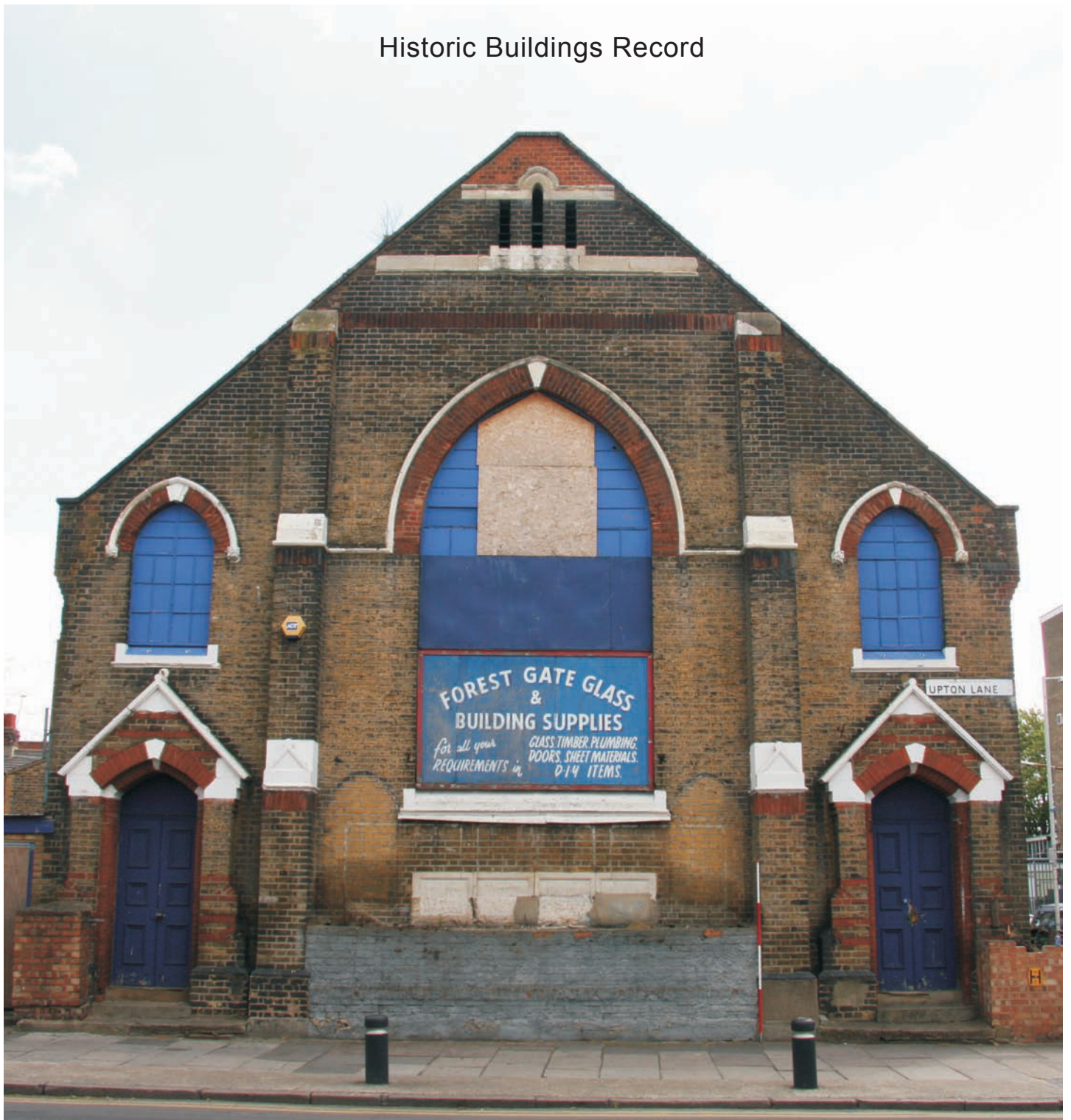


199 Upton Lane, Forest Gate E7 London Borough of Newham

Historic Buildings Record





**199 UPTON LANE
FOREST GATE, E7
LONDON BOROUGH OF NEWHAM**

Historic Buildings Record

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SUMMARY

WA Heritage, a specialist division of Wessex Archaeology was commissioned by Salt Evans Architects on behalf of Kanbi & Sons Ltd to carry out a programme of building recording in advance of demolition works at a converted chapel at 199 Upton Lane, Forest Gate, London Borough of Newham, National Grid Reference (NGR) 540398/184452.

The work was undertaken in response to a condition attached to the planning consent in order to provide a record of these structures prior to their demolition. The Site is formed of a group of attached buildings originally built as a chapel and associated hall (Sunday School). A further hall was built during a secondary phase of construction in the early 20th century and the whole complex adapted to factory use in the 1940's. The buildings are not Listed and were recorded to Level 2 survey standard which comprises a descriptive record as set out in *UNDERSTANDING HISTORIC BUILDINGS: A guide to good recording practice* (1st Edition, English Heritage, 2006).

This report presents and summarises the results of the on site recording and investigation. This work included a photographic record of the external elevations of each building, their wider setting and all accessible interiors and significant fixtures and fittings. The report presents the results of desk-based research undertaken in order to establish the chronological development of the site with a view to tracing the history, evolution and function of the buildings from their conception to the present day.

The chapel was built by the Primitive Methodists in 1892 to serve the community in a rapidly expanding residential area. The chapel played a significant role in the community acting as a meeting place, a focus of worship, a school and as a venue for local events. The design and unassuming appearance of the chapel reflects the key principles associated with the faith. Overall the architecture is typical of that seen in Methodist Chapels of this date, concentrating on a limited palette of architectural detail both internally and externally. The chapel was extended around 1915 to include the Hall at the eastern end of the complex, but by 1940, the congregation had joined the chapel at Field Road and the buildings were given over to secular use as a textile/clothing factory. Modifications to the building fabric and to the internal division of space and fixtures and fittings can be attributed to this change of use. Most recently, the building has been used as a builder's merchant.

Overall, the original buildings represent a typical example of an un-ornamented chapel building. The intended symmetry, plan form and the relationship between the surviving buildings is compromised by unsympathetic 20th century extension and poorly conceived repair works. In a wider context the intended setting of the chapel in a residential streetscape is largely unchanged in spite of extensive urbanisation of the area throughout the 20th century.

The surviving configuration represents the evolution of Methodist ideals and influences over 50 years of operation with different parts of the building group being specifically designed and placed to serve designated functions. While these characteristics have been compromised by change in use, the integrity of the group survives in that its ecclesiastical origins remain clearly identifiable.

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Acknowledgements

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The building recording, analysis and research was carried out by Katharine Barber who also compiled this report. The photographic record was undertaken by Bob Davis. The illustrations were prepared by Ken Lymer. The project was managed for Wessex Archaeology by Anne Upson.

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1 INTRODUCTION

1.1 Project Background

1.1.1 WA Heritage (a specialist division of Wessex Archaeology) was commissioned by Salt Evans Architects on behalf of Kanbi & Sons Ltd to carry out a programme of historic building recording (Site Code **UPN 09**) in advance of demolition works at 199 Upton Lane, Forest Gate, London Borough of Newham (**Figure 1**) centred at Ordnance Survey National Grid Reference (NGR 540398/184452), hereafter 'the Site'.

1.1.2 The structure was built as a Methodist chapel in 1892 and continued in its intended use (with extensions) until the 1940's. From this time until the late 20th century the building was adapted to operate as a textiles factory. Until recently the building has housed a glass and timber merchants. Internally, the buildings have been subject to various alterations in response to change in use and demand.

1.1.3 The local planning authority has resolved to grant planning permission for the demolition of the extant buildings to allow redevelopment of the Site to provide residential accommodation in the form of a block of 13 flats with associated parking.

1.1.4 In view of the historic character of the extant buildings, a condition has been attached to the planning consent to provide for the archaeological recording of the buildings prior to demolition. This condition complies with guidance set out in PPG15 and is quoted below:

"No works shall take place until the applicant has secured the implementation of a programme of recording and historic analysis, which considers building structure, architectural detail and archaeological evidence" (Planning Application no. 08/00625/FUL, Condition 19).

1.1.5 This report is prepared in response to the imposed condition and in accordance with a Written Scheme of Investigation (WSI) developed and agreed between Wessex Archaeology and David Divers the English Heritage Advisor to the London Borough of Newham.

1.1.6 The building group comprises three main structures which for the purposes of this report are referred to as the Main Worship Space (which fronts onto Upton Lane), a Single Storey Link Building and an adjacent Hall both fronting onto Doris Road. In addition, two later single storey lean-tos are attached to the north and south sides of the Main Worship Space. These components are illustrated on **Figure 3**.

1.2 Scope of Works

1.2.1 The aim of the project was to produce a record of the former chapel in advance of the proposed demolition. The buildings were recorded to Level 2 survey standard as set out in *UNDERSTANDING HISTORIC BUILDINGS: A guide to good recording practice* (1st Edition, English Heritage, 2006) which comprises a descriptive record.

1.2.2 The principal components of the record comprise the following:

- Presentation of the results of targeted desk-based research undertaken with a view to tracing the history and evolution of the buildings from their conception to the present day.
- On site investigation and recording of the building. This work includes a photographic record of the external elevations of each building and their wider setting. A photographic record of the interior spaces and any significant fixtures and fittings has also been undertaken.
- A written discussion of each component of the building identifying the date of construction, the evolution of the building/component including any changes in its form and function (where historic records will allow) and a description of the building as it survives.

1.3 Site Location and Topography

1.3.1 The site is situated in Upton, Forest Gate in the London Borough of Newham (NGR 540398/184452; **Figure 1**).

1.3.2 The site is flat and is bound to the west by Upton Lane, to the south by Doris Road, to the east by properties fronting onto Doris Road and to the north by an open yard and a vacant plot.

1.3.3 The Site comprises an L-shaped footprint of approximately 0.1 of a hectare and is almost entirely occupied by the buildings footprint.

2 METHODOLOGY

2.1 Introduction

2.1.1 The aim of the building recording as set out in the project design was to provide on-site investigation and a record of the building group in its setting, through historical research and interpretation and through photographic record.

2.2 Background research

2.2.1 The following archives were contacted during the research for this assessment:

- Newham Archives and Local Studies Library, Stratford
- The current site owner
- Essex Record Office (online and telephone consultation)

2.3 Site Visit

Building recording and analysis

2.3.1 An initial visit was made to the Site on the 6th May 2009 in order to determine the physical and visual accessibility of the buildings for recording. Following this visit, a programme of selective soft stripping was undertaken to reveal the authentic internal volumes of the buildings for recording. The building recording and analysis was carried out on the 19th May 2009. The works were undertaken in accordance with the Institute for Archaeologists' *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings and Structures* (1996, revised 1999 and 2008).

Photographic record

2.3.2 All photographs were taken using the highest quality jpg setting, providing image sizes of 3888 x 2592 pixels. In total, 239 digital images were taken and 60 black and white images archived. A representative selection of the digital images are presented in this report. Digital photography was carried out using a Canon 10D digital SLR camera, with 10.1 million pixel capability.

2.3.3 A ground plan showing the position and orientation from which the photographs reproduced in this report were taken is included as Figure 4.

2.3.4 In accordance with the requirements of an enhanced Level 2 record as expressed in the document *Recording Historic Buildings: A Descriptive Specification* (3rd Edition, RCHME 1996), the photographic survey includes:

- General views of the building group in their existing townscape setting from a variety of viewpoints
- Views showing scale, form and massing
- External appearance, including all principal external elevations
- Views showing the scale and form of the principal internal spaces
- External and internal construction detail
- Architectural detail, including detail views of typical features.
- Fixtures and fittings specific to original and later functions

3 HISTORICAL BACKGROUND

3.1 The Site before the Chapel

3.1.1 The Site on Upton Lane was set within a landscape of enclosed fields and estate grounds south-east of the settlement at Stratford until the late 19th century. North of the Site, the Spotted Dog Public House has 16th century origins and the dog-leg of Upton Lane is likely to have its origins in the medieval period. In 1869, the Ordnance Survey map (not reproduced) shows the Site occupying the north-west corner of estate grounds associated with a large house to the east. The northern and western boundaries of this estate are defined by Upton Lane. During the following thirty years, the area underwent a dramatic phase of urbanisation characterised by terraces of residential housing accompanying the laying out of the modern street system.

3.2 The Origin of the Chapel-Late 19th century

3.2.1 The increase in a resident population inevitably meant a rise in demand for services and entertainment including shops, public houses and religious institutions. In 1892, a Primitive Methodist Chapel was built on the Site; the foundation plaques being laid on the 9th May of that year by the Reverend Travis, his wife and two patrons (**Plate 6**). The original footprint of the chapel is shown on the 1894-96 edition of the Ordnance Survey Map (**Figure 2**) and comprises the surviving Main Worship Space with a smaller building adjacent to the east (the Single Storey Link Building) which is documented as the original Sunday school (Kelly's Directory, 1895).

3.2.2 The foundation of the chapel came about as a consequence of a rise in popularity of Primitive Methodism which first came to West Ham around 1850 and grew largely as a result of the work of one man, Richard S. Blair. Blair was superintendent of the 8th London Circuit (1874-81) and the Upton Park Circuit (1886-1904). During his time in post, he built five new places of worship in West Ham (London Borough of Newham 1986, 136). The idea for a Methodist Chapel on Upton Lane originated in about 1889 in meetings led by R.S. Blair. The chapel was erected at the site under the Forest Gate mission (*Ibid*).

3.2.3 The chapel is first listed in Kelly's Directory in the volume of 1892-94 with baptisms being recorded in the chapel records from 1892 (Essex Record Office, Records of Methodists Churches in Upton, A6560). In 1895 a board school (presumably a Sunday school held in the adjacent building) is also listed. The chapel is named as 'Lilies Primitive Methodist Chapel' in chapel records held at the Essex Record Office (D/NM 9/18/1), although this name was not noted to be referenced elsewhere during the course of research.

3.2.4 The chapel played an important role in the lives of the congregation, serving as a religious, social and cultural hub, consequently they were often designed as a flexible space to accommodate varying functions. Towards the end of the 19th century, the issue of an appropriate style for Methodist architecture arose. A simplified gothic style fitted the brief set out by the Reverend Frederick Jobson (who trained as an architect) for 'beauty and perfection in design and execution without unnecessary adornment (extract Historic Churches 2004, www.buildingconservation.com). Methodist design is easily identified and typified by Gothic lines, pointed arches and gabled roofs. More

recent examples and rebuilds include simple cornice work and corbelling with the façade detailed to be the most imposing (Extract Historic Churches 2004, www.buildingconservation.com). As is the case at Upton Lane, Methodist chapels were commonly built up against the street frontage with no boundary wall or enclosing shrubs.

3.2.5 Internally, most early primitive Methodist chapels comprised a single rectangular room (often galleried) with a pulpit facing the entrance, with architectural enrichment reserved for the street frontage. Symbolism and decoration were kept to a minimum in order to retain the symmetrical simplicity of Puritan style. Early layouts inclined towards a two aisle design entrance usually at the gable end either via a central door or two entrances aligned with each aisle (*Ibid*) as at Upton Lane. Many examples were spacious allowing for the movement and fervour of the evangelical preachers (Methodist Chapels in the Isle of Man- An Architectural overview web site.)

3.3 Early to mid 20th century

3.3.1 The Upton Lane chapel became part of the Forest Gate circuit in 1904 and from this date, weddings are documented in the chapel records (Register of Marriages Volume I, Essex Record Office D/NM/9/18/1).

3.3.2 The 1919 edition of the Ordnance Survey Map (**Figure 3**) shows a new hall on the eastern part of the Site immediately adjacent to the link building which had formally served as a Sunday school. The Essex Record Office holds Sunday School Minutes beginning in 1915 (Essex Record Office A6560) and it is probable that this start date corresponds with the opening of the new hall.

3.3.3 Baptisms and marriages are documented in the chapel records until 1940 (Essex Record Office D/9/18/3 and A6560) when the chapel was closed. Prior to closure, the chapel had been in the West Ham Circuit. Its members joined the Field Road congregation and later the New Woodbridge Road Church which was rebuilt following bomb damage (London Borough of Newham 1986, 137).

3.4 Change of use- Mid 20th century to the present day

3.4.1 In 1949, the Post Office Directory lists the former chapel in secular use as a 'Gown manufacturers (Doris Works) under the name of A. Collet.

3.4.2 By 1957, the premises were occupied by Nedas L and D Ltd Children's Coat Manufacturers (Doris Works). They remained in sole occupancy until 1965 when they were listed along side the Forest Gate Glass Company (Glass merchants) at the same address. Both companies continued to occupy the address until 1984. The glass merchants and timber yard continued to operate from the address until recent times.

4 STANDING BUILDING DESCRIPTION

4.1 The Building Group

- 4.1.1 This section initially provides an overview of the general layout and form of the building group. A description of the complex as it stood immediately prior to demolition is then given on a building by building basis highlighting significant features and elements of design and commenting on adaption and repair to the fabric and fittings over time.
- 4.1.2 At the time of the survey, the surviving building group comprised three main linked components with additional lean-to/in-fill structures which together occupy a sub-rectangular footprint. The main chapel building fronting onto Upton Lane represented the largest building on site. The Hall which was secondary in size was set perpendicular to the chapel fronting onto Doris Road. Both of these structures were intended to be single open volumes, double storey in height. These two structures flanked the single storey link building to the east and west. Internally all the spaces were linked with easy access allowed between them. While access from one building to another has been modified over time, it is likely that this access was a key feature of the original and modified chapel design.
- 4.1.3 The main buildings were designed as a chapel and associated hall and were subsequently added to by an additional, larger hall. Over time, the buildings have been modified to accommodate a clothing manufacturers and later a builder's merchants. Changes to the interior of the structure in particular reflect these changes in function. Externally, the buildings largely retained their original ecclesiastical appearance although this integrity had been comprised by the blocking and boarding up of windows and extensions and maintenance works.
- 4.1.4 All of the buildings are of yellow London Stock brick construction featuring a covered slate gabled roof. Externally a limited palette of architectural decoration is used including red brick arches with central keystones over the windows and doors and dentilled red brick eaves cornices.

Modification and Setting

- 4.1.5 At the time of the survey, the chapel was a highly visible edifice on the corner of Upton Lane and Doris Road with views afforded both directions from Upton Lane and from Ham Park Road to the west. The chapel was built within an expanding residential neighbourhood and was intended to form part of this streetscape. The neighbourhood remains largely residential in the modern day. Views of the original build had been compromised at the east and north-east by building along Doris Road and by construction of the later Hall. However, these views of the rear of the chapel group were not designed to be key to the overall aesthetic of the property.

4.2 The Main Worship Space

- 4.2.1 The largest and most prominent component is the former Worship Space (**Figure 4. Plates 1, 4 and 5**) which fronts onto Upton Lane. The building comprises a single storey brick built double height volume with grey slate roof. The original building is symmetrical in design although this symmetry is

challenged by a late 20th century single storey flat roofed extension to the north.

Exterior

- 4.2.2 This building, referred to as the Main Worship Space on **Figure 4** is the principal building within the complex and is situated accordingly in the most prominent position at the Upton Lane street frontage. The building was constructed to function as a chapel and while it has been subsequently modified and adapted to later uses, it retains its chapel-like appearance.
- 4.2.3 The building occupies a rectangular footprint of approximately 12m by 20m and is built largely of the distinctive yellow London stock brick. In places, the brick has acquired a greyish /black tone as a result of pollution. The gable roof features grey slate with a simple unornamented clay ridge with a single decorative string along the eave of the roof. A chimney stack is located at north-eastern corner of the roof where the Main Worship Space joins the original link building.
- 4.2.4 The principal western elevation is set within the gable end which is enhanced by a brick parapet with simple concrete coping. The façade is of simple symmetrical design featuring a large central window and two flanking smaller windows (all of which are now boarded or painted over) over two ornamented doorways.
- 4.2.5 The doorways are set within two offset porches which feature red brick banding within the supporting columns and overhead arch. The doors are framed with a variant cambered red brick arch supported by a central painted keystone. This arch and a secondary cambered arch are set on painted padstones which are corbelled at the outer edge. The cambered arch is surmounted by painted plain coping with a rounded decorative ridge detail.
- 4.2.6 The doorways are separated from the central window by two symmetrical stepped pilasters. These serve to strengthen the façade to counteract the structural weakening caused by the large central window. The pilasters incorporate decorative elements. The large window is framed by a painted moulded sill and a pointed arch constructed of red brick with a central painted keystone. This brick arch is defined by simple label moulding. This detail is repeated on a smaller scale on the two outer windows with the addition of decorative label stops.
- 4.2.7 Below the central window a series of four foundation plaques (**Plate 6**) are centrally aligned noting the names of the reverend and benefactors involved in the foundation of the chapel and the foundation date (Rev. J Travis, M. Travis, Mrs Finch and W G Horncastle placed on the 9th May, 1892). The plaques are of simple unadorned design.
- 4.2.8 At the apex of the gable end, three vertical openings in the brickwork are highlighted above and below by moulded stone coping and a section of red brickwork to the roof ridge.
- 4.2.9 The north and south elevations of the Main Worship Space each have five windows set within recessed bays, those in the northern elevation have been in filled with brickwork. The structure of recessed bays between deeper brick

piers would have been economical in terms of building materials. The window openings are defined by unornamented pilasters with a double string of horizontal red brick coping above the windows. The windows themselves are defined by a simplified version of the red brick arches with central keystone included on the main façade. The arch in these is much shallower forming a shallow lancet. Where the windows survive in the southern elevation, they comprise fixed multi-light windows including small panes of glass separated by glazing bars, with a larger single pane within the arch [Due to the historic unavailability of large panes of glass, this was the prevailing style of window until the beginning of the 20th century]. Dentilled redbrick eaves cornices survive along the south elevation and at the east end of the north elevation. This detail is echoed on the later Hall, with a simpler version incorporated into the Link Building.

- 4.2.10 Both side elevations have been interrupted by late 20th century extensions of poor quality built up against the external walls. To the north, the lean-to extension runs at single storey level along the length of the Main Worship Space and the adjacent Link Building (Approximately 23m x 2.5m). These extensions would appear to re-use the pre-existing low level boundary wall defining the plot as their exterior wall. They are of poor design and execution comprising flat roofs (corrugated at the northern elevation) and are associated with late 20th century change of use of the property to changing use.
- 4.2.11 The north and south elevations retain two cast-iron drain pipes on each side. The south elevation also retains an old blue and white street sign for 'Doris Rd', contrasting with the majority of the street signs in the area, which are of modern manufacture.
- 4.2.12 The eastern elevation is largely masked by the contemporary single storey link building. Detailed in the visible gable end are the chimney stack and three ventilation openings at the apex echoing those on the west elevation but of more simple detail.

Interior (Plates 7 and 8)

- 4.2.13 The interior of the Main Worship Space survived, at the time of writing as a single open volume. A false ceiling had been removed as part of a programme of internal soft strip prior to the building recording (Photographs prior to the soft strip are included in the project archive).
- 4.2.14 The interior walls are white painted brick. Part of the original imber planked floor survives although a proportion of it has been replaced or covered with modern plywood.
- 4.2.15 The roof structure comprises a vault supported by a series of trusses braced by hammer beam and posts which in turn are supported by moulded reconstituted stone or cement corbels decorated with botanical designs and set into the side walls (**Plates 9 and 10**). These trusses are braced by metal tie rods.
- 4.2.16 Two rolled steel joists (RSJs) have been introduced towards the eastern end of the hall. These are likely to represent either the insertion of a mezzanine level following conversion of the factory for manufacturing or simply as structural strengthening of the building. At ground floor level, the original east

wall has been removed. The original entrance into the link building has been lost and a large aperture opened at the north end of the wall to allow access into the adjacent hall.

- 4.2.17 The interior is currently accessed via a door from the Upton Lane street frontage into the lean-to built along the northern elevation of the original chapel. The interior of this modern addition reflects the poor quality of construction noted from the outside. The interior was poorly lit at the time of the Site visit but appeared devoid of any features of architectural merit.
- 4.2.18 Further detail is noted in the hexagonal ceiling vents, the iron floor vents with fretwork detail, original cast iron radiators and a riveted water tank located high up at the northern corner of the eastern wall. The lower walls are panelled with tongue and groove boarding to dado height. With the exception of the above, there is very little evidence of the original internal decoration.

4.3 The Link Building

- 4.3.1 The Main Worship Space is attached to the east to a contemporary single storey link building (**Figure 4, Plates 2 and 11**) which occupied a now obscured rectangular footprint. The original exterior is visible only from the south and features a slate roof and two chimney stacks at the eastern end. The eastern and northern elevations have been masked by later building (**Plate 3**). The link building includes a single level brick lined basement which has in recent times been used as a plant room. Ventilation cavities into the basement are visible at exterior ground level at the southern elevation.

Exterior (Plate 11)

- 4.3.2 The link building is contemporary with the original chapel. It is noted on the 1894-9 Ordnance Survey map as a Sunday school and it is likely that it fulfilled this function until the new hall was built before 1919. The link building is constructed on a small scale and is dwarfed by the flanking chapel and hall (approximate dimensions of footprint 5m east to west by 12m north to south). The link building is again built of London Stock Brick with a grey slate roof and shares the architectural features and detail noted on the main chapel. These include moulded sills, redbrick and painted keystone arches over the windows, multi-lite windows and a simple offset red brick eaves cornice. The roof features two chimneys at the eastern extent,
- 4.3.3 A modern oil/water tank obscures the western part of the south elevation of the building, but a horizontal string of brick headers visible above the tank suggests that it may have been placed across a doorway. Two windows set beneath red brick arches and above moulded sills are featured comprising a simplified version of the same detail displayed in the Main Worship Space. Beneath the easternmost window, is a ceramic vent which provides ventilation to the basement below.

Interior (Plate 12)

- 4.3.4 The interior of the link building has been obscured and modified by later remodelling to the point that none of the original fabric was visible at the time of the Site visit.

- 4.3.5 At the northern end of the link building is a stairway leading down to the cellar. Flooring at the top of the staircase comprises Victorian encaustic tiles suggesting a date contemporary with the original build.
- 4.3.6 The area of the cellar (**Plate 20**) corresponds with the footprint of the link building and has most recently been utilised as a plant and store room. A blocked coal chute (now built over by the adjacent hall) juts eastwards from the east wall. Visibility across the cellar was difficult at the time of the Site inspection. The walls were noted to be of exposed brickwork. At the southern end of the cellar there are two blocked openings in the wall, one of which corresponds with the location of the vent noted on the exterior of the building.

4.4 The Hall

- 4.4.1 Adjacent again to the east is the later Hall or Sunday School (**Figure 4, Plates 13 and 14**). This building is orientated north-south on a rectangular footprint (approximate dimensions 9m x 17m) fronting onto Doris Road, and is set perpendicular to the Chapel. The structure is formed of solid brick walls and a slate roof and emulates the basic elements of design shown on the front elevation of the Main Worship Space. At the time of writing, the interior of the building comprised first and ground floor accommodation.

Exterior

- 4.4.2 Ordnance Survey Mapping suggests that the hall was constructed during a second phase of building within 20 years following construction of the original buildings. The hall occupies a significantly smaller footprint than the Main Worship Space but features common architectural details in a somewhat simplified form. This lesser ornamentation would fit in with the secondary use of the hall as a place for social and educational gathering rather than as a space purely dedicated to more formal worship.
- 4.4.3 The hall is constructed of the same yellow London Stock Brick and features a grey unadorned slate roof.
- 4.4.4 The south (front) elevation shows evidence of patched brickwork and elements of rebuilding (**Plate 13**). The original triangular gable end is interrupted at the eastern extent by an inserted parapet designed to heighten the eastern elevation. The construction of this parapet was to accommodate windows inserted into the eastern façade and has affected the intended symmetry of the southern elevation. Dentilled red brick detailing was noted along the eaves, and a dog-tooth brick detail had been used on the chimney.
- 4.4.5 The south elevation features a central door surmounted by a red brick arch with painted key stone as described on the northern and southern elevations of the main chapel. Originally the door was flanked by two matching pointed arched windows stretching almost two thirds of the height of the building. The western window has been replaced with a smaller late 20th century square window and brick up above. This insertion of the window is likely to date from the time of conversion of the hall to manufacturing use and the insertion of the first floor. Above the central door are three windows set above a single stone sill (**Plate 13**). The outer windows are half the width and two thirds of the height of the central window. All feature their original multi-lite windows

and are defined by red brick arches and key stone arches which are utilised across the complex. Patching in the brick work and the occurrence of a central rendered sill would suggest that an additional window occupied a central position within the upper portion of the gable. This part of the wall has been rebuilt to the apex. The gable end is not parapeted unlike the principal façade of the main chapel although the slates are obscured by a row of bricks.

- 4.4.6 The doorway is entered via a concreted slope approximately 30cm from street level. Either side of the doorway, the façade is rendered to this level and incorporates ventilation grates into the interior under floor space. The rendered section is defined by a row of slanted and blackened brick. Above this is a rectangular section of plasterwork above which initials are etched into the brickwork on both sides of the door (**Plate 15**). It is likely that these initials represent benefactors associated with construction of the hall.
- 4.4.7 The original northern façade of the building is largely obscured by an adjacent later property. The top of the gable end and chimney stack are visible from the north.
- 4.4.8 The western elevation is hidden by the adjacent single storey link building and by the single storey extension which runs along the northern side of the chapel. A single dormer window is featured at the north-western corner (**Plate 14**). The window has been infilled with brick, but the surround features the red brick arch that is common to the build. The ridge of the dormer is marked with a decorative terracotta finial. An architectural feature not noted elsewhere within the building group.
- 4.4.9 The eastern elevation is obscured by buildings fronting onto Doris Road. The alleyway leading between the buildings was not accessible at the time of the Site visit.

Interior (Plates 16 and 17)

- 4.4.10 The interior of the hall comprised 2 floors at the time of survey. It is likely that the building originally had a gallery at the northern end of the building with a floor being extended across the length of the hall at the subsequent date. Evidence for this insertion can be noted in the fabric of the building. For example, the windows in the southern elevation are interrupted by the insertion of the floor and the southern stairway. Decaying plasterwork in the east wall at first floor level also reveals blocked up windows which have again been interrupted by the insertion of the floor. The brick flettons used to block these openings and in brickwork repairs elsewhere in the hall imply a post 1924 date and are likely to relate to conversion of the building to a factory. Further evidence is noted at the northern end of the first floor where the original gallery is likely to have been located, the lower wall is panelled to dado level and there is evidence for blocked up fireplaces within two chimney breasts against the north wall.
- 4.4.11 The majority of the ground floor of the former hall has been plaster boarded masking the original build. A partition wall at the south-west corner divides the floor space and distorts the original ground plan. An entrance hall at the southern extent of the hall has also been created by the insertion of a second partition wall and double fire doors. These modifications are likely to date

from the second half of the 20th century and associated with its use as a factory. Cast iron radiators are noted along the original east wall, the north wall and the partition wall that creates the entrance hall to the south.

- 4.4.12 Evidence for original wooden panelling to dado level is noted at the south-eastern corner of the south wall (**Plate 18**) and along the north wall. The floor comprises wooden floorboards. A small section of leaded light window survives in the western wall of this space above what appears to be a blocked up doorway. This wall would originally have been external, but has since been blocked by construction of the modern extension to the west.
- 4.4.13 At the northern end of the floor where the original gallery is likely to have been located, the lower wall is panelled to dado level and there is evidence for blocked up fireplaces within two chimney breasts against the north wall. The dormer windows at the north-west and north-east corners are likely to have been designed to allow light into the back of the gallery and possibly also to original corner staircases which would have provided access to the gallery.
- 4.4.14 The roof structure is exposed and the timber trusses are of raised tie construction (incorporating metal tie rods) which have been reinforced with rolled steel joists (RSJs) to tie in the east wall (**Plate 19**). These RSJ's are bolted rather than riveted, the use of which suggests a post 1920 date. Given the exposed and industrial nature of these girders, it is likely that they were inserted during the buildings use as a factory. Evidence for movement of the roof structure is noted at the east wall where the principal rafter has shifted in the wall socket. The slate roof is supported on battens and soft wood double purlins. The lack of sarking boards reflects a simple and low cost option, though later boarding has been inserted in places.
- 4.4.15 A continuous dormer runs the length of the east wall. The horizontal alignment of this feature contrasts with the window style in the rest of the building suggesting that it was inserted at a later date. Again this insertion is likely to correspond with the conversion to factory use, to allow light into the first floor work space following insertion of the floor.
- 4.4.16 Other fixtures and fittings of note comprise cast iron radiators and simple metal stair rails at the north-east and south-eastern (**Plate 18**) corners of the building. These again are likely to correspond with construction of the first floor.

5 DISCUSSION

- 5.1.1 Overall, prior to demolition, the group of chapel buildings represented a late, and apparently standard example of Primitive Methodist Chapel design characterised by symmetrical and simple architecture with a limited and formulaic palette of architectural detail. Generally the design, layout and architectural detail of the surviving buildings are unremarkable and standard for its type and period. Conformity of architectural detail is retained in spite of the different phases of construction. Internally, the spaces were designed to be simplistic and open to reflect ideals of religious belief and to allow movement within and adaptability of the space.

- 5.1.2 Architectural features common to Methodist chapel design were noted at Upton Lane at the time of the survey. These included a higher level of detail on the principal chapel façade and the use of two doorways into the main worship space aligned with both aisles. Also commonly seen at comparable sites was the limited and simple use of internal decoration. Decoration at Upton Lane was focused in the roof supports, the hammer posts sporting a simple clover leaf design, which contrast with the geometric design featured above the hammer beam. Also common to Methodist chapel design is the inclusion of a gallery within the worship space, though there was no evidence for this at Upton Lane. There was, however, evidence to suggest a gallery at the north end of the later Hall, as has been discussed in the body of the report.
- 5.1.3 Following the merger of various chapel circuits, the Upton Lane chapel was adapted to secular use. The management of the space to suit factory machinery and a workforce and later a retail layout resulted in dramatic changes to the building with particular regard to extension, interior divisions of the original space (including the insertion of floors and a false ceiling) and the blocking of original doors and windows.
- 5.1.4 At the time of the survey, the intended symmetry, plan form and the relationship between the surviving elements of the original building group was masked by 20th century development both of the elevations and the dissection of the internal spaces. The aesthetics of the building were further diluted by the poor level of maintenance historically carried out on the building.
- 5.1.5 The chapel was built by and for the local resident community. At the time of the survey, the surviving formation represented the evolution of Methodist ideals and influences over 50 years of operation in its intended function. These features had been diluted and modified by changes in function, however the integrity of the group survives in that it still remains clearly identifiable as a religious building

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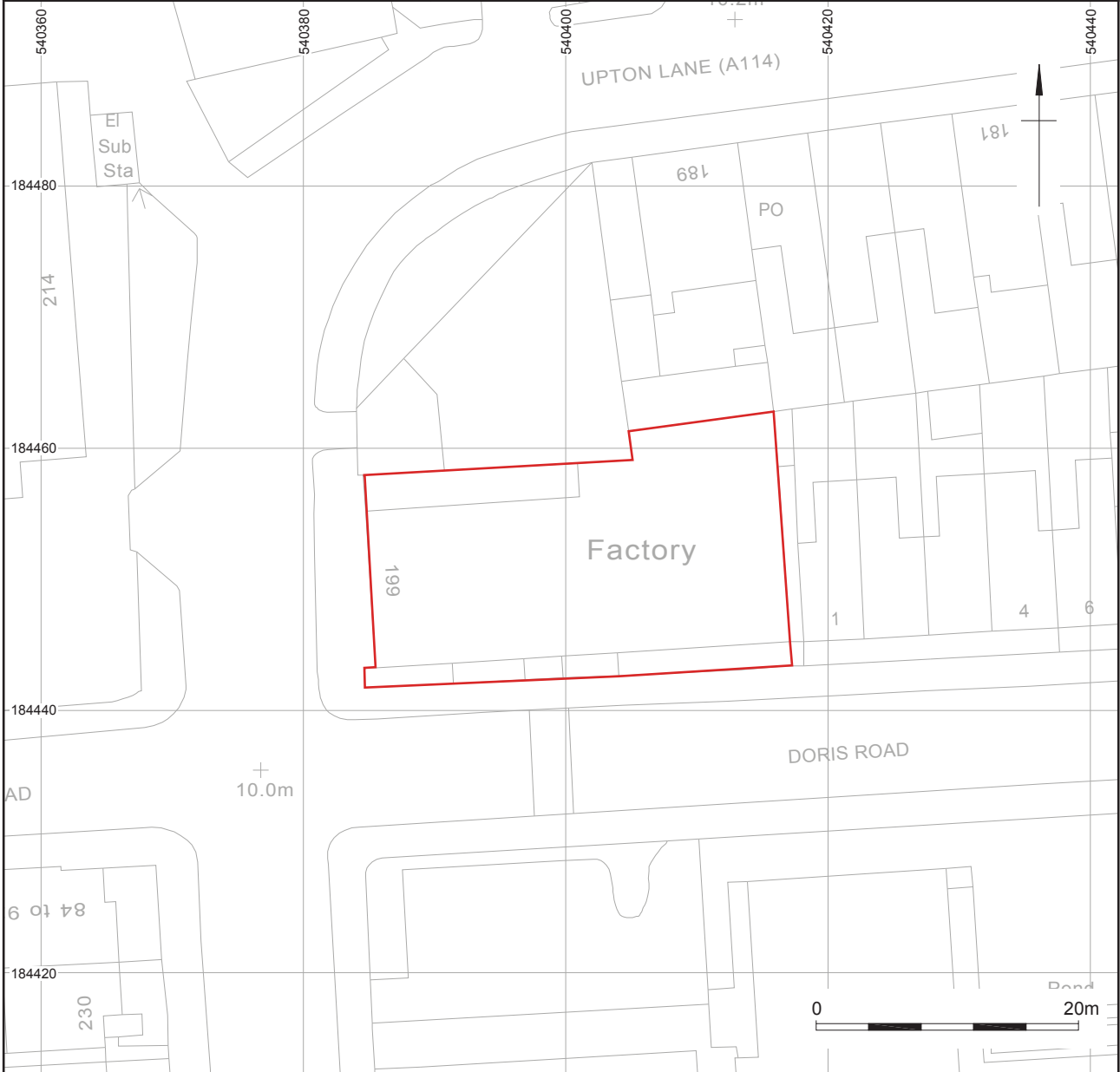
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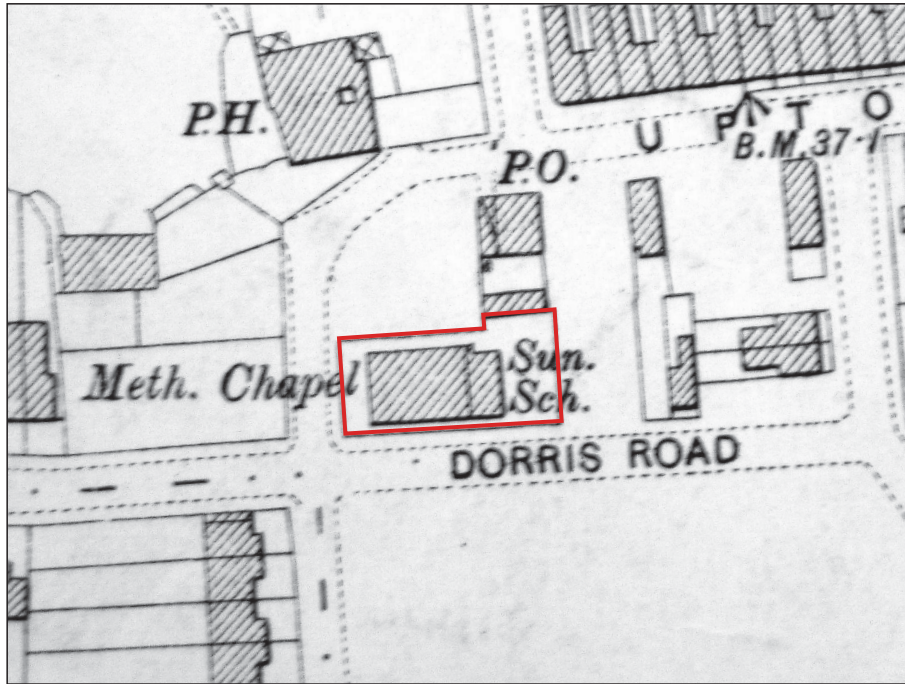
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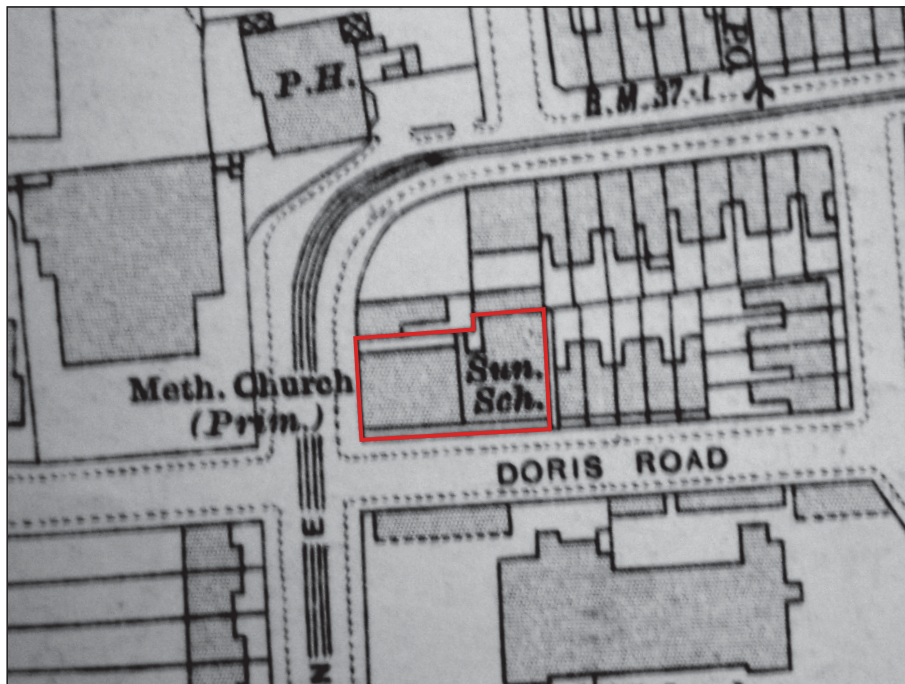
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Site location map

Figure 1



Ordnance Survey Map, 1:2500 Series, 1894-96 showing original Chapel footprint



Ordnance Survey Map, 1:2500 Series, 1919 showing extended Chapel and Sunday School

 The Site

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 WA Heritage

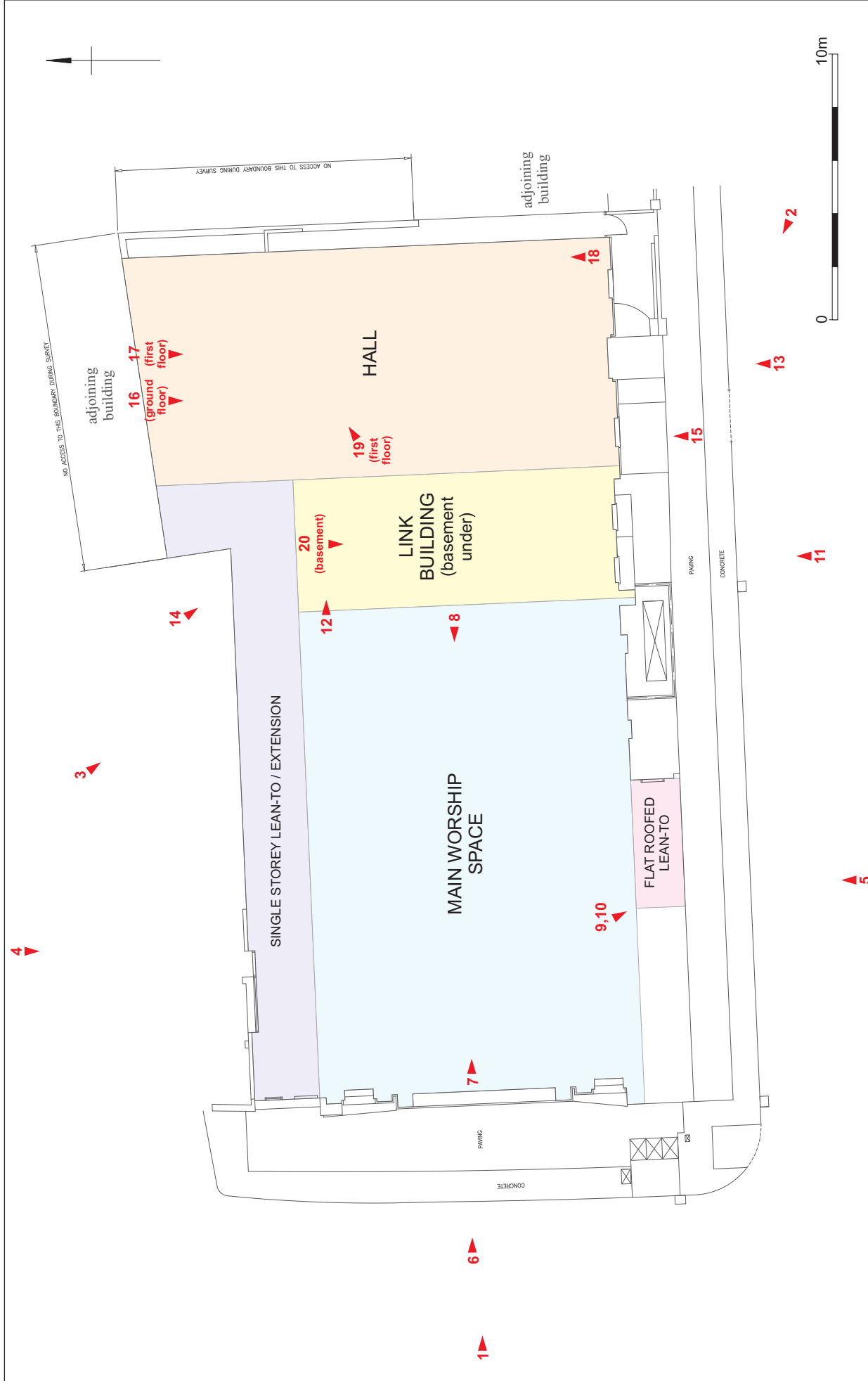
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Site plan showing building components and viewpoints of plates

Figure 3



Plate 1: Main elevation of chapel fronting onto Upton Lane. Looking east



Plate 2: View along Doris Road showing southern elevation of chapel buildings. Looking north-west

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Plate 3: Partial view of northern elevation showing rear of link building and hall and corner of the main chapel. Looking south-east



Plate 4: Northern elevation of Main Worship Space showing single storey lean-to. Looking south

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Plate 5: Southern elevation of Main Worship Space showing single storey lean-to. Looking north



Plate 6: Foundation stones, main elevation of chapel. Looking east

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Plate 7: Interior of Main Worship Space. Looking east



Plate 8: Interior of Main Worship Space showing location of decorative roof vents. Looking west

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Plate 9: Detail of hammer beam and post supported by stone corbel, south interior wall of Main Worship Space. Looking south-east



Plate 10: Detail of stone corbel, south interior wall, Main Worship Space. Looking south-east



Plate 11: Southern elevation of Link Building. Looking north



Plate 12: Interior view, Link Building. Looking east

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Plate 13: Main elevation, Hall. Looking north



Plate 14: Western elevation of Hall showing dormer window. Looking south-east

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Plate 15: Detail showing inscribed initials, southern elevation of Hall. Looking north



Plate 16: Ground floor interior, Hall. Looking south

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Plate 17: First floor interior, Hall. Looking south

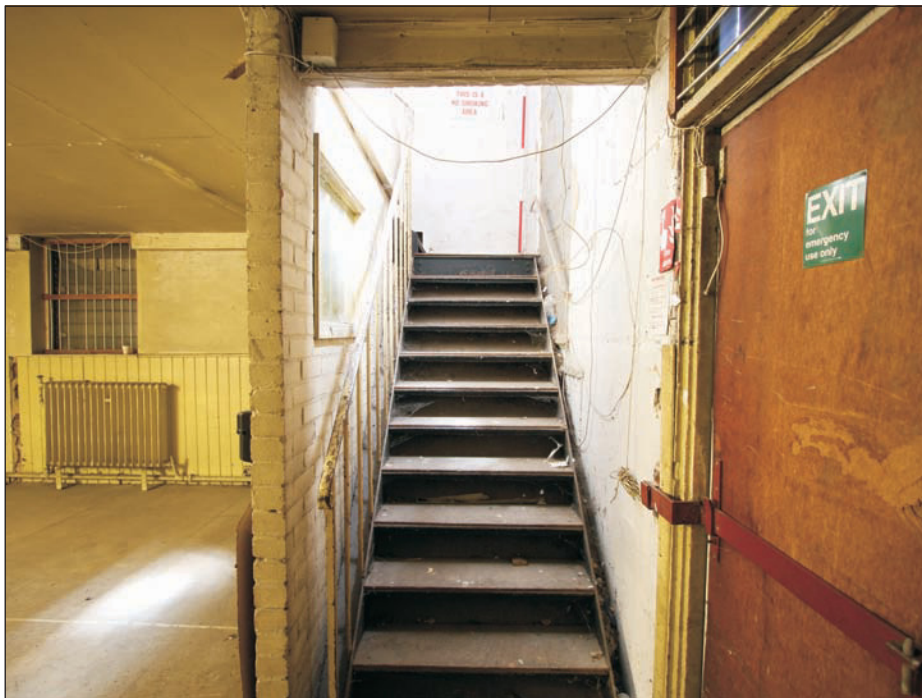


Plate 18: Detail of interior stairs to first floor of Hall. Looking north

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Plate 19: Detail of rolled steel joist, first floor, Hall. Looking north-east



Plate 20: View of basement below link building. Looking south

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