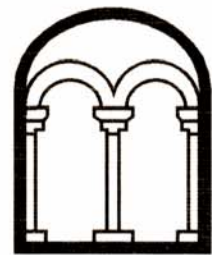


**WEST LONDON FREE SCHOOL PRIMARY  
CAMBRIDGE GROVE  
HAMMERSMITH  
LONDON**

**HERITAGE ASSET  
ASSESSMENT**

**Albion**  
archaeology



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HAMMERSMITH  
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**HERITAGE ASSET  
ASSESSMENT**

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Compiled by	Authorised by
Christiane Meckseper	Drew Shotliff

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## Preface

*All statements and opinions in this document are offered in good faith. Albion Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.*

*This document was researched and written by Christiane Meckseper (Project Officer). The figures were prepared by Joan Lightning (CAD Technician) and Christiane Meckseper. Albion Archaeology projects are under the overall management of Drew Shotliff (Operations Manager) and Hester Cooper-Reade (Business Manager).*

*Albion Archaeology is grateful to Philip Turley of Willmott Dixon Construction Ltd for commissioning the project. We would also like to acknowledge the assistance of staff at the GLHER and at the Hammersmith and Fulham Archives and Local History Centre.*

*Albion Archaeology  
St Mary's Archaeology Centre,  
St Mary's Church,  
Bedford, MK42 0AS  
☎: 0300 300 8141  
Fax: 0300 300 8209  
e-mail: office@albion-arch.com  
website: www.albion-arch.com*

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## Structure of this Document

Section 1 provides the planning and geographical background to the proposed development. Section 2 lists the relevant planning policies and research frameworks and also states the aims and methodology of the heritage assessment. Section 3 contains the assessment of all heritage assets within the study area while Section 4 focuses on the impact of the proposed development on the potential assets within the development area. It also suggests possible ways of offsetting those impacts. Section 5 is the bibliography. The appendices in Section 6 list in detail the HER records and cartographic sources used in this study.



## **Key Terms**

Throughout this report the following abbreviations are used:

Albion	Albion Archaeology
Client	Willmott Dixon Construction Ltd
DCLG	Department for Communities and Local Government
EH	English Heritage
GLHER	Greater London Historic Environment Record
IfA	Institute for Archaeologists
LPA	Local Planning Authority
NHLE	National Heritage List for England
NPPF	<i>National Planning Policy Framework</i> (DCLG 2012)
OS	Ordnance Survey
PAS	Portable Antiquities Scheme
PDA	Potential Development Area



## **Non-technical Summary**

*Willmott Dixon Construction Ltd are gathering baseline information in support of a planning application for the adaptation of the West London Free School at Cambridge Grove, Hammersmith to suit primary school facilities. The proposed development includes the construction of a new two-storey reception and classroom building along Banim Street and the addition of several small annexes to one of the existing teaching blocks and gymnasium.*

*Albion Archaeology has been commissioned to prepare this desk-based heritage asset assessment in accordance with government policy as set out in the National Planning Policy Framework. Its purpose is to characterise the nature, likely date and potential for survival of known and potential heritage assets within the potential development area (PDA) and surrounding area. It also assesses the likely impact of the development on those heritage assets and their setting.*

*The assessment of existing and potential heritage assets in the vicinity of the PDA has shown that the potential for any below-ground heritage assets on the PDA dating prior to the post-medieval period is low to negligible. A potential Bronze Age settlement has been identified during archaeological investigations at King Street and several findspots of prehistoric material have been recorded in the southern part of the 500m-radius study area. These mainly relate to votive offerings of weaponry within the River Thames and stray finds suggesting a background presence of prehistoric and Roman activity. No Saxon or medieval heritage assets are recorded within the study area.*

*The majority of heritage assets within the study area date to the post-medieval and modern periods and are associated with the growth of Hammersmith in these periods and the infilling of previously open land to the north of King Street with 19th-century residential housing and infrastructure in the form of churches, public houses, schools and other public amenities.*

*Two 19th-century designated heritage assets, the Grade II listed Godolphin and Latymer School and the Grade II\* listed Church of St John the Evangelist lie opposite the school in Cambridge Grove.*

*Until 1964 the PDA was covered with two rows of 19th-century houses along Banim Street and Cambridge Grove. These were demolished in order to make way for the current school building. The potential for the survival of sub-surface 19th-century building remains is therefore high; however, these may also have destroyed any potential earlier deposits.*

*The impact of the proposed new building on these remains would be high while the impact of the foundation of the small annexes would be low. However, as the significance of any potential heritage assets has been assessed as local, the significance of this impact would also be low.*





*The PDA lies in a continuously changing urban setting. The demolition of the 19th-century terraced houses on the PDA together with the construction of the school has already altered the setting of assets within the area, particularly the designated 19th-century Godolphin and Latymer School and the Church of St John the Evangelist in Cambridge Grove. The new school building is set along the street frontage of Banim Street in the west of the site and would not further impact on the setting of those designated assets.*

*The potential and significance of heritage assets on the PDA can be summarised as follows:*

<b>Period</b>	<b>Known Heritage Assets within the Study Area</b>	<b>Potential for Heritage Assets within the PDA</b>	<b>Significance of archaeological remains</b>
Prehistoric and Roman (before c. AD450 )	Yes	Negligible	Local
Saxon to medieval (c. 450–1500)	No	Low to negligible	Local
Post-medieval (1550–1900)	Yes	High	Local
Modern (1900–present)	Yes	Negligible	Negligible



## 1. INTRODUCTION

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### 1.1 *Planning Background*

Willmott Dixon Construction Ltd are gathering baseline information in support of a planning application for the adaptation of the West London Free School (WLFS) at Cambridge Grove, Hammersmith to suit primary school facilities. The proposed development includes the construction of a new two-storey reception and classroom building along Banim Street and the addition of several small annexes to one of the existing teaching blocks.

Albion Archaeology has been commissioned to prepare this desk-based heritage asset assessment to help inform the determination of the planning application. Its purpose is to characterise the nature, likely date and potential for survival of known and potential heritage assets within the potential development area (PDA) and to assess their significance. It also assesses the likely impact of the development on those heritage assets and their setting.

In March 2012 the government issued the new *National Planning Policy Framework* (NPPF). This Assessment has been drafted in accordance with this Framework, in particular Policy 128.

### 1.2 *Site Location and Description*

The West London Free School lies in the borough of Hammersmith and Fulham at the northern end of Cambridge Grove which comes off King Street in the south, crossing the railway line and Glenthorne Road before it reaches the school (Figure 1).

The school lies to the east of Ravenscroft Park and *c.* 600m north of the River Thames in an area characterised by 19th- and early 20th-century terraced housing and urban residential infrastructure. The 19th-century Godolphin and Latymer School lies immediately to the east of Cambridge Grove.

The PDA is centred on grid reference TQ 22930 78870 and lies on fairly level ground at an average of *c.* 4.90m OD. The underlying geology consists of Kempton Park Sand and Gravel Formation as part of the River Thames floodplain, above London Clay sedimentary bedrock.



## 2. OBJECTIVES OF THE HERITAGE ASSESSMENT

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### 2.1 National Policy Framework

This assessment aims to implement the vision for the historic environment as set out in the *National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment* (NPPF) that was published on 27 March 2012 (DCLG 2012) and replaces the previous *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5).

Annex 2 of the NPPF defines heritage assets as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)” (NPPF, Annex 2).

Designated assets comprise, amongst others, scheduled monuments, listed buildings, registered parks and gardens and conservation areas. Undesignated assets are any heritage assets that may formally be identified by the local planning authority to be important for the area, for example through local listing or as part of the plan-making process. These undesignated assets are still material in planning decisions and evidence of local listing and information on these heritage assets is held in the local Historic Environment Record (HER).

According to the NPPF the significance of heritage assets is demonstrated by their value to this and future generations because of their archaeological, architectural, artistic or historic interest and their setting.

National and regional planning policy and research frameworks provide the setting within which the heritage assets affected by the proposed development can be characterised and their significance assessed. The potential impact of the proposals on them can then be evaluated and, as necessary, appropriate mitigation measures proposed. This will include potential impacts on the setting of heritage assets within and close to the potential development area (PDA).

### 2.2 Research Frameworks

English Heritage has produced an extensive library of national guides covering a wide range of topics, and most of these are available for free download from the HELM website<sup>1</sup>. English Heritage is yet to issue detailed advice on the NPPF heritage policies, but has published an interim commentary (2012a; 2012b). Furthermore, the Government has confirmed that the principles outlined in English Heritage’s *Historic Environment Planning Practice Guide* (2010a), issued to accompany PPS5, are still valid under NPPF. English Heritage corporate policy is expressed in *Conservation Principles* (2008),

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<sup>1</sup> Historic Environment Local Management (HELM) <http://www.helm.org.uk>.



which defines the “Heritage Values” that underpin the organisation’s objectives for the historic environment.

Research frameworks for London that have been devised, or are in the process of being finalised, are *A Research Framework for London Archaeology* (Museum of London, draft 2002) and *A Strategy for Researching the Historic Environment of Greater London ver.11.3* (Rowsome, Baker and Stephenson (eds.), final draft for consultation 2011).

Both documents come in two parts: the first provides a comprehensive chronological review of the historic environment as investigated so far within London and Greater London; the second establishes a research agenda defining major themes and research priorities as well as a strategy for future investigations and for consolidating and integrating current knowledge. They are therefore vital tools for the assessment of any heritage asset within its local, regional and national historic environment setting.

## **2.3 Methodology**

This desk-based assessment was carried out according to the Institute of Field Archaeologists’ *Standard and Guidance for Archaeological Desk-Based Assessments* (2007).

Known and potential heritage assets were identified on the PDA and within a 500m radius of its centre (Figure 2). This search radius is referred to as the *study area*. During the preparation of this document, the sources of information listed below were consulted.

### **2.3.1 Greater London Historic Environment Record (GLHER)**

This is a database of archaeological information containing written and pictorial records of known archaeological monuments, previous archaeological investigations, find spots and buildings of historical and archaeological significance situated within London and Greater London. It is maintained by English Heritage.

### **2.3.2 Heritage Gateway database**

The Heritage Gateway is an online database that provides integrated access to local and national heritage information resources and collates entries of all Historic Environment Records throughout England. However, results provided by the Heritage Gateway do not provide as thorough coverage of a given area as a search of the relevant Historic Environment Record itself and can therefore only ever provide a general background to a specific study area.

### **2.3.3 Cartographic data**

Early maps and other illustrations of an area can be very productive sources for research. Often they indicate dramatic changes in land use during the post-medieval and modern periods. This can be very helpful in appreciating how the archaeological resource may have been affected by the changes in land use that took place during the 19th and 20th centuries in particular.



The principal resource consulted in this case was the Hammersmith and Fulham Archives and Records Service. The Service is currently maintained by the City of Westminster Archives Centre and housed at 191 Talgarth Road, Hammersmith.

#### **2.3.4 Walk-over survey**

As part of the desk-based assessment a preliminary walk-over survey of the site was undertaken on 8th January 2013 with the following aims:

- To verify, where appropriate, the results of the desk-based survey.
- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess the present ground conditions, with a view to the appropriate deployment of evaluative fieldwork techniques, if required.



### 3. HERITAGE ASSET ASSESSMENT

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#### 3.1 Introduction

Figure 2 should be viewed in conjunction with this text, which describes the significance and potential of heritage assets within the PDA and within a 500m radius of its centre.

The majority of heritage assets listed on the GLHER within the study area date to the post-medieval period and relate to standing buildings, chapels and churches. These are not described in detail but are summarised in Section 3.2 and listed in the Appendix.

The school building and site that currently houses the West London Free School is not catalogued in the GLHER but nevertheless needs to be considered as a heritage asset in its own right within the existing urban setting. The school is discussed in Section 3.3.

Previous archaeological investigations are discussed in their relevant paragraph within Section 3.2 and are also summarised in Section 3.4. Section 3.5 summarises the cartographic evidence that exists for this area of Hammersmith and is of valuable assistance when trying to reconstruct the post-medieval development of the PDA. Setting is discussed in Section 3.6.

The potential for survival and the significance of heritage assets on the PDA are discussed in Section 3.7.

#### 3.2 Archaeological and Historical Assets

For the purposes of this document, the remains listed below are presented in chronological order from prehistoric to modern. This section is intended to give an overview of the nature and quantity of known archaeological and historical remains on and near the PDA but does not discuss any of the assets in detail. All assets are listed in Appendix 1 and shown on Figure 2.

##### 3.2.1 Prehistoric and Roman (before c. AD 450)

A number of prehistoric artefacts have been recovered from the River Thames and “at Hammersmith” throughout the 19th and early 20th centuries. These are all catalogued in the GLHER under one location along the railway line, c. 250m south-west of the PDA. They range from Neolithic and Bronze Age stone axes (MLO 1338, 25975), a late Bronze Age antler bone (MLO 25993), to Bronze Age and early Iron Age weaponry (MLO 1152, 8582, 25814, 25819, 26011, 26015) plus a number of Iron Age neck and ring headed pins (MLO 26009).

Further findspots consist of three Palaeolithic handaxes (MLO 3226) and an early Iron Age Bronze Age dagger sheath (MLO 4523) which were found 170m to the north-east of the PDA and two perforated pieces of Mesolithic antler (MLO 433) that were found to the south of the PDA. Residual flint



flakes and a core were found within 18th-century features in an evaluation at Beadon Road (MLO 67448)

These finds show a general presence of prehistoric people in the area, and potential ritual deposition of artefacts in the River Thames, but do not give any definite indication of settlement. Of more importance in terms of potential for the presence of prehistoric heritage assets in the form of archaeological remains are the results of several small archaeological investigations in the area which revealed prehistoric remains.

An evaluation at nos. 120-124 King Street (ELO 490) c. 200m to the south of the PDA found Bronze Age features with Bronze Age, Iron Age and residual Roman pottery plus two substantial parallel ditches, three pits and three postholes, suggesting the presence of a Bronze Age settlement (MLO 75979).

An evaluation and subsequent excavation at nos. 5-16 Galena Road (ELO 3333 and 9434) to the south of the railway track revealed a large ditch with prehistoric pottery (MLO 69059), although it is possible that the feature is associated with the Roman road from London to Silchester, which is thought to have run through Hammersmith.

With the exception of a small number of intrusive Roman pottery sherds within earlier features (MLO 96060, ELO 433 and 9434), no Roman heritage assets are recorded within the study area. Again, this indicates a general background presence of Roman activity, possibly associated with the London to Silchester road.

### **3.2.2 Saxon, Norman and medieval (AD400 – 1500)**

No heritage assets dating to these periods are recorded within the study area.

### **3.2.3 Post-medieval (1500 – 1900)**

The majority of heritage assets within the study area date to the post-medieval period and represent the built environment in this part of Hammersmith. All the heritage assets listed within the study area in the GLHER are designated heritage assets in the form of Grade II listed buildings.

The old town of Hammersmith lies along King Street, which used to be the principal road connecting London with the west of the country. One of the earliest surviving heritage assets is a milestone (MLO 84110) situated outside 81 King Street. Until the mid 19th century most buildings were concentrated along King Street and the larger roads coming off it. Much of the landscape behind the main roads was given over to nurseries and market gardens, supplying the population of London.

A group of twelve semi-detached Italianate villas (MLO 103784), originally known as Woolmer Cottages, standing along Hammersmith Grove, may be some of the earliest surviving buildings in the area. They date from between 1830 and 1840 but have been heavily altered throughout the 19th and 20th centuries.



The majority of 19th-century listed buildings lie towards the edge of the study area towards the Kings' Road, Shepherd's Bush Road and Ravenscroft Park. These are listed in the appendix and shown on Figure 2. They largely consist of public houses, a small number of terraced houses, the Church of the Holy Innocents and a school.

Of note in terms of their vicinity to the PDA are the Godolphin and Latymer School (MLO 84169) and the church of St John the Evangelist (MLO 84173) on the other side of Cambridge Grove. Both are 19th century in date and Grade II and Grade II\* listed respectively. The Godolphin and Latymer School has been altered and extended in the early and late 20th century.

In the mid to late 19th century, as London grew, the areas to the back of the main roads were infilled with residential housing and associated churches, schools, public amenities and manufacturing sites. Many of these are still standing but are not listed as heritage assets in the GLHER.

The southern area between Banim Street and Cambridge Grove was occupied by two rows of terraced houses while in the northern part a large factory was constructed. Most of the terraced houses, apart from nos. 53-61 Cambridge Grove, are now demolished, while the factory still stands to the north of the site but has been turned into offices.

In terms of below-ground heritage assets an evaluation at 120-124 King Street (ELO 490) revealed remains of a 15th–17th-century boundary ditch and an 18th–19th-century cellar, well and rubbish pits (MLO 65964, 76881-3). An evaluation at Beadon Road also revealed remains of post-medieval cellars and structures (ELO 4532, MLO 67450). Two cemeteries associated with non-conformist chapels exist at King Street (New West End Baptist Chapel) and in Macbeth Street (MLO 70699, 70673 respectively).

Adjacent to the PDA an evaluation undertaken in the ground of the Godolphin and Latymer School (ELO 7184) revealed up to 2m of 19th-century made ground lying above natural gravels. The made ground corresponded with the construction of the original school in 1861.

#### **3.2.4 Modern (after 1900)**

The pattern of urban growth and infilling and replacement of the built environment continued throughout the 20th century. The GLHER lists a number of designated Grade II listed buildings in the form of public houses and public buildings.

Amongst these are the Carnegie Central Library (MLO 84221), Hammersmith fire station (MLO 84029), police station and war memorial (MLO 84228), the town hall (MLO 84073) and a former vehicle showroom (MLO 83996), which were all built in the first three decades of the 20th century.





The terraced houses between Banim Street and Cambridge Grove were demolished in the mid 20th century to make way for the Elizabeth Burgwin special school.

### **3.3 School Building**

The school complex that is currently occupied by the West London Free School was constructed as a purpose-built special school in 1964 and opened on 6 January 1965. It was designed for the London County Council (LCC) under the direction of Hubert Bennett.

Sir Hubert Bennett led the architects department of the LCC from 1956 to 1970 and it is possible that he designed or very directly oversaw the design of the school himself, having already designed a structurally advanced school for disabled children in Leeds in the 1930s (Saint 2000).

During his position as county architect to the West Riding of Yorkshire from 1945 to 1956 Bennett had also overseen the construction of many school buildings which were often “characterized by their use of field stone or brick in a gentle, modern style” (Harwood 2012), a style that is very much in evidence at the school in Cambridge Grove (Figure 3). Bennett also applied ideas learned during a tour of the United States in 1946 that explored features for school design such as a larger floor area per pupil but lower ceiling heights (*ibid*).

The school replaced two special schools on another site, which were closed down, but retained the name of one of the schools, which was called after Elizabeth Burgwin, a pioneer and first inspector of special schools in London (Houghton 1965).

The new Elizabeth Burgwin School was designed to meet the requirements of children with additional educational and physical needs and consists of a number of single- and two-storey blocks which are linked by enclosed corridors and arranged to form grassed and paved courtyards for play and outside teaching. The single-storey administrative block is centrally placed within the school complex and the dining/assembly and sports hall building in the northern part of the school site was sited to shield the school from the adjoining factory (*ibid*).

The classrooms were planned to give each classroom sun from at least two aspects and the open play areas were located in the (sunniest) southern part of the school site, where they still are today.

The buildings consist of red brick load bearing walls with reinforced floors and flat roofs made of timber joists covered with asphalt. The windows have simple metal frames split into rectangular panes with a small section of wooden panelling above. Similarly, the doors break up the line of the brick wall with an area of white wooden panelling above their frames and consist of simple white double doors with further rectangular window lights between the door and the panelling.



Externally the school is largely unaltered from its design and appearance in the 1960s (Figure 4). A small number of extensions and infilling took place in the south-eastern and south-western blocks sometime after the school's construction in order to extend the teaching space. The extensions are built in the same style as the existing school but can be distinguished by a lighter colour of brick. The exact date of their construction is unclear.

The school is surrounded by a black-painted metal mesh fence, similar to the original fence around the school designed in the 1960s. Between 1991 and 1995 the school was renamed "Cambridge School" and the two main gates facing Cambridge Grove and Banim Street bear the name of the school.

The West London Free School opened on the site in 2011.

### **3.4 Previous Archaeological Investigations**

A number of archaeological investigations have been carried out within the study area. These have been discussed in their relevant sections above. The majority of archaeological heritage assets were revealed in evaluations near King Street, the main thoroughfare through the area until the 20th century.

A potential Bronze Age settlement was excavated at 120-124 King Street (ELO 490) and an Iron Age ditch was revealed at Galena Road (ELO 3333, 9434). 18th- and 19th-century building remains and rubbish pits were found at 120-124 King Street and the Beadon Road (ELO 490, 4532).

Evaluations to the north of King Street found no archaeological remains. Here, deposits were characterised by thick layers of post-medieval made ground, possibly associated with 19th-century construction activity. Deposits at Beadon Road (ELO 8761) were further truncated by the construction of the 19th-century District Line underground tunnel.

Most notably the evaluations closest to the PDA found no archaeological remains: a small evaluation at Glenthorne Road (ELO 12402) *c.* 160m to the south-west of the PDA did not reveal any archaeological features or finds; while an evaluation at the Godolphin and Latymer School (ELO 7184) *c.* 100m to the south-east of the PDA revealed up to 2m of 19th-century made ground associated with the construction of the school.

### **3.5 Cartographic Evidence**

There is extensive map evidence for London in the form of detailed Ordnance Survey (OS) maps, starting in 1869. A map regression of the PDA and its wider, surrounding area, using small scale maps from 1869 to 2009, was undertaken by Hammersmith and Fulham Council in order to review historical land use to assist in the identification of contaminated land. This information was provided by letter from Alasdair Carlin, Environmental Quality Officer, to Willmott Dixon Construction Ltd on 19 December 2012. In this section, the maps are discussed in terms of their relevance for the PDA only, not the wider study area.



The 1850 town plan of London shows the study area as open land, framed by King Street in the south, Hammersmith Grove in the east, New Road in the north and what is now Paddenswick Road in the west. What is now Glenthorne Road is already laid out with three north-south roads coming off it, one of which could be Banim Street.

The earlier pre-OS London town plan from 1850 shows the area of the PDA as land not yet built upon (discussed in Section 3.2.3). By the time of the first edition OS map of 1870, only 16 years later, a row of terraced houses called “Dartmouth Place” has been built along the street frontage of Banim Street, covering the western part of the PDA (Figure 5). By 1895 a second row has been added along Cambridge Grove covering the entirety of the PDA (Figure 6).

The terraced houses were in existence until the mid 20th century and are still on the 1962 1:10560 OS map. They were demolished to make way for the construction of the Elizabeth Burgwin School in 1964, which is first shown on the 1:10560 OS map of 1967.

### 3.6 Setting

The NPPF defines setting as: “*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate that significance or may be neutral*”.

The setting of the PDA is characterised by a mixture of 19th- and 20th-century urban residential and industrial development. This includes terraced houses, public houses, schools, churches, shops and factories. The area was not extensively built upon until the 19th century and many of the buildings around the school date from this period.

Infilling occurred in the early 20th century, and in the mid and late 20th century earlier building stock was being demolished and replaced by modern flats and office blocks leading to a continuous and evolving change in setting. The West London Free School itself represents a 1960s development on the site of earlier 19th-century terraced housing.

Designated heritage assets in the vicinity of the PDA that need to be considered in terms of setting are the 19th-century Godolphin and Latymer School and the Church of St John the Evangelist on the other side of Cambridge Grove (MLO 84169 and 84173). These are part of the evolving urban development of the area and in particular the Godolphin and Latymer School mirrors the development of its urban setting with 20th-century modernisation and extensions. One of the main 20th-century extensions of the school lies directly opposite the WLFS (Figure 7).



Terraces still line the western side of Banim Street (Figure 8) but buildings directly to the south-west of the site have been replaced by 20th-century houses.

### **3.7 Assessment of Survival and Significance**

The available HER data and historical, archaeological and cartographic evidence give some indication as to the presence or absence of potential heritage assets on the PDA, their level of survival and significance. The criteria used for assessing significance are listed in Appendix 4.

In the following sections the assessment of survival and significance is summarised by chronological period. The relatively small footprint of the proposed development and the fact that the PDA lies in an area previously covered in 19th-century terraced housing, the construction and foundations of which may have removed any potential earlier deposits, has been taken into account when assessing the potential survival and significance.

#### **3.7.1 Prehistoric – Roman (before c. AD450)**

Heritage assets dating to the prehistoric period are confined to a potential Bronze Age settlement and Iron Age ditch near King Street. There are also a number of isolated finds, particularly weaponry, that were retrieved from the River Thames. Residual prehistoric flint artefacts and Roman pottery were also retrieved from later features. None are recorded in the close vicinity of the PDA.

Apart from the potential settlement, the finds represent a background presence of prehistoric people and movement through the area, associated with potential ritual activity near the river. The potential for their occurrence within the PDA is *negligible*.

If any were found, they would probably consist of isolated features and stray finds and be of *local* significance only, depending on their precise nature.

#### **3.7.2 Saxon to medieval (c. 450–1150)**

No heritage assets dating from the Saxon to medieval period are recorded within the study area. Settlement before the 19th century was restricted to the King Street thoroughfare and the hinterland would have been given over to agriculture and market gardens.

The potential for the occurrence of any heritage assets dating to this period is *low to negligible*. If any were found they would most likely relate to agricultural use and their significance would be *local* only.

#### **3.7.3 Post-medieval (1500–1900)**

The majority of heritage assets within the study area are post-medieval in date and represent urban residential housing, churches, public houses and schools. The PDA itself was covered with rows of 19th-century terraced houses before their demolition and construction of the school in 1964. Nearby evaluations



revealed thick layers of 19th-century made-up ground associated with construction activity above natural gravels.

The potential for the occurrence of post-medieval remains relating to the previous 19th-century terraces on the PDA is high. These are well-documented cartographically and may have the potential to feed into the research aims stated in Section 3.7.5. However, the significance of any below-ground heritage assets would be *local*.

#### 3.7.4 Modern (1900–present)

A number of modern heritage assets are recorded in the HER within the study area but none are present on the PDA itself. The site is occupied by a 1964 school building with an open area to its south.

The potential for the occurrence of modern heritage assets on the PDA is *negligible*.

#### 3.7.5 Research frameworks

One of the major research themes of the London Research Agenda, which may conceivably be applied in this context, is the TD6 Framework Objective with regards to buildings which is:

“Completing baseline surveys of buildings and synthesising data to establish patterns of building renewal and replacement and to understand the life cycle of buildings of different types and function, at different periods” (MoL 2002, 76)

This correlates with national research priorities as stated in the National Heritage Protection Plan (NHPP) and echoed in the research agenda for the Strategy for Researching the Historic Environment of Greater London with regards to the “Urban and public realm” and are given as research into: Historic towns and suburbs (NHPP Subsection 4A1) and later 20th-century heritage assets (NHPP Subsection 4A2); [...] and Public buildings (NHPP Subsection 4A4) (Rowson *et al* 2011, 29).

However, these research aims are very broad and it is not considered that any potential heritage assets on the PDA would add significantly to the priorities set in the research agendas in a way that could not be achieved by studying the present urban environment of the PDA and its study area from its existing heritage assets.

#### 3.7.6 Summary

The following table summarises the potential for **archaeological remains** being found **within the PDA**. It covers the prehistoric to the modern periods and also gives an indication of the relative significance of those remains when considered on a local/national/regional basis.



<b>Period</b>	<b>Known Heritage Assets within the study area</b>	<b>Potential for Heritage Assets within the PDA</b>	<b>Significance of archaeological remains</b>
Prehistoric and Roman (before <i>c.</i> AD450 )	Yes	Negligible	Local
Saxon to medieval ( <i>c.</i> 450–1500)	No	Low to negligible	Local
Post-medieval (1550–1900)	Yes	High	Local
Modern (1900–present)	Yes	Negligible	Negligible



## 4. IMPACT ASSESSMENT

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### 4.1 *The Proposed Development*

The proposed development consists of the construction of a new two-storey building along the Banim Street frontage as well as the addition of four conservatory-type annexes at the entrances to the classrooms of the south-western teaching block and a new storage building attached to the northern side of the gymnasium building (Figures 9 and 10).

### 4.2 *Direct Impacts on Heritage Assets*

The assessment of existing and potential heritage assets in the vicinity of the PDA has shown that the potential for any below-ground heritage assets on the PDA dating prior to the post-medieval period is low to negligible. By contrast the potential for the survival of remains associated with the 19th-century terraces that previously stood on the site (and/or 19th-century made ground associated with their construction) is high.

The impact of the proposed new building on these remains would be high; while the impact of the foundation of the small annexes would be low. However, as the significance of any heritage assets has been assessed as local, the significance of this impact would be low.

The materials used for the construction of the new building and annexes are in keeping with the existing fabric of the school. The annexes are small and light in construction, consisting of low walls with a conservatory-type framed glass superstructure. The impact of the new structures on the fabric of the school, seen purely in its context as a heritage asset, is neutral.

### 4.3 *Direct Impacts on the Setting of Heritage Assets*

The proposed development lies within an urban setting that has changed continuously throughout the last century and is still changing. Lying within a densely built-up area, the setting of the PDA and surrounding heritage assets has changed from a plot of land characterised by 19th-century terraced housing to a more open piece of ground, occupied by a school and play areas with further 20th-century replacement buildings to the south-west of the school. 19th-century terraced housing adjacent to the school is still in existence on the opposite site of Banim Street and to the south along Cambridge Grove.

Changes to setting have also already been affected by modern extensions to the Grade II listed Godolphin and Laytmer School. This extension lies directly opposite the West London Free School site and is part of the now largely 20th century setting of this part of Cambridge Grove.

The new school building lies in the western part of the school grounds along Banim Street. The position of the new building means that its impact on the setting of the designated heritage assets of the Godolphin and Latymer School and the Church of St John the Evangelist on the other side of Cambridge



Grove is low to negligible, as there is still a sizable open space and tree planting between the new structure and these assets.

Along Banim Street the construction of the new building would change the setting of this part of the street back from open space to a more continuous street frontage, similar to the situation in the 19th century, albeit of a different character.





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## 6. APPENDICES

### 6.1 Appendix 1 – Designated Heritage Assets within a 250m-radius of the PDA

#### 6.1.1 Listed Buildings

Mon UID	Grade	Name	Monument Types	Date Range
MLO 83996	II	184 Shepherds Bush Road	Concrete framed building, motor vehicle showroom, garage	19th Century to Modern (1896 AD to 1936 AD)
MLO 84029	II	Hammersmith fire station	Fire station	Modern (1913 AD)
MLO 84037	II	King Street/Nigel Playfair Avenue {1930's Town Hall}	Town hall, courtyard, assembly room, parapet, sculpture, balcony, gate, council chamber, wall painting	Modern (1938 AD to 2050 AD)
MLO 84076	II	Vicarage to church of St John the Evangelist, including garden wall	Vicarage, house, garden wall	19th Century (1801 AD to 1900 AD)
MLO 84078	II	Hop Poles Public House	Public house, house	19th Century (1801 AD to 1900 AD)
MLO 84099	II	27 Bridge Avenue	Terraced house, house	19th Century (1833 AD to 1866 AD)
MLO 84014	II	Salutation Inn	Date stone, public house	Modern (1910 AD)
MLO 84105	II	The Swan Public House	Public house	Modern (1901 AD)
MLO 84110	II	Milepost outside no 81 (Angel Hotel)	Milepost, railings	18th Century to 19th Century (1800 AD to 1899 AD)
MLO 84118	II*	Church of the Holy Innocents	Church	19th Century (1890 AD to 1898 AD)
MLO 84153	II	Nos. 5 and 7 and John Betts School	Teacher's house, infant school, elementary school, courtyard, date stone, railings, charity school, wall	19th Century (1859 AD)
MLO 84173	II*	Church of St John the Evangelist	Church	19th Century (1857 AD to 1898 AD)
MLO 84185	II	20 Angel Walk	House, terraced house	19th Century (1833 AD to 1866 AD)
MLO 84169	II	Godolphin and Latymer School	School	19th Century to Modern (1861 AD to 1999 AD)
MLO 84203	II	The George Public House	Public house	Modern (1911 AD)
MLO 84221	II	Carnegie Central Library	Library	Modern (1905 AD)



MLO 84228	II	Hammersmith Police Station	War memorial, war memorial, concrete framed building, police station	Modern (1939 AD to 1996 AD)
MLO 102558	II	Macbeth Street, [Hope and Anchor Public House], {1930s Public House}	Public house, fireplace, counter, panelling	Modern (1936 AD to 2050 AD)
MLO 103784	II	Hammersmith Grove (nos. 39-61),	12 semi-detached houses	19th Century to Modern (1830 AD to 2050 AD)

## 6.2 Appendix 2 – Non-designated Heritage Assets within a 500m-radius of the PDA

### 6.2.1 Archaeology

Mon UID	Name	Monument types	Date Range
MLO 7639	IN BANNERS YARD	House	Post Medieval (1540 AD to 1900 AD)
MLO 8376	RIVER THAMES	Statue	Roman (43 AD to 409 AD)
MLO 65964	119 KING ST (OPPOSITE )	Cellar	Post Medieval (1540 AD to 1900 AD)
MLO 67450	SWAN ISLAND	Structure	Post Medieval (1540 AD to 1900 AD)
MLO 68000	5-15 GALENA RD W6	Ditch	Early Iron Age to Roman (700 BC to 409 AD)
MLO 68748	81 KING ST	Inn, terrace	Medieval to 19th Century (1066 AD to 1900 AD)
MLO 69059	5-15 GALENA RD W6	Ditch	Iron Age (700 BC to 42 AD)
MLO 69061	5-15 GALENA RD W6	Garden	Post Medieval (1540 AD to 1900 AD)
MLO 70699	King Street, [New West End Baptist Chapel-ground], Hammersmith	Cemetery	18th Century to 19th Century (1701 AD to 1900 AD)
MLO 70673	Macbeth Street, Hammersmith	Cemetery	Post Medieval (1540 AD to 1900 AD)
MLO 75979	120-124 King Street, Hammersmith {Late Bronze Age settlement?}	Ditch, post hole, pit cluster, settlement?	Late Bronze Age to Late Iron Age (1000 BC to 42 AD)
MLO 76881	120-124 King Street, Hammersmith {post-medieval property boundary}	Boundary ditch	15th Century to 17th Century (1500 AD to 1700 AD)
MLO 76882	120-124 King Street, Hammersmith {18th- to 19th-century cellar and well}	Wall, well, cellar	17th Century to 19th Century (1601 AD to 1900 AD)
MLO 76883	120-124 King Street, Hammersmith {18th/19th-century rubbish pits}	Rubbish pit, pit	18th Century to 19th Century (1701 AD to 1900 AD)



## 6.2.2 Findspots

Mon UID	Name	Monument types	Date Range
MLO 433	Opposite the Mall {2 perforated antlers}	Findspot	Mesolithic (10000 BC to 4001 BC)
MLO 1152	River Thames {sword and scabbard with decoration of a dragon pair on scabbard}	Findspot	Late Iron Age to Roman (100 BC to 100 AD)
MLO 1338	River Thames {Neolithic ground flint axe}	Findspot	Neolithic (4000 BC to 2201 BC)
MLO 3226	Hammersmith {Palaeolithic handaxes}	Findspot	Lower Palaeolithic (500000 BC to 150001 BC)
MLO 4523	Hammersmith {Early Iron Age Bronze dagger sheath}	Findspot	Early Iron Age (700 BC to 401 BC)
MLO 8582	River Thames {weapon of stagshorn retaining wooden handle}	Findspot	Prehistoric (500000 BC to 42 AD)
MLO 25814	River Thames Hammersmith {fragment of iron dagger in openwork bronze sheath and two heaths of bronze and iron}	Findspot	Early Iron Age (700 BC to 401 BC)
MLO 25819	River Thames {9 middle Bronze Age rapiers}	Findspot	Middle Bronze Age (1600 BC to 1001 BC)
MLO 25975	River Thames {stone battle axe}	Findspot	Bronze Age (2200 BC to 701 BC)
MLO 25993	River Thames {antler cheekpiece}	Findspot	Late Bronze Age (1000 BC to 701 BC)
MLO 26009	River Thames {Bronze Age swans neck pin and 6 ring readed pins}	Findspot	Early Iron Age (700 BC to 401 BC)
MLO 26011	River Thames {bronze looped socketed spearhead}	Findspot	Bronze Age (2200 BC to 701 BC)
MLO 26015	River Thames {Bronze Age socketed bronze knife}	Findspot	Bronze Age (2200 BC to 701 BC)
MLO 69060	5-15 Galena Road {intrusive Roman tile in earlier Iron Age ditch}	Findspot	Roman (43 AD to 409 AD)
MLO 67448	Swan Island {residual flint core and flake in later post-medieval feature}	Findspot	Prehistoric (500000 BC to 42 AD)

## 6.3 Appendix 3 – List of Events

Event ID	Name	Description	Dates	Organisation
ELO 490	King Street (nos. 120-124) Evaluation	Bronze Age features with Bronze Age, Iron Age and residual Roman pottery. Two substantial parallel ditches, three pits and three post holes. Potential Bronze Age settlement.	2000	AOC

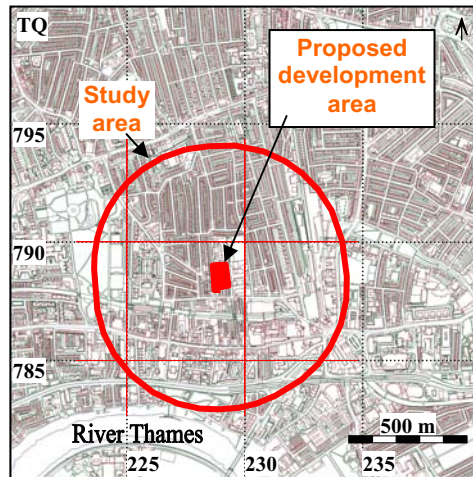


ELO 3333	Galena Road (nos. 5-15) Evaluation	A large ditch was cut into the natural brickearth subsoil. Pottery from the fill of the ditch was dated to the prehistoric period (1st millennium BC), although it is possible that the feature is associated with the Roman London to Silchester road.	1996	MOLAS
ELO 4532	Beadon Road [Swan Traffic Island] Evaluation	A flint flake and a flint core were found although they were residual in 18th century contexts (see SMR ref: 052732). Periods recorded under this site code: prehistoric (052731), post-medieval (052732).	1996	Wessex Archaeology
ELO 7184	Iffley Road, [Godolphin and Latymer School], W8, Evaluation	A single trench was opened. Previous geotechnical work showed up to 2m of 19th-century made ground lying on top of Kempton Park Gravels, and the archaeological trench evidence supported this. No archaeological finds or features were recorded, and the made ground corresponded with the construction of the original school in 1861.	2007	Wessex Archaeology
ELO 7451	Beadon Road, [Hammersmith Car Park], London, Desk Based Assessment	The contractor believed that archaeological deposits were unlikely to survive on site and that in view of the earlier geotechnical investigations, no further archaeological investigation should be necessary.	2007	Mills Whipp Partnership
ELO 8761	Beadon Road, (Hammersmith Car Park), Watching Brief	Natural terrace deposits were recorded in the first test pit towards the southwest corner of the site, overlain by late post medieval fill material. All deposits were truncated to the south by the late 19th century District Line underground tunnel. The second test pit was located entirely within the cut for an extant external stairway at the northern boundary of the site.	2007	Pre-Construct Archaeology
ELO 9434	Galena Road (nos. 5-15), Excavation	A single piece of Roman tile was recovered from the upper fill of the late Iron Age ditch (SMR ref: 054120). This may be intrusive. Periods recorded under this site code: Iron Age (054120), Roman (054121), post-medieval (054122).	1996/97	MOLAS
ELO 12042	Glenthorne Road (no. 94), Hammersmith, London. Archaeological Watching Brief	The site had potential for Bronze Age, Iron Age and Romano-British remains, the later relate to the course of the Roman London-Silchester road which was located nearby. The monitoring did not reveal any archaeological features or finds.	2010	Archaeological Solutions



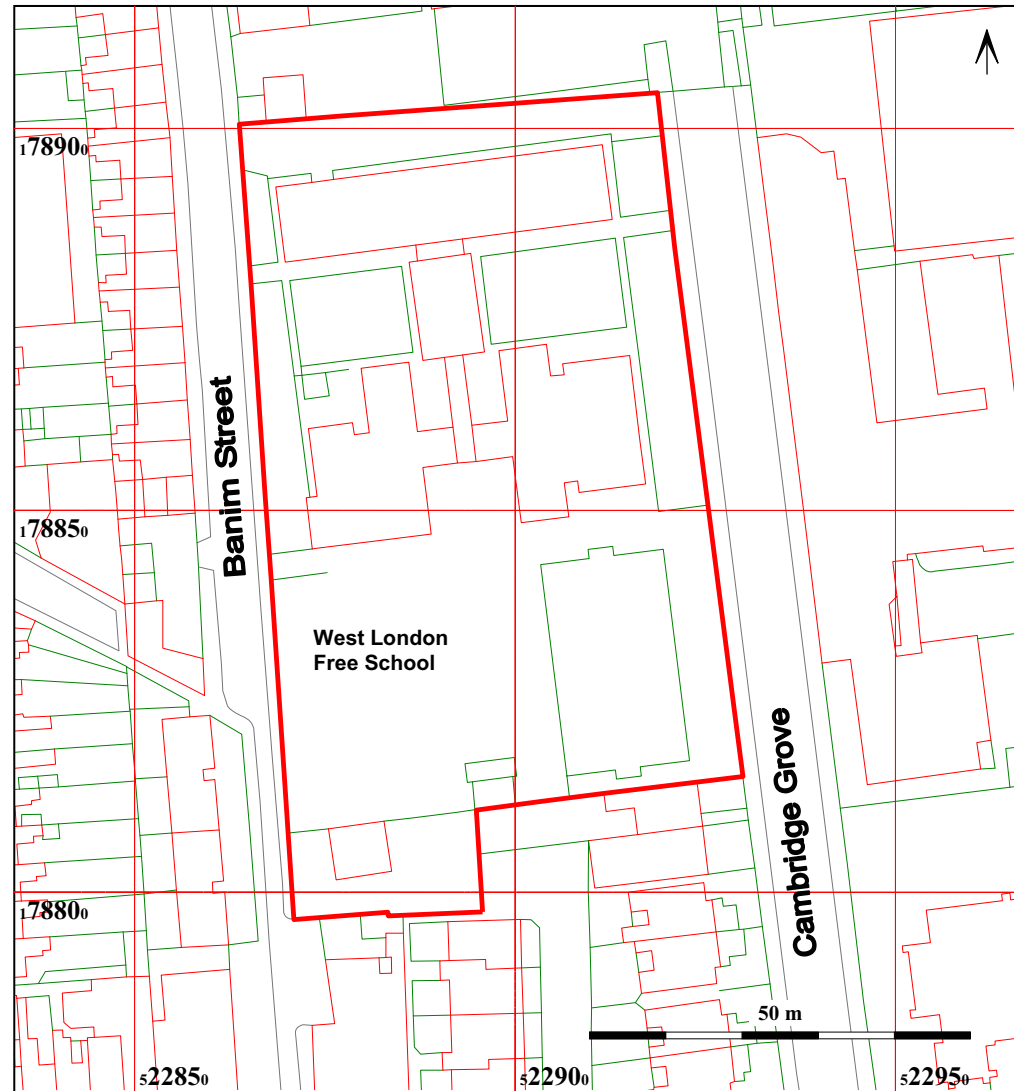
## 6.4 Appendix 4 – Significance Criteria

<b>Significance</b>	<b>Definition</b>
<i>International</i>	A designated World Heritage Site or place of equivalent ‘outstanding universal value’ and international significance
<i>Regional to national</i>	Designated heritage assets (scheduled monuments, Grade I or Grade II* listed buildings, registered Park or Gardens or battlefields) of national significance. Or: undesigned heritage assets and archaeological remains of potentially equivalent value. This includes assets which are: <ul style="list-style-type: none"> <li>• rare in the heritage environment record or</li> <li>• are a good example of a type site or</li> <li>• have a high potential to add to regional and national research criteria</li> </ul>
<i>Local to district and/or regional</i>	Designated heritage assets of regional significance (Grade II listed buildings, Conservation Areas, Registered Park or Garden or battlefield <u>not</u> associated with events of national significance). Or: undesigned heritage assets and archaeological remains of potentially equivalent value. This includes assets which are: <ul style="list-style-type: none"> <li>• more commonly found in the heritage environment record or</li> <li>• have particular regional associations or may have important associations on a local or parish level (e.g. they have meaning to local population or embody something of the special identity of a locality)</li> <li>• have moderate potential to add to local and regional research criteria</li> </ul>
<i>Local</i>	Assets which are: <ul style="list-style-type: none"> <li>• are relatively poorly preserved or</li> <li>• have limited significance on a local level</li> <li>• have a low potential to add to local and regional research criteria</li> </ul>
<i>Uncertain</i>	Sites where there is evidence that a heritage asset may exist, but where there is insufficient information to determine its nature, extent and degree of survival given current knowledge (e.g. cropmarks untested by fieldwork or random finds spots).
<i>Negligible</i>	Where there is very authoritative evidence – usually backed up field evaluation – that there is no possibility that anything of archaeological or historical significance exists or where any potential surviving remains have no value within the context of the current study.



**Figure 1: Site location**

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**Figure 3:** Elizabeth Burgwin School in 1965, looking north-west from Cambridge Grove  
(Hammersmith and Fulham Archives and Local History Centre reference H372.969)



**Figure 4:** West London Free School in 2013, looking south-west from  
Cambridge Grove



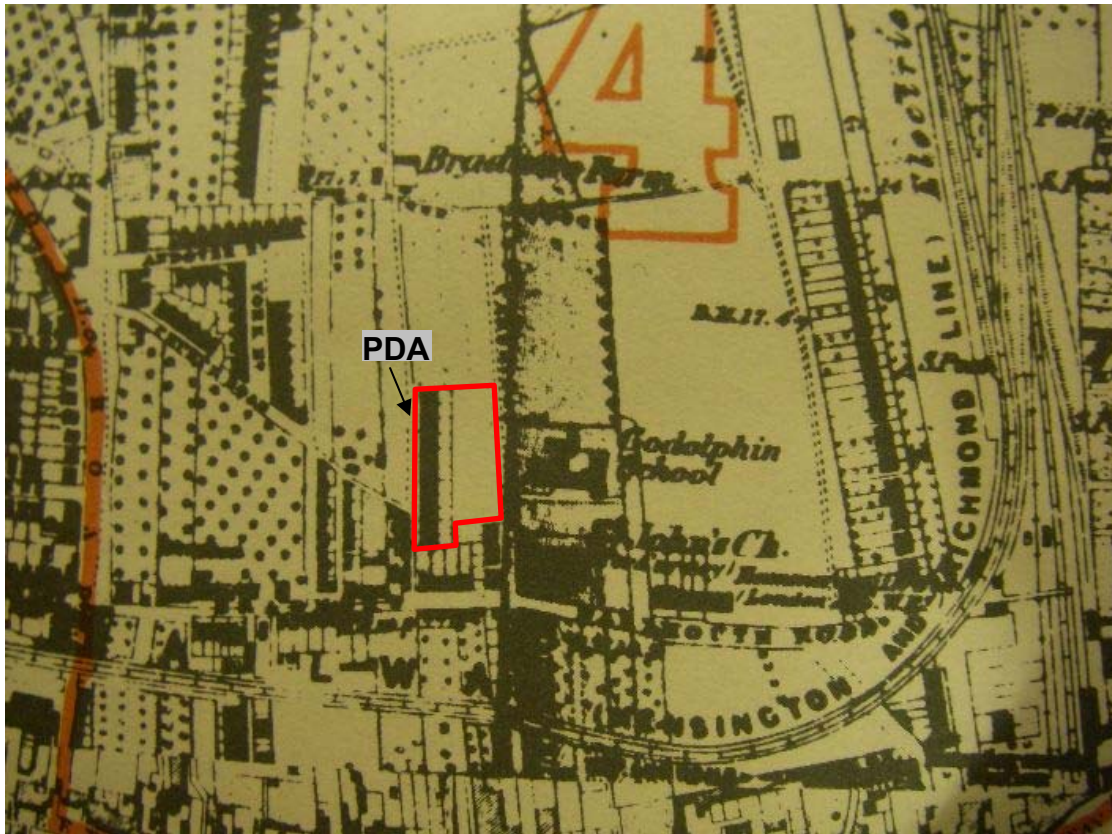


Figure 5: 1870 first edition OS map, scale 1:10560

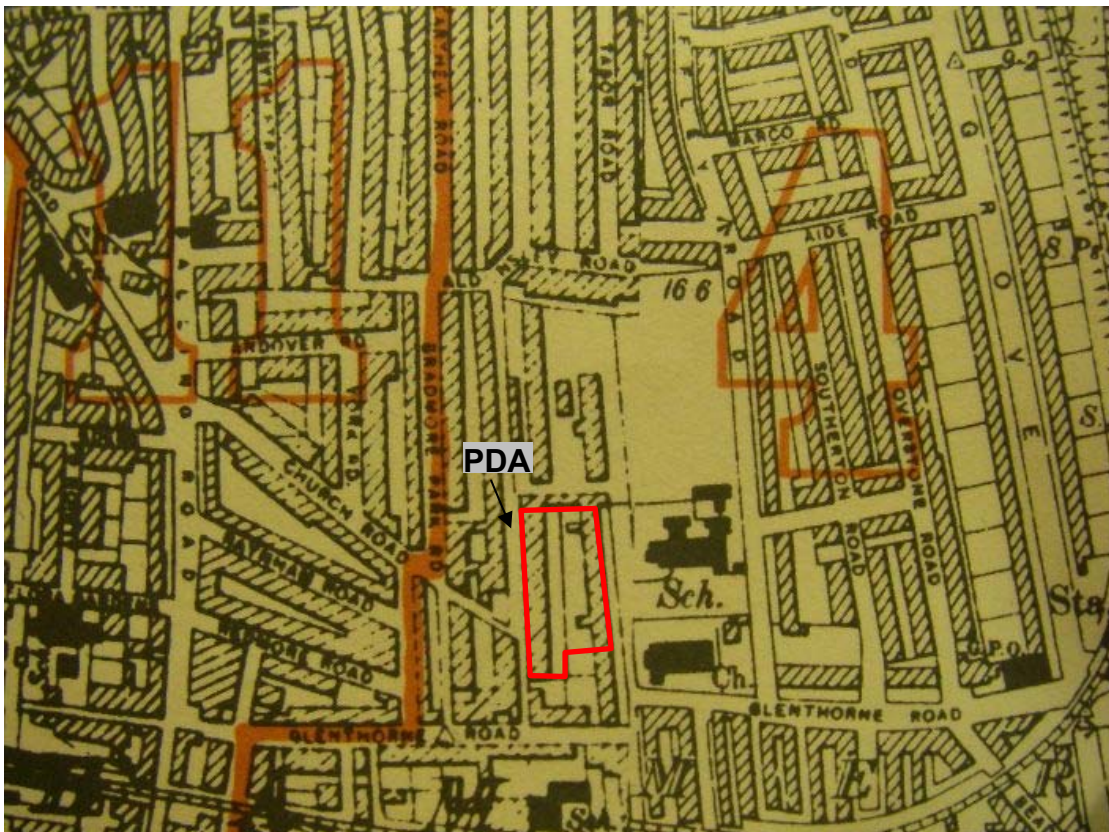


Figure 4: 1895 second edition OS map, scale 1:10560





**Figure 7:** Setting — WLFS (right) opposite Godolphin and Latymer School, looking south along Cambridge Grove



**Figure 8:** Setting — WLFS opposite 19th-century terraces, looking south along Banim Street



**Figure 9:** The proposed development. Existing buildings (blue), new building (beige), annexes (red)



**Figure 10:** Architect's sketches: new building (left) and annexes to existing buildings

Central  
Bedfordshire

Albion  
archaeology



Albion Archaeology  
St Mary's Church  
St Mary's Street  
Bedford  
MK42 0AS

**Telephone** 01234 294000  
**Email** [office@albion-arch.com](mailto:office@albion-arch.com)  
[www.albion-arch.com](http://www.albion-arch.com)

