



Archaeological Services & Consultancy Ltd

**HISTORIC BUILDING ASSESSMENT:
FORMER ST JOHN'S NATIONAL SCHOOL
1A PEMBERTON GARDENS
ISLINGTON
LONDON N19**

NGR: TQ 2967 8663

for Archetype Associates Ltd



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May 2010

ASC: 1286/IPG/1



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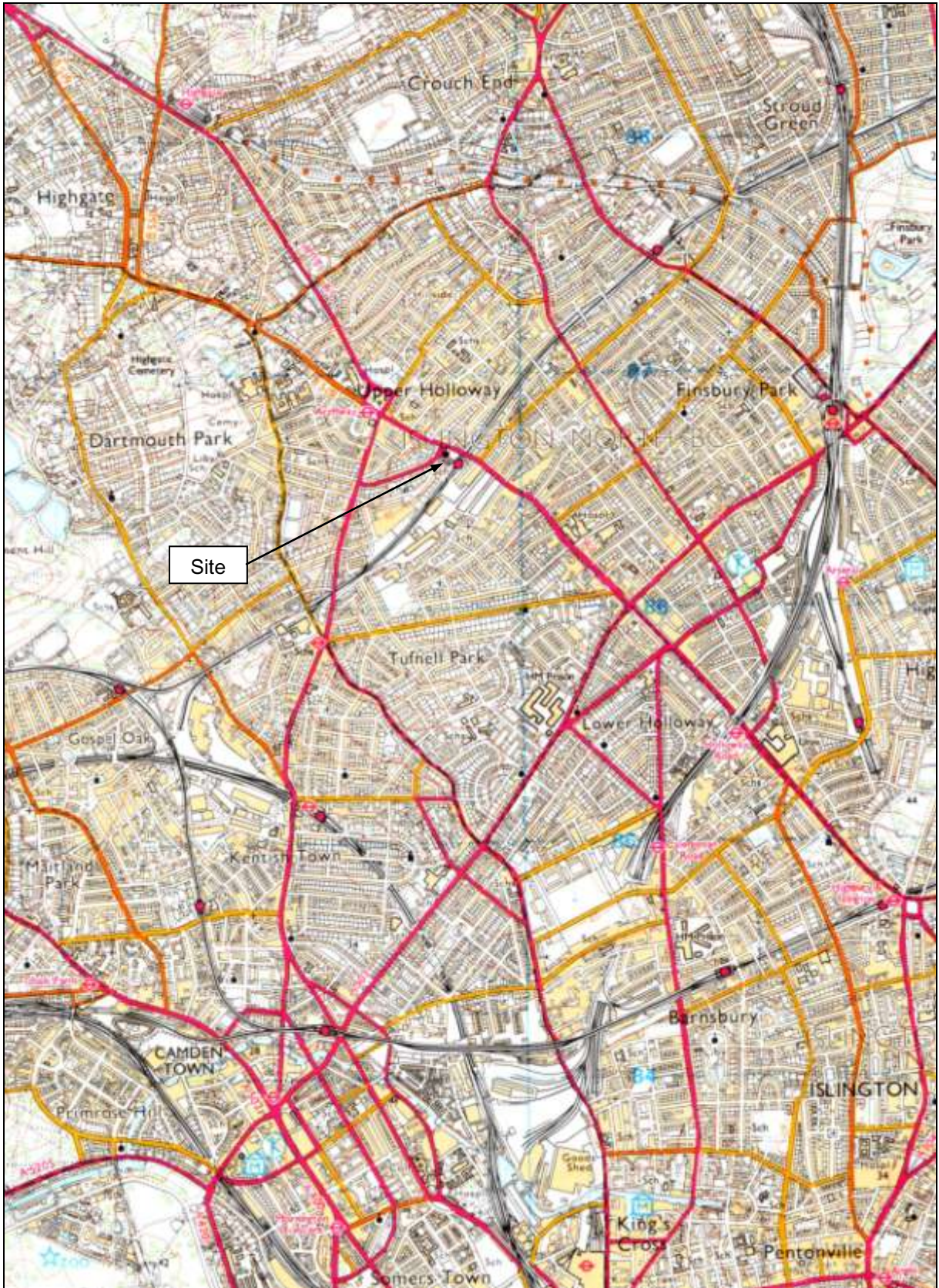


Figure 1: General location (scale 1:25,000)

Summary

In May 2010 an historic building assessment was made of the former St John's C of E School, 1A Pemberton Gardens, in the London Borough of Islington, in order to inform redevelopment proposals for the building. The school building is Grade II listed, and lies within the St John's Grove Conservation Area.

The school was built in 1830/31 to a design by the architect Charles Barry, who was also responsible for the adjoining St John's Church. The school building was extended in 1858 and 1867: on the latter occasion, facilities for infants were added. Further improvements were made in 1904. Between 1967 and 1972 the school moved to new premises in Pemberton Gardens, and the school closed.

Between 1982 and 2009 the buildings were used for offices, technical support and storage by the London Borough of Islington, which necessitated significant internal and external changes to the structure. Externally, these changes have involved the removal of some significant architectural details, and the unsympathetic insertion of new doors and windows, notably on the north elevation. Internally, little survives of the original layout of the classrooms, or any related internal fixtures and fittings.

1 Introduction

1.1 In May 2010 *Archaeological Services and Consultancy Ltd* (ASC) carried out historic building assessment of 1A Pemberton Gardens, Islington, London N19 5RR. The project was commissioned by *Archetype Associates Ltd*, and was carried out at the request of the local planning authority (LPA), the *London Borough of Islington*, to a standard method statement prepared by ASC (Appendix 1).

1.2 *Planning Background*

This building assessment has been required and undertaken within the terms of *Planning Policy Statement 5* (PPS5), in order to inform proposals for the development involving buildings on the site.

1.3 *Archaeological Services & Consultancy Ltd*

ASC is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists and is also accredited ISO 9001, in recognition of its high standards and working practices.

1.4 *Management*

The project was managed by Bob Zeepvat BA MIFA.

1.5 *The Site*

1.5.1 *Location & Description*

The assessment site is located in Pemberton Gardens, in the London Borough of Islington, at Ordnance Survey National Grid Reference TQ 2967 8663 (Fig. 1). The site, which consists of the former St John's National School, cottages and school grounds, covers a total area of *c.*1500 sq. m, bounded to the north by the churchyard of St John's Church, to the east by Upper Holloway Station, to the south by residential properties and to the west by Pemberton Gardens (Fig. 2).

The cottages are located at the west end of the site, on the street frontage, with the school building behind them to the east: there is also a detached garage/boiler room to the south of the school. There is a small garden area to the west of the cottages: the remainder of the site is tarmac. The cottages and school are currently disused.

The site falls within St Johns Grove Conservation Area (Conservation Area 28), as designated by the London Borough of Islington. It is subject to an Article 4 Direction (Removal of All Permitted Rights).

1.5.2 *Proposed Development*

Development proposals comprise refurbishment of the cottages and their return to use as two dwellings, and conversion of the school building to an apartment-hotel.



Figure 2: Site location, showing (shaded) the extent of the assessment (*scale 1:1250*)

2 Aims & Methods

2.1 Aims

As described in the method statement, the aims of the building assessment were:

- To compile a basic record of the structure concerned, prior to refurbishment, conversion or demolition
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment / conversion / development.

2.2 Standards

The work conforms to the method statement, to the relevant sections of the Institute for Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to current English Heritage guidelines (EH 2006), and to the relevant sections of ASC's own *Operations Manual*.

2.3 Methods

The work was carried out according to the method statement, which describes:

- A historic building assessment, with recording to English Heritage Level 2 (EH 2006).

2.4 Scope of the Assessment

In line with the requirements of the LPA, the assessment was focused on the school building (Fig. 2), in order to inform the proposed conversion. A basic record was also made of the exterior of the cottages, for completeness' sake, and to assist in understanding the relationship between the two elements.

2.5 Constraints

Detailed examination of the first-floor area of the modern structure linking the cottages and school was not possible, as it was securely locked.

3 Historical Background

3.1 *Sources of Information*

The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from the Islington Local History Centre, the Metropolitan Archives, from an initial study of the buildings (Open Planning 2010), and from ASC's reference collection.

3.2 *Historical Evidence*

The parish of Islington, which became the Metropolitan Borough in 1899, extended northwards from its main settlement to the hills rising to Highgate. It was traversed by a route that had been significant from the medieval period, leading from the City by St John Street to the High Street, and thence along Holloway Road to Highgate Hill. Traditionally the main activity in the parish was market gardening and dairying, providing fruit, vegetables and dairy products to the metropolis. From the 17th century onwards the area attracted spasmodic development, appealing to Londoners looking for a rural home in convenient reach of the City. Some of the earliest brick terraces in London, dating from the 18th century, survive in the parish (Cherry & Pevsner 2002, 648). Baker's map of Islington, dating from 1807, shows only areas of settlement along the main roads north of Islington, as far as Highbury. It does not extend as far north as the site, and is therefore not reproduced here.

By the 1850s, the limits of built-up Islington were marked by the North London Railway line from Camden Road to Highbury & Islington. Development north-westwards, along Holloway Road, continued unabated through the 19th century. The Tottenham & Hampstead Junction Railway, with its Upper Holloway Station to the immediate east of St John's School, was opened in 1868. St John's Church, to the immediate north of the school, was built in 1826-28 with funds from the Corporation of the Sons of Clergy as Upper Holloway Parish Church. It was designed by Charles Barry, who also designed three other churches in the borough (Holy Trinity, Cloudesley Square; St Paul's, Essex Road; St Peter's, St Peter's Street), and went on to work with Augustus Pugin on rebuilding the Palace of Westminster, for which he was knighted. St John's Church is now listed Grade II*.

In addition to the church, Pevsner notes that Barry 'gratuitously designed' the adjoining school building (Cherry & Pevsner 2002, 673). St John's School was founded in the early 19th century, with a building for girls and infants in Hornsey Lane by 1828, and temporary premises for boys in two rented cottages at 11 Gordon Place the following year. In 1829 both schools were in union with the National Society for the Promotion of Religious Education, with a roll comprising 63 boys and 56 girls (Elrington 1985, 125). In 1830 the Corporation presented the school with land adjacent to the recently-completed St John's Church. This plot, which had previously been intended for a parsonage, became the site of St John's National (C of E) School, which opened the following year with a roll comprising 74 boys and 52 girls. The building was extended in 1858 and 1867, when a classroom for infants was added. By 1871 the school roll comprised 193 boys, 174 girls, and 282 infants (*ibid.*) – it must have been rather overcrowded! The school was financed by a combination of

voluntary contributions, government grants, and payment of ‘school pence’, at the rate of 2d per pupil.

Improvements to the school accommodation were required by London County Council in 1904. Following the 1945 Education Act, the school was reorganised as a voluntary aided C of E primary, for juniors, mixed and infants. In the late 1960s, a new school was built on the site of 14-30 Pemberton Gardens and 51-59 St John’s Grove, 200m to the south-west. Part of the school moved in 1967, the remainder in 1972 (*ibid.*).

In 1982 the disused school buildings were taken over by the health and social services department of the London Borough of Islington (Open Planning 2010, 4). The cottages were used as offices, and the school building was used for warehousing and technical services. Some quite major alterations were made to the building during this period, including removal and installation of partition walls, installation of a mezzanine floor and ventilation systems, and alterations to external access arrangements and windows. The Council disposed of the site in 2009. The school buildings and cottage are currently vacant.

3.3 *Cartographic Evidence*

The earliest available map to show the school and cottages in any significant detail is the First Edition Ordnance Survey 60" sheet of 1877 (Figs 3 & 4). The site is labelled ‘National Schools: the school is divided internally into three large classrooms, with ‘Boys’ to the north, ‘Girls’ to the south, and ‘Infants’ across the east end. The boys’ and girls’ classrooms each have entrance porches: the entrance to the infants’ classroom is through a porch at its south end. All three porches have lights above them. There are two rooms to the east of the infants’ classroom, with a small porch at the north end. At the west end of the complex, the cottages are each shown as having two rooms, with doors leading through to four rooms in the link building area, and further doors to the main classrooms. East of the school building, a range of small structures along the east boundary of the site are presumably outside toilets. Other details shown include the arrangement of alternating windows and buttresses along the north and south elevations, the porches and bay windows on the north and south elevations of the cottages (omitted on many later, smaller-scale maps), and the original locations of doors and windows.

The Second Edition 25" sheet of 1894 (Fig. 5) shows the basic overall plan of the school as unchanged from that of 1877. Unfortunately it is too small a scale to provide any detail of the interior layout: the building is shown as subdivided into four parts, corresponding to the boys’, girls’ and infants’ areas, and the cottages.

The Third Edition 25" sheet of 1912 (Fig. 6) presents a similar picture to the 1894 sheet, but with two significant additions. The first of these is the present boiler house/garage building to the south of the school, the second a building of identical size in a mirror-image location to the north of the school. Both structures are shown joined to the school building.

A 25" scale map of the area of 1934, based on the OS Second Edition sheet and updated for London County Council (Fig. 7) shows the school in greater detail than the previous two maps. The division of the school between boys, girls and infants remains unchanged. Features not shown previously include glazed canopies between the school and the outbuildings to north and south. These canopies, which may well have

been present on the smaller-scale 1912 map, now also extend eastwards along the north and south elevations of the school.

The 1:1250 Ordnance Survey sheet of 1952 (Fig. 8) is the first to show the cottages as two separate entities, labelled 'School Cottages, with the numbers '1' and '2', and with open yards to the rear. Other changes include the shortening of the glazed canopy on the south side of the school, the apparent removal of the roof of the northern outbuilding, and the construction of a roughly trapezoidal structure between the east end of the school, and the outside toilets. The next 1:1250 sheet, dated 1974 (Fig 9), shows no change to the buildings. The site is labelled 'St John's C of E Primary School'.

By 1982, 1:1250 Ordnance Survey mapping (Fig. 10) shows the school premises in its present form. The northern outbuilding, the east extension, the canopies and the outside WCs have all been removed. The cottages and school are shown as a single entity, numbered '1A', and labelled 'Council Offices'. For some unknown reason the cottages are labelled 'Church Cottages', a name they have not carried before or since that date, although it is clear that the site was all in use by the Council at that time.

3.4 *Listed Building Description*

The cottages and school building are listed Grade II (IoE ref. 369303, dated 1972). The listing description is as follows:

ISLINGTON TQ2986NE ST JOHN'S GROVE 635-1/13/804 (South East side) 29/09/72 Council Offices (Formerly Listed as: ST JOHNS GROVE St John's National School Cottages) GV II. Semi-detached cottages with school buildings to rear, now premises for London Borough of Islington Social Services. Mid-C19, but the school probably of a later date than the cottages. The cottages of white brick set in Flemish bond with dressings of stone; the school buildings of yellow and brown brick; slate roofs. One and two storeys; the cottage of two-window range to St John's Grove, the school buildings of seven-window range to the east. The cottages in a Gothic style with projecting gabled end bays to St John's Grove: Tudor-arched entrance to side with canted single-storey bay alongside; ground-floor windows flat-arched with rectilinear tracery except innermost facing St John's Grove which has three flat-arched lights with sashes; frieze over inner ground-floor windows in St John's Grove lettered 'ST JOHN'S NATIONAL SCHOOLS'; stone string to sills of first floor windows which are flat-arched, of one, two and three lights with trefoiled tracery, all in full dormers except those to gabled bays; stacks to party wall with panelled chimneypots, and to ridge. The school building is in four parts: two-storey wing behind the cottages with flat-arched studio windows to first floor; a single-storey wing with pointed-arched windows in full dormers and glazing bars in the form of Y-tracery; a gabled cross-wing to the south with similar windows with Y-tracery; and a shorter, parallel cross wing further south again; all gables have billets to raking cornices.

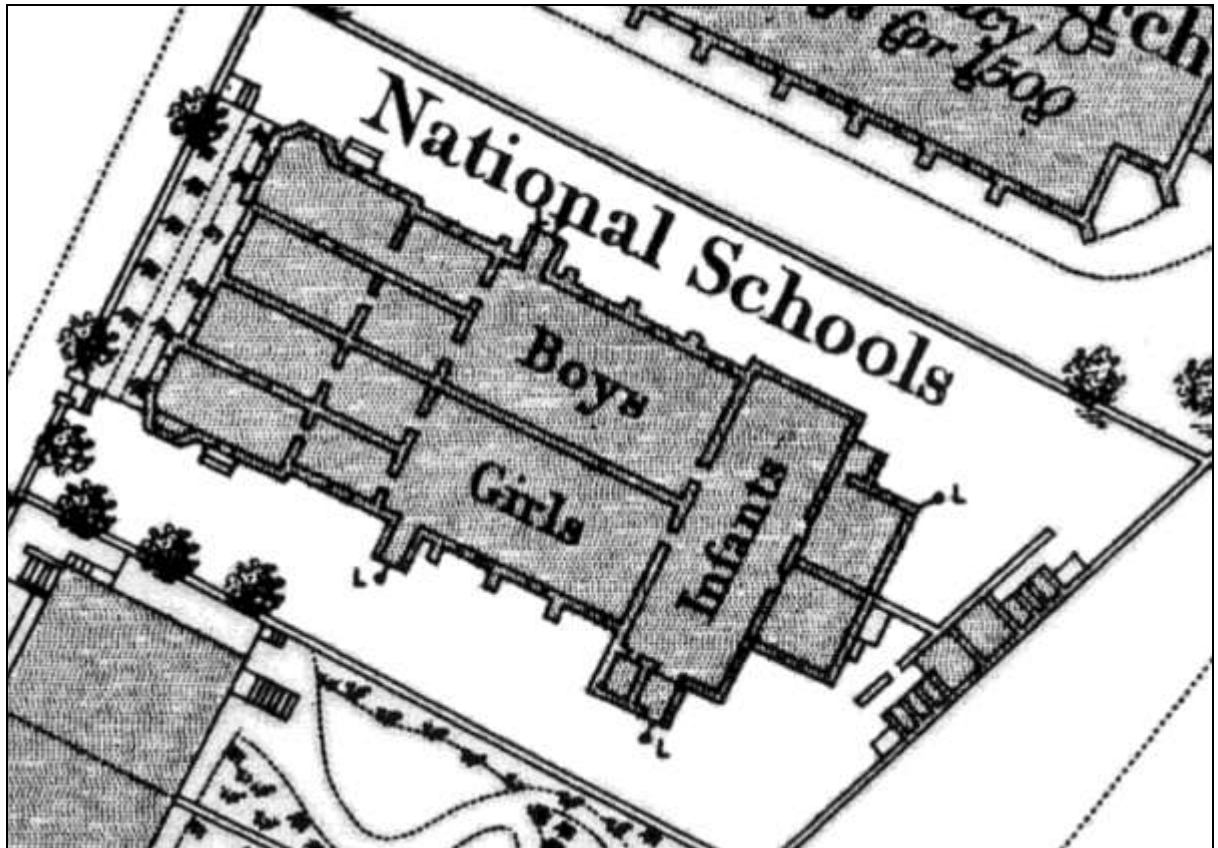


Figure 3: The school in 1877, from First Edition Ordnance Survey 60" sheet (scale c.1:400)



Figure 4: Extract from First Edition Ordnance Survey 60" sheet, 1877 (scale c.1:1250)

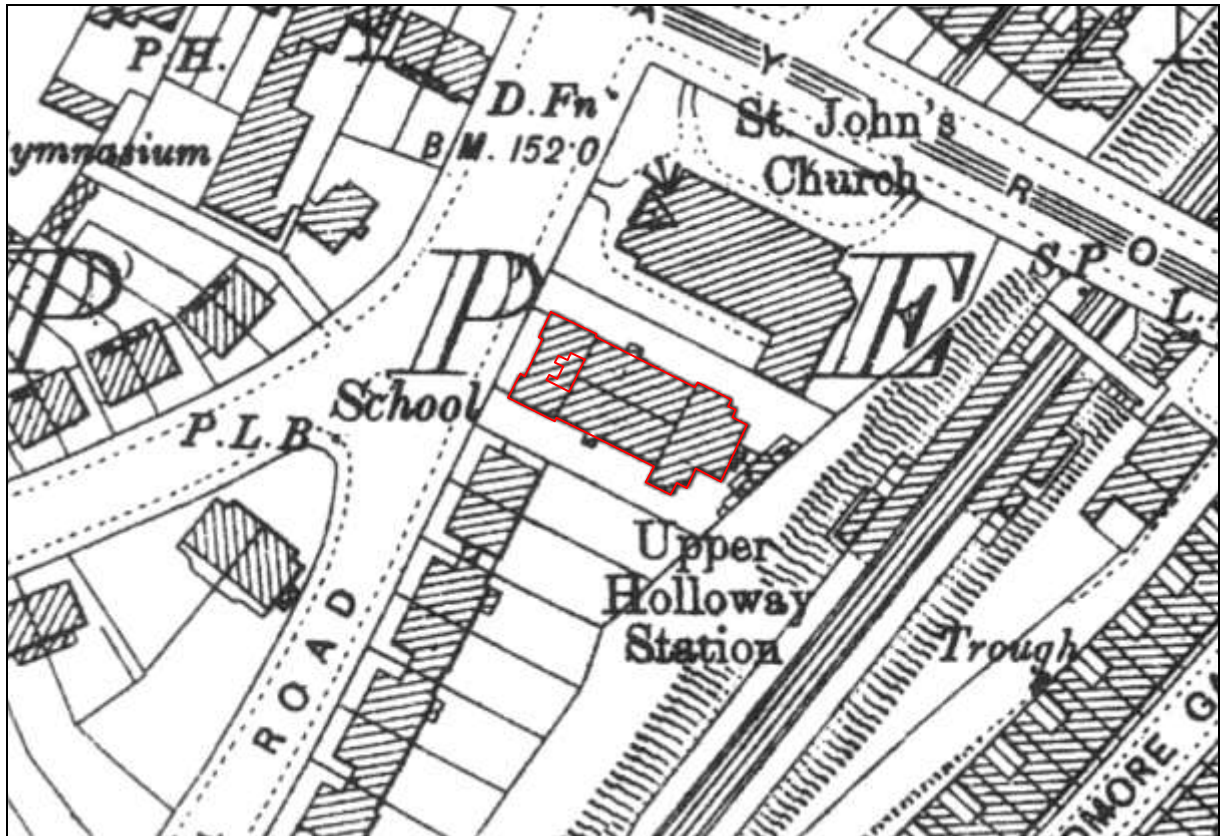


Figure 5: Extract from Second Edition Ordnance Survey 25" sheet, 1894 (scale c.1:1250)

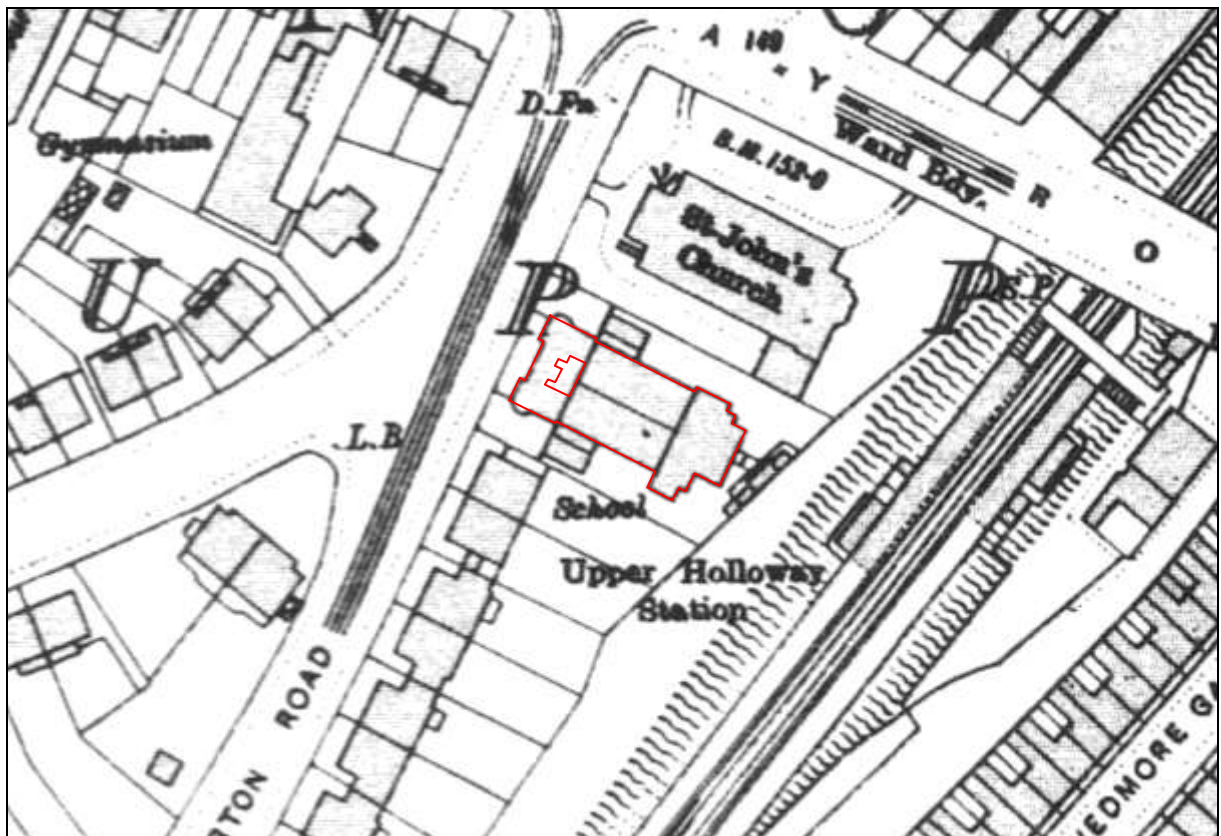


Figure 6: Extract from Third Edition Ordnance Survey 25" sheet, 1912 (scale c.1:1250)

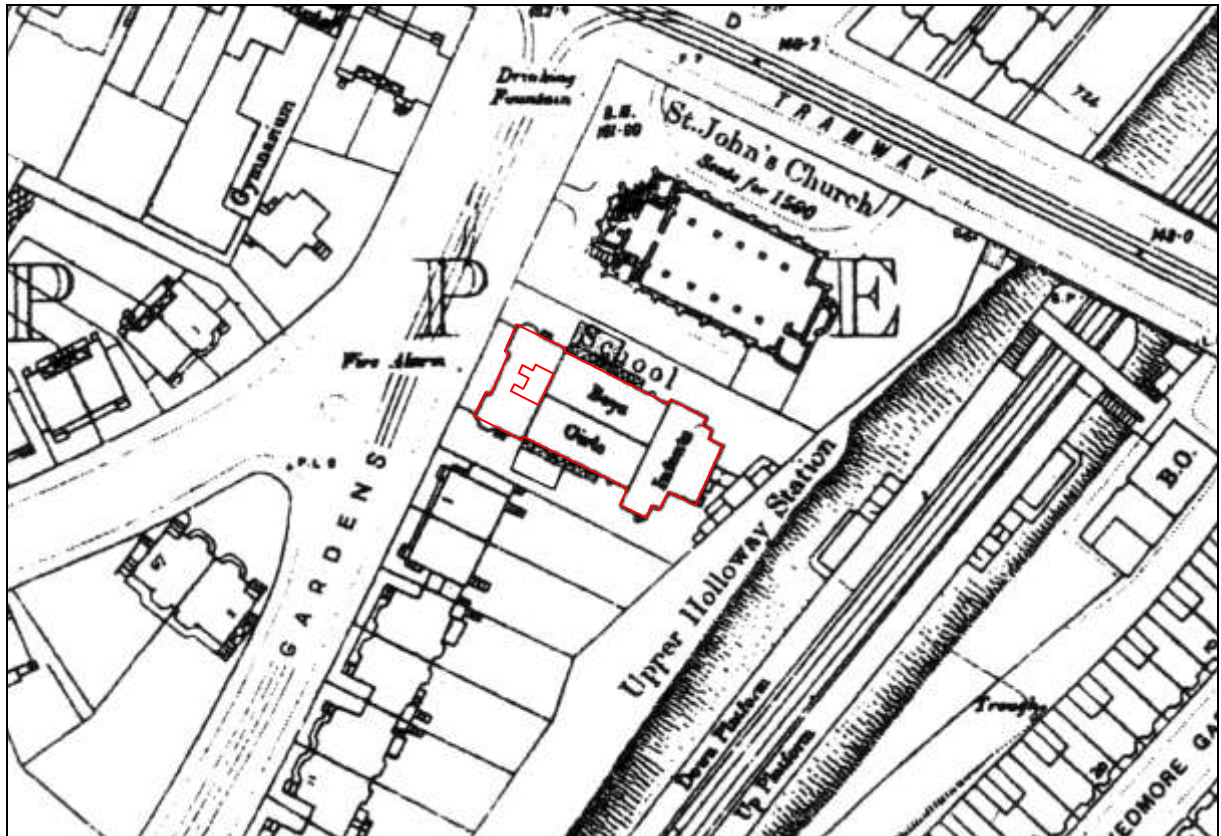


Figure 7: Extract from Ordnance Survey 25" sheet, revised LCC, 1934 (scale c.1:1250)

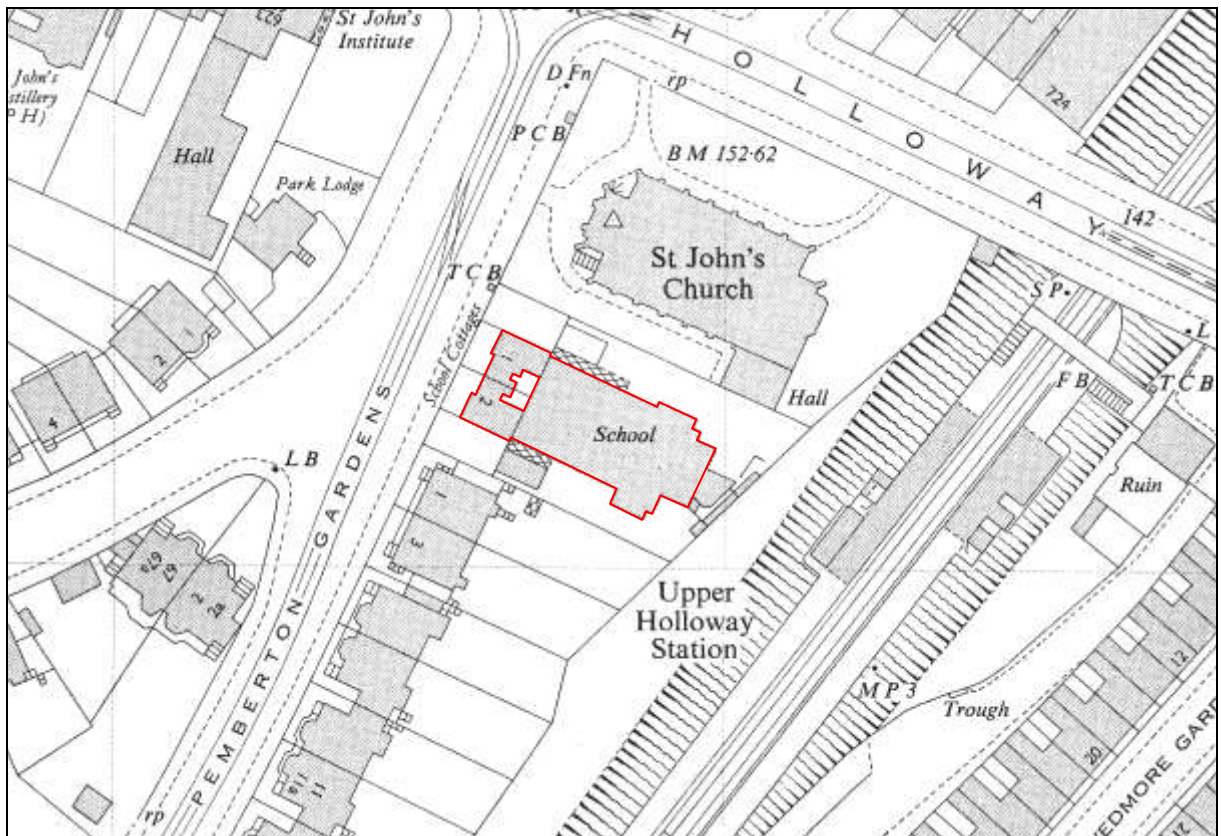


Figure 8: Extract from Ordnance Survey 1:1250 sheet, 1952



Figure 9: Extract from Ordnance Survey 1:1250 sheet, 1974

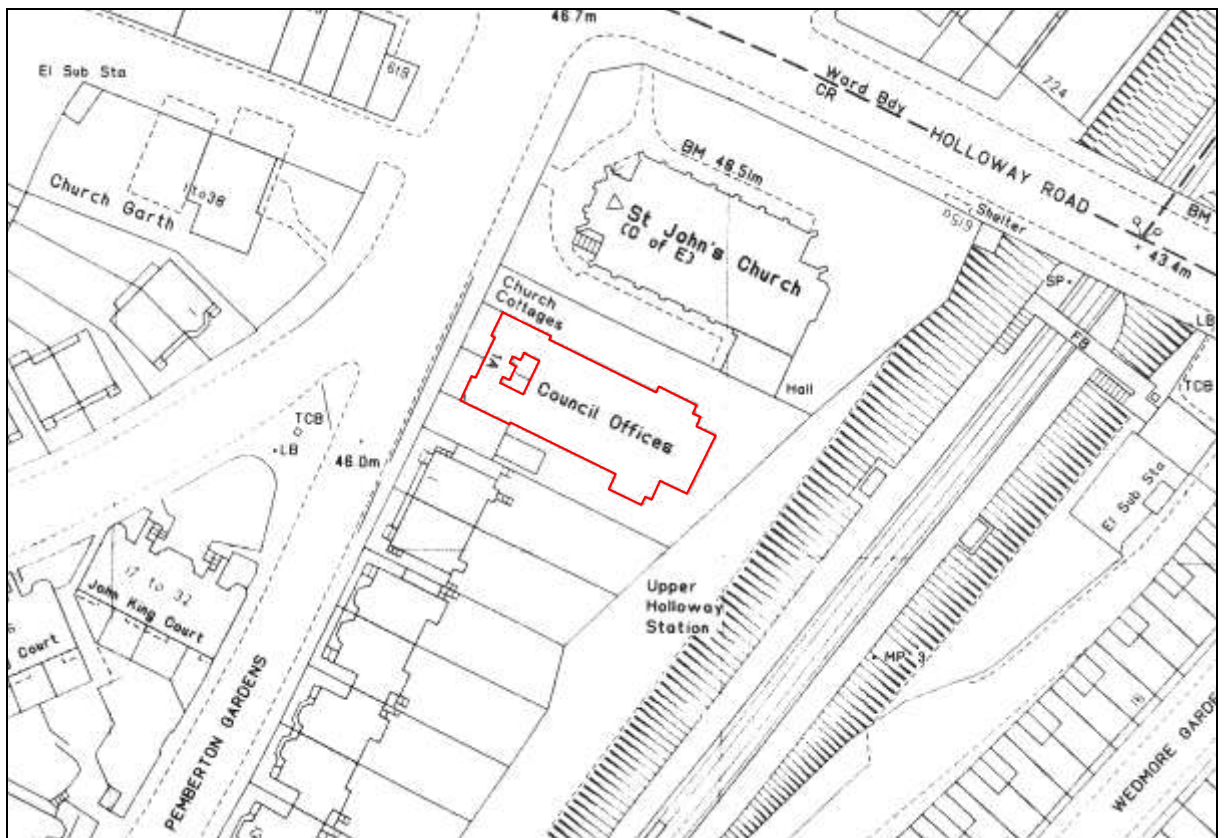


Figure 10: Extract from Ordnance Survey 1:1250 sheet, 1982

4 Description

4.1 *General*

The school and link buildings together cover a footprint of *c.*30 × 18m, on an east-west alignment. The school building, essentially a single-storey structure, rises to a ridge height of *c.*7.2m while the link building, which has two storeys, is *c.*9m high at the ridge. At the east end of the school building is a large, single-storey extension, while a smaller, narrow flat-roofed extension has been added at the south-east corner. Access to the main part of the school building is by doors to the north and south: the south-east extension also has an external door, and there is a sealed door within a porch at the north-east corner. In the link building, an external door to the north leads to the ground floor, while the upper floor is reached by stairs from a door on the north side of the school. This was locked at the time of the survey.

The two cottages cover a footprint of *c.*16 × 9m, across the west end of the link building, rising to the same ridge height (7.2m) as the school building. Both cottages are L-shaped, essentially mirror images of each other in plan and elevation, with two storeys but no cellars or full-height attics. To the rear of the cottages, now fully enclosed, is a courtyard. The front doors to the cottages are in the north and south elevations: there are also internal connections with the link building.

4.2 *West Elevation* (Fig. 11, Plate 1)

This is the front of the complex, and the street frontage of the cottages, which are built in a Gothic style. This elevation has gable ends to north and south, flanking a central section with two dormer windows at first floor level. Like the rest of the cottage, this elevation is constructed in white bricks (22 × 10 × 7cm) laid in Flemish bond with cement mortar, with a plinth 36cm high, and fine limestone dressings. The ground-floor windows are flat-arched with rectilinear tracery, except the innermost which have three flat-arched lights with sashes. Over these windows is a string course, rising to hood mouldings above the windows. Over the central windows is a stone band, engraved 'ST JOHN'S NATIONAL SCHOOLS' in Gothic script. There is a stone string to the sills of the first floor windows, all of which are flat-arched, of two and three lights with trefoiled tracery, the central pair (3 lights) in full dormers, the outer windows (two lights) in the gabled bays, with hood mouldings. There are trefoil vents at attic level in the gables and dormers. The roofs above are slated, with a central party wall and three stacks set axially along the ridge, all with panelled chimneypots.

4.3 *North Elevation* (Fig. 11, Plates 2-6)

This elevation, facing the church, consists of four parts. The west end, *c.*7.0m in length, is the north elevation of the cottages, built in the same materials and style as the west elevation. At ground floor level is a central entrance, with a Tudor arched stone surround, and door with three glazed panels. Flanking this to the west is a canted single-storey bay window with trefoiled tracery: to the east is a three light window, also with trefoiled tracery. There is a stone string to the sills of the three first floor windows, all of which are set in full dormers, and are flat-arched, of two, one and three lights (east to west). There are trefoil vents at attic level in the larger outer dormers.

Adjoining the cottages, and evidently of later build, the second part of the elevation, c.4.3m in length, comprises a two-storey wing constructed in yellow bricks (22 × 10 × 6cm) laid in Flemish bond, in cement mortar, with a low plinth. This wing, which rises c.1.5m above the ridge height of the cottages, consists of two storeys under a slate roof. At ground floor level are two tall 2/2 light timber frame windows, and a modern flush panel door, approached by a concrete ramp with tubular iron handrails. At first floor level are two large flat-arched studio windows with opening casements, beneath a flat-roofed dormer.

East of the two storey wing is the main body of the school. This consists of four bays, separated originally by full height stepped buttresses, each surmounted by a dentillated dormer containing a pointed-arched window with Y tracery glazing bars. It is constructed in yellow-brown brick similar to the two-storey wing, laid in Flemish bond with cement mortar. The easternmost bay has a plinth, and a stone string course at sill level (2.1m above ground level), both extending into the next bay to the west. Although these features are not present further west on the elevation, it seems likely that they have been removed by subsequent repairs and alterations. Only one buttress remains, but the positions of the others are visible in the brickwork. Other alterations or repairs to this elevation are as follows:

- Far west bay: areas of rebuilding (including possible blocked door?) below and above window. The window in this bay is shorter than those in the central bays: the degree of repair around it is such that it is not certain whether or not this window has been shortened.
- Centre east bay: inserted double-leaf door beneath inserted concrete lintel: areas of repair to west of door and window.
- Far east bay: original arched window shortened: modern 1/1 light window inserted in wall beneath it.

At the east end of the main body of the school is a projecting cross-wing, of similar construction to the main building, with a plinth, stone string course, and dentillation to the gable, which has a central pointed-arched window with Y tracery glazing bars. Between the string course and plinth, two modern 1/1 light windows have been inserted. The cross-wing has a slate roof, rising to the same height as the main body of the school. The elevation terminates in a second, smaller cross-wing, built of similar materials and brick bonding, with dentillation to the gable. In the centre of the gable is a tripartite window under chamfered concrete lintels, with a plain concrete sill. This has been bricked up, leaving only the upper part of the taller central section as a 1 light window, with an inserted concrete sill. In the angle between the two cross wings is a slate roofed brick built porch, with a pointed-arched door facing north.

4.4 ***South Elevation*** (Fig. 12, Plates 7-9)

This is essentially a mirror image of the north elevation. The east end mirrors the north elevation of the cottages. The two-storey section has the same fenestration as its north elevation, but no external door. The elevation of the main body of the school retains most of its original detailing: the plinth and string course are more or less complete, and there is a bricked-up doorway below the westernmost window, which appears to have always been shorter than the other windows to accommodate this. A door inserted next to the blocked doorway provides access to the upper floor of the

two-storey wing. The buttress between the central bays has been removed, and a door with a concrete access ramp and lintel inserted. Moving to the east, the larger cross wing has the same dentillation on the gable, and the same pointed-arched widow with Y tracery. The lower part of the elevation is hidden behind a modern brick-built, single-storey, flat roofed extension, which incidentally does not appear on any Ordnance Survey mapping of the site, and which probably postdates the use of the building as a school. In the smaller cross wing, the same bricked up tripartite window is present.

4.5 *East Elevation* (Fig. 12, Plate 10)

The larger of the two eastern cross-wings is largely obscured by the smaller cross-wing, on which the only feature is a modern two-leaf door, with a concrete access ramp with tubular metal handrails. The larger cross wing has two pointed-arched windows with Y tracery, beneath small dormers. The roofs of both cross wings are slated. The small porch described above is located beneath the northern window.

4.6 *Interior* (Figs 13, 14, 16)

The interior of the two-storey wing consists essentially of four rooms, accessed by an enclosed stairway within the main body of the school, and at both levels from the cottages. One room (G1) has been subdivided with modern studding partitions. As noted in para 2.5, the first-floor rooms could not be examined.

The interior of the main body of the school is a single open space (G3), with an inserted mezzanine floor accessed by a central metal staircase (F1). The north-west corner of the mezzanine is partitioned off to form a room (F2).

The large cross-wing at the east end of the school contains two principal rooms, each subdivided by modern studding and breeze block partitions to form a number of smaller rooms (G4, G6-G9). Above G7 and G9 is a mezzanine floor (F3), accessed by metal stairs from G8. The smaller cross-wing consists of a single room (G5). The modern extension at the south end of the larger cross wing comprises a foyer and storage area (G10), and a WC.

Room G1 (Plates 11, 12)

Size: 4.86 × 3.66m, height 3.70m

Function: Kitchen

Description: Floor carpeted, over concrete. Walls plastered and painted, with plain skirting and dado rail. North wall is modern studding. Ceiling painted, with east-west support beams. Door to lobby in partition to north, glazed door to G2 to south, opening to passage to west. Window to yard to west: top light pivots horizontally. Modern kitchen units & sink in south-west corner.

Room G2 (Plates 13, 14)

Size: 7.16 × 4.89m, height 3.61m

Function: Kitchen/communal room

Description: Floor carpeted, over concrete. West wall plastered and painted, other walls painted brick, all with plain skirting. Ceiling painted, with east-west support beams. Glazed door north to G1, doorway to cottage to west, half-glazed external door with fanlight above to enclosed yard to west. Two tall 2/2 windows to south. Modern work surfaces, sink etc in south-west corner.

Rooms G3, F1, F2 (Plates 15-17, 18-20, 21)

Size: 14.56 × 13.09m, height 5.86m (overall)

Function: Main storage area

Description: Painted concrete floor, painted brick walls, room open to roof with ceiling at roof collar level. Exposed steel trusses, with cross-ties and hangers of iron rod: also two exposed purlins on each pitch of roof. Central valley of roof carried on east-west reinforced concrete beam, supported by three concrete pillars (line of former wall?). Ceiling recessed over dormer windows. Main external entrance to north: fire exit to south. Both are later insertions. Doorways to east to G4 and G6: door with glazed panel to G9. Arched windows with Y tracery to north and south, four each side: those at the west end appear to have been shorter, while the eastern window on the north side has been shortened. Beneath it a modern 1/1 light window has been inserted.

The mezzanine floor inserted by Islington Council consists of steel framing supporting a timber floor, with steel handrails around the open area inside the main entrance. It is accessed by a central steel staircase. The north-west corner of the mezzanine is partitioned off with studding and board walls to form a separate office (F2: 5.95 × 5.02m, height 3.43m). Other modern fixtures and fittings in G1 include ventilation / air conditioning equipment on both floors, fluorescent lighting throughout, and work benches in the south-west corner of the ground floor.

Room G4 (Plate 22)

Size: 6.09 × 5.68m, height 5.81m

Function: Cleaning Room

Description: This room occupies the north end of the large cross-wing. It has a rubberised floor and is open to the ceiling, which is of similar construction to that in G1. The walls are covered with glazed white ceramic tiles to a height of c.2.3m, and are painted brick above. The south-west corner of the room is partitioned off to form a WC with a small lobby, accessed from G1. The south side of the room is a breeze block partition wall, c.2.5m high, separating G4 and G6. To the west is the doorway to G3, to the east double doors lead to G5. To the east and north are arched windows with Y tracery: the latter is flanked at ground-floor level by two inserted modern 1/1 light windows.

Room G5 (Plate 23)

Size: 10.20 × 4.41m, height 4.26m

Function: Store

Description: This room occupies the whole interior of the smaller cross-wing. It has a concrete floor, plastered and painted walls with plain skirting, and a hipped ceiling

with a hatch to the roof space at the south end. Set in the end gables, just below ceiling height, are small one-light windows. To the west are the double door to G4 and a flush panel door to G6, to the east a modern external fire exit door. A doorway at the north end leads to the small external porch, which has been most recently fitted with shelves and used for storage.

Room G6 (Plate 24)

Size: 6.76 × 0.96m, height 2.50m

Function: Passage

Description: This passage links storage areas G3 and G5, and the technicians' area (G7-G10). It has a concrete floor, a painted breeze block wall to the north, and a row of full height fitted cupboards to the south. There is a doorway to G3 to the west, a flush panel door to G5 to the east. Also at the east the passage turns to the south to a flush panel door to G8, rising up two steps.

Room G7

Size: 4.64 × 2.10m, height 2.41m

Function: Technician's office

Description: This room has been partitioned off the north end of the principal southern room of the larger cross-wing. It has a rubberised floor, painted brick walls to the west and north, and modern studding partition walls to the south and east, with two large glazed panels in the former and a flush panel door in the latter, and plain skirting all round. Above this room is the north part of F3.

Rooms G8, F3 (Plates 25 & 26: 27 & 28)

Size: 6.11 × 2.98m, height 5.55m

Function: Technician's room

Description: This room occupies the central part of the principal southern room of the larger cross-wing. It has a rubberised floor, painted brick walls to the west and east, and modern studding partition walls to the south and north. It is open to the ceiling of the cross-wing, which is as described for G1 and G3. There is a short lobby to the north leading to G6 and G7, with flush panel doors to both rooms. A flush panel door to the south leads to G9. There are two glazed panels in the north wall, but no external windows. A steel staircase rises against the north wall to give access to F3. On the south wall is modern ventilation / air conditioning equipment.

Above G7 and G9, the technician's storage area (F3) occupies the whole area of the principal southern room of the larger cross-wing (6.11 × 8.2m). It has a board floor, carried on steel joists, and is accessed by the stair from G8. As with G8 the walls are painted brick, though the upper part of the north wall is matchboarded. There are arched windows with Y tracery to the east and south.

Room G9 (Plate 29)

Size: 6.11 × 2.87m, height 2.57m

Function: Rest room

Description: This room occupies the south part of the principal southern room of the larger cross-wing. It has a carpeted concrete floor, painted brick walls to the west, south and east, a studding partition wall to the north and a painted ceiling. There are flush panel doors to the north (G8), south (former kitchenette) and west (G3), the latter

down two steps, with an iron handrail. A doorway to the south leads to G10. The lower part of a Y traceried window lights the room from the east.

Room G10 (Plate 30)

Size: 8.30 overall × 1.41m, height 2.14m

Function: Former rear entrance (now storage), WC and kitchenette

Description: Room G10 consists of three distinct areas. All have rubberised floors and painted plastered walls and ceilings, with plain skirting. From west to east they comprise:

- Kitchenette, 1.5m long. Part tiled walls, small 2-light window to south, door to G9 to north
- WC, 2.1m long. Modern WC and hand basin, small 2-light window to south, door to lobby to east
- Lobby/store, 4.3m long. Lobby with doorway to G9 to north, door to WC to west, doorway to store to east, and external fire door to south. Store fitted with shelves.

4.7. **Roof** (Fig. 15)

The roof structure of the buildings on the site is complex, and deserves some comment. As previously noted, all roofs are slate clad, with the exception of the flat roof over modern extension G10, and the flat roofed dormers at either end of the two-storey wing. The roof over the cottages consists of two east-west gable roofs, linked by a slightly lower north-south section above which rise three chimney stacks, the central one with four pots, the others with two each. The roof of the two-storey wing also consists of two east-west gables, linked by a north-south section with two west-facing skylights. The main body of the school has two east-west gable roofs with a central valley, butted onto the north-south gable of the larger cross wing. The smaller cross wing, and the porch to the north, both have gable roofs.



Plate 1: Cottages: west elevation, from west



Plate 2: Cottages: north elevation, from north-east



Plate 3: North elevation, general shot from north-west



Plate 4: School: north elevation, from north-west



Plate 5: Link building: north elevation, from north



Plate 6: School: detail of north elevation, from north-west



Plate 7: School: south elevation, from south-east



Plate 8: School: south-east corner, from south-east



Plate 9: School: detail of south-east gable, from south



Plate 10: School: east elevation, from north-east



Plate 11: Link building: G1, view north-east



Plate 12: Link building: G1, view north-west



Plate 13: Link building: G2, view south-east



Plate 14: Link building: G2, view north-west



Plate 15: G3, north-east quarter, view east (full height)



Plate 16: G3, central stairs, view south



Plate 17: G3, main entrance, view north



Plate 18: F1, north aisle, view north-west



Plate 19: F1, south aisle, view east



Plate 20: F1, south aisle, view south-west



Plate 21: F2, view north-west



Plate 22: G4, view south-east



Plate 23: G5, view north



Plate 24: G6, view east



Plate 25: G8, view north-west



Plate 26: G8, view east



Plate 27: F3, view south



Plate 28: F3, view north



Plate 29: G9, view south-west



Plate 30: G10, view east



Figure 11: North and west elevations (scale 1:125)



Figure 12: South and east elevations (scale 1:125)

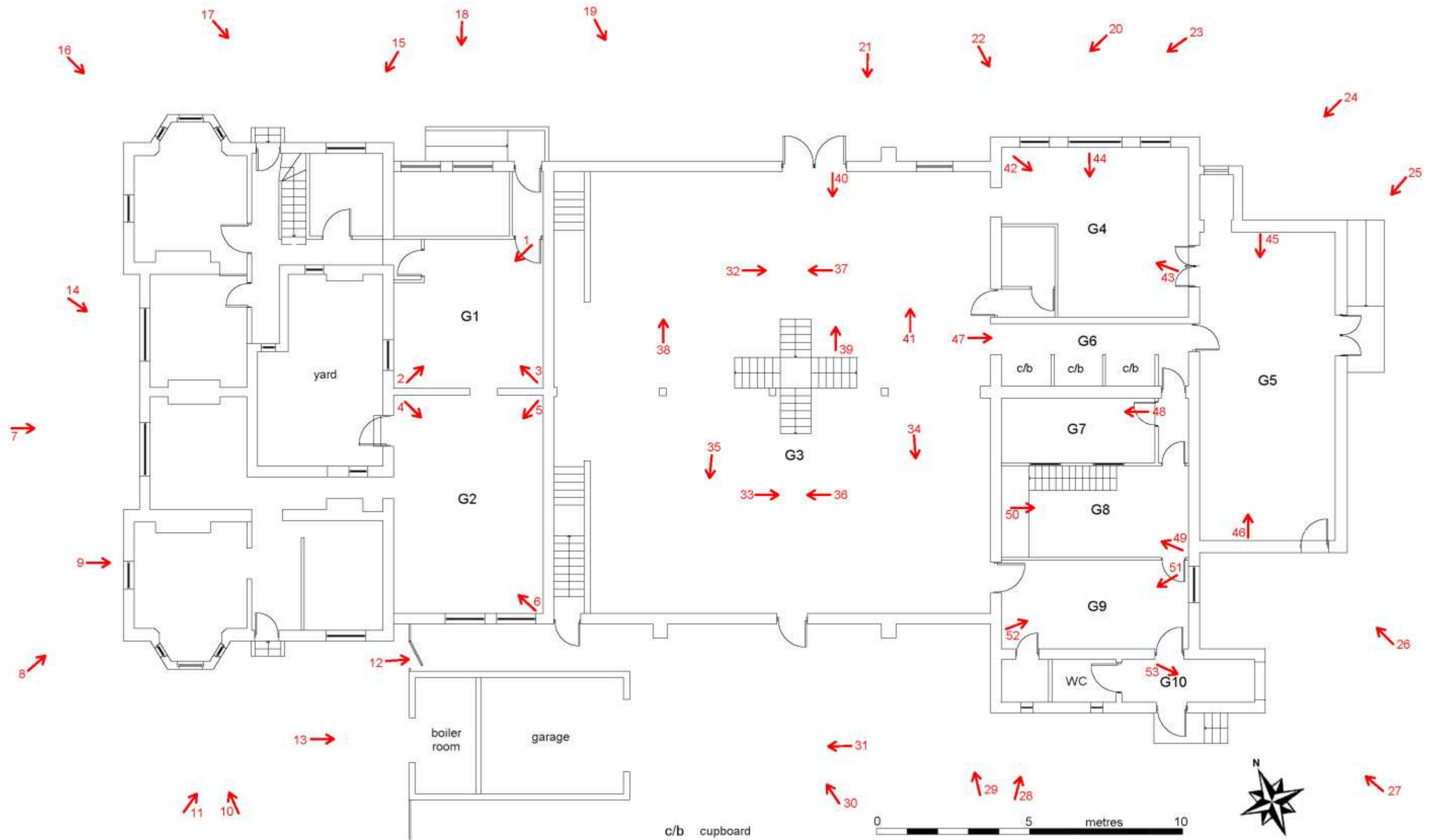


Figure 13: Ground floor plan and photo locations (scale 1:125)

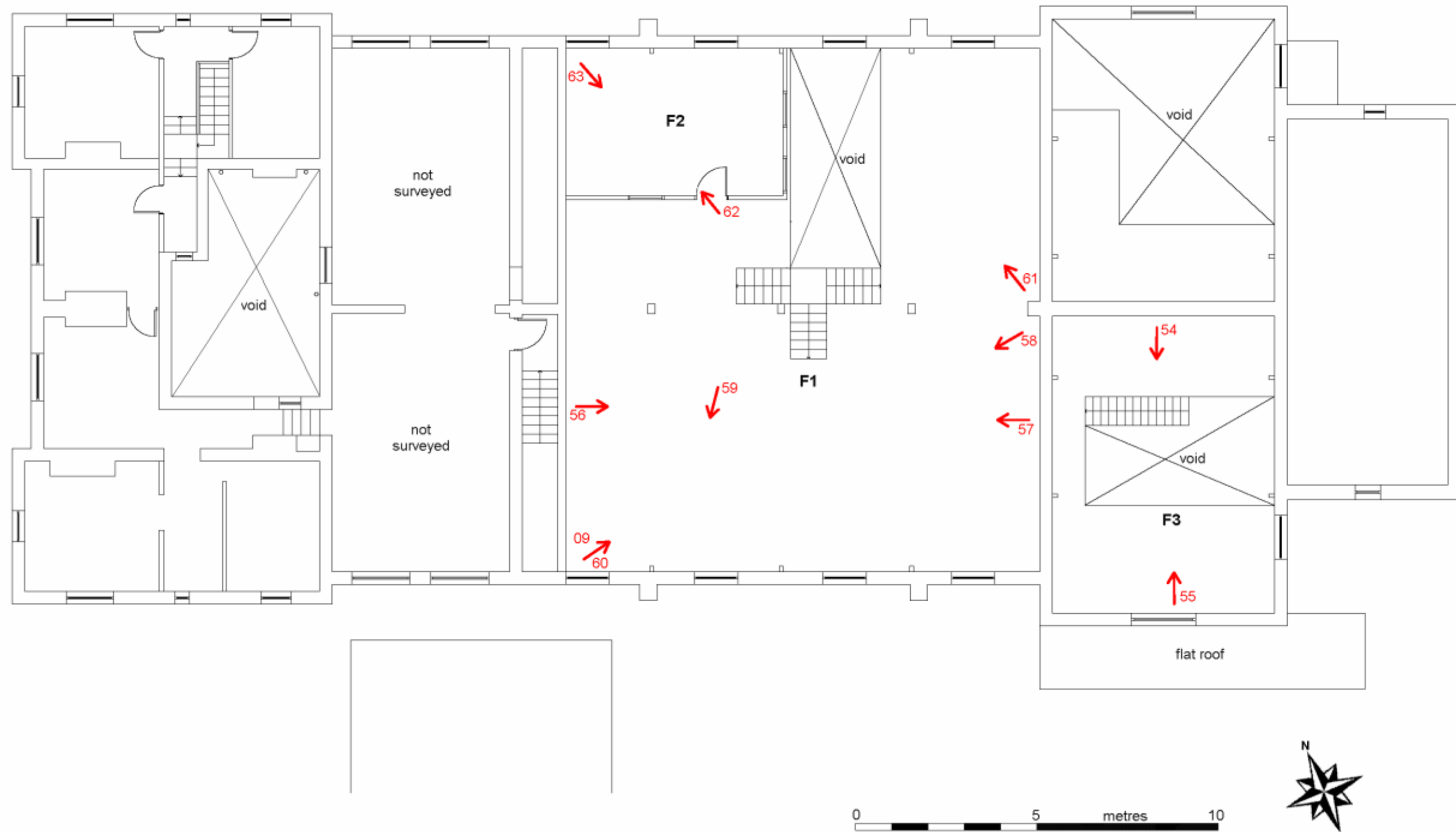


Figure 14: Upper floor plan and photo locations (scale 1:125)

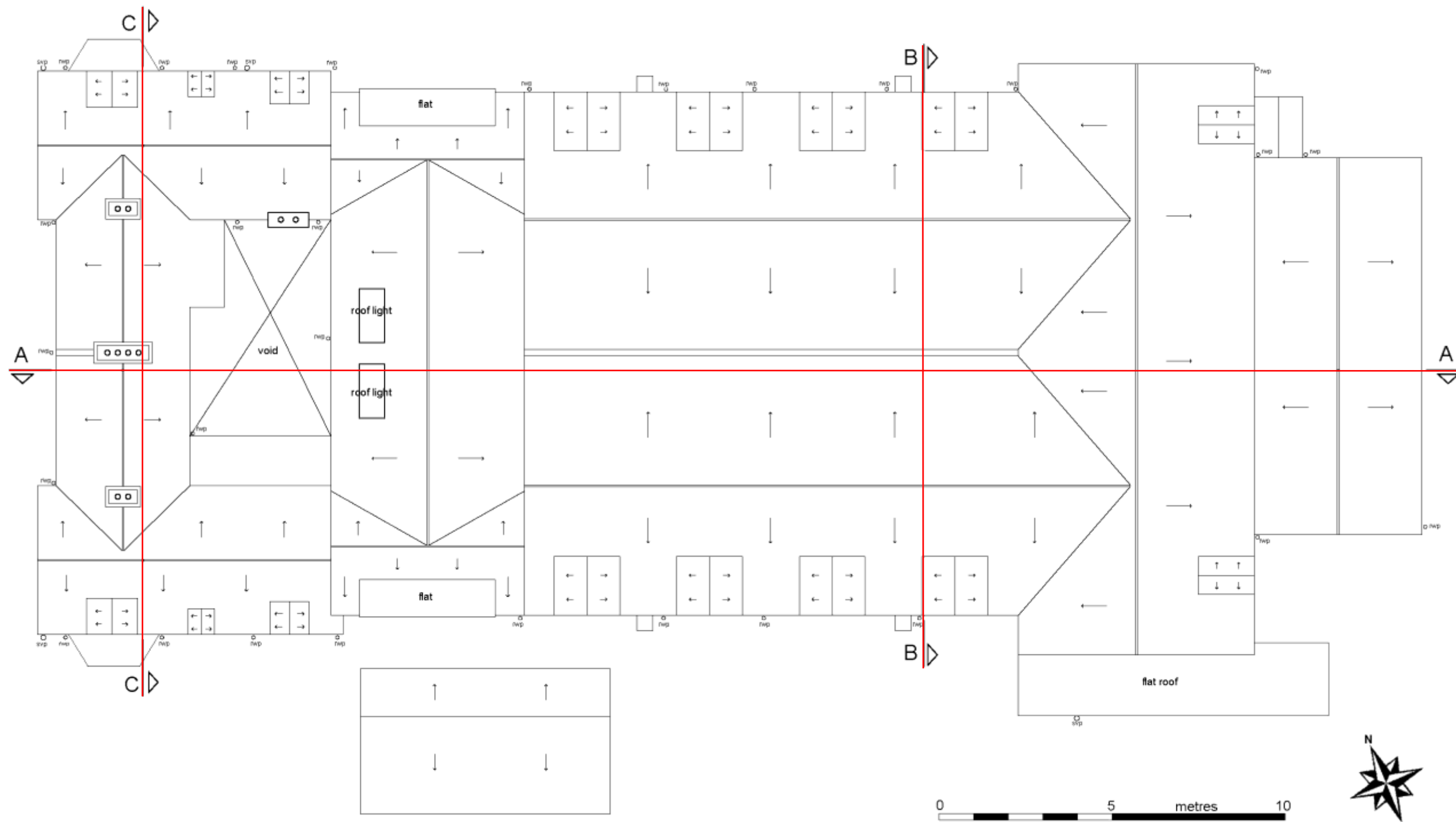
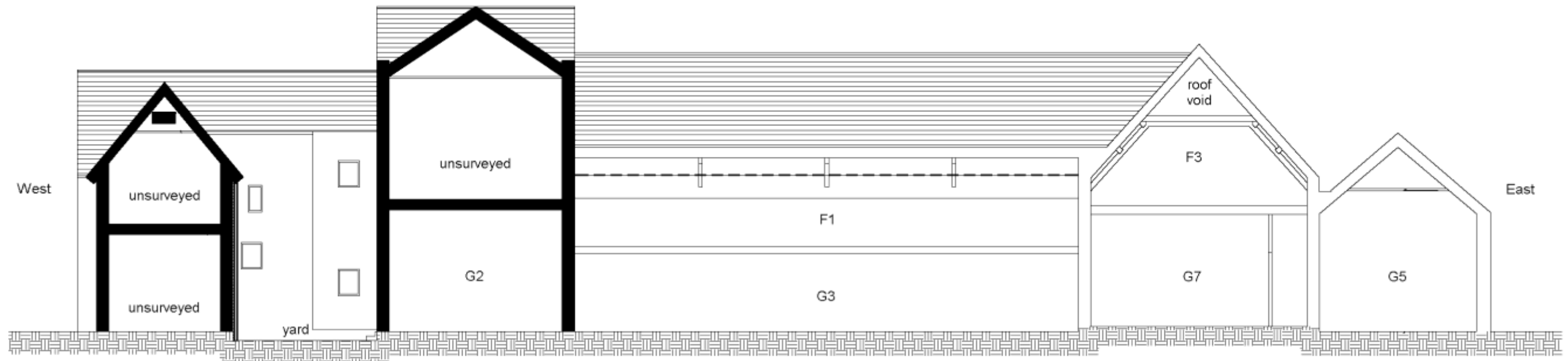
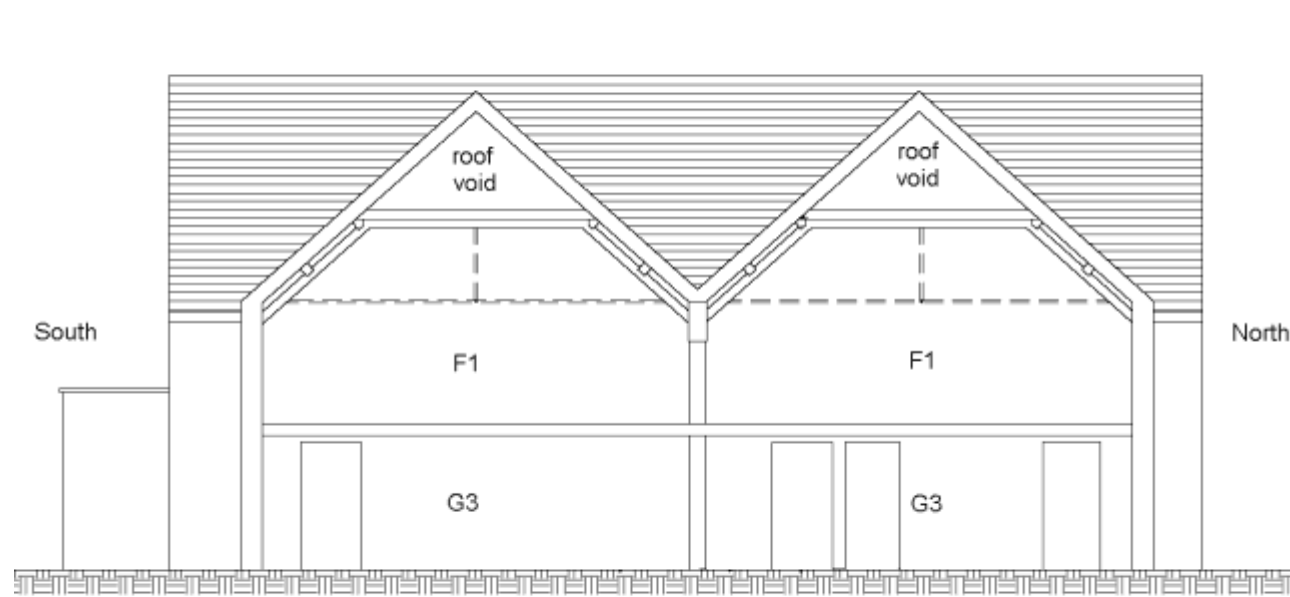


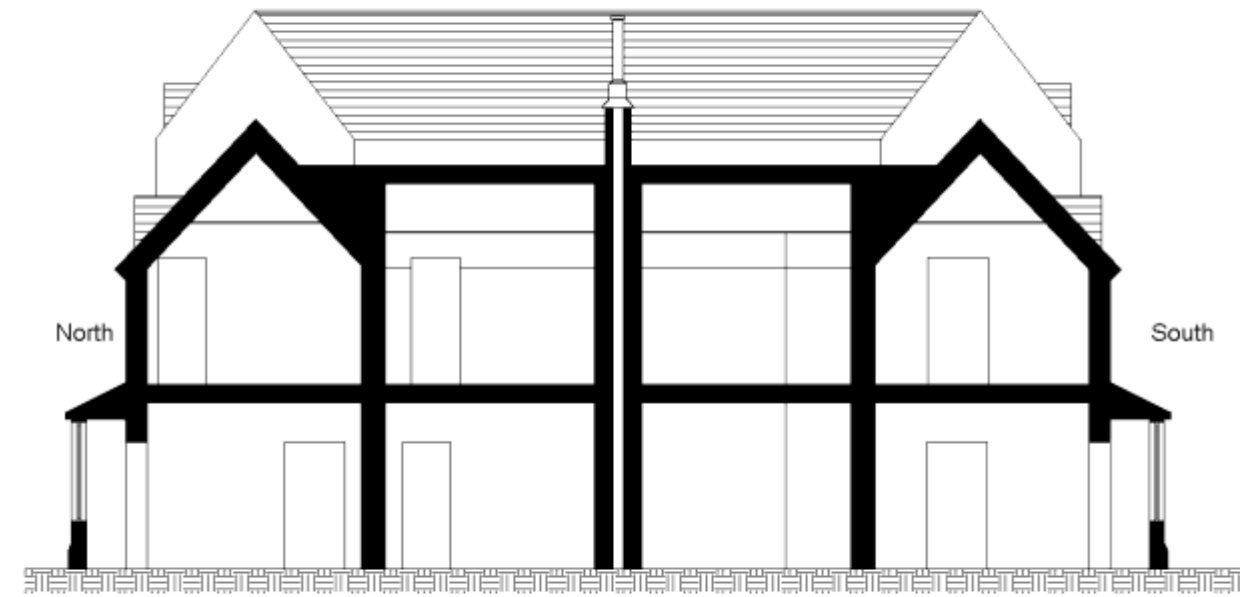
Figure 15: Roof plan and section locations (scale 1:125)



Section A-A



Section B-B



Section C-C

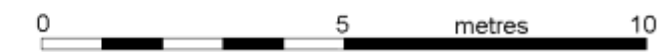


Figure 16: Sections through building (scale 1:125)
for locations, see Fig. 15

5 Conclusions

- 5.1 St John's School was built in 1830/31, to a design by Charles Barry, who also designed the adjoining church. History records that the school was extended in 1858 and 1867. In the absence of any contemporary plans it has not been possible to identify those extensions during the survey undertaken for this assessment, though from its location and style, the smaller cross-wing and adjoining porch together form a likely candidate for one of them. Certainly by 1877, the date of the earliest detailed plan of the school, all the major surviving elements were in place. A suggested phase plan of the building appears below (Fig. 17).
- 5.2 From the information provided by the 1877 plan, and the survey undertaken for this assessment, it is likely that the school building, as originally constructed, consisted of a double-width east-west block of five bays, each lit from the north and south by dormer windows, with external buttresses separating the bays. At its west end it was linked to the cottages, which may originally have formed part of the school, and at its east end was a large cross-wing, constructed in the same style. The bay nearest the cottages was slightly longer than the other bays: it may have had one or two storeys. In the adjoining bay to the east on both sides were the main entrances for boys (north) and girls (south), each with a projecting porch. The window above each porch was shorter than those in the adjoining bays, which all rose from a stone string course about 2m above ground level.
- 5.3 The 1877 plan, along with subsequent Ordnance Survey mapping up to the 1930s, raises questions relating to the relationship of the school and adjoining cottages, and the form of the latter. The 1877 plan shows the school and cottages as a single entity, with linking internal doors, and no labels or other clues to differentiate functions. Indeed, the cottages are only shown as two separate buildings, and identified as 'school cottages' as late as 1952. The 1952 Ordnance Survey sheet is also the first to show the enclosed yard at the rear of the cottages, suggesting that some fairly extensive remodelling took place in this area in the period *c.*1935-50. History records no significant changes during this period: the only other alterations recorded are those required by London County Council in 1904. From its style, and the inclusion of additional classroom space by means of an upper storey, it is possible that the two-storey cross-wing was built at this time. It may also be possible that the separation of the cottages as dwellings, and the creation of the rear yard, can be assigned to this date. The delay of nearly half a century in its appearance on Ordnance Survey mapping may indicate the lack of a thorough re-survey of the area until the mid 20th century.
- 5.4 Subsequent alterations to the buildings have not involved any major additions to or subtractions from the overall plan, and have been mainly concerned with the change of use of the site from a school to warehousing and office space from 1982 onwards. However, it is clear that these changes have necessitated significant alterations to the interior of the building, sweeping away much of the original layout of the classrooms, along with any related internal fixtures and fittings.
- 5.5 Works undertaken by Islington Council in relation to the change of use to warehousing have also had a significant effect on the external details of the building, and have

compromised many of the original architectural and historic features. One of the tall windows in the north elevation has been shortened, and other windows have been added to this elevation unsympathetically. The original pupil entrances have been blocked, and new external doors inserted elsewhere, also unsympathetically. Several of the buttresses have been removed, as have sections of the string course, notably on the north side.

- 5.6 The school building and cottages are listed Grade II: they also fall within the St Johns Grove Conservation Area. The listing is dated 1972, the point at which the school moved to new premises, and prior to the significant alterations mentioned above. Like many listing descriptions it concentrates on the external appearance of the building, and ignores the interior.

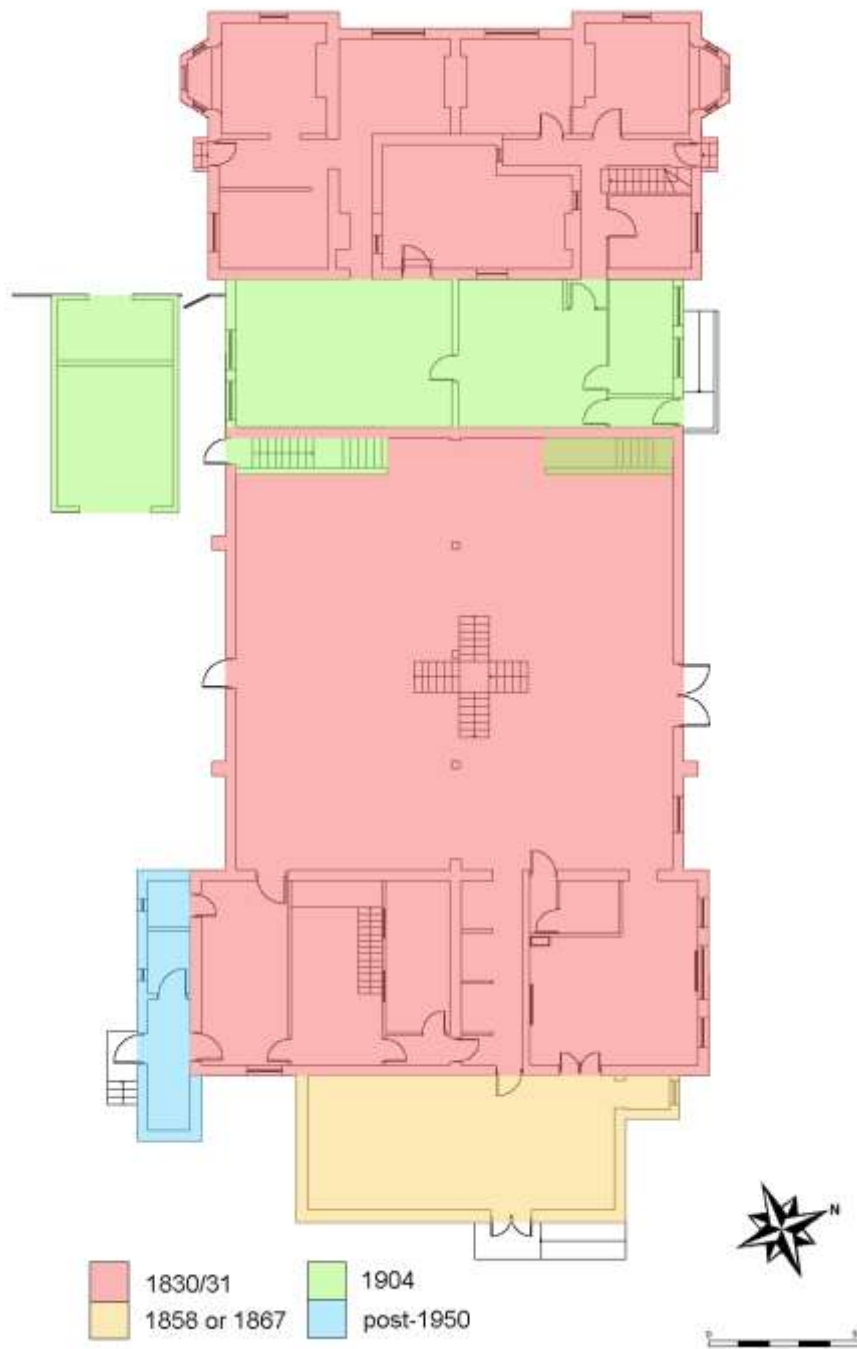


Figure 17: Suggested phase plan (scale 1:250)

6 Acknowledgements

The project was commissioned by Archetype Associates Ltd. The writer is grateful to Masoud Parvardin for his assistance. The project was managed for ASC by Bob Zeepvat BA MIFA. Fieldwork was carried out by Karin Semmelmann MA MIFA and Bob Zeepvat: background research was undertaken by David Fell MA MIFA. The report was prepared by Bob Zeepvat and edited by Karin Semmelmann.

7 Archive

7.1 The project archive will comprise:

1. Report (inc. method statement)
2. Historical & Survey notes
3. Architect's survey drawings
4. List of photographs
5. B/W prints
6. B/W negatives
7. CDROM with copies of all digital files.

7.2 The archive will be deposited with Islington Local History Centre.

8 References

Standards & Specifications

EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).

IFA 2000a Institute for Archaeologists' *Code of Conduct*.

IFA 2000b Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.

IFA 2001 Institute for Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.

Books and Historical Sources:

Cherry, B & Pevsner, Sir N 2002 *The Buildings of England. London 4: North*. Yale University Press.

Erlington, CR (ed.) 1985 *The Victoria History of the County of Middlesex, vol. 8*. (London).

Open Planning 2010 *Historic Building Impact Assessment: 1a Pemberton Gardens, London, N19 5RR*. Unpublished report.

Maps

Date	Sheet No	Scale	Description
1877	III.73	60" to 1 mile	Ordnance Survey First Edition
1894	London XXV111 Middlesex XII.9	25" to 1 mile	Ordnance Survey Second Edition (reprinted Godfrey Maps, 2003)
1912	London sheet II.13	25" to 1 mile	Ordnance Survey Third Edition (reprinted Godfrey Maps, 2005)
1934	London sheet II.73	25" to 1 mile	Ordnance Survey Second Edition (1895), revised for London County Council
1952	TQ 2986 NE	1:1250	Ordnance Survey
1974	TQ 2986 NE	1:1250	Ordnance Survey
1995	TQ 2986 NE	1:1250	Ordnance Survey
2010	Siteplan	1:1250	Ordnance Survey (current mapping)

Appendix 1: Method Statement

Aims

- To compile a basic record of the structure(s) concerned, prior to refurbishment, conversion or demolition
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment / conversion / development.

Standards

The work will conform to the relevant sections of the Institute for Archaeologists' *Standard & Guidance Notes* (2001) and *Code of Conduct* (2000), to current English Heritage guidelines (EH 1991, EH 2006), and to the relevant sections of ASC's own *Operations Manual*.

Methods

- A programme of historical research, using readily available sources (e.g. Sites & Monuments Record, County Record Office, local libraries, planning records)
- A survey of the building, normally to EH Level 1 or 2 (details attached).
- Preparation of an assessment report, based on the results of the above.

Historic building assessment involves a combination of historical research, written description, measured survey and photography. It may lead to a requirement for more detailed survey and analysis prior to refurbishment, conversion or demolition. As such, it is essential that unrestricted access to the structure being recorded is given to the surveyors, subject to current health and safety requirements and site security.

Historical Research

Background historical research will follow current IFA standards and guidelines for desk-based assessment (IFA 2001). All sources consulted will be listed in the final report.

Written Description

The written description will be prepared from detailed notes and sketches taken on site, augmented by a study of the drawings and photographs, where appropriate. Depending on the nature of the building, the written description will be presented in a logical and consistent format (e.g. overall structure: external details, roof and walls: internal layout: internal description by room), supported by relevant drawings and photographs.

Measured Survey

Measured surveys will normally be carried out using tapes or LDM (laser distance measurement) for vertical and horizontal measurement throughout. A surveyor's level or Total Station EDM may be used to establish floor levels. Where appropriate, reference may be made to available architects' or engineers' drawings, either on paper or in an appropriate CAD format. Plastic film will be used for all field drawings. Scales used will be appropriate to the size and complexity of the structures or features being recorded: generally 1:50 or 1:100 for floor plans, 1:20 or 1:50 for elevations and sections, and 1:20 or 1:10 for architectural details, plant and machinery, etc.

Photographic Survey

The primary photographic record will normally be compiled in 35mm black & white print format, supplemented by digital photography. A photographic register will be maintained on ASC's *Photographic Record Sheet*, fully cross-referenced. Digital photographs may be used to illustrate the report. Metric scales will be used in photographs where appropriate. Photography will employ natural light wherever possible, but artificial light, flash or floodlighting will be used where necessary.

Reporting

Upon completion of the survey and research stages the assessment report will be prepared, based on the results obtained by the work described above. This will typically include:

- a concise non-technical summary of the results
- information relating to the circumstances of the project
- a summary of the aims of the project and the methods used
- background information about the site, including any desk-based studies
- a description of the results, supported by appropriate illustrative material
- a conclusion, summarising the results and examining their significance
- appendices (copies of record sheets, reference works etc.)
- an SMR summary sheet, if required

Copies of the report will be provided as required to the Client, the Planning Archaeologist, the National Monuments Record, the Local Planning Authority, and any other bodies designated by the Planning Archaeologist or client. Eight copies are normally produced: a charge is indicated for providing additional copies.

In accordance with ASC's normal reporting procedures, interim reports on any significant discoveries made during the project will be submitted to the relevant period journals (e.g. *Britannia*, *Medieval Archaeology*) and to any relevant regional journals (e.g. *CBA Mid-Anglia Bulletin*, *South Midlands Archaeology*) within one year of the project's completion.

Once the final report has been accepted by the Planning Archaeologist, an OASIS fieldwork summary form will be completed and submitted to the Archaeology Data Service.

Archiving

All archaeological projects generate a quantity of records and related material (paper, photographic and electronic records, etc). Together, these constitute the *project archive*. While the report may describe the project's findings in some detail, the archive contains the evidence on which the report is based, and its importance cannot be too highly stressed. By their nature, building surveys cannot always be repeated, so the archive often constitutes the only surviving evidence of the building prior to conversion, etc, and arrangements must therefore be made for its deposition and long-term storage.

On completion of the reporting stages of the project, the archive will be prepared for long-term storage, to an appropriate standard and in a format agreed in advance with the relevant local depository. This will be in accordance with guidelines prepared by the UK Institute of Conservation (Walker 1990) and the Museums & Galleries Commission (MGC 1992).

Unless otherwise instructed, ASC will make arrangements to deposit the archive with the relevant local museum, Record Office or library. Provision has been indicated in the project estimates for the likely costs of deposition.

Staffing

The project will be managed by Karin Semmelmann MA MIFA, an experienced buildings archaeologist, under the overall direction of Bob Zeepvat BA MIFA. Bob is an established archaeologist with extensive experience in managing archaeological projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Institute for Archaeologists since 1986. He has been involved in the management of archaeological projects since the late 1970s, formerly as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit*, and as Project Manager for the *Hertfordshire Archaeological Trust*.

Other staff assigned to the project will normally have appropriate experience of historic building recording and research. Any staff undergoing training on the project will be fully supervised by experienced staff.

Appendix 2: List of Photographs

SITE NO/CODE: 1286/IPG			Site Name: 1a Pemberton Gardens, Islington, N19 5RR
Shot	B&W	Digital	Subject
1	1/36	1	Link building: G1, view south-west
2	1/35	2	Link building: G1, view north-east
3	1/34	3	Duplicate of shot 2
4	1/33	4	Link building: G1, view north-west
5	1/32	5	Link building: G2, view south-east
6	1/31	6	Link building: G2, view south-west
7	1/30	7	Link building: G2, view north-west
8	1/29	8	Cottages: west elevation, from west
9	1/28	9	Cottages: west elevation: detail of roof
10	1/27	10	Cottages: west elevation: closeup of gable window
11	1/26	11	Cottages: south elevation, from south-east
12	1/25	12	Cottages: south elevation, from south
13	1/24	13	School: south elevation, from south-west
14	1/23	14	Boiler house/garage: west elevation, from west
15	1/22	15	Cottages: west elevation: detail of central window
16	1/21	16	Cottages: north elevation, from north-east
17	1/20	17	Cottages: north elevation, from north-west
18	1/19	18	North elevation, general shot from north-west
19	1/18	19	Link building: north elevation, from north
20	1/17	20	School: north elevation, from north-west
21	1/16	21	School: north elevation, from north-east
22	1/15	22	School: detail of north elevation, from north
23	1/14	23	School: detail of north elevation, from north-west
24	1/13	24	North elevation, general shot from north-east
25	1/12	25	School: detail of east elevation, from north-east
26	1/11	26	School: east elevation, from north-east
27	1/10	27	School: detail of east elevation, from south-east
28	1/09	28	School: south-east corner, from south-east
29	1/08	29	School: detail of south-east gable, from south
30	1/07	30	School: south elevation, from south-east
31	1/06	31	South elevation, detail from south-east
32	1/05	32	Boiler house/garage: east elevation, from east
33	1/04	33	G3, north-east quarter, view east (full height)
34	1/03	34	G3, south-east quarter, view east
35	1/02	35	G3, south-east quarter, view south
36	1/01	36	G3, south-west quarter, view south
37	2/36	37	G3, south-west quarter, view west
38	2/35	38	G3, north-west quarter, view west
39	2/34	39	Duplicate of shot 38
40	2/33	40	G3, north-west quarter, view north
41	2/32	41	G3, main entrance, view north
42	2/31	42	G3, central stairs, view south
43	2/30	43	G3, north-east quarter, view north
44	2/29	44	G4, view south-east
45	2/28	45	G4, view north-west
46	2/27	46	G4, view south
47	2/26	47	G5, view south

48	2/25	48	G5, view north
49	2/24	49	G6, view east
50	2/23	50	G7, view west
51	2/22	51	G8, view north-west
52	2/21	52	G8, view east
53	2/20	53	G9, view south-west
54	2/19	54	G9, view north-east
55	2/18	55	G10, view east
56	2/17	56	F3, view south
57	2/16	57	F3, view north
58	2/15	58	F1, south aisle, view east
59	2/14	59	F1, south aisle, view west
60	2/13	60	F1, south aisle, view south-west
61	2/12	61	F1, south aisle, detail of south wall, view south
62	2/11	62	F1, south aisle, view north-east
63	2/10	63	F1, north aisle, view north-west
64	2/09	64	F2, view north-west
65	2/08	65	F2, view south-east

A CDROM containing copies of all the digital photos listed above is included in the back cover of this report

Appendix 3: ASC OASIS Form

PROJECT DETAILS			
Project Name:	1a Pemberton Gardens, Islington	OASIS reference:	archaeol2-77857
Short Description:	<p>In May 2010 an historic building assessment was made of the former St John's C of E School, 1A Pemberton Gardens, in the London Borough of Islington, in order to inform redevelopment proposals for the building. The school building is Grade II listed, and lies within the St John's Grove Conservation Area.</p> <p>The school was built in 1830/31 to a design by the architect Charles Barry, who was also responsible for the adjoining St John's Church. The school building was extended in 1858 and 1867: on the latter occasion, facilities for infants were added. Further improvements were made in 1904. Between 1967 and 1972 the school moved to new premises in Pemberton Gardens, and the school closed.</p> <p>Between 1982 and 2009 the buildings were used for offices, technical support and storage by the London Borough of Islington, which necessitated significant internal and external changes to the structure. Externally, these changes have involved the removal of some significant architectural details, and the unsympathetic insertion of new doors and windows, notably on the north elevation. Internally, little survives of the original layout of the classrooms, or any related internal fixtures and fittings.</p>		
Project Type:	Historic Building Assessment		
Previous work:	none	Site status:	Grade II listed: Cons. Area
Current use:	Disused	Future work:	unknown
Monument type:	School	Monument period:	19 th century
Significant finds:	n/a		
PROJECT LOCATION			
County:	Greater London	OS reference: (8 figs min)	TQ 2967 8663
Site address:	1a Pemberton Gardens, Islington, London N19 5RR		
Study area: (sq. m./ha)	n/a	Height OD: (metres)	46m
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	n/a	Project design originator:	ASC
Project Manager:	Bob Zeepvat BA MIFA	Director/Supervisor:	Karin Semmelmann MA MIFA
Sponsor / funding body:	Archetype Associates Ltd		
PROJECT DATE			
Start date:	13 th May 2010	End date:	27 th May 2010
PROJECT ARCHIVES			
	Location (Accession no.)	Content	
Paper:	Islington Local History Centre	Site records, drawings, photos, report	
Digital:		CD with all digital files	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Historic Building Assessment: Former St John's National School, 1a Pemberton Gardens, Islington, London N19		
Serial title & volume:	ASC Ltd Report ref. 1286/IPG/1		
Author(s):	Bob Zeepvat BA MIFA		
Page nos	44	Date:	27 th May 2010