

No. 68 HALE LANE
(MATILDA MARKS SCHOOL)
EDGWARE , LB BARNET

*Report on Building and Other Areas Affected by
Proposed Alterations/Refurbishment*

by

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68, HALE LANE
Matilda Marks School
Edgware
L B Barnet

(Formerly SHAKERHAM FARM)



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CON:WEST (HART)
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1. BACKGROUND TO REPORT

1.1 INTRODUCTION

The Historical Analysis and Research Team (HART) of English Heritage, Deputy Director's Division, was requested by London & SE Region, NE Team to give an opinion on surviving historic fabric of this early building and consider whether anything of historic importance survived here. Current LBC proposals involve the alteration and refurbishment of the buildings extant fabric.

Areas affected by the proposals, which included the roof structure, window frames and internal fittings, were examined in some detail on site and are described in the following text.

1.2 LIMITATIONS

Inspection was limited to those areas of the building that were accessible. This involved mainly a visual inspection of internal and external surfaces. No areas were opened up for examination. However, previous to the survey, some areas had been exposed and were available for inspection particularly within the roof space.

1.3 THE BUILDING

The building is a complicated structure which consists of three main ranges of different periods, now roughly forming a double-pile plan. It is part of a group which form a sprawling complex of buildings, again of different periods, currently used as a school.

The main front range is of brick and timber-framing, two storeys with attic accommodation and a basement. Its pitched roof is hipped at both ends and covered with hand-made clay peg tiles. Attached at the rear is an earlier timber-framed structure with a pitched roof and part weather-boarded, together with a C.19th brick extension to the north-east.

The building has been included on the statutory list of Buildings of Special Architectural or Historic Interest and been given grade II status (1988).

1.4 LBC APPLICATION

The current proposals involve alterations and refurbishment works to the existing building fabric.

1.5 PAST RESEARCH HISTORY

No previous historical research appears to have been undertaken. No historical information was provided with the initial request.

1.6 PURPOSE OF RESEARCH

The purpose of this investigation was to make an assessment of the surviving fabric affected by the proposed refurbishment at this site, establish its historic importance and assist with the evaluation of the proposed development. The research was required to form a basis on which acceptability of the proposed alterations and improvements could be assessed.

1.7 INFORMATION SOUGHT

Brief written account of specific areas of the building concerned with the proposals for the structure identifying original surviving elements and areas of historic importance to assist the casework officer considering the current LBC application.

1.8 ARCHIVE

Copies of this written report, together with a separate photographic record (RCHME), form the archive documentation.

2. THE REPORT

2.1 INTRODUCTION

The results of historic constructional analysis of specific areas of this building are presented within this written report.

2.2 SCOPE

The following brief account presents the information collected during on-site analysis during July 1996 (November 1997).

3 RECOMMENDATIONS

3.1 The current proposals involve alterations and refurbishment to the building. This will involve repair/replacement of existing window frames, alterations and improvements to the roof structure and the fabric of this house. These works are likely to expose hidden historic elements of the structure which would benefit from further on-site analysis during the building programme.

3.2 Important historic fabric likely to be lost during the course of repair, should be recorded in accordance with S.3.23 & 3.24 of PPG15: This should particularly include the following:-

- i) The straw lining to the roof surfaces
- ii) The plasterwork within the extant roof spaces
- iii) Roof timbers, removed for repair or replacement
- iv) All carpenter's marks revealed during the works
- v) All external surfaces/features where the Works will damage or destroy early fabric

The specification for the Works should include the proposed method to be adopted for capturing the data which will form the record for the above.

HART can offer advice on matters relating to the recording of this structure and advise on suitable consultants/contractors who would be prepared to undertake this work.

3.3 Further historical background archival research needs to be undertaken, as a separate programme, to provide background information with which to compare present interpretations based on site analysis.

3.4 Monitoring -

The proposed works should be monitored during the course of the project to ensure the maintenance of proper professional standards and to ensure important historic evidence revealed during the course of the works is identified, analysed and recorded.

The appointed monitor should be informed directly of the discovery of any significant and previously unidentified fabric remains.

4. Introduction

4.1 This building is discussed and examined in the following text as three separate structures in chronological order:-

THE REAR WING	(6)
THE MAIN FRONT RANGE	(7)
THE REAR BRICK RANGE	(8)

5. Brief history of the estate

A farm at the Upper Hale called 'Shakerham' was recorded in a survey of 1754, the freehold of Dr Webster, of 67 acres and tenanted by one William Marsh. The site would appear to have earlier origins, Brett James identifying the site as 'Sakyns Croft' of 1574.

It appears to have come into the ownership of the Marsh family, remained with them and run by members of their family until the middle of the 19thC. At about this time it appears to have ceased to be an active farm and was converted to a gentleman's home for a William McHutcheon, a wine merchant and re-named Maxwelton House. The estate was offered for sale at auction in August 1898, when it was described as a 'freehold residential and building estate'.

The building became part of St Anthony's School when it was taken into their ownership in 1927. The extant range to the west was constructed shortly after this purchase. The school closed in 1988 and remained empty until taken by the current occupants in 1990.

6. THE REAR WING

6.1 Structural Interpretation

Roof Construction

With the exception of the purlins and a number of rafters, the roof construction of this single-bay structure, with nine rafter pairs, survives reasonably well intact. It is of clasped purlin construction with end gable trusses remaining each with principals, tie beam, collar and two vertical struts. The extant connecting purlins are smoke-blackened/charred and of a slender nature (*Fig.12*). They are not original and have illogical brace sockets and mortices which clearly suggest another use. The original clasped purlins were clearly much broader as larger sockets to receive them remain cut into the underside of the principals. The remains of what may possibly be an original purlin survives, scarfed into the extant member at the SW corner.

The roof covering is mainly of hand-made, plain clay peg tiles, which are held in place with timber pegs. Beneath these tiles and dressed over the timber battens is a layer of matted straw, which in some areas has been woven around both pegs and battens. Its purpose is unclear, but it may have been positioned as a form of barrier

to prevent the penetration of driving rain/snow to the internal fabric of the building. Although it would appear to be quite late and possibly C.19th (see 7.2), it is a rare survival within London and few similar examples are known. If wholesale removal of the extant roof covering is proposed, it will almost certainly be completely lost.

It is clear from packing pieces located above extant rafters and a number that have been replaced that the roof covering has been re-laid/repared at least once. During this operation the tiles and timber pegs appear to have been largely re-used. North of the extant inserted chimney stack the roof structure has been recently repaired and is now covered with machine-made clay tiles on roofing felt. Later ashlar pieces have been positioned to carry up a later ceiling to collar level, now lost. This is indicated by batten shadows on all structural members within this area. The extant ceiling is modern.

Wall Construction

Timber wall framing survives on the north, east and south elevations, little disturbed and is likely to form part of the earliest fabric. The northern end gable elevation is weather-boarded and has been under-built with brick at ground level suggesting the first floor may have formerly been jettied.

The west wall appears to have been entirely re-built in brick, possibly during the late C.18th when the extant fireplaces were installed. Prior to this development the range appears to have been un-heated.

There is no structural integration of timber-framing between this structure and the main front range. The whole assembly is separated from the main building by a small bay (approximately 450mm wide) which is protected by an extension of the extant roof (*Figs. 10 & 11*). The rebuilding of the west wall in brick continues to 'close' this small bay (the east wall was not accessible for inspection). There is also a considerable difference in floor levels between these two ranges for which the only logical explanation would appear to be different construction periods.

Discussion

It would seem possible that we have a surviving, adapted wing from what appears to be an earlier timber-framed hall house. Clasped purlin roof structures became the standard after c.1500 and almost universal in SE England during the C.17th. The re-used charred timbers within the roof space and charring of the original wall frame within the void, may suggest the original building suffered fire damage. Constructionally the exposed roof structure clearly pre-dates the main building and suggests a date of construction in the late C.16th.

7. THE MAIN FRONT RANGE

7.1 Introduction

The main building is a form of lobby-entry house with a central lobby, sometimes known as the central chimney-stack plan and almost universally adopted for farmhouses during the seventeenth century. It retains the entrance at the centre of the front lateral wall leading into a small lobby formed between the two main rooms, the former hall and parlour. The circulation has been drastically altered by the removal of the staircase, which appear to have been located to the north of the stack and the cutting through of the main axial stack to form a direct link to the rear of the property. With the exception of the staircase, the original plan form remains intact on all floors. Both hall and parlour were originally heated from the central stack.

It has been constructed in timber with what appears to be areas of the original timber-frame walling surviving on the north and east walls. Where exposed, the extant external timber wall framing is of braced construction with evidence, in the form of empty, non-associated mortices and brace sockets, for much timber re-use.

7.2 Structural Interpretation

Roof Construction

Within the void that exists between this range and the earlier rear range (previously discussed), part of the roof assembly and timber wall framing is exposed. There is no evidence to suggest that any protective covering (battens, tiles, laths, in-filling) has been applied and it therefore appears to have been intentionally left unprotected here. This would confirm that it was constructed against and later than the rear range whose extended roof structure now covers this area.

The roof structure has a very 'plain' arrangement with the use of mainly second hand timbers in its construction. The assembly has no principal trusses or purlins, the rafters simply supported by ashlar pieces and collars. Support is also provided by the brick axial stack. It is clearly of one build with the hips at each end part of the extant design. Almost certainly it incorporates elements of the former seventeenth century timber-framed building, which survives in part, buried within the extant building. Stylistically it would appear to have been constructed during the C.18th when the main south and west elevations were reconstructed in brick, and forms part of the major works of this period. The attic floor appears to have only become accessible - and heated - with the installation of the present staircase arrangement.

Again here we have the remains of straw matting woven around the battens and wooden pegs, under mainly hand-made plain clay tiles, which are possibly the original covering but re-laid.

Wall Construction

Original timber-framing survives under C.19th brickwork to the east elevation of this

range and partially on the northern elevation. The majority of the remaining external wall construction is now in brick and has largely replaced the former timber-framing.

Joinery

C.19th replacement sliding sashes have been incorporated in all original window frames to both first and ground floors. Window shutters and their housing boxes, where they survive, are original and date from the C.18th.

The dormer windows to the attic floor were added during the C.18th period of reconstruction. Only the western dormer retains its original frame - and ironmongery.

8. THE REAR BRICK RANGE

This rear range constructed in brick appears to be fairly complete with original window frames and sashes - including margin lights. Constructionally and stylistically it dates to the the mid C.19th and internally retains fibrous plaster mouldings to the ceilings and original door joinery and furniture.

The roof is constructed with uniform machined timbers and the surface is covered with hand-made plain clay tiles on timber battens. Dressed over the rafters is a layer of matted straw which also survives on the other two ranges. This material and form of roof covering clearly dates from this period of construction (C.19th) or later. This may suggest that all the roof pitches to this structure were relaid during the construction of this range.

9. Sources

- Hopkins.J *History of Hendon* 1964.
Brett.J *History and Topography of the Parish of Hendon* 1890.
Gillies. S &
Taylor.P *Hendon, Childs Hill, Golders Green and Mill Hill* 1993.
Taylor.P &
Cordon.J *Barnet, Edgware, Hadley and Totteridge* 1994.

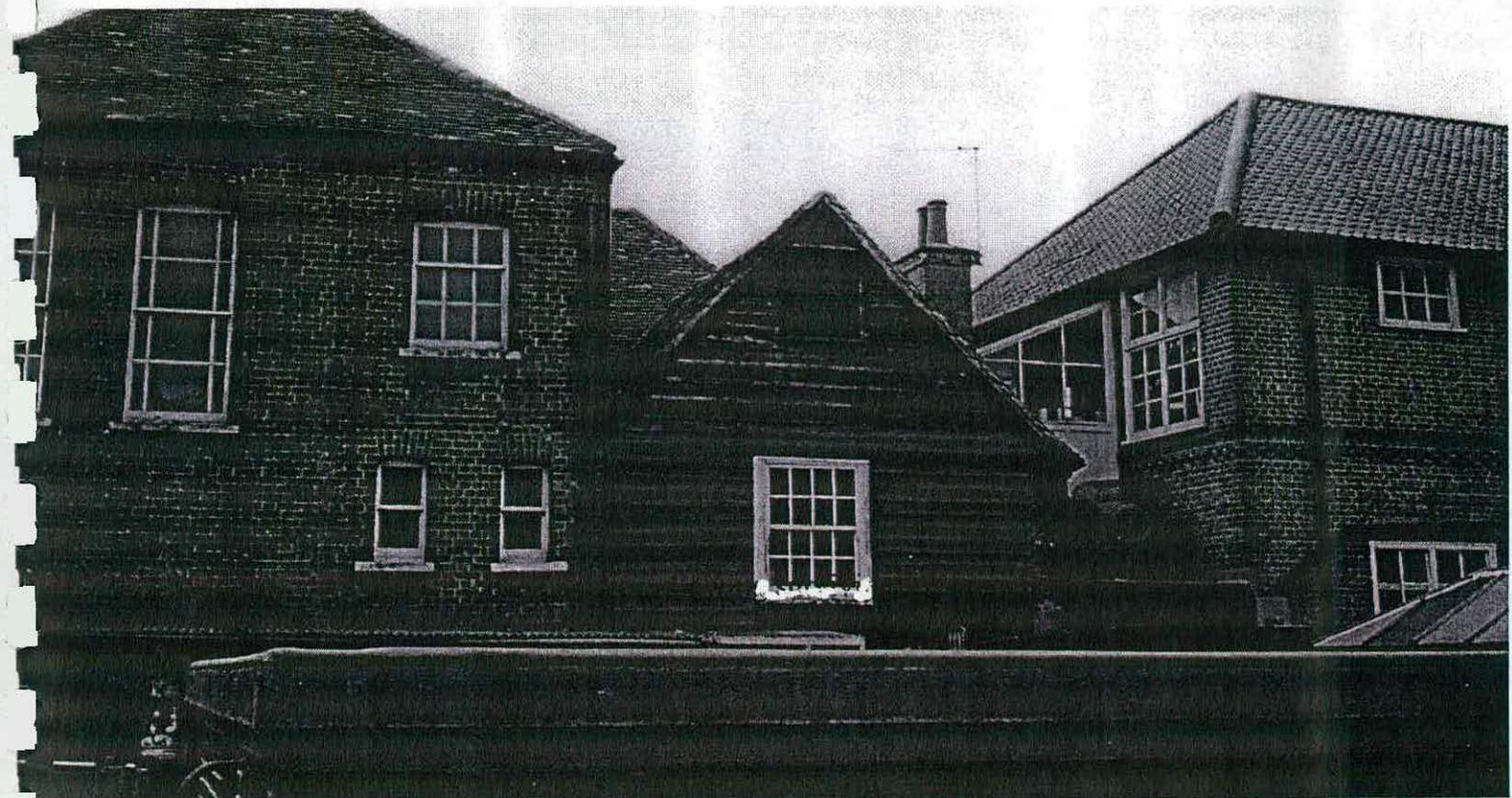
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Fig.2



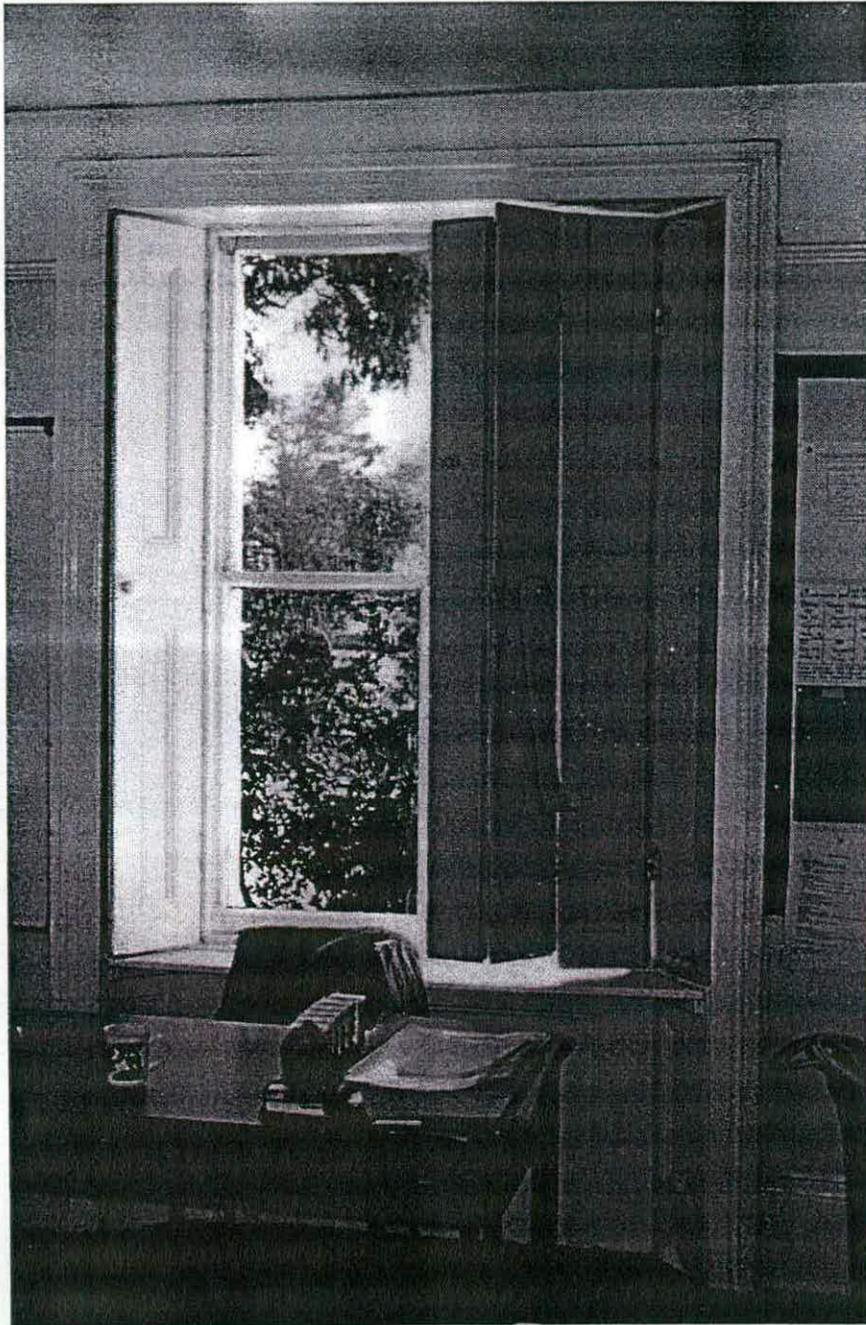
Main front range - elevation to Hale Lane.

Fig.3



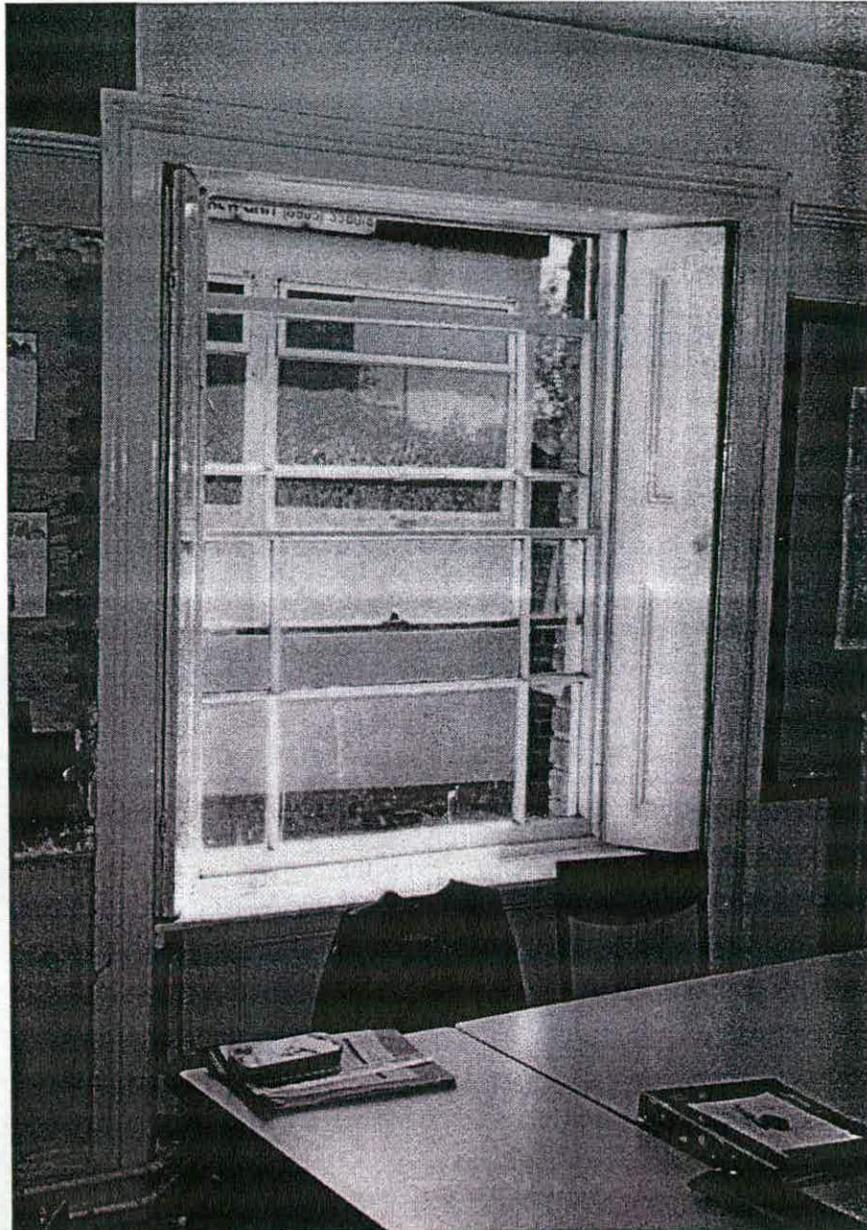
Rear elevation showing surviving 17C range.

Fig.4



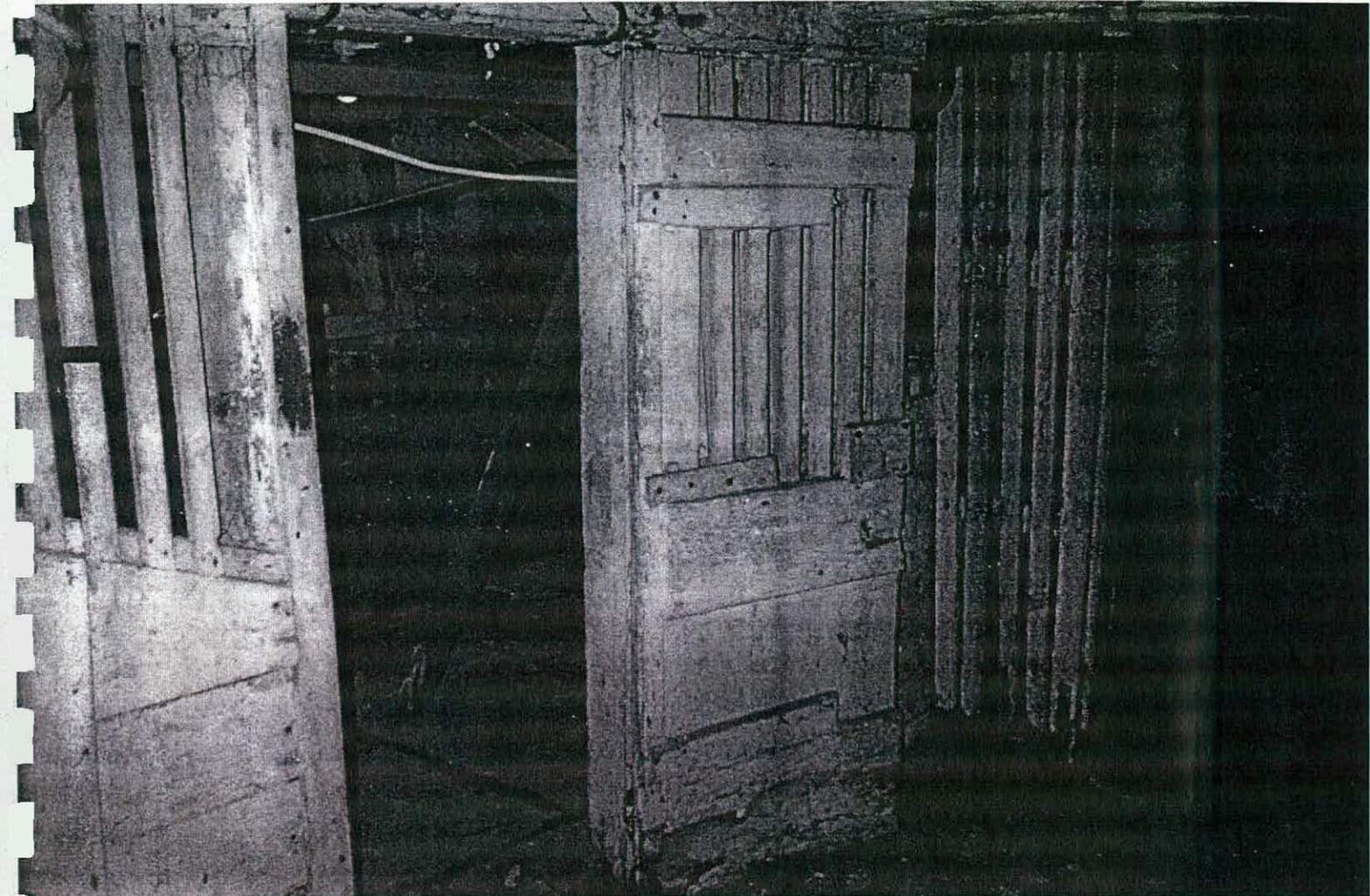
Internal elevation showing surviving shutters and boxes to main ground floor, counterbalanced sash windows.

Fig.5



Internal elevation showing surviving shutters, sash boxes and margin-light, counterbalanced sashes to main ground floor, flank wall.

Fig.6



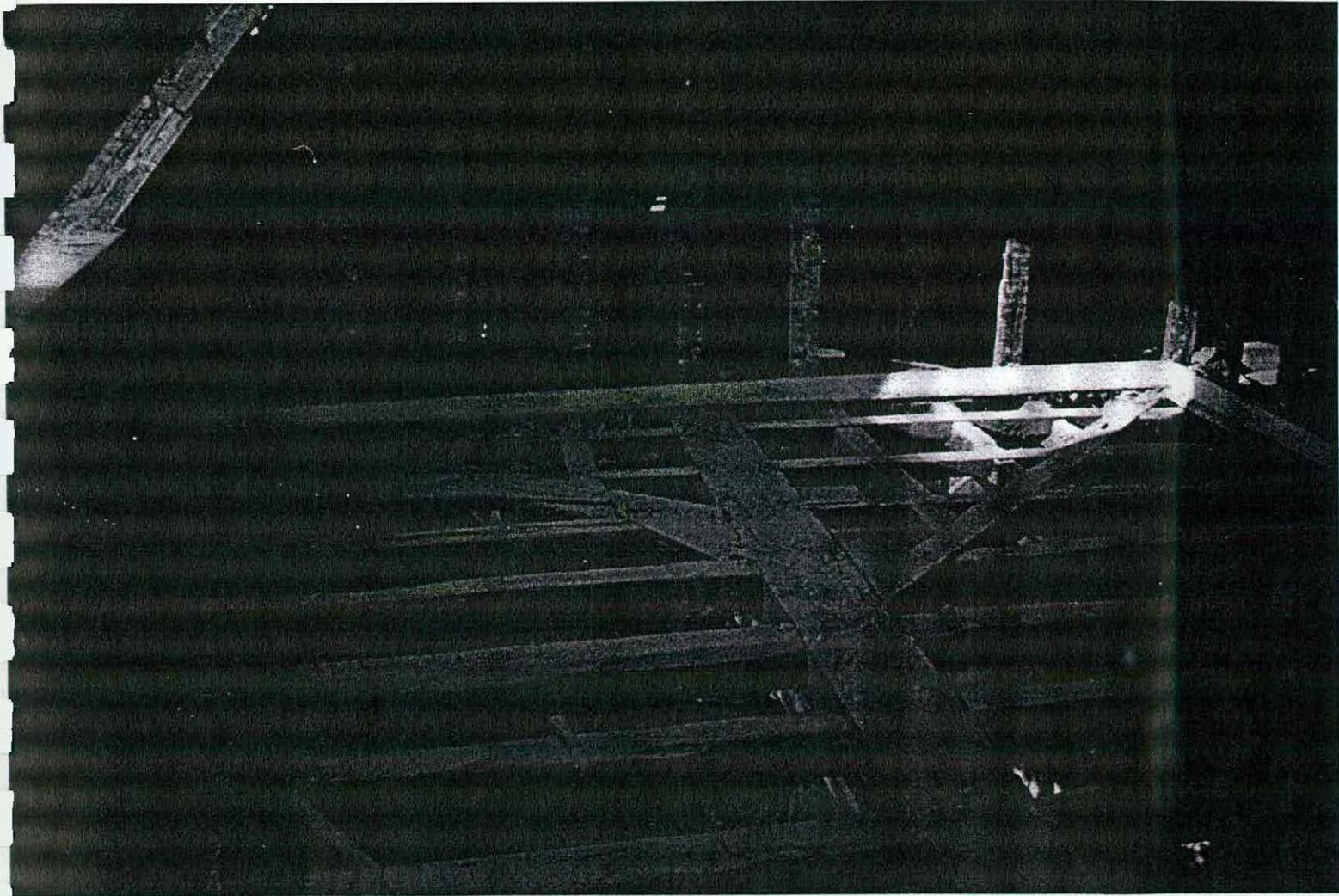
Basement - elevation showing surviving 18C timber screen
dividing area into two cells.

Fig.7



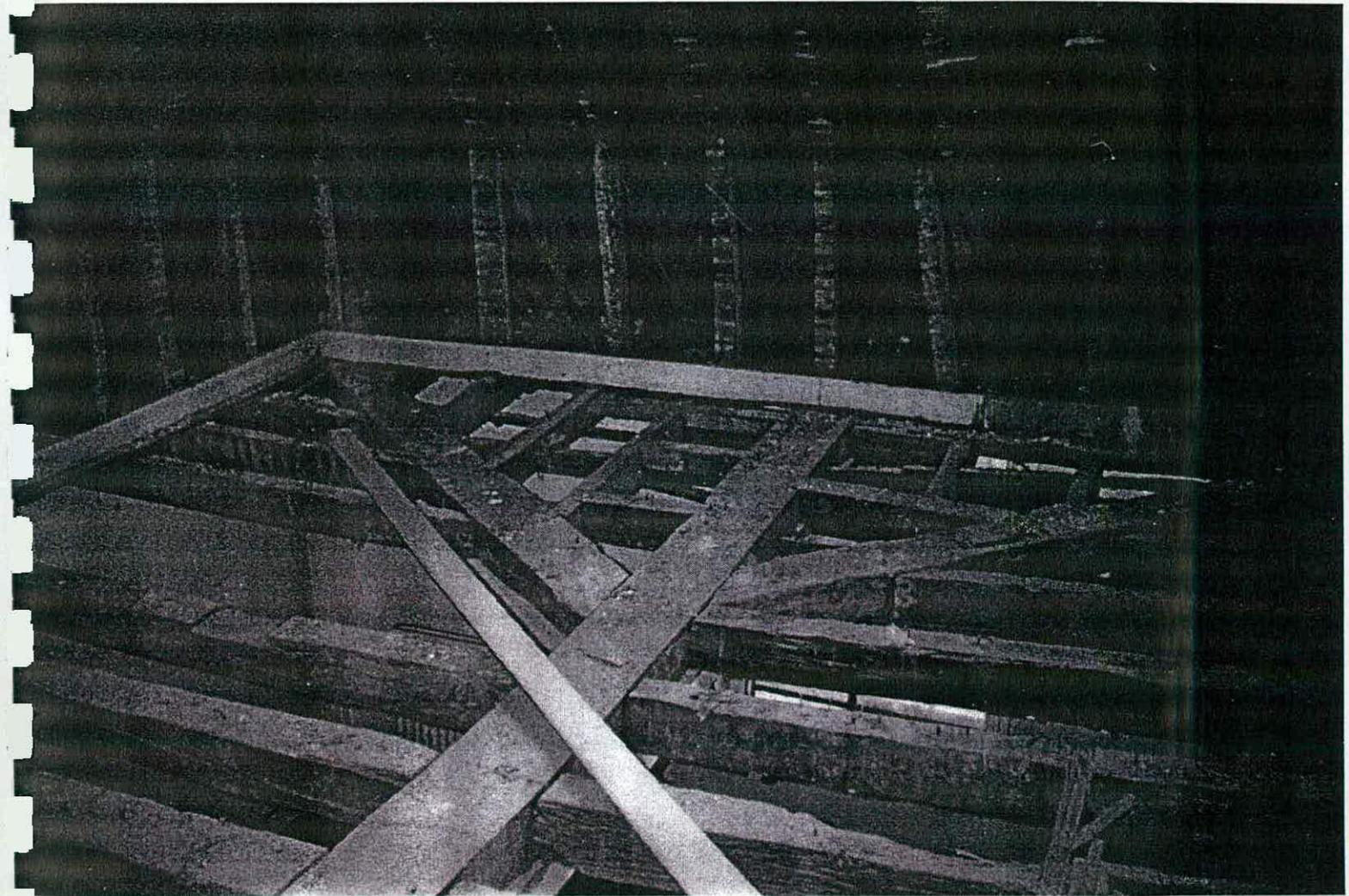
Basement - elevation showing surviving 19C casement window
to east wall.

Fig.8



Exposed framed floor structure to main front range showing
dragon-beam arrangement to west.

Fig.9



Exposed framed floor structure to main front range showing
dragon-beam arrangement to east.

Fig.10



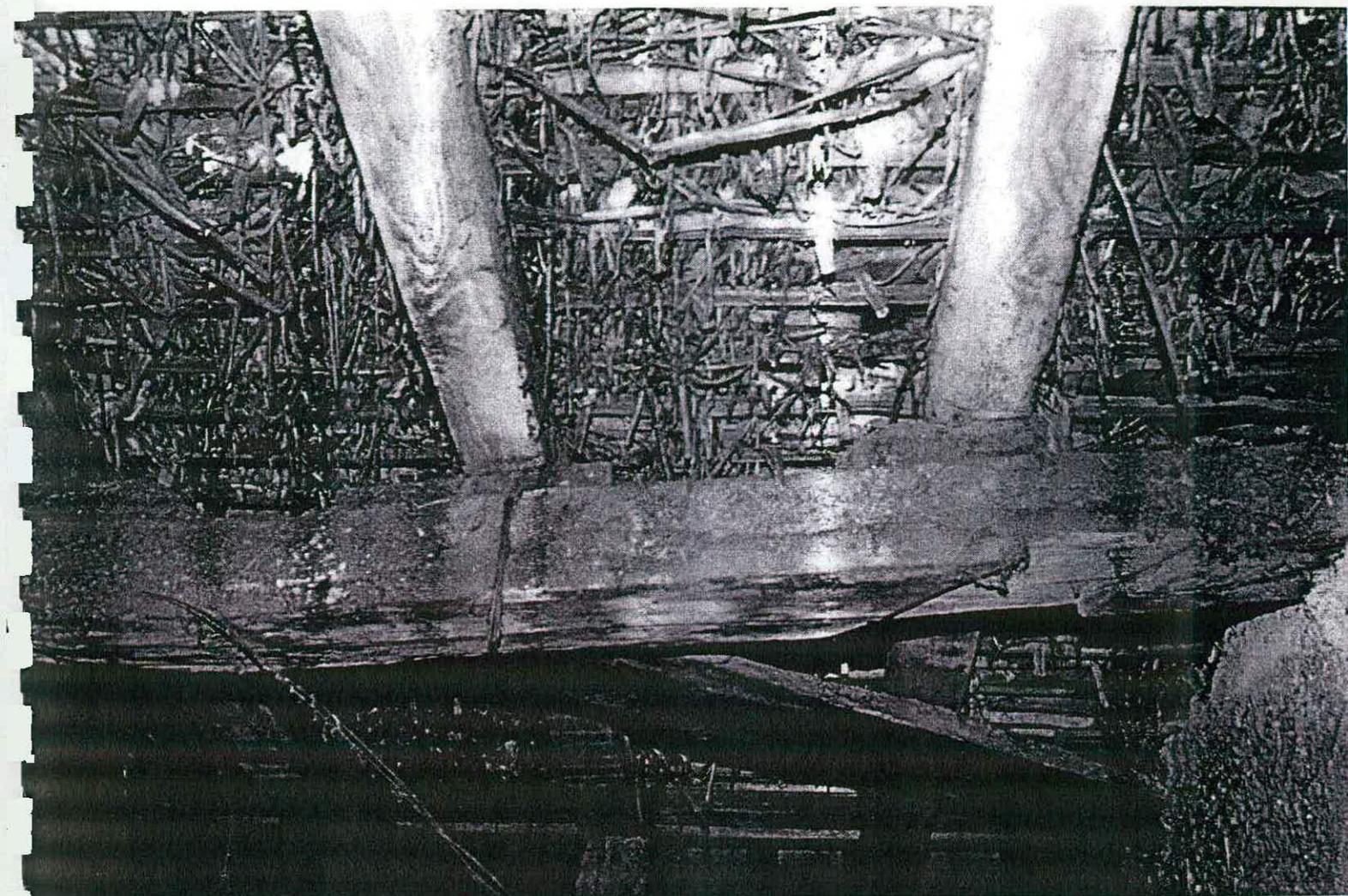
Constructional void between main front range and earlier 17C range showing braced framing and re-used timbers.

Fig.11



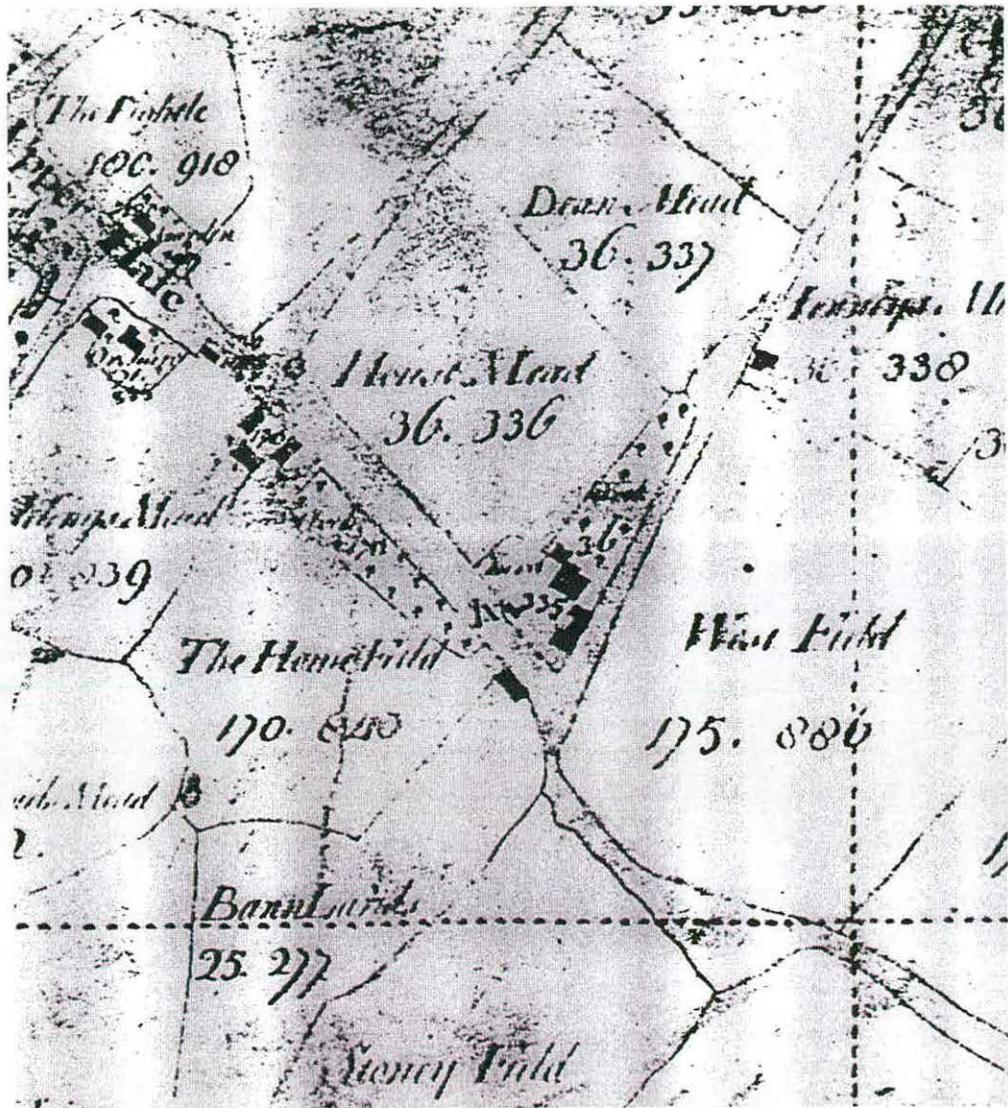
Constructional void between main front range and earlier 17C range showing rafters to main front range which appear to have been intentionally left unprotected.

Fig.12



Clasped purlin construction of rear 17C range, with smoke-blackened purlins showing brace sockets and mortices from previous use and matted straw blanket woven around both extant pegs and battens.

Fig.13



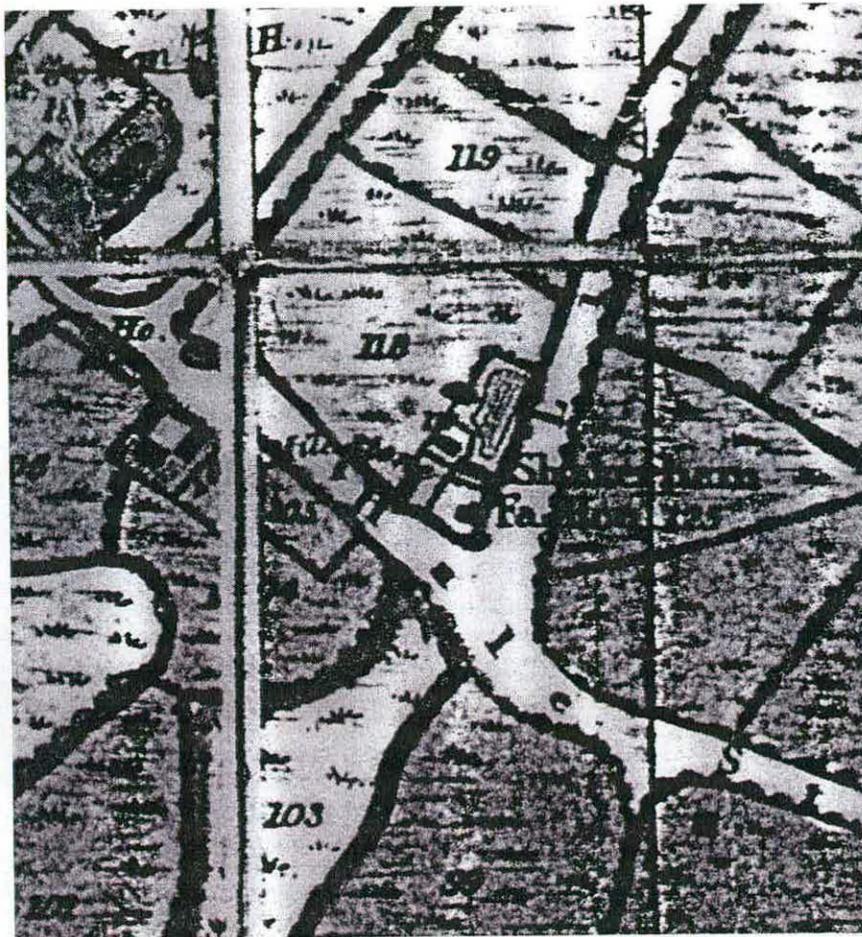
Crow's Plan of Hendon 1754.

Fig.14



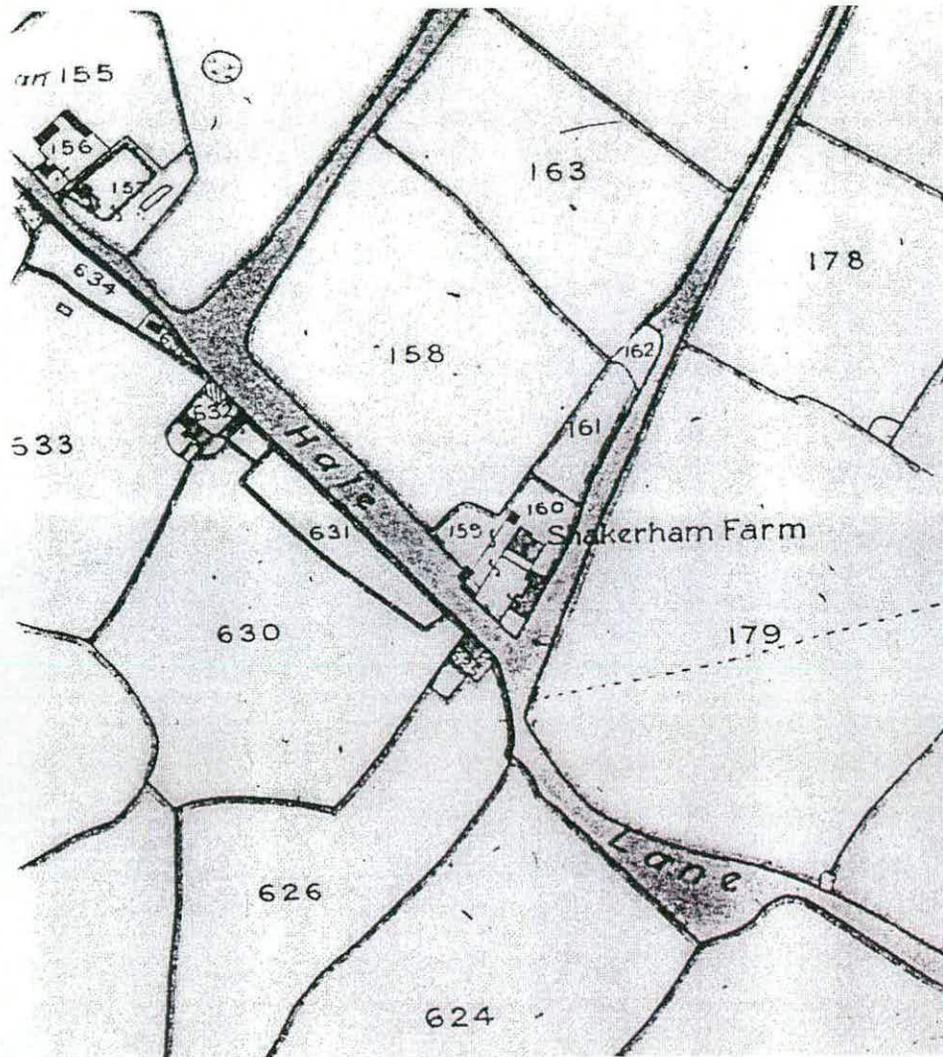
Cooke's plan of the manor and parish of Hendon 1796.

Fig.15



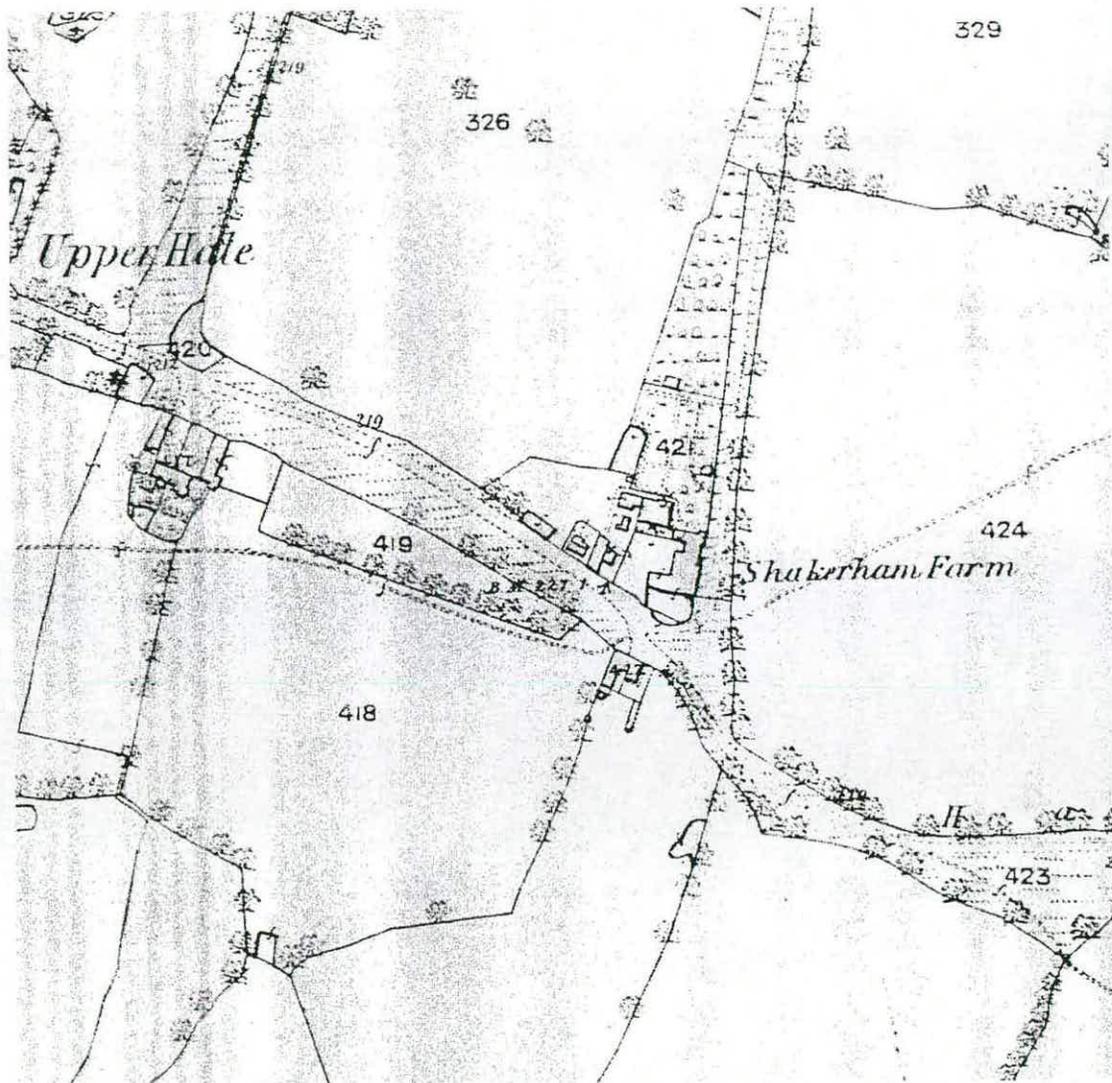
Whishaw's map of Hendon 1828.

Fig.16



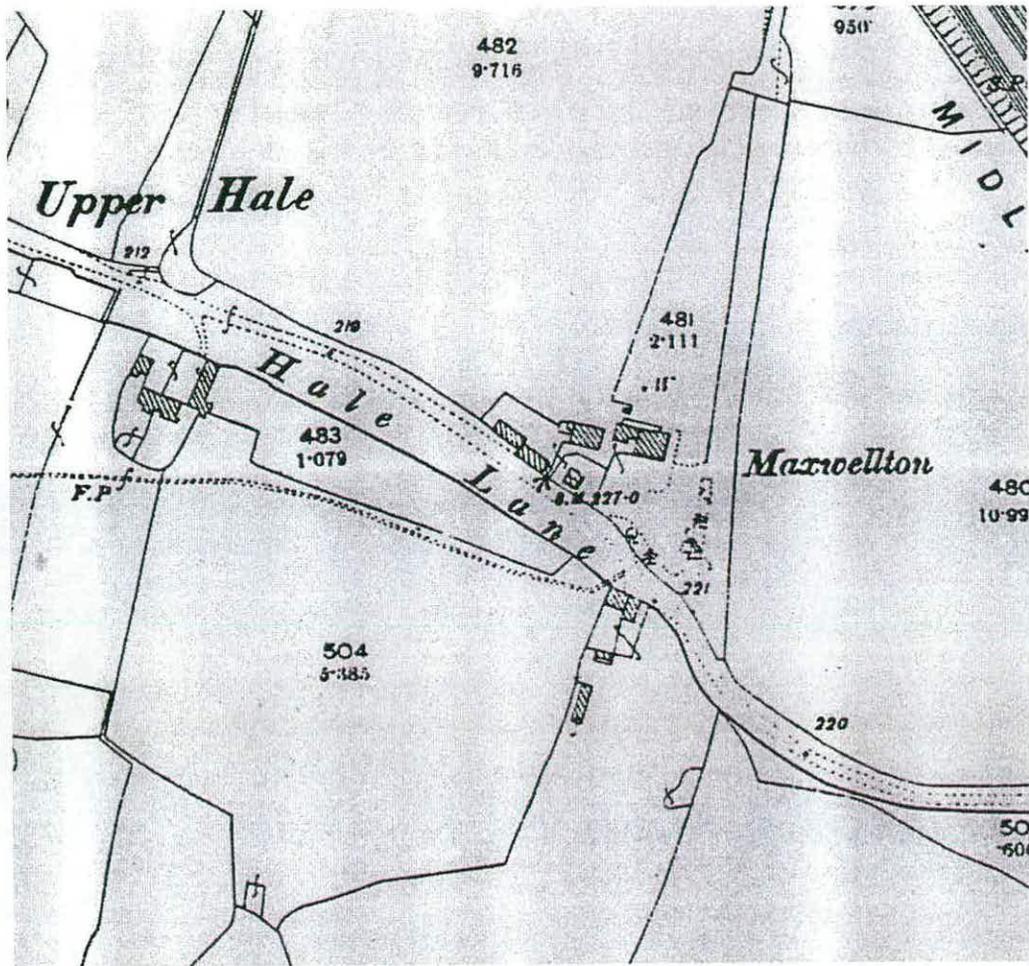
1840 Tithe map of Hendon.

Fig.17



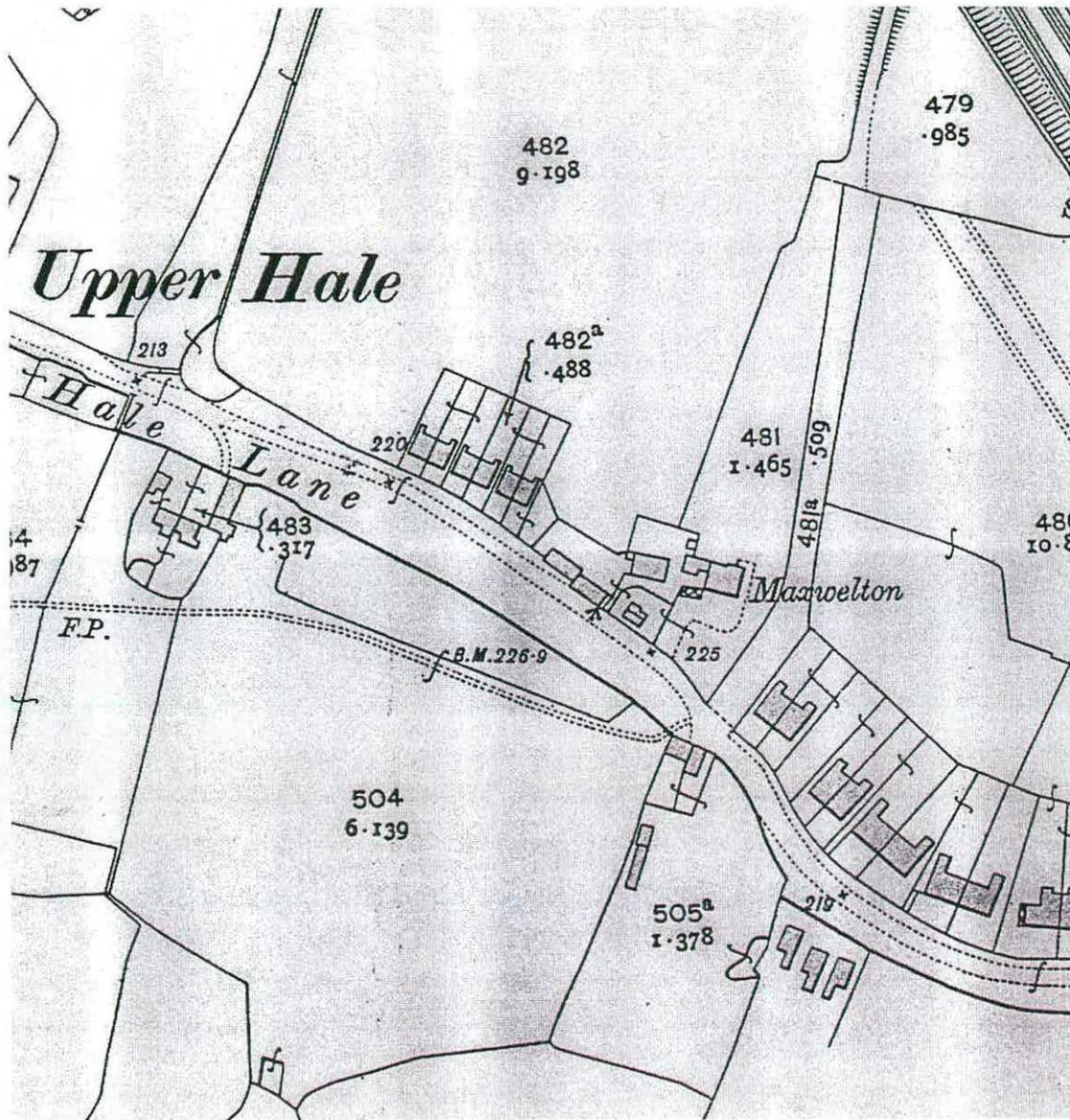
1865 OS (25").

Fig.18



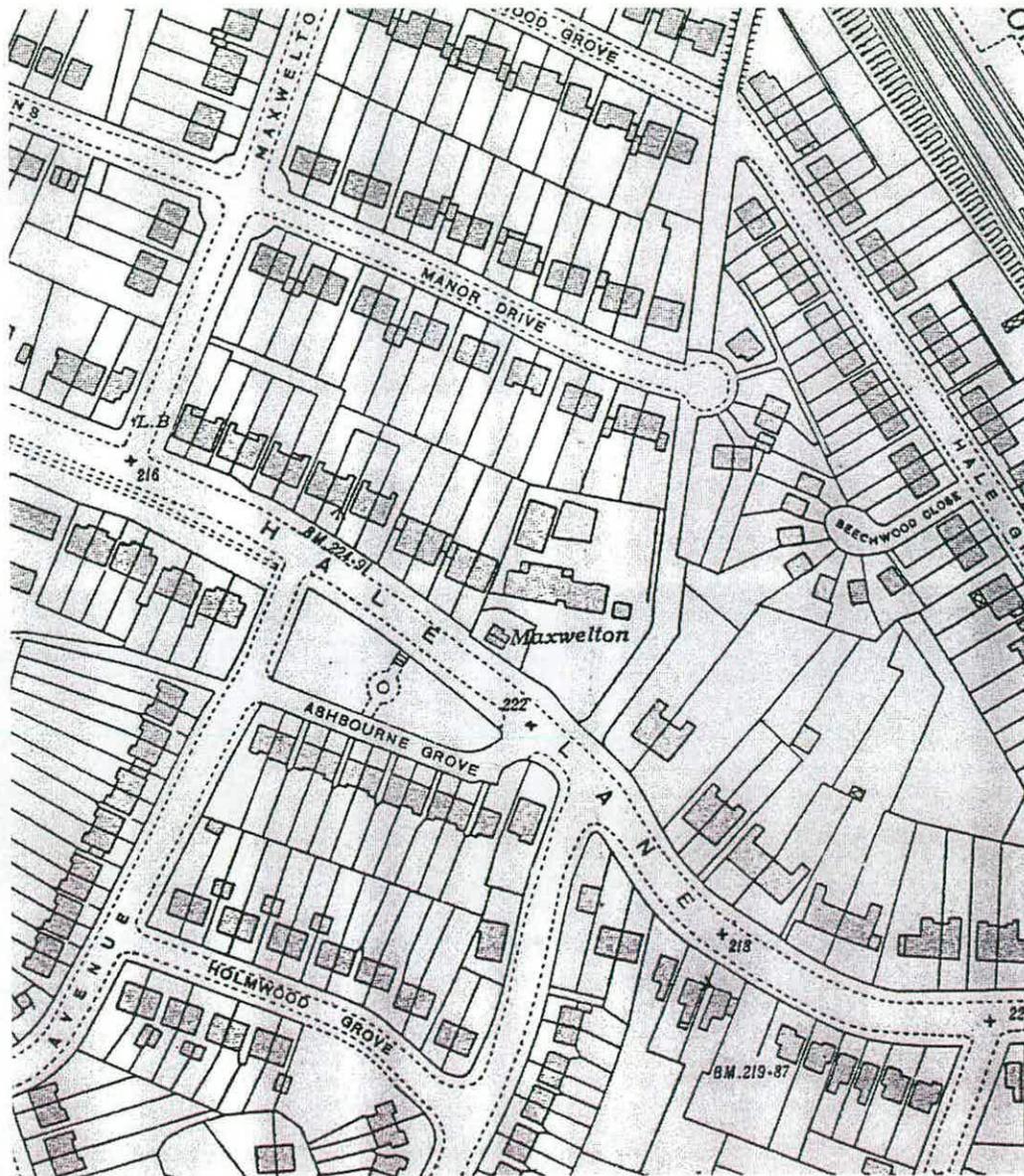
1895 OS (revised edition).

Fig.20



1913 OS (25") Advanced Edition.

Fig.21



1935 OS (25").