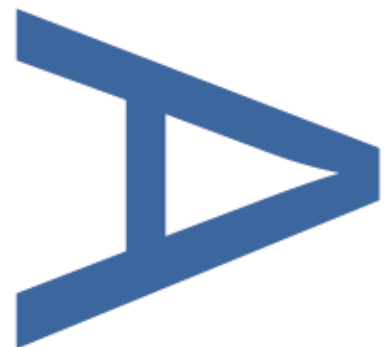


**HISTORIC BUILDING RECORDING  
AT  
BISHOP WOOD'S ALMSHOUSES,  
LOWER CLAPTON ROAD,  
LONDON BOROUGH OF HACKNEY,  
E5 0QH**



**PCA REPORT NO: R12869**

**MAY 2017**

**PRE-CONSTRUCT ARCHAEOLOGY**

**Historic Building Recording at Bishop Wood's Almshouses, Lower Clapton Road, London Borough of Hackney, E5 0QH**

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Lower Clapton Road,  
London Borough of Hackney,  
E5 0QH

Type of project

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## 1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Bishop Wood Alms Houses & Chapel Ltd to undertake historic building recording of the former Bishop Wood's Almshouses, Lower Clapton Road, London Borough of Hackney, prior to their proposed external and internal alteration. The building recording was undertaken as a requirement of a condition (7) attached to planning permission ref: 2016/2319 and carried out at the request of the Borough of Hackney's Conservation Officer, Tim Walder. It accords with National Planning Policy Guidance, specifically National Planning Policy Framework (NPPF) (2012) and the Local Authority's adopted policy towards built heritage and archaeology.
- 1.1.2 The almshouses were first built to accommodate ten elderly widows during the late 17<sup>th</sup> century. They were altered and repaired on many occasions during their lifetime. A chapel was added around 1845, a new scullery built in the mid 19<sup>th</sup> century and the oak roofs were repaired. The restoration works of c.1935 entailed the integration of the former ten tenements into five units, internal works and the refenestration of the building. Later works carried out during 1985 resulted in a remodelling of the 1930s internal arrangements, remedial repairs and the addition of a new pitched roof and brick gable end to the northern range.

## 2 INTRODUCTION

### 2.1 Background

2.1.1 Pre-Construct Archaeology Limited was commissioned by Bishop Wood Alms Houses & Chapel Ltd to undertake historic building recording of the former Bishop Wood's Almshouses, Lower Clapton Road, London Borough of Hackney (**Figures 1 and 2**), prior to their proposed external and internal alterations (**Figure 3a, 3b and 3c**). The building recording was undertaken as a requirement of a condition (7) attached to planning permission ref: 2016/2319 and carried out at the request of the Borough of Hackney's Conservation Officer, Tim Walder. The building recording accords with National Planning Policy Guidance, specifically National Planning Policy Framework (NPPF) (2012) and the Local Planning Authority's adopted policy towards built heritage and archaeology.

2.1.2 The Bishop Wood's Almshouses were designated as a Grade II listed building in 1951. In its listing citation, the almshouses are described as: 'Late C17 U-shaped range of single-storey almshouses, much restored. Red brick with high pitched tiled roofs. Segmental arches to modern doors and casement windows. Tall chimneys at intervals are part of late C19 restoration as is the small chapel at north-east corner, red brick with stone dressings in late C14 style. North wing has flat roof. In the end wall of the south wing (which is a late C19 shaped gable) is a plaque with inscription commemorating founder, Thomas Wood, 1607-92, Bishop of Lichfield and Coventry and restoration 1930 by H R Ross'.

2.1.3 The almshouses lie within and towards the easternmost boundary of the Clapton Pond Conservation Area, which was first designated in 1971 and was revised in 2004 to include a number of small extensions. The almshouses form part of the Clapton Pond Character Area and have been identified, along with the adjacent Grade II\* Pond House and Grade II listed nos 158-160 Lower Clapton Road as important contributors to the appearance, character and views into the Conservation Area (Clapton Pond Conservation Area Appraisal, 2004).

2.1.4 The almshouses were sold by the Doctor Spurstowe and Bishop Wood Almshouses Charity in 2014 and thereafter were boarded up, and more recently occupied by live-in guardians (**Plate 1**). At this time, they were placed on the Historic England 'Heritage at Risk' Register (ref 1688050), described as: 'small chapel and almshouses are partly occupied by live-in guardians, but are in a deteriorating condition. Discussions are ongoing between a potential new owner and the Local Authority to explore options for repair and re-use'.

2.1.5 Architects drawings of the existing building were used as the base line drawings for the building recording. A photographic survey was undertaken before significant alteration works commenced and following an initial soft strip of unit 2. Architectural and structural features of interest were located on appropriate plans and a photographic and descriptive record completed. This report incorporates the results of the building recording including a drawn survey, a selection of the photographs and a description of the building.

### 2.2 Site Location and Description

2.2.1 Clapton lies within the London Borough of Hackney, some five miles to the north of the River Thames and west of the River Lea, which meanders in a south-easterly direction to the Thames at Canning Town. To the west lies Finsbury Park and Highbury, and to the south, the City of London. The almshouses lie in a densely built-up area along the Lower Clapton Road between the open spaces of the Hackney Marshes and Hackney Downs.

2.2.2 Clapton Pond is centred on a natural pond, historically fed by a spring and now supported by pumped water. This area of Hackney lies c.20 metres above sea level, with lower land to the east by Hackney Marshes and the River Lea. Clapton is perched on a slight incline above the flood plains of the River Lea and the Hackney Brook, which flows through the centre of Hackney.

2.2.3 The Bishop Wood's Almshouses occupy 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. They are bordered to the north by the late 19<sup>th</sup> century Newick Road (**Plate 8**), comprising late Victorian terraced houses and to the south by

the former stable block to the Grade II\* Greek Revival Villa, Pond House, the latter built in 1802-1803 as a family home for city stockbroker Benjamin Walsh.

- 2.2.4 The almshouses date to 1690, when they were established under the will of Thomas Wood, Bishop of Lichfield and Coventry, who owned Clapton House which lay some 100m to the north (see **Figure 5**). The buildings form a U-shape around a recessed courtyard (**Figure 2**), protected from the road by a low brick wall and iron railings (**Plate 1**). The single storey cottages still retain some 17th century brickwork although much of what survives dates to the mid-late 19<sup>th</sup> century renovations, when a small Gothic chapel was added (**Plate 2**) or to 1930s and late 20<sup>th</sup> century restorations. The buildings have clay peg tiled roofs (**Plates 1 to 6**), small segmental arches over the casement windows and doors (**Plates 2 to 6**) and a Dutch-style shaped gable, facing Lower Clapton Road (**Plate 11**).



### 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 National 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.

#### 3.3 Regional Planning Guidance: London Plan

3.3.1 Development also falls under the remit of the Mayor of London's London Plan [March 2016] which addresses Heritage, Conservation Areas, World Heritage Sites and Protected sites. The core intent of the Mayor's strategy in the London Plan is expressed as follows:

##### **POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY**

London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

##### **Planning decisions**

Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

#### 3.4 Planning Permission (2016/2319)

3.4.1 Planning Permission (2016/2319) has been granted at Bishop Woods Almshouses Lower Clapton Road London E5 0QH for 'Internal and external alterations to existing buildings including erection of single story link extension, alterations to the roof including introduction of 12 No. roof lights, replacement of existing pitched roof with mono-pitch roof (to existing outbuilding), and reinstatement of chimney stack to north wing; introduction of 1 No. window to east gable of north wing; introduction of 1 No. window to east gable of south wing and 1 No. door to east elevation of south wing; introduction of mezzanine accommodation; alterations to arrangement of internal openings; introduction of additional roof beams; and works to upgrade fabric of building' (Figures 3a to 3c).

3.4.2 Condition 7 attached to the planning permission states:

'All historic fabric removed from the buildings, shall be subject to a full photographic and textual recording of the standard indicated in the Historic England guidance document *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage, 2006). The recording should be at Level 2 as described in Paragraph 5.3 and the record preserved as described in Paragraphs 7.1 to 7.3 of that document. The completed record shall be submitted to and approved by the Local Planning Authority, in writing, prior to the occupation of the dwellings and shall then be submitted to the Greater London Historic Environment Record'.

3.4.3 Conservation Officers also clarified his requirements further with:

'The recording condition (number 7) was not a general recording condition and I have no interest in recording 1980s kitchens, 1950s toilets etc. The intention was the historic (in this case Victorian or earlier) fabric which is being permanently removed. I was particularly interested in any timber roof or floor structures being removed in association with the works to introduce the new stairs and the new bedrooms and storage rooms in the roof space. Whether you do this before or after the strip out of insignificant elements is up to you'.

## 4 METHODOLOGY

### 4.1 Aims and Objectives

- 4.1.1 The aim of the building recording was to provide a detailed record of the historic (19<sup>th</sup> century and earlier) fabric of the almshouses which is being permanently removed. This record was to focus on any timber roof or floor structures being removed in association with the proposed works to introduce the new stairs and the new bedrooms and storage rooms in the roof space. The recording was to meet nationally recognised standards set out by Historic England and the ClfA. The works were undertaken to a standard which will allow future understanding and interpretation of the buildings. An archive and report were to be created as a result of the project.

### 4.2 On-Site Recording

- 4.2.1 The historic building survey was carried out on the 30<sup>th</sup> March 2017 by an historic buildings archaeologist (the author). A photographic survey using high quality digital images was completed recording all areas, historic structures, decorative treatments, fabric and principal views. Internally, the chapel and only Almshouse No. 2 was recorded on the premise that all the units were repetitive (**Figure 18**). A selection of the photographs has been included in this report (**Plates 1 to 45**) and **Figures 2, 18** and **19** show the location and direction of the plates.
- 4.2.2 The historic building recording was undertaken in accordance with a Level 2 survey as set out in Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*.

### 4.3 Project Archive

- 4.3.1 A full and ordered archive including any written, drawn, survey and photographic records will be completed in accordance with guidelines for the preparation of archaeological archives for long term storage. The archive will be provisionally stored in Pre-Construct Archaeology's London Office in Brockley, London before being transferred to the LAARC (London Archaeological Archive and Research Centre). This report will be submitted to the client, the GLHER (Greater London Historic Environment Record) and Hackney Council.

### 4.4 Guidance

- 4.4.1 All works were undertaken in accordance with standards set out in:  
ClfA (2014) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*  
English Heritage (now Historic England) (2005) *The Presentation of Historic Building Survey in CAD*  
Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*



## 5 HISTORICAL BACKGROUND

- 5.1.1 Bishop Wood's Almshouses face onto Clapton Pond and Lower Clapton Road beyond. This road is recorded as 'Clapton Lane' in 1378, the 'High Street' in 1447 and is labelled as 'Hackney Lane' on Rocque's map of 1745. Clapton Pond lay half way between the settlements at Lower and Upper Clapton to the south and north, respectively.
- 5.1.2 The first manor house is recorded in 1439 as King's Place, later known as Brooke House, located just to the north of Clapton Pond on the west side of Lower Clapton Road (see **Figure 5** for its location). In the early 15<sup>th</sup> century it was owned by Sir William Estfield, the later chain of ownership included Henry VIII (acquired in 1535, the house was allegedly the location of Henry VIII's reconciliation with his daughter Mary).
- 5.1.3 After the restoration of the monarchy in 1660, the area around Clapton Pond attracted a number of rich London merchants who moved into Hackney. 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 and within easy reach of town. They continued to dominate the economy and society of the area until the early 19<sup>th</sup> century along with descendants of Huguenot refugees and a small but affluent Sephardic Jewish community, who made their homes in Hackney from the end of the 17th century (Conservation Studio, 2004).
- 5.1.4 Clapton House, which stood just to the north of Clapton Pond on the east side of Lower Clapton Road (see **Figure 5**), was part of another Hackney estate, which had been put together by Thomas Wood, Sergeant of the Pantry, who was a Hackney resident in 1597. The house, which included 14 hearths in 1672, was inherited by his son, also Thomas, who became the Bishop of Lichfield and Coventry and lived in the house until his death in 1690. In his will dated 11th November 1690 in the ancient parish of St John Hackney, confirmed an endowment for 'two hospital houses for ancient and indigent men and women, the one in the town of Ufford, in the county of Suffolk, and the other in the town of Clapton, in the parish of Hackney' (Charity Commission, 1906). The former was to support eight ancient and poor men while the latter known as Bishop Wood's Almshouses was to support ten poor and ancient widows on a site acquired in 1653 (Baker, 1995). Thomas Wood's Clapton estate passed to his nephew Henry Webb (d.1713), whose heirs' sold it to Sir William Chapman, on whose bankruptcy it passed through several hands to James Powell (1774-1840). Almswomen at Bishop Wood's Almshouses had been appointed by the Chapmans until the widow of Sir John Chapman (d.1781) surrendered her right to the parish in 1798, after which it was vainly claimed by Powell.
- 5.1.5 Rocque's map of 1745 (**Figure 4**) shows a scattered linear development of mainly detached properties along each side of Lower Clapton Road and around Clapton Pond. Enclosed agricultural fields and pasture meadows are the main feature of the land beyond the houses and the impression is of a bucolic landscape. Marsh Lane, later Pond Lane, is shown on its easterly path to Hackney Marshes. Brooke House, built in the late 15th century is depicted (see **Figure 5** for its location) and the impressive formal gardens to Hackney House, half a mile to the south-east, are shown. More pertinently Bishop Wood's Almshouses are depicted as well as several large houses such as Clapton House and Byland House (James Powell's House on the west side of Clapton Pond).
- 5.1.6 James Powell (1774-1840) had purchased Clapton House in the late 18th century and built up a substantial land holding in the Clapton Pond area (see 'JP' land on **Figure 6**). He chose not to live in Clapton House, and instead rented the house out. One of his lessees was Israel Levin Solomon, who virtually rebuilt the property, and also added a private synagogue in the grounds. The building eventually became a school (St John's Foundation School; **Figure 8**) and was demolished in 1885 to facilitate the building of Thistlewaite Road (*ibid*). James Powell's grandson was Robert, Baron Baden-Powell, founder of the Boy Scout movement.
- 5.1.7 In 1824 each inmate at Bishop Wood's Almshouses was chosen by the minister from two nominees of the vestry. The £50 rent charge was paid, with £4 10s. every other

- year in lieu of gowns, and bread and coals. The charity was confined to the curtailed parish of Hackney in 1833. Sir Francis Willesby's will dated 1823 gave to the almshouses half of a rent charge of £13 6s. 8d., a bequest which was invalid but made effective by the Revd Edward Willes in 1842.
- 5.1.8 The almshouses are illustrated on Merrington's map of 1825 (**Figure 5**) and in more detail on Greenwood's map of 1831 (**Figure 6**). The latter shows an adjoining range to the north of the distinctive U-shaped plan of the almshouses. This adjoining building appears to be associated with the almshouses, as it lies within the same plot (as shown by the boundary to the rear gardens). Pond House and its adjacent coach house are clearly shown to the south.
- 5.1.9 The Tithe map of 1843 (**Figure 7**) shows the almshouses with 5 units down the main north-south block, one unit in the west wing and one unit in the east wing. The north-east corner (Chapel?) appears to be part of the property to the north and the south-east corner appears not to have been built over. Plot 485 is described in the 1845 Apportionment as 'House and Pleasure Grounds' owned by the Reverend Thomas Baden Powell and occupied by William Lynes. Plot 921 opposite is described in the 1845 Apportionment as 'House and Pleasure Grounds' owned and occupied by John Clarke Powell.
- 5.1.10 It is not clear if there was a chapel in the original layout of Bishop Wood's Almshouses, but evidence suggests that the chapel was built or rebuilt in 1845 (Burton, 1985). A Charity Commission report notes that "There is a chapel in the almshouse, but it does not appear that any service has been performed therein, or that any chaplain has ever been appointed". Documents detail that the 19th-century Gothic chapel in the angle of the north wing of Bishop Wood's Almshouses had been recently repaired in 1855 by J. C. Powell, the vicar of St James's Church (on the west side of Lower Clapton Road just to the north of Clapton Pond), who instituted services. It held ten seats and was described as Britain's smallest chapel after the reopening of the requisitioned almshouses in 1948. A letter from 1924 also discussed the chapel, mentioning that the fittings have been moved to St John's (later St James's) Church (Iceni 2016).
- 5.1.11 Cassell's map of 1867 (**Figure 8**) labels the almshouses. The First Edition Ordnance Survey map of 1870 (**Figure 9**) depicts a streetscape dominated by large detached houses with extensive garden plots on each side of Lower Clapton Road and around Clapton Pond at a time just prior to the redevelopment of the area in the late 19th century (**Figure 10**). The distinctive set back U-shaped plan form of the Bishop Wood's Almshouses is annotated on the 1870 map (**Figure 9**), as is the neighbouring Wesleyan Chapel and St James' Church to the north. The Chapel in the north-east corner of the almshouses is marked 'Ch'. The almshouses are shown immediately to the south of the footprint of the large brick four storey Georgian house with a three window range and a parapet hiding the roof shown in a c.1850 watercolour and a photograph of the almshouses taken c.1885 (**Plates A and B**). This building is shown on the 1870 map (**Figure 9**) with a short range of buildings immediately to the east of the almshouses. The southernmost building in this range appears to have been a conservatory. The house and its range of buildings had a large rectangular garden to the east of the almshouses. This house would have had a distinct impact on the levels of natural light into the chapel from the north side (**Plate 8**). The north wing of the almshouses is shown in the c.1885 photograph (**Plate B**) with a flat roof as two units, both with mullioned windows. The tenement to the west of the Chapel was possibly heated by a tall chimneystack abutting the south elevation of the adjoining Georgian house. The tenement to the west did not have had a chimneystack at this time and appears to have had a diagonal flying flue into the tall chimneystack. This chimneystack had two chimney pots for the two almshouse tenements in the north wing. The western brick boundary wall to the almshouses along Lower Clapton Road is shown topped with an iron railing.
- 5.1.12 On 14th July 1868 an order was made by the Charity Commissioners, which stipulated the final payment to be made for the repair of the almshouses, formerly of the Bishop Wood's estate. A rent charge for repairing Bishop Wood's Almshouses was redeemed for £1,110, which was invested in 1869, and £500 stock was bought in 1883 under the will of Anne Ashpitel, who had left money for the repair of tombs, a purpose found to be invalid, and for the almswomen. A new scheme set up by the



Charity Commissioners on 24th August 1877, transferred administration and management of Bishop Wood's Almshouses to the Trustees of Dr Spurstowe's Charity, Hackney (custodian of the almshouses until the complex was sold in 2014). Charity Commission documents dating from 1905-1906 chart the formation of a new trustee board for the charitable trust, correlating with the takeover of the Dr Spurstowe Trust (Baker, 1995).

- 5.1.13 The provision of a local railway station in Clapton in 1872 promoted the area as a focus for the middle classes and during the last quarter of the 19<sup>th</sup> century the entire area was gradually redeveloped with new streets and housing. To the south of Bishop Wood's Almshouses and Pond House, a group of early 19<sup>th</sup> century houses known as St James' Terrace (shown on the 1870 map; **Figure 9**), were partially demolished in the 1870s to allow the building of Mildenhall Road (**Figure 10**). Similarly, Clapton House was demolished to make way for Thistlewaite Road in 1885 and the Georgian building just north of the almshouses (shown in **Plates A and B**) was demolished to make way for Newick Road in 1888 (compare **Figures 9 and 10**).
- 5.1.14 The Ordnance Survey map of 1894 (**Figure 10**) shows Bishop Wood's Almshouses in detail. All ten of the tenements, the scullery and the chapel are clearly shown and the site is annotated as 'Almshouses, Bishop Wood's Charity'.
- 5.1.15 A drainage plan of 1900 (**Figure 11a**) marks a single 'WC' in the south-east corner of the almshouses. Another drainage plan of 1907 (**Figure 11b**) shows two toilets in the south-east corner accessed from an 'Open Area' accessed from the scullery. Both drainage plans show 10 tenements. The 1907 plan shows that they were numbered from 1 in the south west corner in an anticlockwise direction.
- 5.1.16 A photograph of c.1906 (**Plate C**) shows the rebuilt southern shaped gable of the almshouses and new replacement chimneystacks with their over-sailing courses along the north-south range. The chimneystack abutting the chapel (west side) has been lowered and rebuilt with the removal of the adjoining Georgian House. This work presumably took place in 1888. The possible flying flue from the north-west tenement is still visible. The lowered chimneystack now has three chimney pots suggesting that it heated the two tenements in the north wing and the Chapel. A '1918' plaque on the chimneystack suggests further alterations (**Plate 9**). Another photograph of the almshouses dated c.1910 (**Plate D**) shows more detail of the buildings, each tenement built with a small timber canopy and windows with either leaded diamond or square/rectangular lights.
- 5.1.17 A plaque on the shaped gable of the south wing commemorates the restoration of the almshouses in 1930 by H.R. Ross. A photograph taken in the winter of 1935 (**Plate E**) shows trees along the pavement in front of the almshouses and the front boundary wall with railings and gate. The window openings still retain their leaded lattice windows. By the summer of 1935 (**Plate F**) the trees had been removed and a new street lamp has been erected. The boundary wall appears to have been recently repointed and the railings had been removed. The windows of the almshouses appear to be boarded up. The small timber canopies over the doorways are visible. It is likely that the current window fenestration and doors to the almshouses were added at this time.
- 5.1.18 The footprint of the almshouses shown on Ordnance Survey maps from 1894 to 1936 does not change (**Figures 10, 12 and 13**) with 10 tenements depicted. The 1950-51 and 1974 maps show 5 tenements (**Figures 14 and 16**). The reduction in tenements may have occurred during the 1935 restoration as suggested by the boarded up windows in the 1935 photograph (**Plate F**) and the 1936 Ordnance Survey map (**Figure 13**) took time to catch up. A photograph dated c.1950 (**Plate G**) shows the leaded windows and timber canopies suggesting that the photograph was taken before the summer of 1935 because the 1950/51 Ordnance Survey map (**Figure 14**) shows five tenements rather than ten.
- 5.1.19 An existing plan produced in November 1958 by William Lock, Chartered Architect (**Figure 15**) shows five rather than ten tenements. The plan shows that the original ten units had each comprised a single room heated by a chimney stack. Each tenement had a door and window in its front elevation. The change to five units meant that each tenement had two rooms: one room with kitchen and bathroom and the other a bed-sitting room. Connection doorways were introduced in the walls between the two main rooms. All of the main entrance doorways were retained with new doors;

those to the bedrooms were half glazed. The 1958 plan shows a slightly different internal layout to the units, with an entrance lobby and bathroom opposite to the front door. A noticeable difference is in the size of the fireplace openings with that to the kitchen being large than that to the bedroom.

- 5.1.20 Upgrades were carried out in the early 1960s, which are mentioned in Building Notices of 1960, with works including the insertion of damp courses, reinstatement of floors, and 'minor repairs'. One notice also mentions the insertion of a window 'overlooking boys club (Pond House)'. This window is shown on the 1985 plan (**Figure 17**) in the south elevation of unit 1 facing the front courtyard of Pond House and is still extant (**Figure 20; Plate 42**).
- 5.1.21 A photograph of the almshouses taken c.1967/68 (**Plate H**) shows replacement windows and doors. The windows have changed from the lead lights (shown in the c.1910 photograph; **Plate D**) to more standard glazing bars. The photograph also shows that the chimney pots had been removed from the chimney stack at the west end of the Chapel.
- 5.1.22 Photographs taken in 1976 (**Plates I to K**) show that the north wing still retains a flat roof, with no gable to its west end. A straight chimney stack has been added to the centre to this wing. Otherwise, the almshouses appear to have remained unaltered although the windows have been remodelled from the lead lights (shown in the c.1910 photograph; **Plate D**) to more standard glazing bars. These works may have been carried out during the 1935 renovations.
- 5.1.23 A further refurbishment scheme was instigated in 1985 (**Figure 17**). These works included internal alterations to partitions for the reconfiguration of kitchen and bathroom areas, replacement of chimney pots above Unit 3, the insertion of new drainage with internal manholes, and the demolition and re-building of two gable walls (those to Unit 5 overlooking Lower Clapton Road, and Unit 2 at its southern end). In addition, and relating to the gable works at Unit 5, the flat roof of the northern range was replaced with a pitched roof.



## 6 BUILDING DESCRIPTIONS

### 6.1 Introduction

6.1.1 The building recording was completed prior to the removal of historic fabric and following an initial exploratory opening up in Unit No. 2 (**Figures 18 and 19**). Based on the premise that all the units were repetitive, only a 'typical' example of opening up within Almshouse No. 2 was recorded in detail. The recording was completed to a level equivalent to a Historic England Level 2 survey.

6.1.2 The descriptions and interpretations are based on information gathered during the site visit and from primary and secondary archive sources. As the almshouses are aligned with their longest elevations on an approximate north-west to south-east axis, for ease of reference the building elevations and internal spaces will be referenced to conform with the cardinal points. Therefore the main long building which faces onto Lower Clapton Road will be referred to as the eastern range and the two wings, which enclose the courtyard, as north and south respectively. For clarity the existing house numbering (nos 1-5) for each individual unit, will be reused and the three principal ranges given an identifying letter (A-C; see **Figure 2**).

### 6.2 External Descriptions

6.2.1 Bishop Wood's Almshouses survive as a single-storeyed red-brick building, with mullioned windows, on the east side of Lower Clapton Road. The central range originally had six tenements, all of one room or cell, and projecting wings each with two tenements (**Figure 18**).

6.2.2 The almshouses are set back from the street frontage and laid out to a U shaped plan, with a open courtyard to the west, enclosed on three sides by the almshouses and a boundary wall/railing to the street frontage (**Figure 2; Plates 1 and 13**). The easternmost range (A) presently comprises three residential units (nos 2-4) which represent six original almshouses (i.e. each two units combined into one) while the two western return ranges (B and C) both now comprise single residences (nos 1 and 5), which were also each originally two separate almshouses (**Figures 18 and 19**).

6.2.3 The constituents of the western facing elevation of (A) are broadly consistent with those of the two flanking cross-ranges (B and C; **Figure 21**). The brickwork to (A) is laid in an irregular Flemish bond. The bricks measure on average 220x60x105mm and range in colour from a mid to over-fired dark red/purple. The brick faces are rough and creased with irregular arrises which may well represent a mixture of red and poorly made post-Great Fire bricks (i.e. after 1666) and contemporary with the 17<sup>th</sup> century date for the building. The brickwork was built with wide mortar joints (possibly a saving on the number of bricks) which appears to have been extensively re-pointed using a friable sandy mortar with some lime. Queen closers were correctly present to all openings facing into the courtyard, the openings each built with shallow brick segmental arches. A triple course of hard fired, less porous blue/purple bricks is present, as a damp course, along the base of the wall (inserted by W.C Lock for the Trustees as part of works carried out in 1960). These courses are repeated in both flanking ranges (B and C) and the character of the brickwork identical, apart from the south facing elevation of the northern range (B). Here the brickwork had been considerably rebuilt, using modern cement mortar, around both window openings and the elevation completely rebuilt using modern regular orange/red bricks to the west of the westernmost door. This modern brickwork, using narrow (50mm) faux Tudor bricks, also forms the west facing gable elevation of the northern range, rebuilt in 1985 when a pitched roof (**Plates 1 and 2, 4, 7 and 8**) was added to the former flat roof (**Plates A to F**).

6.2.4 The northern facing rear elevation to (B), to Newick Road, comprises at least three different structural phases, two phases of brickwork and one phase of render. The elevation is dominated by the rear wall of the chapel (**Figure 20; Plate 8**). This elevation is built using rough-faced red brick in Flemish bond, similar in appearance to those used in the almshouses, and exposed in a panel cut through the 'ashlar' render (**Plates 8 and 10**). This brickwork however contrasts with that on its opposite south facing elevation, to the courtyard, which was built using much finer quality bricks (**Plate 4**). It is unclear whether this change represents a later rebuilding of the south wall to the chapel or the use of better quality bricks (and stone quoining) to a

- more important, visible elevation facing into the courtyard. Returning to the north elevation, the western (un-quoined) angle of the chapel is adjoined by the later brickwork of a brick chimneystack, keyed into the existing chapel wall and lapping over the stone gable parapet of the chapel. Rising from an angle fireplace in unit 5, the chimneystack was built using smooth faced red bricks, many with horizontal pressure marks, in an irregular bonding. A stone date plaque set into the stack reads '1918' (**Plate 9**) and is inscribed in a style similar to that used on a date plaque '1888' in the southern shaped gable (**Plate 12**). The lower courses of the chimneystack are corbelled and coped to form part of the northern boundary. When viewed from the south, this chimneystack is clearly raking over to the east. The majority of the lower, north facing wall (up to the sill of the chapel windows) has been rendered over using a hard 20<sup>th</sup> century render with an ashlar block detail.
- 6.2.5 The gable to the western end wall to the southern range (C) had also been altered (**Figure 20**; **Plate 11**). The lower (28) brick courses comprised the same rough faced 17<sup>th</sup> century red brickwork present in the adjacent range, but the gable had been rebuilt as a shaped Dutch gable using yellow stock brick in Flemish bond. A blind window recessed into the gable holds a small stone date plaque reading '1888' (**Plate 12**). The brickwork of this rebuilt elevation is identical to the tall through-ridge corbelled chimneystacks over (A) and (C) which appear to have been rebuilt (from the ridge up) at the same date. A grey slate memorial below the date plaque and within the rebuilt gable reads:  
'BISHOP WOODS ALMSHOUSES  
Erected and Endowed by Dr Thomas Wood, Sometime Bishop of Lichfield and  
Coventry, Born in the Parish of Hackney 1607, Died 1692  
The Almshouses and the Chapel were restored by the Trustees in AD 1930  
H. Reginald Ross, Architect'.
- 6.2.6 The brickwork of the boundary walls is a later addition which clearly post-dates the southern range and were built using red stock bricks (with some later repairs) in English bond with concrete saddleback copings (replaced during the 1958-60 works) and wrought iron railings (**Plate 13**).
- 6.2.7 The roofs over (A) and (C) were both pitched, with gable parapets to both ends of (C; **Plate 5**) and to the south end of (A; **Plates 3**), the latter rebuilt in 1985 (**Figures 20** to **22**). The roof over (A) was covered using traditional red clay plain tiles, many examples with a slight camber providing a more textured appearance to the roof (**Plate 14**), while the roof over (C) had clearly been re-tiled using a modern variation of the plain tile (**Plate 5**). This was also the case with the modern pitched roof (of 1985) over the northern range (B; **Plate 4**).
- 6.2.8 The fenestration to the window and door openings was consistent in form and date. Each of the present units were lit by a pair of large mullioned softwood casement windows set into the courtyard facing elevations (**Figure 21**; **Plates 2** to **6**). The rear elevation to each unit were originally built blind, apart from a modern opening inserted (during works detailed in 1961) into the south facing wall of Unit 1 (**Figure 20**; **Plate 42**). The windows each comprised two side-hung opening casements, set on each side of a central fixed light of similar style and dimension (**Plate 15**). The window sills were all softwood, incorporating a drip gully to the soffit, suggesting a later replacement. An historic photograph dated c.1910 (**Plate D**) shows that the windows at that date were glazed using leaded lights, therefore the present window joinery most likely dates to the c.1935 renovations.
- 6.2.9 The doors took two forms, a simple softwood ledge and batten plank door, in all cases used as the main entrance, and a softwood part-glazed heck door, with fixed 3x3 light glazing (**Figure 21**; **Plates 16** and **17**). The latter were added as the bedroom windows when the 10 tenements were converted to 5 possibly during the restorations of c.1935, along with the alterations to the windows and sills.
- 6.2.10 A departure from the uniformity of the almshouse is the Gothic chapel (D) built in the angle between (A) and (B) and a former scullery occupying the space between (A) and (C). The chapel could only be entered from the courtyard via a recessed opening, built with a depressed Tudor style four-centred head with stone dressings, built flush with the outer wall line and sheltering a simple faux embattled oak door and architrave (**Figure 21**; **Plates 18** and **23**). The former scullery (E) was accessed through a narrow opening built with a segmental brick arch with a prominent brick key



(Figure 21; Plate 16).

### 6.3 Internal Descriptions

6.3.1 Each of the current five units was originally built as two individual almshouses divided transversely on each side of a central stack with back to back fireplaces (Figure 18). Typically one side has been converted into a kitchen/shower room space and the other into a bedroom-sitting room, the latter, in all cases, externally accessed via a part-glazed heck door. Internal decorations were modern (post-war) in all cases. The majority of the internal walls, apart from the dividing party walls and possibly from elements of the dividing walls aligned central to the chimneystacks, were modern. The internal layout of units 1-4 is fairly uniform although the former flat roofed Unit 5, less so. Here, the eastern half of the central fireplace was missing and the space, a former tenement, was heated by a corner fireplace. It is possible that an original pitched roof to this range was replaced with a flat roof when the Chapel was added in 1845 to give its west window more light. The original chimneystack may have been replaced with the tall chimney and flying flue shown against the Georgian house in the c.1885 photograph (Plate B).

#### *Chapel*

6.3.2 The interior of the chapel is divided by a central open truss (Figures 18 and 19; Plate 20) into two equal sized bays. The truss uses a trefoil decoration above collar level, an ornament repeated as a quatrefoil light, at the apex of the eastern gable wall (Plate 19) and above the entrance (Plate 18). The internal roof structure is close-boarded using softwood sarking. Two wrought-iron tie bars following the line of the southern flank wall, indicate a later attempt to arrest structural movement of the gable ends. The internal walls are plastered and plainly decorated using an ashlar block decoration.

6.3.3 The fenestration comprises a mixture of flat-headed perpendicular style traceried windows with ogee lights, under plain stone lintels (north wall) and splayed reveals (Figure 20; Plate 21), a large two centred arched window with reticulated tracery in the west end (Plate 20) and a much smaller lancet-style window to the east (Figures 20 and 22; Plate 22). No benches or fixtures befitting an ecclesiastical building remain although an oak 'embattled' door hung off heavy, decorative wrought iron strap hinges, provides neo-Gothic touches to an otherwise austere interior (Plate 23). The floor had been relaid as concrete screed.

#### *Scullery*

6.3.4 The former scullery, now a mainly disused storage space, was divided internally into three main areas (Figure 18). The principal internal space (Plate 25) located to the west and adjacent to the entrance from the courtyard has a chimneybreast with a fireplace built against the eastern end party wall to unit 1 (Plate 24). The other two areas comprise two small 'cubicles' accessed via a short corridor, which were constructed c.1907 as outside water closets (Figure 11b) replacing a single water closet shown on the 1900 drainage plan (Figure 11a). All three areas were built below a mono-pitch lean-to roof, built using regular white washed machine cut softwood rafters, now carrying a modern corrugated sheet roof covering (Figures 20 to 22; Plate 26). The fireplace and chimneybreast are of a similar dimension to those serving each unit and has a simple rough soldier brick segmental arch to the opening. No evidence of a range, copper or ironmongery survives. The floor within the main scullery comprised bricks laid in stretcher courses and at half lap.

6.3.5 The rear (southern) wall to the scullery was built using typical London stock bricks laid in Flemish bond (Plate 25), of a type dissimilar to the facades, which points towards a later rebuilding of this rear (party) wall, possibly in the mid 19<sup>th</sup> century after the adjacent carriage house to Pond House was built (early 19<sup>th</sup> century). The south wall of the main passage was also built using stock bricks, repointed and laid in lime mortar. It incorporated two door openings, the easternmost built with a brick segmental arch and the western one, now the main entrance into the scullery, converted from a former window shown on the 1907 plan (Figure 11b).

#### *Unit 2*

6.3.6 The layout of Unit 2 was typical of the other four units, comprising two principal spaces on each side of a central (blocked in) chimneystack (Figure 18). Each of the units typically comprises a bedroom/sitting room to one side (Plate 28) and a kitchen/shower/toilet to the other, the latter divided using modern lightweight partition

walls (**Plate 27**). The central fireplace/chimneybreast forms part of the internal division between the original single cell units (**Plate 29**). These former back to back fireplaces, built with wide openings to both units, appear to have been re-built using London yellow, red and purple stock bricks (late 18<sup>th</sup>/19<sup>th</sup> century fabric 3032) measuring 230x60x110mm, laid in English bond in a hard grey cement (**Plate 30**). The character of this brickwork may suggest, at earliest, a 19<sup>th</sup> century date, and it more likely dates to the early 20<sup>th</sup> century. The opening to the fireplace had a very simple soldier course flat head, which had latterly (c.1985 works?) been blocked up using blockwork. The latter was also inexplicably used to encase the fireplace up to ceiling height. Whilst it did enclose and 'square-up' the corbelled brickwork of the flue, the result was a wider structure within an already constrained space. Interestingly the brickwork to the chimneystack/flue seen within the roof space was original 17<sup>th</sup> century work, suggesting that they were left untouched when the fireplaces were rebuilt. The brickwork to the chimneystacks above the ridgeline were all late 19<sup>th</sup> century, possibly 1888.

- 6.3.7 The floor structure within Unit 2 is a modern concrete floor (c.200mm deep). Test pit excavations undertaken to view the wall foundations, showed that the rear (east) wall (in the bedroom area) was built upon a foundation wall of 7 courses, stepping out by half a brick width (**Plate 31**), while the front (west) wall (in the former kitchen) was built with a similar step-out of 6 courses (**Plate 27**). The opening to the front elevation also exposed lower brick courses. Here the bottom three courses, were markedly different in character of the brickwork, using yellow and red stocks in a hard grey mortar, than the brickwork above. This may represent works associated with the addition of a damp course, relating to the course of engineering bricks present at the base of the wall (external face). The brickwork of the walls, seen in investigative openings, was also covered internally by a coating of bituminous paint (**Plate 32**), possibly an historic attempt to arrest damp penetration, and was covered using a modern gypsum plaster. The ceiling finishes were also modern, comprising plaster board attached to an historic ceiling structure. The removal of the door architrave between the bedroom and kitchen area, shown that this wall, to the east of the chimney breast, had been rebuilt and incorporated re-used brick and cinder blocks to the opening, the latter a device to more easily receive the fixings for the architrave, a feature commonly used during the interwar period, so perhaps part of the c.1935 restoration.
- 6.3.8 A section of the modern ceiling had been removed within the kitchen in unit 2 (**Figure 18; Plate 27**). This exposed three common ceiling joists, extending east-west across the width of the room, and the western side of an off-centre axial bridging joist aligned north-south (**Plates 33 and 34**). The bridging joist, measured 5½ x 9 inches in scantling and was not sawn but simply reduced into the 'square' using an adze (**Plate 35**). It was supported by and set into the 17<sup>th</sup> century brickwork of the chimneystack to the south and the party wall (to the adjacent unit 3) to the north, the latter built in an irregular (variations of English and stretcher) bond. It carried the common ceiling joists, also oak, which were roughly sawn and adzed into the 'square' but a number still retaining sapwood/bark and were inconsistent in scantling along their full length. The common joists were set at 18 inch centres and on average measured 4 inches scantling. They were tenoned and pegged into the bridging joist towards its soffit and appeared to rest on pads along the top of the flank walls and below a timber plate carrying the foot of the rafters. The character of the ceiling structure, its components, use of oak and carpentry are consistent with the 17<sup>th</sup> century date proposed for the building and is therefore likely to be original.
- 6.3.9 The roof structure, observed in this area above unit 2, has however seen some alterations, principally and perhaps unsurprisingly given its age, the replacement and re-use of common rafters. The main roof structure, comprising the principal rafters, collars and purlins are all in oak. The trusses, formed by the slightly heavier scantling principal rafters, are a simple A frame using a clasped side purlin construction (**Plate 36**). The collars (7 x 2½ inch) are correctly pegged into the principal rafters, each side using two face pegs (**Plate 37**), while the common rafters are all simply pegged where they meet at the ridgeline. A ridge board or plank, features more typical of a late 18<sup>th</sup> or 19<sup>th</sup> century date, were not in use. The clasped purlins (5 x 4½ inch) were also rebated, using shallow trenches, into the underside of the principal rafters and



clasped by the collars. They were also halved together (longitudinally), for strength, over the junction with the collar and were supported centrally (to the roof bay) by an additional lighter scantling intermediate collar. This was not pegged but wedged between the two lengths of purlin, adjoining using a birds-mouth. The roof appears to have historically undergone some remedial strengthening works, as seen by the addition of softwood timber cleats, nailed to opposing common rafters below the purlins (one per roof bay) (**Plate 39**) and similar cleats, nailed to the top of the collar and butting up against the inner side of the purlin (**Plate 38**). These cleats along with the intermediate collar appear to be an historic attempt to arrest movement of the purlins and (sag) in the roof structure. The collar to the north side of the roof bay was recessed into the cross wall, but still incorporated the same system of cleats to fix the purlin (**Plate 38**).

- 6.3.10 The common rafters have seen the most alterations. They were a mixture of oak, hand sawn rafters, averaging 3½ x 4 inch in scantling and later replacement softwood quarter poles. All are pegged at the ridgeline (**Plate 41**) and rest upon timber plates (4 x 5 inch), set upon the top of the flank walls. A number of the rafters carry scribed carpenters marks shown as Roman numerals (**Plates 40 and 41**). There does not appear to be any sequence to the numbering and both the oak and softwood rafters display similar character to their markings, suggesting that the roof had at some point, been rebuilt, re-using existing rafters and adding new replacement quarter poles. A modern softwood rafter with a section of 75x100mm was present within the western pitch, suggesting a recent repair, possible when the present roofing felt was laid.

**Units 1, 4 and 5**

- 6.3.11 The internal layout of units 1 and 4 were broadly identical (as is the case for unit 3, although access to this unit was not gained at the time of the site visit). The key difference in their layout was the introduction of a new window opening with a standard casement, into the south wall of unit 1, which occurred during works carried out in 1961 (**Figure 20; Plate 42**). Unit 1 retained a two panel internal softwood door between the kitchen and bedroom, added as part of the works replacing doors and windows, c.1935 and the conversion of the 10 tenements to 5 (**Plate 43**). The internal decor and fittings to unit 4 were all modern (**Plate 44**). Unit 5 was not so uniform as the eastern half of the central fireplace was missing and instead a corner fireplace heated the eastern space, a former tenement.

## 7 DISCUSSION AND CONCLUSIONS

- 7.1.1 Documentary and cartographic evidence has shown that Bishop Wood's Almshouses have a long and complicated structural development involving many and varied schemes of alteration, improvement and repair.
- 7.1.2 Clapton House, which stood just to the north of Clapton Pond, was part of the Hackney estate put together by Thomas Wood, Sergeant of the Pantry, documented as resident in 1597. Clapton House was inherited by his son, also Thomas, who later became the Bishop of Lichfield and Coventry and who lived in the house until his death in 1690. In his will dated 11th November 1690 was an endowment for 'two hospital houses for ancient and indigent men and women, the one in the town of Ufford, in Suffolk and the other in the town of Clapton, in the parish of Hackney' (Charity Commission, 1906). The latter was to support ten poor and ancient widows, on a site acquired by Wood in 1653 (Victoria County History, 1995).
- 7.1.3 The almshouses were built in the late 17<sup>th</sup> century to accommodate ten 'poor and ancient' widows. Whilst the almshouses presently (since the renovations of c.1935) comprise five units, they were clearly originally built as ten distinct tenements, each accessed by its own entrance off the front courtyard and heated by central back to back fireplaces built central to the internal party wall. Each tenement measured just over 13ft square and were lit by a single, relatively large window opening to the courtyard elevation, the rear walls built blind. Set back from the street frontage they were arranged in a shallow U shaped plan with six tenements facing onto Lower Clapton Road and two tenements in each of the return wings. Although there is no single standard plan to which all almshouse adhere, its layout is consistent with a traditional composition of buildings set around a quadrangle or courtyard (Bailey, 1988).
- 7.1.4 Despite the many alterations to the almshouses, particularly the more invasive restorations of c.1935 and 1985, the visible structural evidence, particularly the character of the post great-fire brickwork to the yard facing elevations, the use of segmental arched headed window openings and the hand sawn and adzed oak structures that form the present ceilings to each tenement and the principal components of the side purlin roof, all support the documentary evidence for a late 17<sup>th</sup> century date. The use of common ceiling joists tenoned into the base of the axial bridging joist and their crude finishing would argue against their exposure, as in a medieval ceiling, and for a plaster ceiling, which start to emerge during the 17<sup>th</sup> century in better quality houses but were not common place in lower status buildings until later that century or into the 18<sup>th</sup> century. The oak roof structure observed above unit 2 had been altered during its lifetime. Similar alterations were observed above units 3 and 4 and documented in a separate timber survey (AECOM, 2016). The roof appears to have been repaired and strengthened during the mid-late 19<sup>th</sup> century, the side purlins additionally supported using nailed-on cleats and wedged intermediate collars, and a good many of the common rafters replaced using softwood (fir) quarter poles or, by the discrepancies in carpenters numerical marks, re-used. These works may well have been carried out during the repair of the almshouses carried out in 1869 costing £1,110, or as part of the replacement of the visible upper stacks, rebuilt along with the shaped gable to the southern range, in 1888. The late 17<sup>th</sup> century ceiling structure, though crude in its use of rough, unadorned hand sawn oak common joists, is nevertheless less altered, apart from some localised additions and modern inspection hatches.
- 7.1.5 The chapel is thought to have been added around 1845 (Burton, 1985) and it is documented that in 1855 the Gothic chapel, once described as Britain's smallest chapel, had been recently repaired by J. C. Powell, the vicar of St James' Church, who instituted services there. It is plain with little attention to internal decoration (perhaps a reflection of its status) though externally along its only visible principal elevations (prior to the demolition of the adjoining Georgian house to create Newick Road) was embellished with stone quoins and dressings.
- 7.1.6 Analysis of the brickwork to the rear (south) wall of the scullery would suggest that it was built or rebuilt during the mid 19<sup>th</sup> century. The scullery was re-modelled at the turn of the 20<sup>th</sup> century, to provide at first one and then two outside WCs along with

- general laundry capabilities.
- 7.1.7 Possibly the most extensive alterations to the functional and spatial integrity of the almshouses occurs during the c.1935 restoration works when adjoining tenements are combined to provide five larger units, comprising distinct bed/sitting room and kitchen/bathroom either side of the central fireplace/stack. The window joinery was renovated, and although still mullioned, the former lead-light glazing (seen in early 20<sup>th</sup> century photographs) was replaced with small rectangular panes and glazing bars. The doors to each unit were also replaced with new two panel internal doors between the bed/sitting room and kitchen. These works also saw the renovation of the back to back fireplaces, rebuilt with a smaller opening to the bed/sitting rooms (see plan of 1958; **Figure 15**). These fireplaces/chimneystacks have received the most attention. The brickwork of the chimney above the fireplace (and within the roof space) survives as the original 17<sup>th</sup> century work. The visible chimneystacks above the ridgeline were rebuilt in 1888. The fireplaces were remodelled c.1935 and later blocked-in and encased (in blockwork) during the late 20<sup>th</sup> century (1985? work). Limited observations also suggest that the internal walls which house the internal door between the bedroom and kitchen were rebuilt during the c.1935 alterations and in an attempt to address damp, the bare brickwork of the internal walls were daubed with a bituminous paint.
- 7.1.8 In form unit 5 was at odds with the regularity of the other units. The eastern half of the central fireplace was missing and the former eastern tenement was heated by a corner fireplace. It is possible that an original pitched roof to this range was replaced with a flat roof when the Chapel was added in 1845 to give its west window more light. The original chimneystack may have been replaced with the tall chimney (and flying flue) shown against the adjoining Georgian house in the c.1885 photograph (**Plate B**).
- 7.1.9 Small works during the 1960s saw the insertion of a new window into unit 1 and the addition of a damp course. The most recent alterations and probably the most extensive after the c.1935 works were the alterations of 1985 which entailed the remodelling of the interiors to each unit using light-weight partitions (as existing) and the re-plastering of the interior walls and ceilings. Works to the roofline included the rebuilding of the south gable to unit 2 and the addition of a new pitched roof structure and brick gable wall to unit 5 and new plain tiles to unit 1. It is quite likely that the roofs were also stripped at this point and roofing felt and new battens added.

## **8 ACKNOWLEDGEMENTS**

- 8.1.1 Pre-Construct Archaeology Limited would like to thank Bishop Wood Alms Houses & Chapel Ltd for commissioning the survey. The project was managed by Charlotte Matthews and the building survey and report were completed by Adam Garwood. Hayley Baxter compiled the illustrations.



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### Historic Cartographic Sources

Rocque's Map of 1745

Merrington's Map of 1825

Greenwood's Map of 1831

Tithe map of 1843

Cassells Map of 1867

Ordnance Survey map of 1870

Ordnance Survey map of 1894

Ordnance Survey map of 1915

Ordnance Survey map of 1936

Ordnance Survey map of 1974

## APPENDIX 1: OASIS FORM

### OASIS ID: preconst1-284142

#### Project details

Project name	Bishop Woods Almshouses, Clapton, Hackney Building Recording
Short description of the project	Pre-Construct Archaeology Limited was commissioned to undertake building recording of the former Bishop Wood's Almshouses, prior to their proposed external and internal alteration. The almshouses were built to accommodate ten elderly widows during the late 17th century. The almshouses were altered and repaired on many occasions in the past, a chapel was added around 1845, a new scullery built in the mid 19th century and the oak roofs were repaired. The restoration works of c.1935 entailed the integration of the former ten tenements into five units, internal works and the re-fenestration of the building. Later works carried out during 1985 resulted in a remodelling of the 1930s internal arrangements, remedial repairs and the addition of a new pitched roof and brick gable end to the northern range
Project dates	Start: 30-03-2017
Previous/future work	No / No
Any associated project reference codes	2016/2319 - Planning Application No.
Any associated project reference codes	LCN17 - Sitecode
Type of project	Building Recording
Site status	Listed Building
Monument type	ALMSHOUSE Post Medieval
Methods & techniques	""Photographic Survey"", ""Survey/Recording Of Fabric/Structure""
Prompt	Planning condition

#### Project location

Country	England
Site location	GREATER LONDON HACKNEY HACKNEY Bishop Woods Almshouses
Postcode	E5 0QH
Study area	0 Square metres
Site coordinates	TQ 34961 85970 51.55595381612 -0.05301627134 51 33 21 N 000 03 10 W Point

#### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
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Project brief originator	Conservation Officer
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	Private Client

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#### Project archives

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

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#### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Bishop Woods Almshouses, Lower Clapton Road, London Borough of Hackney E5 0QH
Author(s)/Editor(s)	Garwood, A
Date	2017
Issuer or publisher	Pre-Construct Archaeology Ltd
Place of issue or publication	London Office
Description	A4 typescript

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Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	11 May 2017



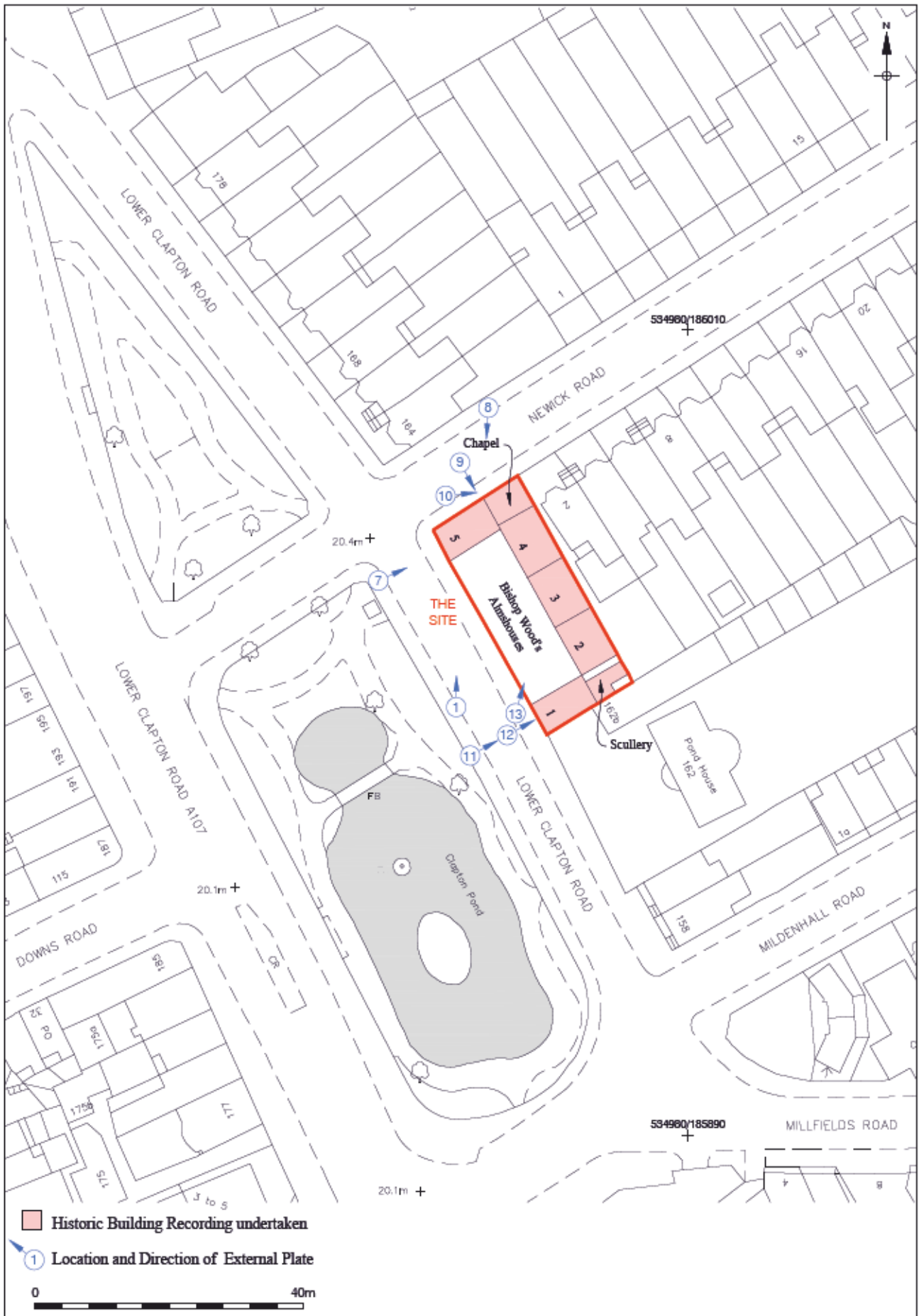
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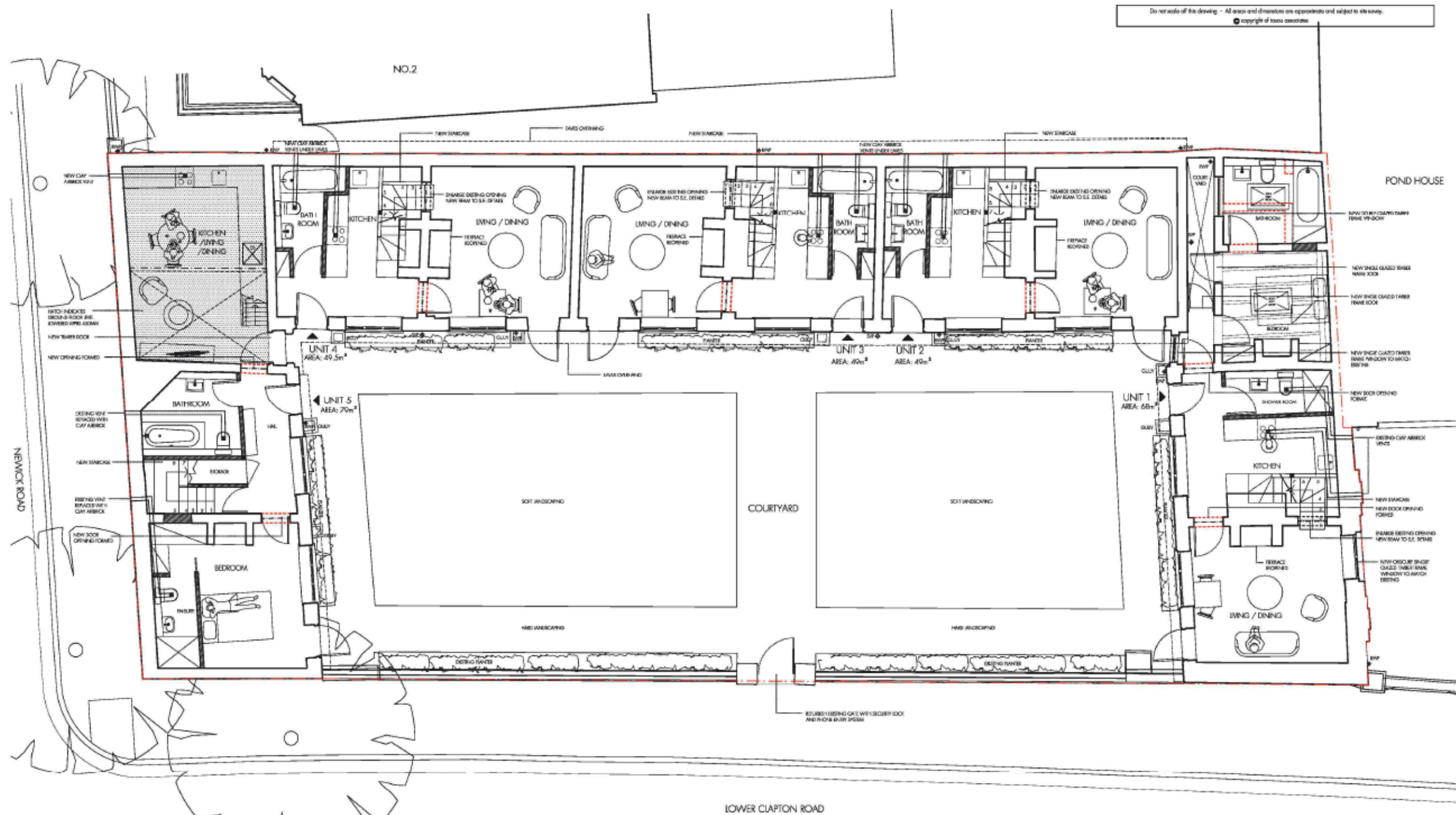
Figure 1  
Site Location  
1:20,000 at A4





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Figure 2  
 Detailed Site Location  
 1:800 at A4



Do not scale off this drawing - All areas and dimensions are approximate and subject to survey.  
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PROPOSED  
 DEMOLISH

11.07.16 - Rev A: Minor amendments following comments from Hackney Council.  
 06.10.16 - Rev B: M&E added following comments from Hackney Council.  
 14.10.16 - Rev C: Amendments following comments from Hackney Council.  
 20.10.16 - Rev D: Amendments to structure.  
 15.11.16 - Rev E: Amendments following comments from Hackney Council.

**tasou**  
 associates architects + structural engineers  
 4 Arwell Street, London, EC1R 1UG T:020 7713 7020 F:020 7711 7071 Email:tasou@tasou.co.uk

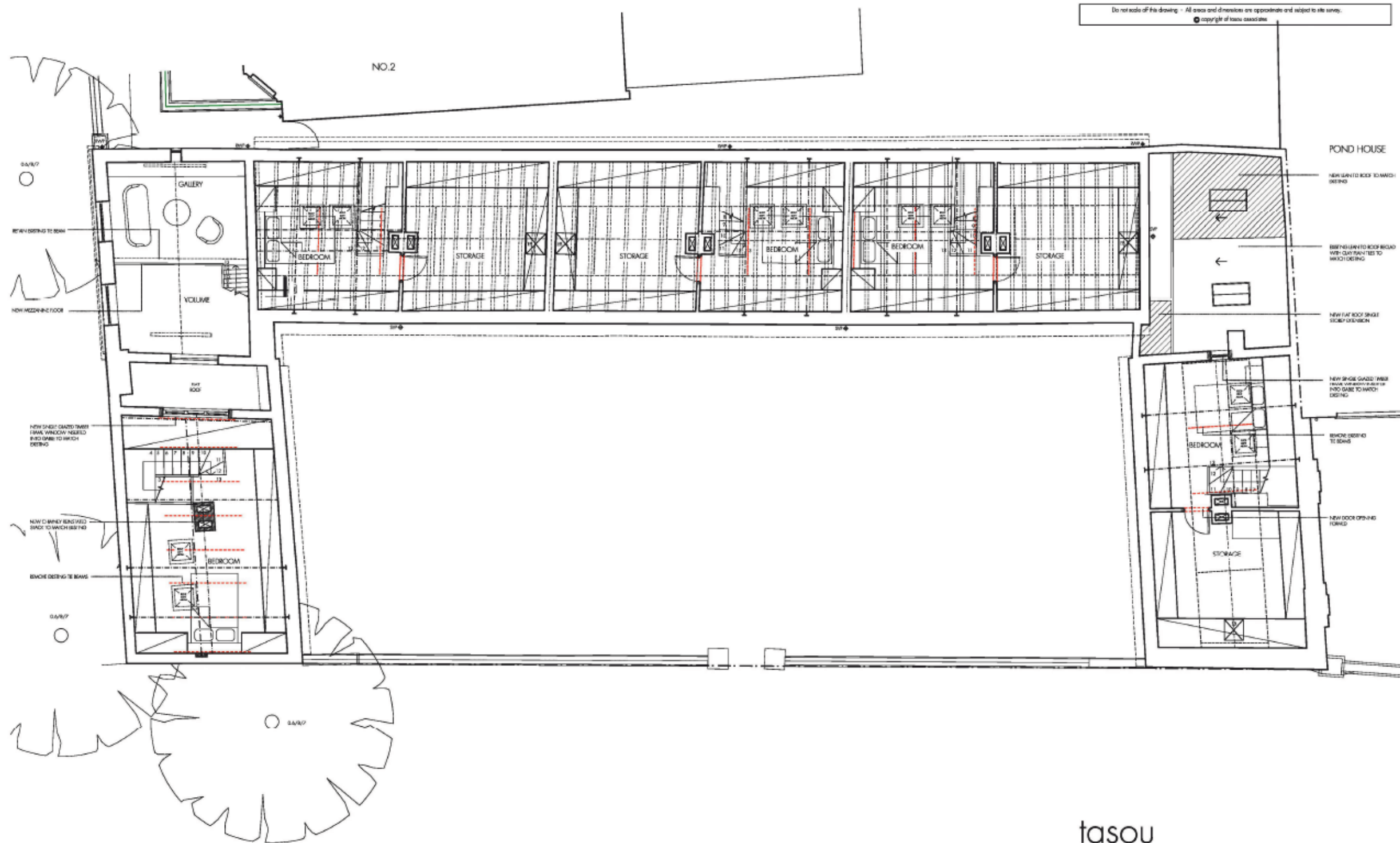
project Bishop Wood's Almshouses, E5 OQH, London  
 drawing title Proposed Ground Floor Plan  
 job no. 1620 drawing no. PP/01 rev. E  
 date June 2016

0 3m

Based on drawing PP/01 Rev E supplied by tasou associates, 2016  
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Figure 3a  
 Proposed Ground Floor Plan  
 1:125 at A3





Do not scale off this drawing - All areas and dimensions are approximate and subject to site survey.  
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PROPOSED  
 DEMOLISH

11.07.16 - Rev A: Minor amendments following comments from Hackney Council.  
 06.10.16 - Rev B: M&E added following comments from Hackney Council.  
 14.10.16 - Rev C: Amendments following comments from Hackney Council.  
 20.10.16 - Rev D: Amendments to structure and rooflights.  
 15.11.16 - Rev E: Amendments following comments from Hackney Council.

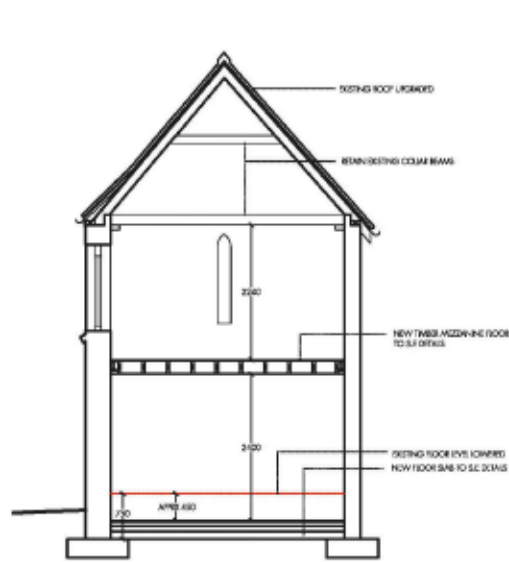
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project Bishop Wood's Almshouses, E5 0QH, London  
 drawing title Proposed Loft Floor Plan  
 job no. 1620 drawing no. PP/02 sheet no. E  
 date June 2016

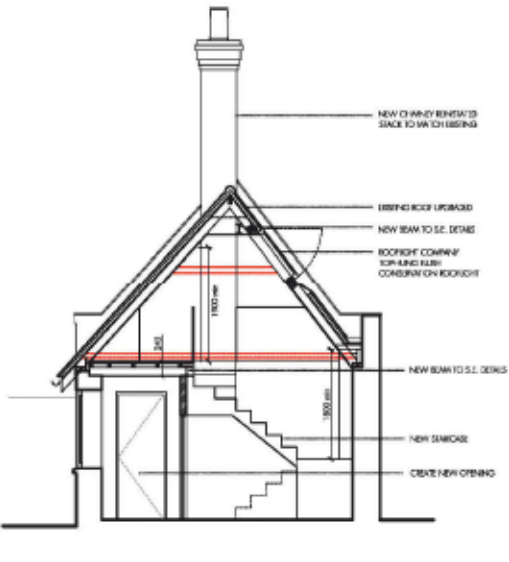
0 3m  
 Based on drawing PP/02 Rev E supplied by tasou associates, 2016  
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Figure 3b  
 Proposed Loft Floor Plan  
 1:125 at A3

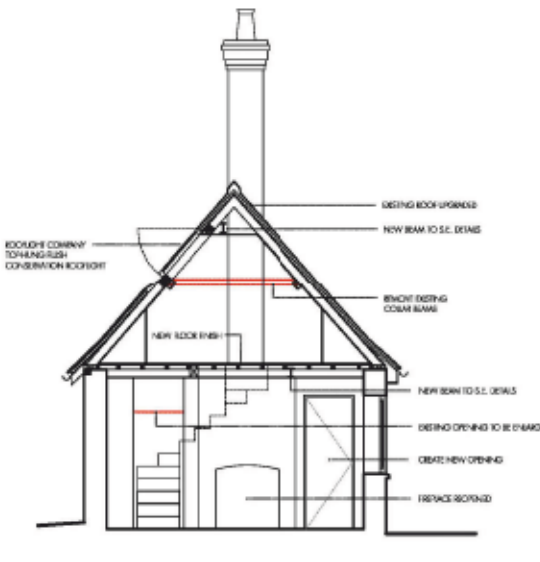
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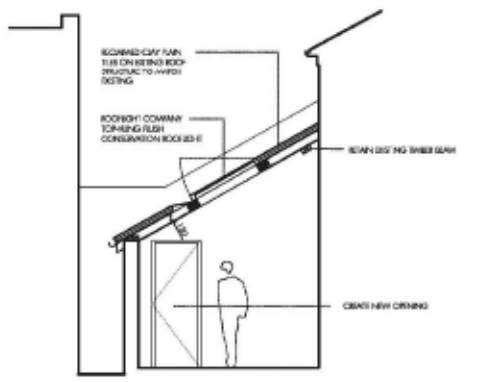
SECTION JJ  
UNIT 5 - CHAPEL



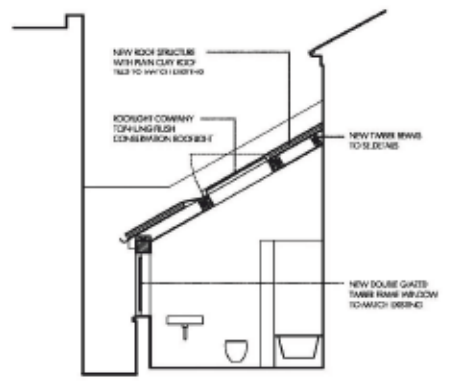
SECTION KK  
UNIT 5



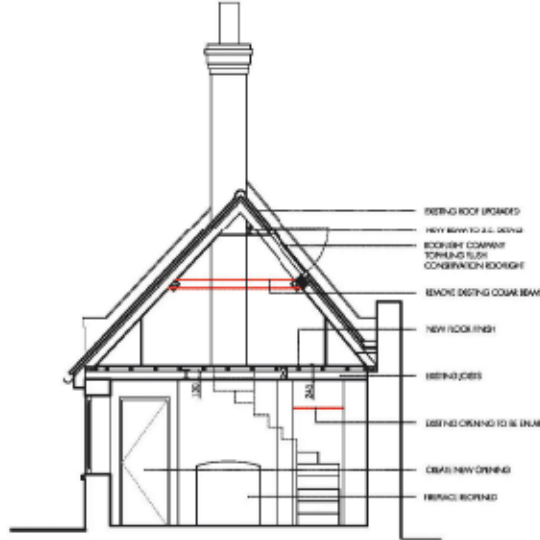
SECTION LL  
UNIT 2,3,4



SECTION MM  
UNIT 1 - REAR OUTHOUSE  
EXISTING ROOF



SECTION NN  
UNIT 1 - REAR OUTHOUSE  
PROPOSED ROOF



SECTION OO  
UNIT 1

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 PROPOSED  DEMOLISH	11.07.16 - Rev A: Minor amendments following comments from Hackney Council. 21.09.16 - Rev B: Minor amendments to section LL. 15.11.16 - Rev C: Amendments following comments from Hackney Council.
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project Bishop Wood's Almshouses, E5 0QH, London drawing title Proposed Typical Sections job no. 1620 date June 2016	drawing no. PP/08 rev. C
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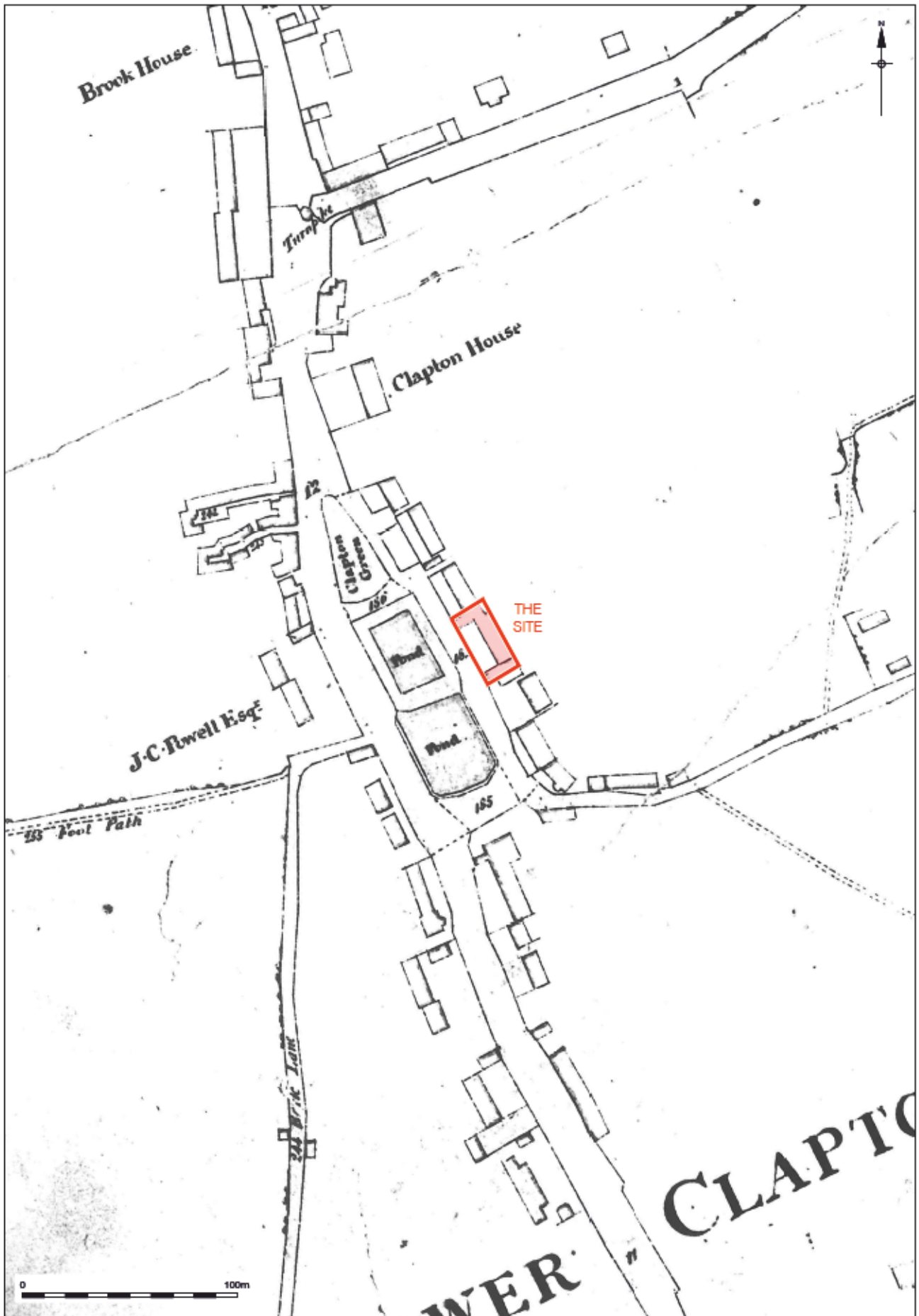




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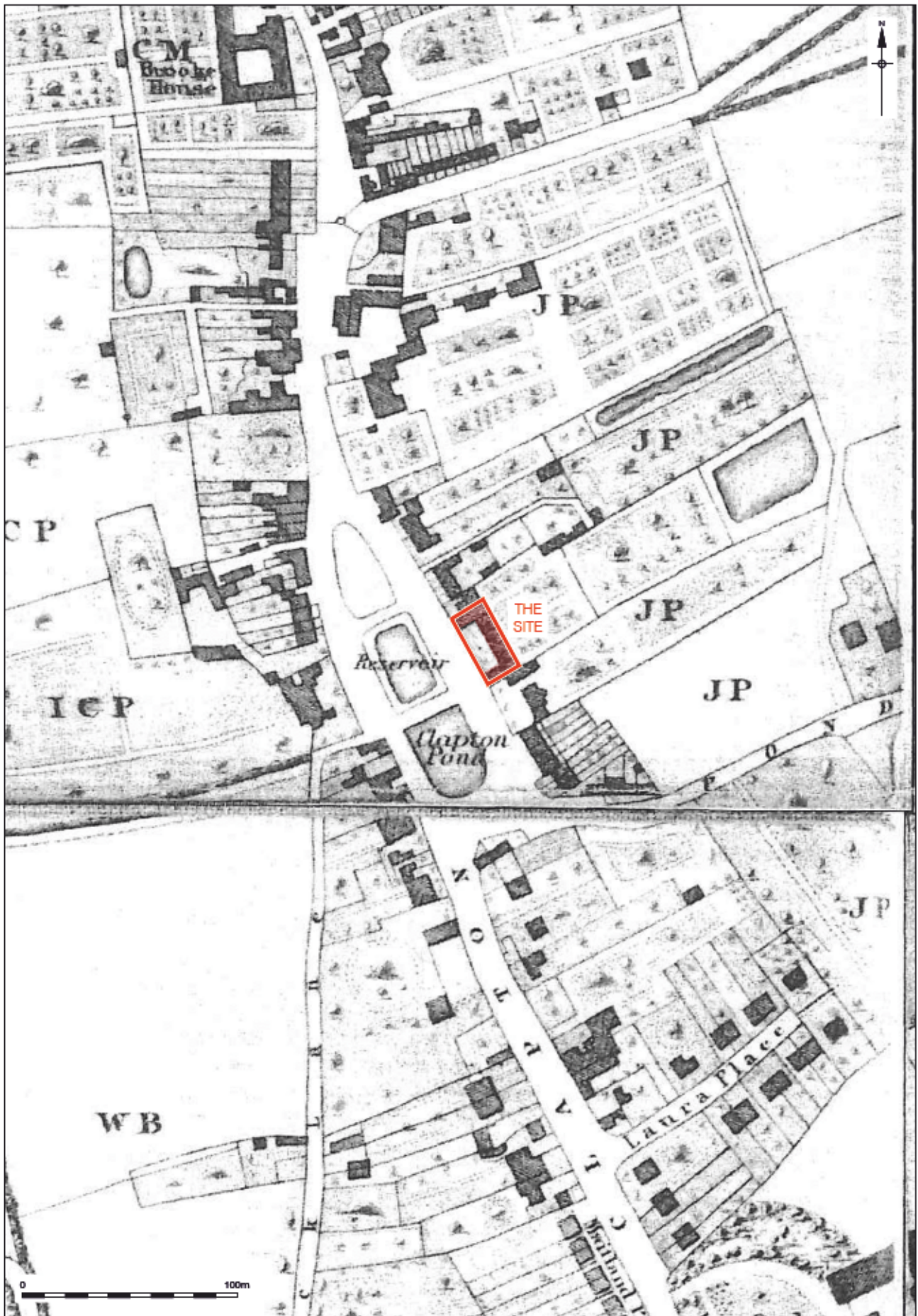
Figure 4  
Rocque's Map of the Parish of Hackney, 1745  
approx 1:8,000 at A4





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Figure 5  
Merrington's Map of 1825  
approx 1:2,500 at A4



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Figure 6  
Greenwood's Map of 1831  
approx 1:2,500 at A4

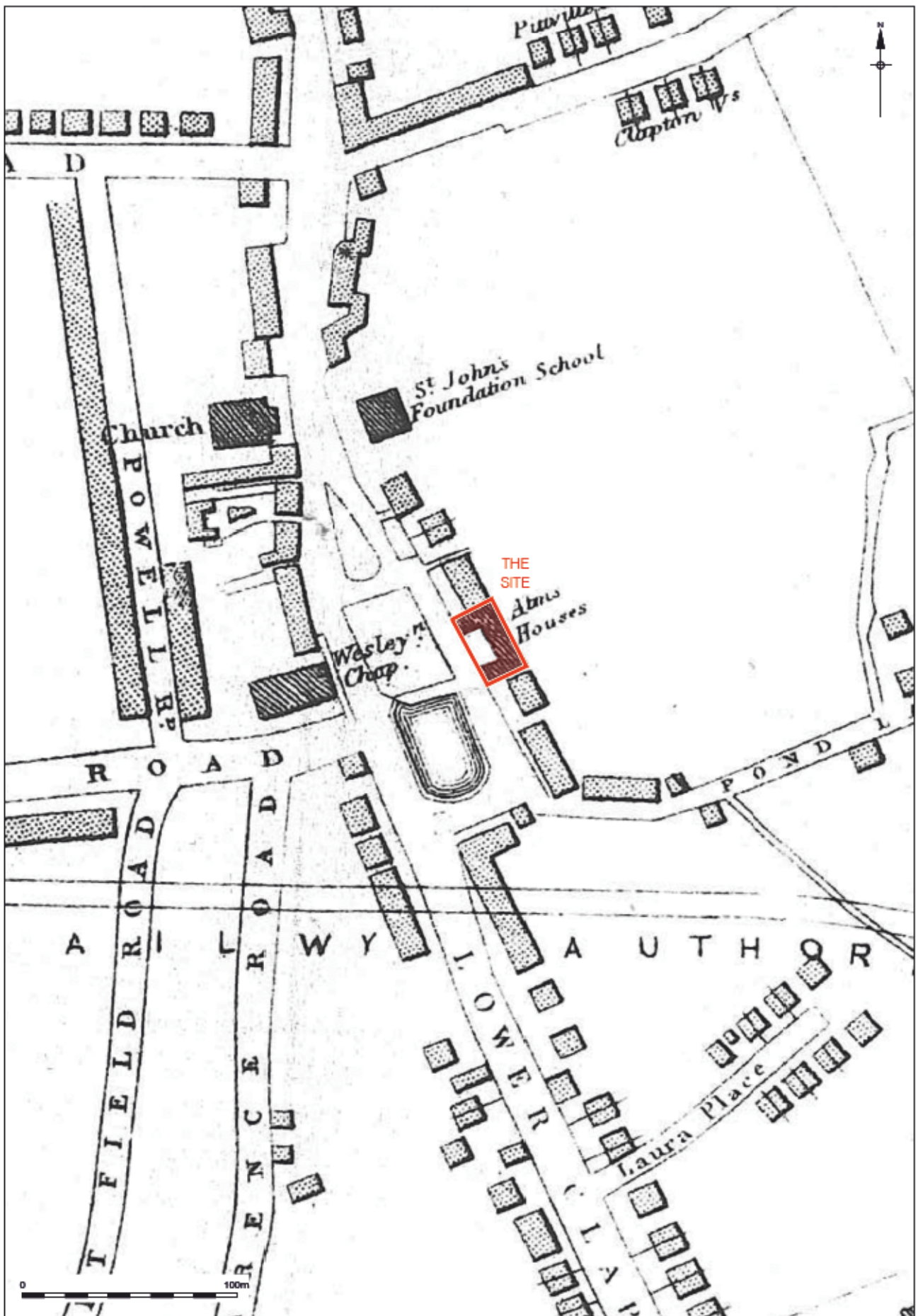




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Figure 7  
Tithe Map of 1843  
approx 1:2,000 at A4





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Figure 8  
Cassell's Map of 1867  
approx 1:2,500 at A4

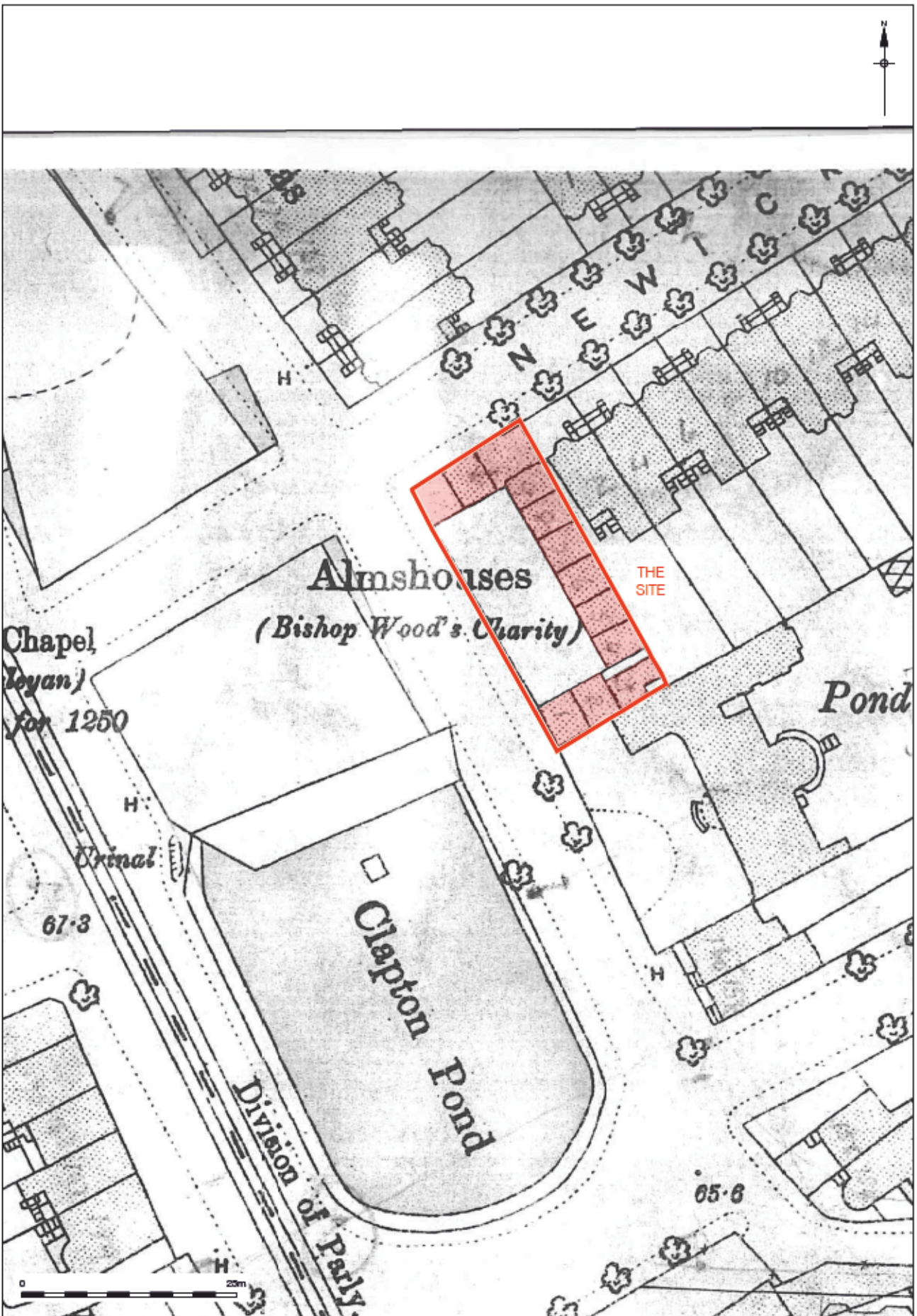




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Figure 9  
 First Edition Ordnance Survey, 1870  
 1:1,250 at A4





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Figure 10  
Second Edition Ordnance Survey, 1894  
1:625 at A4



*Drainage only.*

110

**PLAN AND SECTION.**

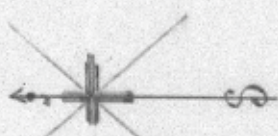
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BEING 22 FEET TO AN INCH.

A Tracing of this Plan must also be sent in.

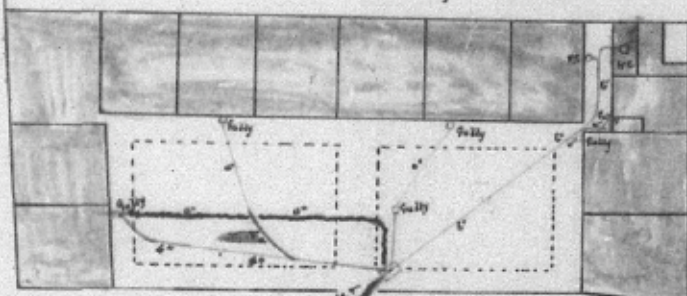


Plan.



**Newick Rd**

Bishop Wood's Charity Almshouses



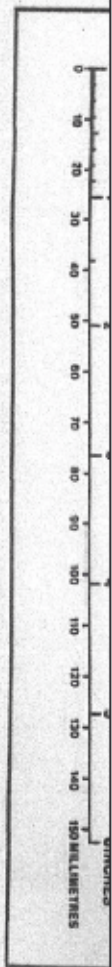
*Under notice from  
Sanitary Department  
under Mr White's  
supervision*



Clapton Pond

Lower Clapton Road

Sewer in Main Road



*See Mr White*

**THE HACKNEY VESTRY.**

Resolved:—That this application  
for drainage be approved.

*H. Bullard*  
Chairman.  
12<sup>th</sup> Sept 1900.

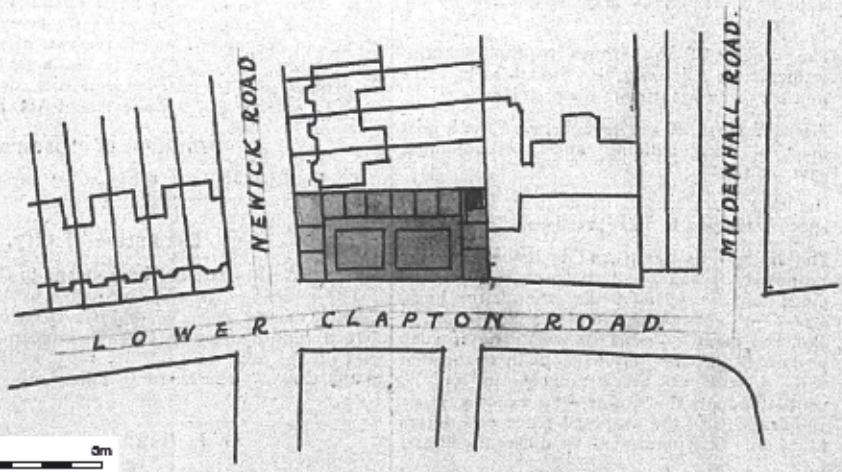
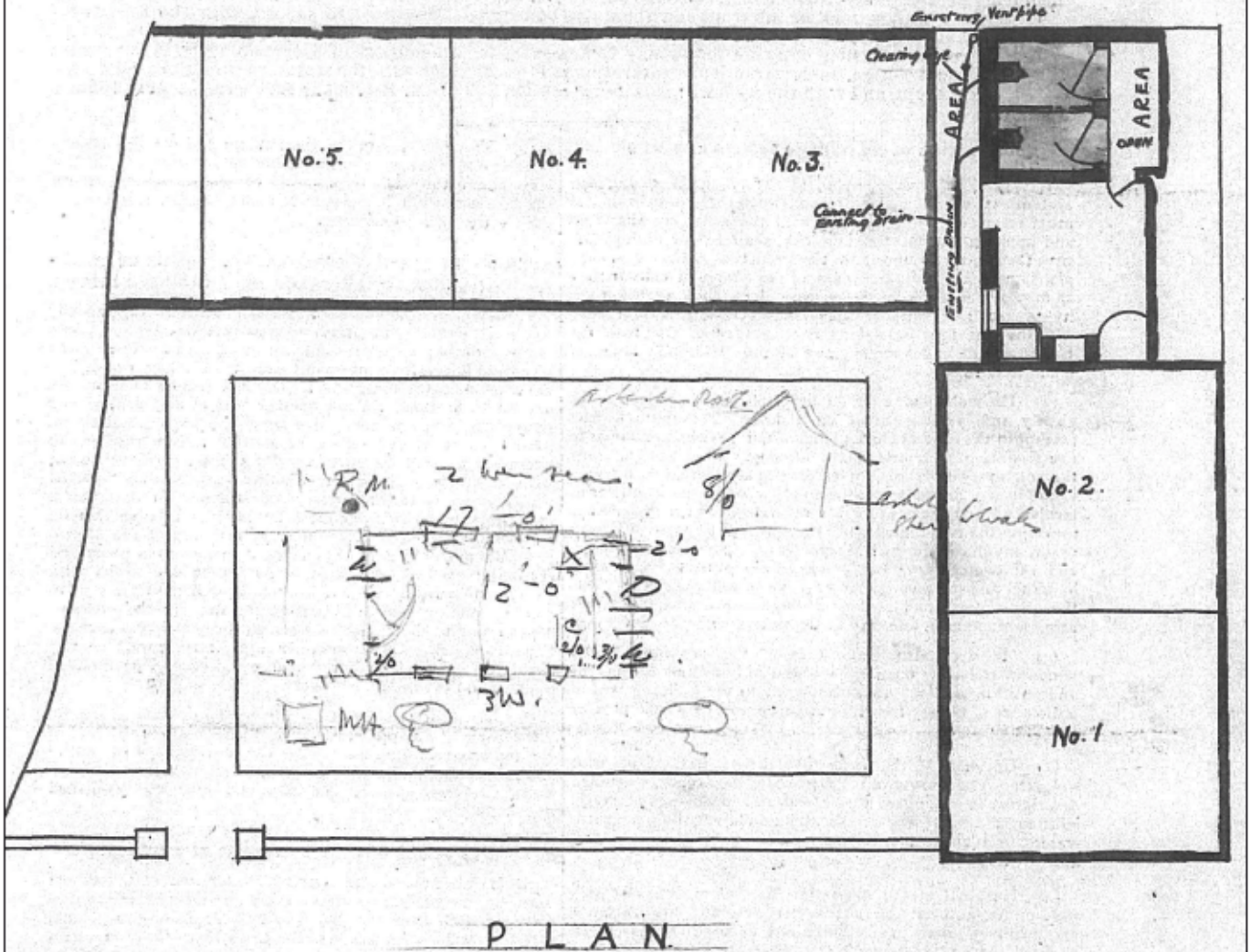
*Allowed to  
inform on  
printed notice  
13. 9. 1900  
JWB*

0 20m

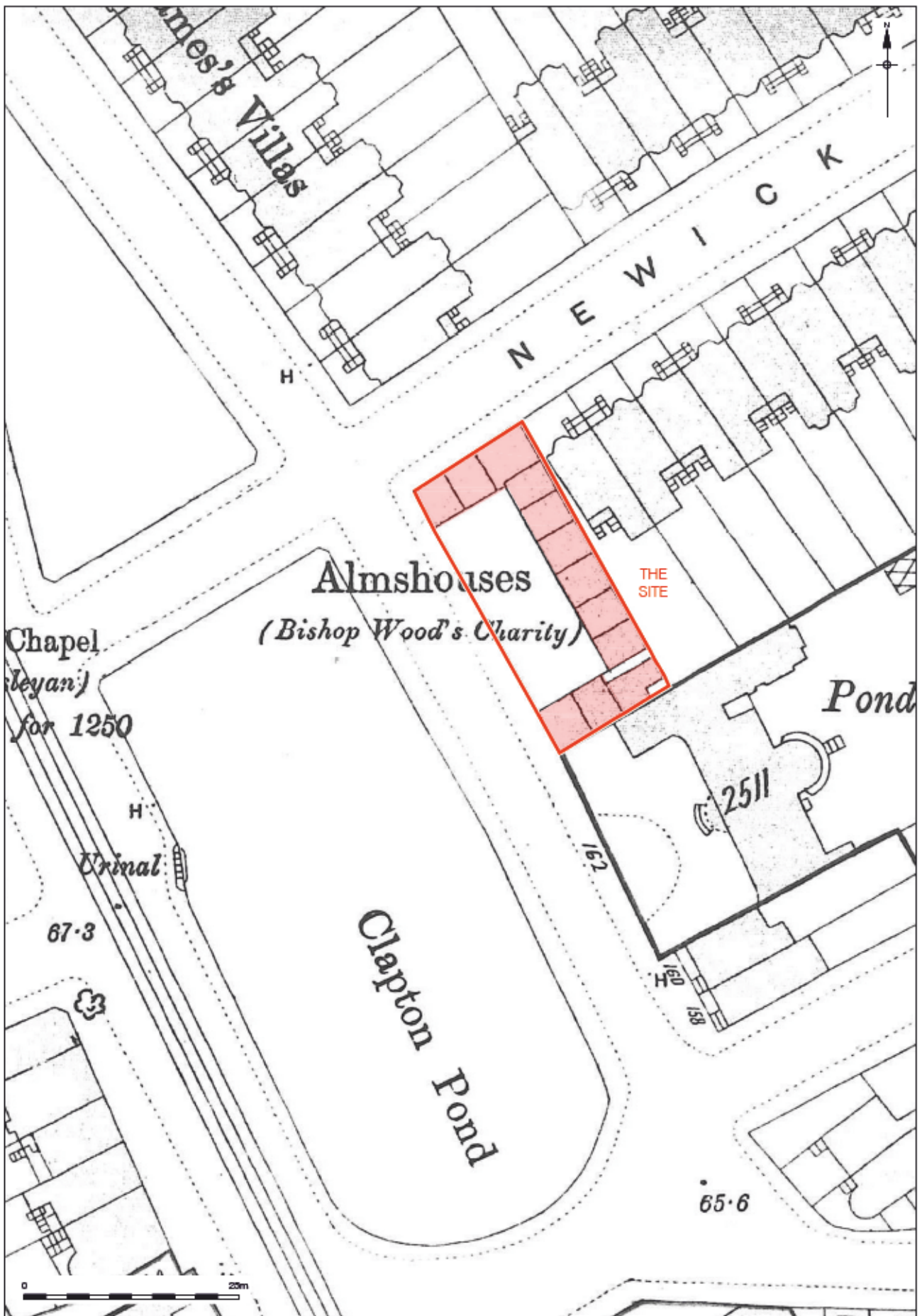


# PLANS AND SECTIONS.

In the event of this space allotted for the Plans and Sections being found inadequate, they must be drawn on tracing linen and attached hereto.



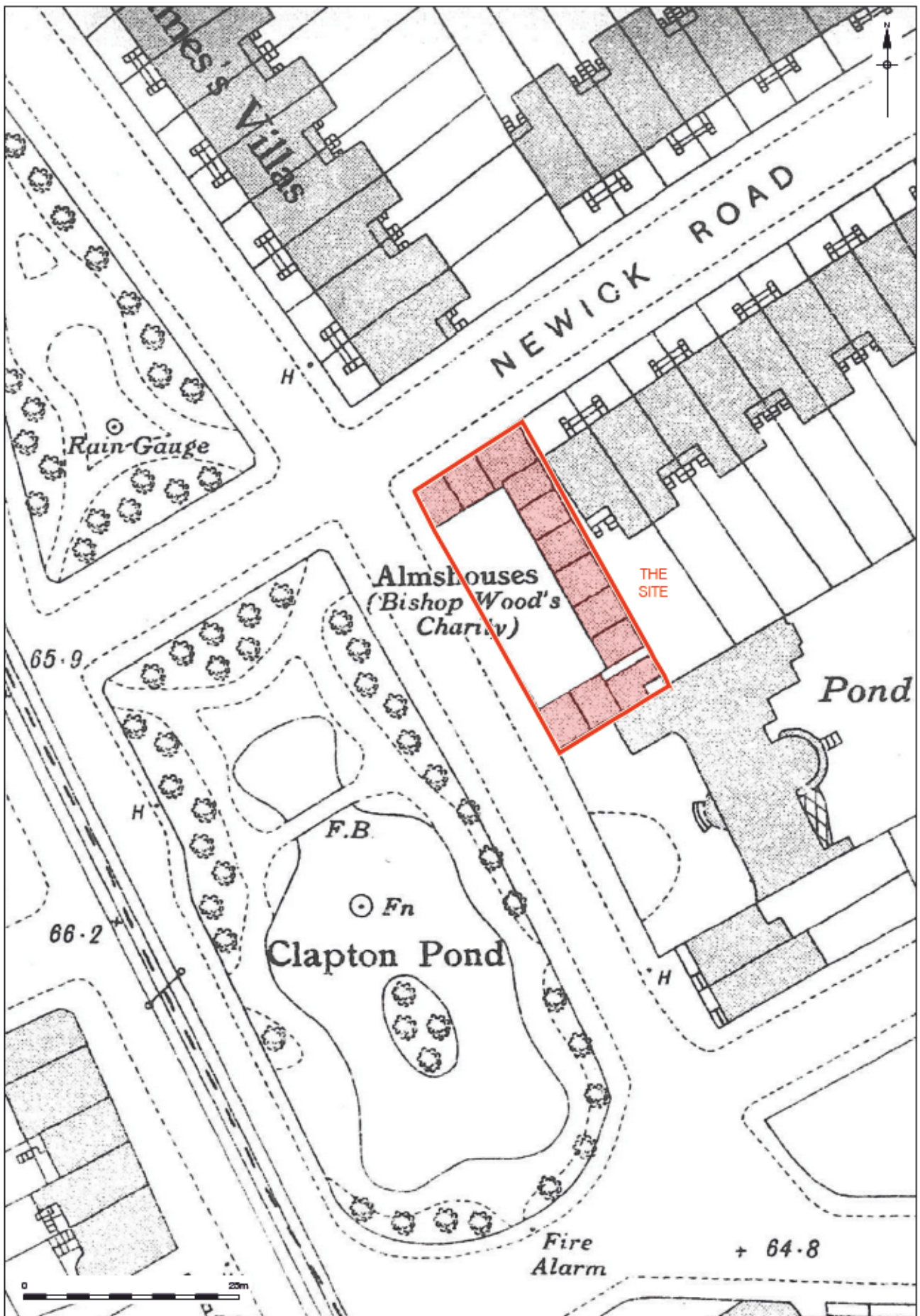




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Figure 12  
Third Edition Ordnance Survey, 1915  
1:625 at A4

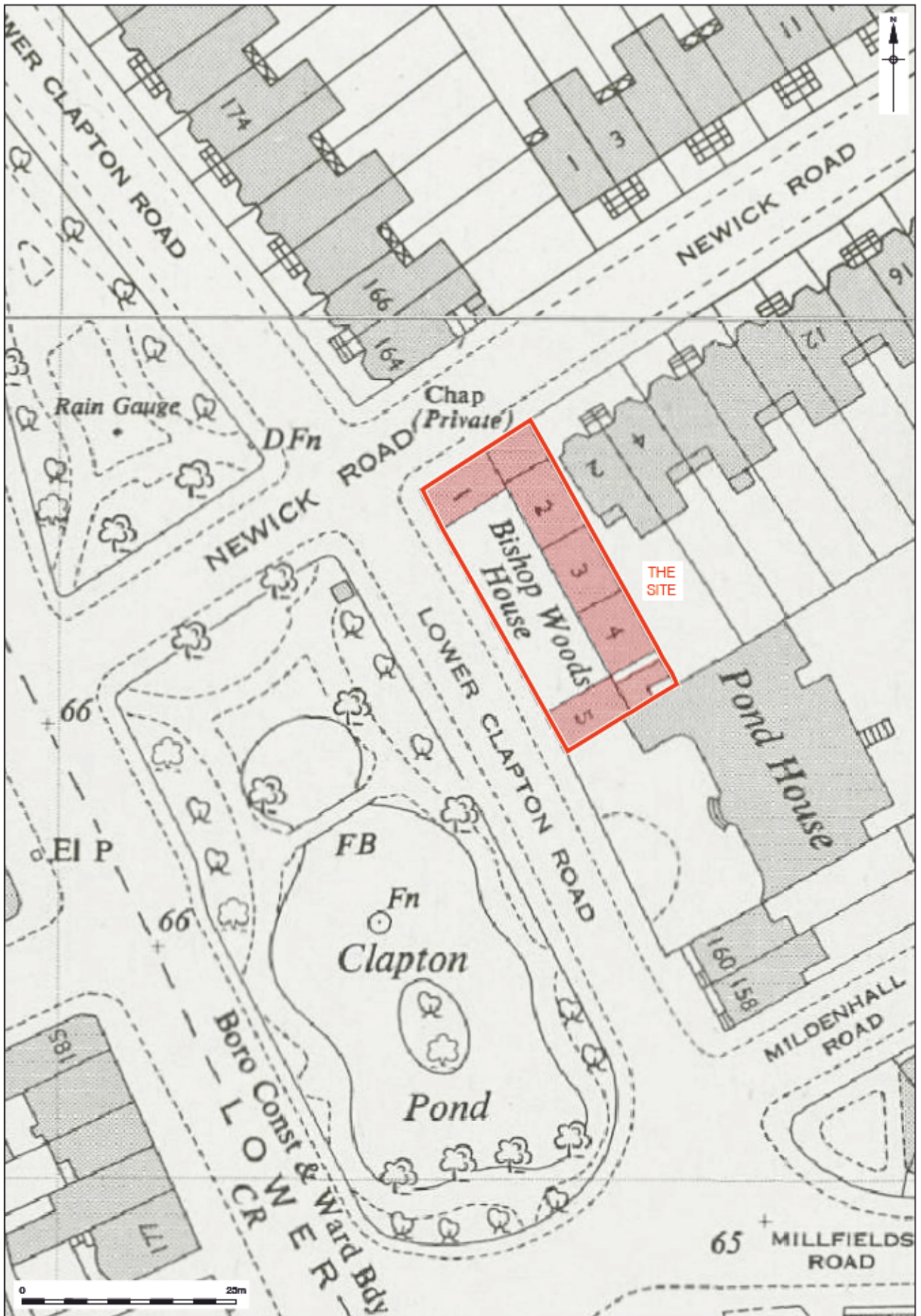




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Figure 13  
Fourth Edition Ordnance Survey, 1936  
1:625 at A4

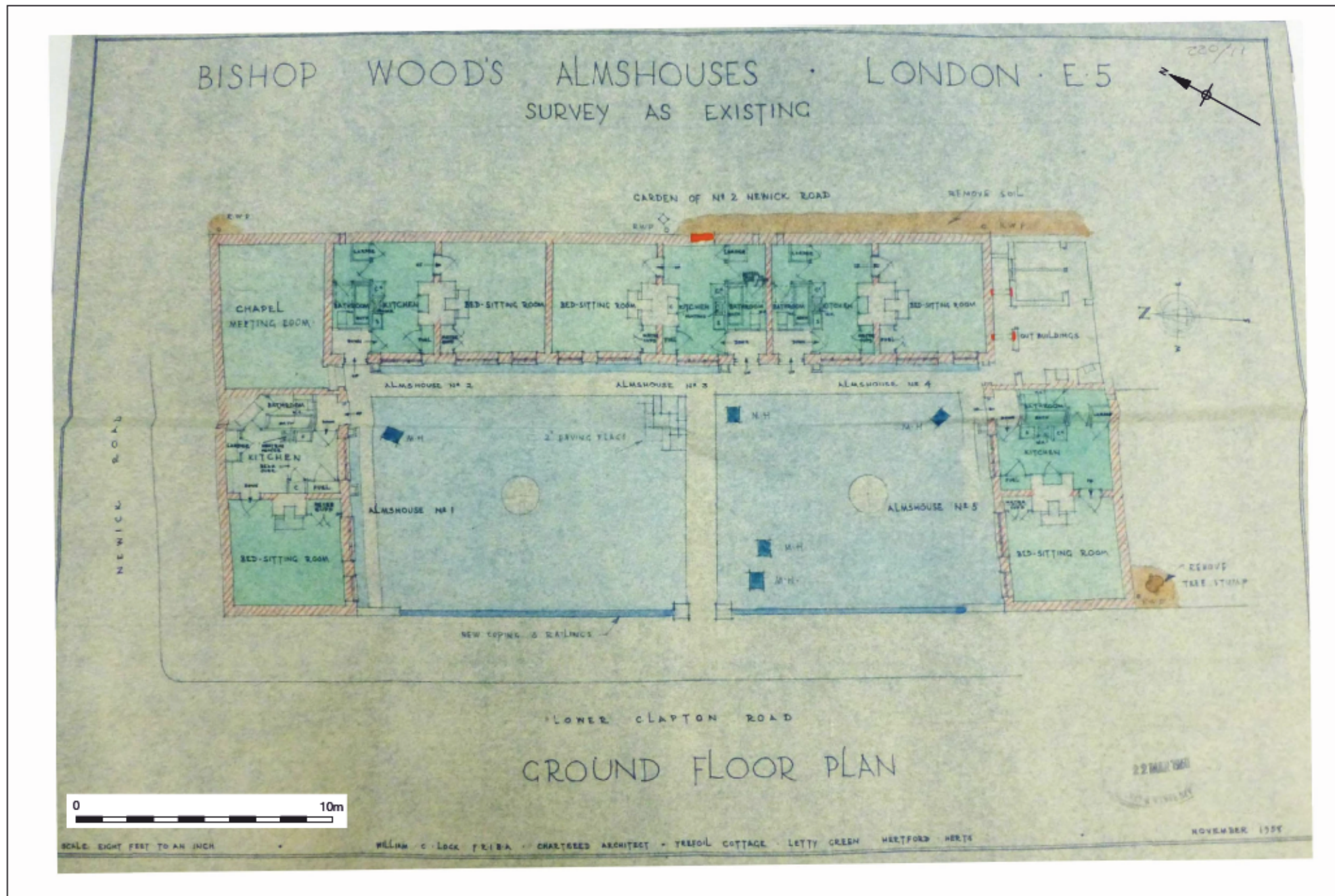




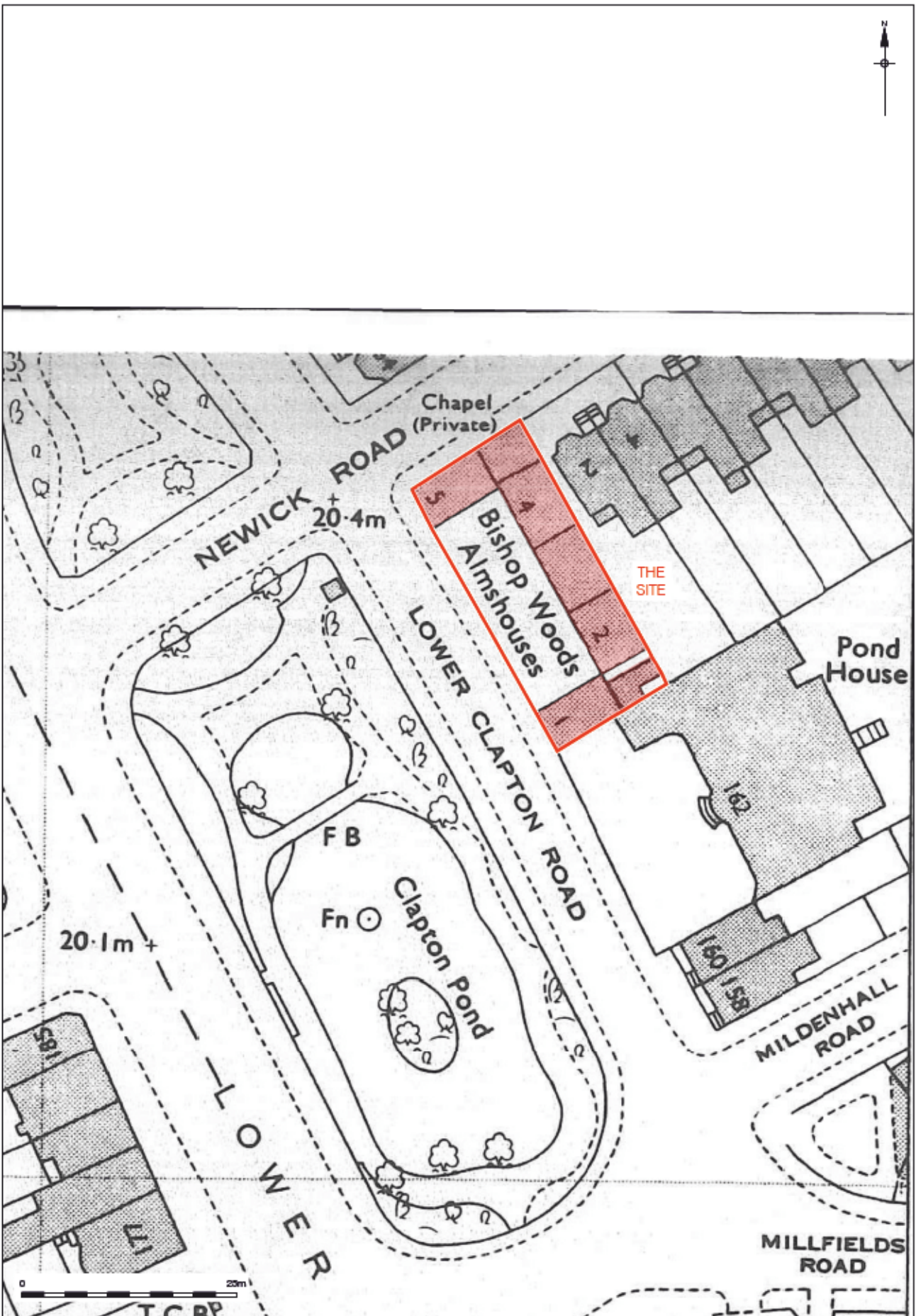
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Figure 14  
Ordnance Survey, 1950-51  
1:625 at A4









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Figure 16  
Ordnance Survey, 1974  
1:625 at A4



Based on drawing EX/01 Rev A supplied by tasou associates, 2016  
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Figure 18  
 Phased Ground Floor Plan with Plate Locations  
 1:125 at A3



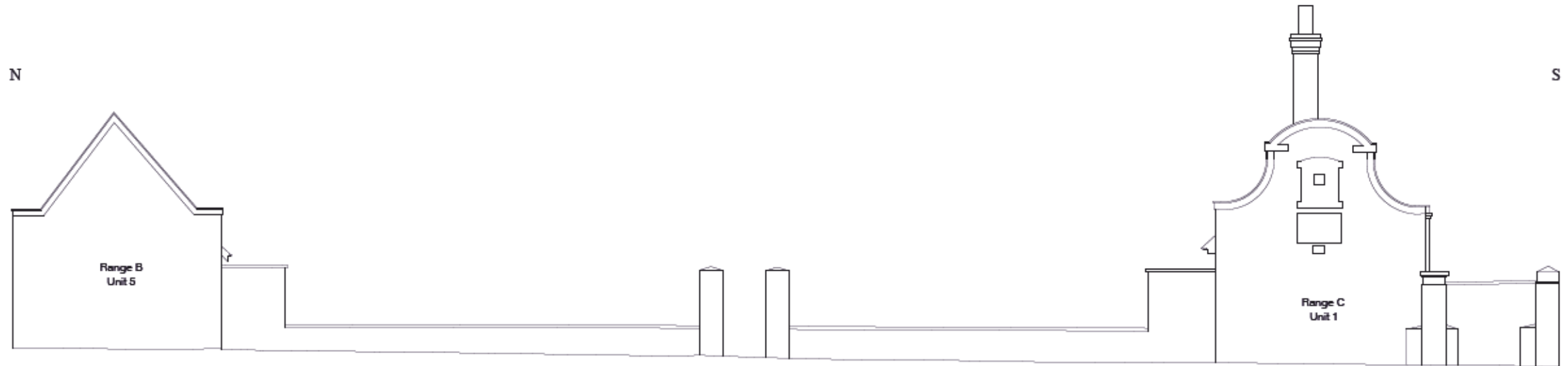
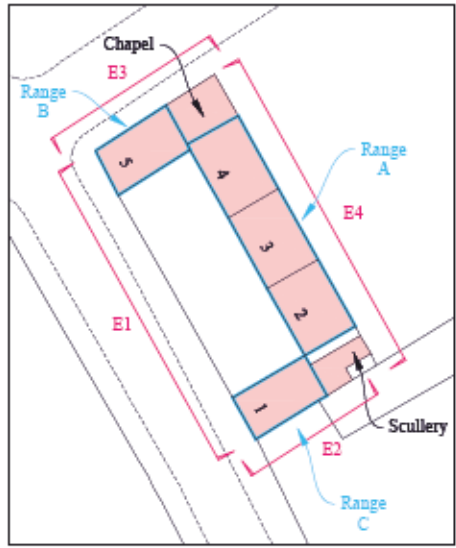


- Late 17th Century masonry
- Late 17th Century roof timber
- Opening
- 1 Location and Direction of Plate



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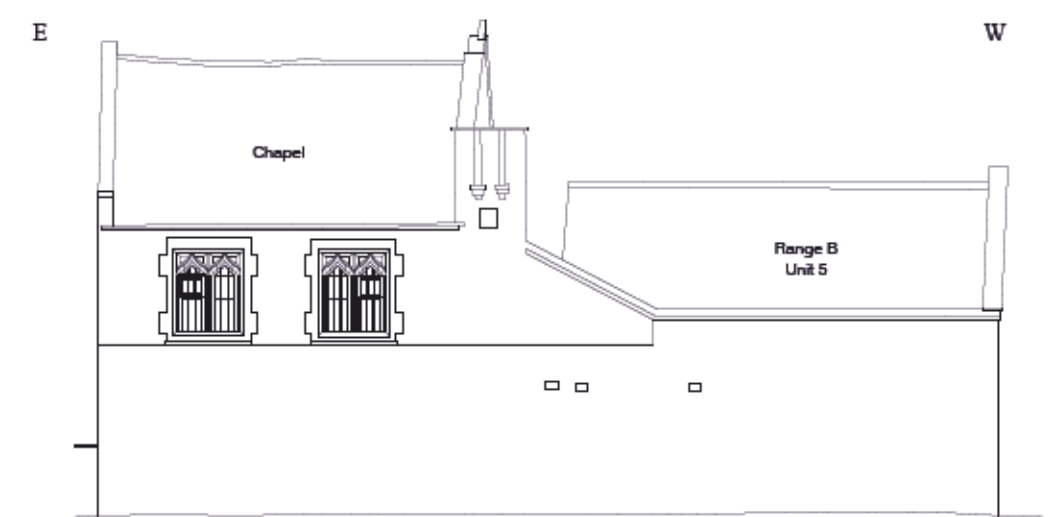
Figure 19  
 Phased Loft Floor Plan (Unit 2) with Plate Locations  
 1:125 at A3



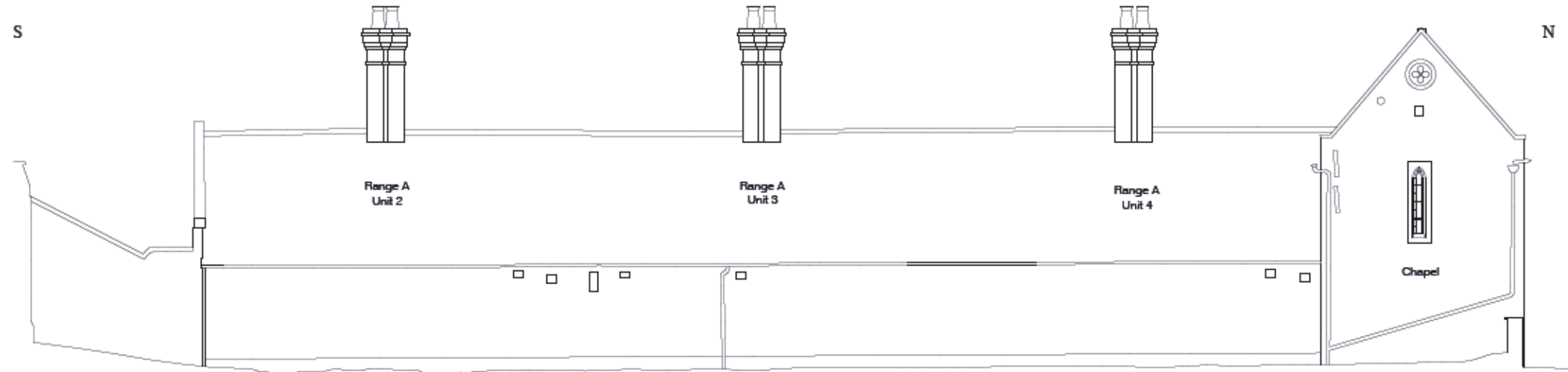
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Elevation 2



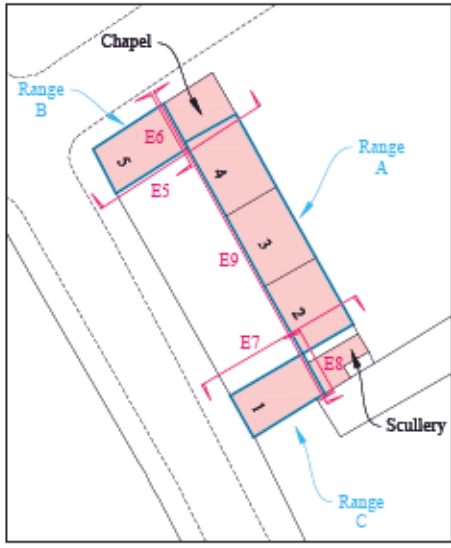
Elevation 3



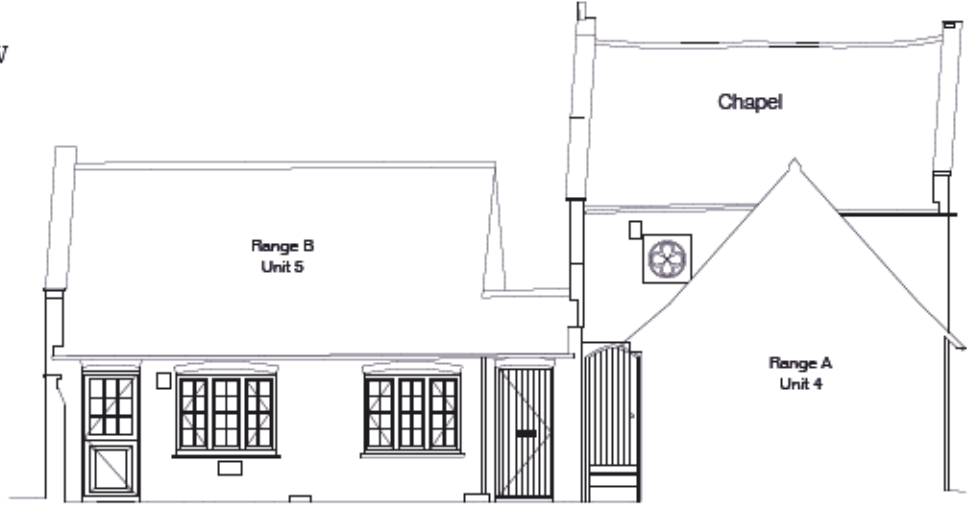
Elevation 4





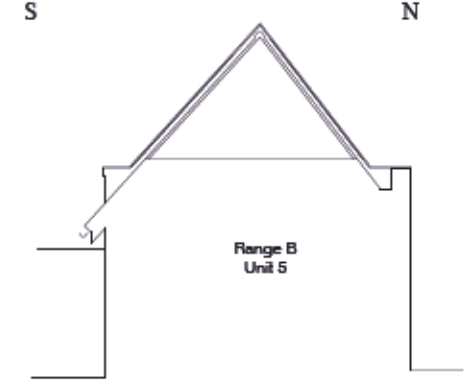


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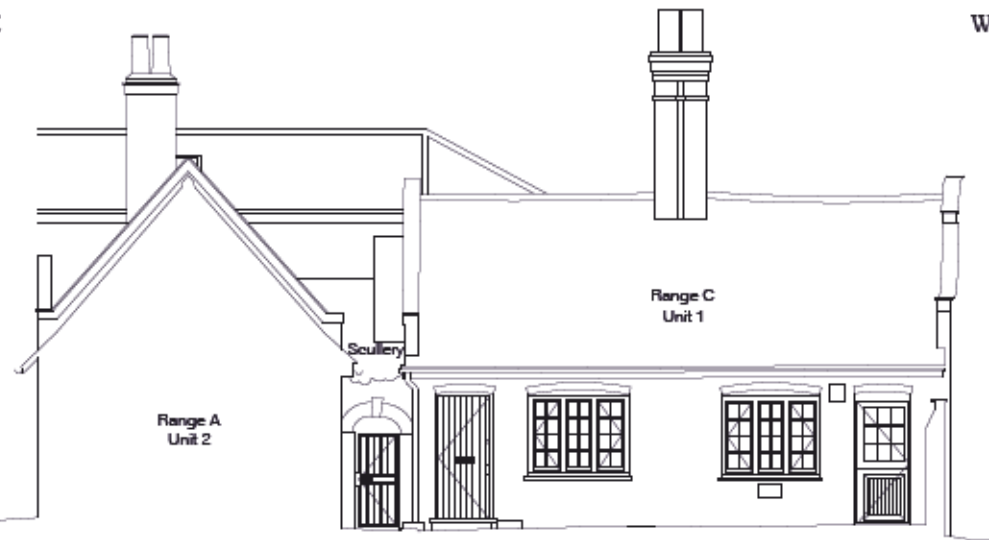
Elevation 5

E



Elevation 6

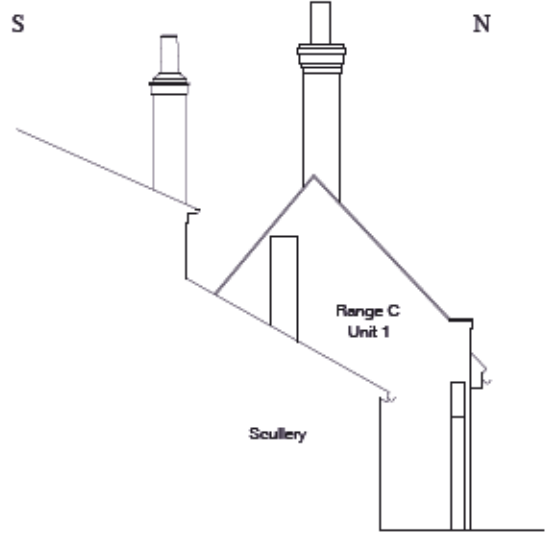
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Elevation 7

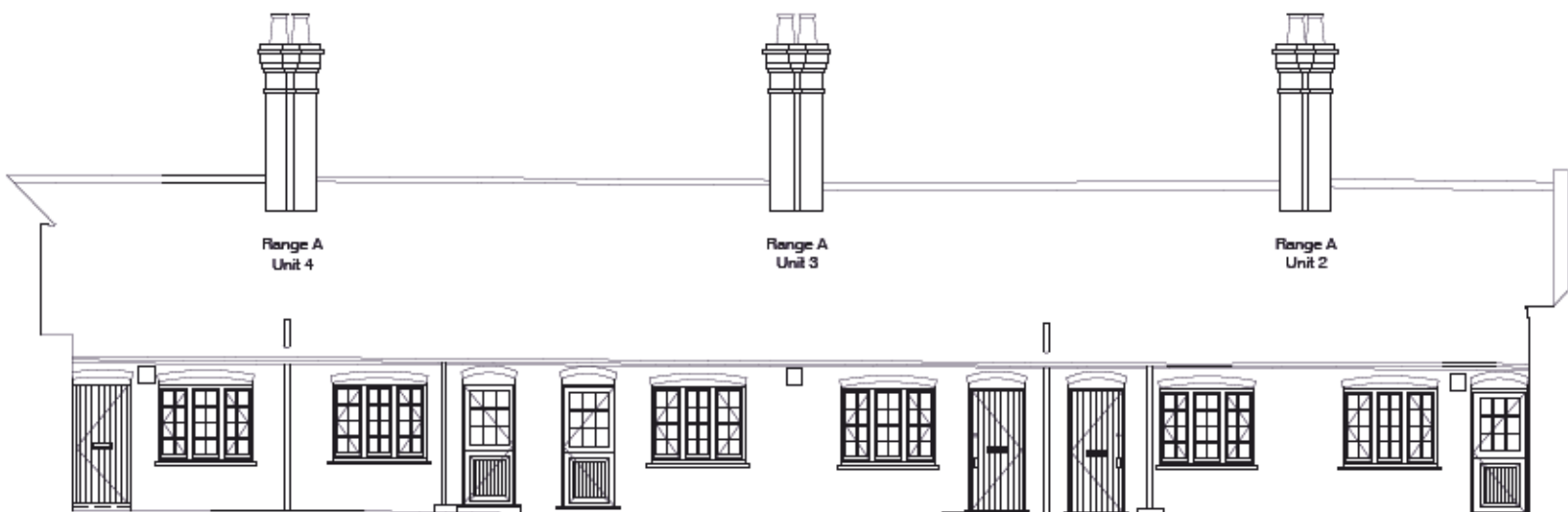
W

S



Elevation 8

N

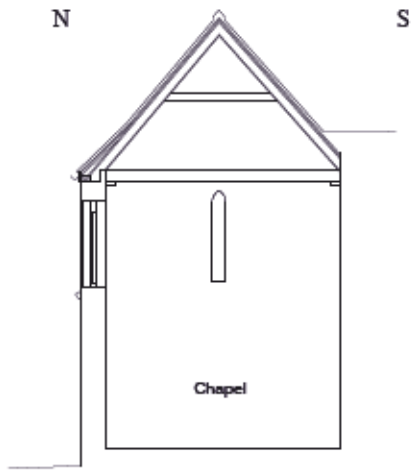


Elevation 9

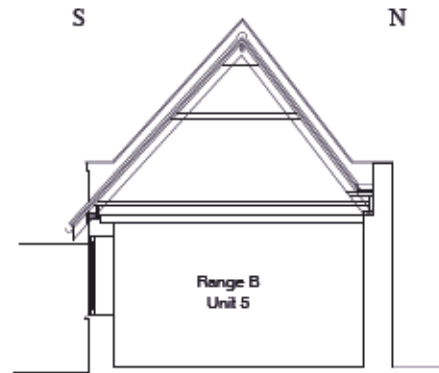
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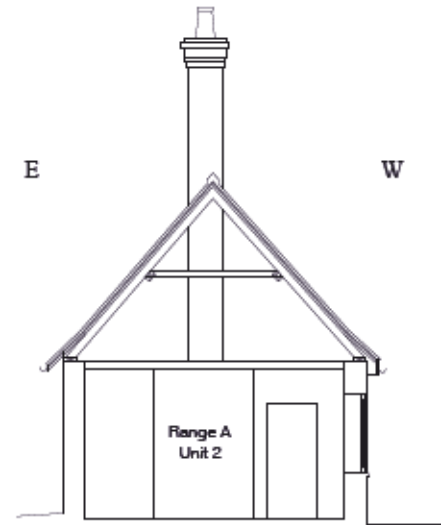
Based on drawings EX/04-EX07 Rev A supplied by tasou associates, 2016  
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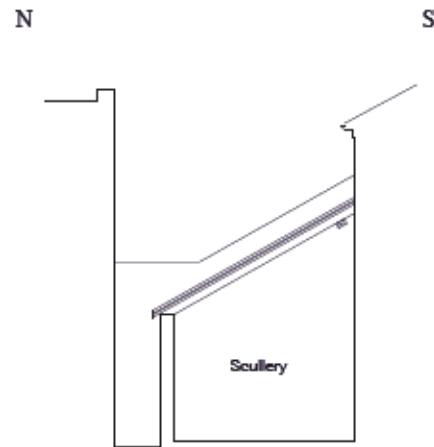
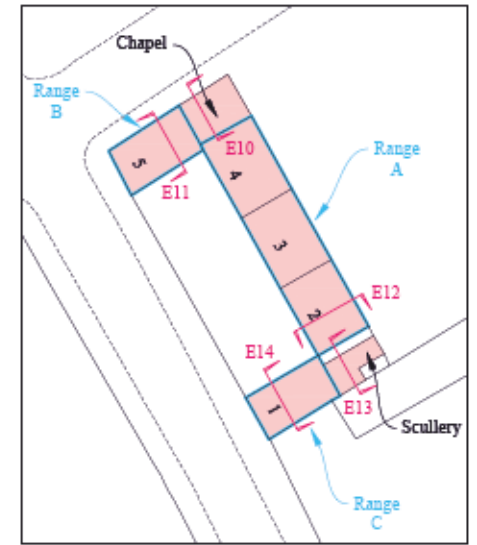
Elevation 10



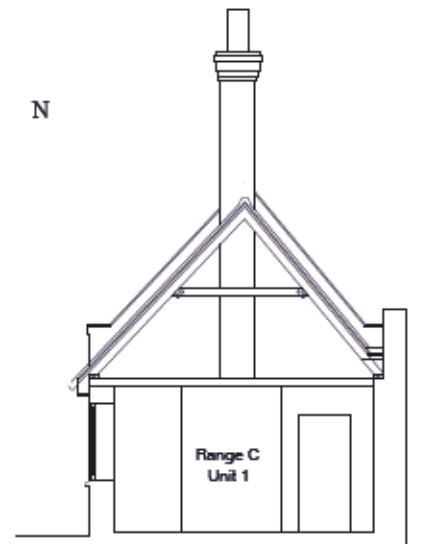
Elevation 11



Elevation 12



Elevation 13



Elevation 14







Plate A: Watercolour of Bishop Wood's Almshouses, c.1850, looking north-east (© Hackney Archives and Local History)



Plate B: Photograph of Bishop Wood's Almshouses taken c.1885, looking north-east (© Hackney Archives and Local History)



Plate C: Photograph of Bishop Wood's Almshouses, c. 1906, looking north-east (© Hackney Archives and Local History)



Plate D: Photograph of Bishop Wood's Almshouses, c. 1910, looking north (© Hackney Archives and Local History)





Plate E: Photograph of Bishop Wood's Almshouses, winter 1935, looking east (©London Metropolitan Archives)



Plate F: Photograph of Bishop Wood's Almshouses, summer 1935, looking north-east (©London Metropolitan Archives)

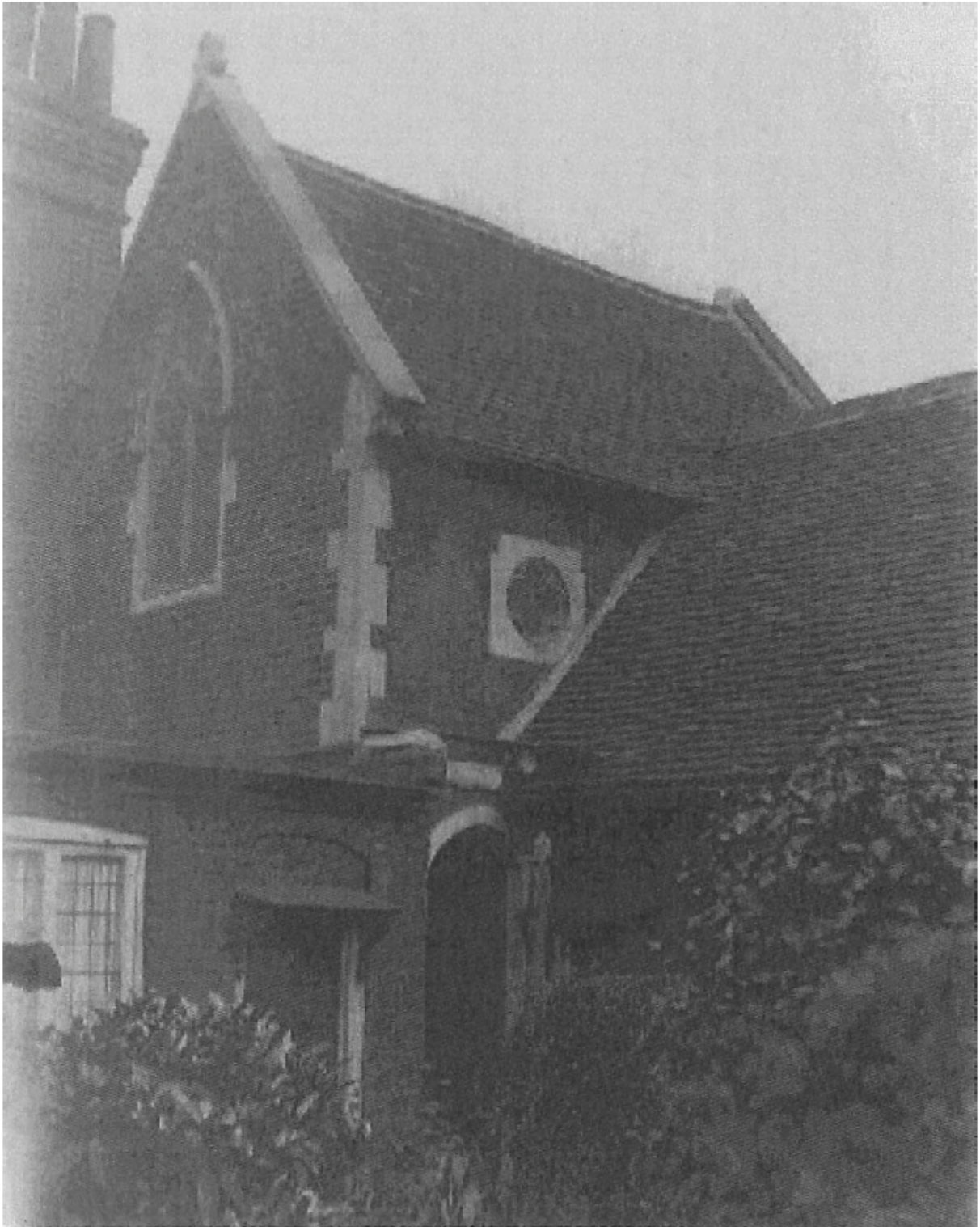


Plate G: Photograph of Bishop Wood's Almshouses, c. 1950, looking north-east (© Hackney Archives and Local History)





Plate H: Photograph of Bishop Wood's Almshouses, c.1967/68, looking north-east (© Hackney Archives and Local History)



Plate I: Photograph of Bishop Wood's Almshouses, 1976, looking south-east (©LMA)



Plate J: Photograph of Bishop Wood's Almshouses, 1976, looking north-east (©LMA)



Plate K: Photograph of Bishop Wood's Almshouses, 1976, looking north-east (©LMA)





Plate 1 The Almshouses, looking north-east from Lower Clapton Road



Plate 2 View north-east to Chapel and northern range from Courtyard





Plate 3 View south-east to southern range and Pond House from Courtyard



Plate 4 View to re-roofed northern range, looking north





Plate 5 View south-west to southern range



Plate 6 View east toward Unit 4, from Courtyard





Plate 7 Rebuilt gable elevation of north range, looking east



Plate 8 Northern elevation to Newick Road, looking south-west





Plate 9 Date plaque of 1918 set into rebuilt stack



Plate 10 Hard cement 'Ashlar' render to lower wall.





Plate 11 Rebuilt shaped gable elevation to south range, looking east



Plate 12 Memorial and Date Plaques





Plate 13 Boundary elevation looking north-east



Plate 14 Plain tile roof over Unit 4, looking east





Plate 15 Typical mullioned casement window



Plate 16 Typical main entrance door (Unit 1) and opening to former Scullery, looking south





Plate 17 Typical 'heck-type' door to bedrooms (Unit 2) looking east



Plate 18 Arched entrance to Chapel, looking north



Plate 19 Chapel interior looking north-east



Plate 20 Chapel; Central roof truss, looking west





Plate 21 Detail of traceried northern window



Plate 22 Detail of Lancet window, east end



Plate 23 Recessed Chapel door



Plate 24 Former Scullery looking east





Plate 25 Former Scullery looking south-east



Plate 26 Lean-to roof structure, looking south-west



Plate 27 Unit 2, stripped out kitchen/shower/WC, looking north-west



Plate 28 Unit 2, Bedroom looking south-west





Plate 29 Central boxed in fireplace, looking north



Plate 30 Detail of rebuilt fireplace and later blocked in opening



Plate 31 Brick Foundation to rear eastern wall



Plate 32 Bituminous paint covering to interior walls





Plate 33 Common ceiling joists looking west



Plate 34 Detail of 17<sup>th</sup> century rough sawn common ceiling joists looking south



Plate 35 Axial bridging beam and common joists (unit 2)



Plate 36 Oak clasped side purlin roof looking south (unit 2) to original stack and cross-wall





Plate 37 Pegged collar and side purlin



Plate 38 Collar, north cross wall, showing later cleats



Plate 39 Intermediate collar and nailed-on cleat below purlin



Plate 40 Oak rafters showing carpenters marks





Plate 41 Mixture of hard and softwood rafters, pegged at ridge



Plate 42 Unit 1 bedroom, showing inserted window (of 1961)



Plate 43 C.1930s internal door



Plate 44 Modern kitchen (unit 4)





Plate 45 Bedroom (unit 5)

# PCA

## **PCA SOUTH**

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TEL: 01858 468 333  
EMAIL: [info.midlands@pre-construct.com](mailto:info.midlands@pre-construct.com)

