

Level 3  
Building Recording of  
**5 Ravey Street**  
Shoreditch  
London  
EC2A 3HS  
National Grid Reference: TQ 331 823  
Planning Reference Number: 2012/0506

Dr Peter Wardle & Colin Lacey  
28/11/2013

Document Reference Number 2013/1147  
Version 0.5

Building Recording of: 5 Ravey Street  
Dr Peter Wardle and Colin Lacey  
28/11/2013

**Table of Contents**

1. Version Control.....	iv
2. Summary.....	1
3. Introduction .....	2
3.1 The Client .....	2
3.2 Copyright .....	2
3.3 Location .....	2
3.4 Date of Recording.....	2
3.5 Circumstances of the Project.....	2
3.6 Location of the Archive .....	2
3.7 Methodology .....	3
4. Historic Background .....	6
4.1 The History of the Settlement .....	6
4.2 Trade Directories .....	6
4.3 Historic Photographs .....	7
5. The Building .....	8
5.1 Designations .....	8
5.2 The Layout of The Building.....	9
5.3 The Date of the Building .....	10
6. The Construction Sequence.....	10
7. Appendix: Description of the Exterior of the Building.....	10
8. Appendix: Ground Floor .....	16
8.1 Ground Floor Room 1 Through-passage.....	16
8.2 Ground Floor Room 2 Store room .....	17
8.3 Ground Floor Room 3 Lavatory .....	18
9. Appendix: First Floor .....	19
9.1 First Floor Room 1 Stairs / Landing .....	19
9.2 First Floor Room 2 Vacant.....	21
9.3 First Floor Room 3 Vacant.....	23
10. Appendix: Second Floor.....	25
10.1 Second Floor Room 1 Stairs / Landing.....	25
10.2 Second Floor Room 2 Vacant .....	26
10.3 Second Floor Room 3 Vacant .....	26
11. Appendix: Historic Maps .....	27
11.1 Methodology .....	27
11.2 1799 Horwood Map .....	28

11.3	1872 Ordnance Survey.....	29
11.4	1896 Ordnance Survey.....	30
11.5	1913 Ordnance Survey.....	31
11.6	1914 Ordnance Survey.....	32
11.7	1953 Ordnance Survey.....	33
11.8	1964 Ordnance Survey.....	34
11.9	1985 Ordnance Survey.....	35
11.10	1995 Ordnance Survey.....	36
11.11	Current Ordnance Survey.....	37
12.	Appendix Definitions: .....	38

## Table of Figures

Figure 1: General Location Plan. Scale 1:10,000 .....	4
Figure 2: Detailed Location Plan, 1:1000 @ A4 .....	5
Figure 3: Floor plan, 1:100 @ A4.....	9
Figure 4: Horwood's 1799 map.....	28
Figure 5: 1872 Ordnance Survey plan .....	29
Figure 6: 1896 Ordnance Survey Plan.....	30
Figure 7: 1913 Ordnance Survey .....	31
Figure 8: 1914 Ordnance Survey .....	32
Figure 9: 1953 Ordnance Survey .....	33
Figure 10: 1964 Ordnance Survey Plan.....	34
Figure 11: 1985 Ordnance Survey Plan.....	35
Figure 12: 1995 Ordnance Survey Plan.....	36
Figure 13: Modern Ordnance Survey.....	37

## Table of Plates

Plate 1: The shopfront in 2009 prior to the current hoarding being erected .....	7
Plate 2: The façade of the building: ground floor .....	8
Plate 3: The façade of the building: upper floors.....	8
Plate 4: Front (west) elevation, composite image .....	10
Plate 5: Detail of shop sign and first floor window.....	11
Plate 6: Detail of parapet and first floor window .....	11
Plate 7: North aspect .....	12
Plate 8: Rear elevation, composite image.....	13
Plate 9: Detail of through-passage from rear .....	14
Plate 10: Detail of south elevation .....	14
Plate 11: Detail of projecting lavatory section .....	15
Plate 12: Ground Floor Room 1 Looking East .....	16
Plate 13: Ground Floor Room 1 Looking West .....	16
Plate 14: Door to store room.....	17
Plate 15: General views, lavatory .....	18
Plate 16: Staircase from ground floor .....	19
Plate 17: First Floor Landing, General Views.....	20
Plate 18: First Floor Room 2 Looking North.....	21
Plate 19: First Floor Room 2 Looking East .....	21
Plate 20: First Floor Room 2 Looking South .....	22
Plate 21: First Floor Room 2 Looking West .....	22
Plate 22: First Floor Room 3 Looking North.....	23
Plate 23: First Floor Room 3 Looking East .....	24
Plate 24: First Floor Room 3 Looking South .....	24
Plate 25: First Floor Room 3 Looking West .....	24
Plate 26: Underside of staircase to second floor.....	25

## 1. Version Control

<b>Version No</b>	<b>Draft</b>	<b>Content Added/Omitted</b>	<b>Date</b>
0.5	Client Draft		28/11/13
0.7	LPA Draft	Client Comments	
1	Issued Report		

Heritage Statement: 5 Ravey Street  
Dr Peter Wardle and Colin Lacey  
28/11/2013

## 2. Summary

The building is a three storey building with passageway to rear yard occupying most of the ground floor.

It is dated to the 19<sup>th</sup> century by map evidence.

It is unlisted although is located in the South Shoreditch Conservation Area conservation area.

The building was constructed in a single phase.

### 3. Introduction

#### 3.1 The Client

This report was commissioned by Paul Holden of Seven Capital who are the building's owners.

#### 3.2 Copyright

The copyright of this report belongs to the Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

#### 3.3 Location

Site Address:	5 Ravey Street Shoreditch London
Post Code:	EC2A 3HS
Grid Reference:	TQ 331 823

The general location is shown in Figure 1 and the detailed location in Figure 2.

#### 3.4 Date of Recording

The building was recorded by Dr Peter Wardle in Aug / Nov 2013.

#### 3.5 Circumstances of the Project

The recording of the building was required as a condition of a grant of planning permission and listed building consent reference Hackney Borough Council 2012/0506 for "Demolition of 5 Ravey Street and rear parts of 61-63 Great Eastern Street in conjunction with the development of a three to six storey Hotel (Class C1 use) with ancillary restaurant, bar, spa and meeting room facilities together with change of use from A4 to C3 to the upper storeys plus refurbishment of 93 Leonard Street the Griffin Public House along with associated works.

(Application in conjunction with Listed Building Application reference 2012/0509 and Conservation

Area Consent Application reference 2012/0508)..

The wording of the planning condition is as follows:

10 No development shall take place until the applicant has secured the implementation of programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

REASON: Significant archaeological remains may survive on the site. The planning authority wishes to secure the provision of historic building recording prior to development, in accordance with the NPPF.

#### 3.6 Location of the Archive

The Archive will be deposited with Hackney Record Office as far as they are able to accept a large digital archive.

As a minimum the following will be deposited:

1. A high resolution copy of the report containing a large number of photographs as a pdf format file
2. Drawings as dxf files
3. Copies of any relevant reports or similar

Copies of the archive will be made available to other repositories.

Copies of all material generated will be held by Dr Peter Wardle archive which currently holds for example circa 400,000 photographs.

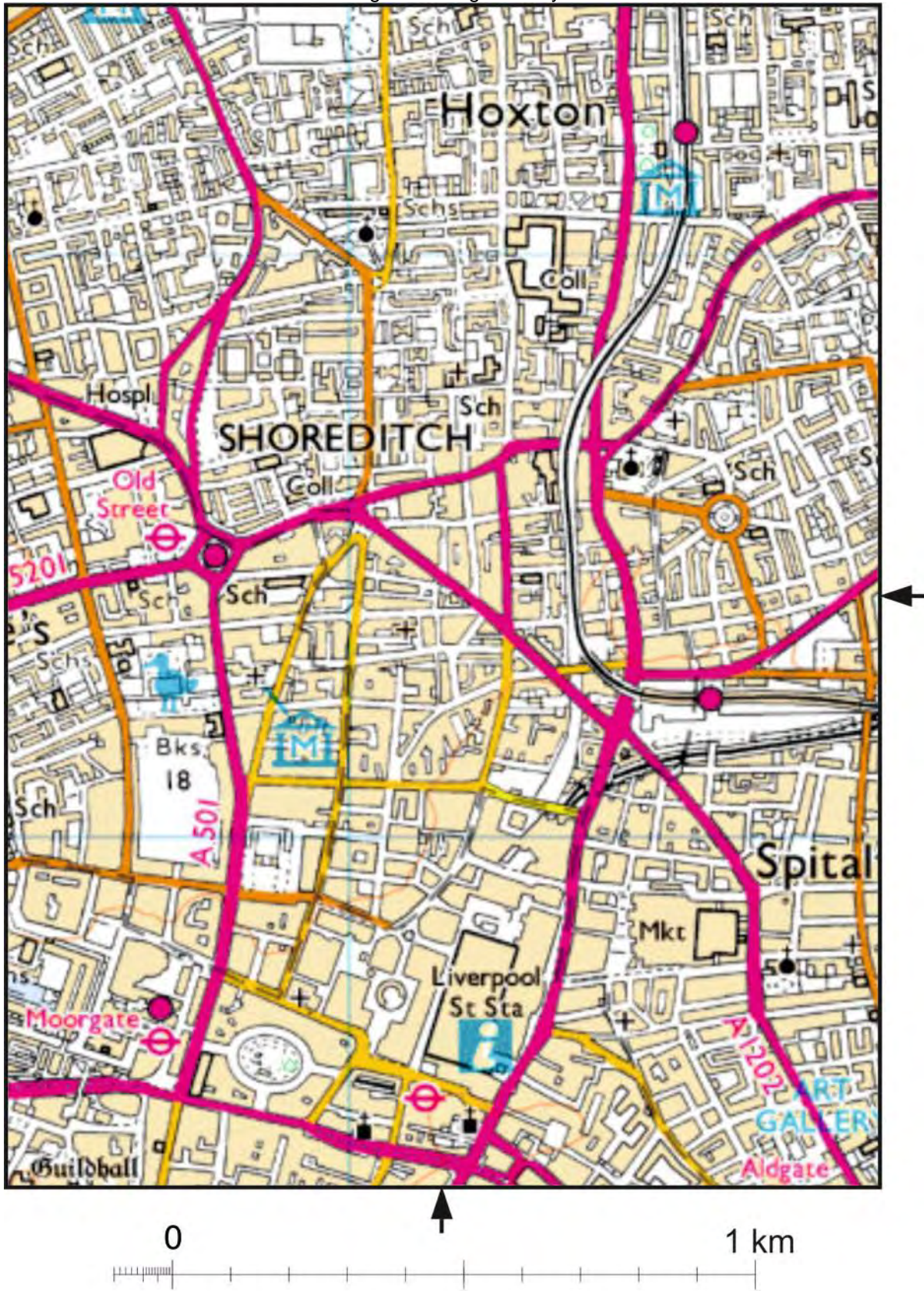
### **3.7 Methodology**

The building was recorded according to the requirements set out in the English Heritage 2006 *Understanding Historic Buildings* and the method statement.

There were no difficulties except the following which were considered to be minor.

1. Health and safety – Some areas of the building were considered unsafe, especially the second floor.





Metres 1:10,000 @ A4

Figure 1: General Location Plan. Scale 1:10,000



Building Recording 5 Ravey Street



Figure 2: Detailed Location Plan, 1:1000 @ A4

## 4. Historic Background

### 4.1 The History of the Settlement

Shoreditch is believed to have originated as a settlement focussed at the junction of two important Roman roads, following the courses of the modern Kingsland Road (which formed part of Ermine Street) and Old Street, which linked Ermine Street with Watling Street.

Roman Londinium seems to have been abandoned soon after the Roman withdrawal from Britain and it seems that the area remained largely unoccupied until the beginning of the 7<sup>th</sup> century. The hypothesis that a British enclave survived within the region has now largely been discredited and it seems that any remaining indigenous population either abandoned the Londinium region or adopted the customs and material culture of the Germanic immigrants. It seems that the first Germanic settlers arrived in the London area in the late 4<sup>th</sup> or early 5<sup>th</sup> century, and that early Saxon settlement was concentrated in the river valleys of the Thames and its tributaries. The name of Shoreditch is believed to be Saxon in origin, early forms including 'Sordig' and 'Sordich', and may come from "Sewerditch" referring to a stream which ran to the east of St Leonard's Church to near Holywell Lane.

During the medieval period the area became increasingly developed, with the Augustinian priory of Holywell being established nearby in the mid-12<sup>th</sup> century. In the post-medieval period, the area was popular for theatres as it lay just outside the City and therefore outside the jurisdiction of the Lord Mayor who had issued an edit banning plays from being performed within the City.

Between 1872 and 1875, Great Eastern Street was constructed parallel to the line of the previous road of Willow Walk but slightly further to the south. At this point, the London furniture trade was focused in South Shoreditch with a number of specialist workshops located in the area.

### 4.2 Trade Directories

*1914 Post Office directory*

Myers, Victor, timber merchant

*1915 Post Office directory*

Myers, Victor, timber merchant

The 1910 Post Office directory mentions Victor Myers as being a cabinet manufacturer based at 3 Ravey Street. This either indicates Ravey Street was renumbered at some point, or that Victor Myers occupied a different building. There is no mention of number 5 Ravey Street in this directory, or in the earlier 1895 Post Office directory.

### 4.3 Historic Photographs



Plate 1: The shopfront in 2009 prior to the current hoarding being erected



## 5. The Building

The building is a three storey building with a passageway to the rear yard occupying most of the ground floor.

The function of the building is a house.

### 5.1 Designations

The building is unlisted.



Plate 2: The façade of the building: ground floor



Plate 3: The façade of the building: upper floors

## 5.2 The Layout of The Building

The layout of the building is shown in the following plans:

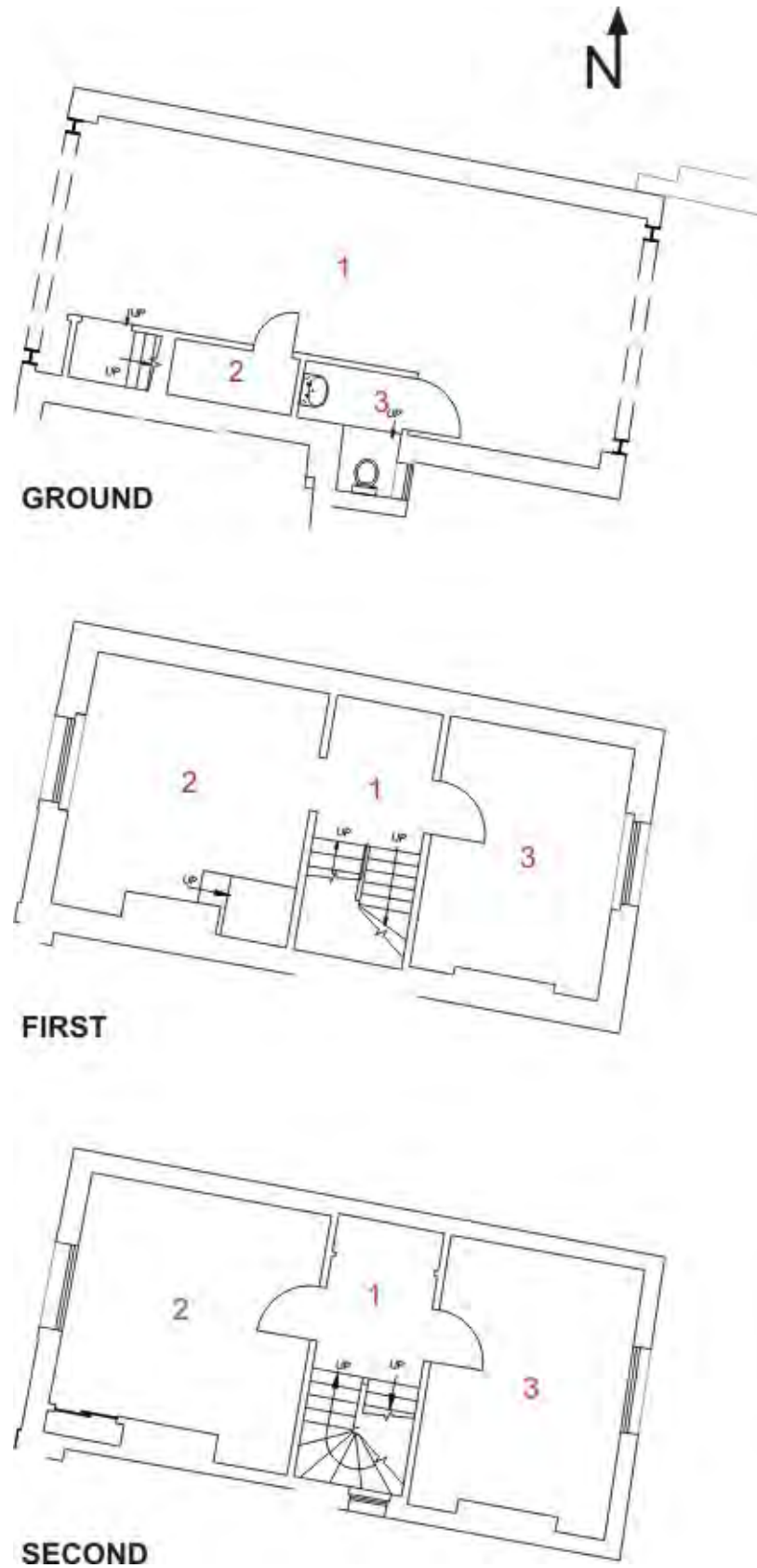


Figure 3: Floor plan, 1:100 @ A4



### 5.3 The Date of the Building

The building is present on the 1872 1st Edition 1:2500 Ordnance Survey Plan and is not present on Horwood's 1799 map. Its construction must therefore have occurred at some point between these years.

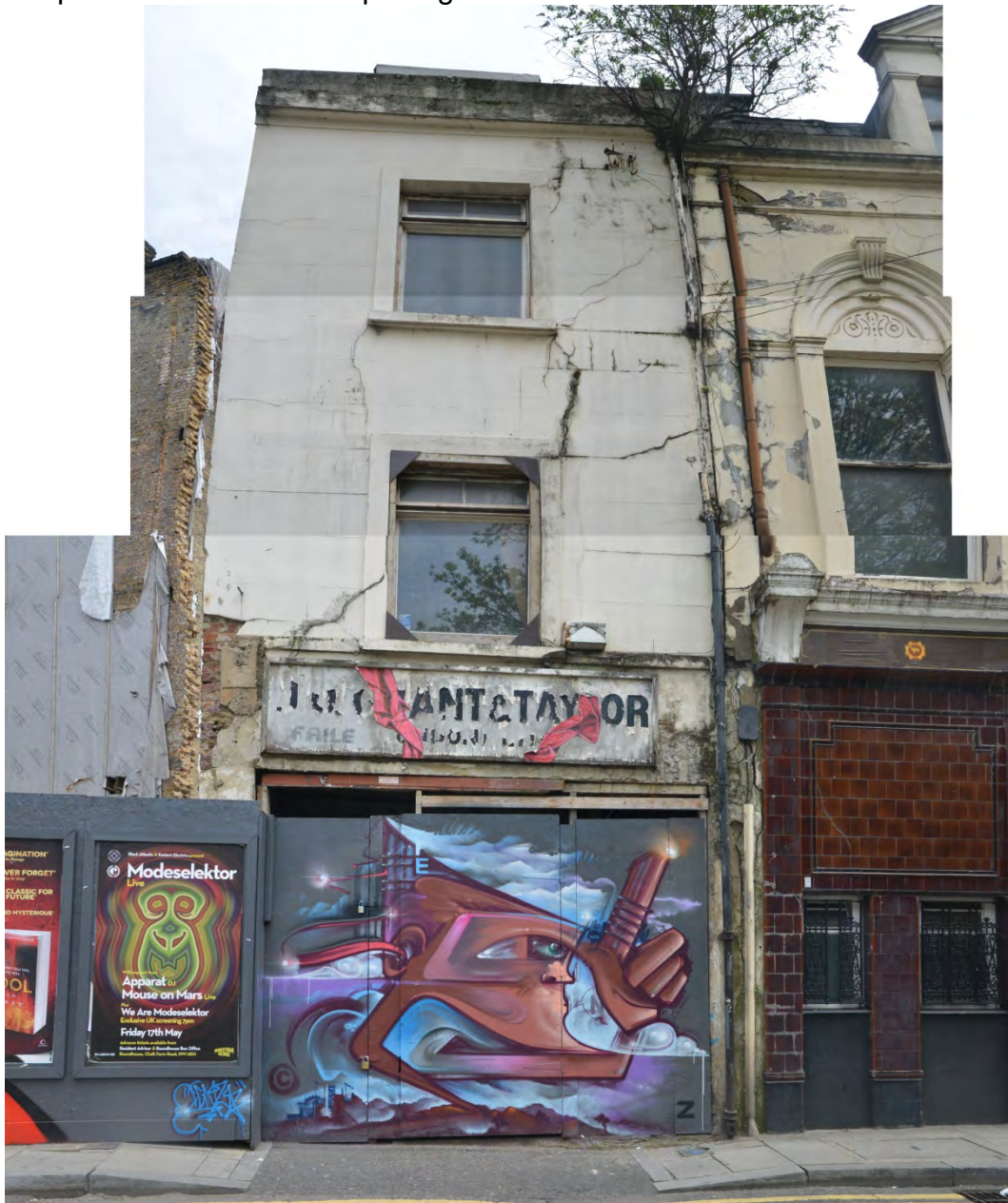
The style of building is characteristic of the 19th century.

### 6. The Construction Sequence

The building was constructed in a single phase.

### 7. Appendix: Description of the Exterior of the Building

The façade of the building is rendered with a plain parapet at its head. There is one window per floor, each comprising an opening light over a single pane. A plain stucco surround is present around each opening.



**Plate 4: Front (west) elevation, composite image**

The hoarding conceals any remainder of the gates and doors visible in the 2009 image above. An advertising hoarding is present for the business previously occupying the building.





**Plate 5: Detail of shop sign and first floor window**



**Plate 6: Detail of parapet and first floor window**





**Plate 7: North aspect**  
The northern wall is plain yellow/red brick.



**Plate 8: Rear elevation, composite image**

The rear of the building is again of plain red/yellow brickwork. The upper part of the wall has been rebuilt in a paler brick with a large concrete lintel. This may have occurred as a result of Second World War bomb damage.

At third floor level, three side-hung casement windows are present. These are thought to date from the rebuilding. At first and second floor level, large single-paned windows with lights over are located, one per storey. The lower window has a cambered brick lintel and it is thought that the upper window would have originally followed suit, however the rebuilt section begins at the head of this opening and a straight concrete lintel has been installed.

At ground floor level, the opening of the through-passage is noted. This was secured at the time of survey.

The building joins the Griffin Public House to the south, but does have a small section of its own southern wall where it protrudes from the line of the southern building. A recessed section of wall at the apex between the two buildings marks the stairwell within 5 Ravey Street. This features windows to each floor. The upper window has a cambered brick lintel and comprises a four-paned casement. The window below has a straight brick lintel and comprises a sash.





**Plate 9: Detail of through-passage from rear**



**Plate 10: Detail of south elevation**



At ground floor level, a small projecting section below the stairwell contains a lavatory. This is flat-roofed and features a timber framed window with opening light.



**Plate 11: Detail of projecting lavatory section**





## 8.2 Ground Floor Room 2 Store room

Current Function	Store room
Original Function	
Phase	
Plan Form	Unaltered
Windows	None
Historic Features	
Comments/Description	Area inaccessible at time of recording



Plate 14: Door to store room

### 8.3 Ground Floor Room 3 Lavatory

Current Function	Lavatory
Original Function	
Phase	
Plan Form	
Windows	4 pane timber framed casement
Historic Features	Early 20th century high level cistern, degraded ceiling revealing laths
Comments/Description	



Plate 15: General views, lavatory

## 9. Appendix: First Floor

### 9.1 First Floor Room 1 Stairs / Landing

Current Function                      Stairs / Landing  
Original Function  
Phase  
Plan Form  
Windows                                  None  
Historic Features  
Comments/Description



**Plate 16: Staircase from ground floor**





**Plate 17: First Floor Landing, General Views**

## 9.2 First Floor Room 2 Vacant

Current Function	Vacant
Original Function	
Phase	
Plan Form	
Windows	Modern single pane with lights over
Historic Features	Blocked fireplace, 19th / 20th century panelling over staircase

### Comments/Description



**Plate 18: First Floor Room 2 Looking North**



**Plate 19: First Floor Room 2 Looking East**





**Plate 20: First Floor Room 2 Looking South**



**Plate 21: First Floor Room 2 Looking West**

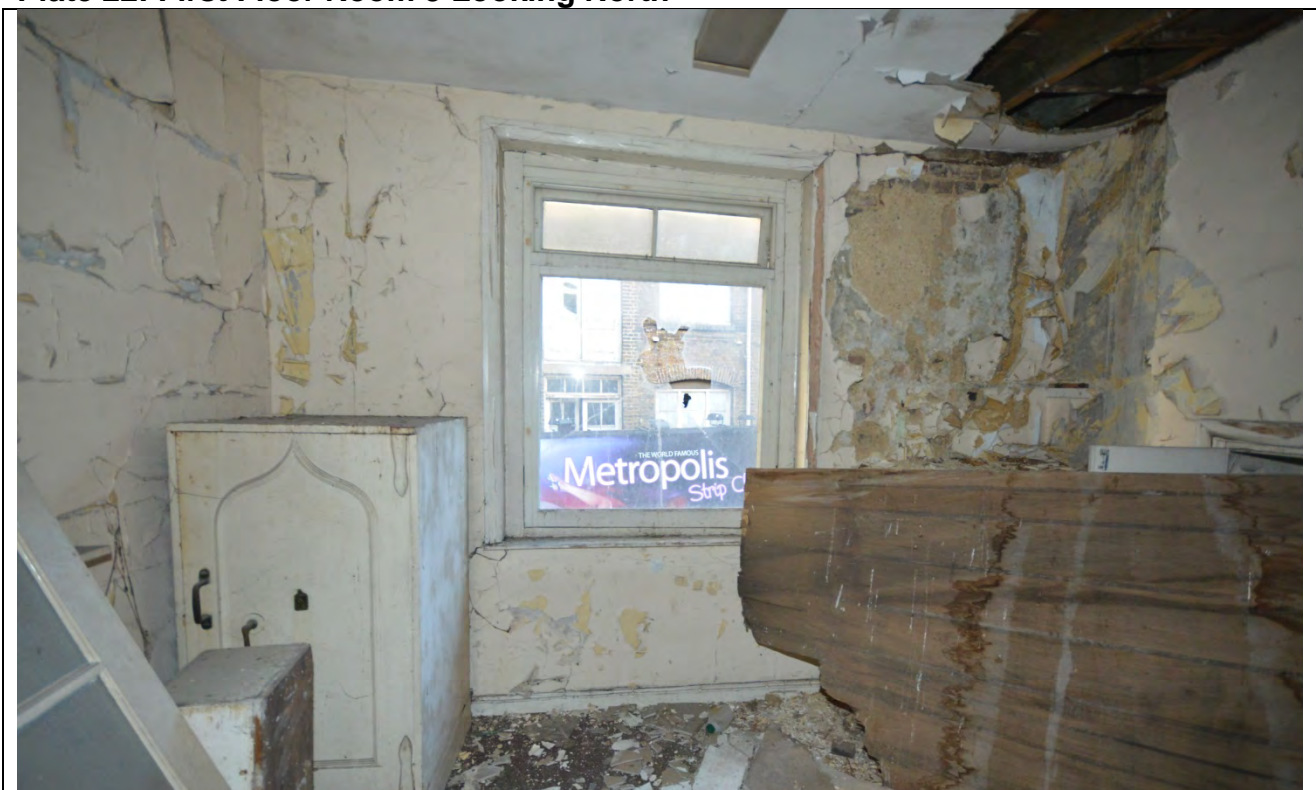


### 9.3 First Floor Room 3 Vacant

Current Function	Vacant
Original Function	
Phase	
Plan Form	
Windows	Modern single pane with lights over
Historic Features	
Comments/Description	Cupboard constructed over former fireplace, large safe in corner of room possibly contributing to deterioration / weakening of historic structure



Plate 22: First Floor Room 3 Looking North





**Plate 23: First Floor Room 3 Looking East**



**Plate 24: First Floor Room 3 Looking South**



**Plate 25: First Floor Room 3 Looking West**

## 10. Appendix: Second Floor

### 10.1 Second Floor Room 1 Stairs / Landing

Current Function	Stairs / Landing
Original Function	
Phase	
Plan Form	
Windows	None
Historic Features	19th century balustrade, exposed laths
Comments/Description	



**Plate 26: Underside of staircase to second floor**

**10.2 Second Floor Room 2 Vacant**

Current Function Vacant  
Original Function  
Phase  
Plan Form  
Windows Modern single pane with lights over  
Historic Features  
Comments/Description The second floor shows signs of significant deterioration and was deemed unsafe to enter for recording purposes.

**10.3 Second Floor Room 3 Vacant**

Current Function Vacant  
Original Function  
Phase  
Plan Form  
Windows Modern single pane with lights over  
Historic Features  
Comments/Description The second floor shows signs of significant deterioration and was deemed unsafe to enter for recording purposes.

## 11. Appendix: Historic Maps

### 11.1 Methodology

A variety of maps are presented in the map regression analysis that have been obtained, copied and digitised in a variety of ways and in addition certain conventions have been chosen. The following paragraphs list these conventions.

#### **Map Date**

The published map date is used.

#### **Scale**

The map has been rescaled to 1:1000 when the map is detailed enough to warrant this. This is achieved by applying a change of scale factor to the published scale. For maps that have been photographed a similar method is used but by measuring a distance on the historic map compared to a measured map. Such scaling is marked "approximate scaling" that is the scaling is within  $\pm 10\%$ . Where a map cannot be scaled with certainty within  $\pm 10\%$  it is marked "not to scale".

For smaller scales the maps are rescaled to approximately 1:2500 or 1:5000.

#### **Distortion**

Where a map has been distorted by photography or similar the map is corrected using photo-rectification software where this assists the interpretation of the map.

#### **Locations of the Buildings**

It is conventional to mark the location of the building or site by edging the boundaries in red. This convention is not followed, as by definition it will obscure the mapping of the boundaries. Instead there are arrows that point to the position of the building.

#### **GIS corrected Maps**

The use of digital historic maps which have been corner corrected so that they fit OS digital data are avoided as far as possible.

#### **Map North**

Maps are presented with North at the top of the page. No correction is made so that the maps line up with Grid North not true North.

#### **Errors**

We regularly come across errors in mapping. These are discussed in the text and how we have investigated them.

#### **Overlays**

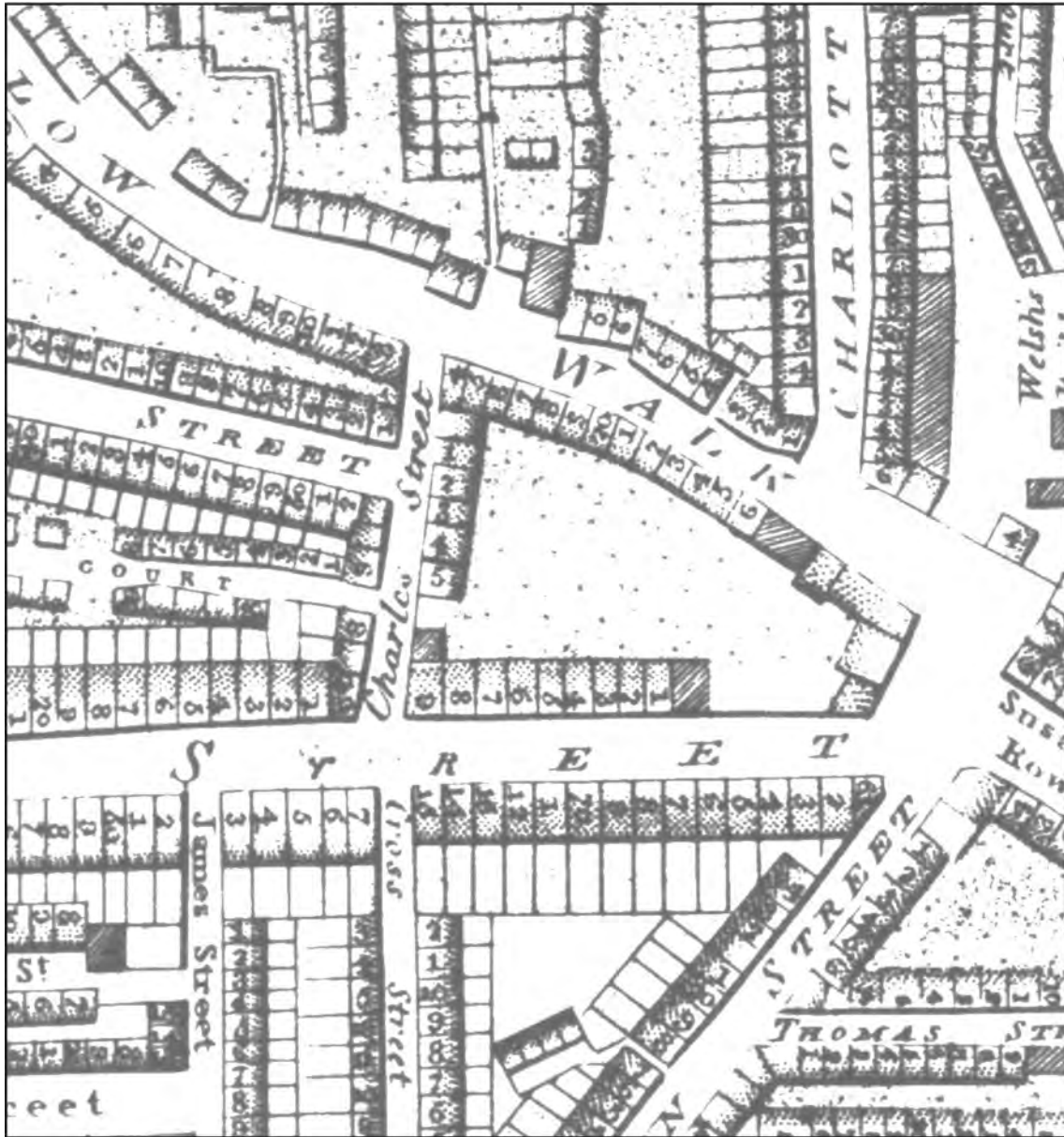
Where a map is overlaid onto OS data this is to be regarded as indicative not exact. The maps are adjusted so that the detail that is being considered matches OS data this will include:

1. Correct so that the historic map is orientated on grid north.
2. Scale

No attempt is made to correct for map projection.



### 11.2 1799 Horwood Map



20 0 20 40 60 80 100

Metres 1:1000 @ A4

**Figure 4: Horwood's 1799 map**

The site is occupied by a row of terraced houses along Charles Street (now Ravey Street).

11.3 1872 Ordnance Survey



20 0 20 40 60 80 100

Metres 1:1000 @ A4

**Figure 5: 1872 Ordnance Survey plan**

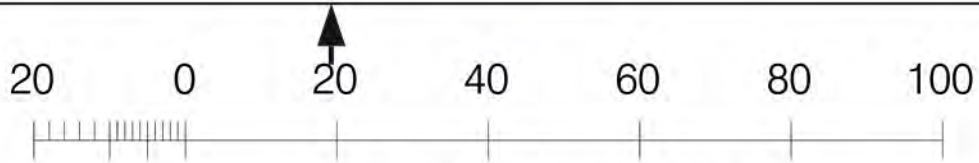
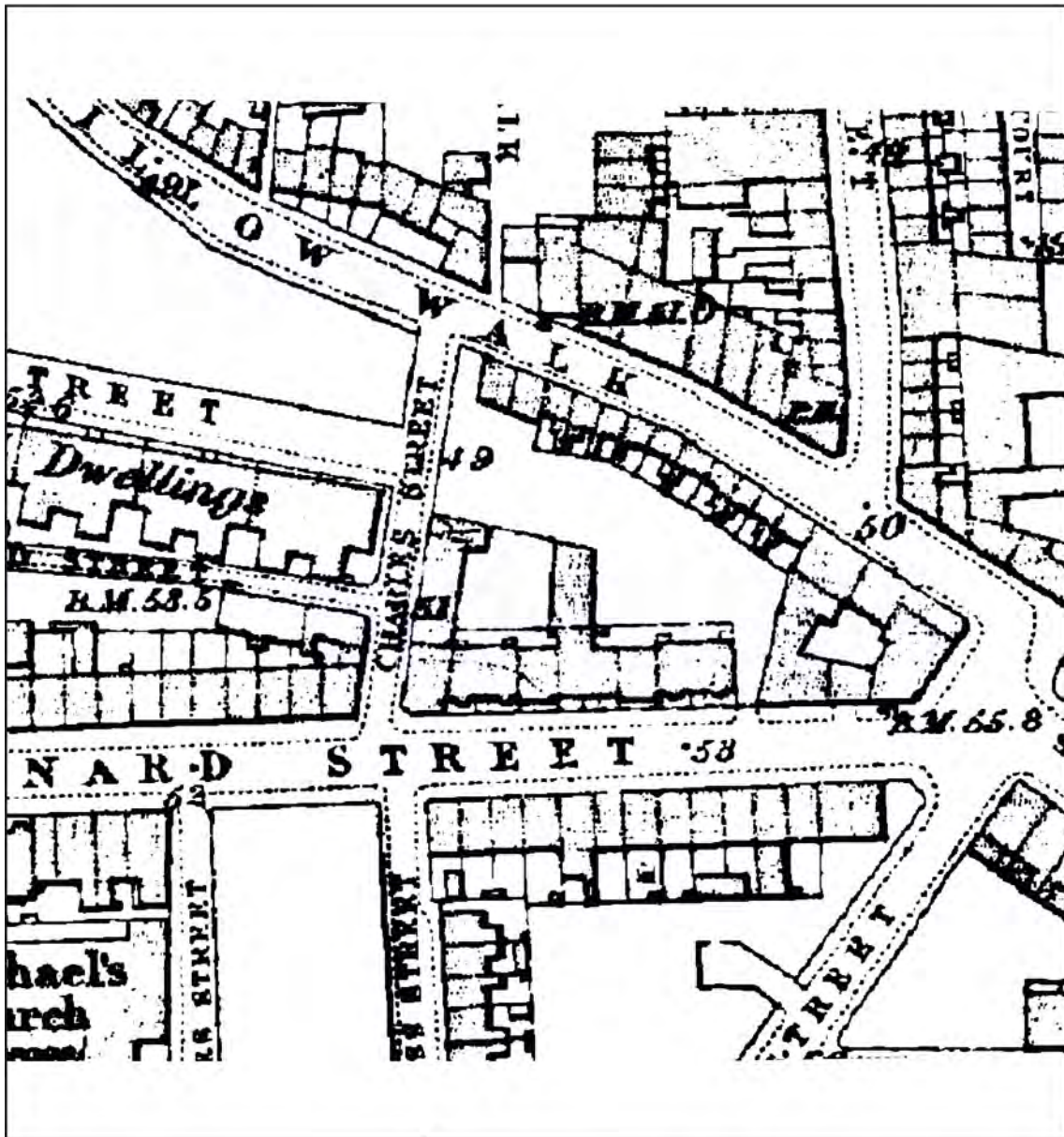
The Griffin Public House and 5 Ravey Street have both been constructed. The northern wall of The Griffin is in a somewhat uncertain location, appearing to intrude into the footprint of no. 5.

The eastern wall of the public house is depicted as being parallel to Charles Street (Ravey Street) rather than reflecting its true form, tapering to the north.

It is considered likely that this discrepancy is due to the surveyor not being able to access the rear of the building when composing the map, and projecting a straight line from the visible roof line of the frontage.



11.4 1896 Ordnance Survey



Metres 1:1000 @ A4

**Figure 6: 1896 Ordnance Survey Plan**

The layout of the buildings is unchanged from the previous map.

11.5 1913 Ordnance Survey



**Figure 7: 1913 Ordnance Survey**

The buildings are shown in their current form. The party wall between The Griffin and 5 Ravey Street appears further south than in the former map - more akin to its current position.



11.6 1914 Ordnance Survey



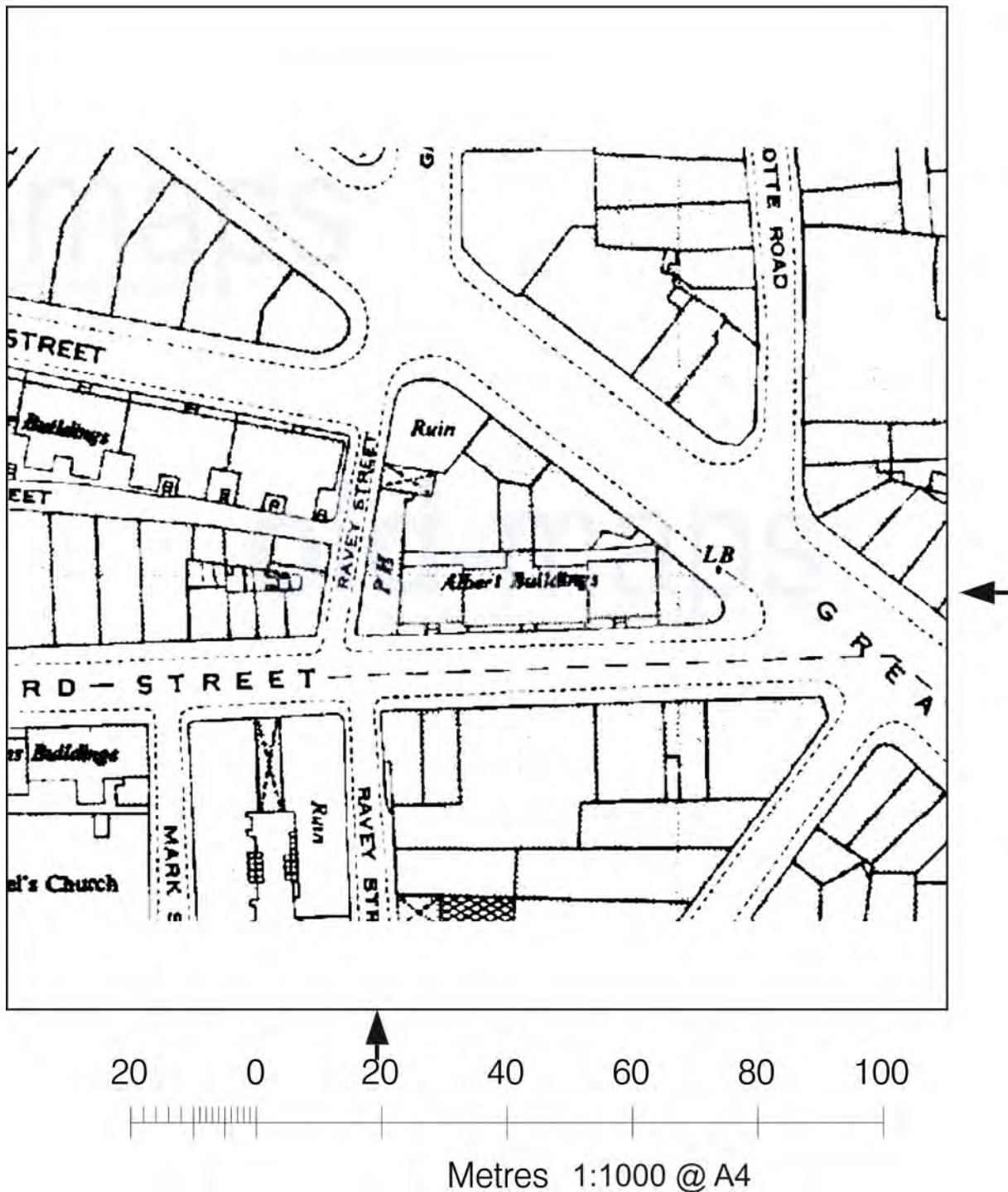
20 0 20 40 60 80 100

Metres 1:1000 @ A4

**Figure 8: 1914 Ordnance Survey**

There is no change to the layout of 5 Ravey Street or The Griffin.

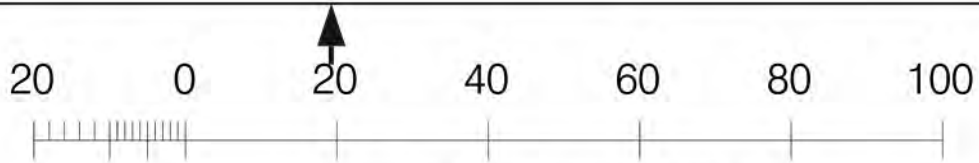
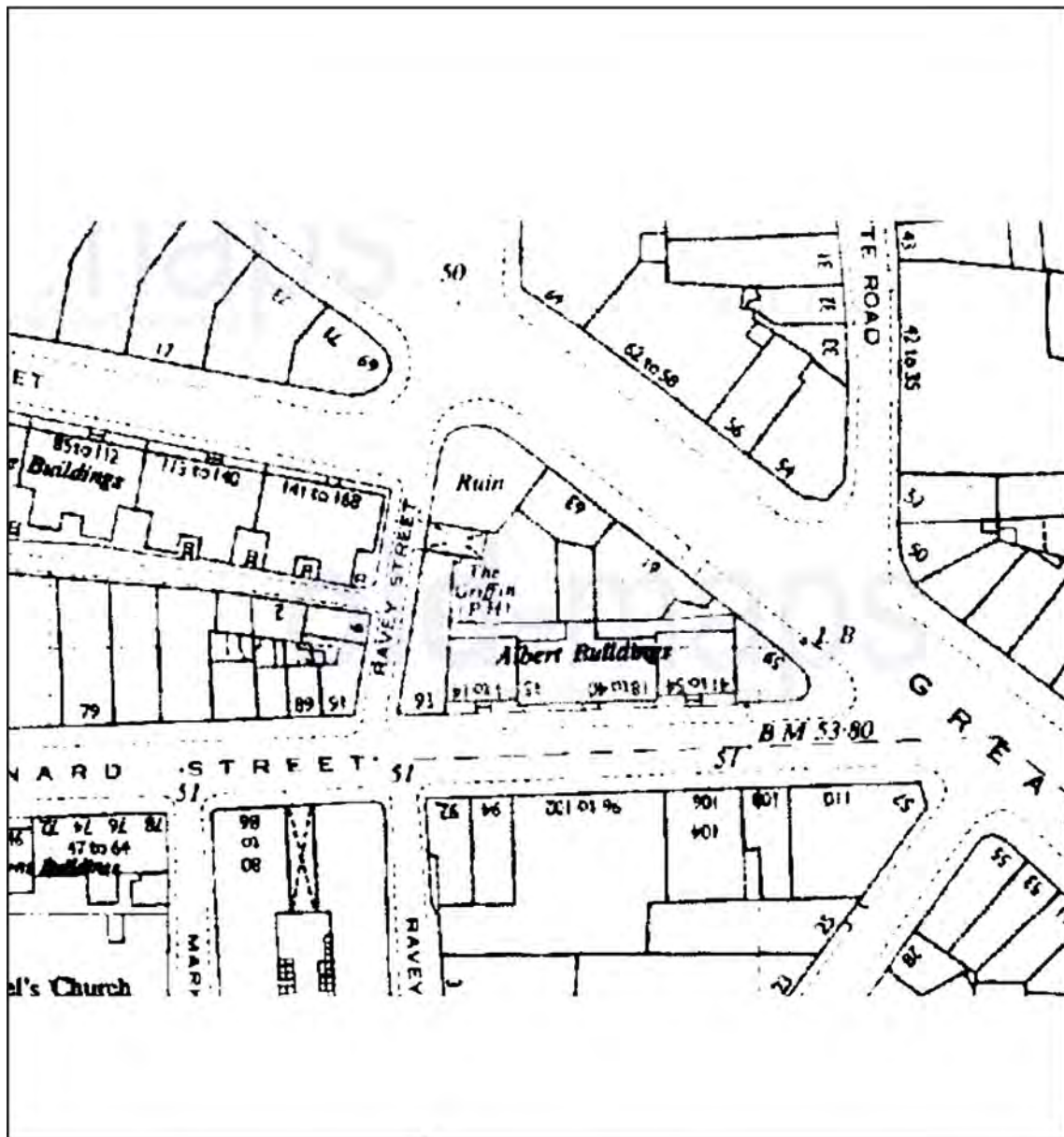
11.7 1953 Ordnance Survey



**Figure 9: 1953 Ordnance Survey**

The building is shown in its current form with the tapering east wall to The Griffin. The change in wall line is not thought to reflect a change in the building itself, rather in the post-Second World War era, the Ordnance Survey had extensive air photography coverage from which accurate boundaries could be derived. Also of note is the building to the north of 5 Ravey Street, now described as a ruin.

11.8 1964 Ordnance Survey



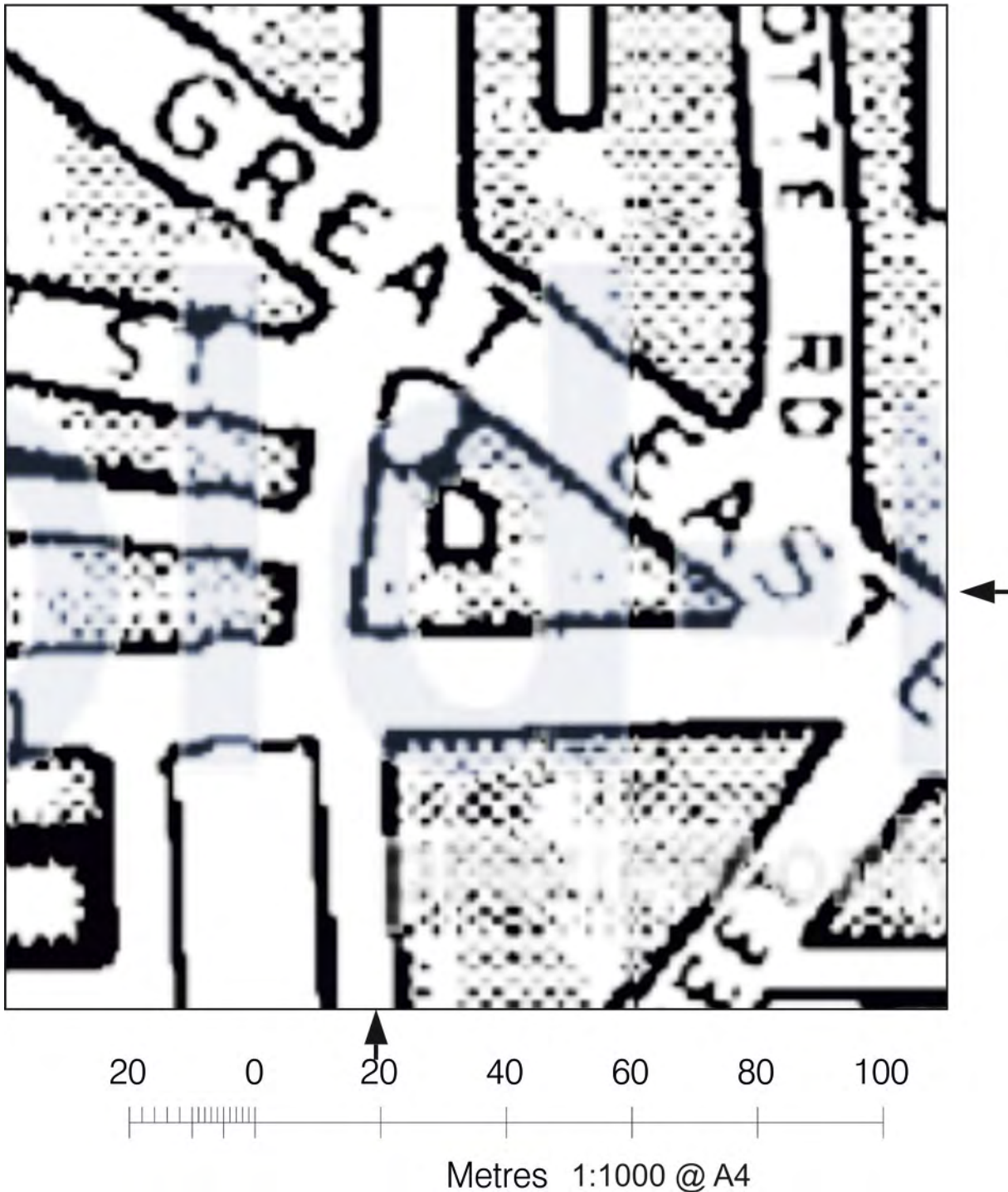
Metres 1:1000 @ A4

**Figure 10: 1964 Ordnance Survey Plan**

There is no change in the layout of the buildings from the previous map. The Griffin is now named.



11.9 1985 Ordnance Survey

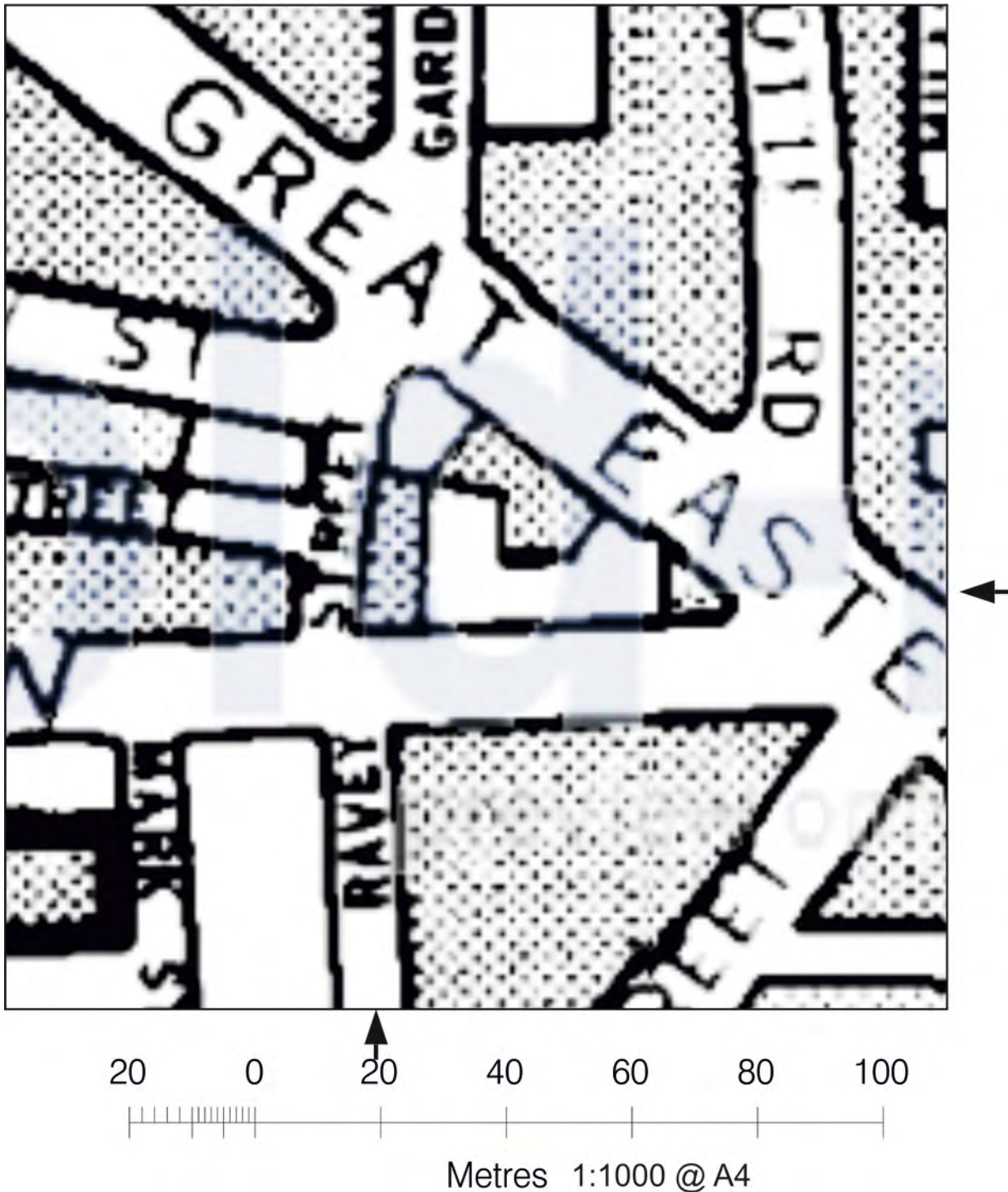


**Figure 11: 1985 Ordnance Survey Plan**

Despite being symbolically depicted, it is clear from the above image that the three sides of the triangle between Ravey Street, Leonard Street and Great Eastern Street are built on, except the Ravey Street / Great Eastern Street corner, as depicted on previous, more detailed maps.



11.10 1995 Ordnance Survey



**Figure 12: 1995 Ordnance Survey Plan**

The above map illustrates the terrace on Leonard Street (known on previous maps as 'Albert Buildings') has now been demolished leaving the site open as in its present form.

11.11 Current Ordnance Survey



20 0 20 40 60 80 100



Metres 1:1000 @ A4

**Figure 13: Modern Ordnance Survey**

The building has its current footprint.

The southern boundary of the building is located somewhat further south than its actual location, making the building 'L'-shaped. This is not the case, and therefore the accuracy of the southern wall as depicted by the Ordnance Survey cannot be relied upon.

**12. Appendix Definitions:**

Term	Definition
Archaeology	The study of past human activities, before the end of the post medieval period at 1700 AD, from the material remains which these activities produce.
Remains	Includes any sign or trace of the thing in question.
Archaeological Site	The place or position occupied by, and the place where, physical remains of past human activity, including those remains, can be discovered.
Evaluation	Small scale inexpensive trial archaeological excavation carried out before planning permission is granted in order to determine the weight that ought to be placed upon the preservation of an archaeological site.
Industrial Archaeology	The study, using archaeological methods, of industrial processes from ancient times to the present day.
Mitigation Strategy	A strategy for ameliorating the effects of a development on an archaeological site, by means of a foundation design which reduces the amount of ground disturbance, or a programme of archaeological investigation, recording and research.
Preservation in situ	The physical preservation of archaeological remains and sites in the place where they are to be found.
Planning Archaeologist	The person who advises the Local Planning Authority on archaeological matters. This may be somebody within the authority but can be an external post in a County Council, English Heritage or another body.
<i>Period Definitions:</i>	
Neolithic	Circa 4000-2500BC uncalibrated radio-carbon years
Earlier Bronze Age	2500-1200 BC
Later Bronze Age	1200-800 BC
Iron Age	800 BC-50 AD
Romano-British	50 AD-410 AD
Early Medieval	410 AD-1086
Medieval	1086-1485
Post Medieval	1485-1700
Tudor	1485-1558
Jacobean	1603-1702
Georgian	1702-1837
Early Modern (Imperial)	1700-1837
Victorian	1837-1901
Modern	1901-present day
<i>Geological definitions:</i>	
Particle sizes	The Wentworth Scale is used
Made Ground	Non natural deposits which may have the potential to be archaeological remains. It is noted that the identification of made ground as being modern is the prerogative of archaeologists.