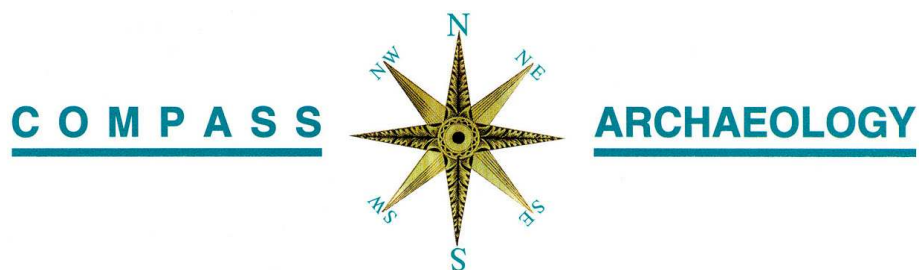


**KENSINGTON AVENUE PRIMARY  
SCHOOL, KENSINGTON AVENUE,  
LONDON BOROUGH OF NEWHAM, E12  
6NN**

**HISTORIC BUILDING ASSESSMENT**



**June 2013**



KENSINGTON AVENUE PRIMARY SCHOOL,  
KENSINGTON AVENUE, LONDON BOROUGH OF  
NEWHAM, E12 6NN

## HISTORIC BUILDING ASSESSMENT

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June 2013

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## *Abstract*

*In May 2013 Compass Archaeology was commissioned to produce a historic building assessment of Kensington Avenue Primary School on behalf of Newham Borough Council. The assessment has been produced in support of a planning application for the redevelopment of the school, including the expansion of the second-floor and other alterations.*

*This assessment has concluded that the majority of the building dates from its original construction in 1900. Many internal features, and the overall layout of the building, have survived. The major exception to this is on the second-floor, where bombing during WWII has caused the loss of rooms to the north, east, and west, plus a large part of the roof. Other major later changes include the construction of the single-storey extension to the south of the building, and the small modern extension to the west of the building.*

*The most major proposed change to the building is the construction of a number of classrooms on the second floor, encompassing the area of the currently open roof-terrace. It is not believed that the proposals will impact upon any of the surviving original features on this floor, and the idea behind the reinstatement of this floor essentially supports the historic nature of the building by restoring it to a more similar way to how it was before WWII. The only consideration is therefore the visual impact of this proposal, and whether it will be designed to 'fit in' with the surviving original elements (e.g. the higher central part of the southern elevation).*

*Another relatively major change proposed to the building is the changes to rooms 15 and 16 (the kitchen and medical room on the ground-floor), including their extension to the south-west. Although this will slightly modify the original building footprint of the school, and mask a small part of the original building frontage, the prior existence of a modern extension in this area means that the impact of this is lessened.*

*Other changes, including the insertion of lifts within and around the dumb-waiter voids, and the creation of lobbies on some of the mezzanine floors, are not believed to have any major impact on the historic nature of the building, or any original features, etc. Similarly, it is not believed that the internal alterations to the two classrooms will have any significant impact on the historic nature of the building, with surviving original features, such as the ventilation boxes, blocked-up fireplaces, windows, doors, and flooring, likely to be retained. Furthermore, it would be ideal if the insertion of a new door into the reception classroom at ground-floor level could be done in a way which minimises impact on the historic building frontage – perhaps by copying the doorway just to the west, and retaining the upper part of the existing window.*

*It is therefore concluded that the current proposals for the redevelopment of this school will not have a major impact on the historic integrity of the structure, or on any of the original features within it. Attempts should be made to try to 'fit' any changes made into the current building as successfully as possible, particularly with the new rooms on the second-floor, which should be designed in such a way to fit visually with the surviving original fabric.*

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## **1. Introduction**

- 1.1** This report details the results of a historic building assessment conducted on Kensington Avenue Primary School, London Borough of Newham. This assessment was commissioned by Sai Wentum, on behalf of Newham Borough Council, to accompany a planning application for redevelopment of the building.
- 1.2** The building is positioned on the southern side of Kensington Avenue, just to the east of the junction with Browning Road, and some 450m to the north-east of East Ham tube station (Fig.1: site centre TQ 42701 84596). The building to be redeveloped is positioned in the centre of the school land (Fig.2).
- 1.3** The building was constructed in 1900. The majority of the building dates from this period, and only small alterations (such as the construction of the large single-storey dining / sports hall) have been made to it since then. This is with the exception of the loss of a large part of the upper (second) storey, and gabled roof above this, which took place during World War II.
- 1.4** The proposed redevelopment of these buildings involves significant works on the second floor, involving the construction of a number of new classrooms in areas currently occupied by an open 'roof-terrace' (essentially recreating the lost upper storey of the building). There will also be other more minor works elsewhere in the school, including internal alterations to certain rooms, construction of new lifts, and the insertion of a new external door, etc. Section 4 discusses these proposals in more detail.
- 1.5** This Historic Building Assessment has been commissioned following recommendations made by Adam Single, English Heritage Greater London Archaeological Advisor for the London Borough of Newham, that the building would benefit from such a study before redevelopment took place. The assessment ascertains which features of the building are original and may be impacted upon by the proposed development, and describes the historical development and phasing of the building.
- 1.6** The fieldwork was carried out by Compass Archaeology on the 28<sup>th</sup> May 2013, with a visit to the Newham Local Studies Library on 14<sup>th</sup> May 2013, and to Essex Record Office on 16<sup>th</sup> May 2013.
- 1.7** Compass Archaeology is grateful to Newham Borough Council for supporting the research and assessment. Further thanks to the staff of Newham Local Studies Library and the Essex Records Office. Finally, thanks to the staff of Kensington Avenue Primary School for facilitating the site visit, particularly the caretaker Bernie Blanc.

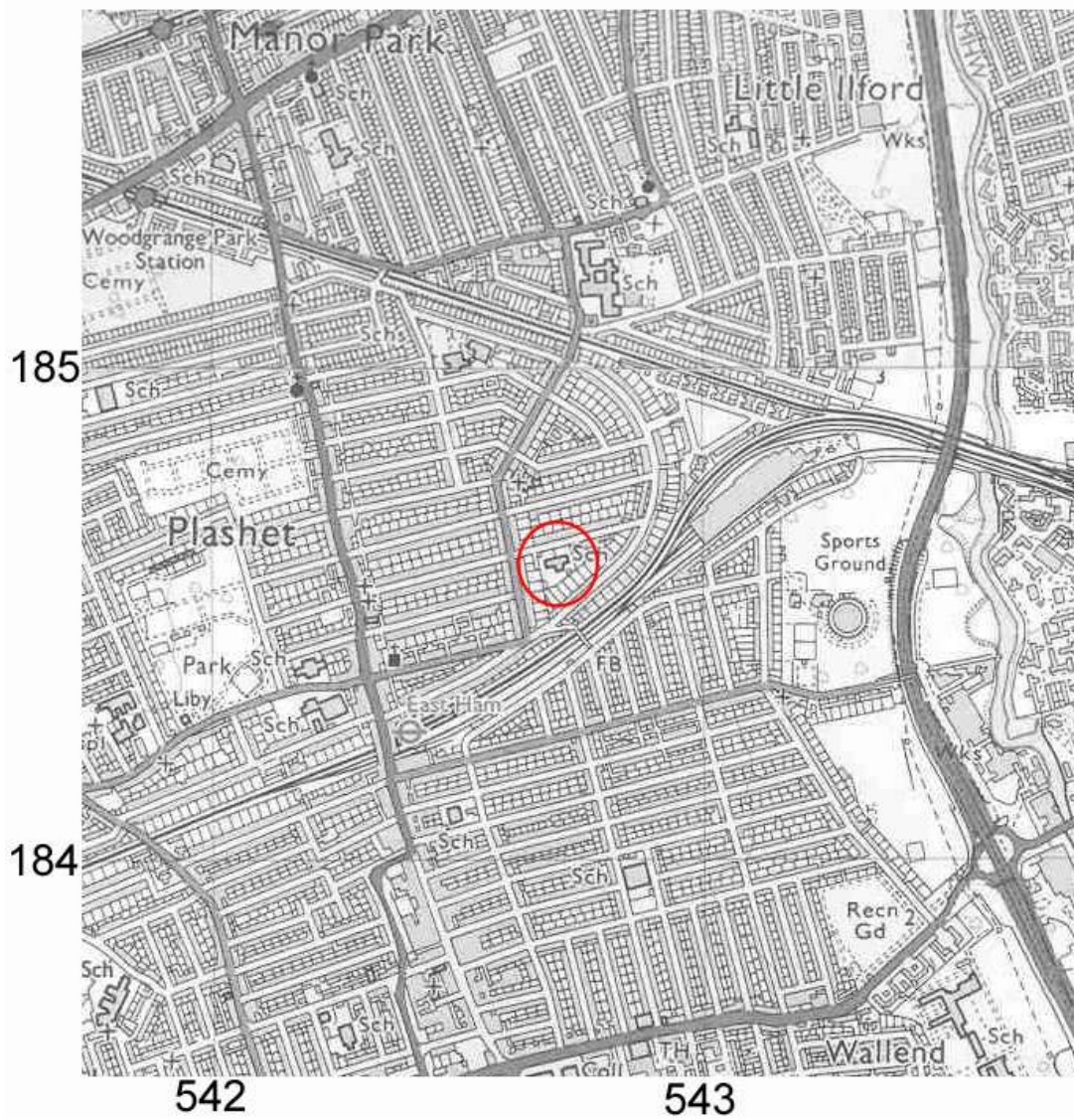


Fig.1: Site location, in relation to current OS map



TITLE: LOCATION PLAN KENSINGTON AVENUE PRIMARY SCHOOL, KENSINGTON AVENUE E12 6NN

Scale 1 : 1250



Fig.2: Current site plan

## **2. Objectives and Methodology**

**2.1** This Historic Building Assessment is being undertaken to gain a greater historical understanding of the building, before its redevelopment. In particular, the following things will be considered:

- The history of the building and its evolution over time
- Identifying any original features of interest
- Identifying the original layout of the building

This Historic Building Assessment, in particular, is designed to ascertain the impact of the proposed development on the building, particularly its impact on any original features and on the original layout of the building.

## **2.2 Methodology**

### **2.2.1 General**

All work was undertaken by persons with expertise in historic building recording and analysis, and the project was overseen by a full Member of the Institute for Archaeologists.

The work followed the Institute for Archaeologists' 'Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures' (2008), and the guidelines in English Heritage's 2006 'Understanding Historic Buildings. A Guide to Good Recording Practice'.

Relevant Health and Safety guidelines were followed throughout the project. All members of staff have CSCS Cards.

### **2.2.2 Documentary Research**

Research into the history of the building was undertaken at Newham Local Studies Library and Essex Records Office. This included consideration of cartographic and pictorial evidence. Any information held by the project team was also thoroughly examined, and information from the internet utilised.

### **2.2.3 Field Investigation**

Field investigation consisted of a walk-over survey, involving direct observation and analysis of the building in order to ascertain what information this provides about origin, form, function, date, development, etc.

The investigation included a visual examination of the building's external and internal fabric, with particular attention to stratigraphic relationships, materials, dimensions, methods of construction, joinery, fenestration, architectural styles, plan elements, decorative schemes, fixtures and fittings, and other details that help to date the building or its various stages of evolution. The objective has been to break the

building down into a series of intelligible phases of architectural development, and to record the surviving original architectural aspects of the building whilst also noting any changes that have taken place since its construction.

The focus during the field investigation was on the areas which are to be affected by the proposed development.

#### **2.2.4 Survey and drawings**

Plans and elevations provided by the client and architects were utilised during the production of the Historic Building Assessment.

#### **2.2.5 Photography**

Photography consisted of views both of the site in general and specific parts of the building. Both exterior and internal shots were taken. Photographs of particular features (fittings, fixtures, original features, any evidence of the various phases) were also made. The photography was undertaken using a digital camera, producing both 'RAW' and 'Jpeg' images, in colour and, where appropriate, black-and-white.

A comprehensive photographic record, noting what each photograph was of, where it was taken, and from what direction, was made throughout the fieldwork.

#### **2.2.6 The written account and archiving**

Following the completion of the fieldwork, this written report was compiled.

A copy of the full archive (drawings, photographs, correspondence, and the full report) will be deposited in the Museum of London Archive.

### 3. Historic Background

3.1 The area of Kensington Avenue Primary School is shown as within open fields on all maps up to, and including the 1894-6 OS Map. For example, the 1839 Little Ilford Tithe Map (fig.3) positions the site in an arable field (field 7), called 'Jews Farm', owned by Thomas Watson, and occupied by John Matthew. The surrounding fields are also open (many used for pasture), with a small lane (Jews Farm Lane) to the south of the site. The 1862 25inch OS Map (fig.4) also shows the site in open fields, with the addition of the railway to the south-east of the site, and buildings (presumably farm buildings) to the south. The 1894-6 OS Map (fig.5) shows the site in the same way, and is the last to do so before the construction of the school and surrounding residential development.



Fig.3: 1839 Little Ilford Tithe Map



Fig.4:  
1862 First  
Edition  
25inch OS  
Map

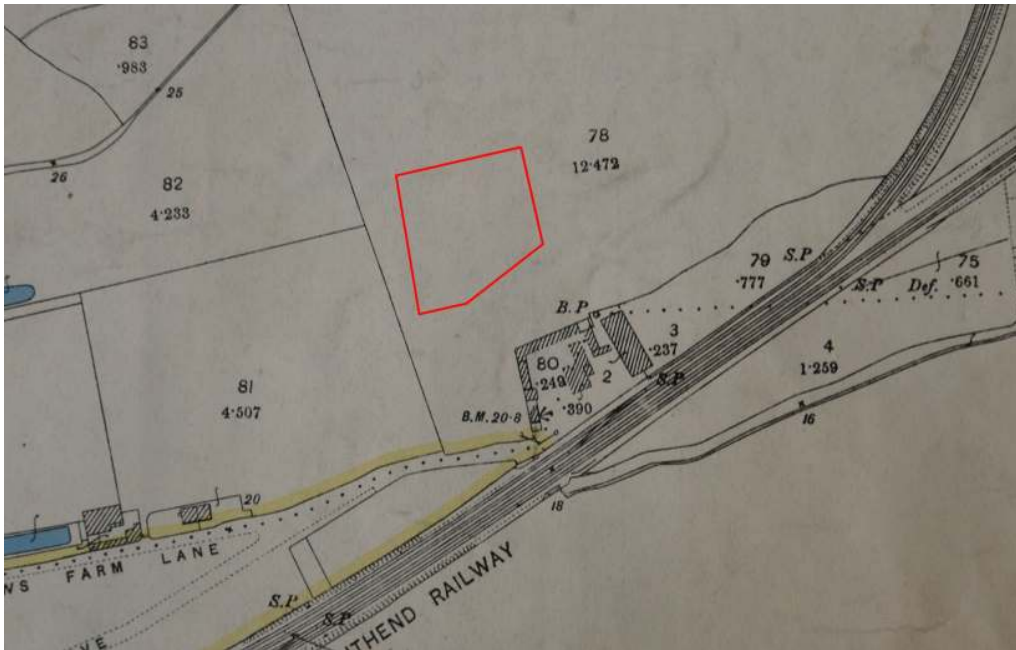


Fig.5: 1894-6 OS Map

- 3.2 Kensington Avenue Primary School was constructed in 1900, by Little Ilford School Board. Cregar and Son were the builders.



Fig.6: Photo of the plaque recording the construction of Kensington Avenue Primary School



3.3 This photograph, from the early 1900s, shows the rear (southern) part of Kensington Avenue Primary School (fig.7). The school building is substantial, consisting of three main floors, plus five gables forming the southern side of the roof, and gables at each end. Four sets of stairs leading up into the ground-floor of the building are shown. Either side of the centre of the school are projecting 'turrets', with six sets of windows / floors, and with a smaller gabled roof on top of them – these contained the inner flights of stairs, and are still present today. Leading off each of these 'turrets' are sections with six sets of windows and floors – these equate to the mezzanine levels found today.

The main difference between this photograph and the school today is the loss of the third floor (second storey) – at either end the entire upper floor and roof has been lost and is now an open roof terrace, and the central section has lost its gabled roof. The 'turrets' and adjacent areas of mezzanine floors survive to their full height, with their roofs. It should be noted that the northern side of the building has entirely lost its upper storey and roof (this cannot be seen on this photo).



Fig.7: *Photo of the southern side of Kensington Avenue Primary School, early 1900s*

**3.4** The 1920 25inch OS Map (fig.8) is the first to show the school, and its layout, in any detail. The surrounding areas had been developed residentially, and the current road layout created. It is clear, therefore, that the school was constructed alongside the general development of this area.

The main school building, in the central part of the site, is shown in broadly the same way as it is today, with the major exception of the large single-storey southern extension to the building. The western end of the building is also slightly different from today, with a small projection in the centre of this (presumably the original entrance into the school), in contrast with the larger extension on the western end which exists today. The southern projections correspond to the stairways into the building, all of which survive today. There is also a line dividing the school in two – this reflects the boys' and girls' halves of the school.

Two of the buildings around the perimeter of the site are still there today – the building in the north-western corner (the caretaker's house), and the long rectangular building in the south-western part of the site. Most of the others, including those along the southern boundary of the site, have been demolished since then.

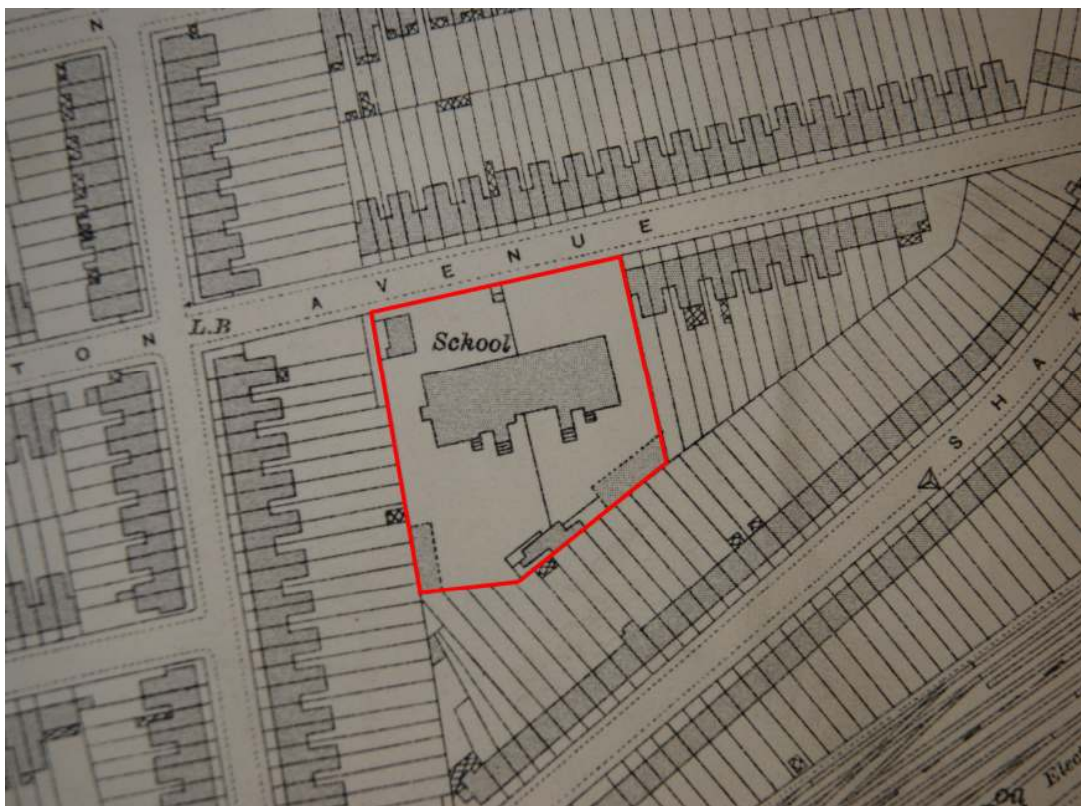


Fig.8: 1920 OS Map

- 3.5 No changes to the school, either the main building or the smaller external buildings, are depicted on the 1939 25inch OS Map (fig.9)

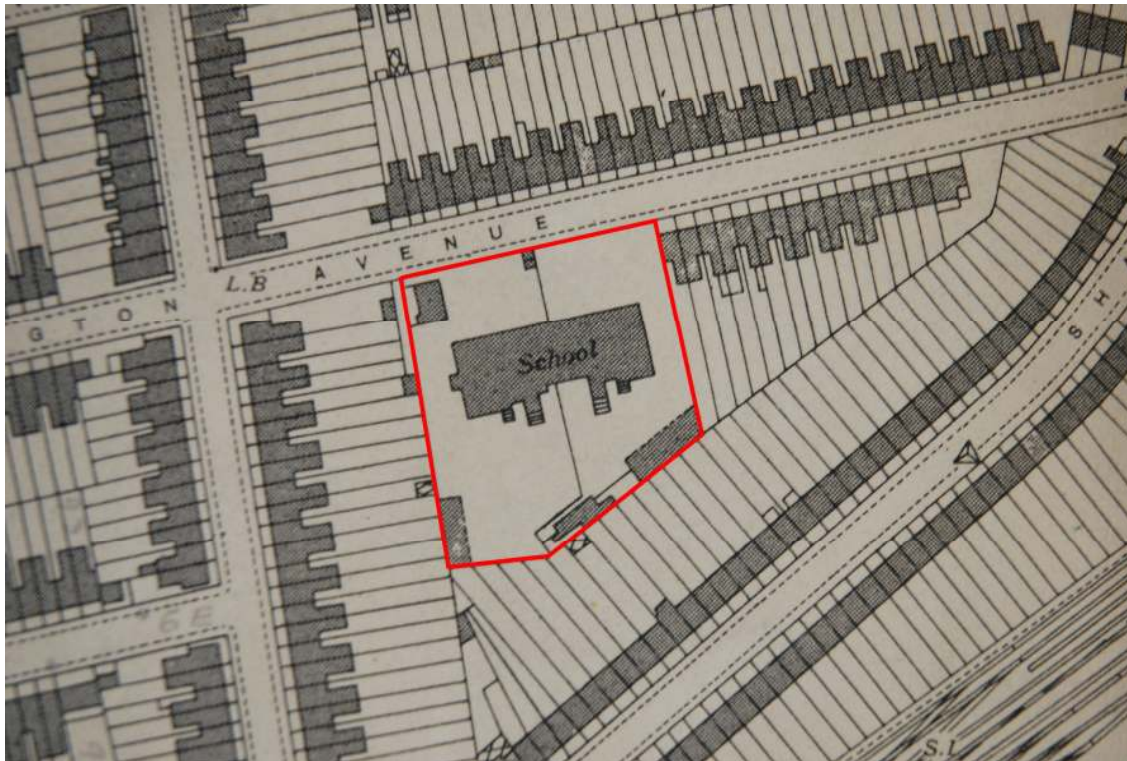


Fig.9: 1939 OS Map

- 3.6 This area was heavily bombed during WWII, and the East Ham Bomb Index records that an incendiary bomb hit Kensington Avenue School on the 16<sup>th</sup> September 1940. This is the cause of the loss of the upper storey of the building. This is shown in the Minutes and Reports of the County Borough of East Ham Education Committee, where the entry for the 13<sup>th</sup> December 1941, under the title “Reinstatement of War Damage at Schools”, records that “*The Borough Engineer also reported...to the possible reinstatement of the top floor of Kensington School. Resolved to recommend that the Borough Engineer be authorised....(b) to prepare a scheme for the remodelling of the top floor of the Kensington School*”.
- 3.7 The 1962 25inch OS Map (fig.10) shows the main block in the same way as on the earlier maps, with the southern projections, the small projection out to the west, and the line separating the boys’ half from the girls’ half. There are, however, some changes to the buildings around the perimeter of the site, with the addition of two buildings along the western side, one along the eastern side, one to the south of the school, and the destruction or reduction of the one in the south-eastern corner of the site and its replacement by a smaller square structure. The two along the western side of the site, the one to the east, and the square structure to the south-east, survive today.

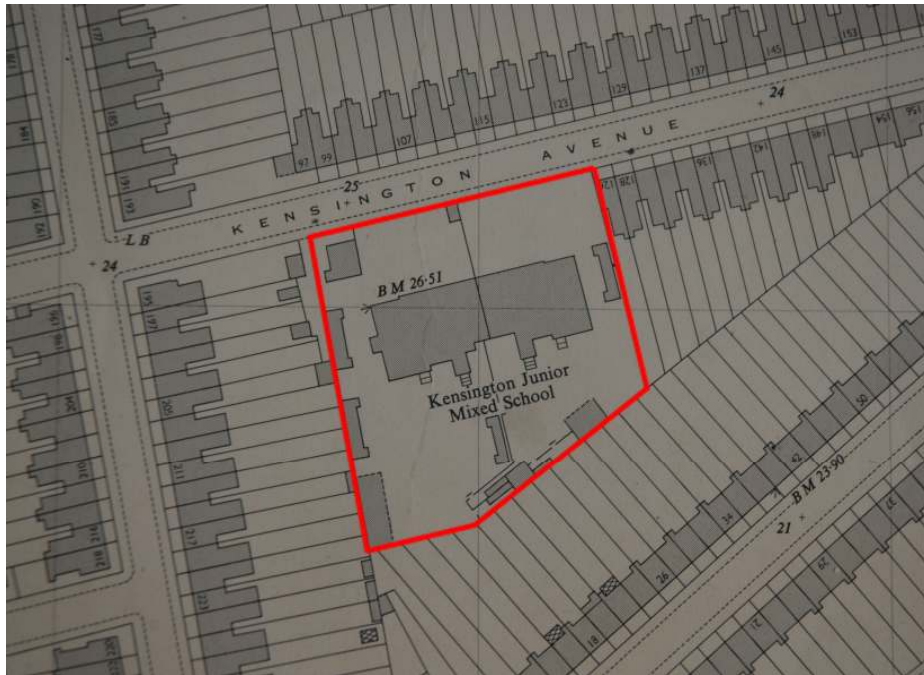


Fig.10: 1962 1:1250 OS Map

**3.8** The 1971 OS Map (fig.11) shows, crucially, the single-storey southern extension (housing the Sports / Dining Hall) which exists today. This is the major change depicted on this map, and which renders the building in broadly the same form as it is today. The small western projection is still depicted, indicating that the main entrance to the school was still through here at this date, and that the western extension was constructed after the 1970s.

There is also a change in the exterior building to the south of the main block, which is now a small square structure rather than the more complicated elongated structure shown on the earlier maps, alongside the destruction of the other exterior building to the south of the main block. The only difference between the exterior buildings shown on this map and those found today is the lack of the small rectangular block in the northern part of the site.



Fig.11: 1971 OS Map

#### 4. The Proposed Development

4.1 The proposed development involves a number of changes to the building. The exact nature and extent of some of these are unknown, however they are believed to include:

- Significant changes to the second floor of the building (No.1 on fig.12). This will involve the extension of the rooms on the second-floor to encompass the whole area (i.e. buildings will be constructed in the currently open roof terrace area). This will essentially re-establish the upper storey which once existed, and will also necessitate the rebuilding of the roof in this area.
- Insertion of new lifts (No.3 on figs.13+14).
- Insertion of a new door into the reception classroom at ground-floor level (No.5 on fig.14).
- Changes to the kitchen and toilets at ground-floor level, including their extension (No.2 on fig.14).
- Changes to / insertion of lobbies on the first-floor mezzanine levels (Nos.4+9 on figs.13+14).
- Internal alterations to one of the ground-floor classrooms (No.6 on fig.14).
- Internal alterations to one of the first-floor classrooms (No.7 on fig.13).

4.2 The following plans have been kindly provided by Shephard Epstein Hunter.

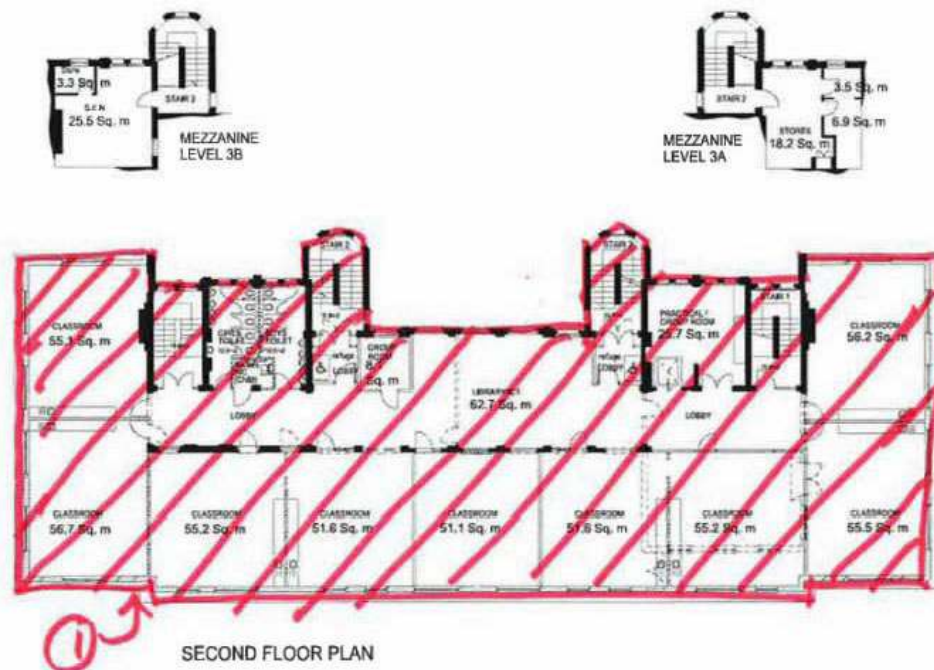


Fig.12: Second floor plan, showing proposed new buildings

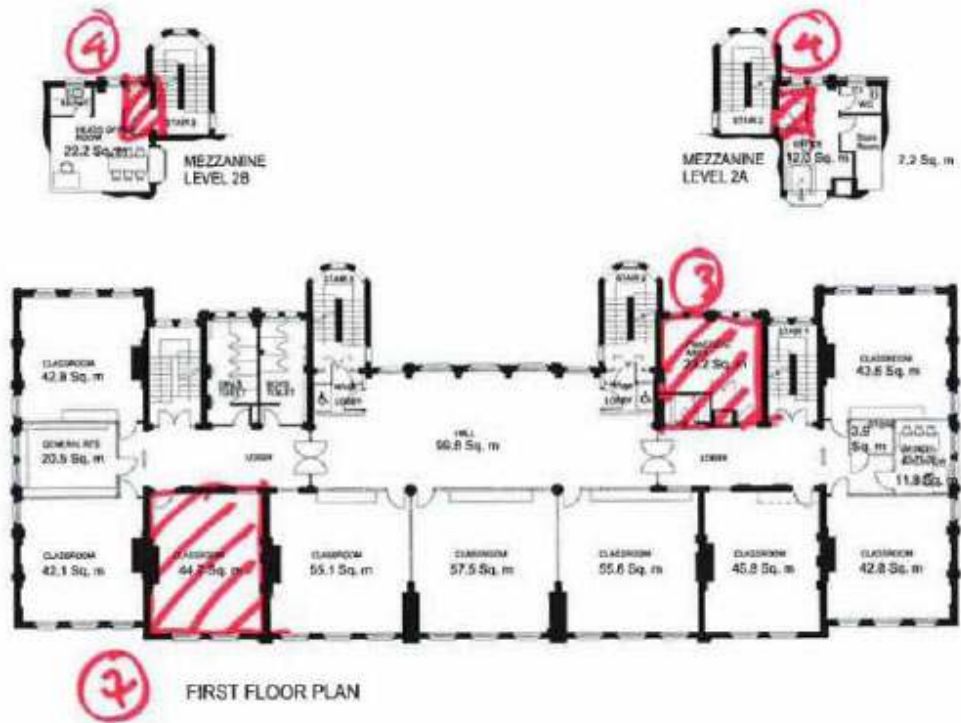


Fig.13: First floor plan, showing proposed changes



Fig.14: Ground floor plan, showing proposed changes

## 5. The Historic Building Assessment

### 5.1 Introduction

The following text, plus photographs, maps, and illustrations, discusses the impact of the proposed development on different parts of the building. Discussion considers evidence for the building's original construction and original features, and the impact of the different aspects of the proposed development on these. Reference will be made to cartographic and documentary sources where relevant.

Floor plans provided by the London Borough of Newham have been utilised in this, and are reproduced as figs.15-17 below. Rooms which will be affected by the proposed development are numbered, and are referred to as such throughout the report.

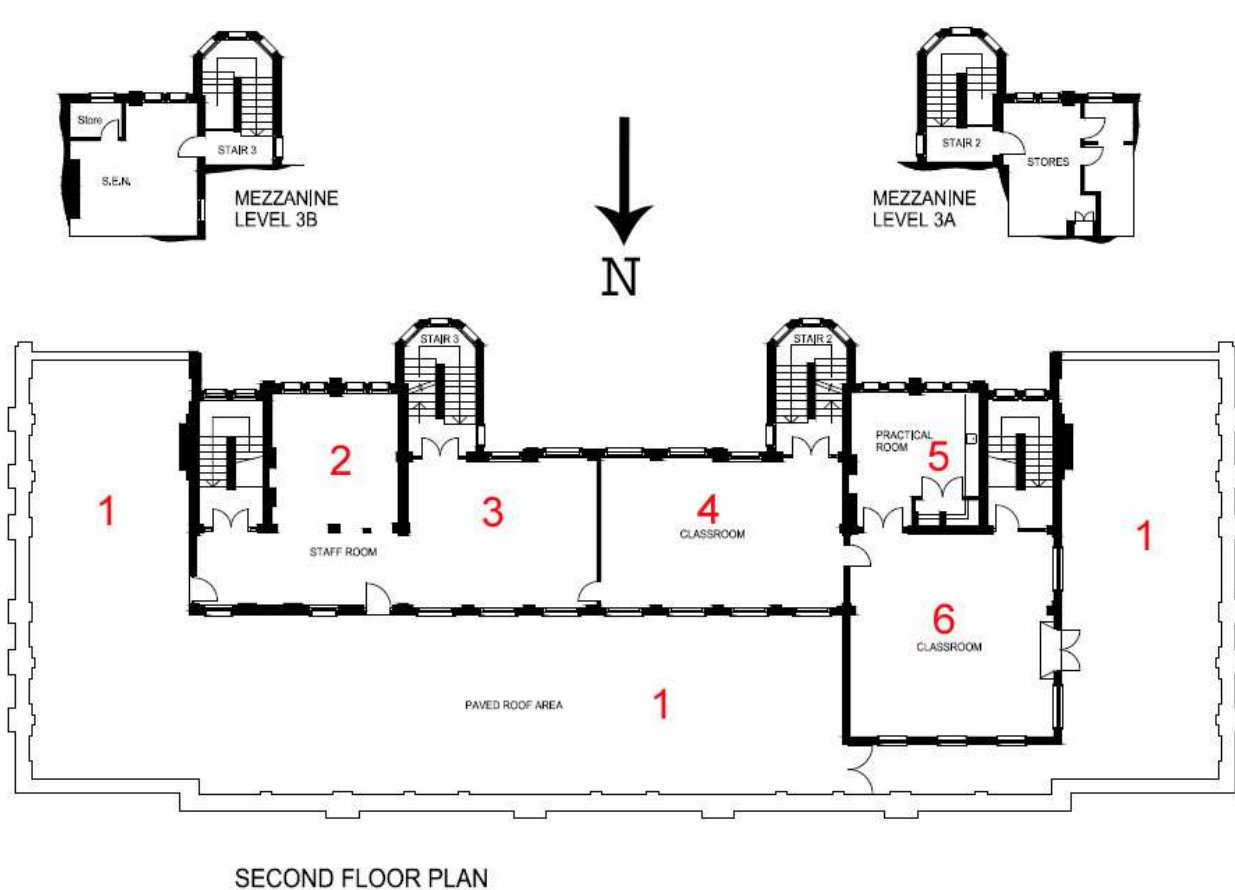
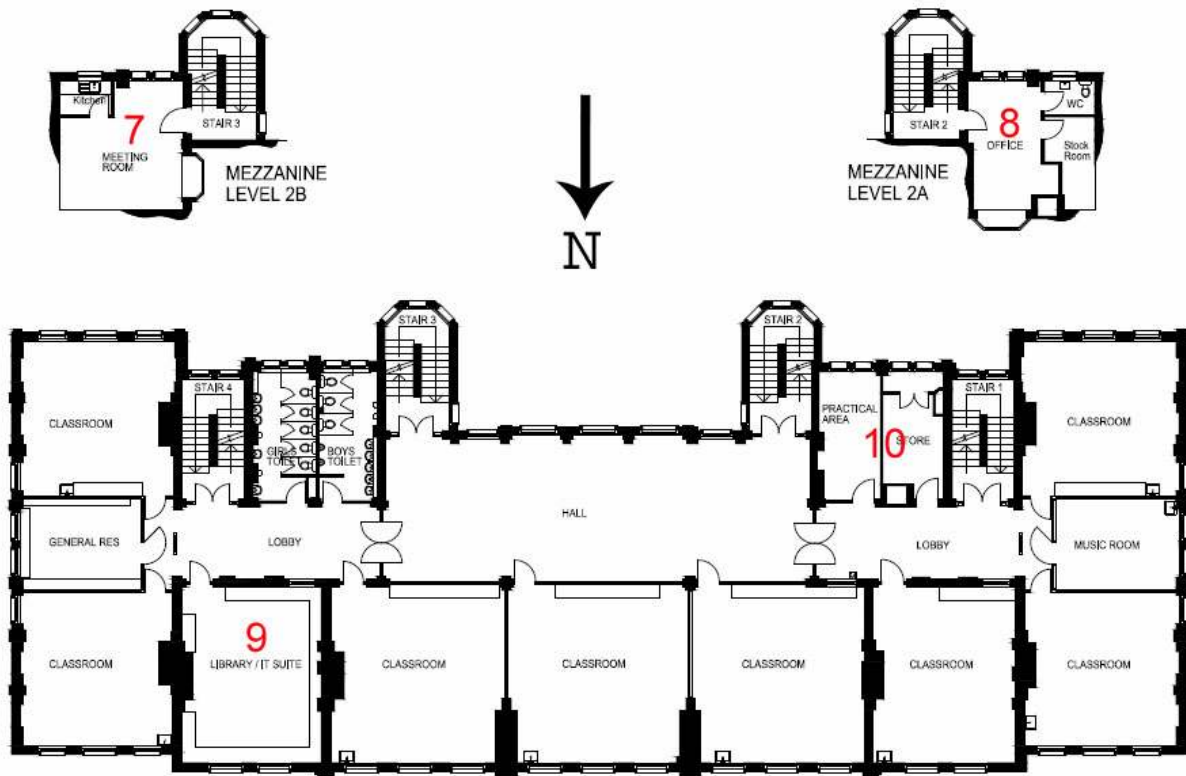
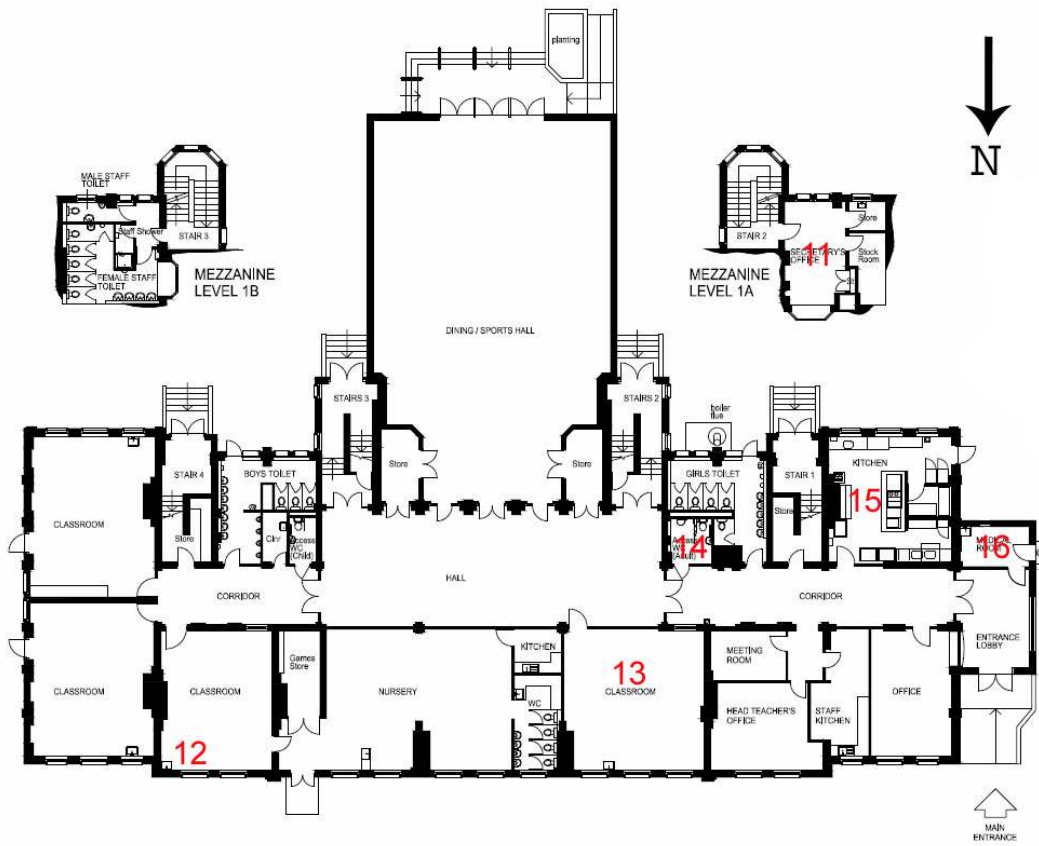


Fig.15: Current second-floor plan



FIRST FLOOR PLAN

Fig.16: Current first-floor plan



GROUND FLOOR PLAN

Fig.17: Current ground-floor plan



## 5.2 Changes to the Second Floor:

The most major change proposed to the building is the extension of the second floor, building classrooms over the entirety of this floor (i.e. encompassing the current open roof-space labelled '1' on fig.15). This will essentially restore the upper storey which was lost during bombing in World War II, and will also necessitate the rebuilding of the roof in this area.

The plan below (fig.18) highlights which walls are original, and which belong to later phases of work – green is original; pink post-WWII; and yellow is very recent (21<sup>st</sup> century).

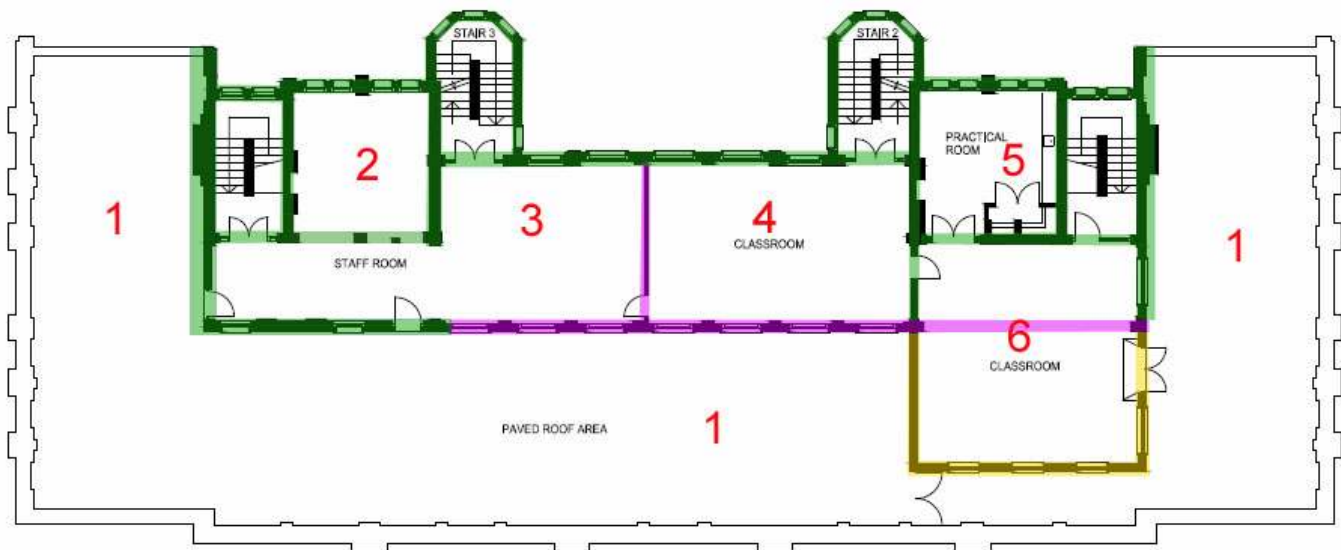
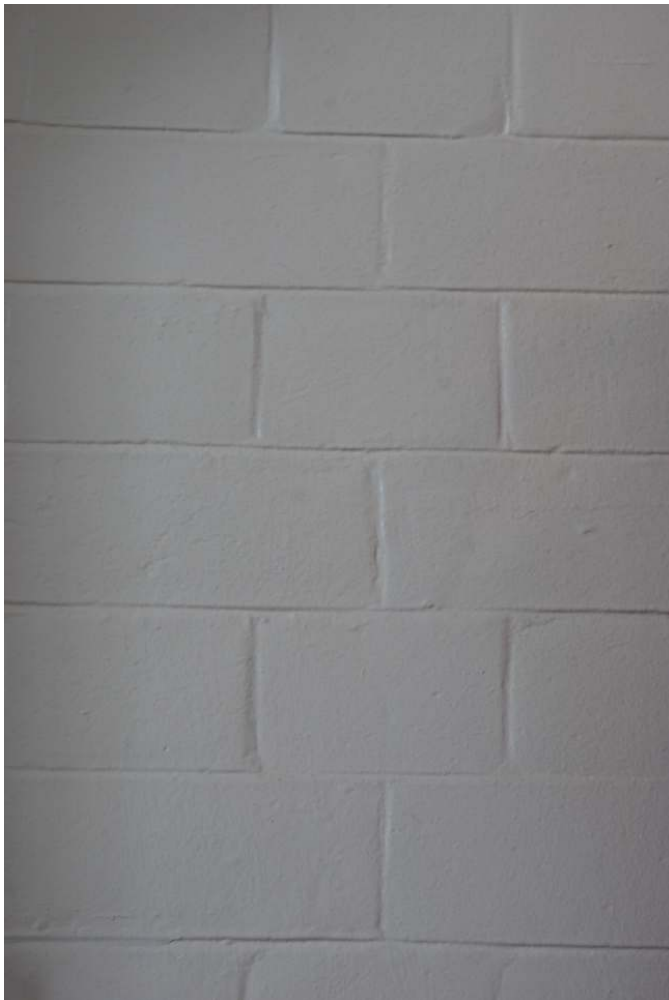


Fig.18: *Current second-floor plan, with original and later walls highlighted*

### 5.2.1 Original Features on the Second Floor

Certain parts of the second-floor are original. This includes the southern parts of all of the rooms, plus other individual elements. The northern part of this floor, and the far eastern and western parts, have been modified during the post-WWII rebuilding of this floor, to form an open terrace.

The southern walls of all of these rooms are original, plus the eastern part of the northern wall, the eastern and western walls of the building, and the wall dividing room 4 from rooms 5+6 (green on fig.18). These walls all have certain decorative features, including a string course running around the walls just below window height (originally exposed and glazed), visible coursing of brickwork, glazed lower section of brickwork, and rounded (bullnosed) corners to the buttresses, doorways, etc.



*Fig.19: The brick coursing visible on the interior of the original walls on the second-floor (Room 3)*



*Fig.20: The rounded (bullnosed) corners of brickwork in one of the corners in room 3*



*Fig.21: The string course running along one of the original walls in room 4, but seen throughout the school*

The window openings in the surviving original northern wall are set in a masonry reveal, with a wooden sill, and are 3 panes wide (although many of the windows themselves are later replacements). The door in the eastern part of the northern wall of room 3 is set within the original opening – a tall rounded opening stretching up to ceiling height, with a window probably set above it. The original opening between rooms 4 and 6 can also be observed – this was clearly a tall wide opening, with the present door being a later insertion. The doorway opening, plus original surrounding glass panel, at the eastern end of room 3 leading to the stairs is also original, however that at the western end of room 6 is not. A small high-level blocked-up opening can also be visible in room 3 – the nature of this has not been identified, although it enabled access into mezzanine level 3B. The positions of radiators can also be identified on the floors, marked out in concrete.



*Fig.22: One of the original window openings in the northern wall of room 3*



Fig.23: *The modern door in the original doorway opening in the northern wall of room 3*

Fig.24: *View from room 6, showing the inserted small door on the left, within the large door opening between rooms 4 and 6*

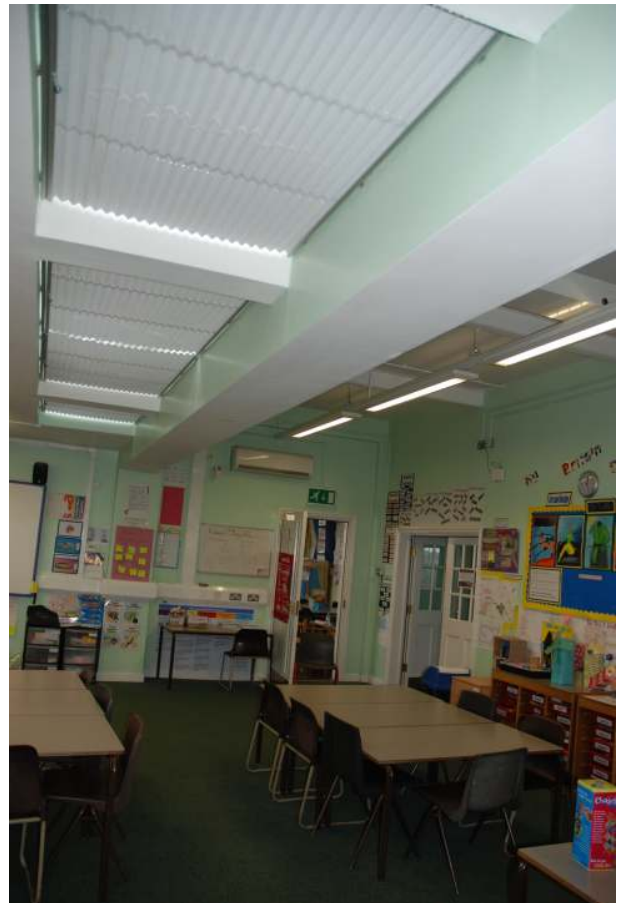




Fig.25: Original doorway and glass panelling in the eastern part of room 3, leading to the stairs



Fig.26: Later doorway and glass panelling in the south-western corner of room 6



*Fig.27: Small high-level blocked-up opening on southern side of room 3*



*Fig.28: Original position of one of the radiators in room 3*

The two smaller lower-ceiling rooms (rooms 2 and 5) are also original, and contain a number of original features. These are positioned directly beneath the mezzanine floors, explaining their lower ceiling-levels. Original features in these rooms include the riveted metal beams in the ceilings, plus the supports for chimneys in the overlying rooms. Room 2 appears to have originally had a pair of double doors on its northern wall, and room 5 a single door.



*Fig.29: Room 2, looking south-west, through openings that would originally have held a pair of double doors*



*Fig.30: The chimney supports on the eastern side of room 2, for fireplace in overlying mezzanine level*





Fig.31: Room 5, looking south-west



Fig.32: One of the riveted metal beams in rooms 2 and 5

Certain other original features can be seen from the exterior roof-terrace area of this floor. This includes the blocked fireplaces / chimneys on both the eastern and western sides of the building, and the engineering brick abutments surrounding the entirety of the roof-terrace.



*Fig.33: The chimney on the western side of the building*



*Fig.34: Some of the engineering brick abutments on the perimeter of the building*

## 5.2.2 Post-War Rebuilding

The second phase of development on the second-floor involves the construction of the wall along the majority of the northern half of the present building, and the demolition of whatever remained of classrooms to the north, east, and west of the floor (i.e. in the area of the open roof terrace 1) (see fig.18). These were destroyed by the incendiary bomb which hit the school on the 16<sup>th</sup> September 1940, with the remodelling of the top floor being referred to in the Minutes of the East Ham Education Committee of December 1941 (see section 3.6).

The main evidence for this phase of rebuilding is the northern wall along the majority of the building. This is with the exception of the far eastern part of the wall, which is original (based on the differences on the interior face of the wall, as the original eastern part has string courses, brick coursing visible, rounded corners to buttresses, etc, whereas the western part of the wall lacks these – see fig.35). Clearly this part of the wall survived World War II, and there was originally a wall along this line. The new wall is slightly thinner than the original wall (*c*100mm thinner). The windows in this new wall are different from the original ones, being set in a wooden frame, having no sill, and being 4 panes wide, and there are no door openings in the new part of this wall. The exterior of the entirety of this wall (both the original and later parts) has been rendered over. This is with the exception of the far western part, which has since become incorporated into the larger extension to the north, with only a beam at the upper levels along this line surviving (see discussion below, 5.2.3).



*Fig.35: The join between the original and new parts of the northern wall of room 3 – the original (eastern) part has a string course and visible brick coursing; the later (western) part lacks these*



*Fig.36: One of the later windows in the northern wall of room 3*



*Fig.37: The northern exterior face of room 3 (in foreground) and room 4 (in background), rendered over*



*Fig.38: Close-up of the new northern wall of room 4, exterior face, showing rendering and wider 4-pane windows*

The interior of the classrooms on this floor have been partly modified alongside the changes made after the destruction of World War II. In particular, a wall has been inserted between rooms 3 and 4 (a wooden-framed chipboard insertion). The ceilings in the western half of room 3 and in room 4 have been replaced, presumably during the rebuilding after WWII.



Fig.39: *The later chipboard wall between rooms 3 and 4*



Fig.40: *The later ceiling in room 4*

The eastern and western ends of this floor were also modified after WWII, as the rooms which once existed here were presumably destroyed by bombing. The ends of the building were rationalised, to end beside the stairs, with the eastern and western parts being left as open roof-terraces. The southern parts of these walls were original, as can be seen from the outside where the remnants of the chimney can be seen, so there was originally a wall on this line. However, these ends have been rendered over, in a similar way to the northern wall, and any rooms beyond them demolished.



*Fig.41: The western end of the second-floor buildings, and adjacent roof terrace*

### 5.2.3 Later changes to the second-floor

The latest change to the second-floor is the construction of the northern part of room 6. This is obvious from the outside, as this part has a lower roof than that to the south, and this roof is of metal construction. The position of the earlier door on the western face can be seen just to the south of the present door. The difference in ceiling heights between this later extension and the earlier part of the room is also visible on the inside, with a large beam separating these two parts (along the line of the earlier northern wall). The extension contains modern fixtures and fittings (windows, doors, etc). It is believed that this extension was constructed in the last ten years or so.



Fig.42: *The modern extension, looking south-west*





*Fig.43: The modern extension, with the lower ceiling height, looking south-east. The earlier door is visible to the right of the present door*



*Fig.44: The interior of room 6, looking south-east (from within the area of the modern extension), showing the beam running across and separating the modern extension from the older higher-ceiling part*



*Fig.45: Room 6, looking north-east (towards the modern extension), showing the beam running across and separating the modern extension from the older part*

- 5.2.4** The proposal involves the construction of new classrooms along the northern, eastern, and western sides of the second-floor, in the areas currently occupied by the open roof-terrace. It is likely that most existing wall-lines will be retained, along with the general layout of the buildings which are currently standing. The proposals will not, therefore, impact upon the existing standing building. The visual impact of essentially restoring the upper storey of the school will have the most impact. This should be borne in mind.



*Fig.46: The northern elevation, showing the flat roof*



*Fig.47: The southern elevation, showing the existing gables towards the centre of the building*

### 5.3 Insertion of New Lifts:

New lifts are proposed to be inserted in the existing dumb waiter void, which runs from the basement up to the second floor, and is positioned in the north-eastern corner of room 14 on the ground-floor, the north-eastern corner of room 10 on the first-floor, and within the cupboard of room 5 on the second-floor.

The dumb waiter is believed to be original to the construction of the building. It has now fallen out of use, however the void in which it once operated remains, and the area of this can be seen at each level. Furthermore, the panelling outlining the area of the dumb waiter can be seen on both the ground and first floors.

This area will need to be opened up slightly, in order to facilitate the existence of a lift. This may have some impact on the surrounding areas, although this should not be too intensive.



Fig.48: *The cupboard containing the dumb-waiter void on the second-floor, in the north-west corner of room 5*



Fig.49: *The area of the dumb-waiter on the first-floor, on eastern side of the doorway in room 10*



Fig.50: *The panelling showing the area of the dumb waiter on the first-floor, viewed from the central lobby, looking south-east*



*Fig.51: The panelling showing the area of the dumb-waiter on the ground-floor, between the door on the right of frame and high-level internal window to left*

#### 5.4 Insertion of a New Door into Room 12:

Room 12 is currently in use as a classroom on the ground-floor, and there is a proposal to insert a new door in its north-eastern corner, connecting it to the outside area.

The exact size and positioning of this door is undecided, however it appears to fall in an area of broadly open wall / brickwork, with the only original feature in this area being a ventilation box (seen in a number of different places around the school). It may also fall within the area of a window. Although the insertion of this door could arguably diminish the regular feel of the building frontage, the door could be inserted in such a way as to fit with this. For example, the current door, to the west of this, has an overlying window-light (fig.53) – a similar thing could be done for the new door.



Fig.52: The location of the proposed door into room 12 – interior and exterior



*Fig.53: Part of the northern frontage of the building, showing the area of the proposed new door (left of image), and the existing door with overlying window light (right of image)*



## 5.5 Changes to Rooms 15 and 16:

Changes are also proposed to rooms 15 and 16, currently in use as the kitchen and store-cupboard, on the ground-floor in the south-western corner of the building, with their combination into one room and extension to the south-west.

The kitchen, room 15, is within the area of the original school building, although has been substantially altered and modified in recent years – with the insertion of internal partitions / cupboards, and modern fixtures and fittings. The position of the original fireplace can be seen, although is now blocked-up, the windows along the southern wall are original, and the door into the room from the main school building is also believed to be in its original position. The door in the western wall, leading out to the external playground, is also probably original, as has an overlight similar to those in other rooms, and there is no evidence for it having been inserted at a later date (the only change to this is the insertion of the extractor flue which has removed the upper part of the overlight).



*Fig.54: Room 15, looking south-west, and showing the original windows*



*Fig.55: Room 15, looking north-east, and showing the door in*



Fig.56: *The door to the exterior in room 15, with the original lower part of the overlight*

Fig.57: *The blocked-up fireplace in the eastern wall of room 15*



However, room 16, the store cupboard, is not part of the original school building, but instead forms the southern part of the single-storey western extension, constructed after 1971 (based on cartographic evidence). The difference between this part of the building and the main school building is obvious from the exterior, as the later extension has a flat roof, is painted in yellow, and has different windows. The interior of this store cupboard therefore has no features of historic interest.



Fig.58: *The interior of room 16*

The proposal to combine and extend these rooms would also encompass the area in the south-western gap between the two buildings. This would make no real difference to the lines of the building, as the original western line of this has already been partly covered by the construction of the single-storey extension, and it would simply extend the southern wall-line on the same line. It would, however, cover up a small part of the original building frontage, although the fact that a modern extension already exists in this part of the building means that a new modern extension would not have such an impact.



*Fig.59: The area of the proposed extension between rooms 15 and 16, looking north-east, and showing the original school building and later single-storey extension*



*Fig.60: The area of the proposed extension between rooms 15 and 16, looking north*

## 5.6 Insertion of Lobbies on Mezzanine Levels:

There are proposals to insert new lobbies on the mezzanine levels – on mezzanine level 2A and 2B (between the first and second floors), and on mezzanine level 1A (the western mezzanine level between the ground and first-floor).

All of these mezzanine levels have a number of surviving original features. They all have riveted cross-beams in their ceilings (seen elsewhere across the school), blocked fireplaces, and internal bay windows looking out over the internal hall / corridors. There are also some later changes to the rooms, including the modern window replacements in the southern walls.

The proposals to insert new lobbies are focused in the south-eastern and south-western corners of these rooms (see plans above), away from the original features (blocked fireplaces, bay windows, etc), so should not have any major impact on the historic integrity of these rooms.



Fig.61: Mezzanine level 2A, looking south, showing the area of the proposed new lobby



*Fig.62: Mezzanine level 2A, looking north, showing the internal bay window onto central lobby*



*Fig.63: The original riveted cross-beam, in mezzanine level 2A, but seen elsewhere across the building*



Fig.64: Mezzanine level 2B, looking south-west, showing the area of the proposed new lobby



Fig.65: Mezzanine level 2B, looking east, showing the blocked fireplace wall and riveted cross-beam in foreground



Fig.66: Mezzanine level 2B, looking west, showing the original internal bay window



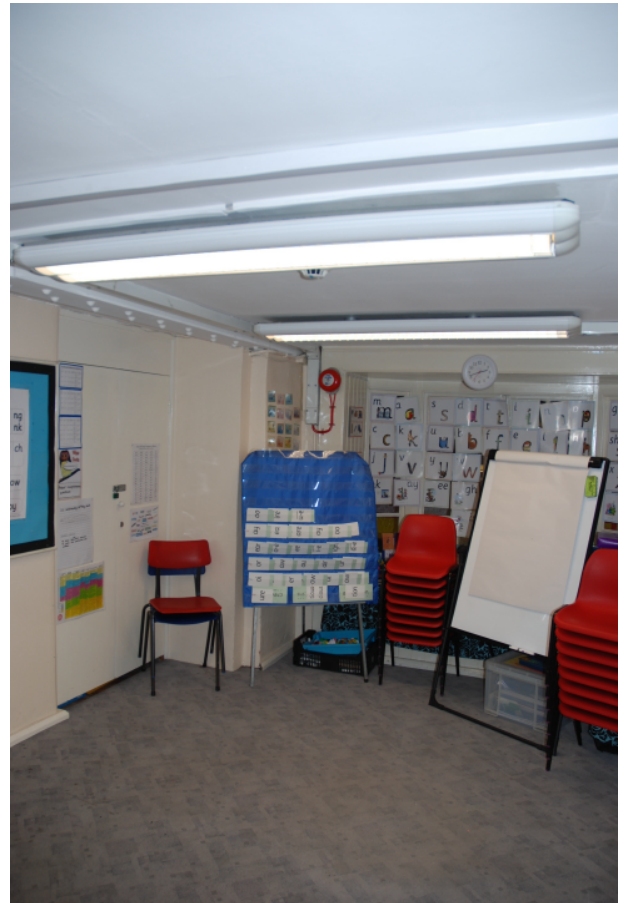
Fig.67: Mezzanine level 1A, looking south-east, showing the area of the proposed new lobby





Fig.68: *The blocked fireplace on eastern wall of mezzanine level 1A*

Fig.69: *Mezzanine level 1A, looking north, showing the original internal bay window, plus 'box' enclosing dumb waiter to the left*



## 5.7 Internal Alterations to Room 13:

Room 13 is in use as a classroom on the ground-floor, and there are proposals to undertake some internal alterations to this room. It, like many of the other rooms in the school, retains its original footprint and layout, although with modern fixtures and fittings (furniture, lighting, boards, etc). A few interesting original features were, however, observed within this room.

The doorway into room 13, and the windows positioned over and to the west of it, are original to the construction of the building, and were designed to allow light into the corridor.



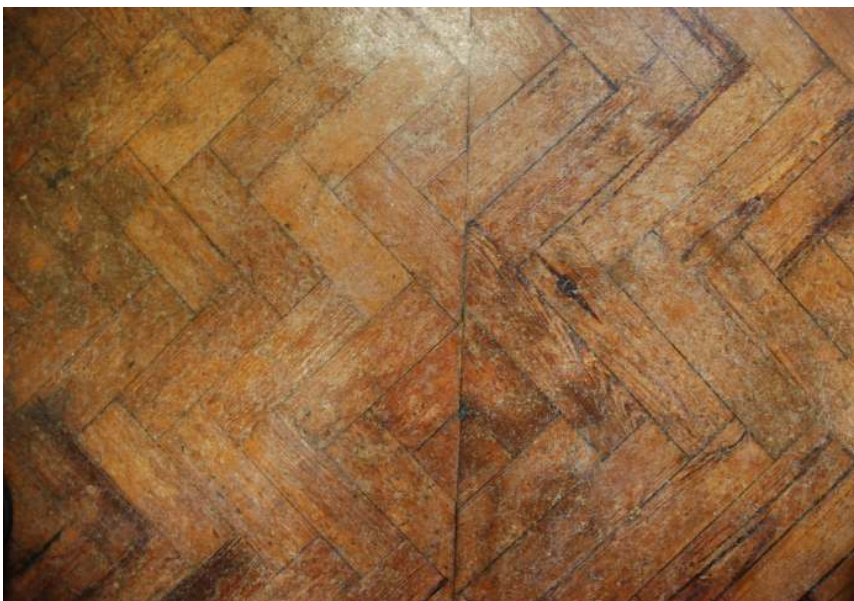
*Fig.70: The southern wall of room 13, showing the original doorway, overhead light, and adjacent windows into hall / corridor*

The three windows on the northern wall of room 13, plus the three ventilation boxes, are also original, and similar to those seen elsewhere in the school (see discussion of the ventilation boxes in section 5.8).



*Fig.71: The northern wall of room 13, showing the original windows and ventilation boxes (between windows and on adjacent eastern wall)*

The flooring in this room has been partly carpeted-over (a later change), however the original wood-block floor can be seen around the outside of the room. Interestingly, differently-sized blocks appear to have been used either side of a line running north-south down the western side of the room – it is unclear why this may have been, possibly delineating an area where the teacher would have stood? This was also observed in room 12, in a slightly different form, with an intervening line of blocks.



*Fig.72: The flooring in room 13, showing the different sized blocks either side of the line*

The original fireplace in this room was observed in the north-eastern corner of room 13, although it is now blocked-up and used as a cupboard, in a similar way to the other fireplaces in the school.



*Fig.73: The blocked-up fireplace in the north-eastern corner of room 13*

## 5.8 Internal Alterations to Room 9:

Room 9, currently in use as a classroom on the first-floor, is typical in many respects to the other classrooms in the school, and there are proposals to undertake some internal alterations to it. The footprint, size, and general layout of the classroom has remained the same from when it was first constructed, although modern fixtures and fittings (lights, boards, tables and chairs, etc), are found within it. There are, however, a number of interesting features original to the construction of the building within this room:

The door into the classroom, on the southern side of the room, is original, with the overlight above it. The light to the west of this, also on the southern wall, is also original to the construction of the building – designed to let light into the adjacent corridor.



*Fig.74: The southern wall of room 9, showing the original doorway, overlight, and internal window to the west*

The window openings on the northern wall are also original, and are the same as those found elsewhere in the school.



*Fig.75: The northern wall of room 9, showing the original windows and three ventilation boxes*

Three ventilation boxes were observed on the northern wall of room 9, and in other locations around the school. The handle which is used to open and shut them is interesting, as it is in the form of a hand clutching a baton (fig.76).



*Fig.76: One of the ventilation boxes on the northern wall of room 9*

The original fireplace, in the eastern wall of the room, has been blocked up and is now in use as a cupboard, although its position can clearly be seen. This has been done to most of the other fireplaces in the school.



Fig.77: *The blocked fireplace in the eastern wall of room 9*

## **6. Conclusions**

- 6.1** A general understanding of the development of this building has been gained through the Historic Building Assessment, and particular original features identified. This has been compared with other sources of information, particularly cartographic, where useful. The proposals for the redevelopment of the school have been considered in light of this, considering the impact of these proposals on the historic integrity of the building.
- 6.2** The majority of this building dates from its original construction in 1900. Many internal features, and the overall layout of the building, have survived. The major exception to this is on the second-floor, where bombing during WWII has caused the loss of rooms to the north, east, and west, plus a large part of the roof. Other major later changes include the construction of the single-storey extension to the south of the building, and the small modern extension to the west of the building.
- 6.3** The most major change proposed for the building is the construction of a number of classrooms on the second floor, encompassing the area of the currently open roof-terrace. This would essentially ‘recreate’ the floor which once existed here, before it was destroyed by bombing during WWII. It is not believed that the proposals will significantly impact upon any of the surviving original features on this floor, and the idea behind the reinstatement of this floor essentially supports the historic nature of the building. The only consideration is therefore the visual impact of this proposal, and how it will be designed to ‘fit in’ with the surviving original elements (e.g. the upper central part of the southern elevation, the main northern elevation, etc).
- 6.4** Another relatively major change proposed to the building is the changes to rooms 15 and 16 (the kitchen and medical room on the ground-floor), including their extension to the south-west. Although this will slightly modify the original building footprint of the school, and mask a small part of the original building exterior, the existence of a modern extension in this area means that the impact of this is lessened.
- 6.5** The insertion of lifts within, and around, the dumb-waiter voids, plus the creation of lobbies on some of the mezzanine floors, are not believed to have any significant impact on the historic nature of the building, or original features.
- 6.6** Although the precise nature of the internal alterations to the two classrooms (room 9 on the first-floor, and room 13 on the ground-floor) is unknown, it is not believed that they will have any significant impact on the historic nature of the building or surviving original features. Surviving original features in these rooms include the ventilation boxes, blocked-up fireplaces, windows and doors, and flooring – the retention of these would be beneficial.
- 6.7** Similarly, it would be ideal if the insertion of a new door into the reception classroom at ground-floor level could be done in a way which minimises impact on the historic building frontage and windows – possibly by inserting the doorway in a similar way to that to the west, retaining the upper part of the existing window as an overlight.
- 6.8** It is therefore concluded that the current proposals for the redevelopment of this school will not have a major impact on the historic integrity of the structure, or on any



of the original features within it. Attempts should be made to try to ‘fit’ any changes made into the current building as successfully as possible, particularly with the new rooms on the second-floor, which should be designed in such a way to fit visually with the extant building.

## **7. Bibliography**

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*East Ham Bomb Index.*

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Evans, B. 1993. *Bygone East Ham.*

RCHME. 1996. *Recording Historic Buildings: A Descriptive Specification.*

Shepherd Epstein Hunter, 2013, *Kensington School: Likely Scope of Works, for Compass.*

Various sources from Newham Local Studies Library, including photographs, OS Maps, etc.

Various sources from Essex Record Office, including the 1839 Little Ilford Tithe Map.

## **Appendix I - OASIS Form**

**OASIS ID: compassa1-152208**

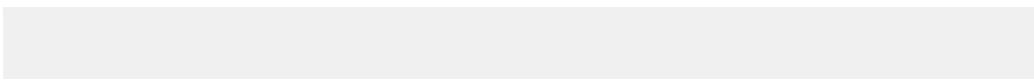
### **Project details**

Project name	Kensington Avenue Primary School
Short description of the project	In May 2013 Compass Archaeology was commissioned to produce a historic building assessment of Kensington Primary School on behalf of Newham Borough Council. The assessment has been produced in support of a planning application for the redevelopment of the school, including the expansion of the second-floor and other alterations. This assessment has concluded that the majority of the building dates from its original construction in 1900. Many internal features, and the overall layout of the building, have survived. The major exception to this is on the second-floor, where bombing during WWII has caused the loss of rooms to the north, east, and west, plus a large part of the roof. Other major later changes include the construction of the single-storey extension to the south of the building, and the small modern extension to the west of the building. It is concluded that the current proposals for the redevelopment of this school will not have a major impact on the historic integrity of the structure, or on any of the original features within it. Attempts should be made to try to 'fit' any changes made into the current building as successfully as possible, particularly with the new rooms on the second-floor which should be designed in such a way to fit visually with the surviving original parts of this.
Project dates	Start: 28-05-2013 End: 28-05-2013
Previous/future work	No / No
Type of project	Building Recording
Current Land use	Other 2 - In use as a building
Monument type	SCHOOL Post Medieval
Methods & techniques	"Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	National Planning Policy Framework - NPPF

### **Project location**

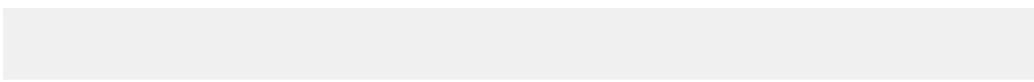
Country	England
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Site location	GREATER LONDON NEWHAM EAST HAM Kensington Avenue Primary School
Postcode	E12 6NN
Study area	850.00 Square metres
Site coordinates	TQ 42701 84596 51 0 51 32 30 N 000 03 28 E Point



**Project creators**

Name of Organisation	Compass Archaeology
Project brief originator	English Heritage/Department of Environment
Project design originator	Compass Archaeology
Project director/manager	Geoff Potter
Project supervisor	Emma Jeffery
Type of sponsor/funding body	Borough Council
Name of sponsor/funding body	Newham Borough Council



**Project archives**

Physical Archive Exists?	No
Digital Archive recipient	Museum of London archive
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	Museum of London Archive

recipient

Paper Media available "Correspondence", "Miscellaneous Material", "Notebook - Excavation", 'Research', ' General Notes', "Photograph", "Plan", "Report", "Unpublished Text"

### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Kensington Avenue Primary School: Historic Building Assessment

Author(s)/Editor(s) Jeffery, E

Date 2013

Issuer or publisher Compass Archaeology

Place of issue or publication 5-7 Southwark Street, London, SE1 1RQ

Description Report detailing the results of the historic building assessment. Including photographs, floor-plans and phased floor-plans, discussion of original features, and discussion of the impact of the proposals on the building.

Entered by Emma Jeffery (emma@compassarchaeology.co.uk)

Entered on 5 June 2013