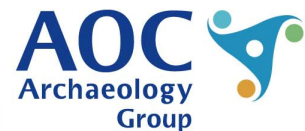
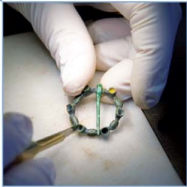
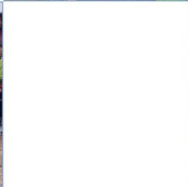
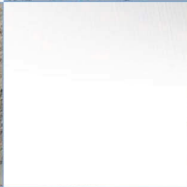
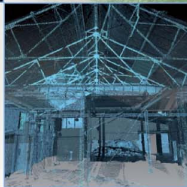
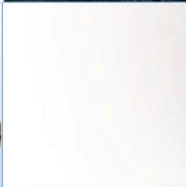
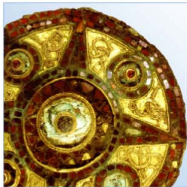


# THE RAILWAY HOTEL, CONNAUGHT ROAD, SILVERTOWN, LONDON BOROUGH OF NEWHAM Historic Building Record

Planning Application Number: 07/02290/FUL  
National Grid Reference Number: TQ 4211 7911  
AOC Project no: 30817  
Site Code: RIH 10  
Date: September 2010



**The Railway Hotel, Connaught Road, Silverton**  
**London Borough of Newham**  
**Historic Building Record**

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**National Grid Reference (NGR):** TQ 4211 7911

**AOC Project No:** 30817

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**Date of Record:** 8<sup>th</sup>-10<sup>th</sup> September 2010

**Date of Document:** September 2010

**This document has been prepared in accordance with AOC standard operating procedures.**

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## **Non-Technical Summary**

*A Level 3 programme of Historic Building Recording was conducted at the Railway Tavern on Connaught Road, Silvertown, in the London Borough of Newham. This Public House potentially was once a building of Victorian grandeur, but at the time of recording had been stripped of copper, all fireplaces and all bar fittings such as may be expected in Victorian bar such as brass and mirrors.*

*The building is to be demolished and this report is the final record of its structure and form.*

## 1. Introduction

- 1.1 This document presents the results of a Level 3 Historic Building Record of the Railway Hotel on Connaught Road, Silvertown, in The London Borough of Newham. The building was recently and briefly renamed 'Cundy's Tavern'. The recording included plans, field notes and photographs. The building was boarded up at the time of recording, and has been used as a squat and part stripped since its closure in 2008.

### Site Location

- 1.2 The site is centred on National Grid Reference (NGR) TQ 4211 7911 and is on the north side of Connaught Road, on a triangular parcel of land next to the junction with Constance Street. Modern terraces lie to the north. The building faces onto Connaught Road and Constance Street, with outbuildings to the rear (Figure 2). The site measures 440m<sup>2</sup>. A disused railway line, formerly running between North Woolwich and Richmond, runs along the south side of Connaught Road.

### Planning Background

- 1.3 A planning application has been made for the demolition of the existing building and erection of 6 one-bedroom, 6 two-bedroom and 2 three-bedroom flats over 221m<sup>2</sup> of commercial space. (Planning Application No. 07/02290/FUL).
- 1.4 The local planning authority is the London Borough of Newham. Archaeological advice to the council is provided by Jane Siddell of the Greater London Archaeology Advisory Service (GLAAS). Planning consent has been granted, with conditions. One condition required a record of the building prior to its demolition; this was required due to the building's age and historical interest as an example of a Victorian Public House of some former splendour.
- 1.5 The next stage in the planning process was the writing of a Written Scheme of Investigation, detailing the methodology for recording, and including some background history of the site (AOC 2010). This methodology was approved by Jane Siddell prior to the start of any site work. The building record was made prior to demolition works but after closure and some dereliction.

## 2. Geology and Topography

- 2.1 The British Geological Survey map (BGS Sheet 257), indicates that the site is underlain by the Lambeth Beds Formation, with sand, silt and clay alluvium overlying this. Made ground, possibly landfill or deriving from excavation of The Royal Victoria and Albert Docks is also present. The River Thames lies 375m to the south.

## 3. Archaeological And Historical Background

- 3.1 The following background is drawn from the Written Scheme of Investigation and other sources as listed (AOC 2010).

### Archaeological Background

#### The Prehistoric Period (c. 500,000 BP – AD 43)

- 3.2 Palaeolithic stone handaxes (500,000 - 10,000 BC) have been found at the Royal Victoria Dock and Pontoon Dock, approximately 200m to the north-west of the site.
- 3.3 Bronze Age finds have been recovered across the Silvertown area, including a leaf-shaped sword and a circular bronze shield dredged up together from the Woolwich Reach stretch of the River Thames,

to the south of the site, and an axe from the Royal Victoria Dock, approximately 200m to the north-west of the site.

- 3.4 At a kilometre to the east, Ham Creek may have been used as a natural harbour during prehistoric times. This forms the only natural anchorage to the East of Bow Creek. A prehistoric timber trackway leading down to the River Thames dated to the Neolithic / Bronze Age has been found at Fort Street, approximately 1km to the west of the site. Associated with this timber structure was Bronze Age pottery.

### **The Roman Period (AD 43 – 410)**

- 3.5 The Roman period is not represented by any archaeological finds or features in the immediate vicinity. The site lies some distance to the east of the Roman city of Londinium. Significant roads lie further north, for example, the Roman road from London to Colchester is known to have passed through Stratford across the River Lea.
- 3.6 Other finds of Roman date in the general area include an oak canoe with associated pottery, food refuse and Roman Building materials at Ham Creek, indicating use of that area in the Roman Period; at this date, however, the area of the site was still marshland on the northern bank of the Thames.

### **The Early Medieval and Medieval Periods (AD 410 – 1540)**

- 3.7 Silvertown is a later name, originally the area being part of Ham. The name 'Ham' was first recorded as '*Hamme*' in AD958 and is thought to mean 'land in a river bend' or 'low-lying pasture' and until the 12th century no distinction was made between East and West Ham. The manor of Ham (now West Ham), recorded in Domesday, was a large village with a population of 130, located on the gravel terraces above the marshes with forest to the north (Ref. 15-7).
- 3.8 There is no evidence of early medieval or medieval activity within the site itself, and no physical remains dating to this period within the immediate area. It is likely that the site was located outside the focus of the medieval settlements in the alluvial marshes or agricultural hinterlands.

### **The Post-Medieval (AD 1540 – 1900) & Modern Periods (1900+)**

- 3.9 The name 'Silvertown' is derived from one of the first factories set up in the area, S. W. Silver & Co rubber works, constructed in 1852. West Ham was attractive to factory owners, particularly those in the chemical industry, not only because there were large expanses of flat vacant land but also because it was close to London while still being outside the area restricted by the London Building Act of 1844, which regulated the location of 'offensive trades'. Landowners of the Plaistow Marshes sought to drain their properties sufficiently to permit the construction of working class dwellings and the establishment of 'offensive trades', which were increasingly unwelcome in London.
- 3.10 The 19th century saw a great expansion of industry in East and West Ham, with a variety of industries represented in the area including chemical works, rubber factories, engineering works, manufacturers of diverse consumer goods and gas works.
- 3.11 The construction of the Royal Docks was influential in shaping the economy and development of this part of East London. The construction and operation of the docks required a significant workforce, most of whom required housing nearby. This led to the development of affordable housing, often in crowded streets. The Royal Victoria Dock, which was opened in 1855, was the first dock built expressly for steam ships and the first to be planned with direct rail links onto the quay. The Royal Albert Dock was opened in 1880 by the Duke of Connaught after whom the modern swing bridge is named. The Dock was equipped with hydraulic cranes and steam winches to handle vessels up to



12,000 tons and was served by the Great Eastern Railway. The two docks were linked by the Connaught Passage.

- 3.12 St. Mark's Church, approximately 150m to the west of the site was built in 1860-62 with an accompanying parsonage to serve the influx of population into the area. This Grade II Listed Building was restored in the 1980s after having been left empty for some years and is now occupied by Brick Lane Music Hall.
- 3.13 The availability of transportation for goods both by railway and by ship encouraged further development of industry, since the boat cargo unloaded at the Royal Docks provided local access to imported materials, including sugar, hence the development of the famous Tate and Lyle Factory in Silvertown.
- 3.14 On 19 January 1917, Silvertown suffered a massive explosion of 50 tons of TNT, killing 73 people at the Brunner-Mond munitions factory. Hundreds of others were injured in one of the largest explosions ever experienced in Britain. The factory lay 1 kilometre east of the site.
- 3.15 During the Second World War, the docklands area was subject to heavy bombing, because it was an obvious target easily found by following the course of the River Thames, which was used as a navigation aid by the Luftwaffe. It was also an industrial centre and in close proximity to Woolwich Arsenal, a primary German target, situated on the opposite side of the River. On the first night of The Blitz, Tate and Lyle's sugar refinery, John Knight's Primrose Soapworks, and the Silvertown Rubber Works were all badly damaged by bombing.

### **The Railway Hotel**

- 3.16 The Railway Hotel is a part two-, part three- storey building with a slate roof. The earliest resident of the property, which became known as the Railway Tavern is recorded as William Owston in 1855 (Post Office Directory 1855), with the building being designated as a Public House on the first edition Ordnance Survey Map (1864-1888). Different names crop up during the following sixteen years, although Kelly's does not relate their occupation: James Pile Conduit is present in 1867 and William Holland in 1870.
- 3.17 The 1871 census gives more detail of the residents: William Owsten is the manager of the Hotel, aged 34, with his wife Selina. He was born in Clerkenwell, she in Warwick. If this is the same William Owsten as 1855, he would have been at the Railway Hotel aged 18. They have a lodger, a Polish Tailor named Simon Berlinski, a servant (Georgina Gregory) and a potman (William Morley).
- 3.18 Kelly's Directory indicates that a new manager was present by 1878, Francis James Pierson, who stays until 1890, when Simeon Cundy from Nottinghamshire took over the License. The 1891 census shows nine residents: Simeon Cundy aged 38, and his Somerset wife, Elizabeth, some 10 years younger. Also present is Jane Saddington and a sister aged 14. The staff at the Public House comprises two servants, two barmen, a barmaid, and a potman.
- 3.19 Ten years later, fifteen people live there. Possibly, the Public House has been expanded. The Cundys are still present, as the licensees, now with three children between 3 and 8 years, two daughters and a son. A new manager is William James Saddington, brother to Mrs Cundy, and additionally, two more Saddington sisters. Resident staff comprise: three servants, a cook and a nursemaid for the children. There is also a potman and a kitchen man. The lack of any specified barmaids may suggest that the Saddington sisters are working in the bar.
- 3.20 The 1911 census shows Simeon Cundy still as the licensee, his wife present, and also the three children. The eldest daughter assists at the hotel. The brother-in law is still the bar manager, and



- they now employ staff, resident at the pub; a head barman, two barmen, a barmaid, a potman and an assistant potman. There is one general servant. Simeon Cundy died in 1914 so the Kelly's 1917 entry is out of date. The next listed licensee, William James Saddington, was Simeon's Brother in Law and it is thought he took over the premises after Simeon (history of Stratford website). Kelly's directory lists him as still present in 1934, when he would have been aged 59 (<http://deadpubs.co.uk/EssexPubs/Silvertown/railway.shtml>).
- 3.21 The Railway Hotel was renamed Cundy's Tavern in 2005, and had developed a reputation as a 'rough' pub. A review on the internet does not give sources, but offers some recent history. In the early 80's the landlord, Jackie Bower, was from a professional boxing family. The upstairs function room at the Railway Hotel was used as a gym until 1986 (<http://www.flickr.com/photos/31505964@N08/4379088195/>).
- 3.22 A remaining document within the Public Hotel is a record of the Transfer of Justices 'On' Licence, granting the transfer of the license from Glenda Mary Smyth and Owen Matthias Smyth to Wayne John Ring in 2001 for a period of three years. There is also a permit for the provision of 'Amusement Gaming Machines'. A misjudged attempt to finance the property by partitioning the Function Room and letting the rooms led to a prosecution of the landlord for £10,000 by the London Borough of Newham. The accommodation was unlicensed. The last attempt to revive the business was in 2007, and saw the introduction of strippers from Monday to Friday, as reported in 'Strip Magazine'. Cundy's finally folded in January 2008, and was most recently used by squatters who used everywhere except the toilets for their bodily waste.

## 4. Aims of the Investigation

- 4.1 The aim of the Historic Building Recording was to make a permanent record of the structure and form of the public house, through a photographic, drawn and written record. Particular attention was paid to evidence for elements which may be part of the earliest parts of the building.
- 4.2 Particular attention was also given to evidence for function of the upper rooms, to determine whether residential use compared to the census could be proved.
- 4.3 The final aim is to make public the results of the investigation, subject to any confidentiality restrictions.

## 5. Methodology

- 5.1 Site procedures were defined in the Written Scheme of Investigation (AOC 2010).
- 5.2 The site code RIH 10 was obtained for the project from the Museum of London, and used for all fieldwork.
- 5.3 The building record corresponded to Level 3 of the English Heritage guidelines (EH 2006). Level 3 is an analytical record, and comprises an introductory description followed by a systematic account of the building's origins, development and use. The record includes an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It includes all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.
- 5.4 The fieldwork was monitored by Jane Siddell on behalf of the London Borough of Newham and Alan Ford for AOC Archaeology.

## 6. Results of the Building Record (Figures 3-8)

### Introduction

- 6.1 The Railway Tavern stands directly on the corner of Connaught Road and Constance Street with no front garden or patio area. The building contains three main units: the Main Bar with two storeys of rooms above; the Back Bar with a Function Room above, and a rear extension containing a kitchen covering over a partial yard area. The build containing the Main Bar and rooms above, and back bar with Function Room above is in English Bond, while a service addition to the rear is built in Flemish Bond. All bricks are yellow stock, save a wall remnant that forms the base of the extension
- 6.2 The main entrance is currently at the junction of the two roads, the doorway set at an angle to the two principal elevations. No door exists; rather a metal shutter provides access. There is an additional entrance on each of the two main roads, while a delivery yard lies to the rear. The public house is part 1-, part 2-, part 3- and part 4-storeys high. The ground floor is dominated by an extensive main bar with a back bar to the west, underlain in part by a basement barrel store. Two staircases lead to the first floor, one to the west, which leads to a function room, one to the north leads to a kind of middle level with a kitchen, then upwards to accommodation on the first floor east, and a second floor above that.
- 6.3 The building is in generally poor condition, both internally and externally. The external paintwork is peeling, and plants grow from gutters and cracks. Internally, all copper piping has been stripped out, as have potentially decorative fireplaces and bar furniture. No photographs of the interior of the bar, which detail its mirrors or brasswork, have been recovered through research.



Plate 1: View Looking Northwest



Plate 2: Elevation onto Connaught Road. Looking Northeast



Plate 3: Northern Elevation Looking South

### External Description

- 6.4 The two faces of the Public House which front onto the main roads have decorative elements, whereas the west and north walls are purely of yellow stock brick. The east and south walls surround ground floor bars, and have a series of large rectangular windows 2.89m high lighting the main bar, and three large windows 2.52m high lighting the back bar. Square pilasters with Tuscan entablature at first floor level surround the windows, the architrave plain and continuing across the entire south and eastern walls. The pilasters are formed of render over brick, although the upper architrave and cornice are stone. One window in the south wall has been blocked to become a doorway and then reblocked, becoming a smaller window. A similar event has happened to a window in the east wall. The ground floor has been painted in two contrasting shades of blue.
- 6.5 The first floor is built in two sections; that area over the main bar has a first and second floor, whereas only a single storey function room overlies the back bar. The east-facing wall onto



Constance Street is a seven-bay structure, with symmetry on all floors. The first floor windows are tall, with stone arches springing from narrow Tuscan impostes and with stone sills, whereas the second floor windows have segmental arches with rusticated keystones. This scheme continues along the Connaught Road frontage for four bays.

- 6.6 Above the rear bar, the function room is a five-bay section, with 3.4m tall windows set back from square brick rebates, but essentially the same style as the eastern part above the main bar, which comprises stone arches springing from narrow Tuscan impostes.
- 6.7 A parapet wall tops both parts of the building. The back bar, with function room above, may be an entirely different phase to the main bar and two storeys above, but the architectural details match between the two parts. The rendered pilasters of the ground floor are probably little more than a façade, creating the illusion of a single build.

### The Ground Floor

- 6.8 The principal room on the ground floor is the main bar, being the focus and raison d'être for the building. The bar is an irregular L-shape in plan, part governed by the 78° angle between the two main streets. The main bar (**Room G1**) can be accessed from the corner or through a set of double doors on the eastern wall. A second door on the south wall is more specifically a door to the function room on the first floor, although there is access to the bar too. The room is lit by tall windows that span much of the height of the room. The windows are plain glass with mullions in the larger ones. No decorative etching or engraving was present.



Plate 4: Main Bar Looking Southeast

- 6.9 One of the principal features of the building is the height of the room with the Main Bar: 4.56m from floor to ceiling. Only a few decorative mouldings survive, specifically a dado rail around the room and architrave at the ceiling that reflects the entablature of the exterior. The first floor is supported by large principal joists that are clad with timber panels. These complement polished and varnished wooden boards that clad the ceiling. The principal joists are supported on three iron columns, two of which rise from brick piers in the basement.

- 6.10 The serving counter of the bar faces east and south, opposite the corner doorway. This had been largely demolished at the time of recording. Behind the bar, the location of probable shelves, possible former mirrors and brass fittings had been stripped, exposing sooted, dusty yellow brick.



Plate 5: Stripped Area Behind Bar.

- 6.11 Against the southern wall, a wooden stair is partitioned from the bar, providing access to the function room above. The partition is formed of lightweight panels within a stud frame. A door leads from the bar to this stairway, and has a painted-over bottom hung window with a crank mechanism above. The stairs have additional light from a window in the outside wall, effectively the fifth bay of the western build.
- 6.12 Two raised stages at the northern and eastern corners of the Main Bar are for the use of 'Exotic Dancers', specified as 1-10, Thursday and Friday, and are temporary structures, not original to the bar. Some furniture remains, including long settles under the windows, broken tables and bar stools.
- 6.13 At the western end of the building, a second bar most recently in use as a pool room occupies the ground floor beneath the function room (**Room G2**). It is accessed up a flight of four stairs. The difference in floor levels may indicate a separate build. A dado rail with vertical board panelling below in the room may be an original feature. There are three windows in the south wall, one window in the end (western) wall. The windows are all four-light sash windows with segmentally arched lintels, which are not apparent on the rendered and sculpted exterior. A chimneystack rises up the western wall, no longer in use. The undersides of two principal joists from the floor above are visible at ceiling level. At the western end of the back bar is a door leading to the Gents Toilets, housed in a single storey brick lean-to (**Room G6**), clearly an addition. The Ladies lavatories are located off the main bar, against the north wall of the property, beneath the long landing (**Room G7**).
- 6.14 Behind the Main bar is a small yellow-painted room (**Room G3**) around which the stairs rise to a middle level to the north and south to the first floor after a long landing. This room is panelled with narrow tongue-and-grooved boards. The remains of shelves and records in this room indicate that it

was an office-cum-store for the bar and has a flat roof above. A door in the western wall leads to the foot of the stairs, and a step down leads to a short passage (**Room G5**) with a door at its southern end leading down to the cellar and a door at its northern end to a covered area with the small yard in the west beyond it. This space (**Room G4**) is formed by the wall of the cellar and the outer wall supporting the middle floor above. Three windows light this covered passage. The external wall of this part shows two phases of build: the lower part is red brick, the upper half yellow brick, showing that the passage was covered and the middle level created as an addition.



Plate 6: External View of Western End of Building, with Rooms G4 and M1, Red Brickwork with Yellow Brick Above.

### The Basement

- 6.15 The basement underlies most of the Main Bar and the Back Bar with an additional storeroom to the north. All walls are brick, seemingly 0.60m thick. Two rooms underlie the main bar (**Rooms B2 and B3**), divided by a brick wall. These were the principal barrel stores and currently lie beneath 0.40m of rat-infested water. The room to the east is the larger of the two. Two brick piers in this western part support pillars that rise through the bar to support the first floor. Four steps drop down to the western part of the basement, inset with three wooden rails to enable rolling in of barrels. The western end of the cellar was dry. A single large room underlies the Back Bar (**Room B1**) that is just 1.79m high to the joists of the bar above. The principal joists runs east-west.
- 6.16 External access for rolling in and out the barrels is at street level: four steps also inset with wooden rails give access to this level, and may explain the height of the Back Bar, a necessary elevation of the floor level given the confined nature of the site. Two doors open inwards to allow access. These are now boarded up.
- 6.17 Between the upper and lower parts of the cellar is a narrow brick passage 1 metre high with an iron plate at its far end, running towards Connaught Road. The iron plate is not visible in the current pavement, neither is there evidence for any access point. The function of this passage is unknown.
- 6.18 The storeroom to the north is triangular in plan (**Room B4**), and contains brick piers that support a fireplace in the room above. Shelves line the northern brick wall. The eastern wall is formed of studwork and boards over brickwork.



Plate 7: Room B1 Looking West to Barrel Hatch Doors

- 6.19 All pipes from the cellar have been cut and removed. A number of aluminium barrels were afloat in the eastern end. Discarded detritus and bags of rubbish also litter the room.

### Middle rooms

- 6.20 Above the basement store (**Room B4**) and the covered passage (**Room G4**) is a room used as a kitchen (**Room M2**). This is accessed off the long landing (**Room M1**) that rises from the ground floor. The kitchen has a fireplace in the south wall that feeds into a chimneystack rising up the north wall of the function room. The room is lit by a window in the end wall and three in the north wall, all small windows with segmental arches. A fourth window of this form on the north wall lights the landing. Two other windows on the landing are internal, and provide different functions. One window lights the central office area. The wall here is studwork with boards, and was clearly not an external wall. The other window overlooks one of the exotic dancing stages.



Plate 8: Landing M1, with Window to Main Bar

- 6.21 The stairs to the landing are lit by a skylight in the flat roof above.

### First Floor

- 6.22 The first floor has a range of rooms on the eastern side, and the function room in the western end. The Function Room has been partitioned to form three bedrooms (**Rooms F9, F10 and F11**) and



one corridor (**Rooms F7 and F12**) leading to a fire escape. As well as the partitions, a ceiling has been inserted 3.85m above the floor, the original ceiling being 5.01m high. Access to these rooms was restricted by the presence of foetid odours and filth. However, this once large Function Room retains many original details. A chimneystack in the western wall marks the location of the fireplace, now blocked, and the room would have been lit by four windows on each side and two in the end wall, flanking the fireplace. One of these windows is now the fire escape, the window part bricked up and part converted to a door. The Function Room measured 10m by 6.5m. The architrave remains above the new ceiling, and a heavily painted ceiling rose still survives. The ceiling is clad in polished boards.



Plate 9: Partitions Obscure the Function Room



Plate 10: View Southwest above the Inserted Ceiling

- 6.23 The stairs that access the Function Room rise from the south side of the ground floor, the stairwell intruding on a small room (**Room F8**). This is part of the western block, and contains the fifth bay of the build. The walls of this part are brick, the ceiling full height and bound by architrave. This is

therefore an unaltered room of the structure. To the northwest of the function room block is a door leading to a small toilet in a later extension. The door to this was locked, and access not gained.

- 6.24 Six rooms are present in the eastern part of the first floor, and their layout does not appear to have altered. All rooms lie off a north-south landing (**Room F1**), which is accessed from the northern staircase via the long middle landing, and all are bedrooms except for bathroom/ toilet at the northern end (**Room F5**). All rooms bar one are formed with single brick-width walls 0.12m wide. The other four rooms have or had fireplaces, some of which may have been quite decorative since they were removed fairly recently, marked by wall scars and loose rubble and debris. The corner room (**Room F2**) overlooking Connaught Road and Constance Street is the largest, and may be considered the Main Bedroom. There had been a fireplace in the angled corner wall, but this had been removed long since. This room (**Room F2**) is lit by two windows in the south wall and three in the eastern wall. A wide skirting board has roll moulding, and the window frames have slightly splayed reveals and triple roll moulding. The doorframe has a triple roll moulding on the inside, and plain mould in the hall. Most other bedrooms on this floor have these of mouldings, clearly all of a phase.



Plate 11: Room F2 Looking Southeast

- 6.25 The other three rooms are smaller. On the south side next to the main room is an irregular-shaped room (**Room F6**) with two windows and a blocked fireplace in the western wall. The two rear rooms, (**Rooms F3 and F4**) both have two windows and recently removed fireplaces. The rear Room (Room F4) has a differently moulded doorframe, plain on the exterior, a single roll mould on the interior. The wall of this room is 0.32m wide, probably a necessary function of supporting the stair to the second floor.



Plate 12: Room F3 looking northeast

- 6.26 The bathroom is a small room at the north (**Room F5**), under the stairs to the second floor, and over the stairwell to this level. It contains a toilet in the west, a basin under the main window and a shower cubicle to the east.

### Second Floor

- 6.27 The second floor is only present above the eastern section of the building: above Rooms F1-F6 and not above the Function Room. 22 stairs of a half-turn staircase lead to the second floor, the landing (**Room S5**) lit by a 2.35m tall window in the end wall. A landing runs north-south (**Room S1**), with four rooms to its east and three to the west. All doorframes are identical, with plain, rounded profiles. The window frames are also of a style, with outer roll moulding and an inner square and rolled cross section. The windows are all sash windows. The skirting is plain, with a chamfered top.

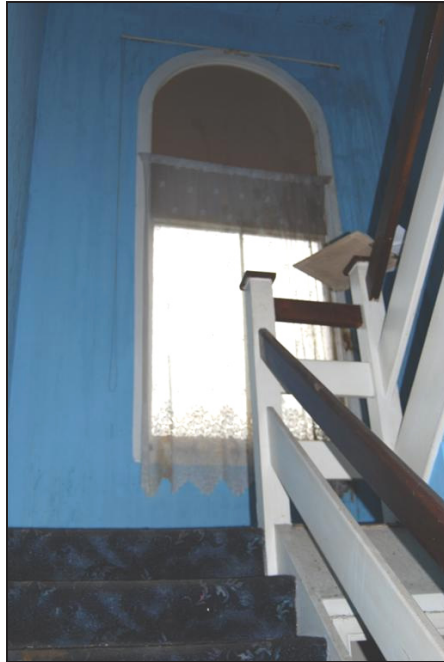


Plate 13: Stairs to Second Floor



Plate 14: Bathroom S3 with Doorframe.



Plate 15: Room F5 Looking East

- 6.28 All of the rooms are bedrooms except for the bathroom (**Room S3**), a small room to the west of the landing. One room (**Room S9**) is open to the landing and may therefore be a general store or cloakroom for the second floor. All other rooms were heated, as proved by the presence of chimneystacks and removed fireplaces This proves that the layout is the primary build, with no

additional partitions. **Room S7**, occupying the southeast corner has its chimneystack in the angled corner wall, **Room S8**, to its west had its chimneystack rising in the west. A small room next to the main bedroom has a corner-set chimneystack (**Room S6**). The other two rooms on the eastern side (**Rooms S2 and S4**) have their fireplaces in their northern walls. The internal walls are all 0.12m thick, the external walls of this floor are 0.25m thick.

## Roof

- 6.29 The roof above the eastern block is pitched on the northern end with a gable, and hipped at the south, with a parapet on the east and south sides. Guttering along the west side collects rainwater. The roof is slate, and formed by common rafters supported by side purlins. Instead of main trusses, the purlins are supported on vertical struts rising from tie-beams between wall plates.
- 6.30 The roof above the Function room has a hipped roof, also slate, behind a lower parapet. Guttering along the north side drains the roof.

## 7. Conclusions and Interpretation

### The Railway Hotel

- 7.1 The Railway Hotel has many surviving elements of its original fabric and fixtures. However, the lack of fittings including the bar furnishings and fireplaces, and the general dilapidation of the entire building has reduced its value as a usable building, and worthy only of preservation by record. The derelict condition and general filth within the property have also reduced the safety of working in the building, but a full record of the property was achieved, including all external elevations, floor plans of each floor, and cross sections illustrating changes in level and room heights across the property.
- 7.2 The Railway Hotel had quite a grand, well-proportioned aspect facing onto Connaught Road and Constance Street, suggesting its focus of custom was from the east. The three-storeyed, five bay frontage has regularity of design, reduction of height of each storey giving in illusion of greater height than the building has. The south face is dominated by the five-bay two-storey function room block, the attractive Romanesque façade continuing on this other public face of the building. Externally, the ground floor has been rendered with classical-style pilasters and architrave over brickwork. This may represent a remodelling of the exterior on the ground floor, possibly under new management. The records show a Hotel on this site in 1851 under ownership of William Owsten, and in 1871, there were just five residents. This may indicate a smaller building than the one currently occupying the site. During the Cundy Ownership after 1890, there are nine residents, and by 1901, fifteen. Although there are not fifteen bedrooms in the Hotel, it may be assumed that Simeon Cundy and his wife share a room, possibly the largest on the first floor, his immediate family each have rooms (although the children may share) and his bar manager has a room. The servants, cook, barmaids, nursemaid and potman may live in the second floor rooms. This quantity of staff indicates a premises of some prosperity.
- 7.3 The focus of the building is the main bar, and the well-proportioned Function Room is an additional attraction. A typical late Victorian or early 20<sup>th</sup> century bar would have been resplendent with decorated mirrors, polished brass and brewery logos, and was generally welcoming and bright. This property, with its large amount of glazing around the main bar would have been light by day and a beacon of shining light by night. However, removal of all bar fittings since its closure has reduced the main bar to a dull ruin of its potential glory. There is remaining evidence of its use as a bar; chairs,

- tables and bar stools remain. The cellar contains the runners for rolling out the barrels, and also some discarded barrels, but the pumps and pipes have all been removed.
- 7.4 The Function Room was a well-proportioned, high-ceilinged space, suitable for functions from dancing to wedding receptions, and more latterly used as a gymnasium for the boxing fraternity. Its partition into tiny rooms for sub-standard accommodation has demeaned the historic space.
- 7.5 The upper two floors above the main bars have suffered removal of fireplaces which may have given a good date for the fitting out of these rooms, to determine whether the building was essentially the building Owston would have recognised in 1850. Possibly, it may be a late 19<sup>th</sup> century structure, owing more to architectural styles of classicism, with its regular bays, pilasters and high ceilings. The ground floor pilaster and architrave render suggests this is a faced over brickwork, but the high windows on all sides appear to be contemporary. Socially, the presence and indeed requirement of a Function Room may not be a mid-19<sup>th</sup> century feature, but a later addition.
- 7.6 Some phasing is apparent in the building. The main block is all built in yellow brick laid in English Bond, and externally works as a single phase. Additions are present, and are marked most notably by the addition of middle floor kitchen at the rear (north), built upon the remains of a red brick wall that runs along the northern side. A toilet block is later added to the Function Room, these two additions in Flemish bond.
- 7.7 The loss of this Public House to the local area removes a social amenity, during a period where many such buildings are being demolished or converted to housing or other use. While the loss of any historic building or element that illustrates the history of a district by its very existence, the Railway Hotel had suffered declining fortunes for decades, presumably from declining attendances brought by new social attractions, lifestyles and the impoverished character of Silvertown in the post-war years. The attempts by the last landlords to attract custom through exotic dancers and boost income by renting accommodation that was not fit for purpose is testament to their efforts to keep this Public House as a going concern.

## 8. Further Work and Publication

- 10.1 Given the limited survival of fixtures and fittings within the Railway Hotel, no further fieldwork on the building is expected prior to demolition. However, the requirement for publication of this building record is the decision of Jane Siddell of GLAAS, archaeological advisor to the London Borough of Newham.
- 10.2 Copies of the report will be issued to the LPA archaeological advisor, the SMR Manager, LAARC and the local studies Library on the understanding that it will become a public document after an appropriate period of time.
- 10.3 A short summary of the results of the evaluation will be published with a short summary submitted to the London Archaeologist roundup, and grey literature added to the online ADS OASIS project (Appendix C).

## 9. Archive Deposition

- 11.1 The archive will be prepared in accordance with local and national guidance (UKIC 1990, Brown & AAF 2007). On completion of the project, AOC will discuss arrangements for the archive to be deposited with LAARC and the developer/landowner. It is envisaged that the archive will be deposited within six months of the approval of the report.

## 10. Bibliography

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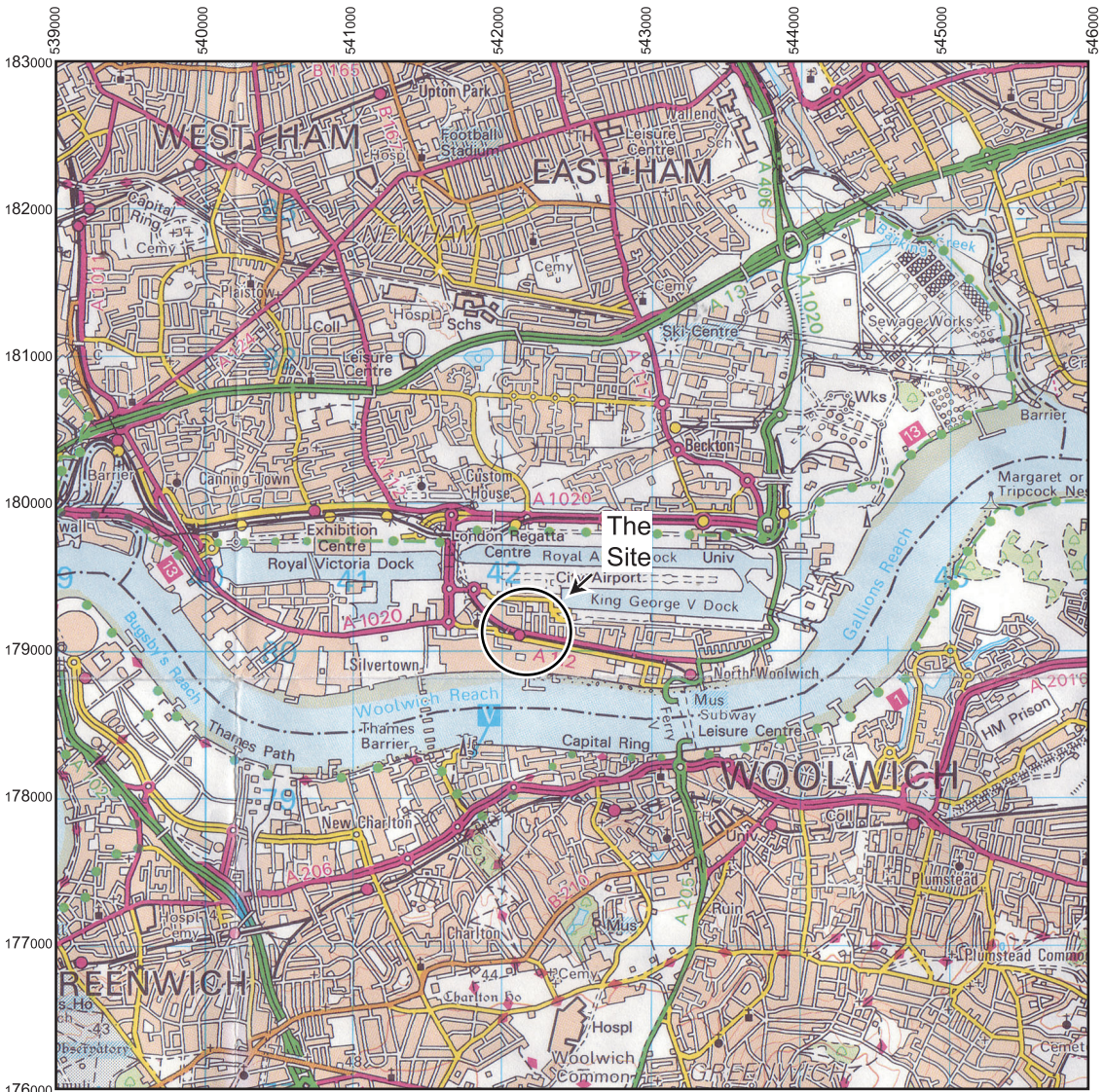
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<http://www.flickr.com/photos/31505964@N08/4379088195/> accessed 14-09-2010





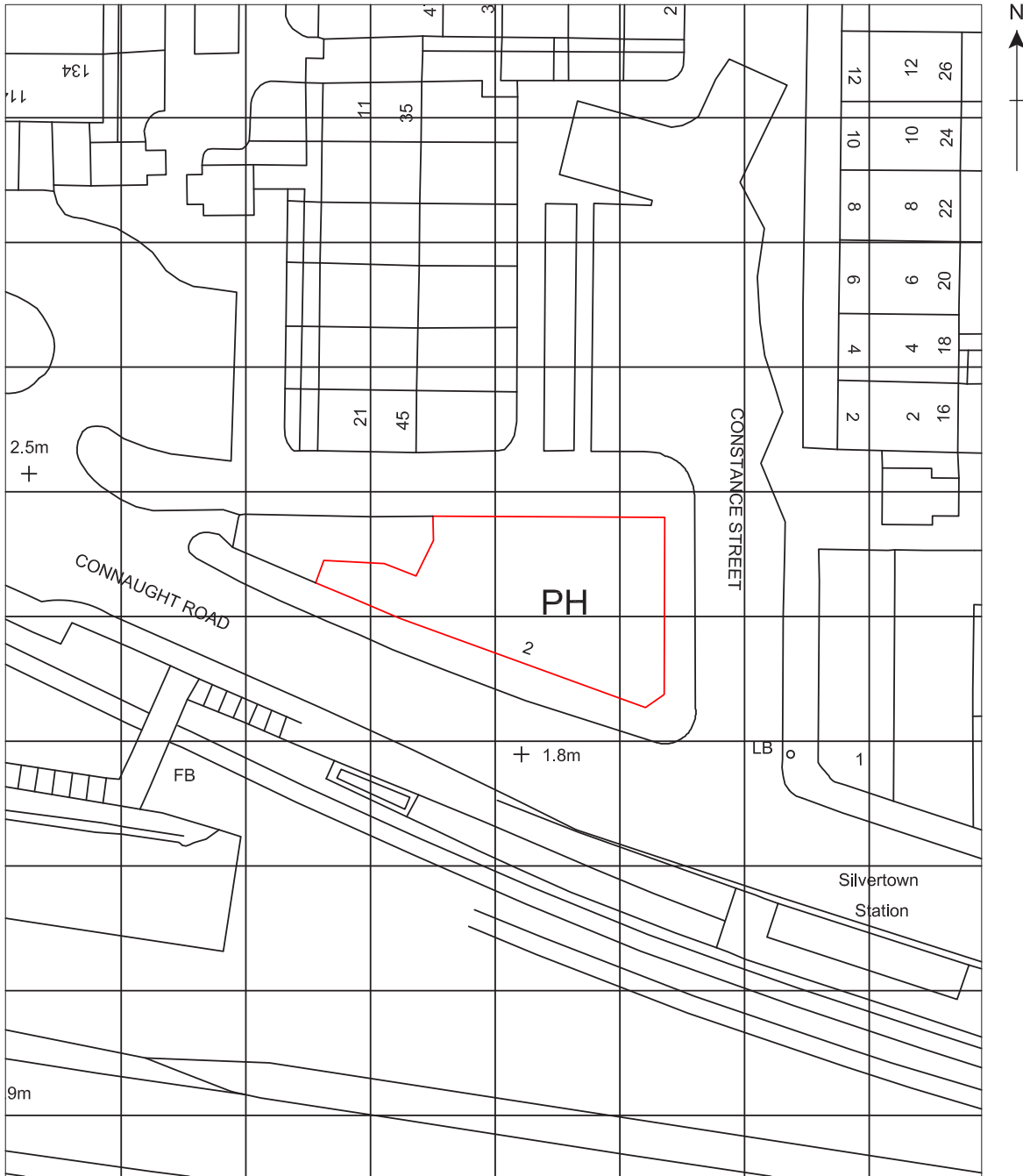
Based on the Ordnance Survey's 1:50 000 Landranger map of 1995 with the permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Licence No. AL 100023757



**Figure 1:** Site Location



THE RAILWAY HOTEL, CONNAUGHT ROAD, SILVERTOWN, LONDON BOROUGH OF NEWHAM:  
A HISTORIC BUILDING RECORD



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□ Building Recorded

**Figure 2:** Detailed Site Location

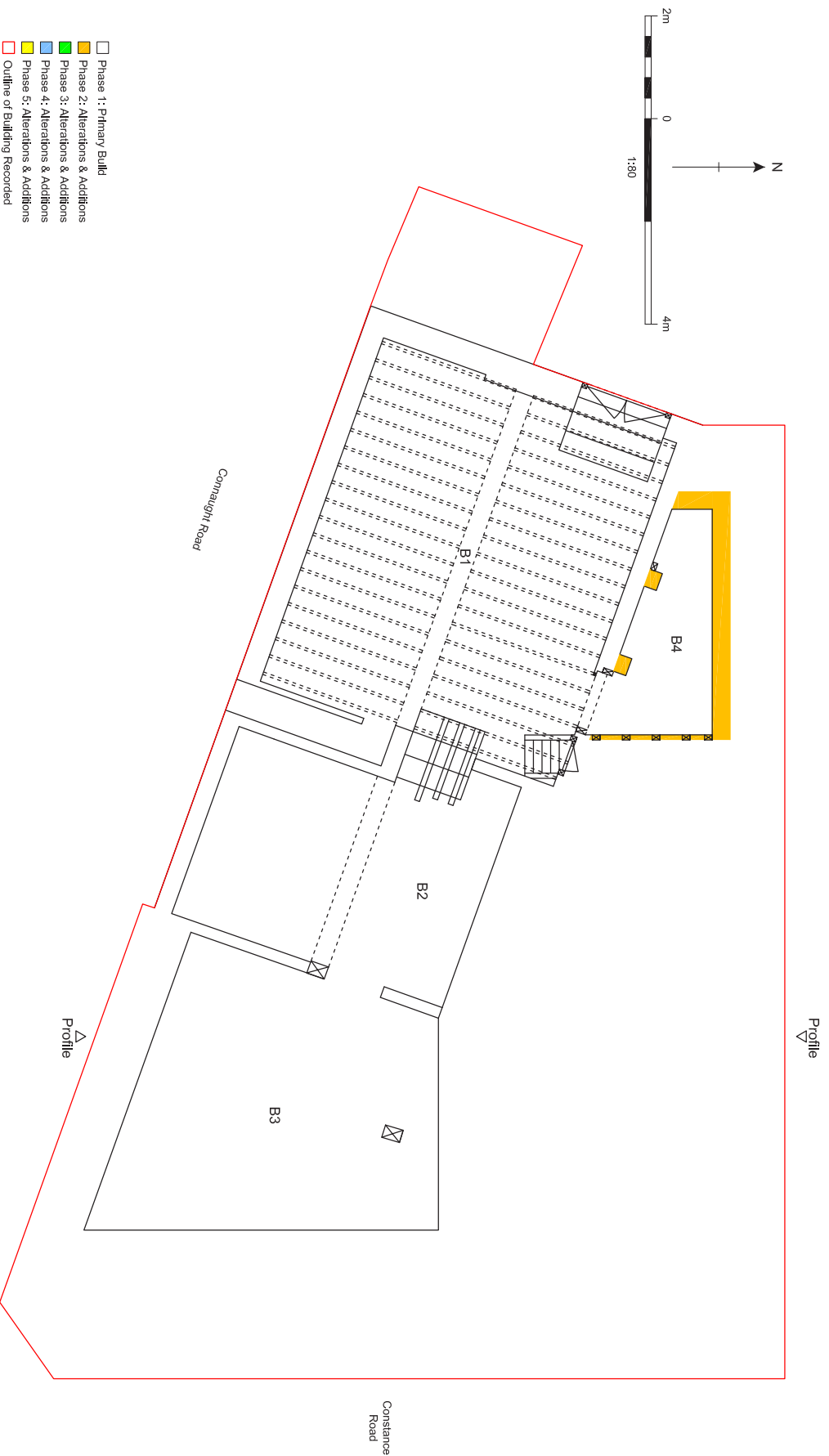
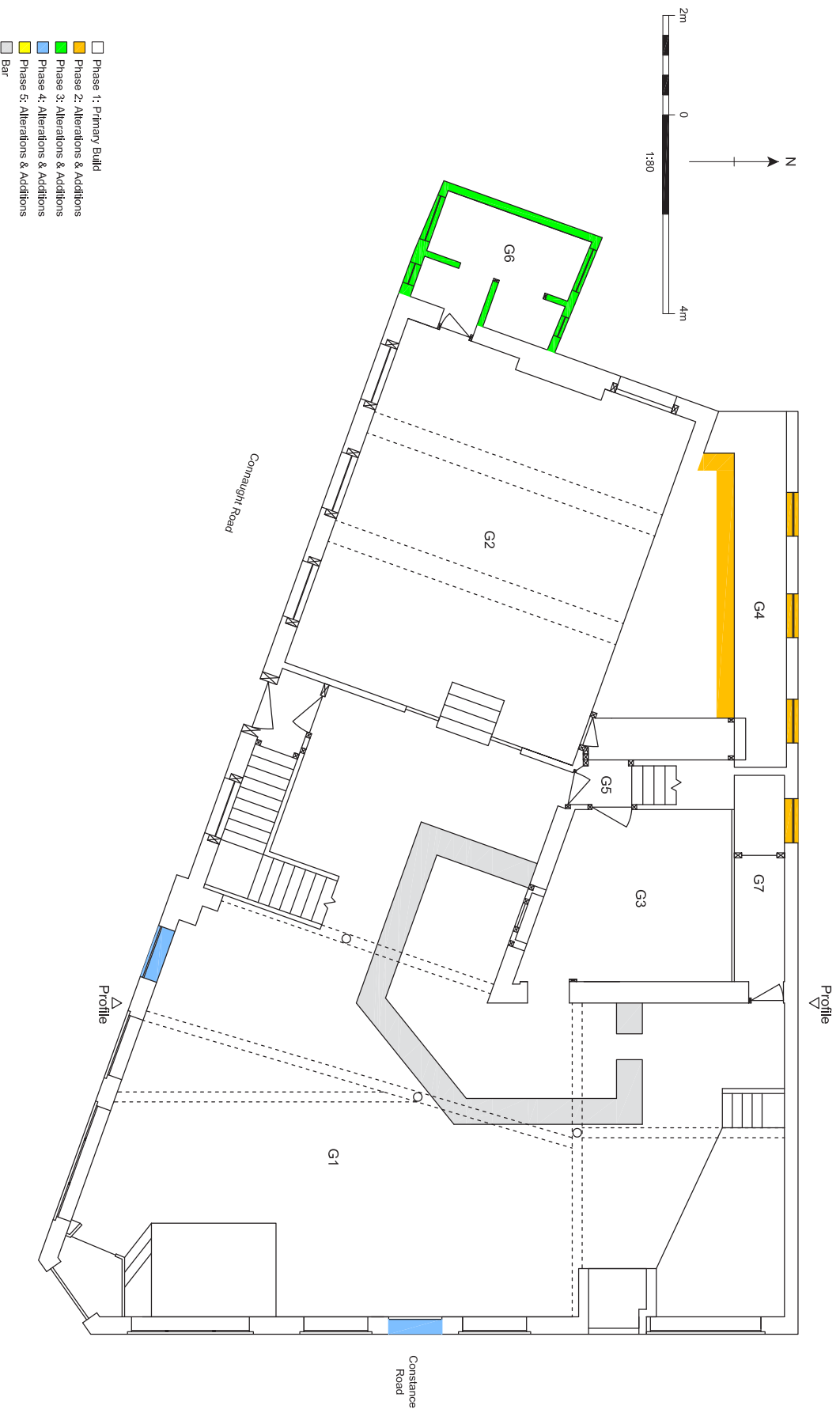


Figure 3: Basement Plan

- Phase 1: Primary Build
- Phase 2: Alterations & Additions
- Phase 3: Alterations & Additions
- Phase 4: Alterations & Additions
- Phase 5: Alterations & Additions
- Outline of Building Recorded

THE RAILWAY HOTEL, CONNAUGHT ROAD, SILVERTOWN, LONDON BOROUGH OF NEWHAM:  
A HISTORIC BUILDING RECORD



THE RAILWAY HOTEL, CONNAUGHT ROAD, SILVERTOWN, LONDON BOROUGH OF NEWHAM:  
A HISTORIC BUILDING RECORD

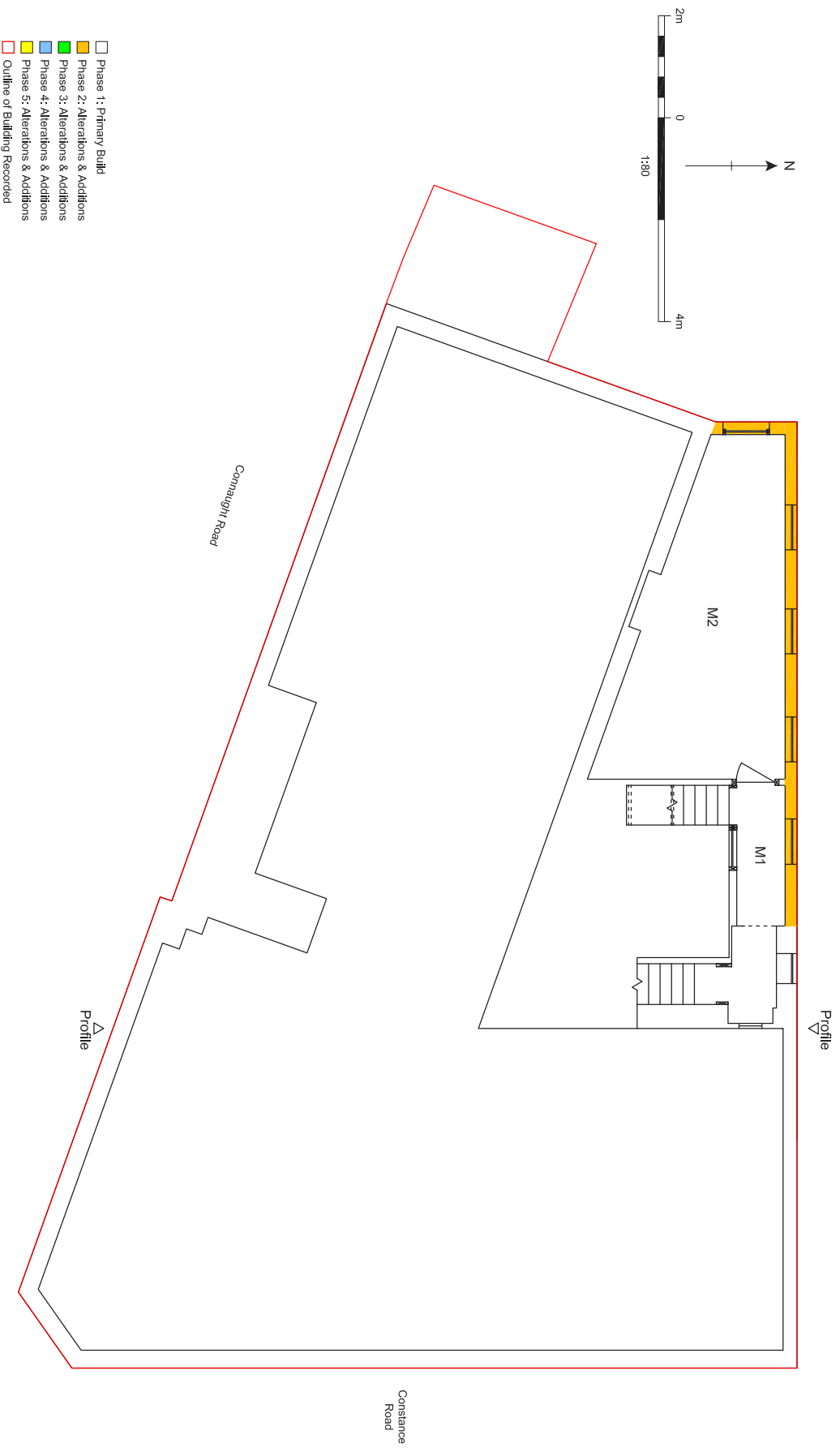


Figure 5: Middle Level

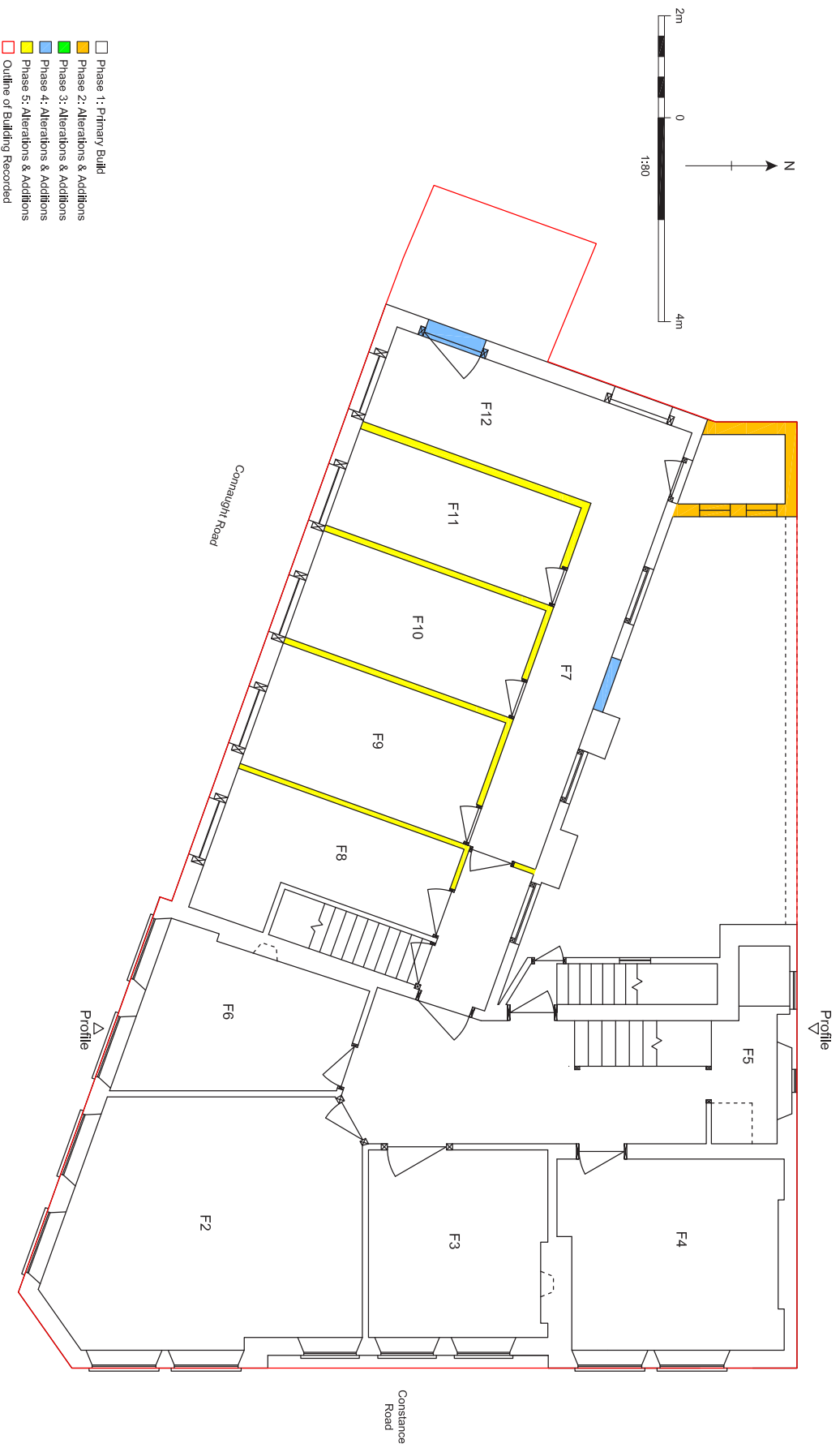


Figure 6: First Floor Plan

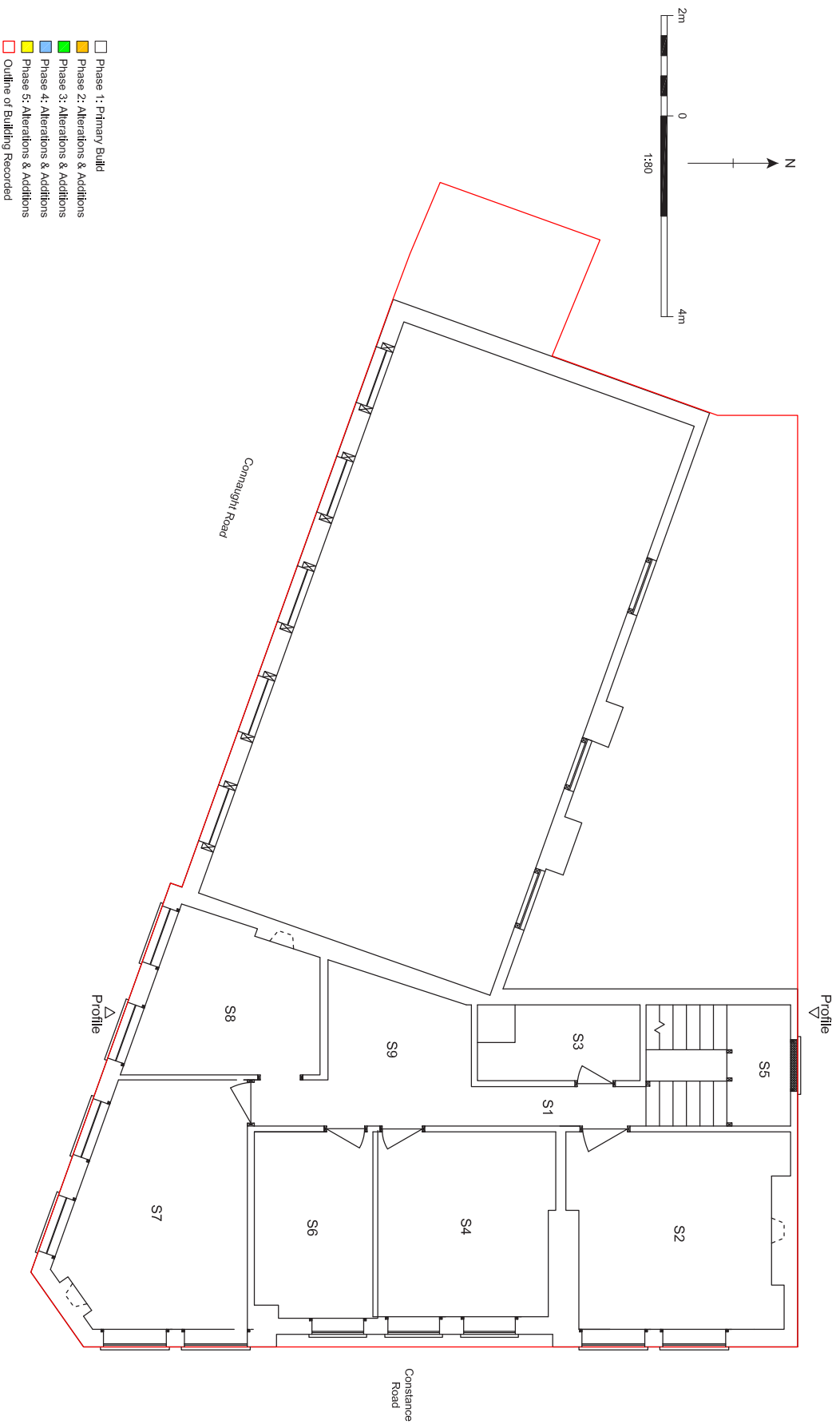
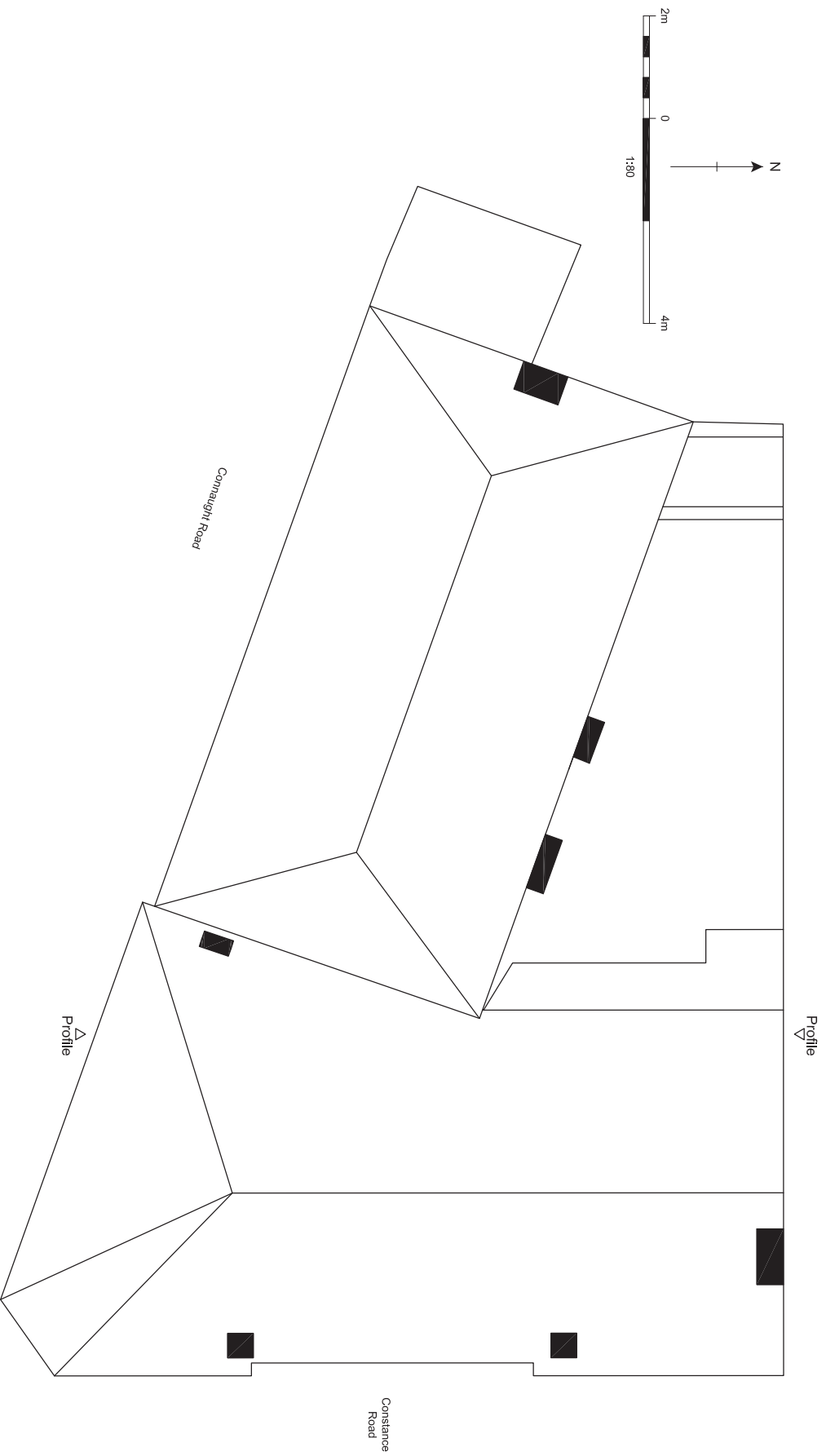


Figure 7: Second Floor Plan

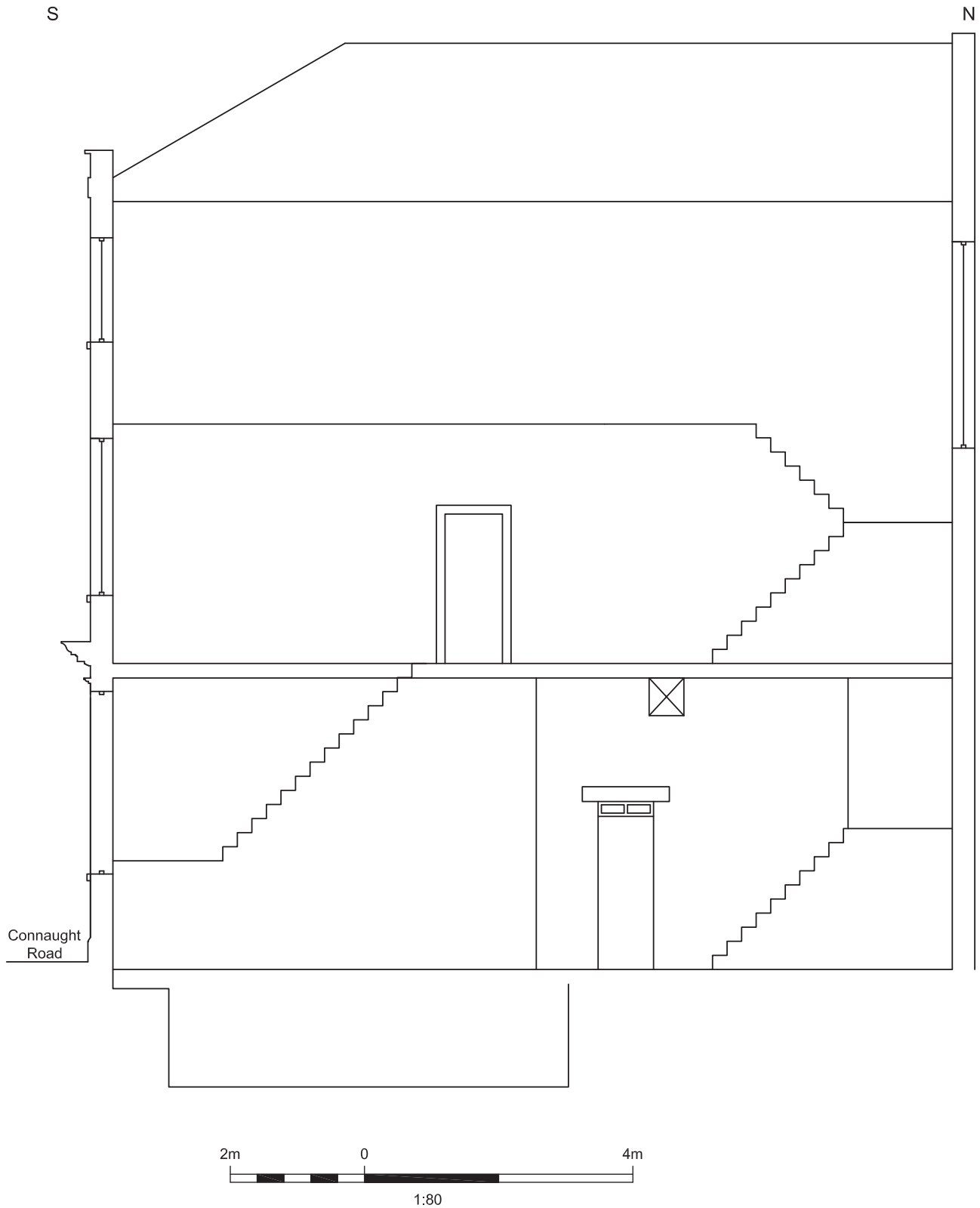


■ Chimney

Figure 8: Roof Plan



THE RAILWAY HOTEL, CONNAUGHT ROAD, SILVERTOWN, LONDON BOROUGH OF NEWHAM:  
A HISTORIC BUILDING RECORD



**Figure 9:** Profile Through Building

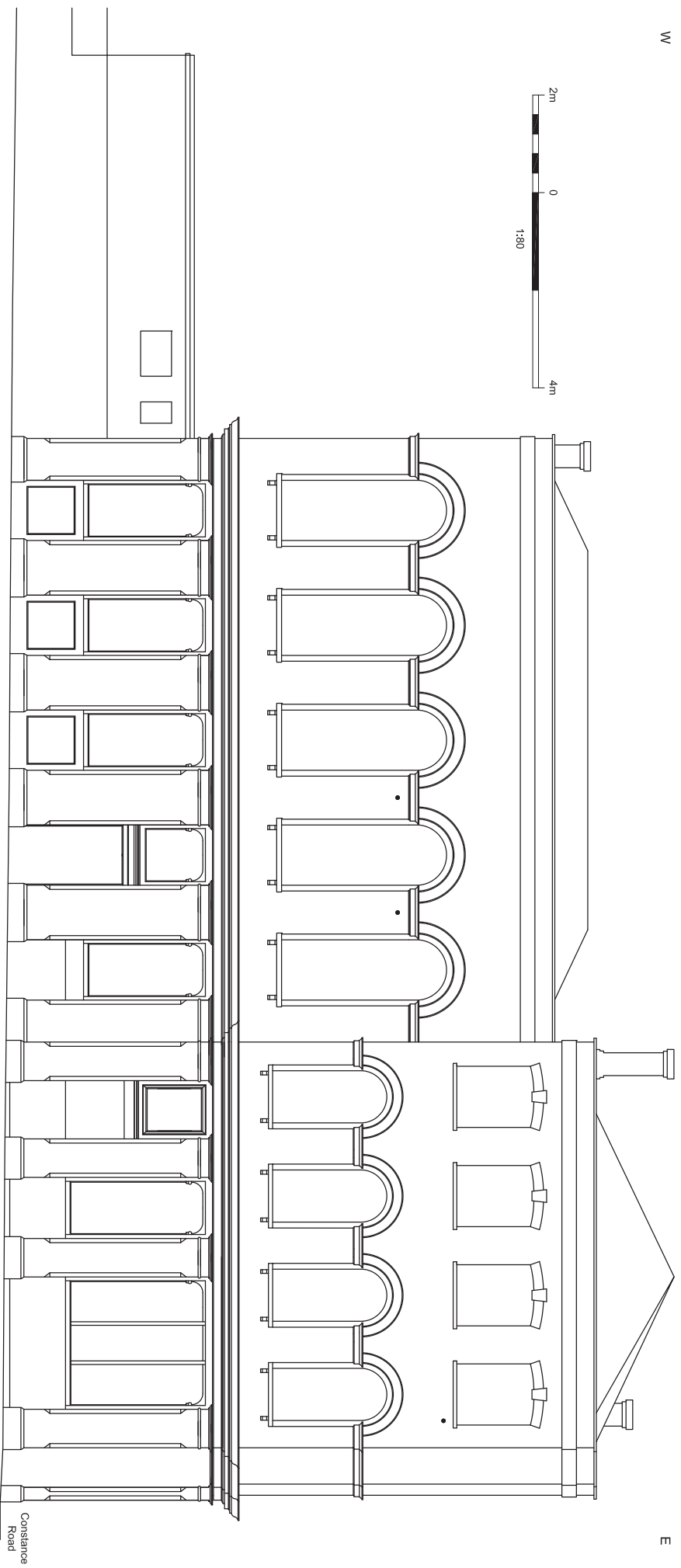


Figure 10: South Facing Elevation

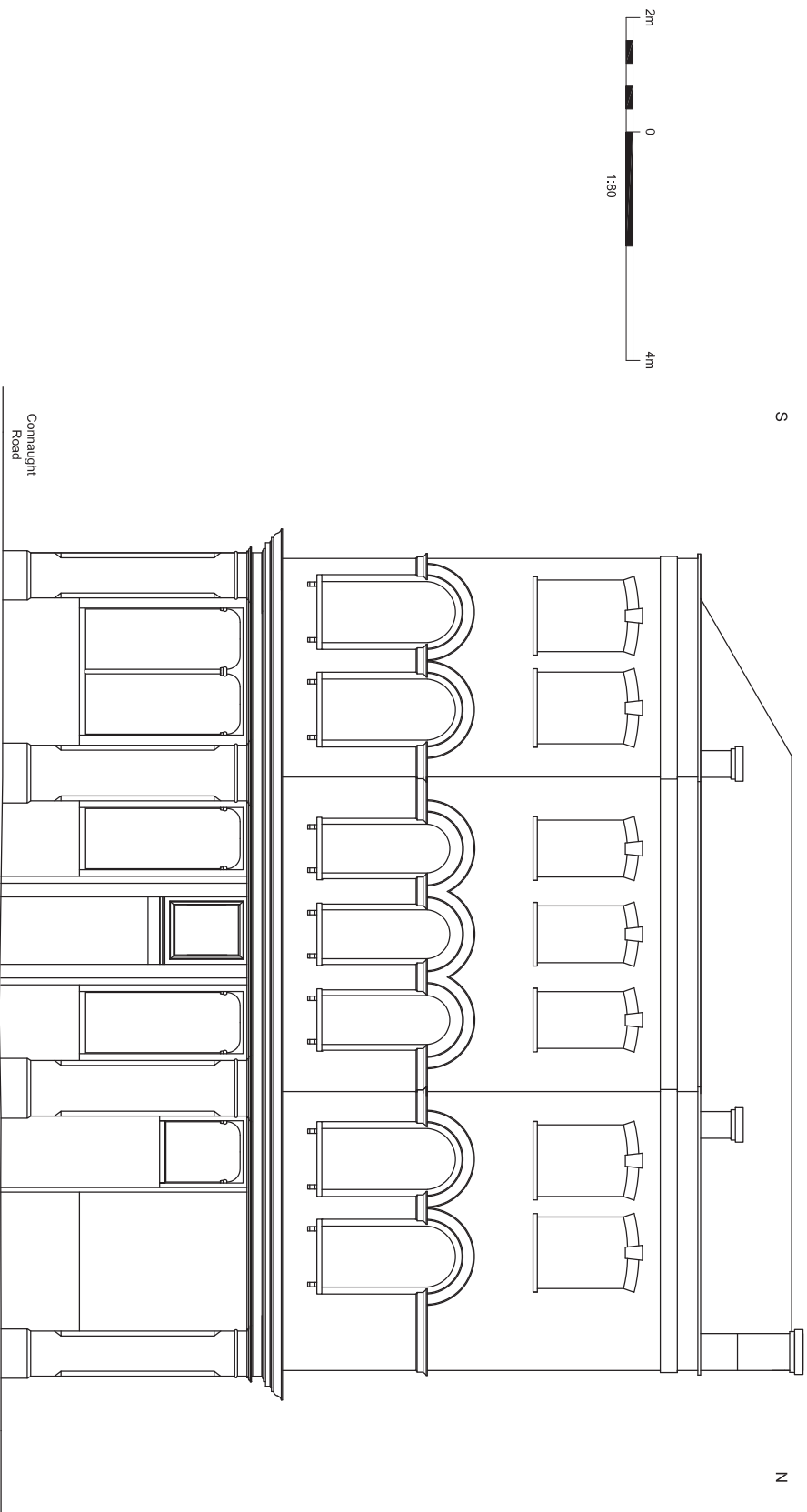


Figure 11: East Facing Elevation

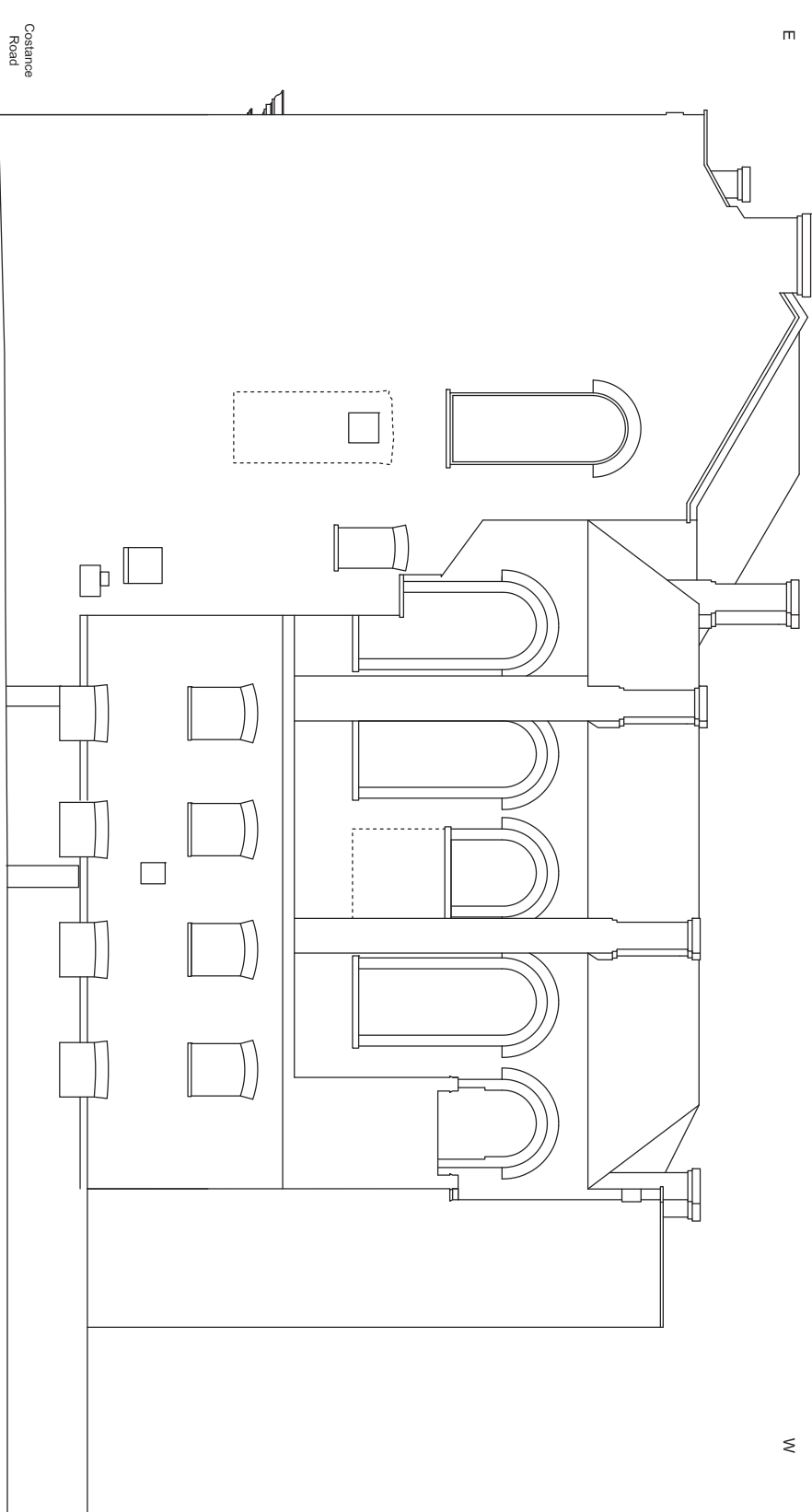


Figure 12: North Facing Elevation

## Appendices

## Appendix A - OASIS Form

**OASIS ID: aocarcha1-81868**

### Project details

Project name            Railway Hotel,Newham

Short description of the project    A HBR project. This Public House potentially was once a building of Victorian grandeur, but at the time of recording had been stripped of copper, all fireplaces and all bar fittings such as may be expected in Victorian bar such as brass and mirrors.

Project dates            Start: 08-09-2010 End: 10-09-2010

Previous/future work    No / Not known

Any project codes    associated reference  
RIH10 - Sitecode

Any project codes    associated reference  
30817 - Contracting Unit No.

Type of project            Building Recording

Site status                None

Current Land use        Community Service 1 - Community Buildings

Monument type          PUBLIC HOUSE Post Medieval

Methods techniques    & 'Annotated Sketch','Measured Survey','Photographic Survey','Survey/Recording Of Fabric/Structure'

Prompt                    Direction from Local Planning Authority - PPS

### Project location

Country                    England

Site location GREATER LONDON NEWHAM WEST HAM The Railway Hotel, 2-4 Connaught Road, Silverton

Postcode E16 2DB

Study area 440.00 Square metres

Site coordinates TQ 4211 8029 51.5031496131 0.04775576214570 51 30 11 N 000 02 51 E Point

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### Project creators

Name of AOC Archaeology Group  
Organisation

Project originator brief Local Planning Authority (with/without advice from County/District Archaeologist)

Project originator design AOC Archaeology Group

Project director/manager Alan Ford

Project supervisor Les Capon

Type of Developer  
sponsor/funding  
body

---

### Project archives

Physical Archive No  
Exists?

Digital Archive Museum of London-LAARC  
recipient

Digital Archive ID RIH10

Digital Contents 'Survey'



Digital available Media 'Images raster / digital photography','Images vector','Survey','Text'

Digital Archive notes JPEG images of the building-internal and external

Paper recipient Archive Museum of London

Paper Archive ID RIH 10

Paper Contents 'Survey'

Paper available Media 'Drawing','Photograph','Plan','Report','Section','Survey ','Unpublished Text'

Paper Archive notes Black and White 35mm negs/contact sheet

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### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title The Railway Hotel, Connaught road,Silverton,London borough of Newham: A historic building record

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

Date 2010

Issuer or publisher AOC (South)

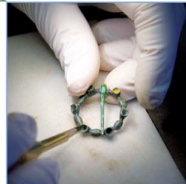
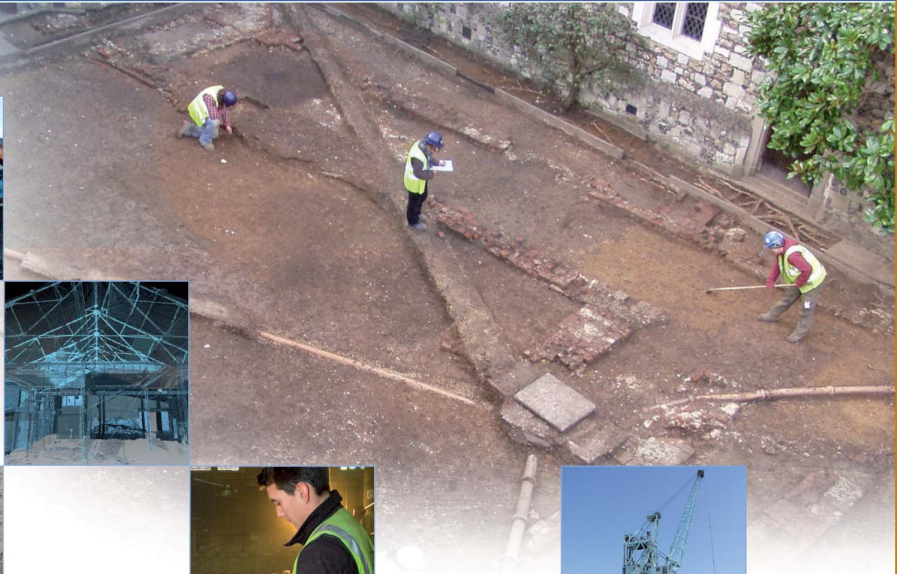
Place of issue or publication AOC London

Description A4 full colour text and site location figures 36 pages include 12 illustrations and colour plates

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Entered by les capon (lescaapon@aocarchaeology.com)

Entered on 28 September 2010



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