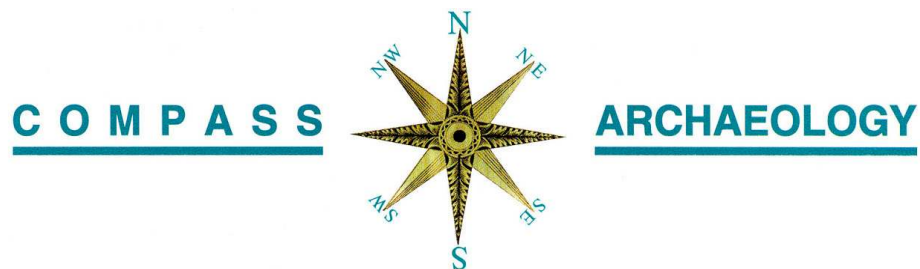


**CENTRAL PARK PRIMARY SCHOOL,
CENTRAL PARK ROAD, LONDON
BOROUGH OF NEWHAM, E6 3DW**

HISTORIC BUILDING ASSESSMENT



June 2013



CENTRAL PARK PRIMARY SCHOOL, CENTRAL
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HISTORIC BUILDING ASSESSMENT

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Abstract

In May 2013 Compass Archaeology was commissioned to produce a historic building assessment of Central Park 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 construction of a new upper-floor and roof, and other alterations.

This assessment has concluded that the majority of the building dates from its original construction in 1899, and it broadly retains its historic outline and form. The only major change to the building was caused by the fire in 1979, which destroyed the upper floor of the building and the roof (the current roof dates from 1980). The single-storey buildings surrounding the main school block were constructed in the early 1980s.

The most major change proposed for the building is the construction of a new upper-storey and roof. This would essentially 'recreate' the floor which once existed here, before it was destroyed by fire. The proposals will not impact upon any historic features, only removing the 1980s roof, and will restore the building to a size and form similar to its original construction. If possible, it would be good to incorporate the original stairs, which survive within the roof-space, into the new build. It would also be beneficial to make the upper storey / roof design visually fit in with the existing historical building.

The other change proposed which will affect the historic building is the extension of the single-storey 1980s buildings to join up with the western frontage of the main building. This will mask part of the original western frontage of the building, including some original features such as the plaque recording the opening of the school, the brick 'Infants' and 'Babies' sign, and the windows and doors. However, most of these features (with the exception of the opening plaque) are found elsewhere on the building. It is therefore suggested that, if possible, the opening plaque could be incorporated and displayed into the new build in some way.

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 upper-storey and roof, 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 Central Park 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 northern side of Central Park Road, some 1000m to the south-east of Upton Park tube station. It is bounded by Loxford Avenue to the west, Thackeray Road to the east, and residential properties to the north (fig.1: site centre TQ 41895 83133). The historic building is positioned in the centre of the school land (fig.2).
- 1.3** The building was constructed in 1899. The majority of the building dates from this period, with the exception of the loss of the upper storey and new roof, following a fire in 1979.
- 1.4** The proposed redevelopment of this building involves expanding the building upwards by constructing another storey and a new roof on top of this (essentially recreating the lost upper storey of the building). There will also be extensions to the early 1980s buildings to the west of the school, such that they will be directly connected to the main school building, plus other works to these 1980s buildings. 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 30th May 2013, with a visit to the Newham Local Studies Library on 14th May 2013, and to Essex Record Office on 16th 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 Central Park Primary School for facilitating the site visit, particularly the caretaker Joe Allotey.

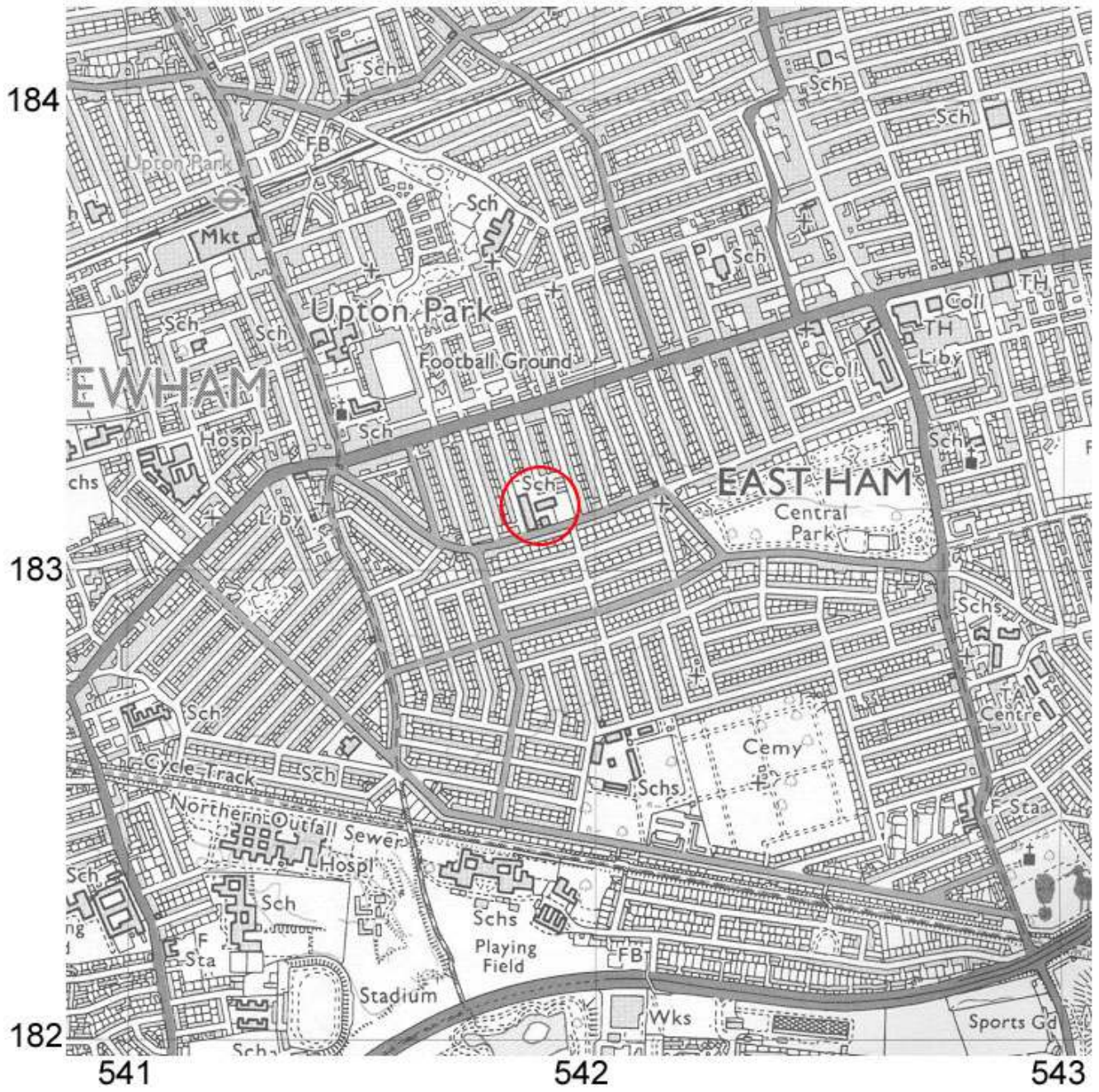


Fig.1: Site location, in relation to current OS map

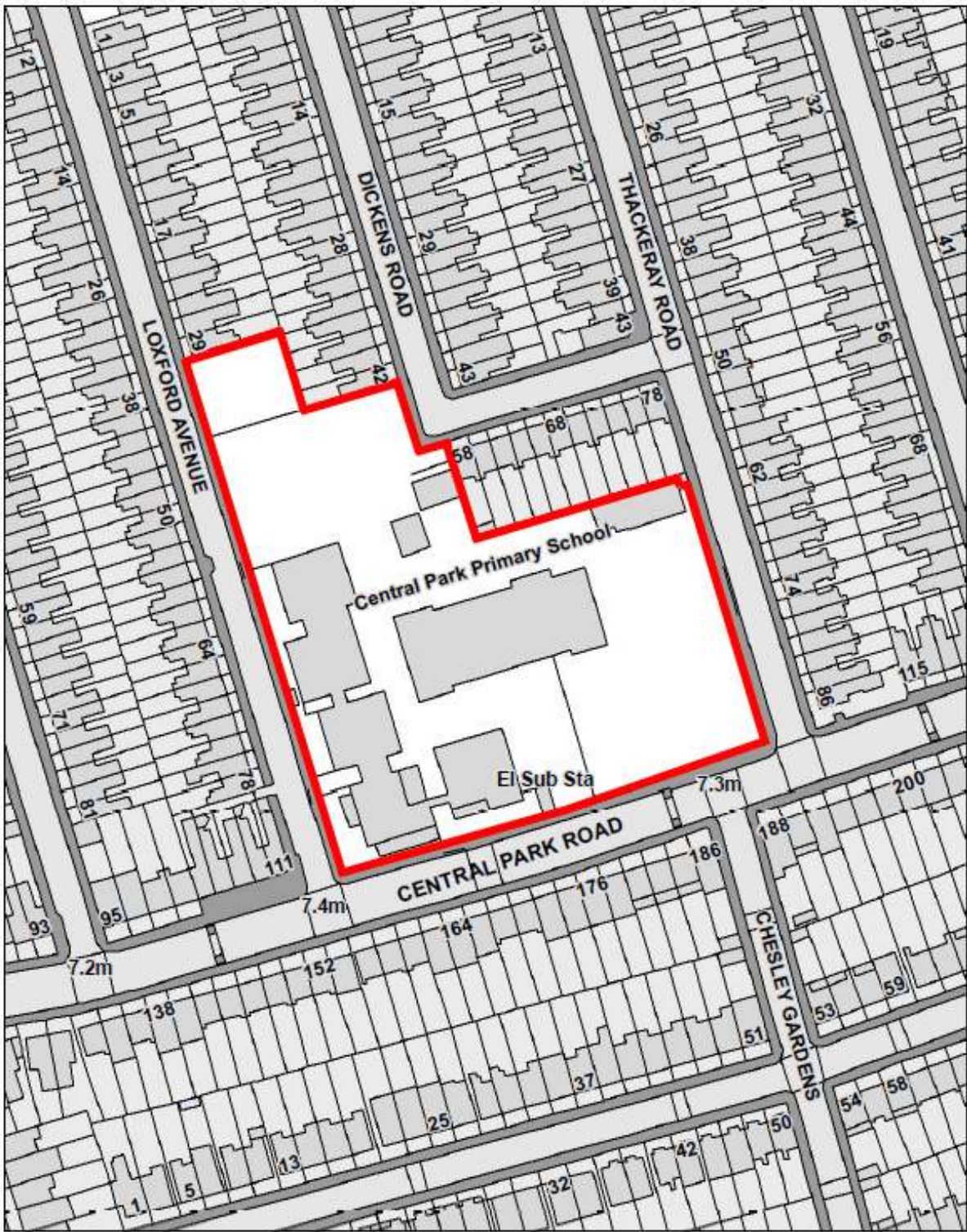


Fig.2: Current site plan

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 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 Central Park Primary School is shown as within open fields on all maps up to, and including, the 1894-6 OS Map. For example, the 1838 East Ham Tithe Map (fig.3) positions the site within an arable field (field 235), labelled 'Hamefield', owned by Miss Mary Winholt, and occupied by Thomas Mills. This map positions the site directly to the north of a road, and south of another road and homestead (owned and occupied by the same people as the field). The 1862 25inch OS Map (not illustrated) depicts the site in the same way (in open fields directly to the north of a road). The 1894-6 OS Map (fig.4) also shows it in the same way, with the road labelled 'White Horse Lane'. This is the last map to show the area before the construction of the school and surrounding residential development.

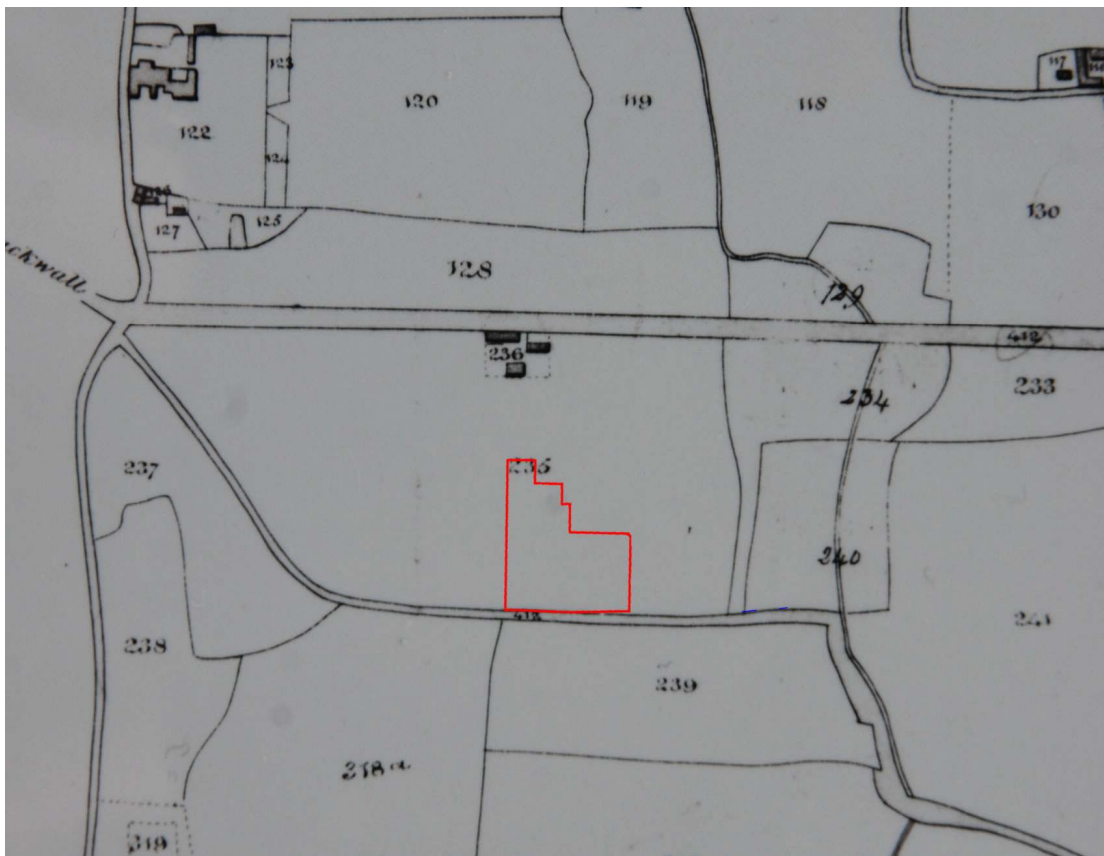


Fig.3: East Ham Tithe Map, 1838

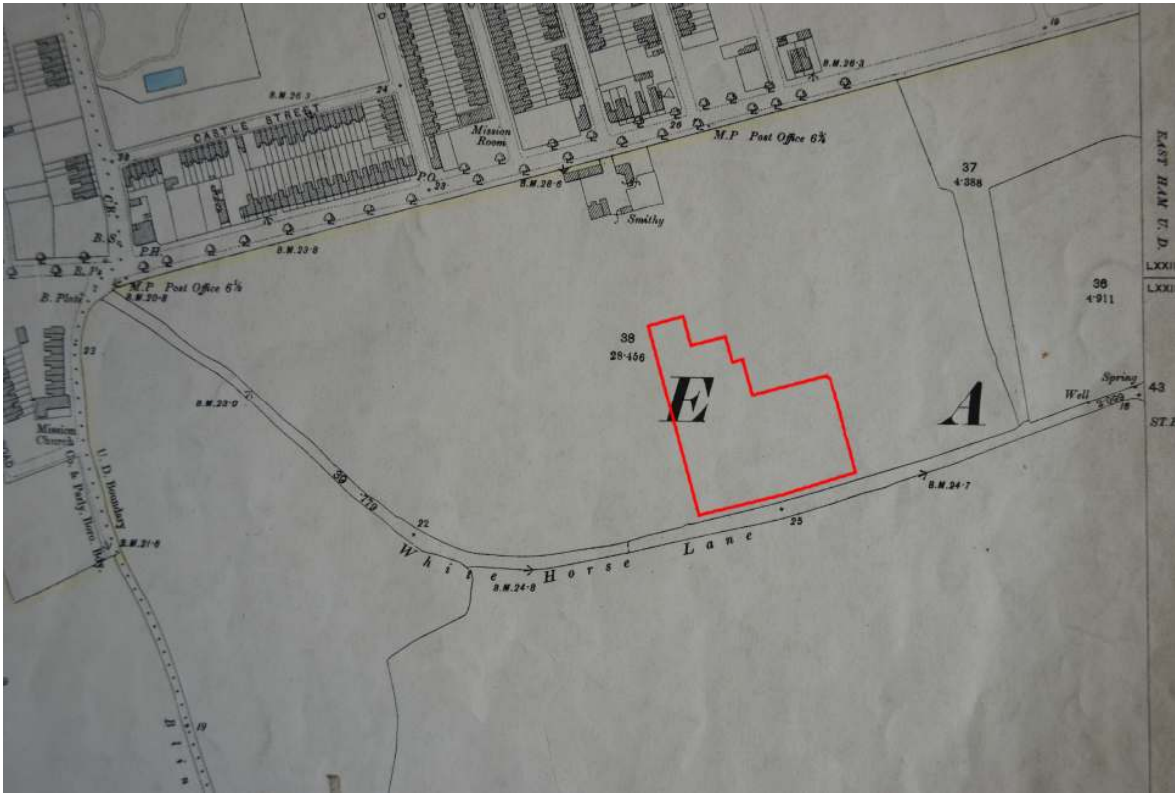


Fig.4: 1894-6 2nd Edition 25inch OS Map

- 3.2** Central Park Primary School was constructed in 1899, under the direction of East Ham School Board. The East Ham School Board Minutes Book record for 25th August 1899 records a letter from Messrs Cregar and Son about the progress in constructing the school, and the Clerk was directed to reply and state that the Board weren't satisfied with the progress made towards finishing off the school site. The first record of salaries being paid to teachers at Central Park School was on 24th September 1900.
- 3.3** The 1914 25inch OS Map (fig.5) 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 the same way as it is today, with the same overall outline, and four sets of steps leading into the building on the northern side of the building. There is a line down the centre of the playground, separating the boys' from the girls' halves of the school (the mark of this dividing line can be seen on the southern side of the building today).

The most notable difference between the site then and now is the fact that residential properties (terraced houses) are depicted in the far northern part of the site. The exterior ancillary buildings within the site are different from those today (with the exception of that in the north-east corner of the site).

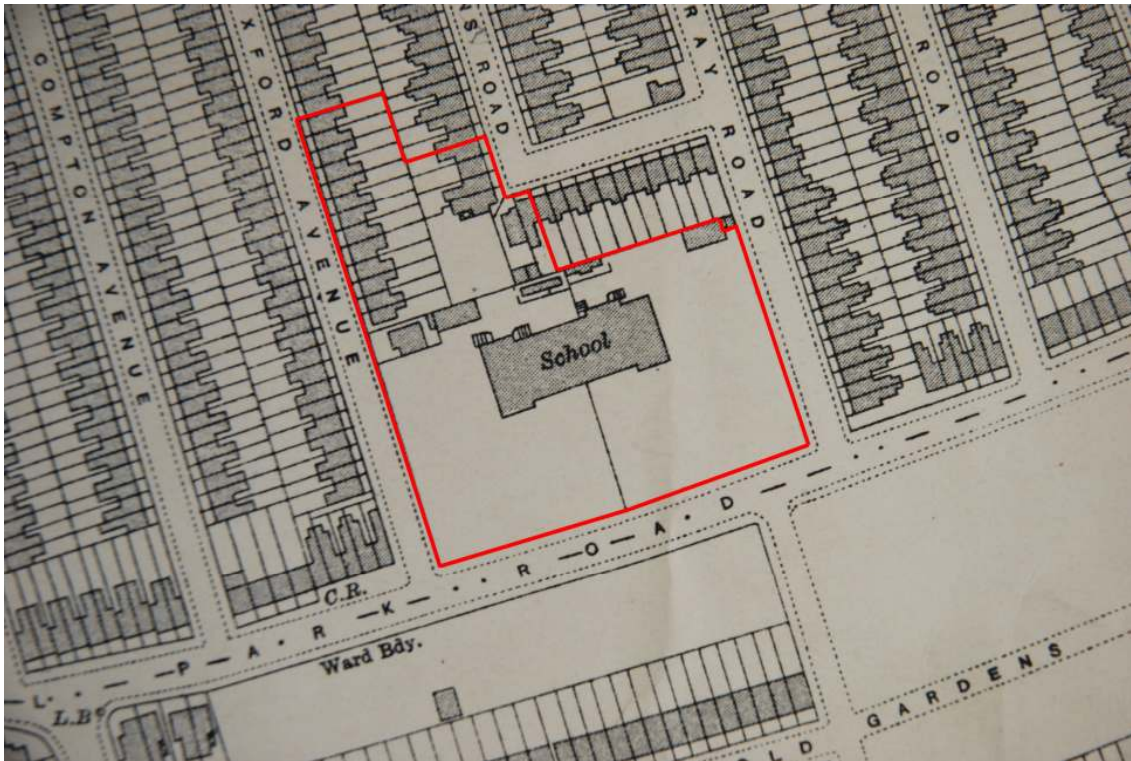


Fig.5: 1914 OS Map

- 3.4 The 1939 25inch OS Map (fig.6) depicts the main school building in exactly the same way as the 1914 OS Map. The only difference to the site in general is the construction of an extra building to the east of the main school building (does not survive today), and a smaller building in the south-central part of the site (survives today).

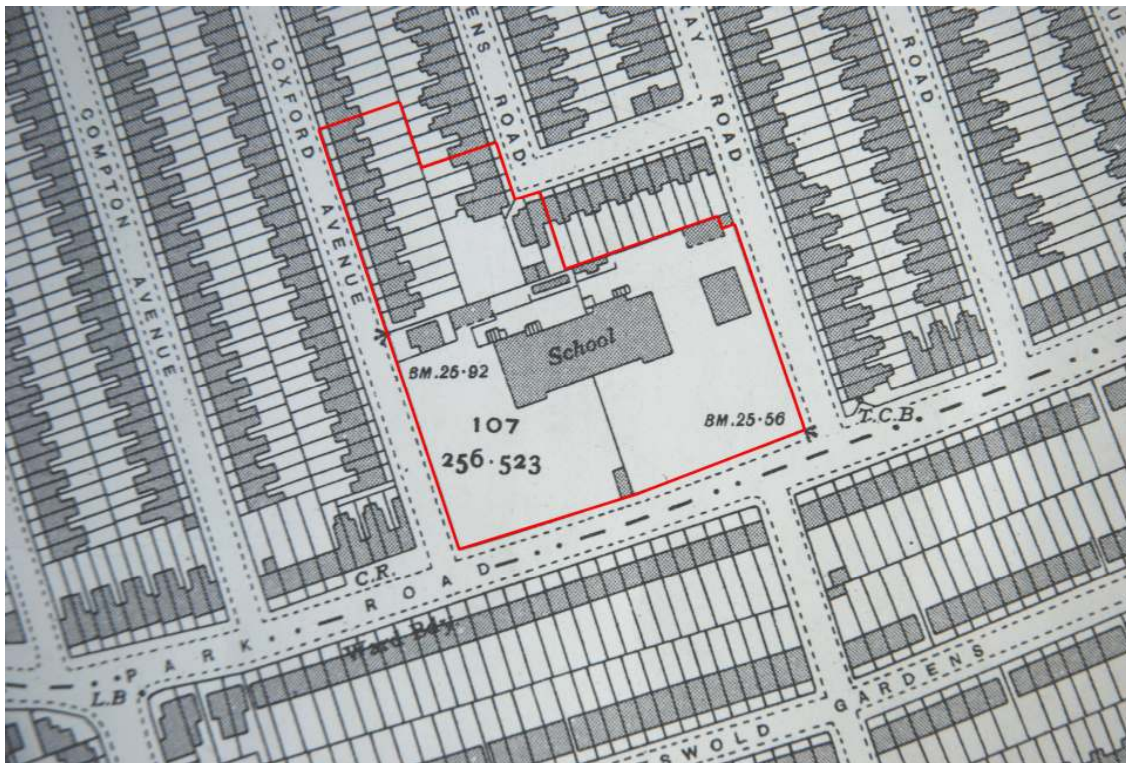


Fig.6: 1939 OS Map

- 3.5** This photograph is dated to before WWII, as has different railings from those found presently, and there is a record in the 1947/8 East Ham School Board Minutes of the replacement of railings. This shows the southern side of the building before the 1979 fire removed its roof and upper storey. The building consists of three storeys, with a many-gabled roof, and with the building slightly projecting out at either end. This shows the building as it was originally constructed.



Fig.7: Pre-WWII photo of Central Park School, showing the building before the 1979 fire

- 3.6** This area was heavily bombed during WWII, and the East Ham Bomb Index records that an incendiary bomb hit the playground of the school on the 16th September 1940, and that a high explosive bomb hit the playground on the 18th November 1940. Despite these hits, the school itself does not appear to have suffered any major damage.
- 3.7** The 1960 OS Map (fig.8) depicts the main school building in almost exactly the same way as on previous maps. The same exterior ancillary buildings are also depicted, with the additions of a small long building in the south-eastern part of the site, and two small buildings along the western edge of the site. The building in the north-eastern corner has also been enlarged, to its present form.

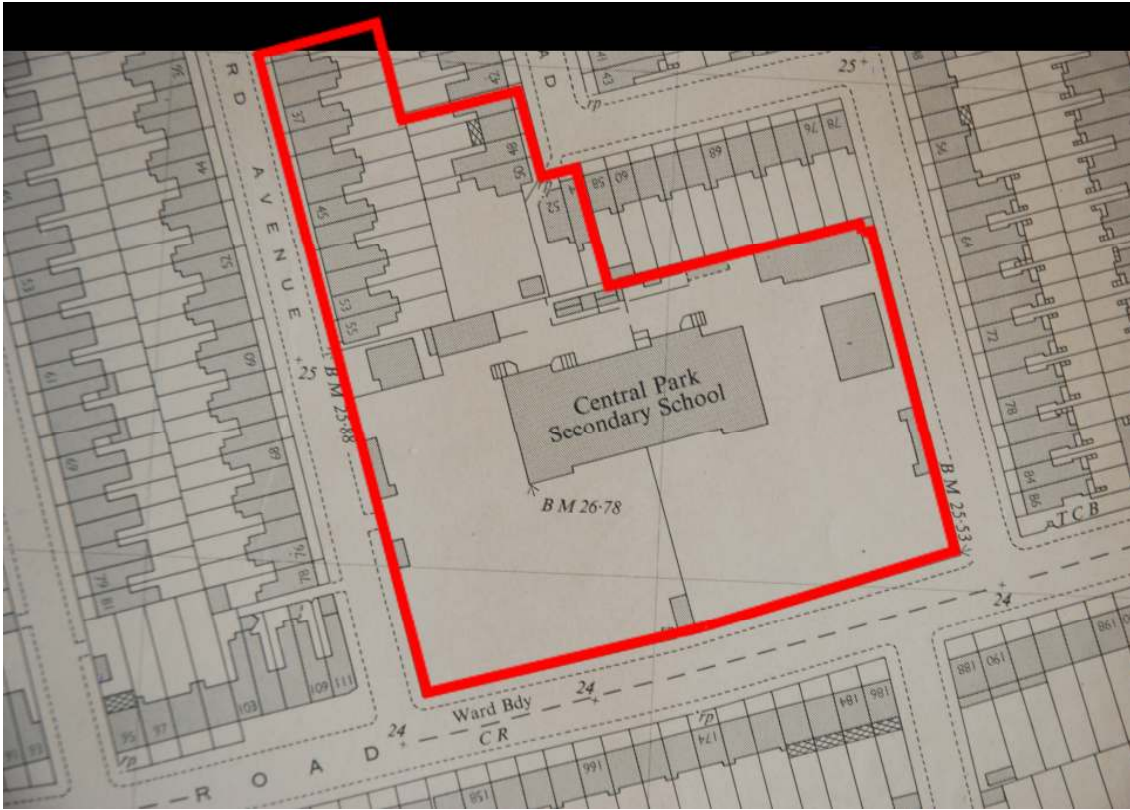


Fig.8: 1960 1:1250 OS Map

3.8 On 5th September 1979, a devastating fire ripped through the building, and destroyed the upper storey and roof. A series of photographs show this (figs.9-11).

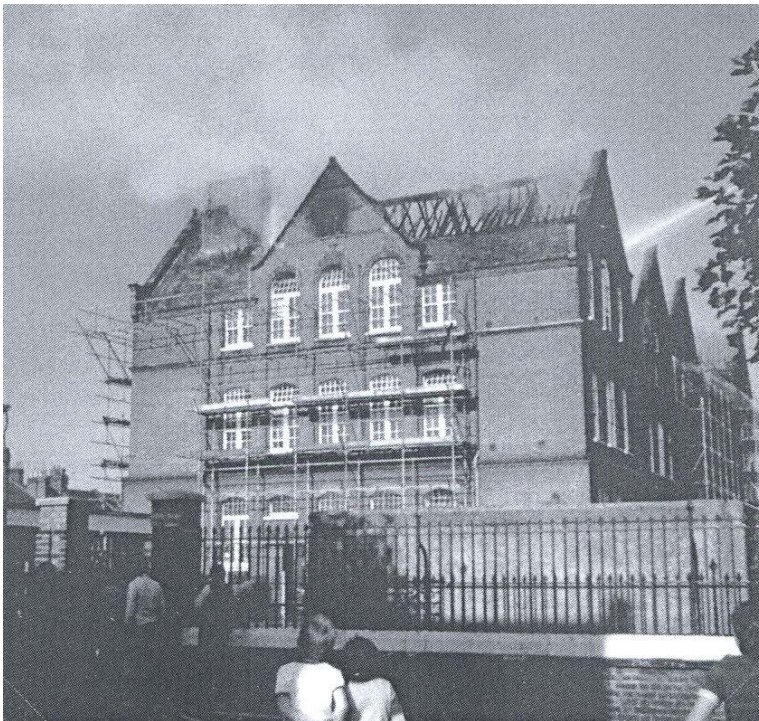


Fig.9: Photograph of the fire in the western part of Central Park School, 1979



Fig.10: Photograph of the fire in Central Park School, 1979 (western end)



Fig.11: Photograph of the fire in Central Park School, 1979, looking north-east

- 3.9** Following this fire, a new roof had to be constructed and the upper-storey was lost. Photos from after this date, such as fig.12 dated to 1985, show the building after the post-fire rebuilding. The roof is the same as that found today (a double-pitched construction), and the building itself is only two storeys in height. Interestingly, the lower two storeys appear to have survived completely, and are shown in exactly the same way as on the pre-WWII photo (fig.7).



Fig.12: Photo of Central Park School, from south-east, 1985

- 3.10** The 1985 OS Map (fig.13) depicts the main school building in the same way as on earlier maps (although by this time it had lost its upper storey). The main difference to the site concerns the exterior ancillary buildings. During the early 1980s a whole range of ancillary single-storey pyramidal roofed buildings were constructed in the south-western part of the site – these are the same buildings which are on the site today. These are not shown in any of the photos of the 1979 fire (see figs.9-11), and yet are in the 1985 photograph (fig.12) – it therefore seems likely that they were constructed in the aftermath of the 1979 fire (to provide extra accommodation for pupils). All other ancillary buildings were destroyed, with the exception of the building in the north-eastern part of the site and the small building on the southern frontage (which survive today). This map also shows the area in the northern part of the site as belonging to the school, and having been cleared of the terraced residential properties which once stood there.

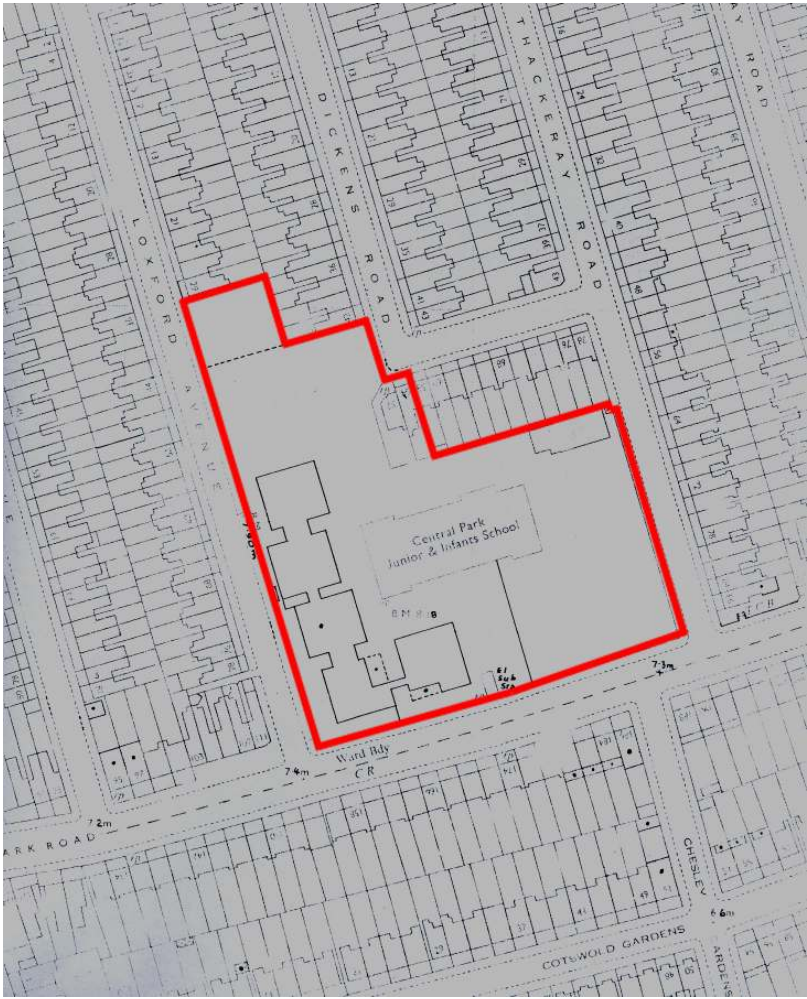


Fig.13: 1985 OS Map

4. The Proposed Development

4.1 The proposed development involves the following changes to the historic building:

- Extension upwards, constructing a third-storey and a new roof above this.
- Extensions to the 1980s buildings to the west of the main school building, to join them up with the western end of the main school building.

Other changes are proposed to the 1980s ancillary buildings, particularly including opening up the existing single-storey hall where is currently divided into halls and offices. These will not, however, be discussed in this historic building assessment, as these buildings are of no historic interest.

The following proposal image shows what the extra storey will look like and how the extension of the 1980s ancillary buildings to the west of the building will work. This has been kindly provided by Shepherd Epstein Hunter.



Fig.14: *Proposal image of the school*

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.

The focus of this report will be on how the proposals will impact upon the historic building, and so will just discuss those areas of the building which will be impacted on by the redevelopment. These are the roof-space (with the construction of the new upper-storey and roof above this); and the western elevation of the building (with the extension of the 1980s buildings to join up with this). Only the main school block (the historic structure) will be considered in relation to this, as the 1980s ancillary buildings are not considered to have any historical value.

The following plans (figs.15 and 16) show the buildings as they are today, and will be used throughout the report where necessary.



Fig.15: Current ground-floor plan of the site



Fig.16: *Current first-floor plan of the site*

5.2 Construction of a new upper-storey and roof

5.2.1 The main change proposed to the school building is the construction of a new upper-storey (second-floor) and roof. This building originally had three floors and a many-gabled roof, until the 1979 fire destroyed the roof and top floor. After this fire, the building was rationalised into only having two floors and a far simpler roof – the form it remains in today.



Fig.17: Photo of Central Park School, pre-WWII, showing the building with three floors and a many-gabled roof



Fig.18: The northern side of Central Park School today, showing the new roof



Fig.19: The southern side of Central Park School today, showing the new roof

5.2.2 The present roof dates from 1980, after the fire. This is proved by the discovery of a plan dated to the 2nd April 1980 showing the plans for the new roof construction (fig.20).

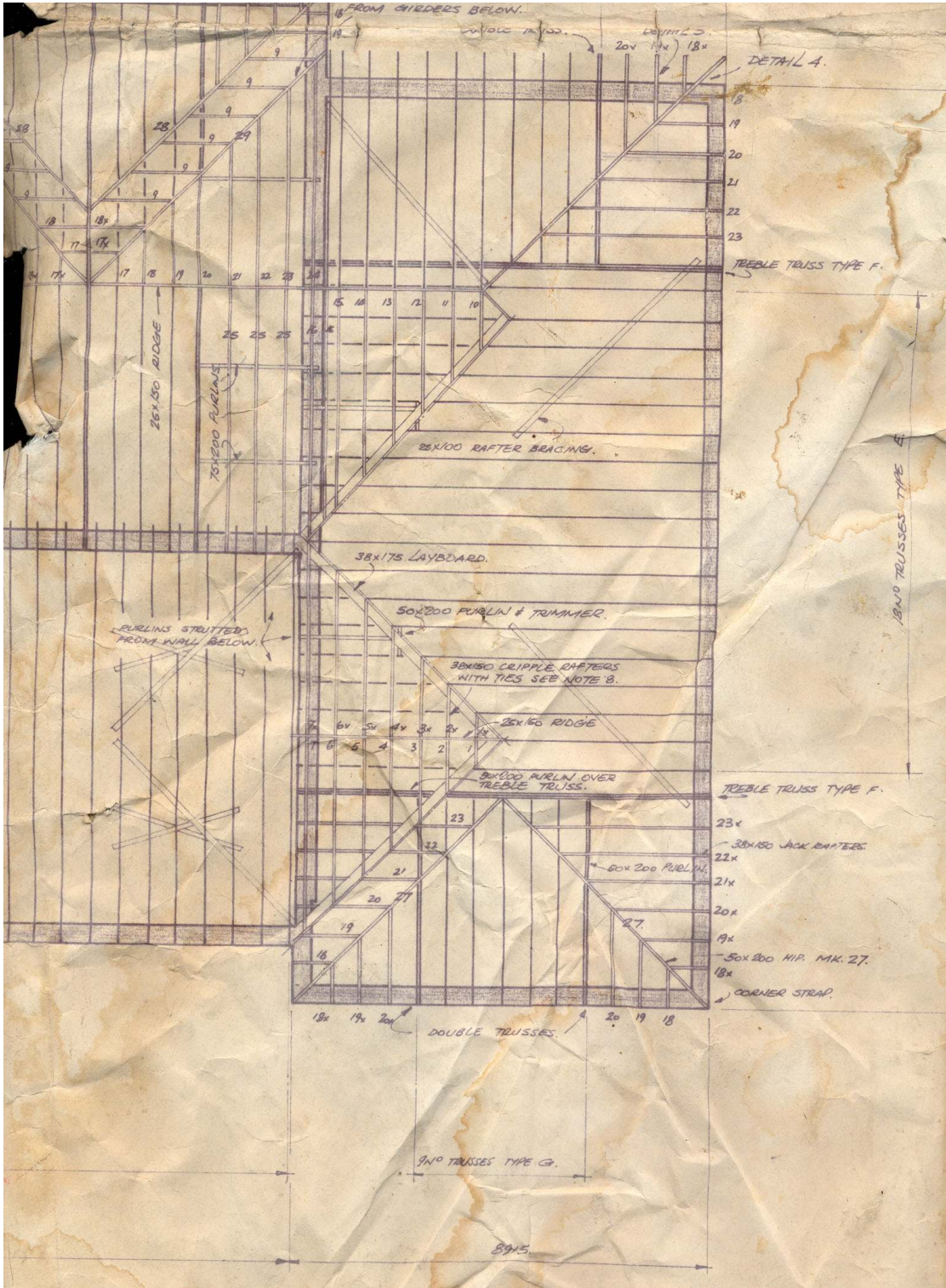


Fig.20: Plan of part of the proposed roof structure, dated 1980

5.2.3 The roof is a simple double-pitched and hipped construction running east-west, with a central valley. The exterior is covered with artificial slate tiles.



Fig.21: *The roof today*



Fig.22: *The artificial slate tiles on the roof today (some clearly replaced quite recently)*

5.2.4 The interior of the present roof-structure consists of modern machine-cut wooden beams, forming the double-pitched arrangement, joined together with modern metal plates, and with a concrete floor beneath them.

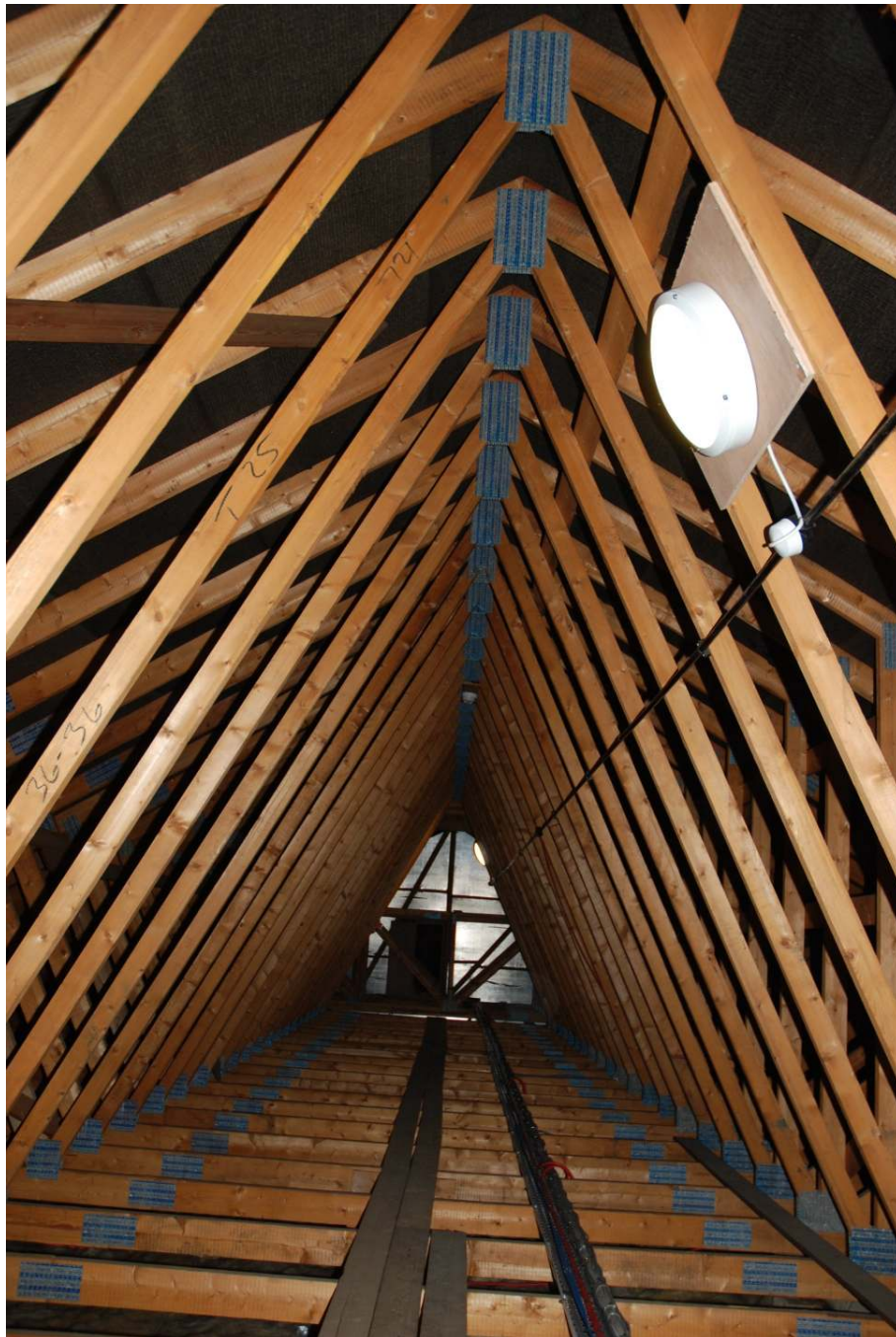


Fig.23: *The roof-structure today*



Fig.24: *The modern roof-timbers*



Fig.25: *The roof-space today, showing the concrete floor*



Fig.26: *Close-up of a junction of the roof-timbers*

5.2.5 The stairs leading up to the second-floor, before it was destroyed by fire, still exist within the roof-space. All four of these were observed, leading directly up from the four staircases in use between ground and first-floor level. The two end ones have been bricked up at first-floor level. They are of the same construction as the stairs at the lower levels – consisting of small square blocks of wood on each tread, and encased by painted brick walls. Although they stop today at the floor-level within the roof-space, there may have been a further step (with the floor-level of the second-floor being slightly higher than that in the roof-space today) and the walls surrounding them would have continued up to ceiling level.



Fig.27: The stairs in the roof-space, western end



Fig.28: *Close-up of the stairs in the roof-space, western end*

Fig.29: *The blocked-up doorway between the first-floor mezzanine and roof-space, western end*



5.2.6 The proposal to construct a new floor and roof onto the building will not, therefore, cause any damage to the historic structure. Only the present roof will be destroyed, and this is a 1980s utilitarian feature. If possible, it would be good to incorporate the stairs in the roof-space, which were part of the original building, into the new building.

5.2.7 The greater impact in relation to this proposal concerns the visual impact of constructing an extra floor and roof onto the building. The present roof is not particularly visually attractive, and does not completely fit with the historic visual appeal of the building. The exact designs for the new roof are unclear at present, however it would appear that the roof will be a relatively flat construction, but sloping slightly down to a central valley. This does not diminish the current visual appearance of the building. Furthermore, having a second-floor added to the building fits with historic precedent, and will provide the building with more of a sense of its original size and form.



Fig.30: Image showing proposed new roof

5.2.8 The plans for the new second-floor fit with the floor-plans of the lower floors, with classrooms along the eastern, western, and northern sides. The difference is the lack of rooms along the southern side of the building – this appears to be left as an open area overlooking the first-floor. As this is all new build, no damage to the historic structure will be caused by this.

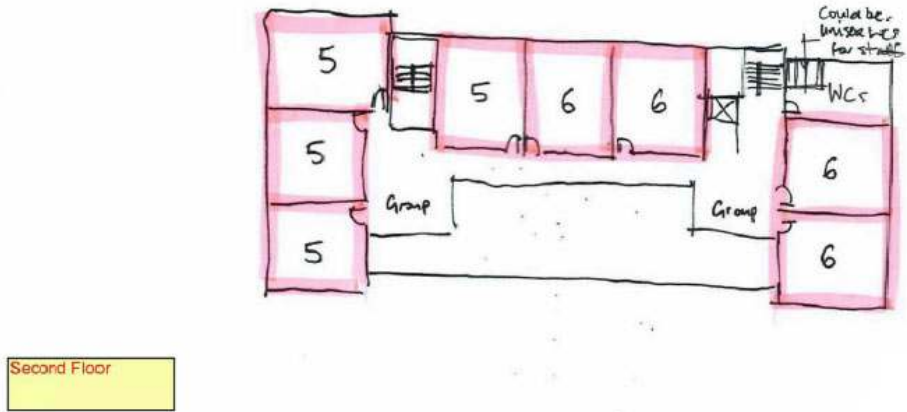


Fig.31: *Proposed floor-plan for new second-floor*

5.2.9 It is therefore felt that this proposal will not have any adverse effects on the historic building. It will not damage any original features, and will actually somewhat restore the building to its earlier size and form.

5.3 Extension of the early 1980s buildings to join up with the western elevation of the main school building

5.3.1 The other main change to the building involves the extension of the 1980s buildings to the west of the main school building, to join them up with the main school building. This will involve the 'filling-in' of the area to the south and west of the main school building – the pink area on fig.32 shows the area of the proposed extension.



Fig.32: Ground-floor plan of the site, showing the areas of the proposed extension (in pink)

5.3.2 These areas are currently occupied by a wide tarmac pathway running along the western side of the building, with a bike-rack, shed, recycling bins, and a large tree. The far southern part of this area is currently separated from this, and in use as a children's play-area. Historic maps show that this area has always been open, and no features of historical merit are positioned within these open areas.



Fig.33: The area of the proposed extension, looking south



Fig.34: The area of the proposed extension, looking north



Fig.35: *The far southern area of the proposed extension, looking south*

5.3.3 This proposed extension will involve the masking of part (the central / southern part) of the original western frontage of the main school building. This frontage consists of a central section, with five identical windows at the first-floor level, and three identical windows plus two doors at ground-floor level. The two external ends are without windows or doors, and are simply brick frontages (with some lines of coloured / decorative brickwork). The ground and first-floor levels are divided by a projecting string course of moulded brickwork.



Fig.36: The original western frontage of the main school building, looking north-east



Fig.37: The original western frontage of the main school building, looking south-east

5.3.4 This western frontage has some original features of interest, which will be masked by the proposed extension. This includes the plaque recording the opening of the school, currently positioned in the southern part of this frontage, plus the brick signs over each door for the entrances for 'Babies' and 'Infants'.



Fig.38: *Plaque recording the opening of the school, on the original western frontage of the building*



Fig.39: *The 'Infants' and 'Babies' brick signs over the entrances in the western frontage*

5.3.5 Although the proposed extension will mask part of the original western frontage of the building and some particularly interesting features, these features (except the plaque for the opening of the school) are found on the other frontages. For example, the window casements on all frontages are the same as on this frontage, the lines of coloured brickwork are also present on the other frontages, the string course of moulded brickwork exists on all frontages, and a brick 'Infants' sign is also present on the northern frontage. It is therefore suggested that, if at all possible, the original features should be incorporated in the new extension and visible from the interior.



Fig.40: The southern frontage, looking east, showing the same style of windows as on the western frontage



Fig.41: The eastern frontage, showing the lines of coloured brickwork and moulded string course



Fig.42: The brick 'Infants' sign on the northern frontage

6. Conclusions

- 6.1** A general understanding of the development of this building has been gained through this Historic Building Assessment. 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 1899, and it broadly retains its historic outline and form. The only major change to the building was caused by the fire in 1979, which destroyed the upper floor of the building and the roof (the current roof dates from 1980). The single-storey buildings surrounding the main school block were constructed in the early 1980s.
- 6.3** The most major change proposed for the building is the construction of a new upper-storey and roof. This would essentially ‘recreate’ the floor which once existed here, before it was destroyed by fire. The proposals will not impact upon any historic features, only removing the 1980s roof, and will restore the building to a size and form similar to its original construction. If possible, it would be good to incorporate the original stairs, which still survive within the roof-space, into the new build. It would also be beneficial to make the roof design and second-floor visually fit in with the existing historical building.
- 6.4** The other change proposed which will affect the historic building is the extension of the single-storey 1980s buildings to join up with the western frontage of the main building. This will mask part of the original western frontage of the building, including some original features such as the plaque recording the opening of the school, the brick ‘Infants’ and ‘Babies’ sign, and the windows and doors. However, these features (with the exception of the opening plaque) are found elsewhere on the building. It is therefore suggested that, if possible, the opening plaque could either be incorporated and displayed into the new build in some way.
- 6.5** 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 upper-storey and roof, which should be designed in such a way to fit visually with the surviving original fabric.

7. Bibliography

East Ham Bomb Index.

East Ham School Board Minutes Book, 1898-99.

English Heritage. 2006. *Understanding Historic Buildings. A Guide to Good Recording Practice.*

Existing plans provided by Newham Council.

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

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

Shepherd Epstein Hunter, 2013, *Central Park Primary 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 1838 East Ham Tithe Map.

Appendix I - OASIS Form

OASIS ID: compassa1-152707

Project details

Project name	Central Park Primary School
Short description of the project	In May 2013 Compass Archaeology was commissioned to produce a historic building assessment of Central Park 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 construction of a new floor and roof, and extension of 1980s buildings to join up with the historic building. This assessment has concluded that the majority of the building dates from its original construction in 1899, with the exception of the loss of the upper-storey and roof following a fire in 1979. 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 roof which should be designed in such a way to fit visually with the existing building.
Project dates	Start: 30-05-2013 End: 30-05-2013
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
Site location	GREATER LONDON NEWHAM EAST HAM Central Park Primary School

Postcode	E6 3DW
Study area	300.00 Square metres
Site coordinates	TQ 41895 83133 51 0 51 31 43 N 000 02 44 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
Paper Media	"Correspondence","Miscellaneous Material","Notebook - Excavation','

available Research', 'General Notes', 'Photograph', 'Plan', 'Unpublished Text'

**Project
bibliography 1**

Publication type Grey literature (unpublished document/manuscript)

Title Central Park 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 12 June 2013