

**HISTORIC BUILDING  
RECORDING AND  
ARCHAEOLOGICAL  
MONITORING AT POND  
HOUSE, NO. 162 LOWER  
CLAPTON ROAD, LONDON  
BOROUGH OF HACKNEY**

**PCA REPORT NO. R11599**

**JANUARY 2014**



**PRE-CONSTRUCT ARCHAEOLOGY**

**Historic Building Recording and Archaeological Monitoring at Pond House, No. 162  
Lower Clapton Road, London Borough of Hackney, E5 0QI**

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**January 2014**

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**PCA Report Number: R11599**



## DOCUMENT VERIFICATION

POND HOUSE, 162 LOWER CLAPTON ROAD,  
LONDON BOROUGH OF HACKNEY, E5 0QI

## HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING

Quality Control

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	Report Number	R11599

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## 1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Kingsbury Construction Co. Ltd to carry out historic building recording and archaeological monitoring at the Grade II\* listed Pond House and its Grade II listed Stables, 162 Lower Clapton Road, London Borough of Hackney. The work was carried out in response to a planning condition on planning permission for the conversion of Pond House and Stables to create 5 flats.
- 1.1.2 Pond House with Stables and Billiards Room were built in 1802 and 1803 as a family home overlooking Clapton Pond for City stockbroker Benjamin Walsh. It was built over two storeys with attics and basement floors and adopted the classical architecture of the Greek Revival style. The identity of the architect who designed the house remains unclear although certain architectural elements of the house are reminiscent of the works of Sir John Soane and James Wyatt. The 'Georgian villa' is symmetrical in plan with a raised Portland stone semi-circular porch with Doric columns, central to a stuccoed principal elevation and a bow fronted principal bay to the garden elevation.
- 1.1.3 Walsh took up a seat in Parliament in 1808 however soon afterwards he was declared bankrupt and his financial situation necessitated the sale of Pond House in 1809. During the subsequent years, Pond House was primarily occupied by families and was later used as a school, factory and club house. Given its many owners and diversity of use, it is surprising the extent to which the original building fabric and decorative treatments survive. Discounting a large 1950s extension, the symmetry of the original floor plans from the ground floor to the attic rooms are still legible and key spaces, such as the main entrance Stone Hall and the first floor landing remain almost untouched. Later re-use as a bar area has impacted upon the integrity of the main withdrawing room, dining room (which lost its east wall) and the study (later converted into a toilet) but the rooms are still recognisable and the positions of former internal openings and those to the veranda, are visible. Notable losses include fireplaces and overmantles to the principal rooms and first floor bedrooms and the veranda when the extension was built. However decorative plaster cornices and ceiling decorations, ornate architraves, panelled doors and window shutters remain features of the principal rooms.
- 1.1.4 The basement appears to have been altered a short time after the house's construction. Alterations included the bricking-up of internal window and door openings. The smaller rooms to the north used as servant/domestic rooms or pantry/coal store were later subdivisions. Further provision for live-in domestic servants and a nanny were provided within the attic storey, an area set aside as a nursery. Its use as a nursery was still legible by the presence of wrought iron balconettes incorporated into the base of the sash windows to the eastern bedrooms and a rebate to receive boards acting as a stair gate, set into the frame of door to the rear stair. The present dormer windows were a late 19<sup>th</sup>/early 20<sup>th</sup> century addition.
- 1.1.5 Hierarchical routes of circulation are still recognisable within the house. The rooms in the basement and attic were reached by the plainer rear stair. The former included the kitchen, scullery, pantry and wine and beer store and could also be accessed externally via doors in the north and south elevations. The main entrance, hall, principal rooms and main staircase have enhanced architectural and decorative treatments.
- 1.1.6 The coach house/stables and billiards room were extensively altered internally, the former as a snooker room and the latter as toilets. These changes removed all evidence of its former use, although a fireplace possibly to a small office/tack room did remain. The western end wall of the stable block had been rebuilt. A blocked doorway was observed in the east wall. The billiard room was originally built with a flat roof or very shallow pitched roof, hidden by the surrounding parapet. The use of this roof form, characteristic of water ingress, may have been a factor in its later total replacement.
- 1.1.7 No evidence was found of the former house on the site during an archaeological watching brief on the excavation of a service trench between the house and the stable block.



## 2 INTRODUCTION

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by Kingsbury Construction Co. Ltd to undertake a programme of historic building recording and archaeological monitoring prior to and during refurbishment and conversion works of the Grade II\* listed Pond House and the adjacent Grade II listed Stable Block. The work was carried out in response to a planning condition (7), imposed by the Local Planning Authority (London Borough of Hackney) on the planning permission (App. Nos. 2011/0696FUL & LBC 2011/0697) for the 'refurbishment and conversion of Pond House and Stables to create 5 self contained flats, and demolition of garages on Mildenhall Road frontage and the construction of 6 self contained dwellings, together with associated landscaping'.
- 2.1.2 Condition (7) states: 'No works shall take place until the applicant has secured the implementation of a programme of recording and historic analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the Local Planning Authority.'
- 2.1.3 Pond House is a Grade II\* listed building. In its listing citation, it is described as 'Circa 1800 villa of large proportions. 2 storeys, attic and basement, 3 windows; the centre bay slightly set back. Stucco with incised lines, 1st floor cill string, cornice and blocking course. Fairly low pitched slated roof with 3 flat dormers. Banded basement forms voussoirs to low lunettes. Sash windows with glazing bars and ornamental cast iron guards, those on ground floor tripartite in segmental arched recesses with large central paterae. Rebuilt steps to central projecting semicircular porch with fluted Roman Doric columns, entablature with bucranium frieze and blocking course. Pretty wrought iron railing. Central double door with shaped panels in moulded architrave has small flanking windows. At either side a concave quadrant wall holds doorway in entablature surround with bucranium frieze. Inside a graceful curved wrought iron staircase. Nos 158 to 162 (even) form a group with the stable and wall to No 162, and Bishop Wood's Almshouses.'
- 2.1.4 In addition, the stable building on the north side of Pond House and the left (north) forecourt wall to Pond House are listed Grade II. The former is described as 'Early C19 3-bay, 1-storey building, end on to road. Stock brick with low pitched hipped slate roof. Arcaded south side with stuccoed impost band and stone cills. Wide, round-arched western window: the others sash windows with glazing bars under flat gauged brick arches. Nos. 158 to 162 (even) form a group with the stable and wall to No 162, and Bishop Wood's Almshouses'. The latter is described as 'Stock brick wall with stone coping and 2 stuccoed piers with Greek key pattern friezes and stone caps. Nos. 158 to 162 (even) form a group with the stable and wall to No 162 and Bishop Wood's Almshouses.'
- 2.1.5 Before refurbishment, the condition of the house and stable block was very poor and Pond House was included on the English Heritage Buildings at Risk Register. The buildings lie at the heart of the Clapton Pond Conservation Area.
- 2.1.6 The historic building recording was undertaken in accordance with a Written Scheme of Investigation (WSI), agreed in advance of the work with the Local Planning Authority (Matthews 2012). It was also carried out in accordance with national planning policy guidance, specifically National Planning Policy framework (NPPF 2012) and the local authority's policy towards built heritage and archaeology. The WSI set out in detail the methodology that was employed by Pre-Construct Archaeology Limited during the survey works.
- 2.1.7 Architects/surveyors drawings of the existing buildings, provided in AutoCAD, were used as the base drawings for the buildings. A photographic survey was undertaken of the buildings before alteration works commenced and an intermittent building recording watching brief was undertaken during works, specifically following stripping of plaster finishes. Architectural features of interest were located on appropriate plans and a

photographic and descriptive record completed. The final report has incorporated the results of the building recording including the drawn survey, a selection of the photographs and a description of the buildings.

## **2.2 Site Location**

- 2.2.1 Pond House is a Grade II\* Georgian Villa and stable block occupying a relatively sheltered site set back from the eastern side of Lower Clapton Road and on the eastern side of and directly overlooking Clapton Pond, near to the junction with Mildenhall Road. Immediately to the south of Pond House and at the junction of Mildenhall Road is a pair of five storey early 19th century Georgian terraced houses (nos. 158-160 Lower Clapton Road). Abutting the site boundary to the north of Pond House is Bishops Woods Almshouses, initially built during the later 17th century (by Dr Thomas Wood), later restored in 1888 and again, to plans prepared by H. Reginald Ross, in 1930. A piecemeal development of later 19th century houses along Lower Clapton Road, now mainly in commercial use, lie opposite Pond House to the west and generic Victorian terrace housing along Mildenhall Road to the east. The site comprises Pond House, set back from the road frontage, creating a small courtyard/drive to the front. The house lies centrally within the plot with a single storey coach house/stable built to the north and along the northern boundary between the house and adjacent almshouses. A short length of boundary wall built with a stone coping and stucco piers with a Greek key frieze also form the northern boundary and part of the western frontage. The garden to the rear was overgrown at the time of the recording and is bordered to the north by a stock brick wall. It incorporates a modern garage building built along the southern boundary.
- 2.2.2 Pond House lies within the Clapton Pond Conservation Area, first designated in 1971, but recently revised in 2004 to include a number of small extensions including the rear garden and garages of Pond House.

### **3 PLANNING BACKGROUND**

#### **3.1 Introduction**

- 3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the *Town and Country Planning Act 1990*. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

#### **3.2 Legislation and Planning Guidance**

- 3.2.1 Statutory protection for historically important buildings and structures is derived from the *Planning (Listed and Conservation Areas) Act 1990*. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012.
- 3.2.2 Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. Listing is undertaken by the Secretary of State; designation of conservation areas and locally listed buildings is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.
- 3.2.3 Planning permission (Hackney Planning Ref. 2011/0696 and Listed Building Consent Ref 2011/0697) has been received for the 'refurbishment and conversion of Pond House and Stables to create 5 self contained flats, and demolition of garages on Mildenhall Road frontage and the construction of 6 self contained dwellings, together with associated landscaping'.
- 3.2.4 Condition 7 attached to the planning permission states that: 'No works shall take place until the applicant has secured the implementation of a programme of recording and historic analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the Local Planning Authority. Reason: Important structural remains are present on the site. Accordingly the planning authority wishes to secure the provision of historic building recording prior to development, in accordance with the guidance within PPS5.'



## **4 METHODOLOGY**

### **4.1 Aims and Objectives**

- 4.1.1 The aim of the building recording work was to provide a record of the building prior to and during its alteration. The purpose of the project was to clarify the development of the house and stable and to record areas of the historic fabric which may be impacted upon, exposed or covered up by the proposed renovation works. The survey aimed to provide a better understanding of the house by providing the opportunity to study the historic fabric, architectural features and evidence of former use and function. The objective was that the results were to form part of an ordered archive and report that would preserve 'by record' those areas affected by the works, the findings of which were to be disseminated to mitigate any loss of historic fabric. This record was to be carried out in accordance with English Heritage guidance and comprise a detailed drawn, descriptive and photographic record of the building in accordance with a English Heritage Level 3.
- 4.1.2 The objective of the archaeological watching brief was to record, as far as was reasonably possible, the location, extent, date, nature, character and relationships of any surviving below ground archaeological remains of Pond House, the stable building and the previous house observed during the contractor's groundworks. This was to enable a record to be made of any remains present which may have related to the existing buildings and/or to the earlier house on the site.

### **4.2 Documentary Research**

- 4.2.1 The historic background research has already been completed as part of the Heritage Appraisal (KM Heritage, 2011). For reasons of duplicity only a summary of that research has been incorporated within Section 5 of this report.

### **4.3 On-Site Recording**

- 4.3.1 The on-site recording was carried out from 10th to 12th September 2012 by an historic buildings archaeologist. Architects/surveyors drawings of the existing buildings, provided in AutoCAD, were used as the base drawings for the building survey. A photographic survey was undertaken of the buildings before alteration works commenced and an intermittent building recording watching brief was maintained during works, specifically following the stripping of plaster finishes. Architectural features of interest were located on appropriate plans and a photographic and descriptive record completed.
- 4.3.2 A photographic survey including high quality digital and black and white images, was undertaken, recording key features, fixtures and fittings, decorative treatments, interior spaces as well as external elevations and notable architectural features or treatments. A selection of photographs has been included in this report and floor plan figures each show the location and direction of these photographs. A register of all photographs taken on site by the PCA photographer is included as Appendix 1.

### **4.4 Project Archive**

- 4.4.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code POH12. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the LAARC (London Archaeological Archive and Research Centre) in due course. Copies of the report will be sent to the Client, GLHER (Greater London Historic Environment Record), the London Borough of Hackney and the Local Studies Library.

### **4.5 Guidance**

- 4.5.1 All works were undertaken in accordance with standards set out in:
- Association of Local Government Archaeological Officers (1997) *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*



- British Archaeologists and Developers Liaison Group (1986) *Code of Practice*
- British Standards Institution (1998) *Guide to the Principles of the Conservation of Historic Buildings (BS 7913)*
- Clark, K 2001 *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation*, English Heritage
- English Heritage Greater London Archaeological Advisory Service (2009) *Standards for Archaeological Work*. External Consultation Draft
- English Heritage (2000) *The Presentation of Historic Building Survey in CAD*
- English Heritage (2006) *Understanding Historic Buildings: a guide to good recording practice*
- IfA (1996, revised 2001 and 2008) *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*

## 5 HISTORICAL BACKGROUND

- 5.1.1 Documentary evidence identifies that around 1800 city stockbroker Benjamin Walsh inherited, purchased or took a lease on an older property in Clapton with the intention of rebuilding it. Between 1802 and 1803 Walsh had a new three storey house in the Greek revival style (Pond House) built overlooking Clapton Pond for him and his new wife Mary (KM Heritage 2011).
- 5.1.2 Benjamin Walsh, the son of a Director of the Bank of England, was engaged in the business of selling war insurance. He had a reputation in the City for flamboyance and recklessness. Records show that Walsh insured the house when it had been completed between 1802 and 1803, and before the completion of the coach house and billiard room, by July 1803 (KM Heritage 2011).
- 5.1.3 Pond House, described as one of Hackney's finest late Georgian houses, was a house of distinction, as befitted a gentleman of means. Whilst the identity of the architect who designed Pond House remains unclear, certain elements of the house are reminiscent of the works of Sir John Soane and James Wyatt. It was built in the Greek Revival style with timber-fluted Doric columns on a raised Portland stone semi-circular porch, with an adjoining double coach house and stabling for four horses, and what was described as "a handsome carriage approach enclosed with iron gates and palisades" (KM Heritage 2011).
- 5.1.4 Walsh took up his seat in Parliament in 1808 for the constituency of Wootton Bassett. However it appears that this was a useful expedient as soon afterwards he was declared bankrupt. As an MP he had immunity from arrest for debt but his financial situation necessitated the sale of Pond House in January 1809.
- 5.1.5 The 1809 Sale Catalogue describes the house as an 'elegant and substantial family residence built within a few years' and a 'uniform modern structure with a patent stucco front' in the 'preferable part of Clapton'. The property is also described as having a double coach house, paved yard, four stall stable, harness room, large loft and coachman's room. In addition, on the lawn contiguous to the house is a 'handsome billiard room'. Internally the house was conventionally laid out with a kitchen, scullery dairy, butler's pantry, house keeper's and footman's rooms, knife room, arched wine cellar, beer and coal cellars in the basement. The principal (ground) floor included a handsome eating room that communicated with an 'elegant bow fronted withdrawing room' and a 'veranda opening onto the lawn'. The house was entered through a raised portico into a stone hall, with stone staircase, probably originally lit by a 'superb cut glass Grecian chandelier'. The first floor contained the principal bedrooms, described as 'two excellent sleeping rooms with dressing rooms, another two bedrooms, a water closet and 'a china closet on the landing'. The second floor had two large and convenient nurseries (accommodating at least 7 children) rooms for three servants, store rooms and closets (KM Heritage, 2011).
- 5.1.6 Expelled from the Stock Exchange, in 1811 Walsh went on to commit one of the biggest frauds against a fellow MP, Sir Thomas Plumer, the Solicitor General, who had entrusted him with £22,000 to buy exchequer bills. Walsh however used the money to play the lottery and lost. He was arrested while trying to flee the country and put on trial at the Old Bailey. The jury found him guilty of felony, which could carry the death penalty, but the judges ruled that there was insufficient proof of felonious intent and he was given a King's pardon (KM Heritage, 2011).
- 5.1.7 During the nineteenth century, Pond House remained in family occupation. The longest running occupants were the family of Samuel Child, a wealthy merchant trading worldwide in dyestuffs, who lived in the house for 23 years. In 1877 a girls school was established in the house and when the school closed in 1904, the house was re-used as a clothing factory. In 1939 ownership passed to the Hackney Volunteers' Social Club (HVSC), made up of men who were volunteers in the Hackney Rifle Regiment. Various alterations and repairs were made to the house during the second half of the twentieth century including the addition of the large single storey extension to the rear (in 1954).

The deterioration of the house caused concern to English Heritage who placed it on their Buildings at Risk Register. Finally the financial drain of retaining the property proved too much for HVSC and the property was sold for development in 2008.

## 6 BUILDING DESCRIPTIONS

- 6.1.1 The following descriptive text provides objective information about Pond House and the adjoining stable at the time of the survey (10/09/2012 to 12/09/2012) and subsequent visits. Interpretation of function and the phasing of the building is based on a combination of information gathered during the fieldwork, analysis of the building fabric and existing documentary information. Site north (actual north-west) has been used in the following descriptions.

### 6.2 General Description (External)

- 6.2.1 Pond House is an early 19<sup>th</sup> century 'double fronted' later Georgian Villa built over two-storeys plus basement and attic storeys (**Plates 1 and 2**). The principal facade facing Lower Clapton Road is symmetrical in form and laid out over three roughly equal sized bays with a slightly recessed central bay. The principal entrance is central to the facade and is sheltered below a raised semi-circular tetra-style portico with fluted Doric columns and an entablature with Bucranium motifs. The house has a stucco frontage, which rises from a rusticated basement storey with large lunette windows. A plain parapet with stone copings, above a modest cornice over the first floor windows, partly obscures three flat dormer windows in the attic storey and a low slate covered double pile Mansard roof. The house is flanked by ornate concave quadrant walls in stucco plaster which butt up to the stable block (north) and the adjacent terrace (south) respectively. The large tripartite windows of the ground floor are set below arched tympanum each containing a single patera. The first floor windows are simpler with tall sashes and a blind upper light. The rear, garden elevation is much plainer and dominated by a central full height bow fronted bay and a single storey, full width, modern extension.

### 6.3 Front (West) Elevation (Figure 7)

- 6.3.1 The principal elevation adopts a balanced symmetrical layout, built over three bays and four storeys, with a raised central portico and window openings, built in vertical and horizontal symmetry, to each floor (**Figure 7**). The basement storey has rustication of three incised bands which radiate out from a pair of lunette openings or basement lights central to each side bay. The window openings are flush with the wall and lie to the rear of elliptical shaped wells capped at floor level by stone edging. The rustication rises to a level equivalent with the stone threshold of the raised portico and below a plain stone (stucco) sill band which continues at the level of the principal door sill. This band in turn sits below a moulded band, within the side bays only.
- 6.3.2 The principal ground floor windows are set back from the wall plane and within tall arch headed recesses with a single patera feature over the window head and within the tympanum (**Plate 3**). The windows are tripartite sashes, with narrower side lights, decorative fluted mullions rising to modillions with fleuron decoration, below a flat window head. The central sashes are 6 over 6 with narrow glazing bars, the outer narrower side sashes, 2 over 2, both top hung and vertical. Along the base of the northern window is low open wire-work balconette (a feature now missing from the southern window) and above both, a first floor band. The three windows of the first floor are identical tall elegant 9 over 6 sash windows with fine glazing bars. Each retain an openwork balconette and the windows are set back from the wall plane. Notably the upper light of all three windows are 'blind' due to lower internal ceiling heights. Above the first floor windows is a simple cornice and a parapet wall with stone copings. The attic storey is concealed by the parapet wall although the dormer windows in the attic rooms are symmetrically aligned with the first floor windows below.
- 6.3.3 Central to the facade is a raised, semi-circular tetra-style portico with fluted Doric columns and an entablature with Bucranium motifs (**Plate 4**). The portico, reached by a flight of modern steps with simple handrails (replacing a more elegant semi-circular flight of steps), retains many original features, including ornate balustrades and fluted Doric columns with simple capitals and bases and an entablature of timber



construction. It has however lost the southernmost column of the circuit, but all four square Portland stone plinths on which the columns rest, remain. The floor of the portico is stone flagged, with rounded, over-sailing edges. The entablature has Bucranium (ox-head) motifs set above each pillar and an over-sailing flat canopy above. The principal entrance doorway is flanked by a pair of narrow sidelights (with replacement obscure glazing) and is surrounded by an ornate moulded architrave with raised lion head decoration on each of the upper angles (**Plate 45i**). The main door has two leafs with recessed shaped panels with lunette designs. Each leaf has a central moulded patera with a brass lion head door knocker (**Plate 5**); both are now missing their striking rings.

- 6.3.4 The visible (west) facade and flanking quadrant walls are the only part of the house which had a stucco (plastered) finish. At ground floor the main walls still retain evidence of fine inscribed lines mimicking ashlar courses, though survival is mainly across the ground floor side bays, with little evidence, due to later patching and rough cast work, surviving above.
- 6.3.5 Abutting the facade to the north and south are ornate concave quadrant walls in stucco plaster (**Plate 6**). They each have a central door opening, the northern providing access to the stables and basement storey, the southern to the kitchens, also in the basement. Both quadrant walls are identical in form and comprise a central opening below an over-sailing cornice and stepped parapet. The Bucranium motif seen on the portico is also replicated above the door openings.

#### **6.4 Rear (East) Elevation (Figure 7)**

- 6.4.1 The rear elevation is dominated by two principal features, the full height (three storey) bow fronted central bay and the later modern single storey extension extending the full width of the house (**Plate 7**). The original rear elevation is symmetrical in its layout with a central bow-fronted bay, set slightly higher than the side bays, and a seven window range arranged 2:3:2. The later modern extension, added in 1954, covers the ground and basement storeys and is flat roofed and laid out over five bays.
- 6.4.2 Unlike the visible (west) front, the rear (east) elevation is plainer and has exposed brickwork of yellow/pink bricks in Flemish bond. The brickwork of the upper storeys survives well with few visible interventions, and is well constructed using fine joints and queen closers to angles and openings. The visible windows of the first and second (attic) floor have rubbed and gauged brick arched heads and plain stone sills. The first floor window openings are noticeably taller and more elegant than those of the floor above, although the latter each have wrought iron balconettes/guards covering the lower half of the windows. These decorative but protective barriers are associated with the use of the attic rooms as nurseries for the family children.
- 6.4.3 The first floor windows mainly survive intact and are 6 over 6 sashes with fine glazing bars. The second floor windows have not survived as well and only one original 6 over 6 sash with cruder replacement glazing bars remains. The remainder of the windows on this level have been replaced with two light windows, each of which have a fixed lower light and a glass louvre upper light. The parapet wall over the central bow fronted bay is built, in contrast to the rear wall, using red brick. Inspection showed that they were a lower quality brick which was originally covered in stucco plaster. Historic photos of the rear elevation also show the parapet covered with stucco.
- 6.4.4 The rear extension was added in 1954 and resulted in the loss of the original garden veranda to the rear of the bow fronted bay. The extension is symmetrical, built over 5 bays, sub-divided by 4 strip pilasters and with a central entrance. It is single storey with a felt covered flat roof and is built using yellow stock bricks. It has four window openings with gauged brick heads (in keeping with the older build) and casement windows facing onto the garden. Internally the extension has a suspended floor which overlays the basement storey windows. The raised level of the floor has resulted in the need for a flight of steps up into the extension from the garden.
- 6.4.5 A small modern red brick lean-to extension, attached to the south end of the main

extension and original house (**Figure 3**), contains the stairwell to a part subterranean toilet block serving the HVSC clubhouse, was added in 1954 along with the main extension. A ramshackle construction, blocking access between the house and stable block, lies to the north of the main extension.

## **6.5 Internal Descriptions**

- 6.5.1 For ease of description all major/significant rooms or spaces have been given an identifying letter (B= Basement, G= Ground Floor etc) and a number. The description starts from the principal entrance at ground floor and rises through the building, and describes the basement storey last.

## **6.6 Ground Floor (Figure 3)**

- 6.6.1 Stone Hall (G1) is so named because of the Portland stone flags used across the entrance hall and the ornate stone staircase which rises up to the first floor landing. The hall or entrance vestibule is typical of Georgian design, presenting a light and ornate reception area and the opportunity to impress guests upon entry into the house. The stone hall is full height, rising up to the level of the first floor ceiling and is top lit, using borrowed light, from the stair light (sash window) adjacent to the first floor landing. Accordingly, despite its diminutive size, this principal space is light and airy.
- 6.6.2 The floor of the hall is covered in a geometric stone flag floor comprising Portland stone flags, rectangular (measuring 0.85m x 0.45m) or square (0.42-0.43m) in plan with black stone insets (0.10m) set in a diamond pattern at the junction of four tiles (**Plate 8**). The geometric floor stops at the thresholds of the adjacent rooms and has been replaced with 6 inch quarry tiles at the threshold of the main entrance. Access to the original dining room (G3), the withdrawing room (G4) and via an arched opening, to a side passage leading to the rear stairwell, can be gained from the hall (**Figure 3**). The door openings to the two main rooms (G3 and G4) have ornate architraves, with moulded fluted columns, plinth style bases and embossed lion head decoration on the upper angles (as front door). Neither of the original doors to rooms G3 or G4 remain. Original 9 inch skirting boards with a roll mould remain within the hall area, although the glazing bars and obscure glass to the two side light windows either side of the front door are modern replacements. A late 20<sup>th</sup> century addition is a small telephone kiosk built within the void below the staircase. Original floral design mouldings to the ceiling cornice remain in the hall area. These are repeated above the first floor landing.
- 6.6.3 The stone stair to the first floor is a graceful curving geometric stair cantilevered from the flank walls with cut string and closed risers and an ornate wrought iron balustrade with a moulded oak handrail (**Plates 9 and 45v**). The balustrade ironwork incorporates groups of plain stick like balusters set either side of more decorative double scrolls with integral flower and acorn decoration. The balustrade and handrail wraps around a newel post at the bottom of the flight to form a scroll and continues the entire length of the stair and onto the first floor landing. An arched recess or niche accommodating a statue of Hebe the Greek goddess of youth is set into the stairwell/hall wall at the point of a half landing where the stair starts turn back on itself. Above the niche is a decorative plasterwork roundel with swags either side.
- 6.6.4 Room (G2), Breakfast Room, is located to the south of the Stone Hall and a passageway leading to the rear stairwell. The latter originally had a doorway to the rear (east) garden. The Breakfast Room retains a number of original features but equally has lost key features such as the fireplace and overmantle. The original fireplace, formerly located along the southern wall, has been replaced by a modern brick-built fireplace with a replica classical fibre-glass surround. The survival of original skirting boards along the south wall and the hearth show that the original fireplace measured 1.36m wide (the distance between the ends of the skirting boards). A scar of a blocked doorway in the centre of the eastern wall shows the location of a former doorway between this room and room (G2A) to the east. An area of unpainted wall covering the blocked doorway suggests that an over-mantle (now



removed), probably from the adjacent fireplace, was relocated there after the door was blocked (**Plate 47xii**).

- 6.6.5 Room (G2) retains its original 6 panel door with recessed panels and a timber door case and architrave with fluted decoration (**Plate 10**). An ogee picture rail is present on all four walls as is a dado rail and 9 inch skirting boards with a roll mould and low plinth. The ceiling cornice with egg or ball type skirt and a fluted and fleuron ceiling decoration (**Plate 11**) survived mainly intact, apart from a localised area affected by water ingress towards the western flank wall. The carpentry of the west window is mainly original and comprises a pair of timber mullions with fluted decoration, an architrave with ovolo moulding and three panel timber apron below. The windows are top hung sashes on chords and include a larger central sash flanked by narrower side sashes. The fine glazing bars in the lower sash of the central window and the side lights are original, having a cavetto and beaded profile. The glazing bars in the upper sash are clearly modern replacements and are much heavier plain ovolo bars. No original glass survives. The floor boards are also modern softwood boards. An area of opening up work to inspect the wall structure revealed that the wall immediately north of the window incorporated a timber bearer of 12cm (5inch) thick, c.1.78m from the floor. The bearer was not present to the south of the window.
- 6.6.6 Room (G2A) appears to have been a small study. It lies to the east of (G2) and formerly connected to it by a doorway. It has latterly been reused as a ladies toilet area servicing the adjacent bar. This work, including the covering of the walls with ceramic tiles, the insertion of a suspended ceiling and addition of sanitary ware removed all evidence of former use and original architectural treatments and fittings. Although to enable access into the new toilet from the bar area (G5) following the blocking of the doorway from (G2) a new doorway was inserted using the existing original window opening. The extent of this blocking and location of the original window is still evident.
- 6.6.7 A narrow passage between the stone hall (G1) and breakfast room (G2) provided access (servant) to the rear stairwell. Due to the proximity of (G2) at its western end the passage was ornately designed with vaulted ceilings and panelled walls. Thereafter and to the east the decorative detail is much simpler, as is the stair, a plain but still elegant timber stair with stick balusters (**Plate 12**).
- 6.6.8 Dining Room (G3) is located to the north of Stone Hall. Later use has resulted in few original decorative features remaining intact, while the addition of the 1950s extension to the east, resulted in the loss of the original tall sash windows overlooking the garden to the rear. This area of walling had been completely removed during these alterations, latterly blocked up using a lightweight partition. In common with G2 the fireplace was removed some time ago and rebuilt in brick, though judging by the scar around the fireplace, the fireplace surround and an over-mantle have in recent times also been removed (**Plate 47xi**).
- 6.6.9 Despite the recent alterations to the door opening to create a two leaf 'saloon door' arrangement the original doorcase and architrave remains (**Plate 13**). This is also the case with the skirting boards and most of the dado rail, both more ornate than that used in room (G2), using 7 inch high skirts with a deep ovolo and bead profile and a more elaborate dado rail with banded and ovolo detail. Notably the dining room did not have or show any evidence of a picture rail. The ceiling cornice also survived mainly intact, although was heavily over painted and difficult to detect detail (**Plate 14**). However, it was a floral design of interlaced roses or similar with a leaf pattern below. A modern covering obscured the centre of the ceiling and the possibility of a ceiling rose.
- 6.6.10 A tall recessed arched niche, 9 inch deep with a plaster bead was built into the southern wall of the dining room and to the west of another door opening into the central withdrawing room (G4). Whilst the latter had lost its door, it retains an original panelled timber doorcase and architrave, which are the same as that surrounding the doorway from (G1).

- 6.6.11 The west window in Room (G3) is generally the same as that in (G2) with mullions and narrower side sashes. The main difference however between the windows is that that in the dining room was built with folding window shutters. The shutters, of timber construction with sympathetic moulded panel decoration, folded back, using a concertina action, into recesses or boxing built as part of the window architraves. The shutters were divided centrally into upper and lower sections and comprised a number of hinged leaves. Only the outer leaves of the shutters remain. The shutters no doubt were incorporated to provide privacy when dining in the evening. The central sashes of the main windows have recently been replaced with horned sashes (not original to the house) with heavy ovolo glazing bars. The side sashes appear to be relatively intact though no original glass survives.
- 6.6.12 Modern additions include a free standing radiator below the window, the saloon style doors and a crudely constructed stage area associated with its latter use as a club.
- 6.6.13 Room (G4), the withdrawing room, was the principal ground floor room. It is located centrally within the building and built with a large and impressive bow end, originally lit by three tall, fully glazed French style two leaf doors that opened out onto a veranda, overlooking the garden. Following the addition of the 1950s extension these elegant glazed openings were removed to enable simple access between the two areas (**Plate 15**). Despite their removal each opening still retains original architraves and moulded timber window shutters, the latter folded and nailed back against the original window splays.
- 6.6.14 The internal decorative finishes are mainly modern with the wallpaper, dado and bands a recent attempt at 19<sup>th</sup> century/Georgian decor. The room was latterly divided along its length with a bar/counter built towards and parallel with the southern wall. This counter had been removed at the time of the survey but its position was evident by a change in the floor covering. A modern two leaf 'saloon' door formerly opening into a staff only/kitchen room within the extension remains within the northernmost of the three openings in the bow end.
- 6.6.15 Despite the extent of the alterations allied to its reuse as a bar area, Room (G4) still retains a number of original decorative treatments indicative of its importance. The skirting boards are tall 17 inch high skirts with ovolo and roll moulding and a lower out-set plinth to the base. The skirting boards survive intact and were fixed to plain timber panelling, fixed to the brickwork of the walls, that extended up to the height of (28 inches) a dado rail. At the time of the recording, the panelling was covered in modern wall paper but given its plain treatment this may have also been the case historically. The walls showed no evidence of a picture rail whereas a dado rail survived intermittently. The ceiling cornice with cavetto and beaded mouldings is simple in comparison to those in rooms (G2 and G3). Central to the ceiling is a ceiling rose, which given the scarring around it, is either a replacement or the remains of a larger rose. The original fireplace was located centrally within the south wall of the room. As seen in the other rooms, the fireplace surround and over-mantle had been removed, though judging by the scars in the surrounding wall and in the wallpaper above the fireplace this was fairly recently. The fireplace had been rebuilt in brick with a soldier course arch (now blocked) when the original Georgian fireplace was removed. This reworking had occurred to most of the fireplaces, although it is clear that when the fireplaces were rebuilt, probably during the last century, many of the surrounds and mantles had remained until recent times. The fire surround in room (G4) was most likely stone or marble as a pair of stone plinths still remained along the outer edges of the fire hearth. It also measured 1.44m in width, the distance between the ends of the skirting boards which would have butted up to it to both sides. A scar in the modern wallpaper above the fireplace shows the extent of a large over-mantle or mirror (**Plate 16**). No original floor coverings remained.
- 6.6.16 A small area of plaster removed from the external wall of the bow revealed the original brickwork. It comprised good quality yellow/pink bricks measuring on average 220mm x 70mm x 105-110mm laid in Flemish bond.
- 6.6.17 Room (G5) is the modern 5 bay single storey extension added onto the eastern



garden elevation of the house and used until recently as a club house/bar (**Plate 17**). This addition also incorporated a gents toilet, built at basement level along the southern gable elevation and reached via a staircase from the bar area and the conversion of areas (G2A) into a ladies toilet and (G4) into a bar (**Figure 3**). The area is open plan, with a raised stage set into the north-eastern corner. The north-western corner had been latterly partitioned off (now removed) to form a small staff area/kitchen accessed only from (G4). Late 20<sup>th</sup> century Georgian style wall paper was used in parts of (G5) and the room had plain floor boards. To the south of the bow, the extent of a blocked window, originally providing light to the rear stairwell, is still recognisable.

## **6.7 First Floor (Figure 4)**

- 6.7.1 The sale catalogue of 1809 briefly describes the layout of the first floor as 'two excellent sleeping rooms with dressing rooms, another two bedrooms, a water closet and 'a china closet on the landing'.
- 6.7.2 Formal access to the first floor by the geometric staircase leads up onto the first floor landing. It is a key and highly significant space, forming an extension of the Stone Hall and part of the light and airy reception area. It is elaborately adorned with Classical features and treatments. Hebe, the Greek goddess of youth and the cupbearer to the gods, carrying nectar and ambrosia is set into an arched niche on the approach to the landing. The stone geometric stair leads up onto the first floor landing, partly laid using the same stone floor as that in the hall below (**Plate 18**). The landing is lit by a tall 6 over 6 sash window (west side) with replacement glazing bars. An unusual feature sited opposite to the top of the flight of stairs is a built-in cupboard used for storing the best china (**Plate 19**). It has a pair of tall narrow doors, each with two recessed moulded panels above and below a central roundel. Internally the cupboard was functional (not for display) with a number of simple timber shelves. A frieze of garlands and a fleuron decorated ceiling cornice extend around the top of the walls in the stairwell. The use of a fleuron motif is also repeated along the ceiling of the landing.
- 6.7.3 The most dominant feature of the landing is a colonnade comprising a pair of fluted plaster columns with Corinthian capitals and simple bases supporting an entablature decorated with garland swags (**Plates 20, 45ii and 45iii**). Two similar columns, *in-antis*, flat in section and projecting from the walls as pilasters and with much simpler capitals 'support' the entablature at each end. Beneath the decorative plasterwork, the entablature must comprise a structural (timber) bridging joist, which, through cracking of the plasterwork, shows signs of structural movement. The balustrade from the stair continues along the first floor landing with short sections of decorative open wrought ironwork balustrade with an oak handrail set between the columns of the colonnade. A tall arched opening with a vaulted ceiling was sited at each end of the first floor landing and at the threshold to bedrooms (F7) and (F8) (**Plate 45iv**). A wide arch headed niche was present along the eastern wall of the landing, as was an original 9 inch skirting board with a bead moulding.
- 6.7.4 Bedroom (F6) is bow fronted and is the principal room on the first floor (**Plate 21**). It was latterly sub-divided into two flats by a partition wall running centrally along the length of the room. This partition had been removed at the time of the survey. The room is accessed from the landing via a pair of separate but original openings. Both retain original six panel doors, moulded architraves and door cases. Another original door opening with the same door, architrave and doorcase, is located in the northern wall to provide access to the adjacent bedroom (F7/F7a).
- 6.7.5 The original fireplace and surround located on the south wall had recently been removed (**Plate 47x**). The remains of the fireplace, measuring 42 inches wide by 45 inches high, comprising rounded and plastered brick jambs was clearly visible. The present fire back had been rebuilt, possibly during the 19th century, into a smaller fireplace measuring 50cm in height. The stone hearth, built with a timber bead set into the floor boards remained to the front of the fireplace. The removal of the fire surround exposed detail of the treatment of the lower walls. All of the lower walls

below the level of the dado rail were lined using vertical 20mm thick boards. These were fixed onto the brickwork using battens and in turn the skirting boards and the dado rail were fixed onto the boarding. Opening up works, specifically in the bow end and either side of the central window, revealed how the internal plastered walls were constructed. The laths were nailed into an internal frame of vertical studs (3 x 2½ inches) set to form a 10 inch wall void between the brickwork of the bow and the back of plasterwork. The rough plaster was typically a lime plaster tempered with horse hair.

- 6.7.6 The skirting boards are not the typical 9 inch skirts, but were much deeper examples projecting c.30mm from the wall plane and with an ovolo and bead moulding. A plaster ceiling cornice with an acanthus leaf and reeded decoration survived intact as does the dado rail.
- 6.7.7 Of the three windows lighting room (F6) the northernmost and central window still retain their original folding panelled timber window shutters. In common with those in (G3) the shutters are divided into upper and lower sections, are hinged and folded back into boxes built into the reveals of the window case (**Plate 22**). Panelling was used above and below each window. All three windows retain their original 6 over 6 sash windows, each slightly curved to accommodate the bow end and all with fine glazing bars with a cavetto and bead detail. No original glass survived.
- 6.7.8 Bedroom (F7) had until recently been divided using lightweight partitioning into two flats (**Plate 23**). This involved the creation of a pair of separate doorways into the flats and the subsequent loss of the original architrave, although the door case remains. The bedroom retains the same lower wall detailing: skirting board, panelling and dado rail as present in the adjacent room (F6). It has also suffered the same replacement brick fireplace and loss of its original surround, though the stone hearth still remains intact. The present fire surround is crude and 'homemade'. The sash window to the western frontage has been reworked with replacement ovolo glazing bars and a horned lower sash. The reveals are splayed and panelled but do not show evidence of shutters.
- 6.7.9 A scar in the floor boards and a joint in the skirting board and dado rail adjacent to it (**Plate 24**), indicate the location of a former internal wall subdividing the room in two with a much narrower room (F7A) or ante-room, measuring 1.8m wide, at the eastern end. The removed wall aligns with a stub or return that projects from the southern wall and respects an adjacent built-in cupboard. Entry into (F7A) could be gained via both the doorway from (F6) or from the bedroom (F7). The presence of an original built in wardrobe/cupboard suggests this area may have been a dressing room serving both bedrooms (F6) and (F7).
- 6.7.10 The windows to (F7A) are both 6 over 6 sashes, the upper sashes remains intact, but the lower sash of the northern window is a modern replacement with the tell tale heavy ovolo bars and horns. The southern window is also a replacement but is damaged and boarded.
- 6.7.11 Bedroom (F8) (**Plate 25**) lies to the south of the landing and in common with the other bedrooms on the first floor was originally heated by an open fireplace. Also in common with these rooms, the original fireplace and surround no longer remain, although a decorative tiled hearth (measuring 1.23m x 0.47m) does survive (**Plate 26**). The extent of the original surround measured 1.44m, the distance between the ends of the skirting boards. The skirting boards and picture rail survive intact, though no evidence of a ceiling cornice remains, possibly due to a later replacement of the ceiling. The panelled door with a central vertical bead and the architrave to bedroom (F8) remains, as does an original built-in wardrobe/cupboard with two panelled doors (**Plate 46viii**). The interior is battened out for shelving. The western window is similar to that in bedroom (F7) with panelled splayed reveals, panelled soffit or apron below the window and 6 over 6 sashes (only three lights in the upper sash visible due to the lowered ceiling). The lower sash and the glazing bars are modern.
- 6.7.12 Room (F9) lies to the rear (east) of the house and adjacent to the rear stairwell.



Accordingly it appears to be a less important room, although almost all evidence for treatments and fixtures have been removed following its extensive conversion into a toilet and bathroom (**Plate 27**). Some lengths of plain skirting remain as does the original door and architrave. The window is intact with no replacement bars and has a very plain architrave and apron. No evidence of a fireplace survives, though this may be due to later reworking. The function of the room is unclear, its plainer treatment and location suggest a more subservient role, possibly a bedroom for an older child or higher status servant.

- 6.7.13 A small closet with original panel door and architrave, latterly used for storage, was situated adjacent to room (F8) opening into the short passage leading to the rear stairwell. Its unusual dimensions suggest that it may be the location of the water closet mentioned in the sales particulars.

## **6.8 Second/Attic Floor (Figure 5)**

- 6.8.1 The second or attic floor would have historically been reserved as accommodation for children and servants. Benjamin Walsh was known to have had many children and it seems likely that the main bow fronted room (S10) in the attic storey served as a nursery. It is not unfeasible that bedroom (S11) also served this purpose. A feature supporting this assertion is the presence of wrought iron balconettes or guards across the lower sashes, added to prevent accidental falls (**Plate 46ix**).
- 6.8.2 Nursery room (S10), as is the case with all the rooms of this floor, is much plainer in treatment than those of the floor below (**Plate 28**). The room had no picture rail, dado or ceiling cornice and a plain skirting with roll moulding. The three original sash windows in the room have all been replaced with fixed glazing, two light windows with louvers, though the window architraves, with a simple ogee moulding, remain. A built-in cupboard/wardrobe with original shelving and peg hangers is built into the south wall. A modern replacement fireplace with a 1950s tile surround and raised hearth is located against the north wall, just to the west of a now blocked doorway into the adjacent room (S11). The party wall with the corridor is lined out using modern plasterboard.
- 6.8.3 Bedroom (S11) originally had a connecting door with (S10) and still has a connecting door with adjacent room (S12). The doors and architraves are original and a plain skirting board is present on all walls. A built-in wardrobe/cupboard is located next to the door along the south wall (**Plates 29** and **46vii**). It is similar to that in (S10) with coat pegs and shelving, but was more ornate, decorated using panelling either side of the opening. The sash windows have been replaced as in (S10) and the fireplace and surround are modern. An earlier possibly original hearth of brown ironstone 4 inch tiles is set into the floor in front of the present fireplace. The present ceiling has no cornice but is finished using an embossed wallpaper, divided by thin wooden strips or beads running east-west set at 450mm centres. The fact that the rooms (S10 and S11) could be accessed internally from each other may argue a use for nurseries as opposed to servant rooms. Rooms (S12 and 13) are located on the western side of the house and partially under the eaves.
- 6.8.4 Room (S12) is lit by a dormer window, with a modern aluminium single glazed sliding window. The decor is plain with plain skirting boards to three walls and later/modern match-boarding blocking in the eaves/lower wall along the western side (**Plate 30**). The door to the room is a modern cellular replacement but the architrave is original. The room has a built-in cupboard with pegs and shelving, similar to (S10) with an original door. At the time of recording, the ceiling was wallpapered with a simple bead at the wall junction. The room had no open-fireplace and was likely to have initially been servants accommodation.
- 6.8.5 Rooms (S12A and S13A) are narrow rooms built under the roof eaves. The internal walls and the central division between the two is stud walling. Both shared light, 50/50 from a central dormer window, now with a modern casement. Room (S12A) was latterly used as toilets and a bathroom and was completely lined out using modern plasterboard walls, leaving no original features apart from the door architrave. Room

(S13A) is similarly affected by modern alterations but retains an original door architrave and door. Inspection of the floor boards close to the southern end wall showed the presence of four empty mortices for upright studding. The distance of the mortices from the end wall (0.46m) suggests that this area once formed a simple cupboard or racking. Further inspection also revealed the presence of crude horizontal 9 inch boarding, lining the timber stud walling up to the height of the eaves, between (S13A) and (S13). Bearing in mind the evidence of a cupboard/racking, the simple detailing and the size of the rooms, a storage use is most likely.

- 6.8.6 At the time of recording, the ceiling in this area had partially collapsed and part of the boarding to the eaves of the Mansard roof structure had also been removed. This exposed the inner brickwork of the main walls, which used cheaper red brickwork (many burnt), than that used on the rear and end elevations, and softwood common rafters of 5 x 2 inch scantling. The common rafters are set at 12 inch centres onto a 5 x 4 inch plate. Many of the rafter feet are lipped over the plate with a tongue on the inner edge. The plate, which runs parallel to the parapet wall, is supported by, and trenched into, an east-west binding joist measuring 3½ x 11 inches. The brick parapet wall incorporated vertical timber battens which correspond with the location of each rafter. A timber strut bridging the gap between the rafter and the batten (parapet) provides the support (base) for the roof valley to the rear of the parapet. The valley is constructed of 9 inch boards nailed to the valley strut and to the rafters.
- 6.8.7 Very little of the roof structure above the attic rooms was visible during the recording. That which was visible was a simple A frame roof built with a heavy ridge beam (not plank) and sarking boards. Collar-like braces are set just above the height of the attic ceilings.
- 6.8.8 Bedroom (S13) is the only bedroom on the western side to retain its original panelling/blocking below the level of the dormer window (**Plate 31**). This comprises seven recessed panels. The skirting boards remain on three walls and the door architrave is original. The dormer has a modern replacement fixed glazed window with louvers and the 1950s replacement fireplace has brown and green ceramic tiles, bullnose to the fire opening. This was built over the original stone hearth, still surviving to the front.
- 6.8.9 Bedroom (S14) was latterly converted into a kitchen (**Plate 32**). This later use has removed many of the original features, although the plain skirting boards and door architrave survive. The window surround also remains despite the replacement of the sash window with fixed glazing. Many of the floor boards are modern and there is no evidence for a fireplace. Plaster missing from the dividing wall with (S13) shows that the internal partitions at this level are timber stud walling comprised of primary bracing. It is likely that this bedroom and (S13) were initially used as servant accommodation.

## **6.9 Basement (Figure 6)**

- 6.9.1 The basement could be reached via the rear stairs or from external doorways in its north and south walls. Internally an open riser straight flight of stairs with stick baluster balustrade extends down from the rear stairs into the kitchen area B16 (**Figure 6**). The wall to the south of the stairwell comprises pegged stud walling with brick noggin between. A half glazed door at the top of the flight of stairs formerly opened into the garden to the rear; the window shutters remain but are fixed back as decorative window reveals. Another blocked door adjacent to this opening originally gave access to room (G2A).
- 6.9.2 Much of the basement has latterly been used as storage or as cellarage for the clubhouse bar. Kitchen Room (B16) is located at the southern end of the basement floor and is presently a large open space with little decoration. Originally used as the house kitchen, it still has a large (blocked) chimney piece, once accommodating a range or similar, along its southern wall (**Plate 33**). The kitchen is lit from the west by the large lunette type basement windows, which are partly boarded, but retain central timber shutters. An original arch headed part-glazed external door is present in the



south wall. To the east an original opening with a plain architrave, door case and door opened into a smaller room (B24) most likely built as a scullery. Few other features remain apart from a large arched niche, used for storage or possibly as the butler's pantry mentioned in the sales catalogue. This feature may have also preformed as a supporting arch to help bear the weight for the stone hall and staircase above.

- 6.9.3 Later strengthening of the floor above is evident with the addition of RSJ steelwork supported on brick piers, used to underpin the common floor joists. The original floor joists run north-south and are softwood pit sawn joists of 9 inch by 2½ to 3½ inch scantling.
- 6.9.4 Room (B24) was latterly used as a boiler room. It still retains an *in-situ* boiler set on a plinth and a concrete screed floor. An original open fireplace is situated in the south wall (now providing the exhaust for the boiler flue). The inclusion of a fireplace to heat water suggests that this area was initially used as a scullery next to the kitchen. Recent reuse has impacted upon its integrity although a remnant of the original window (now opening into the floor void below the 1950s extension) remains. Whilst the majority is a modern glazed casement, the head of the window frame, containing empty mortices for security bars at 4 inch centres, remains. The window sill had been latterly raised by 5 brick courses.
- 6.9.5 A central axial corridor is situated to the north of the kitchen and scullery rooms. This provides access to the wine and beer cellars and a series of smaller stores and servant rooms to the north.
- 6.9.6 Store Room (B17) occupies the space below the bow-fronted rear projection (**Plate 34**). It is a large room which was latterly used as cellarage for the club house bar in (G4) above. Entry into the room is via an archway with an original heavily built arched headed batten door. Internally the walls are plastered and white washed apart from a short length of matchboard panelling to the south of the doorway. The door architrave partly remains. Blocked arch headed doorways are evident in the south and north walls, the former enabled access from the area under the straight flight of stairs, the latter access to/from room (B20). All three basement window openings remain, though much altered, two still retain the original square section security bars, set at 4 inch centres, built into the window frame.
- 6.9.7 Little evidence of original use remains but, given the extra noise insulation, light from the soffit splays below the windows and easy access from the stair (via later blocked door), an area set aside for laundry or a servant communal room/dining area is possible. The later blocking of the doorways into (B17) and the heavily constructed arched door with its large mortice lock, suggests the room contained items of worth to the owner or household, so a later change of use as a food store/pantry and beer cellar seems likely.
- 6.9.8 Wine cellar (B15) lies opposite (B17) (**Plates 35 and 36**). Reference is made in the sale catalogue of a 'cellar of choice wines' consisting of about 300 dozen (3600 bottles) of fine flavoured Old Port, Claret, Madeira, Sherry and Old Hock. It seems that the cellar was initially at least, well stocked, with little room to spare.
- 6.9.9 Like room (B17), access into the wine cellar is via an arched headed doorway, though the wine cellar door is a more ornate two leaf door, it was built for security with heavily constructed ledged braced and battened door with heavy bottom and lock rails. The sizable mortice lock no longer remains. The door is set into a plain architrave. The wine cellar interior comprises an arched brick vaulted ceiling and a red brick floor, which is laid as stretchers. Three of the four internal walls are subdivided into brick built wine bays or bins incorporating upper and lower bays, the lower sections, much taller with a greater capacity. The arched niches to the north and south walls are also wider (1.22m) than those along the west wall (0.54m on average). The larger lower bays have on-edge brick arches and ½B walls built in stretcher bond. The upper bays comprise smaller subdivisions of 0.63m-0.7m width that are built into the vaulting and incorporate stone partitions of 2 inch thickness and are lined with a 10 inch terracotta tile base. The entire construction is white washed

and the bays are numbered using black on white stencilling. No evidence of racking remains, though a horizontal wall scar c.27 inches from the floor, is present in most lower compartments. A blocked arch headed niche is also present in the upper register of the northern wall.

- 6.9.10 Staff Room (B 20) forms part of a group of four small rooms set either side of an axial corridor, at the northern end of the basement. It is situated immediately north of the bow fronted room (B17) to which it was formerly linked by a (now blocked) arched door opening. The main entrance from the corridor still retains an original heavy four panelled door, but with a simple homemade looking architrave. Internally the room is austere and few features remain. A built-in cupboard (not original) is located in the corner adjacent to the door and the walls are plastered. The original external barred window to the east (now blocked by the 1954 extension) only partly survives; most of the frame and glazing are now missing.
- 6.9.11 Staff Room (B21) is the extreme north-eastern room within the basement, situated next to the external doorway to the stable block in the end (north) elevation. At the time of the initial recording, the original moulded door architrave to the corridor remained although the door was missing. A much plainer architrave was present on the inside of the room. The general decorative treatment was plain, with simple skirting boards to the north and west walls and the east wall clad with painted matchboard up to window sill level (**Plate 37**). The room is notable on two counts as it contains the only complete surviving example of an original basement window and evidence of decoration in the form of a floral frieze extending around the top of the walls. The window is a horizontal sliding sash of two glazed lights with security bars still in situ set into the window frame, to the rear (interior). The frieze is only just visible through over-painting but is an applied stencil in a floral design of pendulous grapes, fruits and foliage. The decoration in this room suggests it was used as servants quarters.
- 6.9.12 Coal store (B19) is located in the north-western corner of the basement. A coal hole or chute, an arched headed aperture formerly with a timber hatch door, is situated near the north-western corner of the room. It is at the level of the external ground floor, so in (B19) is set high in the wall.
- 6.9.13 Internally the partition walls are part boarded-out, using heavy 11 inch horizontal oak planks, to protect the timber stud internal walls from damage (**Plate 38**). At the time of the initial recording, the brick flank walls were bare of plaster or other treatments. Where exposed the internal primary braced stud partition walling was nailed together using c.60mm x 90mm softwood studs. The southern partition internal wall is set onto a brick out-set plinth, the floor is covered in red brick pammets. Entry to the coal store is through an original door opening with architrave and four panel door. A large mortice lock in a wooden casing is still attached to the door.
- 6.9.14 The west basement window remains relatively unaltered and is an original Diocletian light split two thirds/one third by the party wall between the coal store and the former dairy to the south (B18). Surprisingly the coalstore has the lion share of the window (and light), though this may be based on volume requirements of the store and the need for darkness/cold in the dairy. The window is presently glazed using obscure glass panes and internally secured, not by the plain bars originally used in the rooms to the east, but by bespoke ornate wrought iron cages with horizontal barbs.
- 6.9.15 Dairy Room (B18) is situated to the south of the coal store (**Plate 39**). As it is the only room within the basement to have a stone flagged floor (with later brick patch repairs) and is located within the darker western side of the building, it seems likely that this room was originally in use as a small dairy/cold food store. It has a simple three plank ledged and battened door from which the lock mechanism has been removed. Internally it had been boarded out using vertical match-boarding with bead detail on all four walls, though only the match boarding on the north wall and part of the west wall survives. The room shares a basement window, a Diocletian style window with a beaded detail, with the adjacent coal store (see above) and retains the same glazing and bespoke security bars. The presence of a floral frieze (**Plate 40**) around the top



of the walls identical to that in room (B21) suggests that the diary was relocated and that this room was converted to servants' quarters. The frieze is therefore not original to the house and is likely to have been added during subsequent ownership of the house during the 19<sup>th</sup> century or early 20<sup>th</sup> century.

- 6.9.16 The doorway at the north end of the corridor opening to the stable block is an original fixture

#### **6.10 Stable Block and Billiard Room (Figure 3 and 8)**

- 6.10.1 The stable block was described in the 1809 sale catalogue as a 'double coach house with an excellent four stall stable and harness room, a large loft and coachman's room'. Additionally contiguous to the house was a 'handsome billiard room, 24ft by 16ft'.
- 6.10.2 The stable and billiard room lie to the north of the house, separated by a narrow open passage, but structurally joined by a series of cross walls, the most significant, the stucco quadrant wall to the facade (**Figure 3**). Both buildings were built slightly later than the house and are aligned with the northern boundary and not square to the house. The westernmost comprises the former stable block, while the more ornate stucco eastern building is the billiard room.
- 6.10.3 The list description describes the stable block as an 'Early C19 3-bay, 1-storey building, end on to road. Stock brick with low pitched hipped slate roof. Arcaded south side with stuccoed impost band and stone cills. Wide, round-arched western window: the others sash windows with glazing bars under flat gauged brick arches'.
- 6.10.4 The stable (**Plate 41**) is constructed using yellow and pink stock bricks, similar to those used in the main house (as seen on the rear (east) elevations) measuring 220-225 x 65 x 100mm and laid in an irregular English bond. Queen closers are used to angles and openings and localised patches of penny struck pointing are visible.
- 6.10.5 The west wall is dominated by a large arch headed window with a rough brick arch head and a plain stone sill. At the time of the initial recording, the window was partly boarded. It is divided by a central horizontal moulded rail, the upper and lower windows split by mullions into three lights. A change in the brickwork around the window, using slightly larger 220-225 x 70 x 100mm bricks laid in Flemish bond (not English) demonstrates that the western end wall has been significantly rebuilt (incorporating most of the wall) and that the present window is a later insertion. This probably replaced a large opening used as the carriage entrance to the coach house.
- 6.10.6 The southern wall of the stable block is divided into three bays and is arcaded with a stuccoed impost band which continues from the quadrant wall (**Figure 8**). At the time of the initial recording it was generally in a poor condition and had been subjected to localised fire damage. The elevation comprises two arched recesses with gauged brick arches (outer bays) set either side of a similarly arched window, central to the elevation and towards the eaves. The western arch springs from the stucco impost band and includes a window opening with segmental gauged brick head and stone sill. This detail was repeated in the corresponding recess to the east, but later adaptation to a doorway into the stable has seen the loss of the lower window and sill and its partial blocking. Both arched niches sit below a rectangular recess below the eaves. The central bay (as the house) is slightly recessed and includes a central doorway with bull nose jambs below a Diocletian style window with external bars. A plain brick eaves band extends the width of the central bay (only).
- 6.10.7 To the east of the stable block and contiguous with the southern elevation is the Billiard Room (**Plate 42**). The billiard room was built to be seen, with its stucco plastered elevations, niches and classical treatments. The southern wall is set out over three bays, with a central entrance bay forward set and elevated above the side bays (**Figure 8**). This contains a full height arched entrance, with tall two-leaf glazed doors below an arched tympanum. Tall arched head niches with a deep concave profile were present either side of the door in the side bays and below similarly concave circular niches. The walls continued up to a stepped parapet with plain

coping stones and a raised eaves band below. The angles are set forward to represent pilasters.

- 6.10.8 The eastern end wall of the billiard room continues the same treatment and form with a forward set and elevated central bay, stepped parapets and stucco plasterwork. The addition of new toilets into the billiard room area resulted in the insertion of four casement windows and ventilation bricks into the eastern end wall. Above these windows and central to the end wall is a small hatch opening with a hatch door held on strap hinges. It is unclear whether this is an original feature, but may have been incorporated to access a hay loft.
- 6.10.9 Internally the stable block (22) has been much altered, primarily as a result of its re-use as a snooker hall for the Hackney Volunteers Social Club. All original internal divisions (stalls/stabling etc) and floor surfaces has been removed or covered over (**Plate 43**). At the time of the initial recording, the floor was finished in modern linoleum tiles and the walls part clad up to dado level in modern timber boarding. Following the removal of the modern timber boarding, a blocked fireplace was revealed in the north-western corner. It was a simple brick built fireplace with a cambered arched brick head, which appears to have had a later and slightly smaller fire back inserted. It was enclosed by the scar of a former surround that was set onto small square stone plinths. The upper walls were painted and re-plastered and the ceiling was a modern suspended ceiling built well below the height of the original (extant) roof. A small section of original matchboard panelling survived below the western window and next to a built-in corner cupboard of possible antiquity.
- 6.10.10 Above the suspended ceiling, the stable area was originally built as a large single storey space, open to the level of the rafters. The internal roof structure is clad with painted match boarding and is pierced by two large roof lights in the northern and southern roof pitches. The roofline, though hipped is of a platform construction. This is echoed internally. The open uncluttered character of the interior is achieved by the use of high timber ties, set onto strip pilasters built into the flank walls and hidden by the match boarded ceiling. As the ties do not appear to be particularly heavy in scantling, additional lateral bracing between the long walls is provided with the use of iron tie bars. Diagonal 'arch' braces set below the ties and the platform construction of the ceiling are nailed to the soffit of the ties and are supported, through a birds mouth joint, by a horizontal batten running the length of the flank walls. The original ceiling cornice, placed at the juncture of the wall and match-boarded ceiling is fixed to the soffit of this batten.
- 6.10.11 The Billiard room (23) was also significantly reworked with the addition of new male and female toilet facilities into the eastern end bays, the insertion of a suspended ceiling corresponding to that in the stable and the replacement of the original roof structure with a modern corrugated ?iron/zinc flat roof. The room has also suffered considerably from water ingress, fire damage and localised vandalism (**Plate 44**). The lower portion of the chimney breast (up to the height of the original ceiling) remains along the western wall, though the chimney stack has been removed, presumably when the roof line was reworked (to a modern flat roof). The fireplace and its surround has also been removed and the fireplace blocked.
- 6.10.12 The remains of the original ceiling structure, survived in part above the suspended ceiling and c.3.1m from the floor. Whilst water ingress and fire damage has severely impacted upon its integrity, the ceiling had clearly been plastered, as evidenced by the remains of laths and nailing on the underside of the joists. A noticeable feature of the ceiling was its heavy construction, not just comprising parallel joists (running north-south), but an entire 'frame' or floor strengthened with diagonal bracing. Given this structure it seems likely it was used as a storage floor, presumably for hay/horse feed, accessed by the hatched opening in the end (east) wall.
- 6.10.13 Possibly the most significant original internal features to remain are the fully glazed patio doors, built with eight lights (glass modern) with fine glazing bars and beaded detailing and the door architrave, an ornate surround with fluted columns and raised wooden panels.



## **7 ARCHAEOLOGICAL MONITORING**

- 7.1.1 The archaeological monitoring and recording of the internal soft strip, opening-up works and demolition, and the excavation of service trenches adjacent to the stable block was carried out over four site visits made between 13<sup>th</sup> January 2013 to 4<sup>th</sup> December 2013. This revealed some very interesting and informative detail about the building and its later alterations.

### **7.2 Rear (East) Garden Elevation**

- 7.2.1 Following the removal of the modern extension (G5) the basement storey external wall (**Plate 48**) and windows were uncovered. These openings measured 0.76m high and were each built with flat arches and gauge brick heads with deep skewbacks and cross-joints (**Plate 49**). The brickwork of the basement elevation was the same as that used in the gable elevations comprising yellow/pink coloured stock bricks laid in Flemish bond with a penny struck detail to the pointing, while the base of the wall was finished with a wide Portland stone plinth (0.37m high).
- 7.2.2 This plinth 'doubled-up' to form the sill of the basement windows. A later enlargement of the southernmost window (to B24) involved dropping the window sill by cutting through the stone plinth. At the junction of the rear wall and the bow (south side) a half round segment had also been cut into the plinth to facilitate a lead rainwater downpipe draining the flat roof over the garden bow. The rainwater goods presumably thereafter drained into a soak-away or similar provision to channel the water away from the basement walls.
- 7.2.3 The ground floor openings to the south of the bow comprise a part-blocked full height patio window to the former Study (G2A), latterly used as the door to the bar toilets, and to the north a former doorway which opened onto a half landing to the basement stair. This is an original opening, correctly built with queen closers to jambs, and it retains the remains of a stone sill along its threshold. This opening had latterly been blocked, presumably when the club house extension was added during the 1950s.
- 7.2.4 The removal of the extension also revealed a plaster skirting with a roll moulding (9 inch/23cm high) which extended exclusively around the base of the wall of the bow at the former floor level (**Plate 50**). This skirting was a decorative element to the former veranda and as such was built in painted plaster to cope with the exposure (though sheltered below the veranda) to the weather.

### **7.3 South (Side) Elevation**

- 7.3.1 The surface within the area adjacent to the south elevation was paved with large stone flags laid in a random course using irregular sized flags (**Plate 51**). The flags probably originally extended along the full width of the main house (side wall) but the eastern end had been removed following the construction of the toilet block serving the club house extension. At present the stone surface extends c.1m to the east of the short flight of stone steps into the kitchen (B16). These steps were retained within a well which terminated with an elegant curve (echoing the theme of the quadrant wall) to the east of the basement door. The stair well is edged with a stone coping (0.16m wide) that sits proud of the stone flags and includes empty rebates, coinciding rebates in the opposite wall show that the well was formerly enclosed by a handrail or short balustrade.

### **7.4 Former Billiard Room (G23)**

- 7.4.1 Following the demolition of the four modern toilet cubicles within the former billiard room (G23) and the removal of a modern suspended ceiling, interesting architectural and structural features were revealed. The present roof comprises a modern flat corrugated steel roof which no doubt replaced an earlier flat roofed construction. Below the present roof level and mounted onto a step-back (diminished brickwork) in the wall c.3.02m from the floor level, were the remnants of the original ceiling structure. This structure comprises two north-south bridging beams mounted onto

wall plates on the flank walls and corner braces or dragon beams bracing the north and south-eastern corners. Most significant was the survival of the supporting form structure and the original plaster dome built to the rear of the glazed fanlight over the principal garden door in the southern wall (**Plate 52**). The dome is clearly a substantial structure which is supported on its own framework, tied into the main bridging beams. The dome is original to the building and was constructed using laths nailed to a frame or form comprising shaped and curving timber battens. It clearly protruded above the level of the ceiling to provide additional light to the entrance and into the billiard room. This feature was retained in the last scheme.

- 7.4.2 The two leaf southern garden door, only partially viewed internally prior to the removal of the modern ceiling (**Plate 44**), is a particularly ornate and well preserved original feature. It is a two leaf door of 8 lights, using fine glazing bars with a lambs tongue detail. The two doors sit below a fixed glazed panel of 5 lights which in turn are below the top rail of the architrave. Above the architrave is an ornate half round fan-light with fine radiating glazing bars. The door architrave is deeply moulded with shafts rising from a plinth to a squared flush panel at the upper angle (similar to the architraves to the stone hall, but without the lions head detail). The architrave, which continues above the fan light using the same moulded detail, survived mainly intact, though part of the eastern architrave had been removed following the addition of the modern toilets.
- 7.4.3 A blocked former arched door opening (1.95m wide) lies in the centre of the eastern wall. It was built with a half round arched head of two on-edge courses of brick and was blocked, when the former toilets were added, using modern Fenton brickwork (**Plate 53**). This blocking extended from the arch to the floor level and was interrupted by a later off-centre hatch door, added to gain access to a loft area above the ceiling structure. Given its relationship with the ceiling level, it is possible that this door opening also incorporated an internal dome, similar to the door in the adjacent, southern wall. As part of the renovation works this door opening was re-established and now forms one of two original door openings into the former billiard room (**Plate 59**).
- 7.4.4 The opposite (west) wall was built with an off-centre fire place (1.52m in width) and a 'flying' flue that extended over and above the door to the coach house (G22) to a secret exit along the northern flank wall behind the parapet.
- 7.4.5 The removal of the suspended ceiling over the coach-house fully revealed the roof structure above. It was clad using painted match boarding and was pierced by two large roof lights in the northern and southern roof pitches. The open uncluttered character of the interior was achieved by the use of high timber ties, set onto strip pilasters built into the flank walls and hidden by the match boarded ceiling (**Plate 58**).

## **7.5 Basement**

### **Room (B20)**

- 7.5.1 The internal wall between rooms (B20) and (B21) is a later brick wall inserted to divide a single larger space into two rooms (**Figure 6**). The wall was built in stretcher bond and comprises a lower 15 courses of re-used red brick and upper courses of yellow stock bricks. The brickwork was crudely laid, using wide mortar joints and overlay the plastered walls of the western wall of (B20/B21). As part of these works an earlier door openings, located in the western wall to the corridor and in the southern wall to (B17) were blocked and presumably the present opening in the southern wall was created. These works were probably allied with their domestic re-use.

### **Room (B17)**

- 7.5.2 Following the removal of the plaster within (B17) it became apparent that the western wall of (B17) was originally interrupted either side of the central door by a pair of circular openings (0.85m diameter) turned in brick with a single on-edge course (**Plate 54**). The brickwork of their blocking was of a similar character to that used in



the main wall, suggesting the openings, built to provide borrowed light to the central corridor area, were short lived. A blocked circular window within the north wall of the wine cellar similarly provided borrowed light into the wine cellar. Its later blocking confirms that those rooms (B18 and B19) along the west side of the corridor were later subdivisions.

- 7.5.3 The removal of the previous ceiling above B17 also revealed details of the ground floor structure. It was fully framed and primarily comprised two heavy Baltic pine beams (east-west), diagonal tension braces pegged to the beams and unusually two tiers of floor joists (north-south), the lower soffit tenoned into the main floor beams. Interestingly the floor is also triple boarded (in elevation) with an intermediate 'barrier' of short boards inserted between the joists and held by battens nailed along the joists. These boards were seen in the ceiling of (B24) but nowhere else. Whilst the robust framing of the floor in B17 suggests these inter space boards were not a structural requirement, and were maybe added to dampen noise from the basement storey below one of the principal rooms and the study, their addition would, no less, have provided some addition lateral strength to the floor.
- 7.5.4 The removal of wall plaster also revealed that the basement windows of B17 and B24 were both originally built with a deep reverse arch (1.47m wide) below the window and between the sill and the basement floor (**Plate 55**). The arches were built using two courses of on-edge brickwork. A very similar feature was also present below the large arched headed windows along the west-side frontage, into the kitchen and the later rooms B18 and B19. They also incorporate a brick arch of alternating stretcher and headers.
- 7.5.5 A brick arch built into the ceiling of room (B24) along the southern wall was an original feature incorporated to provide extra structural support below a removed fireplace and breast in former study (G2A) above.
- 7.5.6 The remains of an extant cast-iron kitchen range (**Plate 56**) were revealed in room (B16) following the removal of modern boarded panel in front of the kitchen hearth. The range was inserted into an opening built with a segmental arch head and appeared to be a secondary, later addition, possibly added during the second half of the 19th century.

## **7.6 Ground Floor**

- 7.6.1 A modern door opening had been inserted through the wall within a former alcove between rooms (G3) and (G4) to the south, while the removal of plaster along the internal walls of the corridor to the rear stairs and particularly the party wall with room (G2) showed that this wall was constructed of timber studding with brick nogging (infill). The studding incorporated diagonal tension bracing, typical of this period, and heavier scantling timbers (5 x 6 inches) for the former door frame and lighter timbers 2½ x 5 inch timbers for the wall studding. The door frame was pegged and lap jointed into the wall frame and not nailed.

## **7.7 First Floor**

- 7.7.1 The insertion of a large opening between rooms (F8 and 9) to unite them into a single space, showed that the internal walls in this area were timber stud walls of regular section 5 x 2 inch softwood timbers. They carried laths and still retained horsehair lime plaster. This was not the case across the first floor landing and stairwell where the majority of the lower walls had been re-plastered using a modern gypsum plaster.

## **7.8 Second Floor**

- 7.8.1 The dividing wall between the two small rear rooms (S12A and S13A) was also constructed of lightweight studwork covered in laths and horse hair plaster. This division was a later addition, probably 19th century, carried out after the insertion of the dormer windows into the mansard roof along the western roadside front. The dormers were clearly inserted by cutting through the roof joists and inserting by nailing in, a short length of timber sill and lintel between two rafters. The dormers and a central light well over the corridor were inserted to provide light to the second floor

rooms.

- 7.8.2 The door opening from the rear stair to the attic storey and into the main corridor had rebates cut into the inner face of the door frame to receive a board or series of boards used as a stair gate to block the bottom half of the doorway. Bearing in mind the use of the attic storey as a nursery, this was a simple device to retain and thus prevent infants falling down the rear stairs. Another fitting which performed a similar function are the balconettes added along the base of the second floor windows on the east side.

## **7.9 Roof structure**

- 7.9.1 The removal of parts of the ceiling on the attic floor revealed details of the double pile mansard roof structure. It was built with two in-line roofs all constructed using softwood timber of regular section, most sawn but some larger beams reduced using an adze. The pitched roofs simply comprised common rafters rising to an axial ridge beam. These were covered externally by 9 inch sarking boards. The lateral bracing of the roof structure was not through the use of a truss but was achieved by the heavy full framing of the ceiling joists of the attic storey (**Plate 57**) and by intermediate brick cross walls. A similar heavyweight framing was also used to the first floor. This framing of the attic ceiling incorporated heavier scantling (6 x 5 and 6 x 6 inch) in-line (north-south) beams supported by the internal and flank walls and a framework of deep section joists braced using diagonal tension braces. The main components were tenoned and pegged, while the diagonal primary bracing of the common joists used lighter scantling 2½ - 3 x 4 inch nailed timbers (of the same scantling as the rafters). The common joists were also tenoned into a linear mortice groove cut into the receiving face of the larger scantling beams (a system used to enable more flexibility when framing up). This form of fully framed structure was present throughout the attic storey and accordingly recorded in all exposed ceilings.
- 7.9.2 The central valley was originally formed by short lengths of timber fixed to the ceiling joists, into which the rafter foot of each pitch were joined using a birds mouth joint. This valley was replaced by a later, raised valley structure, which overlay it and was constructed by nailing short lengths of timber joist between the base of the rafters and covering with deal boards. The outer valleys to the rear of the parapets were built using a similar construction with a short length of joist nailed to the rafter foot and supported by a raised wall plate.
- 7.9.3 A later 19th century strengthening of the ceiling structure saw the addition of a short 6 x 6 inch timber beam bolted to, using heavy wrought iron coach bolts with square heads and nuts, an existing (east-west) beam and bridging the valley to the flank wall. This provided additional strength in an area affected by decay (from the valley) and was recorded in attic room (S11).
- 7.9.4 Modern repairs included the replacement of some of the valley joists and the bulking up of the main north-south bridging beam which ran parallel with and along the inner valley of the eastern wall.
- 7.9.5 The removal of the plaster ceiling over (S10) showed that the ceiling construction comprised two different structures. The western section was the same heavy primary braced structure seen elsewhere, while the eastern most section, below the flat roof over the bow, included an upper and lower tier of ceiling joists, the upper covered in sarking to create the flat roof structure and the lower joists facilitating the addition of the ceiling plaster laths. A bolted composite softwood principal joist and some modern and re-used secondary joists suggest that this area of flat roof had historically suffered from decay and had been repaired. Whilst the main roof structures appear to be original to the building, the parts of the flat roof over the bow fronted rear bay and all of the valleys have been rebuilt. This rebuilding is not surprising given the unreliability of flat roofs and valleys and the potential for water ingress, if not correctly maintained.

## **7.10 Drainage Trench (Figure 3)**

- 7.10.1 The hand excavation of a drainage trench within the area to the north of the north elevation and along the south wall of the stable were monitored on the 6<sup>th</sup> December 2013. The trench measured 1.2m in width and was excavated to a depth of 0.75m below the level of the former yard surface. This revealed a large modern concrete encased sewer, aligned east-north-east to west-south-west extending the length of the trench and a further drain, probably originating from the former toilet block in the billiard room, aligned north-east to south-west and located toward the eastern end of the trench (**Plate 62**). These drainage features had extensively disturbed the ground in this area and no archaeological features associated with a former house were recognised. These works did however reveal the brick footings of the stable which were, in a contemporary sense, quite considerable, built of 8 courses of un-pointed red stock brick and a step-out foundation of a further two courses and possibly more.
- 7.10.2 The area monitored to the west and towards the frontage, showed similar levels of disturbance comprising a very mixed and 'made' greyish brown subsoil. These excavations also revealed a similar foundation brickwork as already described but also the extent of a former stone flagged floor, latterly concealed below a modern concrete screed surface. This floor, which echoed the stone flagging used in the corresponding area to the south of the house, was seen as the broken ends of the flags, set into (within a recess) the foundation wall. It extended for the most part the length of the area to the north of the house and enclosed the flight of steps to the basement, although the westernmost section had been historically re-laid with a plain red brick floor. This reworking most likely relates to access to the coal chute sited in the adjacent wall.



## **8 DISCUSSION AND CONCLUSIONS**

### **8.1 Background**

- 8.1.1 Documentary and cartographic sources have revealed that the Grade II\* Pond House and the adjacent Grade II Stable Block and Billiards Room were built between 1802 and 1803 as a family home and 'residence of distinction, befitting a gentleman of means' for City stockbroker Benjamin Walsh. He was the son of a Director of the Bank of England, who was 'engaged in the business of selling war insurance', and had a reputation in the City for flamboyance and recklessness. Walsh took up his seat in Parliament in 1808 for the constituency of Wootton Bassett. However he was declared bankrupt soon after and whilst as a Member of Parliament Walsh had immunity from arrest for debt accrued, his financial situation necessitated the sale of Pond House in January 1809.
- 8.1.2 The 1809 Sale Catalogue describes the house as an 'elegant and substantial family residence built within a few years' and a 'uniform modern structure with a patent stucco front' in the 'preferable part of Clapton'. The property is also described as having a double coach house, paved yard, four stall stable, harness room, large loft and Coachman's room and contiguous to the house, a 'handsome billiard room'.
- 8.1.3 During the 19<sup>th</sup> century and subsequent ownership, Pond House remained primarily as a family home. The longest residents were the family of Samuel Preston Child, a wealthy merchant trading worldwide in dyestuffs, who lived in the house for 23 years. In 1877, a school for girls was established in the house and when the school closed in 1904, the house was re-used as a clothing factory.
- 8.1.4 In 1939 ownership passed to the Hackney Volunteers' Social Club (HVSC), made up of men who were volunteers in the Hackney Rifle Regiment. During their tenure many alterations and repairs were made to the house and stable block, most significantly the addition, in 1954, of a large single storey extension onto the rear elevation. This removed an original ornate veranda to the garden and built over and enclosed the basement and ground floors.

### **8.2 Architecture**

- 8.2.1 Pond house, described as one of Hackneys finest late Georgian houses, was built over two storeys with attics and basement floors and adopted the classical, architecture of the Greek Revival. The Greek Revival style, was a romantic movement popularised by an upsurge in interest in the antiquities of ancient sites in Greece, Italy, Sicily and Asia Minor, drawn into the circuit of the Grand Tour during the second half of 18<sup>th</sup> century. During the Napoleonic Wars, which closed off most of Europe to British travellers, Greece, as part of the Turkish Empire still remained accessible to the Grand Tourist, resulting in a wave of romantic Hellenism during this period (Mordaunt Crook, 1968). The identity of the architect who designed Pond House remains unclear although certain elements of the architectural language of the house are reminiscent of the works of Sir John Soane and James Wyatt (KM Heritage 2011).
- 8.2.2 Pond House was typical of the many suburban villas that were built for merchants in settlements on the fringes of London during this period. They were the commuters of their day, termed as 'carriage folk' who eschewed the cramped conditions of high density city dwelling in preference for a detached house set within small grounds within easy reach of town.
- 8.2.3 The Palladian villa became the beau ideal of the type of compact suburban villa which was to proliferate in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Features such as canted bays, broad eaves and exquisitely planned interiors laid out around a central top lit staircase recur frequently (KM Heritage 2011). By the end of the 18<sup>th</sup> century the use of stucco as an external wall treatment became increasingly more widespread, as did Welsh slate for the roofs, more suited to the wider shallower pitches of the roofs (part hidden by the parapets) and the more widely available and affordable due to

contemporary improvements in transport.

- 8.2.4 The house or 'villa' is typically Georgian, symmetrical in its plan and elevation incorporating a raised semi-circular portico with Doric columns, central to a stuccoed principal elevation and a balancing bow-fronted principal bay to the rear, garden elevation. The house is set out over 3 bays with a central recessed bay and equal sized bays to each side. The window fenestration is evenly balanced across the four storeys (to front and rear) and the ground floor plan, if analysed, comprises three major spaces (G3), (G4) and (G2 and G2A) of very similar proportions and the hall (G1) whilst smaller, is set out to an approximate 1:3 ratio.
- 8.2.5 The house was conventionally laid out over four floors with a kitchen, scullery, dairy etc within the basement floor, the principal (ground) floor comprising a 'handsome eating room' that communicated with an 'elegant bow fronted withdrawing room' and a 'veranda opening onto the lawn'. The principal entrance to the house was via a raised portico into the Stone Hall, an important and light space, built with a stone geometric staircase, top lit by the first floor windows to the stairwell and a 'superb cut glass Grecian chandelier (no longer extant)'. The first floor contained the principal bedrooms, described as 'two excellent sleeping rooms with dressing rooms' a 'china closet on the landing' and an arcade of fluted Corinthian and Doric columns, with intricate mouldings to the walls and ceilings. The second floor included two large and convenient nurseries (accommodating at least 7 children) and rooms for three servants (KM Heritage, 2011). The house had a typical hierarchy of space with a simple rear staircase communicating the servant routes from basement to the garret rooms.

### **8.3 Phasing**

- 8.3.1 The reuse of this fine Regency period house, particularly after the war with its re-use as a club house for the HRVC, had impacted upon the original internal spatial integrity of house and upon the decorative schemes, fixtures and fittings. The most significant was the addition of the single storey flat roofed rear extension and the conversion of the ground floor rooms, the addition of toilets and removal of original doors and windows to accommodate the later re-use as a clubhouse. These additions and alterations were of a low quality and fairly utilitarian in character.
- 8.3.2 Historically the basement appears to have seen the most significant alterations, and these appear have been carried out a short time after the houses construction and may relate to specification changes made by the new owner following the houses sale by Walsh in 1809. These include the bricking-up of internal windows and door openings. The smaller rooms to the north of the central wine/beer stores, reserved as staff/domestic rooms or pantry/coal store were later additions. Further provision for live-in domestic staff and a nanny were provided within the attic storey, an area set aside as a nursery. Its use as a nursery was still legible by the presence of wrought iron balconettes incorporated into the base of the sash windows to the more pleasant eastern bedrooms and a rebate to receive boards acting as a stair gate, set into the frame of the door to the rear stair. The present dormer windows to the attic floor were also a later 19th or earlier 20th century addition to improve the light levels to, and the quality of, the staff accommodation.
- 8.3.3 Hierarchical routes of circulation were still recognisable within the house, the staff rooms and those of the children in the attic floor were reached by the much plainer rear stair as were the rooms in the basement. The latter could also be accessed externally from the areas to the south and north of the house via the doors in the north and south elevations. The kitchen, scullery and pantry were included in the basement, as was the owner's wine and beer store, built with slate and tiled shelves, a secure door and mortice lock. The main entrance, hall, principal doorways and rooms were for the exclusive use of the owners and their guests, the importance of these areas exemplified by the enhanced architectural and decorative treatments.
- 8.3.4 The coach-house/stables and billiards room building fared less well and were extensively altered internally, the former as a snooker room and the latter as toilets.

These changes removed all evidence of the former horse stall divisions, tack room and coach house, although a fireplace possibly to a small office/or tack room did remain along the northern wall towards the western corner of the stable. The western end wall of the stable block, which was clearly rebuilt and formerly presumably held a pair of carriage doors, had subsequently been bricked up and the present window inserted. The billiard room had been extensively altered during the tenure of the HVSC, with the insertion of a series of modern toilets servicing the adjacent snooker room. This removed most of the original ceiling although notable survivals were the ornate door to the garden, its fan light and vaulted ceiling. A blocked arched headed door opening seen in the east wall would have provided alternative entry and additional light into the billiard room from the east and a fireplace located along the west wall, provided heat. The billiard room was originally built with a flat roof or very shallow pitched roof, hidden by the encircling parapet. The use of this roof form, characteristic of water ingress, may have been a factor in its later total replacement.

- 8.3.5 Despite these later changes the plan form of Pond House had remained relatively unaltered and without significant accretions. It was clearly built in the early 19<sup>th</sup> century from scratch and did not incorporate the preceding house. The principal entrance hall (Stone Hall), the geometric stair and first floor landing remained relatively untouched. The first floor rooms had been the subject of some sub-division in (F6) and (F7) into apartments, the latter also showing evidence of an original dressing room located along the eastern wall. Original features of note on the first floor included the window shutters, particularly to the bow fronted room (F6) and the walk-in cupboards to (F8), (F7) and closet to the landing. Lions head architraves, decorative wall and ceiling mouldings and vaulted passages or entrances were features of the principal rooms and spaces.
- 8.3.6 Whilst the archaeological monitoring of the conversion works and drainage works failed to identify below ground evidence of a former house, visits during the conversion works revealed evidence regarding the internal wall construction, later blocking to light wells, the 'noise insulated' ground floor and the roof and the structural function of the fully-framed second floor ceiling structures. It also recorded the rear dome/vault to the south entrance of the billiard room and the presence of a corresponding door opening in the east wall of the same room. The latter have both been incorporated into the design of the converted billiard room. The conversion and renovation works made to Pond House have clearly been beneficial to the buildings and to the area in general. The removal of the 1954 extension has re-established the rear garden elevation and equally opened out the rear elevation to fully expose and reacquaint the ornate billiard room with the main house.



## **9 ACKNOWLEDGEMENTS**

- 9.1.1 Pre-Construct Archaeology Limited would like to thank Kingsbury Construction Co. Ltd for commissioning the project. The help and assistance of Jay Pindoria and Bimji Jeshani of Kingsbury Construction Co. Ltd and Neil Reddick of Peter Taylor Associates Limited is gratefully acknowledged.
- 9.1.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The building recording, report and photographic survey was carried out by Adam Garwood, and Hayley Baxter prepared the illustrations.

## 10 BIBLIOGRAPHY

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Matthews, C. 2012 *Written Scheme of Investigation for Historic Building Recording of Pond House and the Stable Building and Archaeological Watching Brief at no. 162 Lower Clapton Road, London Borough of Hackney, E5 0QJ*

Mordaunt Crook, J. 1968 *The Greek Revival*, Country Life Books (Hamlyn Publishing)

Murphy, K. 2011 *Pond House, 162 Lower Clapton Road, London. Heritage Appraisal Vol. 2, Assessment of Significance* (KM Heritage).

## APPENDIX 1: PHOTOGRAPHIC REGISTER

Pond House, 162 Lower Clapton Road			SITE CODE : POH12		PHOTOGRAPHER : Adam Garwood	
DATE	FILM TYPE FILM & FRAME NUMBER	DIRECTION	IDENTIFIER	BUILDING	COMMENTS	
	Black & White	Digital				
10/09/2012	F101 1-3	D101	E	General shot	House	Façade
10/09/2012	F101 4-6	D102	SE	General shot	*	Facade
10/09/2012	F101 7-9	D103	E	External	*	Portico
10/09/2012	F101 10-12	D104	SE	External	*	Quadrant Wall
10/09/2012	F101 13-15	D105	NE	External	Stable	Stable Block
10/09/2012	F101 16-18	D106	E	External	House	Southern Bay
10/09/2012	F101 19-21	D107	W	External	*	Rear Elevation
10/09/2012	F 101 22-24	D108	W	External	*	Rear Elevation
10/09/2012	F101 25-27	D109	W	External	Billiard Rm	View to rear
10/09/2012	F101 28-30	D110	S	Ground Floor	House	Hall (G1)
10/09/2012	F101 31-33	D111	S	Ground Floor	*	Stair (G1)
10/09/2012	F101 34-36	D112	S	First Floor	*	Stair from 1st Floor
10/09/2012	F103 1-3	D113	S	First Floor	*	First Floor landing
10/09/2012	F103 4-6	D114	NW	Ground floor	*	Room (G 2)
10/09/2012	F103 7-9	D115	N	Ground Floor	*	Room (G3)
10/09/2012	F103 10-12	D116	S	Ground Floor	*	Room (G3)
10/09/2012	F103 13-15	D117	NE	Ground Floor	*	Room (G4)
10/09/2012	F 103 16-18	D118	SE	Ground Floor		Room (G4)
10/09/2012	F 103 19-21	D119	NW	Ground Floor		Room (G5)
10/09/2012	F 103 22-24	D120	SE	Ground Floor		Room (G5)
10/09/2012	F 103 25-27	D121	N	First Floor		First Floor Landing
10/09/2012	F 103 28-30	D122	E	First Floor		Stair to Attics
10/09/2012	F 103 31-33	D123	N	First Floor		China Cupboard
10/09/2012	F 103 34-36	D124	S	First Floor		First Floor Landing
10/09/2012	F 105 1-3	D125	NE	First Floor		Room (F6)



10/09/2012	F 105 4-6	D126	S	First Floor		Room (F6)
10/09/2012	F 105 7-9	D127	W	First Floor		Room (F7)
10/09/2012	F 105 10-12	D128	E	First Floor		Room (F7)
10/09/2012	F 105 13-15	D129	NW	First Floor		Room (F8)
10/09/2012	F 105 16-18	D130	S	First Floor		Room (F8) Fireplace
10/09/2012	F 105 19-21	D131	SE	First Floor		Room (F9)
10/09/2012	F 105 22-24	D132	NE	Second Floor		Room (S10)
10/09/2012	F 105 25-27	D133	SW	Second Floor		Room (S11)
10/09/2012	F 105 28-30	D134	NW	Second Floor		Room (S12)
10/09/2012	F 105 31-33	D135	SE	Second Floor		Room (S14)
11/09/2012	F 107 1-3	D136	E	Basement		Wine Cellar (B15)
11/09/2012	F 107 4-6	D137	E	Basement		General
11/09/2012	F 107 7-9	D138	E	Basement		Room (B21)
11/09/2012	F 107 10-12	D139	W	Basement		Room (B18)
11/09/2012	F 107 13-15	D140	E	Basement		Room (B17)
11/09/2012	F 107 16-18	D141	SE	Basement		Room (B16)
11/09/2012	F 107 19-21	D142	NE	External	Stable	Stable
11/09/2012	F 107 22	D143	W	Internal	Billiard	Billiard Room (23)
11/09/2012	F 107 23	D144	W	Internal	Stable	Stable (22)
11/09/2012	F 107 24	D145	E	Internal	Stable	Stable (22)
11/09/2012	F 107 25-27	D146	E	Ground Floor	House	Lions Head Architrave
11/09/2012	F 107 28-30	D147	/	Ground Floor	House	Cornice (G2)
11/09/2012	F 107 31-33	D148	/	Ground Floor	House	Cornice (G3)
11/09/2012	F 107 34-36	D149	/	Ground Floor	House	Cornice (G4)
12/09/2012	/	D150	W	Ground Floor	House	Lions Head Knocker
12/09/2012	/	D151	NW	External	Boundary	Northern Boundary
12/09/2012	/	D152	E	Ground Floor	House	Balustrade
12/09/2012	/	D153	E	First Floor	House	Cornice 1 <sup>st</sup> floor landing
12/09/2012	/	D154	S	First Floor	House	Swag
12/09/2012	/	D155	N	Ground Floor	House	Fireplace (G3)
12/09/2012	/	D156	E	Ground Floor	House	Blocked Door (G2)
12/09/2012	/	D157	W	Ground Floor	House	Room (G2a)
12/09/2012	/	D158	E	Ground Floor	House	Rear Stairwell, Door

12/09/2012	/	D159	S	Basement	House	Door to Kitchen (B16)
12/09/2012	/	D160	W	Basement	House	Wine Cellar (B15)
12/09/2012	/	D161	W	Basement	House	Coal store (B19)
12/09/2012	/	D162	E	Basement	House	Window Room (B21)
12/09/2012	/	D163	/	Basement	House	Floral Frieze (B18)
12/09/2012	/	D164	S	First Floor	House	Scar in floor (F7)
12/09/2012	/	D165	E	First Floor	House	Shutters (F6)
12/09/2012	/	D166	W	First Floor	House	Door (F6)
12/09/2012	/	D167	S	Second Floor	House	Room (S13)
12/09/2012	/	D168	S	Second Floor	House	Cupboard Room (S11)
12/09/2012	/	D169	E	Second Floor	House	Balconette (S11)
12/09/2012	/	D170	E	Internal	Billiard	Billiard Room (23)
12/09/2012	/	D171	W	Internal	Stable	Stable (22)
2/11/2012	F 109 1-3	D172	W	Internal	Stable	Stable during soft strip
2/11/2012	F 109 4-6	D173	E	Internal	Stable	Stable during soft strip
2/11/2012	F 109 7-9	D174	E	Internal	Stable	Roof light
2/11/2012	F 109 10-12	D175	W	Internal	Stable	Roof light
2/11/2012	F 109 13-15	D176	N	Internal	Stable	Blocked Fireplace
2/11/2012	F 109 16	D177	S	Internal	Billiard	Roof structure
2/11/2012	F 109 17	D178	W	External	Extension	Steel joists over N bay
2/11/2012	F 109 18	D179	SW	Ground	House	Brick arch over window in Bow (Northern)
2/11/2012	F 109 19	D180	W	Ground	House	Brick arch over window in Bow (central)
2/11/2012	F 109 20	D181	W	Ground	House	Timber Bearer (G2)
2/11/2012	F 109 21	D182	E	First Floor	House	Void in bedroom wall between plaster/wall (F6)
2/11/2012	F 109 22	D183	S	Second Floor	House	Mansard roof structure
2/11/2012	F 109 23-25	D184	N	Second Floor	House	Light Well to passage
03/1/2013	/	D185	W	Rear Elevation	House	Garden Elevation
03/1/2013	/	D186	W	Rear Elevation	House	Garden Elevation, Basement window
03/1/2013	/	D187	W	Rear Elevation	House	Plaster Skirting to former veranda
03/1/2013	/	D188	E	S Quadrant	House	Stone Flag Floor Surface in Southern Quadrant
03/1/2013	/	D189	S	Internal	Billiard	Dome Structure
03/1/2013	/	D190	E	Internal	Billiard	Blocked Door and arch
03/1/2013	/	D191	W	Internal	Basement	One of Two Blocked Circular Windows in (B17)
03/1/2013	/	D192	E	Internal	Basement	Blocked Arch of Light-well below Window in Basement (B17)

03/1/2013	/	D193	SW	Internal	Basement	Kitchen Range (B16)
03/1/2013	/	D194	N	Second Floor	House	Fully-framed second floor ceiling joists and roof structure
03/1/2013	/	D195	E	Internal	Stable	Coach House following removal of modern ceiling looking East
6/12/2013	/	D196	NW	External	Billiard	Re-established door in east wall of former Billiard Room
6/12/2013	/	D197	NE	External	House	Facade near completion
6/12/2013	/	D198	W	External	House	Rear Garden Elevation, near completion
6/12/2013	/	D199	E	N Quad	House	Drainage Trench looking East
6/12/2013	/	D200	N	N Quad	House	Drainage Trench Wall Foundation



## APPENDIX 2: OASIS FORM

OASIS ID: preconst1-166443

### Project details

Project name	Pond House, 162 Lower Clapton Road, Hackney Historic Building Recording and Archaeological Monitoring
Short description of the project	Pre-Construct Archaeology Limited was commissioned to undertake a programme of historic building recording and archaeological monitoring prior to and during 'refurbishment and conversion works' on the Grade II* listed Pond House and the adjacent Grade II listed Stable Block. The work was carried out in response to a planning condition. Documentary, cartographic and Insurance papers record that Pond House and the adjacent Stable Block and Billiards Room were built between 1802 and 1803 as a family home overlooking Clapton Pond for City stockbroker Benjamin Walsh. Pond House, built as a house of distinction, befitting a gentleman of means, was built over two storeys with attics and basement floors and adopted the classical architecture of the Greek Revival style.
Project dates	Start: 10-09-2012 End: 06-12-2013
Previous/future work	Yes / No
Any associated project reference codes	POH12 - Sitecode
Type of project	Building Recording
Site status	Listed Building
Current Land use	Residential 1 - General Residential
Monument type	VILLA Post Medieval
Monument type	STABLE Post Medieval
Methods & techniques	""Survey/Recording Of Fabric/Structure""
Prompt	Listed Building Consent

### Project location

Country	England
Site location	GREATER LONDON HACKNEY HACKNEY Pond House, 162 Lower Clapton Road, L B Of Hackney
Postcode	E5 0QI
Study area	0 Square metres
Site coordinates	TQ 34984 85949 51 0 51 33 20 N 000 03 09 W Point

### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief	Adam Single

originator	
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Kingsbury Construction Co. Ltd

#### Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Media available	"Images raster / digital photography","Text"
Paper Archive Exists?	No

#### Project bibliography 1

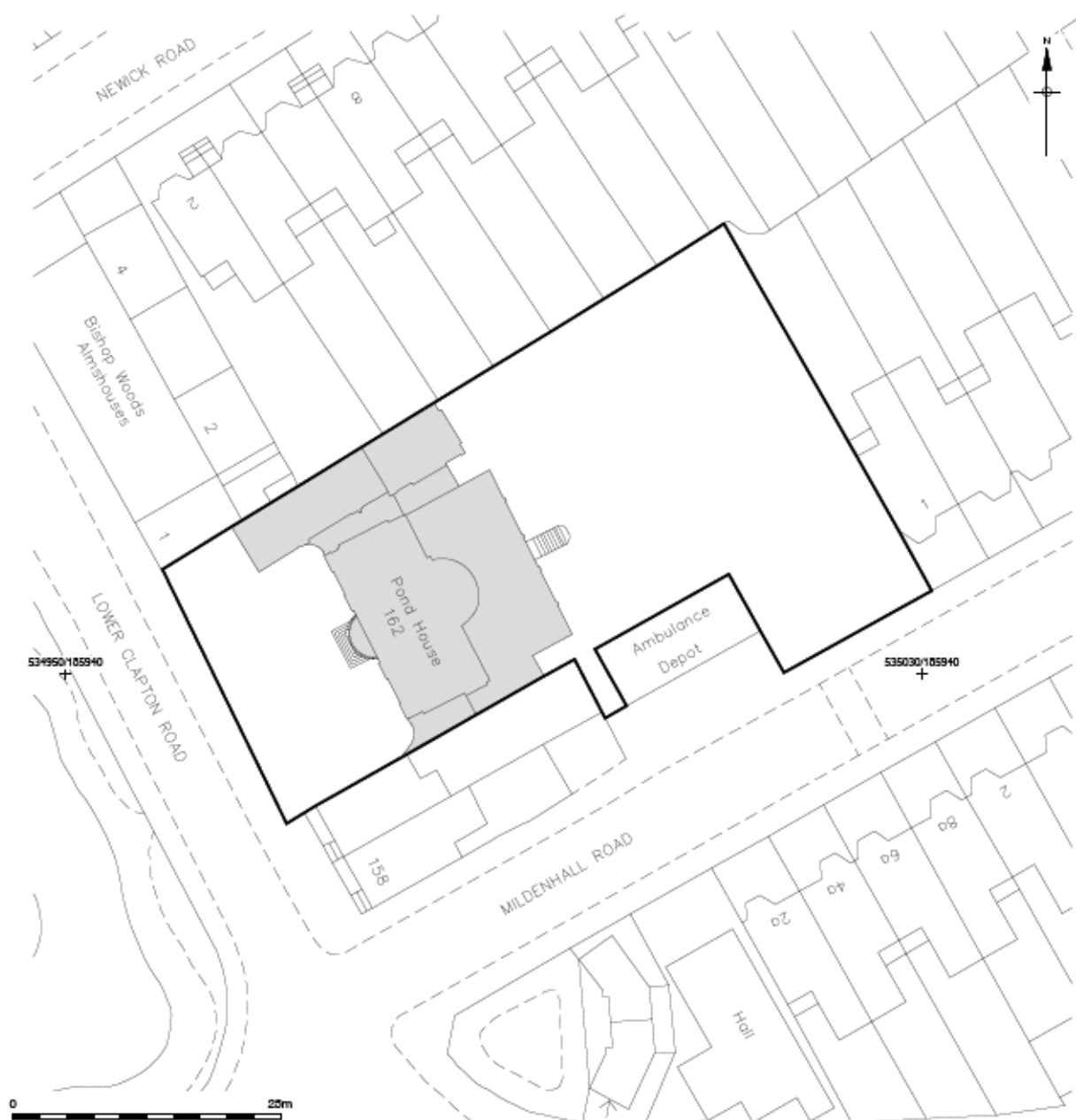
Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording and Archaeological Monitoring at Pond House, 162 Lower Clapton Road, London Borough of Hackney, E5 0QI
Author(s)/Editor(s)	Garwood, A
Other bibliographic details	R11599
Date	2014
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	Brockley Office
Description	A4 report
Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	13 January 2014



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 08/01/14 HB

Figure 1  
 Site Location  
 1:20,000 at A4





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 © Pre-Construct Archaeology Ltd 2014  
 08/01/14 HB

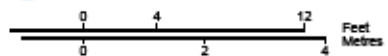
Figure 2  
 Detailed Site Location  
 1:625 at A4





Early 19th Century

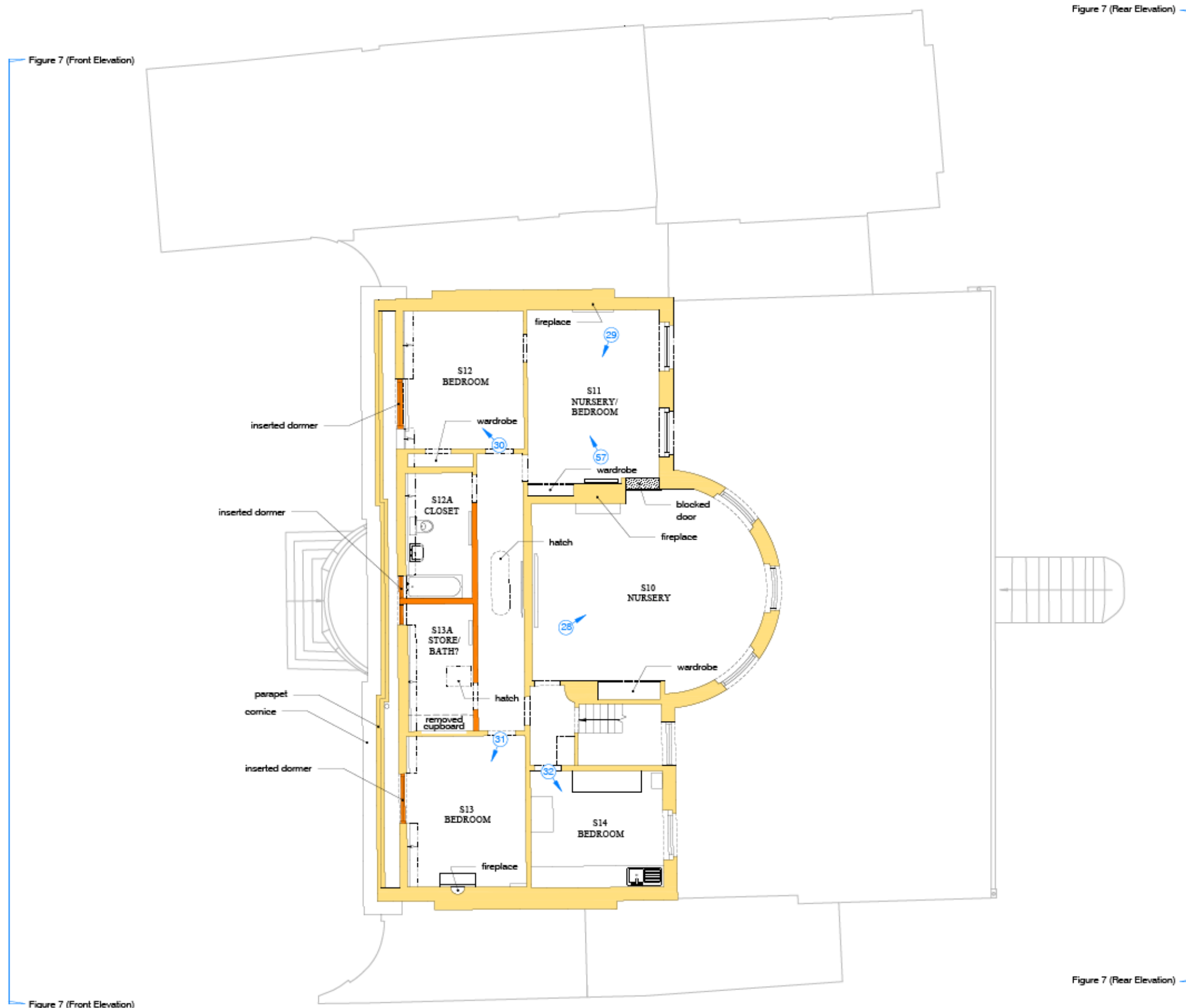
1 Location and Direction of Plate



Based on survey drawing supplied by Plowman Craven, November 2007  
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Figure 4  
First Floor Plan  
1:125 at A3

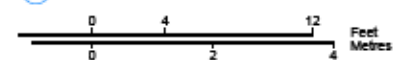




Early 19th Century

Inserted wall & windows

① Location and Direction of Plate

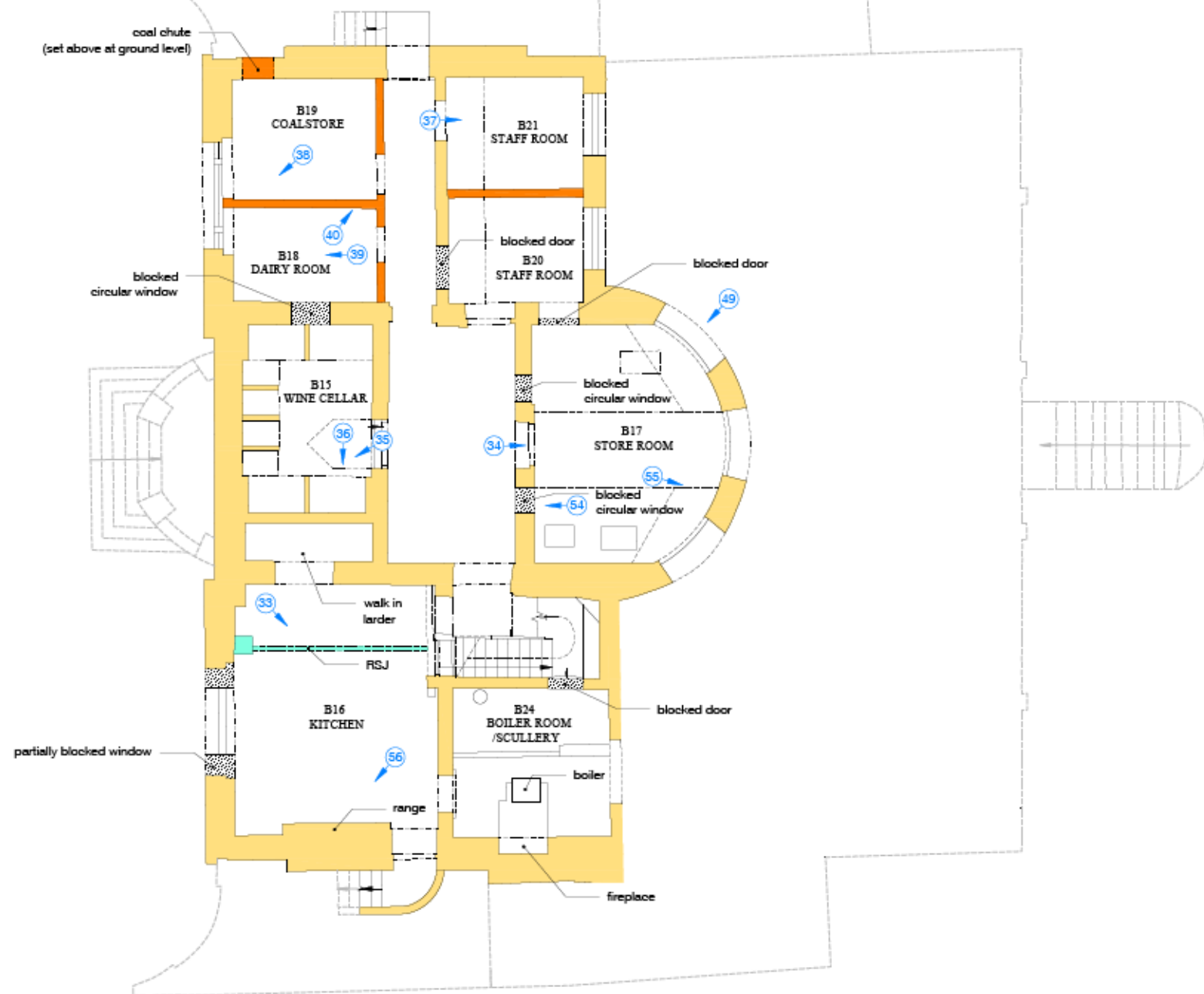


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Figure 5  
Second Floor Plan  
1:125 at A3

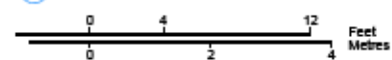


Figure 7 (Front Elevation)



- Early 19th Century
- Inserted
- Modern

1 Location and Direction of Plate



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Figure 6  
Basement Plan  
1:125 at A3

NW

SE



Front Elevation

SE

NW



Rear Elevation



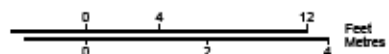
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Figure 7  
Existing Front & Rear Elevations  
1:125 at A4



SW

NE



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Figure 8  
Coach House Stable & Billiard Room Side Elevation  
1:125 at A4



**Plate 1** Pond House west facing principal elevation, looking north-east



**Plate 2** Pond House, principal elevation, looking south-east



**Plate 3** Ground and first floor windows at the south side of the principal (west) elevation, looking east





**Plate 4** Raised tetra-style portico in the principal (west) elevation, looking east



**Plate 5** Patera and lion head knocker at the centre of the south leaf of the front double door in the principal (west) elevation, looking east



**Plate 6** South quadrant wall, looking south-east



**Plate 7** Rear (east) elevations, looking west





**Plate 8** Stone Hall and geometric stair, looking south



**Plate 9** Geometric stair, looking south



**Plate 10** Breakfast Room (G2), looking north-west





**Plate 11** Detail of Cornice in (G2), looking south-west





**Plate 12** Rear stair at first floor level, looking east



**Plate 13** Dining Room (G3), looking south-west



**Plate 14** Ceiling cornice in Room (G3), looking north-west



**Plate 15** Withdrawing Room (G 4), looking east





**Plate 16** Scar of fireplace and overmantle in Withdrawing Room (G4), looking south





**Plate 17** Extension (G5) enclosing bow fronted rear bay, looking north-west



**Plate 18** Stair and first floor landing, looking south



**Plate 19** First floor china cupboard, looking north-west





**Plate 20** First floor landing, looking south





**Plate 21** Bow fronted bedroom (F6), looking north-east



**Plate 22** Sash window shutters in (F6), looking north-east



**Plate 23** Bedroom (F 7), looking north-east





**Plate 24** Scar of removed wall (F7/7a), looking north



**Plate 25** Bedroom (F8), looking north-west



**Plate 26** Tiled hearth in Bedroom (F8), looking south-west



**Plate 27** Bedroom (F9), looking south-east





**Plate 28** Nursery Room (S10), looking north-east



**Plate 29** Bedroom/Nursery room (S11), looking south-west





**Plate 30** Bedroom (S12), looking north-west



**Plate 31** Bedroom (S13), looking south



**Plate 32** Bedroom (S14), looking south-east



**Plate 33** Former Kitchen (B16), looking south-east



**Plate 34** Basement room (B17), looking east





**Plate 35** Wine Cellar (B15) looking south-west





**Plate 36** Wine Cellar (B15), looking south



**Plate 37** Servant Room (B21), looking east





**Plate 38** Basement window in Coal Store (B19), looking south-west





**Plate 39** Former Dairy/Pantry (B18), looking west



**Plate 40** Decorative frieze in (B18), looking north-east



**Plate 41** Stable/Coach House, looking north-east





**Plate 42** East end of the Billiard Room, looking north-west



**Plate 43** Stable Block (22), looking north-east





**Plate 44** Billiard Room (23), looking south-east

## Architectural Features



i) Lions Head Architrave (Stone Hall)



ii) Corinthian Capital (First Floor landing)



iii) Decorative Swags (Stairwell)



iv) Vaulting and Arch (First Floor landing)



v) Balustrade (Geometric Stair)



vi) Typical six panel door



vii) Built in Cupboard (S11)



viii) Built-in Cupboard (F8)



ix) Balconette, Bedroom Window (S11)

**Plate 46** Architectural Features





x) Fireplace (F6)



xi) Fireplace (G3) and overmantle scar



xii) Blocked door and overmantle scar (G2)

# **Plate 47** Fireplaces



**Plate 48** Garden elevation following removal of the Club House extension, looking west



**Plate 49** North basement window in garden (east) elevation bow, looking south-west





**Plate 50** Plaster skirting to former veranda, looking north-west



**Plate 51** Stone flag floor surface in Southern Quadrant, looking east





**Plate 52** Fan light and dome structure in Billiard Room (G23), looking south-west



**Plate 53** Blocked arched opening in the east wall of the Billiard Room (G23), looking east





**Plate 54** One of two blocked circular windows in (B17), looking west



**Plate 55** Reverse arch of below window in Basement (B17), looking south-east





**Plate 56** Kitchen range (B16), looking south-west



**Plate 57** Fully-framed second floor ceiling joists and roof structure, looking north





**Plate 58** Coach House following removal of modern ceiling, looking east



**Plate 59** Re-established door in east wall of former Billiard Room., looking north-west



**Plate 60** Facade near completion, looking north-east





**Plate 61** Rear garden (east) elevation near completion, looking west





**Plate 62** Drainage trench, looking east

# PCA

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