

No. 143 LOWER CLAPTON ROAD  
HACKNEY, LONDON

*A Study of the Historical Development of the House*

*by*

Richard Bond and Susie Barson

Historical Analysis & Research Team  
*Reports and Papers (First Series, 19)*  
1996



ENGLISH HERITAGE

## **143 LOWER CLAPTON ROAD, HACKNEY, LONDON**

### **A study of the historical development of the house**

*No.143 Lower Clapton road is a grade II listed building dating from the late-eighteenth century. English Heritage compulsorily purchased the house in 1995 in order to carry out essential major structural repairs to the property. This report is based on English Heritage's own documentary research and analytical recording project which ran for the duration of the repair programme. The main aim of the research project was to elucidate the historical development of the building and establish the dates of the various phases of construction and alteration. An archaeological framework was developed for dating the fabric of the house and to provide some means of assessing the historical significance of the individual parts of the structure. The findings of the research project were passed on to the project management team who used the information to draw up a conservation strategy for the building. The preparation of this report marks the final stage in the research project; however it is hoped that the report will continue to serve as a reference document for the future conservation and management of the building.*

*The fabric analysis and archaeological recording of the building was undertaken by Richard Bond. The documentary research was carried out by Susie Barson. The elevation, section and plan drawings illustrating this report were originated by Alan Fagan following a measured survey of the building which he carried out in 1995. The base drawings were generated on computer and subjected to further enhancement during the course of the EH building recording project. The series of axonometric drawings showing the structural development of the house are by Richard Bond.*

## Contents

<b>Introduction</b> . . . . .	4
<b>1. The post-medieval house, 1550-1750</b> . . . . .	7
<i>Documentary evidence</i> . . . . .	7
<i>Fabric analysis</i> . . . . .	7
<i>Stylistic evidence</i> . . . . .	7
<b>2. The late-Georgian house, 1765-1800</b> . . . . .	9
<i>Documentary evidence</i> . . . . .	9
<i>Fabric analysis</i> . . . . .	9
<i>Stylistic evidence</i> . . . . .	10
<b>3. Early-nineteenth century reconstruction</b> . . . . .	11
<i>Fabric analysis</i> . . . . .	11
<i>Stylistic evidence</i> . . . . .	11
<i>Documentary evidence</i> . . . . .	11
<b>4. Post-1915 rebuilding</b> . . . . .	13
<i>Fabric analysis</i> . . . . .	13
<i>Documentary evidence</i> . . . . .	13
<b>5. Summary history of the structure</b> . . . . .	14
<b>Appendix 1: List and matrix of owners and occupiers</b>	
<b>Appendix 2: Context list and archaeological phasing matrices</b>	
<b>Appendix 3: Note on the late-eighteenth century wallpaper</b>	
<b>Figures 1-21</b>	

## List of figures

- Figure 1. Rocque's map of 1745
- Figure 2. Starling's map of 1831
- Figure 3. Front elevation before recent alterations
- Figure 4. Front elevation after recent alterations (as existing)
- Figure 5. Ground plan (as existing)
- Figure 6. First floor plan (as existing)
- Figure 7. Second floor plan (as existing)
- Figure 8. Section A-A (as existing)
- Figure 9. South elevation (as existing)
- Figure 10. North elevation (as existing)
- Figure 11. Rear elevation (as existing)
- Figure 12. Axonometric view of ground floor
- Figure 13. Axonometric view of first floor
- Figure 14. Axonometric view of second floor
- Figure 15. Axonometric view of house from north-west
- Figure 16. Door case, from a photograph taken in 1952
- Figure 17. Fragment of wallpaper from first floor front room, dated c.1765
- Figure 18. Measured sketches of door case details
- Figure 19. Front elevation of house before recent renovation
- Figure 20. Rear elevation of house before recent renovation
- Figure 21. Floor plans showing proposed alterations, 1915

## **Introduction**

No.143 Lower Clapton road is a three-storey late-Georgian brick house incorporating parts of an earlier building on the site. The house was much altered in the nineteenth century with the addition of the present canted rear bay and rebuilding of the roof to provide full height accommodation on the second floor. For the past 100 years the building has provided a combination of domestic and non-domestic accommodation: around the turn of the century the building served as the Clapton Registry Office, and most recently was the business premises of a builders' merchant.

Exactly when, or by whom, the house was built is not known. The building has few closely datable architectural features apart from its fine pedimented doorcase of 1765-80. The discovery of early brick foundations at the front of the building, revealed in the course of recent underpinning works, provided confirmation of the initial hypothesis that the house was re-fronted at some time during the period 1765-1800 and incorporated elements of, or evolved from, an earlier building on the site. The early foundation wall follows the same alignment as the present front wall but is situated at a little distance to the west of it, i.e. it lies within the footprint of the present building. The existence of an earlier wall line in this position helps to explain a number of other archaeological features revealed during the course of the survey, most notably the alterations to the first and second floor frames at the front of the house. As built, the floor frames were designed to extend only as far as the line of the earlier wall; at a later date (presumably during the period of construction of the present brick facade), a series of short joists were inserted to span the gap between the old and new wall lines.

The early floor frames are related structurally to the stud and plaster partition walls dividing the rooms on the first floor. The floors and partition walls have been assigned a nominal date range of 1550-1750 on the basis of the carpentry techniques used in the construction of the floor frames. A fragment of wallpaper retrieved from the surface of one of the early partition walls, at present concealed behind the existing late-Georgian panelling, has been dated to c.1765 (see appendix 3).

As a result of the many structural alterations to the building the plan form of the house is not of one date and we can only conjecture where, for example, the original staircase and kitchen might have been. The staircase might have been where it is now, to the rear of the house on the south side (the present stair is probably early nineteenth century with later balusters and newel posts), or opposite on the north side of the present central passage. The kitchen may have been located in a back room, since rebuilt, or in one of the outbuildings that are known to have stood at the rear of the site.

## **Documentary evidence relating to tenure**

Clapton was dominated in the late-seventeenth and early-eighteenth centuries by three or four large houses which belonged to the major landowners in the area: Hackney House,

Old Manor House (belonging to the Tyssen family who owned much of Hackney from the seventeenth century), Brooke House and Clapton House near the ponds (1). Some of these houses are shown on Rocque's map of 1745 (fig.1). Lower Clapton Road, running north-south from Stamford Hill to Homerton, is shown as reasonably built up on both sides of the road. One of the small shapes on the west side of the road could represent a building on or near the site of the present no.143. The house appears as a small rectangle on later maps but is not clearly identifiable as the present house until the publication in 1831 of Starling's map showing the lands belonging to the Tyssen Estate (fig.2). This map shows the house as being of rectangular plan with a rear extension on the north side. This projection could represent either the canted bay built to the rear of the house in about 1814, or an outbuilding.

The history of ownership and occupation of the house is complex. The house changed ownership in the late-eighteenth century from the Tyssen family to Francis Powell (2), a smaller landowner but one who owned land in the immediate vicinity, and back again. Powell owned the house in 1803, as a notebook concerned with his estate located in the Hackney Archives Department makes clear : '1803 : Elizabeth Hutchins showed her intention to renew her lease for another seven years.' The rate books indicate that Hutchins was there between 1804 - 1851, and that the rate nearly doubled between in 1814 (3). This may indicate the substantial improvement being carried out at the rear and to the side of the house. But from the mid-1840s the house was back in the ownership of Tyssen, as is made clear on the tithe map and apportionment of 1843. From the 1890s the house ceased to be in private domestic use and became a registry office, and thereafter remained in partial commercial use.

Using the rate books, it was possible to trace with certainty the occupants of the house as far back as 1763. In that year and the next, there is a gap and the note 'James Sims for another house'. This note is tantalising. It could mean that James Sims, paying the rate for the adjacent house, was also paying the poor rate for No.143, or that building work was going on. It is tempting to go for the latter theory as this would satisfy, in stylistic terms, the appearance of the front elevation of No 143, with its yellow stock brick, gauged flat-arched windows, and classical doorcase. It was not possible to be certain from the rate books that a particular person was living in that particular house before 1763.

A number of nineteenth century photographs of the house are to be found in the Hackney Archives Department. A photograph of the house taken in the late-nineteenth century shows the front elevation attached to what may be an earlier structure rising up behind. Another shows the elevation clear of ivy. The ground floor window openings, thought to be late-eighteenth century and not later alterations, are clearly shown with their tripartite sash windows and deep stone sills. A photograph of 1930 shows that the adjacent house had been demolished by this time (the present garage to the south was to appear soon afterwards) and that the left-hand sash window had been taken out to make way for a plate glass window for a wireless shop occupying that part of the building.

## REFERENCES

- (1) Lost Hackney Elizabeth Robinson Hackney Society 1989
- (2) Victoria County History 1992
- (3) Poor rates for Hackney Parish, 1819-1763 Hackney Archives Department.

### Other sources consulted:

Tyssen papers, GLRO M79/TA

Powell Estate book transcribed by Bagolt, D/F/BAG/13A

Photographs and maps, including tithe ward, Hackney Archives Department, Rose Lipman Library, De Beauvoir Road N.1

## 1. The post-medieval house, 1550-1750

### *Documentary evidence*

Rocque's map of 1745 (fig.1) shows this area of Lower Clapton Road as reasonably well built up on both sides. Although by no means entirely accurate, the map does attempt to give some indication of the shape and relative size of individual buildings. On what appears to have been the site of the present house the map shows a small building of rectangular plan. This building, along with its neighbouring property on either side, stood on a long, narrow parcel of land which extended from Lower Clapton road (formerly Clapton street) to Clarence road (formerly Back lane).

### *Fabric analysis*

The present brick facade, north extension bay, roof and rear bay are all additions to an earlier, two and a half-storey house probably dating from the seventeenth or early-eighteenth century. The early house was not completely demolished in the course of the later alterations and parts of it remain encapsulated within the present building. Surviving from the early house are: sections of brick foundations from its front wall (these follow a line approximately 0.75m inside the line of the present front wall); the first and second floor frames within the front range of the building (plaster stains and old nails/nail holes indicate that the associated ceilings were at a higher level than at present); and the stud and plaster partition walls separating the south and middle first floor front rooms, and front range rooms from the stairwell and rear bay.

### *Stylistic evidence*

The early house has been given a nominal date range of 1550-1750, on the basis of the carpentry techniques used to construct the floor frames. The particular type of mortice and tenon joint used between the joists and main beams was introduced into the London region probably c.1550 and continued in use at least up until the early-eighteenth century.

One of the main floor beams and at least one of the joists making up the early second floor framing are themselves reused timbers, taken from an even earlier, timber-framed, building. The floor joist, which is situated mid-way across the south front room, has large, empty halvings cut into its top face. The beam, which runs N-S across the rear of the same room, has a pair of opposing rectangular mortices about half-way along its length, and a chase mortice at its southern end. The mortices are all redundant in their present position. All the mortices were pegged, and one of the rectangular mortices contains a sawn-off tenon. The timber was evidently employed originally as a 2-storey wall post in a timber-framed building, the rectangular mortices in its sides originally

housing the ends of the building's mid-rails, and the chase mortice housing the lower end of an arch brace. The two reused timbers have been given a nominal date range of 1350-1550.

A fragment of wallpaper, taken from the west wall of the first floor front room, has been dated to c.1765 (see appendix 3 and figure 17). The wallpaper was attached to the stud and plaster partition wall which divides the front range from the stairwell. The stud partition (and wallpaper) pre-dates both the lath and plaster interior wall lining of the stairwell, and the extant late-eighteenth century panelling in the front first floor room. Stylistically, the early partition is the same as the studwork partition separating the southern and middle front first floor rooms.

## 2. The late-Georgian house, 1765-1800

### *Documentary evidence*

The rate books suggest that the earliest certain evidence for the occupancy dates to 1765, when a George Downing is in residence. In the two previous years there is a gap in the rate book entries and the note 'James Sims for another house'. It could mean that a James Sims, paying the rate for the adjacent house, was also paying the poor rate for no.143, or that building work was going on. It is tempting to go for the latter theory as this would satisfy, in stylistic terms, the appearance of the front elevation of no.143.

### *Fabric analysis*

A new facade wall of yellow stock bricks was added to the earlier house, following an alignment some 0.75m forward of the earlier front wall line. New timbers (reused floor beams, probably taken from another part of the earlier house) were inserted on the line of the demolished front wall, to support the ends of the joists of the retained first and second floor frames.

The external face brickwork and internal place brickwork of the facade wall appear to belong to a single constructional phase, although the bricks themselves are poorly bonded together. The face and place bricks are set in a similar type of mortar which is distinguished by its many small inclusions of sand and gravel. Most of the face header bricks are snapped and few are keyed into the place brickwork properly. On the ground and first floor the place brickwork includes 65-80mm wide horizontal bond timbers. On the first floor the bond timbers are spaced at intervals of 120mm, 770mm and 2050mm (centres measured from floor level). The place bricks are orange-brown in colour and measure 220mm x 105mm x 65mm. The brickwork is laid mainly to English bond, but includes courses of headers laid on edge.

The ground floor window openings in the front wall are of the same size as each other, and both were recessed for window frames originally. The dimensions of the window openings in the place brickwork (i.e. the outer dimensions of the original window frames) are 2070mm-wide x 1660mm-high. The jambs of the first floor window openings were originally square, but were cut back to a splayed profile at some later date. This is evident from the fact that the small timber blocks set into the brickwork at the top corners of the window openings (which served as fixing points for the panelling and window linings) have been sawn to a splayed profile whilst in situ; and from the pattern of mortar traces from the original ceiling which survive on the soffit of the timber lintels over the windows. (The lintel over the southernmost window is a reused timber; it includes a series of small, round-ended mortices for studs, and appears to have been fire-damaged at one end).

The extant south flank wall was constructed in a different type of brick and bonding pattern, and appears to post-date the construction of the front wall (a layer of early plaster surviving across the internal face brickwork of the south return of the front wall is discontinuous across the brickwork of the south flank wall). The wall may have been rebuilt following the demolition of the adjoining house to the south (this house is shown in a photo of 1894, and in a plan of the house made in 1915 - see figure 21).

The long, rectangular, ground floor window openings in the front wall show no signs of having been widened or altered, and must therefore have been original to the late-Georgian house. The face brickwork above the window openings is supported by cast concrete lintels, presumably inserted at some date following the construction of the wall (the area above the door opening is hidden from view behind the pedimented door case). The place brickwork above the window and door openings is carried on timber lintels which date from the primary phase of construction of the wall. The inner ends of the timber lintels over the windows are supported on the ends of the lintel over the doorway, indicating that the extant door and window openings are coeval.

### *Stylistic evidence*

On stylistic grounds the timber doorcase set into the front facade has been dated to 1765-80 (figs.16 and 18). The yellow stock brick, gauged flat-arched windows and classical door case all place the facade in the later part of the eighteenth century.

A photograph of 1894 shows the house with tripartite window frames in both the ground floor front windows openings. The window frames comprise a large central sash, flanked on either side by a narrow (presumably fixed) light, divided horizontally by a rail. This was the standard method of glazing a wide opening, rather than with small-paned sash windows, and examples from the 1780s onwards are not uncommon (see Alec Clifton Taylor 'Patterns in English Building'). It has been suggested that this arrangement may have been employed to avoid being taxed for three windows instead of one.

### 3. Early-nineteenth century reconstruction

#### *Fabric analysis*

The next phase of alteration included the addition of a narrow bay to the north side of the house, a rear wing with canted bay window, and a new roof. It seems likely that the stairwell and staircase would have been remodelled at this time.

The use of a similar brick bonding technique for the facade and rear wall of the stairwell suggests that the two walls date from the same period of construction, i.e. the late-Georgian period. The northernmost of the two second floor window openings lighting the stairwell, and perhaps the first floor window opening below also, was bricked up when the rear bay was constructed in the early-nineteenth century (the bricks, mortar and wall plaster used to block up the window opening are of the same type as are found in the other, more recognizably, early-nineteenth century parts of the building). The south side of the southernmost second floor window opening in the rear wall of the stairwell has been rebuilt; the work was probably carried out during the twentieth-century to judge from the type of brickwork. The extant wall plaster in the stairwell overlies this modern repair brickwork, and the topmost flight of the first to second floor staircase is supported by a timber prop built into the jamb of the southernmost first floor window opening. This suggests that there has been a staircase in this part of the building since the rear bay was added in the early-nineteenth century; and that this original staircase was rebuilt or remodelled during the twentieth century following the repairs carried out to the second floor window opening of the stairwell.

#### *Stylistic evidence*

The yellow stock brickwork, the internal window joinery and the decorative plaster cornices in the ground and first floor rooms to the rear of the house were all pronounced to be of an early-nineteenth century (c.1814) date by Peter Powesland, an expert on Georgian mouldings.

#### *Documentary evidence*

There are a number of nineteenth century photographs of the house in the Hackney Archives Department. A photograph of the facade taken in 1890 shows the house then adjoining on the south side with its front wall stepped back further from the road, reflecting the original front wall line of no.143. Another shows the elevation clear of ivy. The ground floor window openings are shown with three-light window frames and substantial stone sills. All these photographs show that no part of the brick facade was originally rendered.

The house is not clearly identifiable on maps as the present house until the publication in 1831 of Starling's map showing lands belonging to the Tyssen Estate (fig.2). This map shows the house as being of rectangular plan with a rear extension to the north side. This projection probably represents the canted bay built to the rear of the house by 1814, and a row of former outbuildings on this side of the rear yard.

The rate payable for the house nearly doubled between 1802 and 1814, from £26 to £40, while the rates of the neighbouring houses stayed the same. This may indicate substantial improvements to the building at this time.

#### 4. Post-1915 rebuilding

##### *Fabric analysis*

The south flank wall was presumably rebuilt following the demolition of the adjoining house to the south, post-1915 (see above).

From the curved profile of its lower flight, the extant staircase would appear to be a replacement or remodelling of an early-nineteenth century staircase in this position (see above). The staircase cuts across the first floor south window, at which point it is supported on a timber prop placed against the plastered face of the south window reveal. The balusters and newels date from the beginning of the twentieth century.

Prior to the insertion of the new tripartite window frames in the front wall, the southernmost window opening was glazed with a single sheet of plate glass. A scar running around the inside of the window opening indicates the position of the former window frame, c.150mm from the face of the glass. The northernmost window opening had a modern window frame, probably of early-twentieth century date. The frame was divided into three units, with a large fixed light occupying the southern two-thirds of the opening, a small fixed upper light at the north end, and a side-hung casement below.

##### *Documentary evidence*

Plans deposited with the London Borough of Hackney District Surveyor show proposed alterations to the building (fig.21). They were drawn by M Clifford Hollis in 1915 for N Salaman Estates and involve the conversion of the building into three flats. An old kitchen and coal store is shown to the rear. The proposed new works included the creation of new doors, the removal of joinery, and the installation of bathrooms and kitchens.

A photograph of 1930 shows that the adjacent house to the south was demolished by this date (the present garage was to appear soon afterwards). The three-light, sash window frame in the southern ground floor window opening had been removed, and was replaced by a plate glass window. A wireless shop occupied that part of the building.

## 5. Summary history of the structure

- 1745 Rocque's map shows area already built up. The map shows a small, rectangular-plan building on what may have been the site of no.143.
- 1764-5 Property identifiable in rate books: 'James Sims for another house' suggesting that either James Sims was paying a rate for adjacent house and poor rate for 143, or building work was going on.
- by 1807 Powell had acquired house from Tyssen family. 'Elisabeth Hutchins showed her intention to renew her lease for another seven years'.
- 1804-51 Elizabeth Hutchins tenant.
- 1814 Significant change in ratable value suggesting improvements.
- 1831 House identifiable on Starling map.
- 1843 Tithe map shows house back in ownership of Tyssen.
- 1894 Photograph showing house as registry office.
- 1915 Building converted into three flats shown on plans.
- 1930 Photograph shows that the southern half of property was now a wireless shop. The ground floor tripartite sash window frame on this side had been replaced by a plate glass window.

## Appendix 1

### 143 Lower Clapton road, Hackney: key for owners/occupiers phasing matrix

#### TYSSEN/1 1697-1996

Francis Tyssen the elder (d.1699) bought the manor of Hackney (later named the manor of Lordshold) in 1697, and soon after acquired the adjoining manors of Kingshold and Grumbolds. The three manors still remain in the possession of the heirs of the Tyssen family (*VCH, Middlesex, vol.10, 75*).

#### TYSSEN/2 1842

Entry in rate book for this year shows that ownership of the house had reverted to the Tyssen Estate. Elizabeth Hutchins continued as leaseholder (*parish poor rate return*).

#### SIMS/1 1763

The list of former occupants of the property 143 LCR is traceable through directories/rate books to 1763. The owner/occupier in that year was James Sims. His entry is followed (on the next line) by the words 'and for another house' - suggesting that he was paying a rate for two neighbouring properties (*parish poor rate return*).

#### SIMS/2 1764

The line following James Sims' entry is left blank (*parish poor rate return*).

#### SIMS/3 1766

Entry reads (on single line) 'James Sims for another house' (*parish poor rate return*).

#### NEWCOME/1 1769

Entry reads 'E Newcome/late Sims'. Property valued at '1-10', (i.e. 30 shillings) (*parish poor rate return*).

#### NEWCOME/2 1773

Entry reads 'Eliz. Newcome - 26 shillings' (*parish poor rate return*).

#### NEWCOME/3 1778

Entry reads '26 shillings - Eliz. Newcome' (*parish poor rate return*).

#### HOWARD/1 1785

'Howard's house' was sold in 1785 to T Smith, esq. of Tottenham, and soon afterwards pulled down (*Hackney Post Office directory of 1820*).

HUTCHINS/1 1807

A note in the MS book of James Powell (1737-1824) dated 13th May 1807 reads:

'Mrs HUTCHINS intimated her wish to prolong her lease. Agreed to renew her lease for 7 yrs. for all the premises except the gardens on the opposite side and the Wrens Park and at her desire the 4 acre inclosed land on the Southside of South Mill Field called Paradise.

Mr. BIDDLECOM agreed to a lease of what Mrs. HUTCHINS held for 7 years.

Land Tax redeemed 28 July 1803.

N.B. This estate and GAUSSEN's were formerly the Estate of THO. WOOD Bishop of Lichfield : by his will provd Novemb. 1690 he indow'd the Alms Houses built on a part of the Estate .... (*'Particulars of the Estates at Clapton of James Powell'*).

HUTCHINS/2 1819

Entry reads 'Miss Hutchins -land in Back lane'. Property was assessed at £60 (*Parish Poor Rate return*).

ROCQUE/1 1745

Rocque's map of 1745. Map shows that there were houses along both sides of Lower Clapton road by this date.

STARLING/1 1831

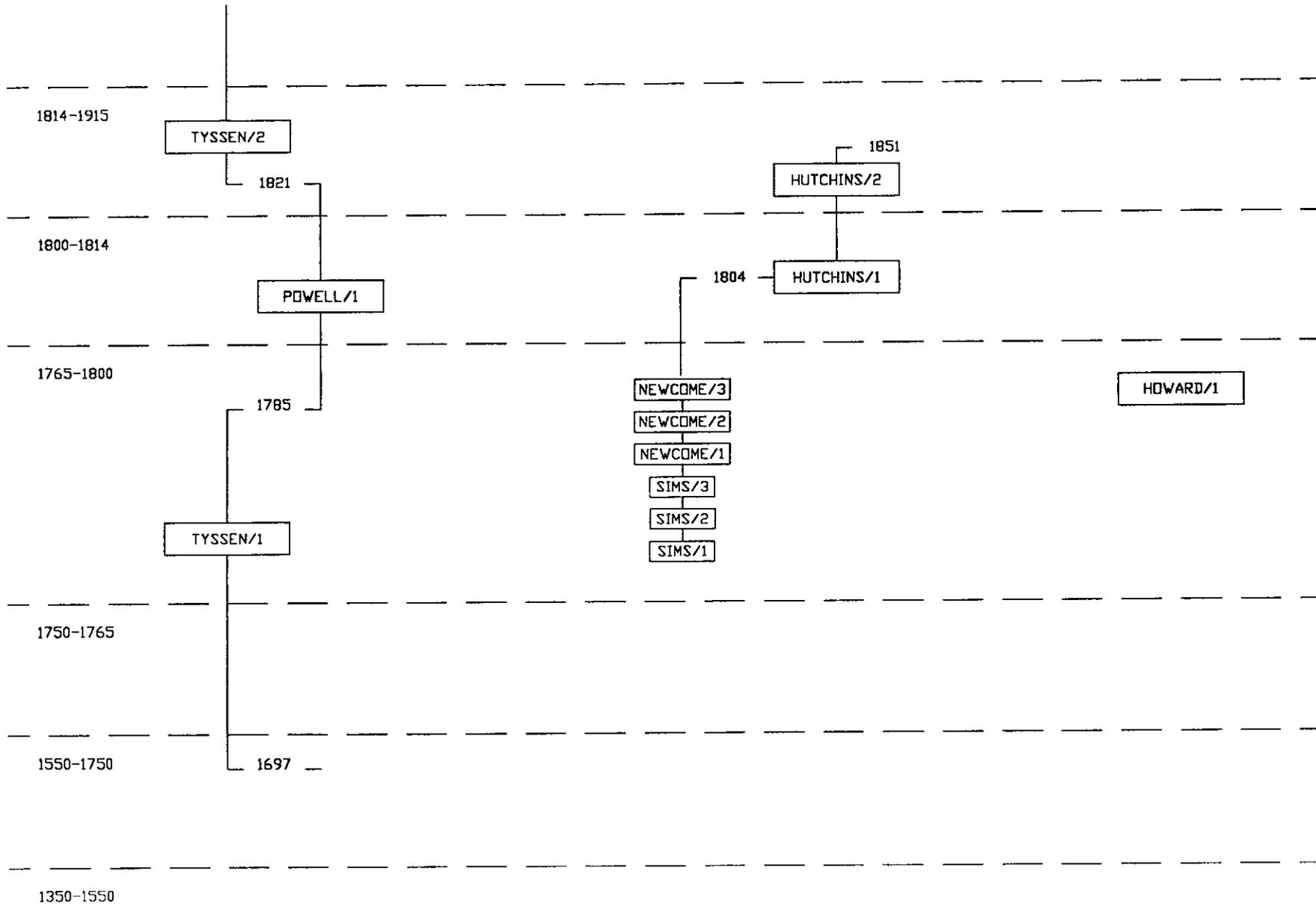
Starling's map showing lands belonging to Tyssen Estate, published 1831. Map shows house as being of rectangular plan with rear extension.

POWELL/1 1785-1821

Between these two dates James Powell (d.1824) built up a substantial estate in and around Lower Clapton. His estate included lands purchased from, amongst others, F J Tyssen's trustee's, the Reverend Benjamin Newcome's heirs, and the Earl of Warwick (*VCH, Middlesex, vol.10, 86*).

OWNERS / OCCUPIERS

1915-1996



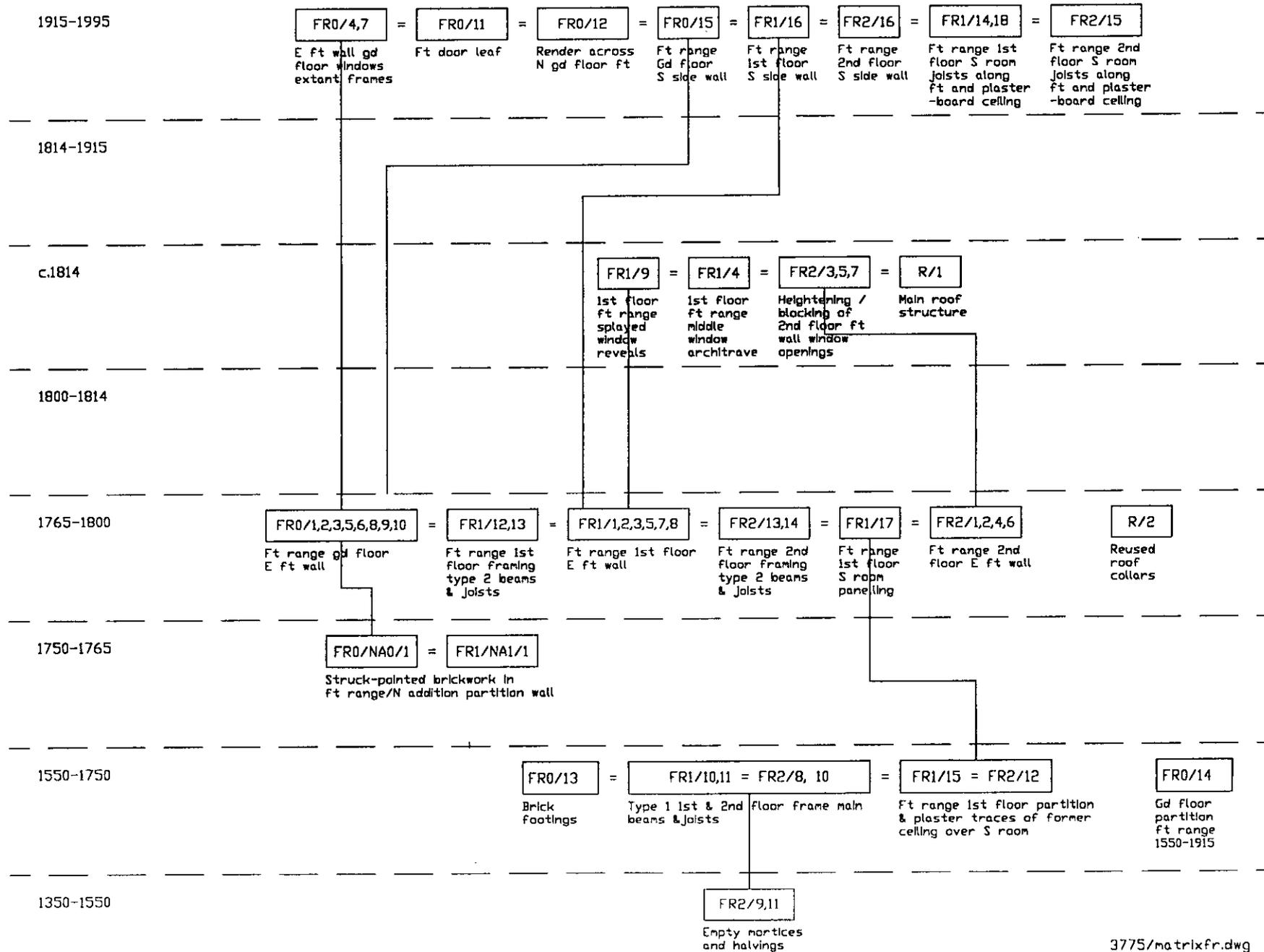
## Appendix 2

### 143 Lower Clapton road, Hackney: key for archaeological phasing matrix

1	P/I	Timber post supporting 2nd floor beams at junction of front range, stairwell and rear bay, c.1814
2	FR0/NA0/1	Front range/N addition ground floor partition wall, brickwork with struck pointing, pre-1765
3	FR1/NA1/1	Front range/N addition 1st floor partition wall, brickwork with struck pointing, pre-1765
4	FR0/1	Front range ground floor E ft wall & return to S end, 1765-1800
5	FR0/2	Front range ground floor E ft wall N window opening, 1765-1800
6	FR0/3	Front range ground floor E ft wall N window opening timber lintel, 1765-1800
7	FR0/4	Front range ground floor E ft wall N window opening extant frame, 1915-1995
8	FR0/5	Front range ground floor E ft wall S window opening, 1765-1800
9	FR0/6	Front range ground floor E ft wall S window opening timber lintel, 1765-1800
10	FR0/7	Front range ground floor E ft wall S window opening extant frame, 1915-1995
11	FR0/8	Front range ground floor E ft wall door opening, 1765-1800
12	FR0/9	Front range ground floor E ft wall door opening timber lintel, 1765-1800
13	FR0/10	Front range ground floor E ft wall doorcase, 1765-1800
14	FR0/11	Front range ground floor E ft wall door leaf, 1915-1995
15	FR0/12	Front range ground floor E ft wall render across exterior, post-1894
16	FR0/13	Front range ground floor S room excavated brick foundations, 1550-1750
17	FR0/14	Front range ground floor partition wall between middle & S rooms, 1550-1750
18	FR0/15	Front range ground floor S side wall, 1915-1995
19	FR1/1	Front range 1st floor E ft wall & return to S end, 1765-1800
20	FR1/2	Front range 1st floor E ft wall central window opening, 1765-1800
21	FR1/3	Front range 1st floor E ft wall central window opening timber lintel, 1765-1800
22	FR1/4	Front range 1st floor E ft wall central window architrave, c.1814
23	FR1/5	Front range 1st floor E ft wall N window opening, 1765-1800
24	FR1/6	Front range 1st floor E ft wall N window opening timber lintel (missing), 1765-1800
25	FR1/7	Front range 1st floor E ft wall S window opening, 1765-1800
26	FR1/8	Front range 1st floor E ft wall S window opening timber lintel, 1765-1800
27	FR1/9	Front range 1st floor E ft wall window splayed reveals, c.1814
28	FR1/10	Front range 1st floor frame type 1 main beams, 1550-1750
29	FR1/11	Front range 1st floor frame type 1 joists, 1550-1750
30	FR1/12	Front range 1st floor frame type 2 main beams, 1765-1800
31	FR1/13	Front range 1st floor frame type 2 joists, 1765-1800
32	FR1/14	Front range 1st floor frame type 3 joists, 1915-1995
33	FR1/15	Front range 1st floor partition wall between middle & S rooms, 1550-1750
34	FR1/16	Front range 1st floor S side wall, 1915-1995
35	FR1/17	Front range 1st floor S room panelling, 1765-1800
36	FR1/18	Front range 1st floor S room extant plasterboard ceiling, 1915-1995
37	FR2/1	Front range 2nd floor E front wall, 1765-1800
38	FR2/2	Front range 2nd floor E ft wall central window opening, 1765-1800
39	FR2/3	Front range 2nd floor E ft wall central window opening blocking, c.1814
40	FR2/4	Front range 2nd floor E ft wall S window opening, 1765-1800
41	FR2/5	Front range 2nd floor E ft wall S window opening rebuilt head inc. concrete lintel, c.1814
42	FR2/6	Front range 2nd floor E ft wall N window opening, 1765-1800
43	FR2/7	Front range 2nd floor E ft wall N window opening rebuilt head inc. concrete lintel, c.1814
44	FR2/8	Front range 2nd floor frame type 1 main beams, 1550-1750
45	FR2/9	Front range 2nd floor frame type 1 N-S main beam empty mortices, 1350-1550
46	FR2/10	Front range 2nd floor frame type 1 joists, 1550-1750
47	FR2/11	Front range 2nd floor frame type 1 joists empty halvings, 1350-1550
48	FR2/12	Front range 2nd floor frame type 1 beams & joists plaster traces, 1550-1750
49	FR2/13	Front range 2nd floor frame type 2 main beams, 1765-1800
50	FR2/14	Front range 2nd floor frame type 2 joists, 1765-1800
51	FR2/15	Front range 2nd floor frame type 3 joists, 1915-1995
52	FR2/16	Front range 2nd floor S side wall, 1915-1995

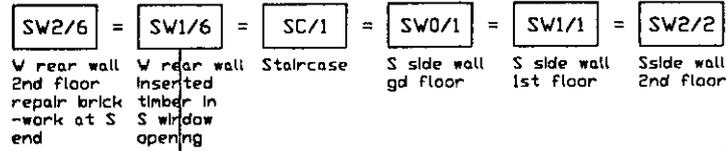
53	FR0/SW0/1	Front range/stairwell gd floor brick partition wall, 1550-1750
54	FR1/SW1/1	Front range/stairwell 1st floor studwork partition wall, 1550-1750
55	FR2/SW2/1	Front range/stairwell 2nd floor studwork partition wall, 1550-1750
56	SW0/1	Stairwell ground floor S side wall, 1915-1995
57	SW0/2	Stairwell ground floor W rear wall, 1765-1800
58	SW0/3	Stairwell ground floor W rear wall door opening, 1765-1800
59	SW0/4	Stairwell ground floor W rear wall window opening, 1765-1800
60	SW1/1	Stairwell 1st floor S side wall, 1915-1995
61	SW1/2	Stairwell 1st floor W rear wall, 1765-1800
62	SW1/3	Stairwell 1st floor W rear wall N window opening, 1765-1800
63	SW1/4	Stairwell 1st floor W rear wall N window opening blocking, 1800-1814
64	SW1/5	Stairwell 1st floor W rear wall S window opening, 1765-1800
65	SW1/6	Stairwell 1st floor W rear wall S window opening, inserted timber supporting stair, 1915-1995
66	SW2/1	Stairwell 2nd floor S side wall, 1915-1995
67	SW2/2	Stairwell 2nd floor W rear wall, 1765-1800
68	SW2/3	Stairwell 2nd floor W rear wall N window opening, 1765-1800
69	SW2/4	Stairwell 2nd floor W rear wall N window opening blocking, 1800-1814
70	SW2/5	Stairwell 2nd floor W rear wall S window opening, 1765-1800
71	SW2/6	Stairwell 2nd floor W rear wall repair brickwork at S end, 1915-1995
72	NA0/1	N addition ground floor E ft wall, c.1814
73	NA0/2	N addition ground floor E ft wall window opening, c.1814
74	NA0/3	N addition ground floor E ft wall window opening blocking, post-1900
75	NA0/4	N addition ground floor excavated conduit, c.1814
76	NA0/5	N addition ground floor N side wall, c.1814
77	NA1/1	N addition 1st floor E ft wall, c.1814
78	NA1/2	N addition 1st floor E ft wall window opening, c.1814
79	NA1/3	N addition 1st floor E ft wall window opening blocking, post-1900
80	NA1/4	N addition 1st floor N side wall, c.1814
81	NA2/1	N addition 2nd floor E ft wall, c.1814
82	NA2/2	N addition 2nd floor E ft wall window opening, c.1814
83	NA2/3	N addition 2nd floor E ft wall window opening blocking, post-1900
84	NA2/4	N addition 2nd floor N side wall, c.1814
85	RB0/1	Rear bay ground floor N side wall, c.1814
86	RB0/2	Rear bay ground floor W rear wall, c.1814
87	RB0/3	Rear bay ground floor window openings, c.1814
88	RB0/4	Rear bay ground floor window shutter boxes, etc, c.1814 or later
89	RB1/1	Rear bay 1st floor N side wall, c.1814
90	RB1/2	Rear bay 1st floor W rear wall, c.1814
91	RB1/3	Rear bay 1st floor window openings, c.1814
92	RB1/4	Rear bay 1st floor window shutter boxes, etc, post-1814
93	RB1/5	Rear bay 1st floor frame main beams, c.1814
94	RB1/6	Rear bay 1st floor frame joists, c.1814
95	RB2/1	Rear bay 2nd floor N side wall, c.1814
96	RB2/2	Rear bay 2nd floor W rear wall, c.1814
97	RB2/3	Rear bay 2nd floor window openings, c.1814
98	RB2/4	Rear bay 2nd floor window shutter boxes, etc, c.1814 or later
99	RB2/5	Rear bay 2nd floor frame main beams, c.1814
100	RB2/6	Rear bay 2nd floor frame joists, c.1814
101	R/1	Roof, main structure, c. 1814
102	R/2	Roof, reused collars, etc, 1765-1800
103	SC/1	Staircase, 1915-1995

FRONT RANGE



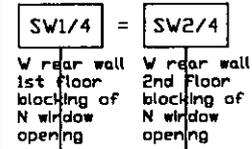
# STAIRWELL

1915-1995



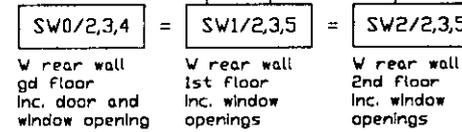
1814-1915

c.1814



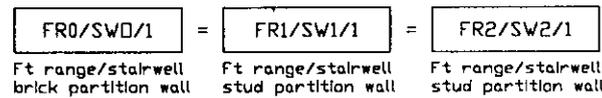
1800-1814

1765-1800



1750-1765

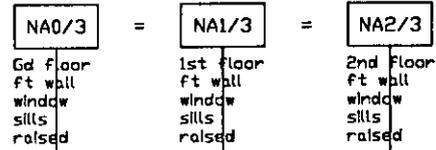
1550-1750



1350-1550

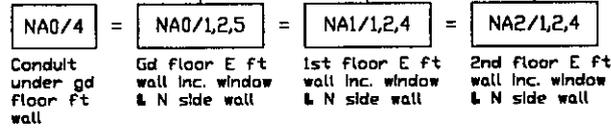
N ADDITION

1915-1995



1814-1915

c.1814



1800-1814

1765-1800

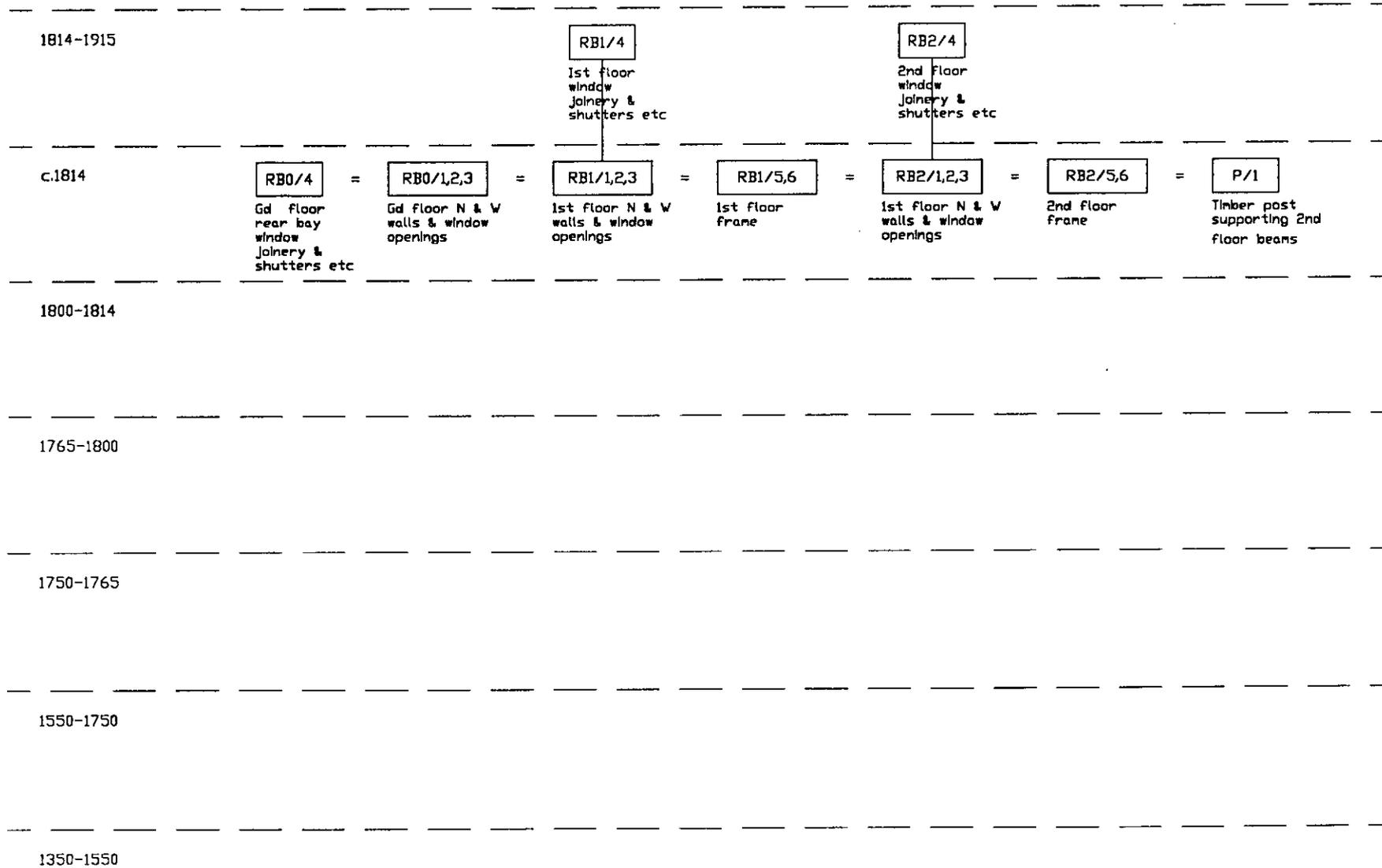
1750-1765

1550-1750

1350-1550

REAR BAY

1915-1995



## Appendix 3

### Note on the late-eighteenth century wallpaper, by Treve Rosoman

(See figure 17)

Two fragments of a *laid paper*, made from rags, block-printed by hand in a rococo design also containing classical ruins and Chinese figures. The paper has a white ground colour, that may have been cream originally. The foliage, swags, columns and figures are in two tones of grey.

The paper dates to c.1765. On the reverse of the smaller fragment is a charge mark *Paper J*; the *J* is indistinct and actually represents the figure 1. It is not possible to deduce any date from the charge mark (see H.Dagnal *The Tax on Wallpaper: An Account of the Excise Duty on Stained Paper 1712-1836*. 1990.)

In accordance with the way that wallpaper was made until the early 19<sup>th</sup> century introduction of continuous paper these samples from the Lower Clapton Road are made up from individual sheets, approximately 22x24 ins. Twelve sheets were glued together to form a roll, or piece, of wallpaper about 12yds. long; the length of a roll of paper is the same today as it was in 1712 when it was standardised on the introduction of a tax. The upper part of the larger fragment has a particularly good example of such a join between the separate sheets.

The fact that the paper was found in a first floor front room is also of great interest. Paper including classical ruins and pillars and arches were often used for the decoration of halls and stair-wells. The rather eclectic nature of the design of these fragments, plus the fact that a whole pattern repeat is not there, may mark this paper to be closer to the type of wallpaper made up from small vignettes creating an effect similar to a print room (see Uppark, for example.). Such papers were quite fashionable in the decade 1760-70 and have been found in country houses, eg. Doddington Hall, Lincs. as well as houses in Virginia, USA. So far, to my knowledge, these are the first ones of their type to have surfaced in London.

Treve Rosoman  
Curator, Architectural Study Collection.  
27 November 1996

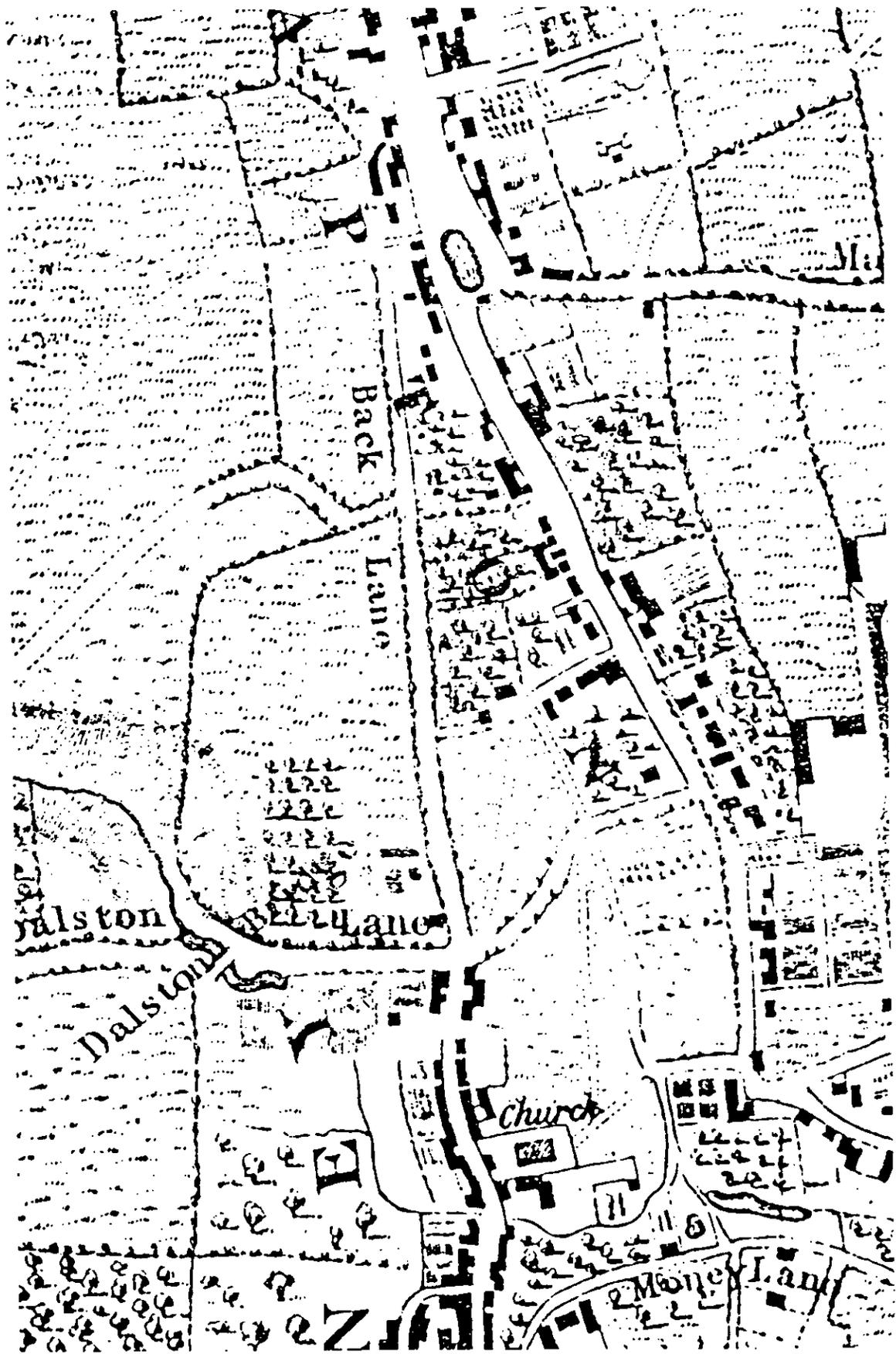


Figure 1. Rocque's map of 1745

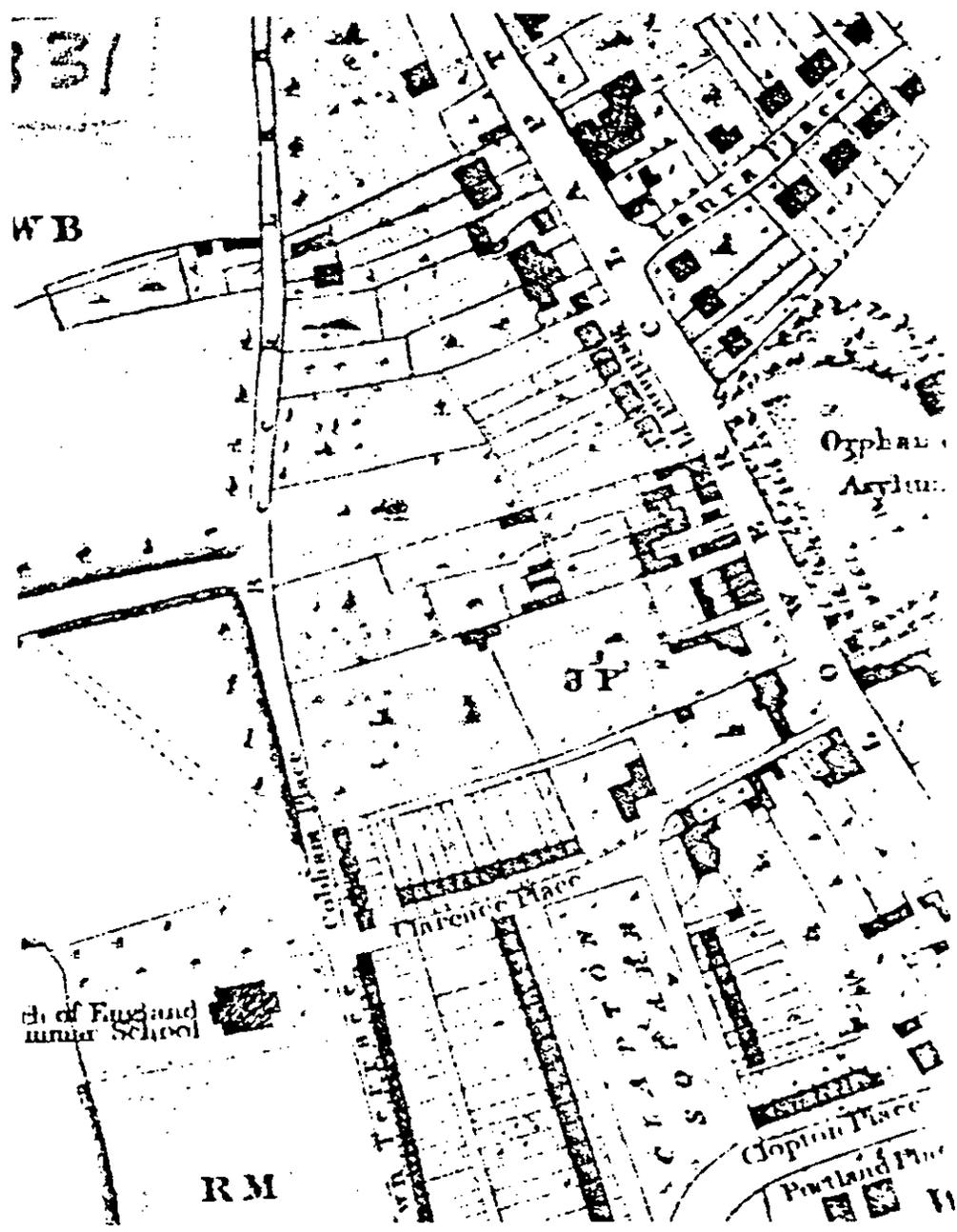


Figure 2. Starling's map of 1831



Figure 3. Front elevation before recent alterations



Figure 4. Front elevation after recent alterations (as existing)

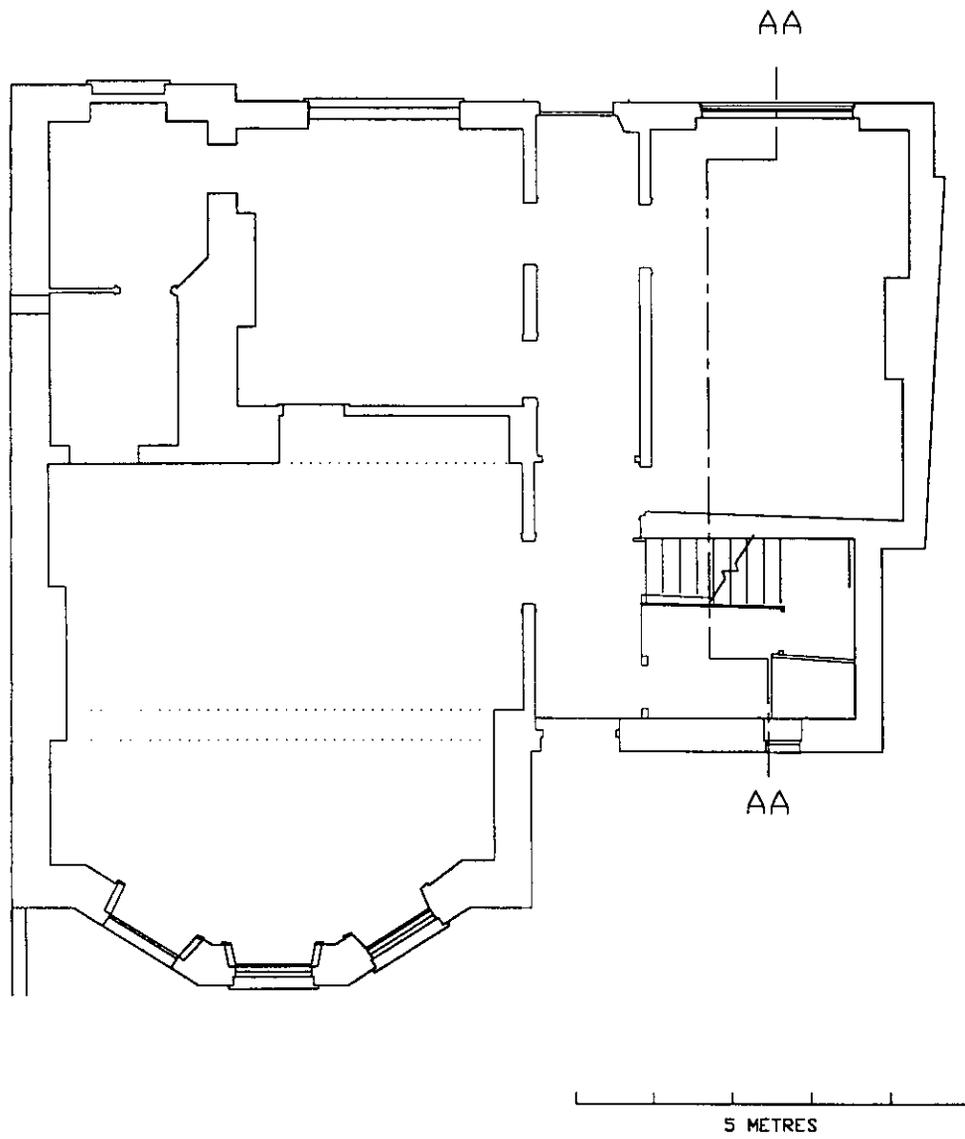


Figure 5. Ground plan (as existing)

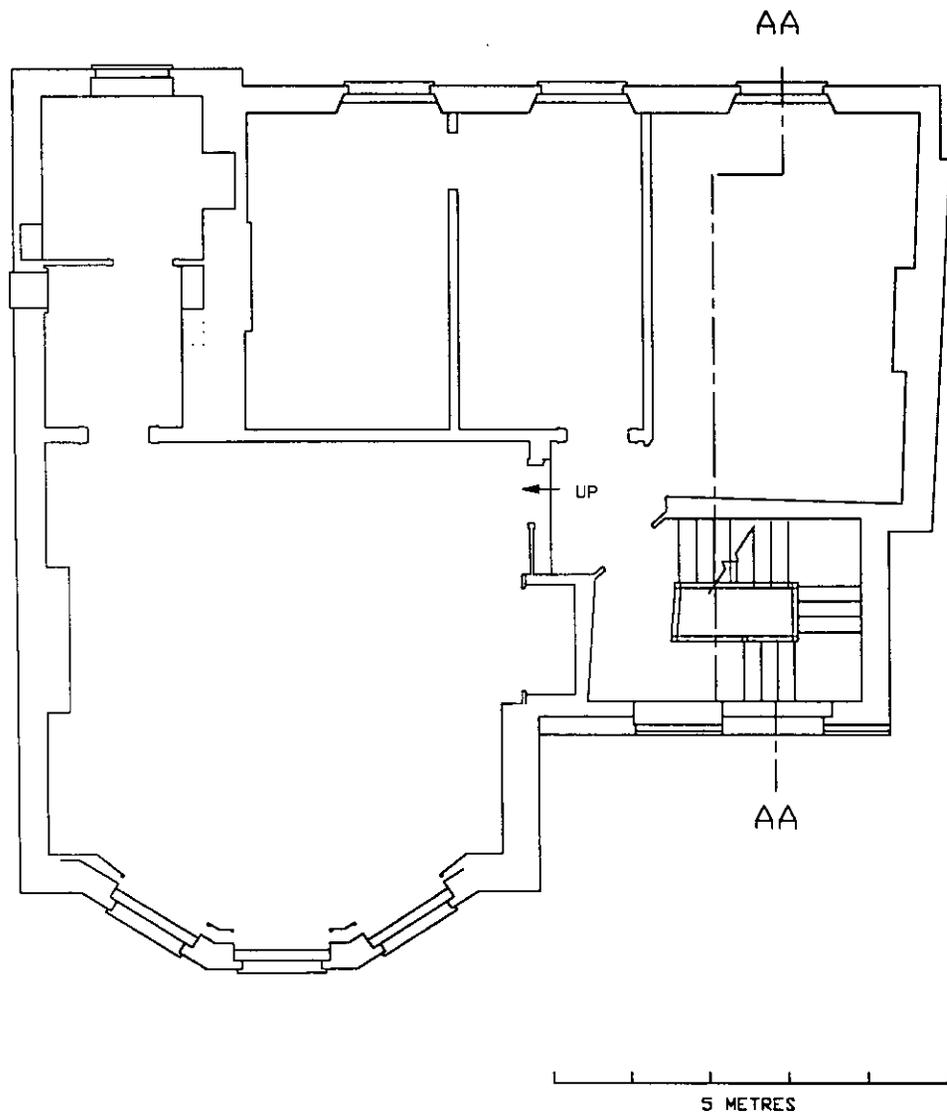


Figure 6. First floor plan (as existing)

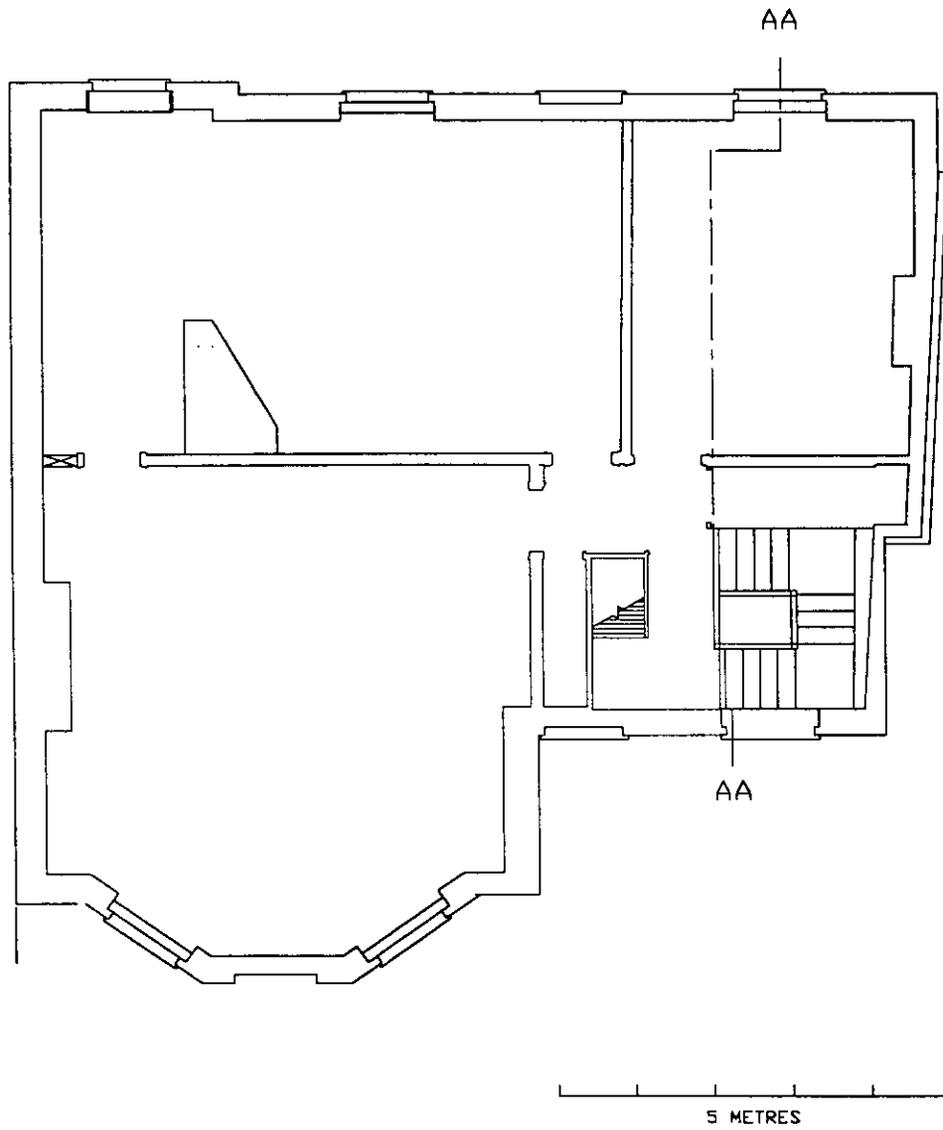
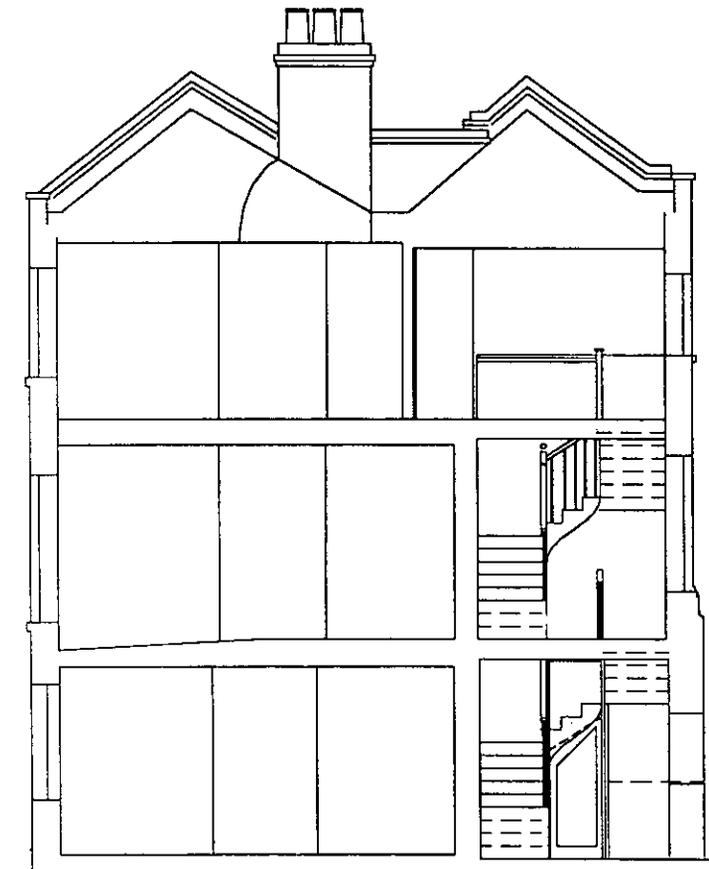


Figure 7. Second floor plan (as existing)



5 METRES

Figure 8. Section A - A

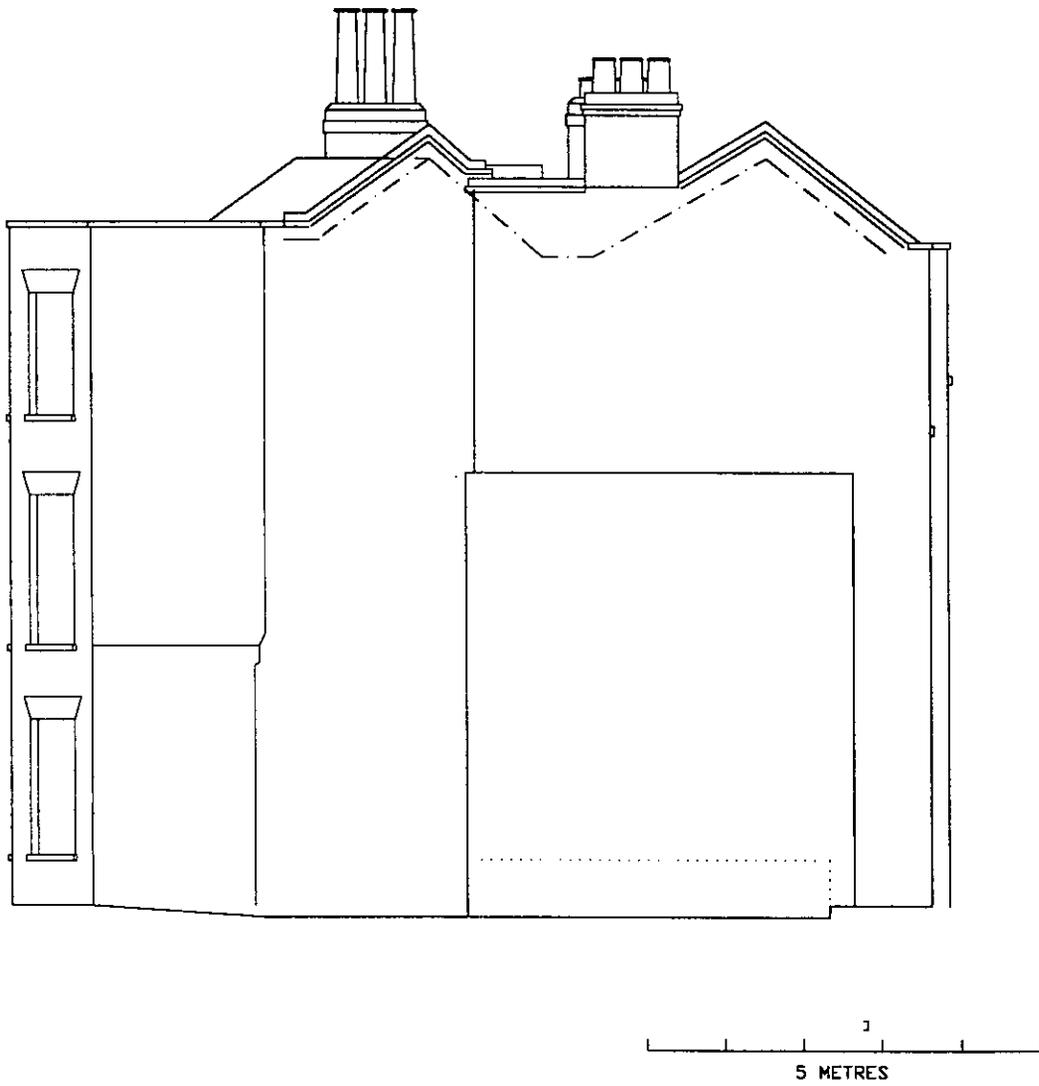


Figure 9. South elevation (as existing)



Figure 10. North elevation (as existing)



Figure 11. Rear elevation (as existing)

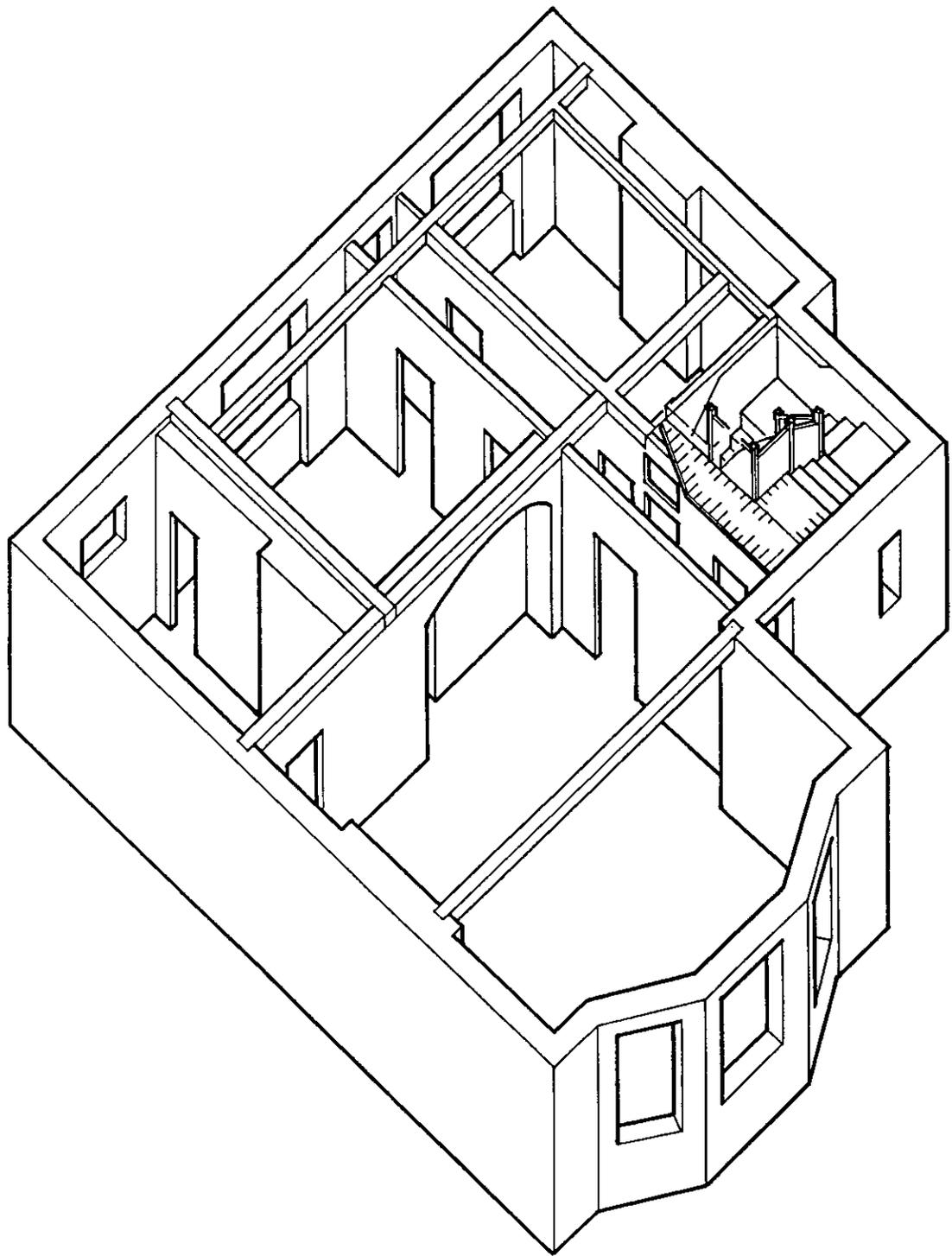


Figure 12. Axonometric view of ground floor (not to scale)

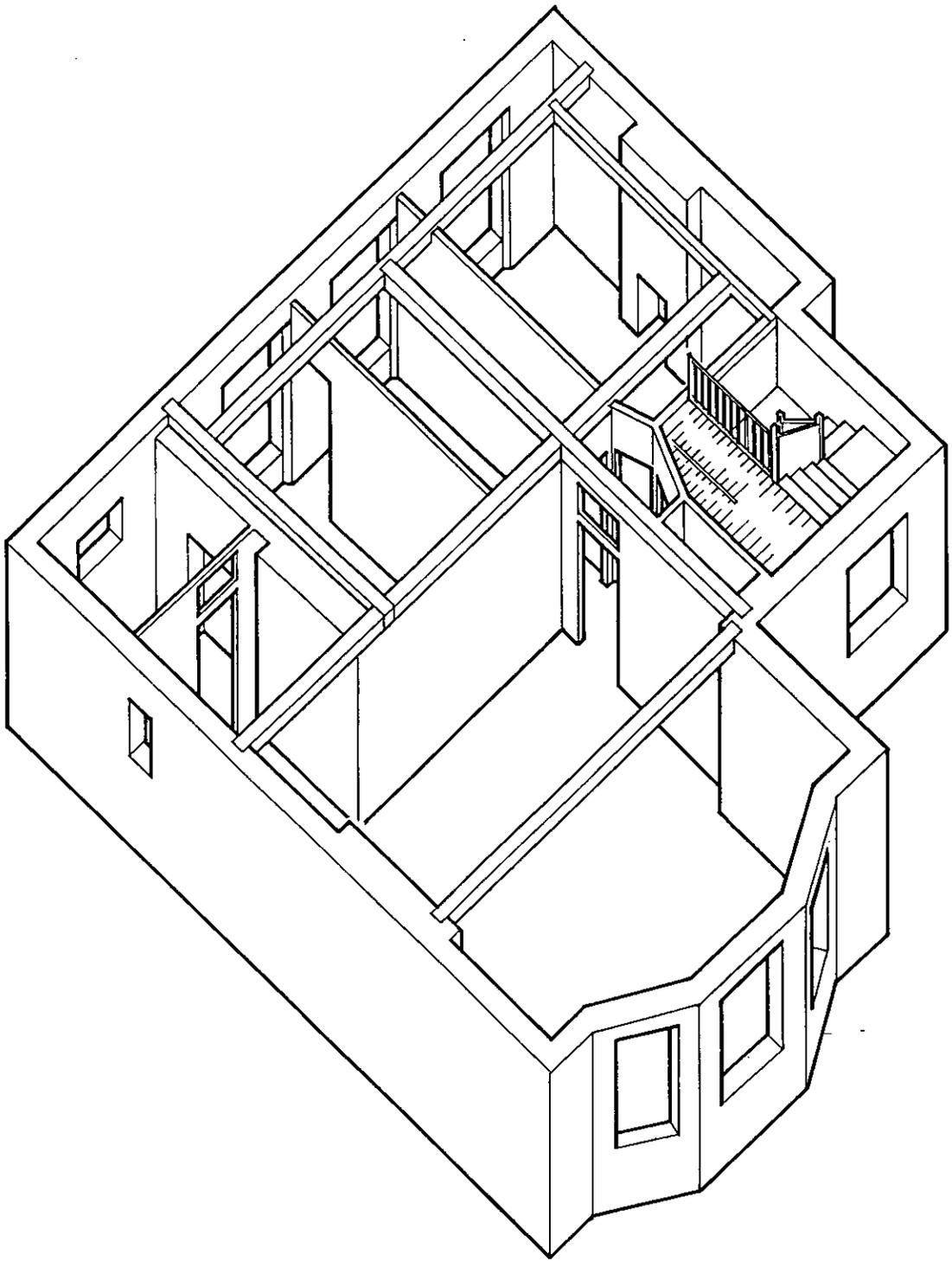


Figure 13. Axonometric view of first floor (not to scale)

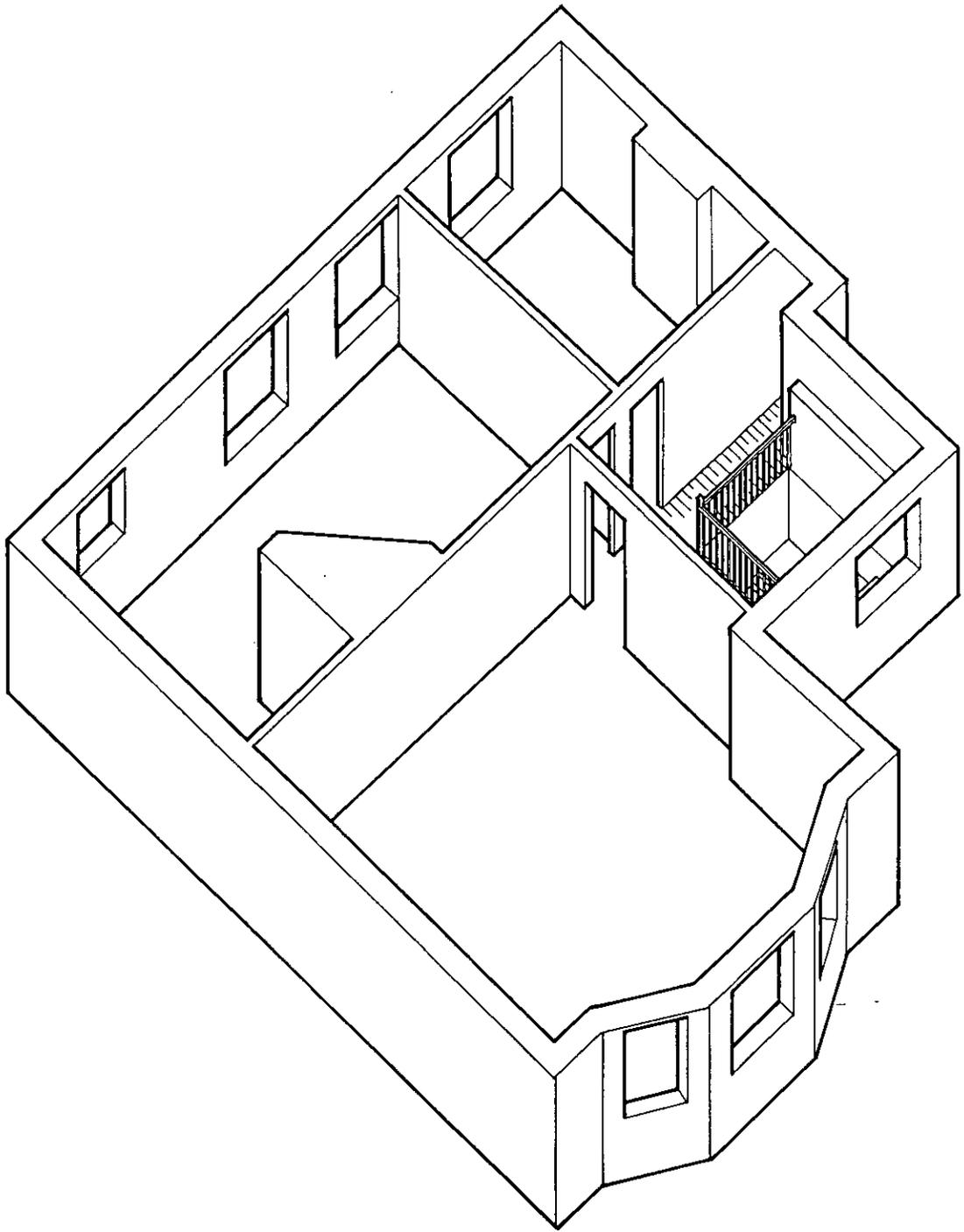


Figure 14. Axonometric view of second floor (not to scale)

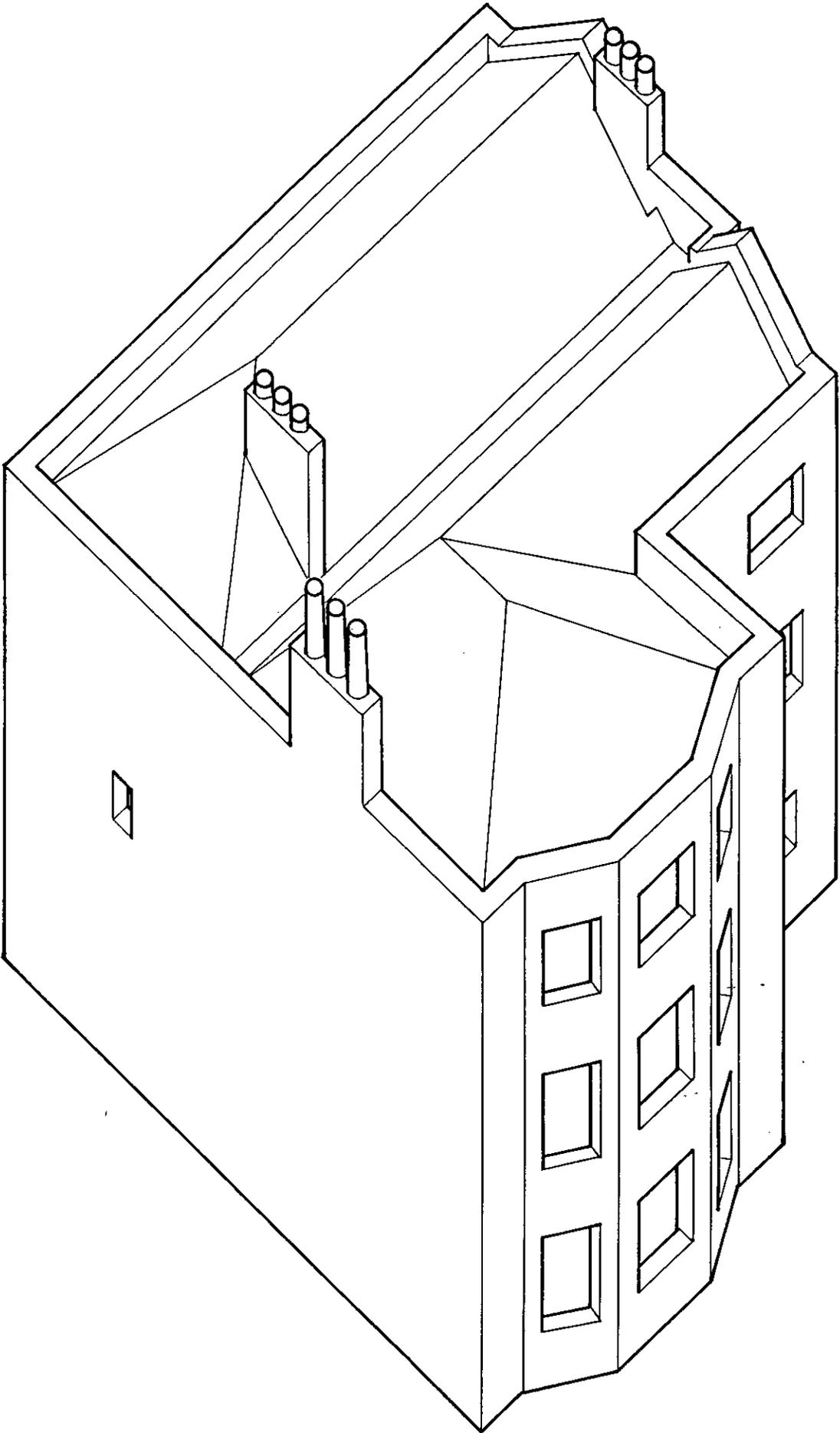


Figure 15. Axonometric view of house from north-west (not to scale)



Figure 16. Door case, from a photograph taken in 1952

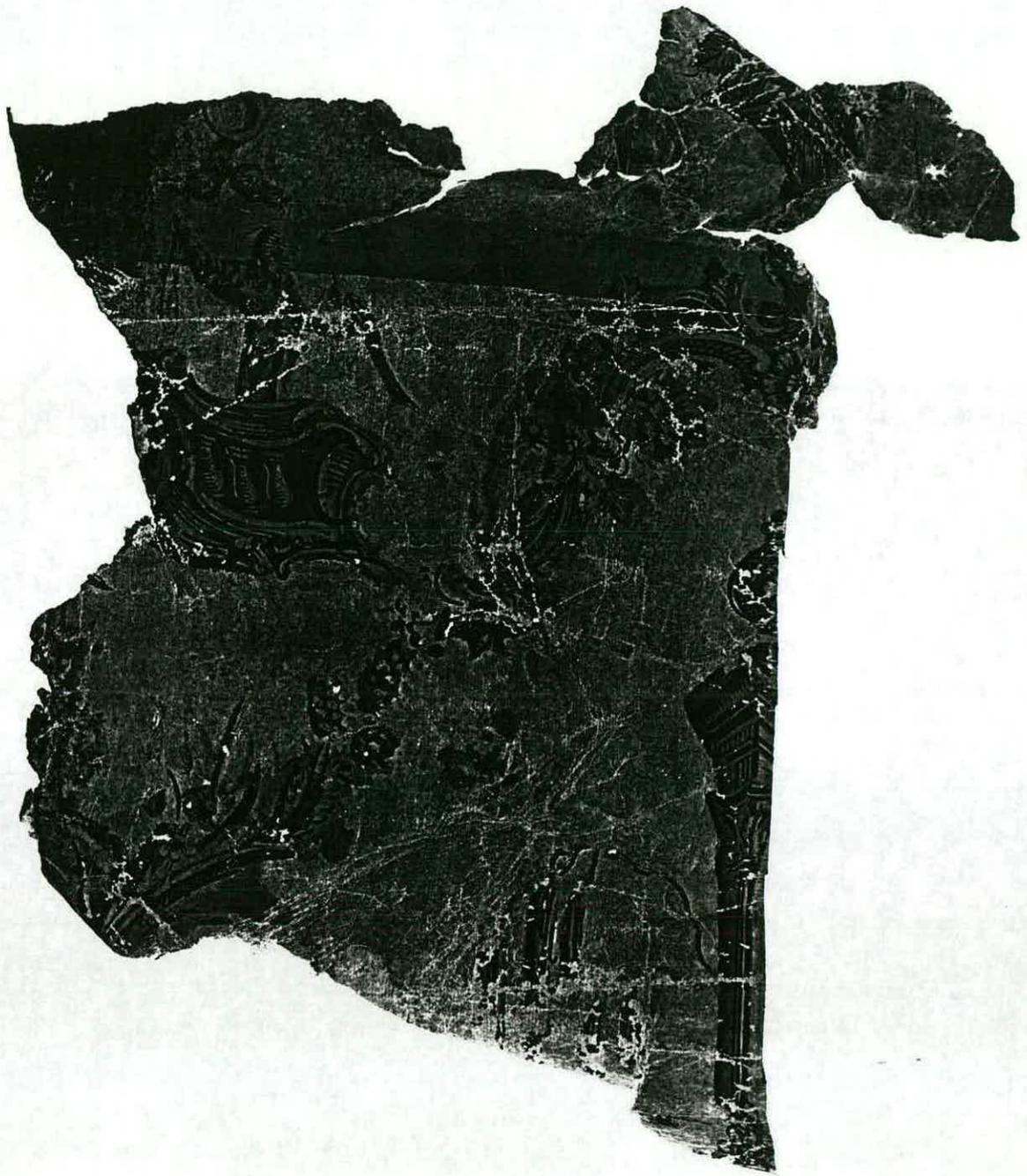


Figure 17. Fragment of wallpaper from first floor front room, dated c.1765

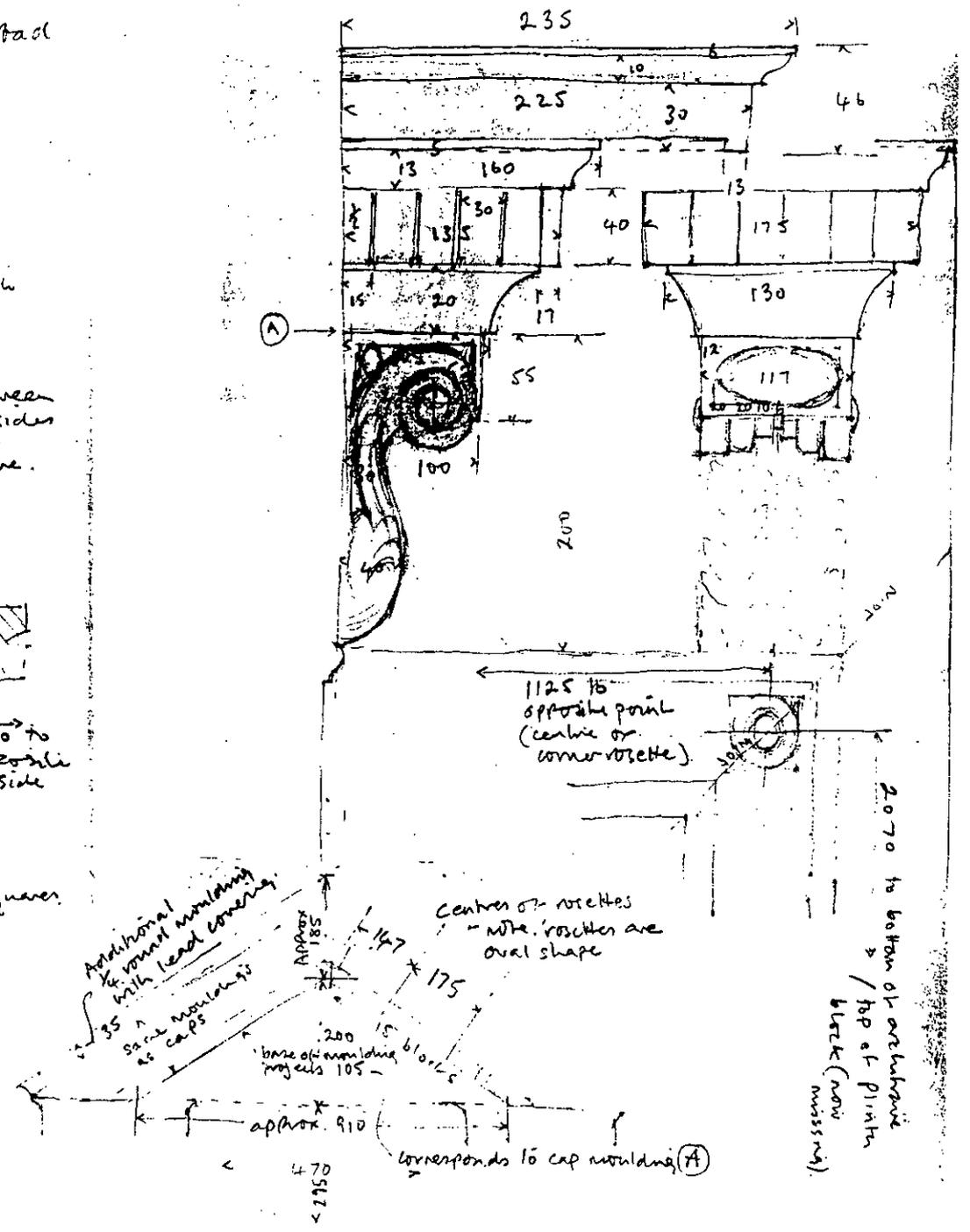
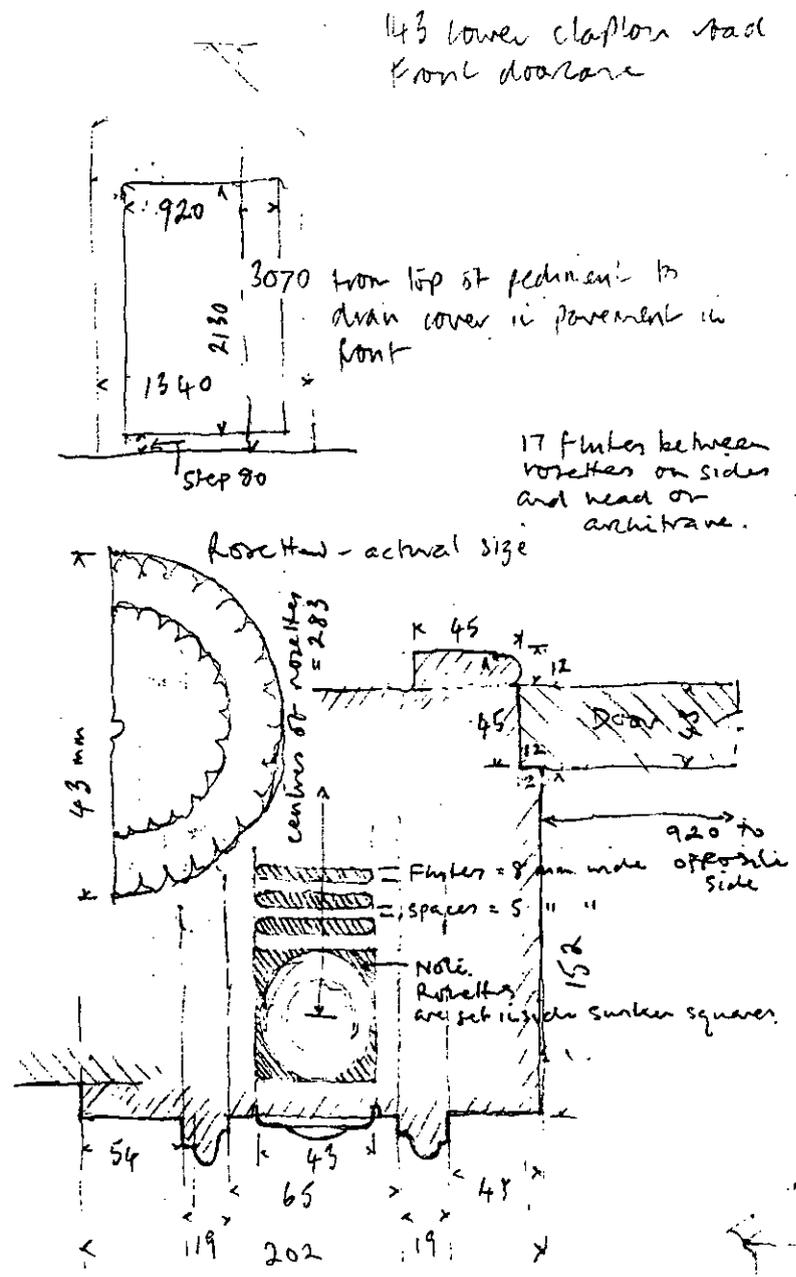


Figure 18. Measured sketches of doorcase details



Figure 19. Front elevation of house before recent renovation



Figure 20. Rear elevation of house before recent renovation

