front Bedroom
Plate 11	3 Piper Close, 1 st Floor Second Bedroom
Plate 12	3 Piper Close, 1 st Floor Back Bedroom
Plate 13	3 Piper Close, Detail of Modern Roof Joist
Plate 14	3 Piper Close, Detail of Front Ground Floor Window Shutter
Plate 15	The Star Brush Works, Electric Lift Motor, 4 th Floor
Plate 16	The Star Brush Works, General View, 4 th Floor
Plate 17	The Star Brush Works, General View, 3 rd Floor
Plate 18	The Star Brush Works, Detail of Column and Joist bracing from 3 rd to 4 th Floor
Plate 19	The Star Brush Works, Detail of Windows
Plate 20	The Star Brush Works, Detail of Floor underside
Plate 21	The Star Brush Works, Detail of Column and Joist Bracing from 2 nd to 3 rd Floor
Plate 22	The Star Brush Works, West Facade
Plate 23	The Star Brush Works, Ground Floor Goods List
Plate 24	The Star Brush Works, Detail of Window Settings and Frames
Plate 25	The Star Brush Works, Detail of Original Windows
Plate 26	The Star Brush Works, Detail of Ground Floor Goods Hoist
Plate 27	The Star Brush Works Office, Office Interior, Ground Floor
Plate 28	The Star Brush Works Office, West Frontage
Plate 29	The Star Brush Works Office, Art Deco Staircase
Plate 30	The Star Brush Works Office, Original Roof Lath and Plaster Ceiling
Plate 31	The Electric Lighting Station Gatehouse, Detail of Internal Arch

- Plate 32 The Electric Lighting Station Gatehouse, Detail of Side Entrance and Oriel Window
- Plate 33 The Electric Lighting Station Gatehouse, Detail of Electric Supply Board
- Plate 34 The Electric Lighting Station Gatehouse, Blocked Access Way to Demolished Power Station
- Plate 35 The Electric Lighting Station Gatehouse, Detail of Roof Support and Cable Ducting
- Plate 36 The Electric Lighting Station Gatehouse, Stairway Access from Ground to 1st Floor
- Plate 37 The Electric Lighting Station Gatehouse, Interior View of 1st Floor Façade Windows
- Plate 38 The Electric Lighting Station Gatehouse, Interior View of 1st Floor Corridor and Doors
- Plate 39 The Electric Lighting Station Gatehouse, Interior View of 1st Floor Office
- Plate 40 The Electric Lighting Station Gatehouse, View Down Main Stair to Street
- Plate 41 The Electric Lighting Station Gatehouse, View Up ,Main Stair form Ground to 1st Floor
- Plate 42 The Electric Lighting Station Gatehouse, Detail of Office and Wall Panelling
- Plate 43 The Electric Lighting Station Gatehouse, 2nd Floor Front Room Detail of Connecting Door
- Plate 44 The Electric Lighting Station Gatehouse, 2nd Floor Front Room Window and Inserted Lift
- Plate 45 The Electric Lighting Station Gatehouse, Detail of Supply Board
- Plate 46 The Electric Lighting Station Gatehouse, Internal Window
- Plate 47 The Electric Lighting Station Gatehouse, Detail of the Roof Underside
- Plate 48 The Electric Lighting Station Gatehouse, Blocked Access Way to the Power Station
- Plate 49 The Electric Lighting Station Gatehouse, Wall in Switch Room
- Plate 50 The Electric Lighting Station Gatehouse, Stairs in Switch Room
- Plate 51 The Electric Lighting Station Gatehouse, View of the Demolished Power Station
- Plate 52 Mount Carmel School, Tiled Lavatory
- Plate 53 Mount Carmel School, 2nd Floor Dormitory

- Plate 54 Mount Carmel School, Detail of Dormer Window
- Plate 55 Mount Carmel School, Detail of Dormitory Ventilation Grille
- Plate 56 Mount Carmel School, 2nd Floor Roof Truss and Struts
- Plate 57 Mount Carmel School, Detail of Central Stairs
- Plate 58 Mount Carmel School, Large Common Room
- Plate 59 Mount Carmel School, View of the Rear of the Main School Building
- Plate 60 Mount Carmel School, Teacher's Office
- Plate 61 Mount Carmel School, Original Chamfered Door
- Plate 62 Mount Carmel School, Ground Floor Interior
- Plate 63 Mount Carmel School, Detail of Stained Glass Window Pane in the Toilet
- Plate 64 Mount Carmel School, Detail of Ground Floor Windows
- Plate 65 Mount Carmel School, Original Fireplace, Ground Floor
- Plate 66 Mount Carmel School, View of Range from Courtyard
- Plate 67 Mount Carmel School, View of Entranceway from Courtyard
- Plate 68 Mount Carmel School, Detail of 1st Floor Window and Brick Surround
- Plate 69 No.s 1, 3 & 5 Queensland Road, Street frontages
- Plate 70 No.1 Queensland Road, Street frontage
- Plate 71 No.1 Queensland Road, Street frontage – side view
- Plate 72 No.1 Queensland Road, Ground floor side entrance to public house
- Plate 73 No.1 Queensland Road, Ground floor - Rear room window
- Plate 74 No.1 Queensland Road, Ground floor – interior of open bar
- Plate 75 No.1 Queensland Road, Ground floor – View of open bar support column
- Plate 76 No.1 Queensland Road, Ground floor – Service room adjacent to bar
- Plate 77 No.1 Queensland Road, Ground floor – original door leading to rear staircase to 1st floor
- Plate 78 No.1 Queensland Road, Ground floor - rear staircase to 1st floor
- Plate 79 No.1 Queensland Road, 1st floor - Rear Bathroom
- Plate 80 No.1 Queensland Road, 1st floor – Rear Kitchen
- Plate 81 No.1 Queensland Road, 1st floor – Main Front Bedroom windows
- Plate 82 No.1 Queensland Road, 1st floor – Main Bedroom – side windows with shutters
- Plate 83 No.1 Queensland Road, 1st floor – Subsidiary Front Bedroom window
- Plate 84 No.1 Queensland Road, 1st floor – rear side bedroom
- Plate 85 No.1 Queensland Road, 1st floor – connecting stairs to the 2nd floor

Plate 86	No.1 Queensland Road, 2 nd floor – Main front bedroom
Plate 87	No.1 Queensland Road, 2 nd floor – rear side bedroom and fireplace
Plate 88	No.1 Queensland Road, 2 nd floor – rear side bedroom
Plate 89	No.1 Queensland Road, Roof – details of roof support
Plate 90	No.1 Queensland Road, Ground floor – Hatchway to pub cellar
Plate 91	No.1 Queensland Road, Cellar – Storage rooms
Plate 92	No.3 Queensland Road, Ground floor – View of open bar support column
Plate 93	No.3 Queensland Road, Ground floor – storage room of shop
Plate 94	No.3 Queensland Road, Ground floor – Street frontage door to upper floors
Plate 95	No.3 Queensland Road, Ground floor – stairs to upper levels
Plate 96	No. Queensland Road, 1 st floor – studio room
Plate 97	No.3 Queensland Road, 1 st floor – bathroom
Plate 98	No.3 Queensland Road, 1 st floor – kitchen
Plate 99	No.3 Queensland Road, 1 st floor – stairs to 2 nd floor
Plate 100	No.3 Queensland Road, 2 nd floor – studio room
Plate 101	No.3 Queensland Road, 2 nd floor – kitchen
Plate 102	No.3 Queensland Road, 2 nd floor – bathroom
Plate 103	No.5 Queensland Road, Ground floor entrance to cafe
Plate 104	No.5 Queensland Road, Street frontage
Plate 105	No.5 Queensland Road, Ground floor – Serving area of cafe
Plate 106	No.5 Queensland Road, Ground floor - Kitchen area of café
Plate 107	No.5 Queensland Road, Front door street entrance to upper levels
Plate 108	No.5 Queensland Road, Ground floor – stairs to upper floor levels
Plate 109	No.5 Queensland Road, 1 st floor – room used as a kitchen
Plate 110	No.5 Queensland Road, 1 st floor - room
Plate 111	No.5 Queensland Road, 2 nd floor – 1 st bedroom
Plate 112	No.5 Queensland Road, 1 st floor - bathroom
Plate 113	No.5 Queensland Road, connecting 1 st floor stairs
Plate 114	No.5 Queensland Road, 2 nd floor - 2 nd front bedroom
Plate 115	No.5 Queensland Road, 2 nd floor – back bedroom
Plate 116	No.5 Queensland Road, 2 nd floor – rear toilet
Plate 117	No.5 Queensland Road, 2 nd floor – ceiling hatch to flat roof
Plate 118	18-24 Queensland Road – Front aspect

- Plate 119 18-24 Queensland Road – Warehouse Rear looking southwest
- Plate 120 26-34 Queensland Road - Street aspect looking southwest
- Plate 121 No.26 Queensland Road – Ground floor: warehouse behind 26-28 looking south
- Plate 122 No.38 Queensland Road – Ground floor: warehouse behind 30-34, looking north
- Plate 123 26-34 Queensland Road – Ground floor staircase, looking south
- Plate 124 26-34 Queensland Road – Warehouse roof, looking south
- Plate 125 Queensland Road – First floor office showing roof valley, looking north
- Plate 126 Queensland Road – First floor window sample, looking northwest
- Plate 127 44-46 Queensland Road – Street frontage looking southeast
- Plate 128 44-46 Queensland Road Block A, hopper
- Plate 129 44-46 Queensland Road Block A, gable ornament
- Plate 130 44-46 Queensland Road - Block A staircase looking south
- Plate 131 44-46 Queensland Road – Block A basement entrance, looking south:
boarded ceiling
- Plate 132 44-46 Queensland Road - Block A first floor fireplace, looking east
- Plate 133 44-46 Queensland Road – Block A rear aspect, looking north
- Plate 134 44-46 Queensland Road – Block B exterior, looking southeast
- Plate 135 44-46 Queensland Road – Block B ground floor, looking north
- Plate 136 44-46 Queensland Road – Block B first floor ceiling, joist construction
- Plate 137 44-46 Queensland Road – Block B, workshop on first floor, looking north
- Plate 138 44-46 Queensland Road – Block C exterior, looking south
- Plate 139 44-46 Queensland Road – Block C ground floor, looking west
- Plate 140 44-46 Queensland Road – Staircase to Block C, looking west
- Plate 141 44-46 Queensland Road – Block C, first floor, looking south
- Plate 142 44-46 Queensland Road - second floor, block C, winding mechanism
- Plate 143 44-46 Queensland Road - Block D exterior. Looking southwest
- Plate 144 44-46 Queensland Road – Block D north wall, looking southwest
- Plate 145 44-46 Queensland Road – Block D second floor looking northeast

SUMMARY

A programme of Historic Building Recording was undertaken in advance of the demolition and alteration of properties within the Lough Road and Ashburton Grove sites. Most of the buildings were of late 19th century origin, and most had been considerably reconfigured and rebuilt during the later 20th century.

This report includes information from documents already submitted and approved, specifically:

AOC Archaeology, 2002a: Arsenal Football Club Development Proposal: Standing Building Assessment; and

AOC Archaeology, 2002c: Arsenal Football Club Development Proposal, Islington, Lough Road & Ashburton Grove - 1, 3 & 5 Queensland Road, Historic Building Record

The new sections within this report are paragraphs 5.15-5.24, sections 6.6-6.8 and plates 118-145. These additional sections are due to further buildings on Queensland Road becoming available for recording; namely 20-24, 26-28 and 40-44 Queensland Road.

1 INTRODUCTION

Site Location

- 1.1 The development areas of Lough Road and Ashburton Grove are located south west and northeast of Holloway Road respectively, within the London Borough of Islington (Fig.1).
- 1.2 The Lough Road development area is bounded by Holloway Road to the north-east and by Caledonian Road to the south-west. The north-western boundary is formed by the East Coast Main Line Railway, while the southeastern boundary follows Eden Grove and Piper Close. Piper Close continues northwards to form the western boundary with Holloway Road... It covers an area of approximately 7.35 hectares.
- 1.3 The Ashburton Grove area is bounded by Bryantwood Road, the East Coast Mainline and Drayton Park. It covers an area of approximately 12.6 hectares. Within this plot, Queensland Road, oriented east-west south of the new stadium, contained historic buildings worthy of recording.

2 PLANNING BACKGROUND

- 2.1 This report has been commissioned from AOC Archaeology by CPM Environmental Planning & Design on behalf of Arsenal Football Club. It sets out a programme of recording and historical analysis for the buildings at 20-24, 26-28 and 40-44 Queensland Road, which were not recorded in the reports submitted and approved in 2002. This additional information is required in respect of the conditions AG58 and AG75 of the Queensland Road portion of the Ashburton Grove planning permission (P01/1500). However, for completeness, this report includes information from documents already submitted and approved.
- 2.2 CPM Consulting Ltd produced a Technical annex as part of the Environmental Impact Assessment in May 2001 which included an appropriate Cultural Heritage component detailing the principal historic building issues for each site. The report concluded that appropriate mitigation for the impact of the development on the Locally Listed buildings within the Lough Road site would be forms of recording pursuant to the level of demolition or adaptation undergone by each relevant structure or part thereof (CPM, May 2001).
- 2.3 The locally listed properties are:
 - 60 Eden Grove - Category C.
Description: Gate house of former electricity generating station. Glazed red brick, moulded cornices, sash windows. Elliptical archway with wrought-iron work. Terracotta frieze with "Vestry District" and "Electric Lighting Station". Principal Qualities: Historic association.
 - 1-6 Piper Close - Category C.
Description: Formally housing for railway workers. 2-storey terrace of stock brick, hipped tiled roof with party walls. Plain doorways, sash

windows, projecting string course. Principal Qualities: Good example of the period. Street value.

- Mount Carmel Roman Catholic School, Eden Grove - Category B.
Description: 4-storey building in yellow and black brick. Strong design with Norman and Gothic styles intermixed. Principal Qualities: Good design of whole building.

2.4 In accordance with the government guidance provided by PPG 15 (Planning and the Historic Environment) and PPG 16 (Archaeology and Planning), English Heritage advised the London Borough of Islington that it would be appropriate that the applicant undertake a standing building assessment of Locally Listed and other standing buildings within the Lough Road and Ashburton Grove application sites. This was so that informed planning decisions could be made with regard to the appropriateness of the current proposals for re-development and the nature, if necessary, of any resultant mitigation. This was accordingly undertaken by AOC Archaeology on behalf of CPM (AOC Archaeology, May 2002). This assessment concluded that an exterior and interior photographic record of period features within the Local Listed and certain unlisted buildings would be an appropriate level of mitigation for their demolition or refurbishment.

2.5 The scope and methodology for this subsequent photographic record was submitted as a *Project Design for Historic Building Recording* (AOC Archaeology, June 2002) to and approved by English Heritage on behalf of the London Borough of Islington.

2.6 This report concerns work undertaken at Lough Road, and Nos. 1, 3 & 5, 20-24, 26-38 and a group of four buildings at 44-46 Queensland Road in the Ashburton Grove area.

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The pre-19th century history of the area is discussed in the CPM Technical Annex: Archaeology and Cultural Heritage (Doc Ref: BR4, CPM, May 2001), and is summarised below.

Topography and Geology

3.1 The underlying geology of the site is London Clay, which overlies deposits of the Lambeth Group, Thanet Sands and the Upper Chalk. The area at Lough Road and the Ashburton Grove is approximately flat, lying between 28 and 30m OD. There is a rise to the northeast of the site, Highbury Hill. Hackney Brook ran through the area, which would have provided water for potential settlement. New River was created in the 17th century, which brings water into London from Ware in Hertfordshire.

Prehistory

3.2 There are no prehistoric entries in the Greater London Sites and Monuments Record within the site, although there is a drawing by the antiquarian William Stukeley showing long barrows surrounded by a ditch, tied in with the name 'Newington Barrows'. This may be fanciful, since Highbury was held by Alicia de Barowe in the 13th century.

Roman

- 3.3 There are no Roman entries in the GLSMR

Medieval

- 3.4 Highbury originated as one of Islington's six manors, and is recorded in a late Anglo-Saxon charter as *Tollandune*, meaning Tolla's hill, later Tollington. The manor house was moated and was located on the east side of Hornsey Road. It was superseded by a new manor on higher ground, thus the name Highbury, the current location of Leigh Road. In 1271 it was held by Alicia de Barowe, who presented the lordship to the Priory of St John of Jerusalem in Clerkenwell. This was known as Jack Straw's Castle, and was destroyed in the Peasant's Revolt of 1381, as was the priory.
- 3.5 There was one medieval settlement of Tollington north of Highbury Manor, and there was another possible settlement at the junction of Upper Street and Holloway Road. Several roads with their origins in the medieval period: Holloway Road, Tollington Lane (now Hornsey Road) and Liverpool Road.

Post-medieval

- 3.6 Significant buildings of the post-medieval period include Highbury House on the old manor site, Cream Hall, a farmhouse north of Highbury Hill, and Islington Workhouse, between Holloway Road and Eden Grove. The earliest detailed maps of the area show that beyond the small village type settlements and major properties, the areas of Lough Road and Ashburton Grove were both fields, a largely agricultural landscape.

19th century

- 3.7 The principal road network consisting of Holloway Road and Caledonian Road in the area was in place by 1835 (Fig.2). The Eden Grove area had been developed as a residential area linking both roads (Victoria County History, 1985). No corresponding development had occurred at Ashburton Grove at this time.
- 3.8 By 1877 (Fig. 3) the First Edition of Ordnance Survey maps for the area clearly shows this situation appears to have changed markedly by this time. The arrival of the Great Northern Railway in 1852, with its railway terminus at Kings Cross to the south and associated development of Holloway Station appears to have been a great stimulus to development, as both areas contain major residential redevelopment with industrial complexes, attracted no doubt by the proximity of the improved transport infrastructure. Surveys of the 1870's at this time indicated that the residential properties were of poor quality and very overcrowded, averaging 1.75 people per room, the highest concentration in the Borough, (VCH, 1985).
- 3.9 This overall pattern of residential land use adjacent to railway and industrial use has changed in proportion over time till the present day. Lough Road (Figs 4-6) saw the removal of certain stretches of residential terrace to make way for an electricity generating station, the Star Brush Factory and the Lady Sion Convent; Ashburton Grove (Figs 7-10) saw a far more dramatic replacement of residential properties with light industrial units occurring over the same period whilst the

original railway sidings became the site of the present Borough waste transfer facilities.

- 3.10 Highbury Stadium has been central to the history of the area since its construction in 1913, following the relocation of the football club from Woolwich. The fine art deco east and west stands were erected in the 1930s, with more modern stands at the north and south ends.

Lough Road Background

- 3.11 This area has three broad zones of differing development; residential, industrial and educational which is in part typified by the three locally listed structures; 1-6 Piper Close, the Electric Lighting Station Gatehouse, 60 Eden Grove and the Former Mount Carmel School, Eden Grove. Their creation and development reflects the history of the area. It should be noted however that three other broad developmental elements were also present on the site which do not now survive to an appreciable degree. These are the former railway sidings to the east of 1-6 Piper Close which were open wasteland; the derelict electricity generating station served by the aforementioned Gatehouse; and the partially demolished Star Brush Works development north west of Mount Carmel School.

Ashburton Grove Background

- 3.12 This area has no locally listed structures within it, reflecting the amount and style of redevelopment within this area that has occurred within the last thirty years. As the historical maps show, the area initially comprised a residential element to the south around modern day Queensland Road and railway and related industrial premises to the north. The principal residential elements within Queensland Road were replaced by commercial/workshop premises by the 1920s with the area becoming a core element of the then small scale manufacturing belt around central London. Such premises were further replaced and/or extended into Ashburton Grove after the last war at the same time as the railway sidings to the north were replaced by the extension of waste transfer facilities (VCH, 1985). Accompanying photographs show the general flavour of the streetscape within this area.
- 3.13 Though the general area has undergone dramatic change in its appearance since the last war, isolated islands of previous 19th century residential property do survive in Queensland Road at 1-5, 26-34, and 44-46. Of these 1-5 Queensland Road would appear to be the earliest, being in existence by 1871, and has always consisted of three separate properties. Each is a three storey structure adjoining the other, constructed in yellow stock brick with plain doorways, sash windows and flat roofs. Ordnance Survey map evidence indicates that 26-38 and 44-46 Queensland Road were constructed by 1894. It also shows adaptation of these separate properties into their more recent use as blocks of industrial premises, i.e. the “Globe Works”. Each of these buildings has undergone adaptation through its primary change in function.

4 AIMS AND METHODOLOGY

4.1 The properties recorded during this project were assessed by visual inspection and using the following principal sources:

National Monuments Record, London Office
Islington Local Studies Library
London Metropolitan Archive

4.2 The primary objective of the Historic Building Record is to provide an adequate record of the period exterior and interior features that survive in previously assessed buildings of merit due for demolition or refurbishment where such features will not be retained in the new development.

4.3 Appropriately, entry was gained, subject to Health and Safety considerations, to the interiors of all buildings for a visual inspection by a Historic Building Analyst with a photographer to undertake recording where directed. The record consists of period detail juxtaposed with later less meritorious physical and functional changes.

4.4 Where applicable this information has then been used to comment further on the relative significance and historic fabric of the recorded buildings.

4.5 Following completion of this record the record will be deposited as an Archive with the Museum of London. Accordingly a unique site code, AFD02 has been obtained from them for this purpose.

4.6 Under the Copyright, Designs and Patents Act 1988, AOC Archaeology retains the copyright to this document.

Lough Road Area

4.7 English Heritage agreed that the following buildings within this area of the development would undergo a programme of photographic recording; 1-6 Piper Close, the Star Brush Works, the Electric Lighting Station Gatehouse, 60 Eden Grove and the Former Mount Carmel School, Eden Grove. Accordingly interior and additional exterior photographs were undertaken for each building.

Ashburton Grove Area

4.8 English Heritage agreed that the following buildings within Queensland Road within this area of the development would undergo a programme of photographic recording; Nos. 1, 3 & 5, 20-24, 26-38 and a group of four buildings at 44-46. Access was possible to all structures. Accordingly interior and additional exterior photographs were undertaken for each of the accessible buildings. Provision for a level 2 record of one of the terrace occupying 26-38 Queensland Road was made, but the interior had been so altered as to remove all original room layouts.

5 RESULTS

LOUGH ROAD AREA

1-6 Piper Close (Plates 1 - 14)

National Grid Reference: TQ 30625 85038

- 5.1 This is a Category C Locally Listed terrace of railway worker cottages, consisting of a two storey structure, built in stock brick with hip tiled roofs and party walls. Its doorways are plain with sash windows and a projecting string course. The properties would have been typical of terraces of the period, with a standard floor plan, two rooms deep on each floor, and a main stair located at the rear, either within the main building envelope, or projecting to the rear. This isolated block of housing was in existence by 1877 and given its use was probably created after the railway in c.1852. As can be seen from the plates, five of the properties were derelict and closed to access. Entry to Nos 5 and 6 was not attempted due to structural instability.

Recording

- 5.2 Entrance was gained to four of the houses, 1, 2, 3 & 4 within the terraced block. Principal photography was undertaken in 2 and 3 as 1 and 4 possessed even fewer original elements. Entrance to 5 & 6 was considered not advisable due to Health and Safety considerations.

Observations

- 5.3 As can be seen the vast majority of these buildings interiors have been replaced by modern room arrangements and extensions at the ground floor for the use of kitchens. Certain period elements do survive i.e. stairs, an upstairs fireplace and cupboards within 2 Piper Close and a window shutter within 3. Such survivals do not occur within 1 or 4 Piper Close.

Star Brush Factory and Offices (Fig 15 – 30)

National Grid Reference: TQ 30815 85317

- 5.4 The only remnant left of these former commercial premises is the distinctive four storey factory building located to the rear of the Mount Carmel School, faced with green-painted brick and dramatically punctuated by large windows maximising the use of natural light to illuminate the factory floor interiors within. Analysis of the Goad Fire Insurance Plan demonstrates that the present structure was constructed by 1901 accompanied by two other similar sized blocks, both having been subsequently demolished (Goad, 1901). The illustration lists the appropriate functions involved in the production of brushes on each extant floor.

Recording

- 5.5 Entry was gained to each of the principal four floors of the factory and the adjacent two storey office building. Entry was not gained to an attic room in the factory due to the parlous state of adjoining structural support to a connecting stairwell. Both structures appear have been empty since the early 1980s and that large parts of the factory are open to the elements though broken windows and doors.

Observations

- 5.6 The original interior of the factory building appear to have undergone little in the way of subsequent adaptation. Its floors and ceiling support appear to be original consisting of steel columns and I-beams, walls are unadorned brick and no adaptation of internal spaces has occurred. Of particular note are the remains of the electrical transmission equipment for operation of the goods lift and the connecting goods hoist on the ground floor. The exterior brickwork is painted green. The office exterior is redolent of the factory exterior. The interior consists of rendered brick walls, plaster and lath ceilings with similar columned and steel I-beams support. Of particular note is the enclosure of the original roof line as a consequence of a 1930s extension with a higher roof associated with an art deco style staircase.

Electric Lighting Station Gatehouse, 60 Eden Grove (Plates 31-51)

National Grid Reference: TQ30779 85157

- 5.7 Another Category C Locally Listed structure, being the former gatehouse to the adjacent derelict electricity generating station. It is a 3 storey structure with a glazed red brick frontage, moulded cornices and sash windows. It has an elliptical shaped, arched, gated entrance with wrought ironwork. Of particular note are the two terracotta friezes on the frontage. The third storey frieze inscribed with 'Vestry District' and its date of construction, '1896' and the first storey frieze of the 'Electricity Lighting Station'. The Gatehouse is now an isolated feature within the streetscape with the previous removal of the generating station. All the windows are broken and vegetation is growing from the roof and guttering.

Recording

- 5.8 Entrance to this structure was made through the gated entrance to the now demolished Power Station. Switch Rooms and offices, as indicated on the previously discussed Goad plans (Goad 1901), behind the Gatehouse façade were recorded. Parts of this building appear to have been vacant for a considerable time given the growth of vegetation found within them.

Observations

- 5.9 These rooms neither contain any of their principal machinery, cabling nor other period/functional fittings. Remnants of certain signage detailing internal circuiting diagrams do survive in connecting passageways.

Mount Carmel R.C. School, Eden Grove (Plates 52-68)

National Grid Reference: TQ 30940 85300

- 5.10 A Category B Locally Listed School, previously known as Lady Sion Convent. This well designed four storey building is faced in yellow and black stock brick. Its windows, doors and gate entrances contain intermixed elements of Norman and Gothic design. Of particular note is the well preserved projecting iron balcony on the rear face of the main building looking out over what would have been the central school courtyard. The Convent was constructed in 1870 and closed in 1967 (VCH, 1985).

Recording

- 5.11 Access was possible to most of this structure apart from the attic of the main original part of the school. It was a relatively straightforward task to identify and record what few original features survived and the functionality of the rooms.

Observations

- 5.12 Though certain adaptation has taken place within the school structure it is a relatively easy building to understand. Little adaptation has occurred which precludes understanding its original form and function allowing us to give relevant descriptions to the accompanying photographic plates. Of particular note are the original tiled lavatory walls, potential dormitory use on the second floor of the main school building and teachers study rooms in the side wing.

ASHBURTON GROVE AREA

1, 3 & 5 Queensland Road (Plates 69 - 117)

National Grid Reference: TQ 31125 85576

Recording

- 5.13 Entrance was gained to each of the properties; throughout all of No.1, which is a public house at ground floor with a service basement and contiguous residential on its 1st and 2nd floors; Nos. 3 & 5 with commercial premises at ground floor and separate access to residential properties on their 1st and 2nd floors. Principal photography was undertaken throughout. Please note that no evidence was found for the presence of or access to the basements under Nos. 3 & 5.

Observations

- 5.14 The buildings are all of a late 19th century style, and the Ordnance Survey Map of 1876 shows these properties to be present. As can be seen again the vast majority of these buildings interiors have been replaced by modern commercial premises room arrangements at ground floor, and the subdivision of rooms with partition walling into subsidiary bedrooms, kitchens and bathrooms in the residential premises on the 1st and 2nd floors. Certain period elements do survive throughout i.e. stairs, upstairs fireplaces, windows and some doors. The open bar in No.1 appears to date to either immediately pre or post World War II, whilst the arrangement of all the floors in 3 and 5 appears to indicate that these buildings have been effectively rebuilt. The roofs of all the buildings appear to have been replaced in the last 30 years.

20-24 Queensland Road (Plates 118-119)

National Grid Reference: TQ 31203 85537

Recording

- 5.15 Entrance was gained to this property, which in most recent times was home to 'Shift 4' and previously the Post Office. It was a girder-framed warehouse with a breeze block partition forming a two storey office space at the front. No features of historic merit were present.

Observations

The style of build and materials indicated a structure no earlier than the 1960s, and probably more modern. The property was accessed by two roller doors for vehicular access, a third low roller door and a central door for pedestrians. The walls of the warehouse were breeze blocks painted white on the interior, and clad with a brick façade. The office space at the front of the building had a door into the warehouse proper and the first floor was accessed by a set of metal stairs. The roof trusses were constructed of I-beams with further longitudinal I-beams supporting roofing panels. The roofing was corrugated sheets, with natural light provided by clear panels. The floor was a concrete slab.

26-34 Queensland Road (Plates 120-126)

National Grid Reference: TQ 31225 85516

This had once been a row of five terraced houses with pitched roofs. The original terrace had been 8m from front to rear, each property 5m wide. The front wall facing the street had been substantially rebuilt, and the internal spaces entirely reconfigured. A pair of warehouses lay to the rear, one behind Nos 26-28, and a larger one behind Nos 30-34. In the southwest corner of the smaller warehouse was a tall, square-profile yellow brick chimney indicating a prior industrial use.

Recording

- 5.16 A photographic record was made of all major rooms, circulation areas, and details of windows. This group of buildings was effectively a single property, comprising a pair of warehouses with storage and welfare facilities on the ground floor, with office space on the second floor. Evidence for its previous use as a dwelling was missing from the interior, leaving only chimneys protruding above the roof line.

Observations

- 5.17 The building was constructed of yellow stock bricks with stone window sills and rendered surrounds painted white. A date of the 1920s or 1930s is suggested by the metal-framed segmented windows present within the whole property. The front of the property displayed nine bays, although there was little regularity. Access on the ground floor was gained for pedestrians through a reception area that led directly to the western warehouse. In the east of the property was a roller door, allowing vehicular access, beyond which was the eastern warehouse. Between the entrances were a series of small rooms used for storage and washing facilities. There were few architectural details apparent on the ground floor: no skirting or architraves were present. The whole was painted brightly on the interior, as befitting its most recent use as Queensland Multi-Media Arts Centre, orientated towards children. Both of the rear warehouses were most recently used as part of this educational facility. The eastern warehouse was longer than the western, caused by the extent of adjoining properties to the rear.
- 5.18 Access to the upstairs was via a staircase at the eastern end, above No.38, and a second staircase, a fire escape, was present to the west, above No. 26. The first floor was laid out with a series of offices and washrooms, with a main corridor winding through the property. All rooms contained skirting boards with a bead moulding on the upper edge. The windows were all metal-framed, and the larger ones opened horizontally with a central pivot.

The roof was formed of a series of north-south girders which held the valleys of pitched roofs, indicating the lost divisions between the individual properties that formed the block. These were hidden at street level by a parapet wall.

44-46 Queensland Road (Plates 127 to 145)

National Grid Reference: TQ 31270 85513

Recording

- 5.19 Access was made possible to all parts of this property, which was composed of four buildings. The four buildings have been defined as buildings A-D. Building A was a three-storey dwelling with bay windows. Building B was a two-storey workshop for manufacturing springs. Building C was three storeys and used as a store and Building 4 was used as a store and office space. New windows had been inserted in many of the openings, but this was still one of the more interesting properties examined during this programme of Historic Building Recording.

Observations

- 5.20 Building A fronted onto Queensland Road and is thought to be mid-19th century. It was a three storey two-bay house with a gable end and slate pitched roof. Atop the gable end a broken weathercock. Building A was once accessed through a door, but this was blocked. There were two rooms on each of the three floors. The basement and ground floor both had bay windows on the street front, and the first and second floors both had fireplaces which had been blocked. All the windows were sash windows. At the rear of Building A, the drain pipe that led from the roof fed into an ornamental hopper. Several interior features included a timber boarded ceiling in the basement and limited timber studwork within the basement walls.
- 5.21 The whole of the site was enclosed, with the four buildings clustered around a central courtyard. The front wall had coping bricks made in West Bromwich in 1902, and this may represent the date when the industrial buildings behind were built. The courtyard was accessed through a large set of doors.
- 5.22 Building B was on the east side of the courtyard, a two-storey workshop and store for the manufacture of springs, and a similar industrial function seems likely to have been its original form. The walls were brick with substantial wider brick piers, and the windows were set in large openings. Those on the ground floor were considered original to the property, metal framed and pivoting horizontally, similar in form to those of 26-38 Queensland Road. The ground floor was made of concrete, whereas the first floor was timber boards nailed to wooden joists, and the first floor ceiling was made this way too. The first floor ceiling joists had pairs of diagonal struts nailed between them. The roof was flat.
- 5.23 Building C was at the south end of the yard, and was of three storeys, again with a flat roof. The windows were large, and many were modern replacements. The current use for all of the structure was storage. This seems also to have been the use of the feature in the past: the remains of an internal hoist were present in the roof space of the second floor, and the floor had been repaired, clearly blocking an opening in the floor relating to use of the hoist.

- 5.24 Building D was of a similar size to building C, built of brick, having three storeys and a flat roof. Much of the east wall had been repaired with iron girders, and the windows had been replaced. The internal surfaces were painted, obscuring any potential details of other alterations. There had once been an opening in the north end of the second floor: this had been blocked. It suggests that there may have been a second, external hoist here, for bringing up materials for storage

6 SIGNIFICANCE OF THE LOUGH ROAD AND ASHBURTON GROVE AREAS

In reconsidering the worth of each of the buildings recorded above it should be noted that regarding the Lough Road area, their existing Locally Listed protective status reflects a fair statement of their importance as previously surmised by the Local Planning Authority. There was little found during the recording exercise that increases the worth of these buildings.

6.1 1- 6 Piper Close

Internal inspection of these buildings has shown that little survived of their period internal detail and that each had undergone modern adaptation. Their primary function as houses for railway workers is also a commonplace reason for terraced house construction throughout the mid Victorian period and accounts for them having no known architect or features of specific architectural merit.

6.2 Star Brush Factory

The survival of period features and the lack of later adaptation gave both buildings merit in their use of factory and office space. They were however that last remnant of the Star Brush Factory complex and were in a very poor state of repair; the factory seemed likely to be structurally unsound.

6.3 Electric Lighting Station Gatehouse

As previously reported the façade has architectural merit as reflected in its Local Listing and intended retention. As directed by English Heritage further documentary research has been undertaken through the analysis of the Monument Protection Programme study for this type of structure, within its volume on Electric Power Generation (English Heritage, 1998, Steps 1, 2 & 3). No reference to this building was made in this report and it gives a low rating to the type of structure surviving given the lack of original fittings.

6.4 Mount Carmel R.C. School

The photographic record consists of exactly the sort of elements that were hoped would survive and which lend themselves so well to a suitable level of reuse through refurbishment as the development intends.

6.5 1, 3 & 5 Queensland Road

Though the facades of these buildings presented a pleasing 19th century style aspect on the corner with Benwell Road, their interiors showed dramatic mid to late 20th century adaptation with loss of original room configuration and some fireplaces. Certain windows, doors and staircases appeared to be all that survived from the late 19th century at the earliest.

20-24 Queensland Road

6.6 This property was a warehouse of late 20th century date, of low architectural and historical merit, and its loss is not considered significant to the Ashburton Grove area.

26-34 Queensland Road

- 6.7 This property had been extensively remodelled in its interior and façade, but appeared originally to have been a row of terraced houses, to judge from the roofscape which showed individual pitched roofs with chimney stacks. There were no surviving original front doors, so it is thought that the ground floor frontage had been rebuilt. There was only a single staircase, at No. 38. The entire building probably dates from the late 19th century, to judge from the metal-framed windows. No fireplaces or internal chimney stacks survived, and the internal spaces had been entirely reconfigured. The valleys of the roofs were all supported by iron girders. The construction of the warehouses behind is considered to date to the remodelling of the property, since they appeared to abut the property rather than have been built as a unit.

44-46 Queensland Road

- 6.8 This had been an industrial structure, with a dwelling house at the front, and workshops and storage to the rear. The dwelling appeared to be mid-19th century, and is shown on the first edition Ordnance Survey of 1876. The large workshops are later additions, being constructed by 1896, and are shown on the Ordnance Survey Map of that date. Further alterations are shown by the date on the coping of the front wall of 1902. The buildings formed an interesting group, and were an example of a small scale industry in an urban setting.

7 CONCLUSION

- 7.1 The above recording work has demonstrated that the survival of internal detail was as expected from the previous assessment. Its results confirm that the structures to be retained (the Gatehouse façade and Mount Carmel School at the Lough Road area) have been suitably chosen for sympathetic retention.
- 7.2 The remainder of the properties were also of some historical interest, although less so than Gatehouse and Mount Carmel School. The group of six cottages at Piper Close were a common survival of railway workers cottages, but their value as a group was undermined by their poor condition. Likewise, the Star Brush Factory contained period features, but was in very poor condition.
- 7.3 The Properties at Queensland Road had mostly lost much historic character by the reconfiguration of the original layouts, and the removal of historic features as use was changed and the properties modernised. This was the case for Nos 1, 3, 5 and 26-34, Queensland Road, whereas 18-24 was a modern warehouse with little character. 44-46 Queensland Road was the most interesting of the properties, in terms of it being an industrial unit from the late 19th century, but here too, original fixtures and fittings such as windows and doors were largely of more recent date.

8 BIBLIOGRAPHY

- AOC Archaeology, May 2002: *Arsenal Football Club Development Proposal: Standing Building Assessment*
- AOC Archaeology, June 2002: *Arsenal Football Club Development Proposal: Project Design for Historic Building Recording*
- CPM, 2001: *Development Proposals by Arsenal Football Club: Ashburton Grove, Highbury Stadium and Lough Road*. Environmental Statement
- Department of the Environment (DoE), 1994: *Planning & the Historic Environment*
- English Heritage, 1995: *Conservation Area Practice*
- English Heritage, 1998 *Electric Power Generation: Monument Protection Programme: Step 1, 2 & 3 Reports*
- Goad, 1901: *Fire Insurance Plan of Holloway Road, January 1901*, London Metropolitan Archive (LCC/VA/GOAD/D/28)
- Victoria County History VCH, 1985: *A History of the County of Middlesex Vol.8*, Institute of Historical Research, London

Appendix: OASIS Form

OASIS ID: aocarcha1-16500

Project details

Project name	Arsenal Football Club Development
Short description of the project	A programme of Historic Building Recording was undertaken in advance of demolition and alteration of properties at Lough Road and Ashburton Grove. Most of the buildings were of late 19th century origin, and most had been considerably reconfigured and rebuilt during the later twentieth century. Access to all buildings was possible where safety issues enabled.
Project dates	Start: 24-06-2002 End: 05-07-2006
Previous/future work	No / No
Any associated project reference codes	AFD 02 - Sitecode
Any associated project reference codes	6557 - Contracting Unit No.
Type of project	Recording project
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	METAL WORKERS WORKSHOP Post Medieval
Monument type	SCHOOL Modern
Monument type	ELECTRICAL ENGINEERING WORKS Modern
Monument type	FACTORY Modern
Investigation type	'Field observation'

Prompt Direction from Local Planning Authority - PPG15

Project location

Country	England
Site location	GREATER LONDON ISLINGTON HOLLOWAY Lough Road and Ashburton Grove
Postcode	N1
Study area	17.76 Hectares
National grid reference	TQ 30625 85038 Line
National grid reference	TQ 31270 85513 Line
Height OD	Min: 28.00m Max: 30.00m

Project creators

Name of Organisation	AOC Archaeology
Project brief originator	English Heritage
Project design originator	AOC Archaeology
Project director/manager	Ron Humphrey
Project supervisor	Les Capon
Sponsor or funding body	Developer

Project archives

Physical Archive	n/a
------------------	-----

ARSENAL FOOTBALL CLUB DEVELOPMENT – HISTORIC BUILDING RECORD – LOUGH ROAD & ASHBURTON GROVE – QUEENSLAND ROAD

recipient

Physical Archive Exists? No

Digital Archive recipient Museum of London

Digital Archive ID AFD 02

Digital Contents 'Survey'

Digital Media available 'Images raster','Text'

Digital Archive notes Held at AOC until transfer

Paper Archive recipient Museum of London

Paper Archive ID AFD 02

Paper Contents 'Survey'

Paper Media available 'Manuscript','Plan','Report','Unpublished Text'

Paper Archive notes Held at AOC until transfer

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title ARSENAL FOOTBALL CLUB DEVELOPMENT – HISTORIC BUILDING RECORD – LOUGH ROAD and ASHBURTON GROVE – QUEENSLAND ROAD

Author(s)/Editor(s) Capon, L.

Date 2006

Issuer or publisher AOC Archaeology

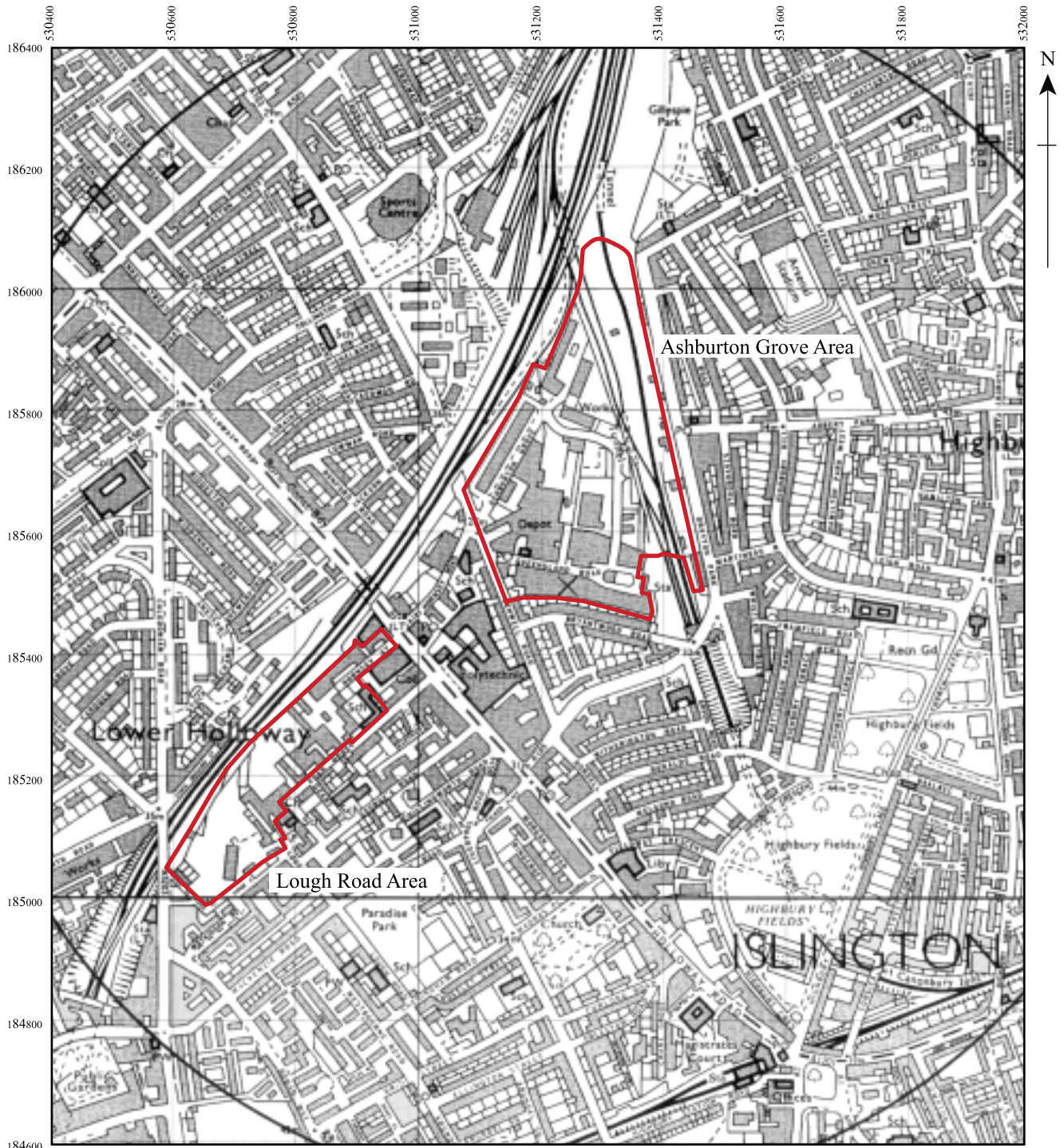
ARSENAL FOOTBALL CLUB DEVELOPMENT – HISTORIC BUILDING RECORD – LOUGH ROAD & ASHBURTON GROVE – QUEENSLAND ROAD

Place of issue or publication AOC Archaeology

Description A4, 16 Pages, six plans, 145 plates

Entered by Les Capon (lescapon@aocarchaeology.co.uk)

Entered on 10 July 2006



Based on the Ordnance Survey's 1:10 000 map of 1990 with the permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Licence No. AL 52393 A0001

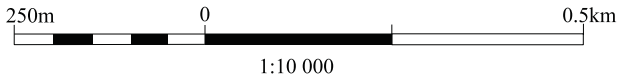


Figure 1: Site Location Plan Showing Lough Road & Ashburton Grove Study Areas

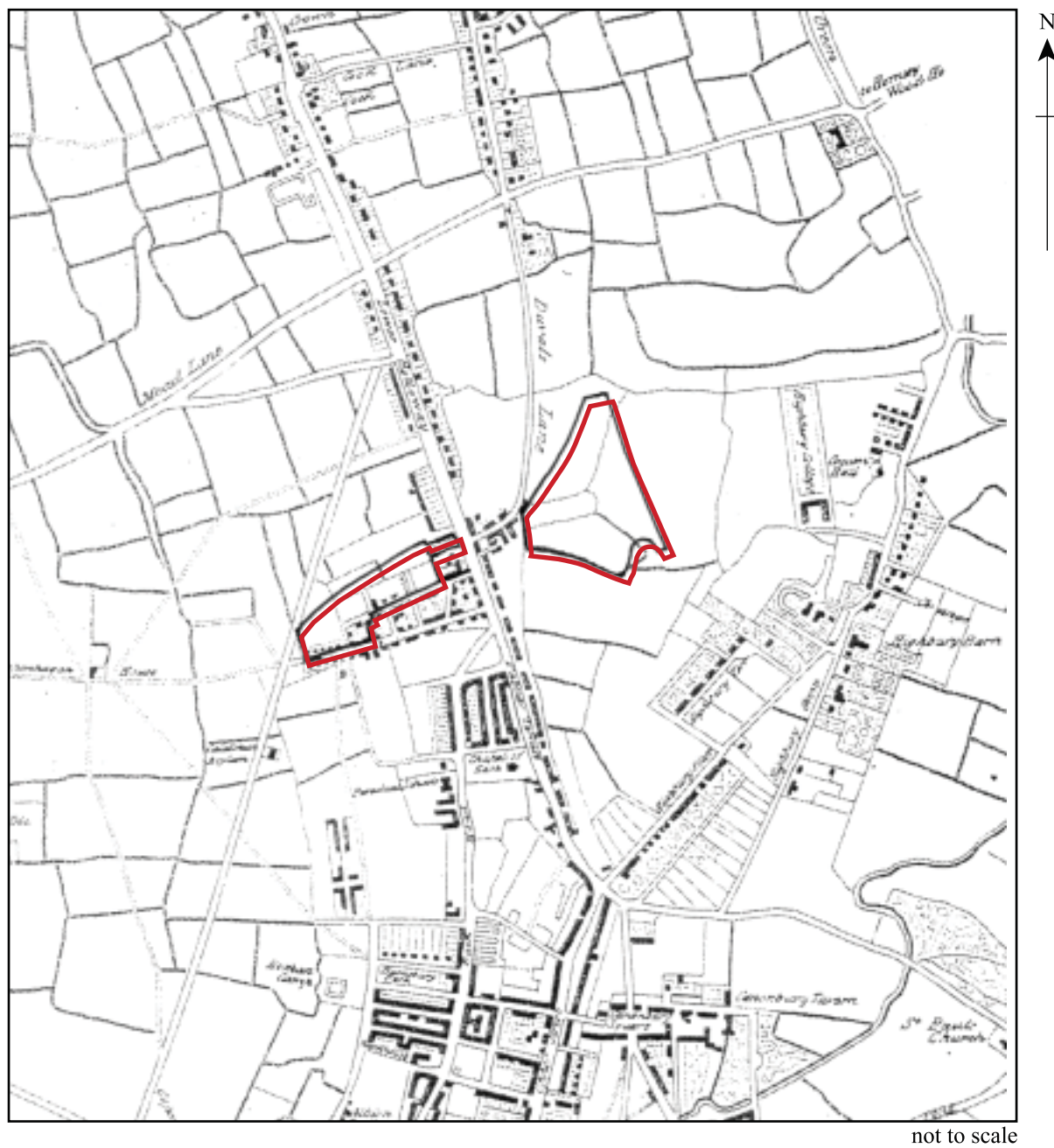


Figure 2: Parish Map of 1835 Showing Study Areas

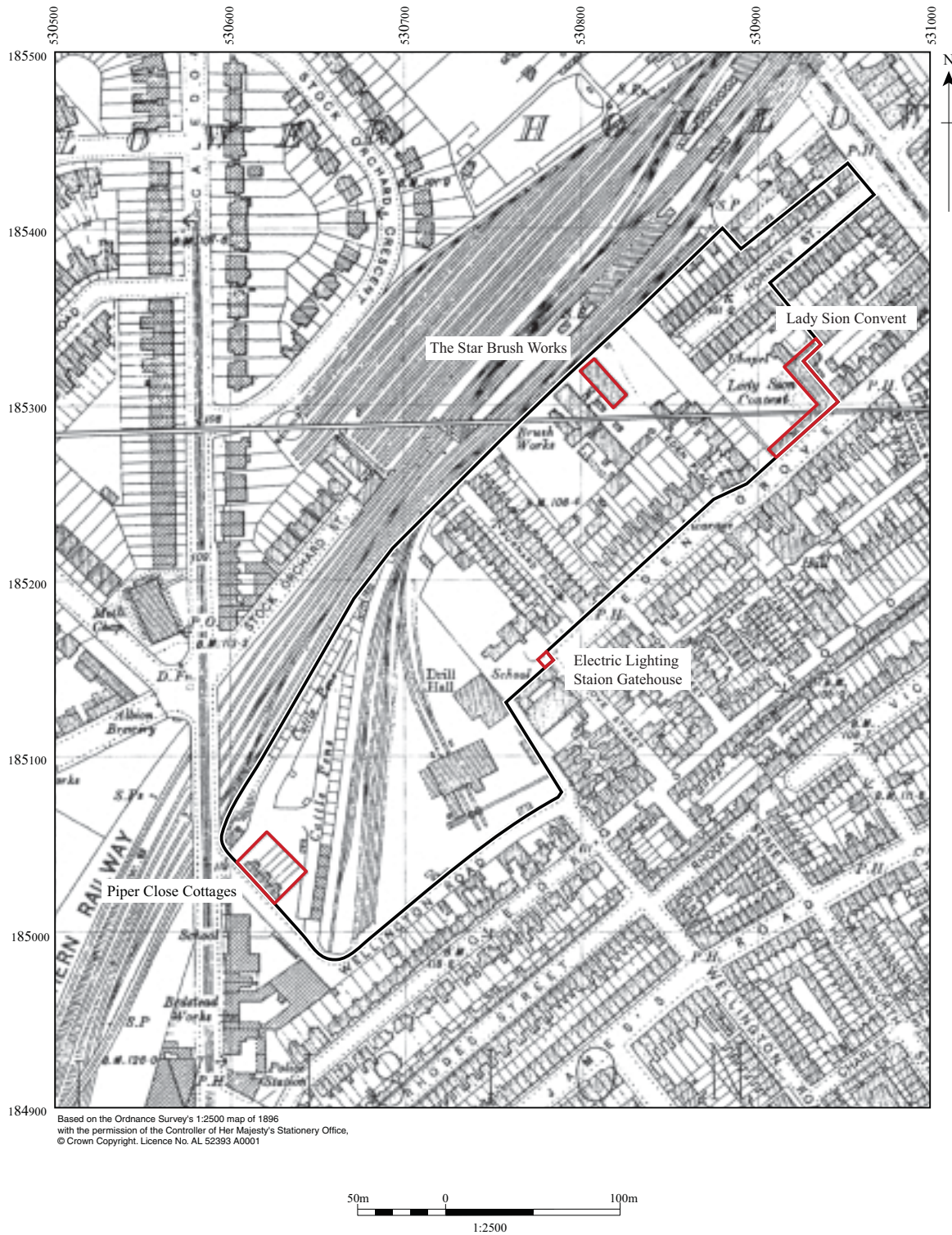


Figure 3: Lough Road Ordnance Survey Map of 1896
Showing Piper Close Cottages, Lady Sion Convent and The 'Brush' Works

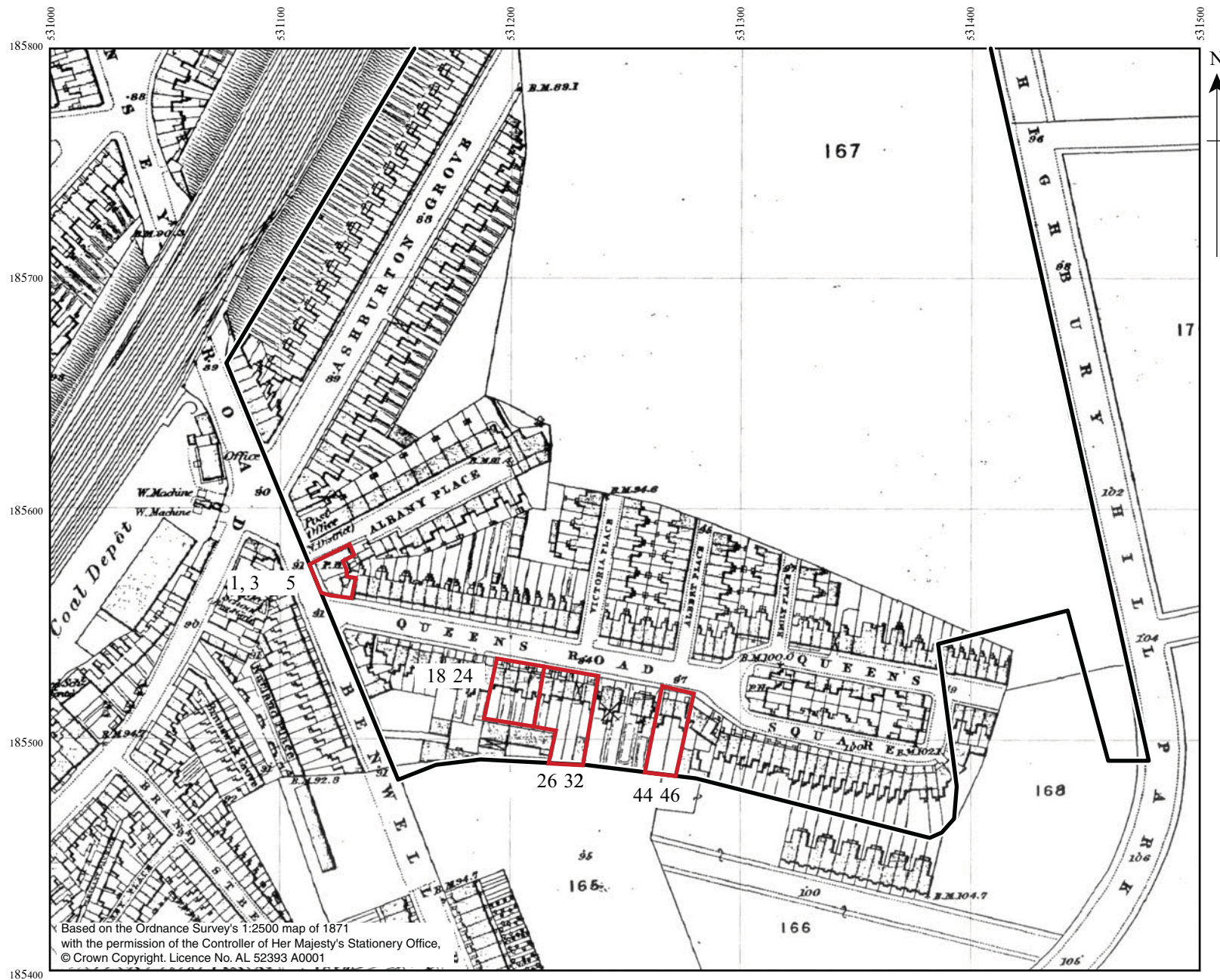
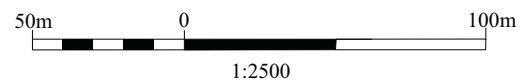


Figure 4: Ashburton Grove Ordnance Survey Map of 1871
Showing 1, 3, 5, 18, 24, 26, 32 and 44, 46 Queensland Road



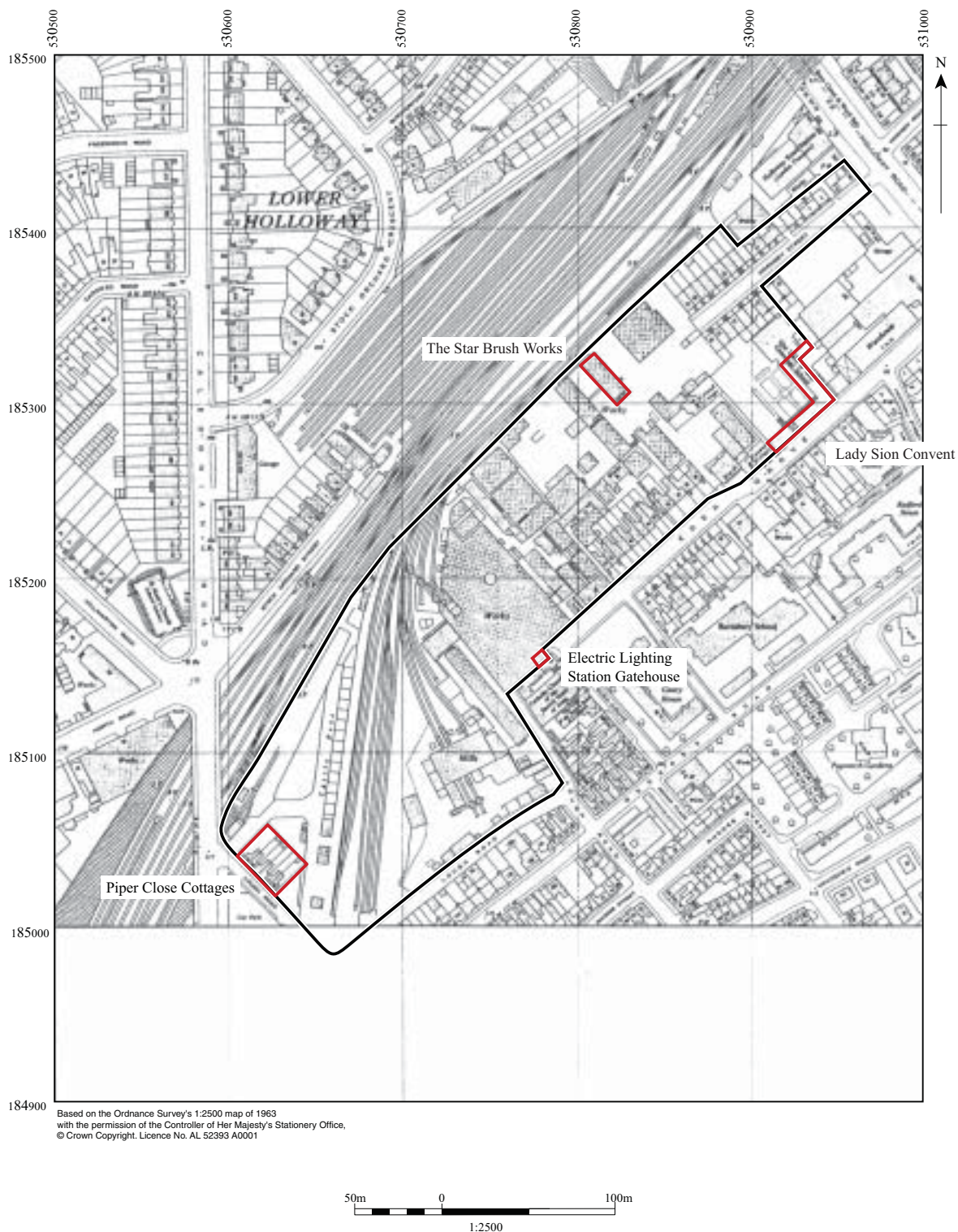


Figure : Lough Road Ordnance Survey Map of 1963
Showing Piper Close Cottages, Lady Sion Convent, The 'Star Brush' Works
and the Location of the Electric Lighting Station Gatehouse

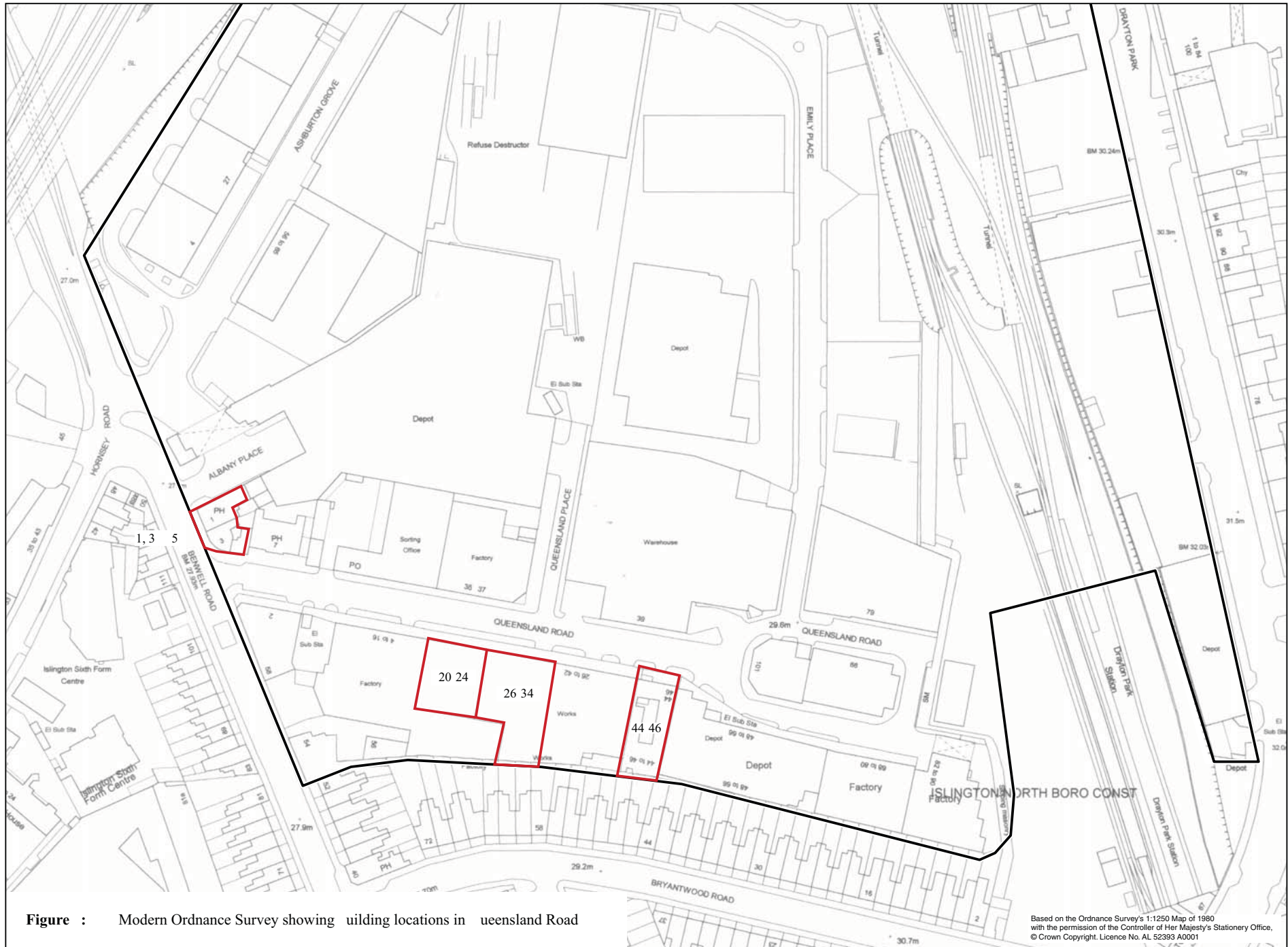


Figure : Modern Ordnance Survey showing building locations in Queensland Road

Based on the Ordnance Survey's 1:250 Map of 1980 with the permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Licence No. AL 52393 A0001

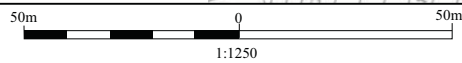




Plate 1: 2 Piper Close, Ground Floor Kitchen

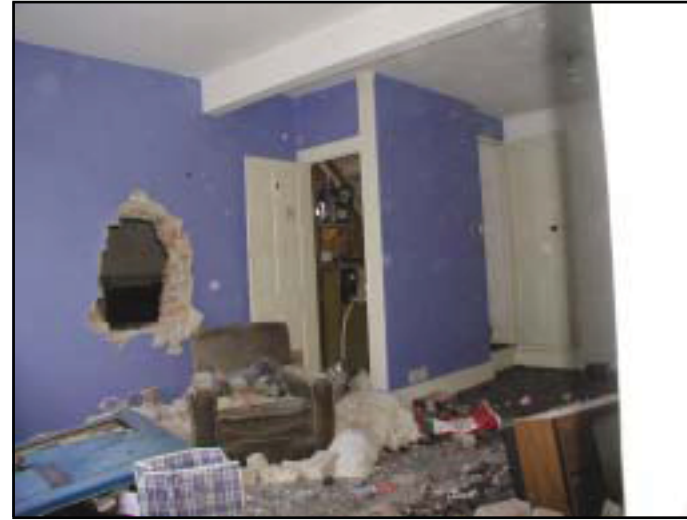


Plate 2: 2 Piper Close, Front Room



Plate 3: 2 Piper Close, Front 1st Floor Bedroom



Plate 4: 2 Piper Close, Detail of Fire Place



Plate 5: Electric Lighting Station Gatehouse



Plate 6: Lady Sion Convent



Plate 7: Lady Sion Convent Extension Courtyard



Plate 8: Lady Sion Convent Extension Courtyard



Plate 9: The Star Brush Works



Plate 10: Ashburton Grove



Plate 11: Ashburton Grove



Plate 12: 1 - 3 & 5 Queensland Road



Plate 13: 44 - 46 Queensland Road

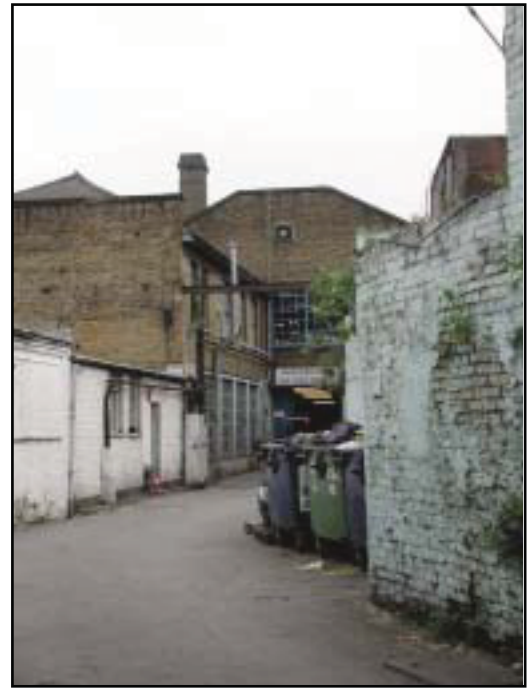


Plate 15: Buildings to the Rear of
20 - 26 Queensland Road



Plate 14: 20 - 26 Queensland Road



Plate 19: The Star Brush Works, Detail of Windows



Plate 20: The Star Brush Works, Detail of Floor Underside



Plate 21: The Star Brush Works, Detail of Column and Joist Bracing from 2nd to 3rd floor



Plate 22: The Star Brush Works, West Facade



Plate 23: The Star Brush Works,
Ground Floor Goods Lift



Plate 24: The Star Brush Works, Detail
of Original Window Settings
and Frames



Plate 25: The Star Brush Works, Detail
of Original Windows



Plate 26: The Star Brush Works, Detail of Ground
Floor Goods Hoist



Plate 27: The Star Brush Works Office, Office Interior, Ground Floor



Plate 28: The Star Brush Works Office, West Frontage of Office



Plate 29: The Star Brush Works Office, Art Deco Staircase

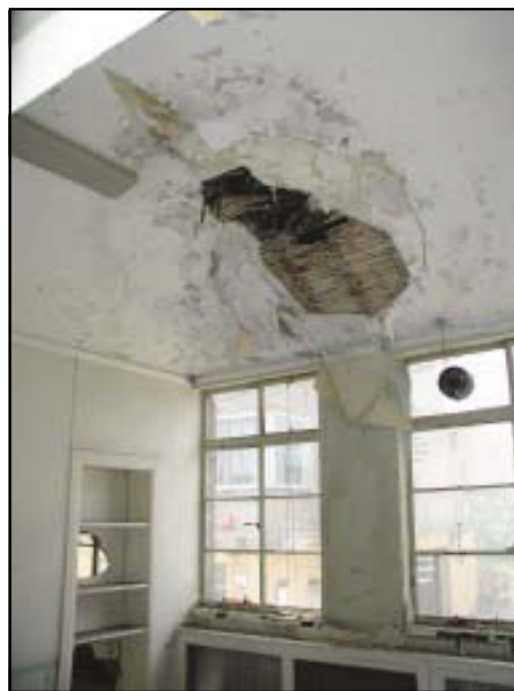


Plate 30: The Star Brush Works Office, Original Roof Lath and Plaster Ceiling



Plate 31: The Electric Lighting Station Gatehouse, Detail of Internal Arch



Plate 32: The Electric Lighting Station Gatehouse, Detail of Side Entrance and Oriel Window

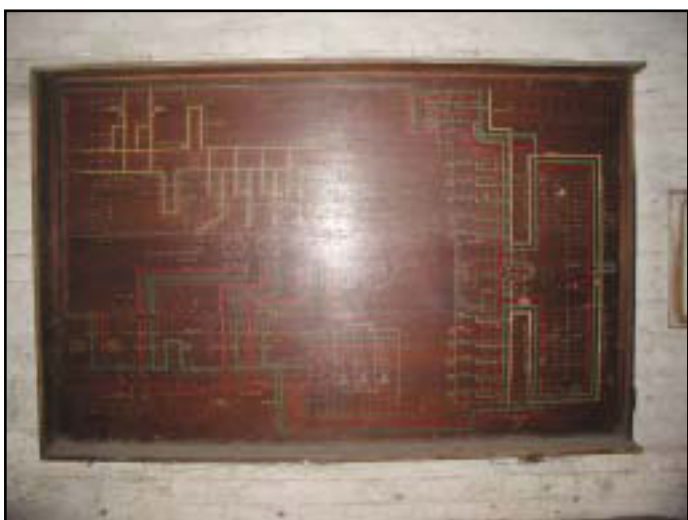


Plate 33: The Electric Lighting Station Gatehouse, Detail of Electric Supply Board



Plate 34: The Electric Lighting Station Gatehouse, Blocked Access Way to Demolished Power Station



Plate 35: The Electric Lighting Station Gatehouse, Detail of Roof Support and Cable Ducting

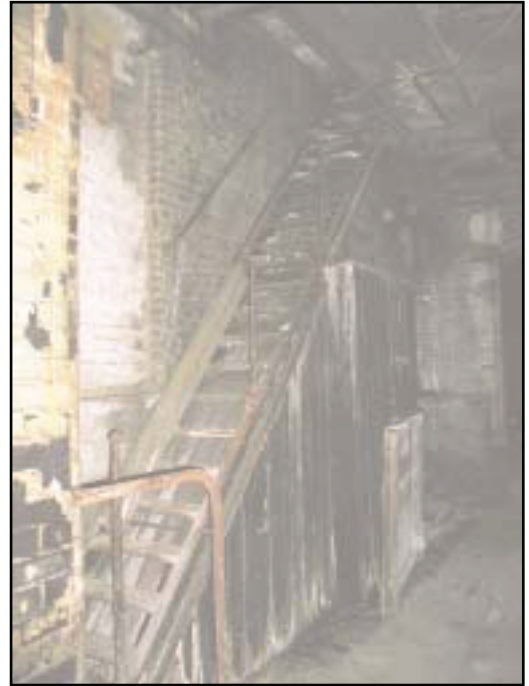


Plate 36: The Electric Lighting Station Gatehouse, Stairway Access from Ground to 1st Floor



Plate 37: The Electric Lighting Station Gatehouse, Interior View of 1st Floor Facade Windows



Plate 38: The Electric Lighting Station Gatehouse, Interior View of 1st Floor Corridor and Doors



Plate 39: The Electric Lighting Station Gatehouse, Interior View of 1st Floor Office

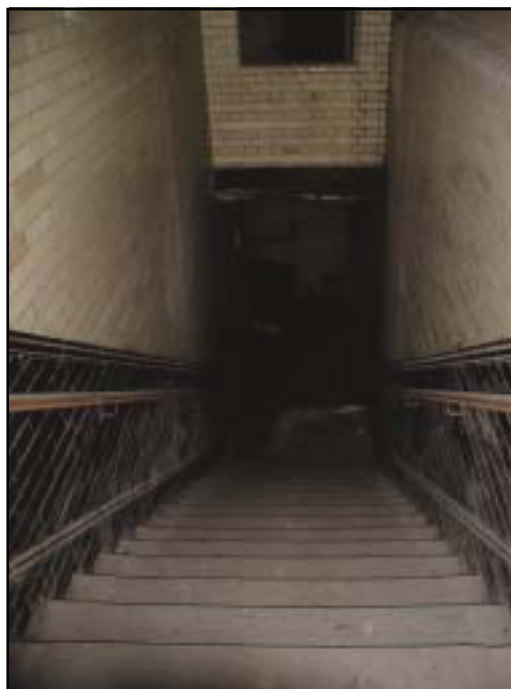


Plate 40: The Electric Lighting Station Gatehouse, View Down Main Stair to Street

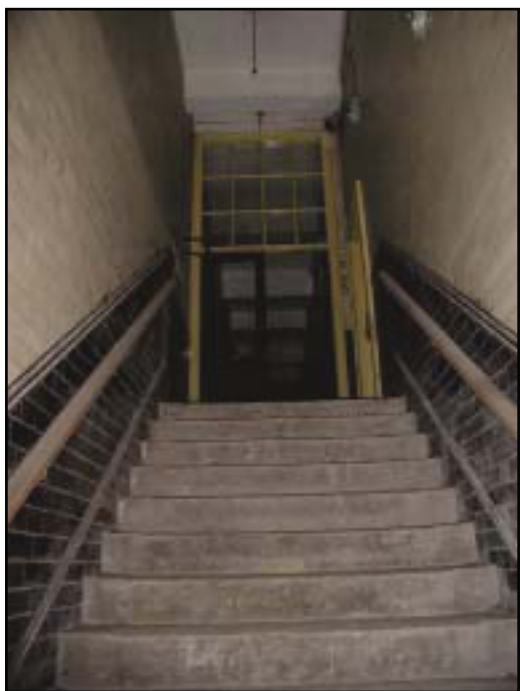


Plate 41: The Electric Lighting Station Gatehouse, View Up Main Stair from Ground to 1st Floor



Plate 42: The Electric Lighting Station Gatehouse, Detail of Office and Wall Panelling



Plate 43: The Electric Lighting Station Gatehouse, 2nd Floor Front Room Detail of Connecting Door



Plate 44: The Electric Lighting Station Gatehouse, 2nd Floor Front Room Front Window and Inserted Lift.



Plate 45: The Electric Lighting Station Gatehouse, Detail of Supply Board



Plate 46: The Electric Lighting Station Gatehouse, Internal Window



Plate 47: The Electric Lighting Station Gatehouse, Detail of the Roof Underside



Plate 48: The Electric Lighting Station Gatehouse, Blocked Accessway to the Station



Plate 49: The Electric Lighting Station Gatehouse, Wall in Switch Room



Plate 50: The Electric Lighting Station Gatehouse, Stairs in Switch Room



Plate 51: The Electric Lighting Station Gatehouse, View of the Demolished Power Station



Plate 52: Mount Carmel School, Tiled Lavatory



Plate 53: Mount Carmel School, 2nd Floor Dormitory



Plate 54: Mount Carmel School, Detail of Dormer Window



Plate 55: Mount Carmel School, Detail of Dormitory Ventilation Grille