

Building Recording of
61-63 Great Eastern Street
Shoreditch
London
EC2A 3HS
National Grid Reference: TQ 331 823
Planning Reference Number: 2012/0506

Dr Peter Wardle & Colin Lacey
14/05/2014

Document Reference Number 2014/1146
Version 1

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Version Control

1. Version Control

Version No	Draft	Content Added/Omitted	Date
0.5	Client Draft		18/5/2014
0.7	LPA Draft	Client Comments	
1	Issued Report		

Heritage Statement: 61-63 Great Eastern Street
Dr Peter Wardle and Colin Lacey
14/05/2014

2. Summary

The building is a pair of disused factories / warehouses, constructed in 1877, situated to the northeast of an earlier building constructed in the early to mid 19th century.

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

The building is considered likely to have been built in two phases – the building to the rear at some point between 1799 and 1870 and the street frontage around 1877.

The structure is dangerously unstable.

3. Introduction

3.1 The Client

This report was commissioned by Paul Holden of Seven Capital who are the buildings' 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:	61-63 Great Eastern 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 on the 24th April 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 a 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.

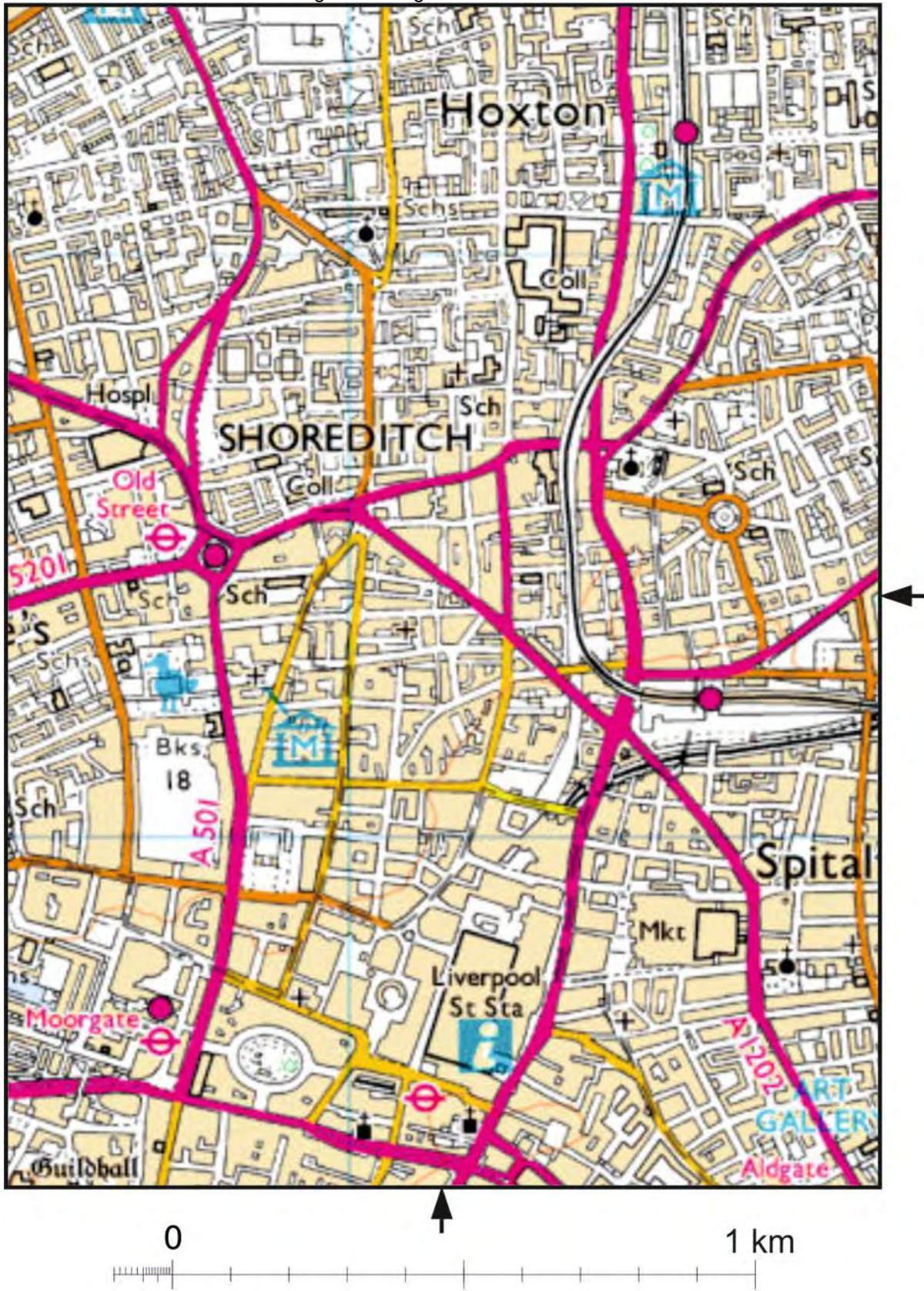
Copies of all material generated will be held by Dr Peter Wardle archive which currently holds for example circa 400,000 photographs.

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:

1. Health and safety – the buildings are structurally unsound and in a dangerous state to enter.
2. The façade of the buildings is obscured by scaffolding.



Metres 1:10,000 @ A4

Figure 1: General Location Plan, 1:10,000 @ A4

Building Recording 61-63 Great Eastern 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 7th 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 4th or early 5th 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-12th 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 edict 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 The South Shoreditch Furniture Industry

The South Shoreditch area is amongst the best preserved of the Victorian manufacturing districts of London. From the mid-late 18th century onwards, the industry grew until in the latter part of the 19th century, the furniture trade was thriving. The area was occupied by factories, shops, warehouses, specialist workshops and timber yards relating to the furniture industry, interspersed with tenement housing and civic facilities.

The yard behind 61-63 Great Eastern Street is highlighted by Smith & Rogers as a timber yard (2006:20), although the same source does not indicate the buildings of 61-63 as being related to the furniture trade. It is noted, however, that the 'taller and more imposing premises were mainly used by the dealers and specialist suppliers, while manufacturing buildings were generally lower and functional in appearance' (*ibid*:21). This suggests the buildings fronting Great Eastern Street were in the former group, whereas the lower building to the rear may have been in the latter. It is known from the painted advertising on the buildings that 61 was occupied by a supplier of upholsterers' sundries, which fits in with this model.

The appearance of 61 and 63 Great Eastern Street is of a pair of showroom warehouses – a popular building form in the South Shoreditch area. Showroom warehouses were laid out as follows: Basement: Area for packing finished goods into crates. Sometimes raised a little above ground for admission of light and air. Ground and upper floors: Up to three floors of showrooms – open spaces with floors supported on cast iron columns. Upper

floors: Stock rooms – goods stored ‘in the white’ – unpolished and unupholstered, ready to be sent out to be finished to the customers’ requirements. Offices were present for sales staff.

Shoreditch furniture was known for its bespoke, high quality nature, and the area was at the forefront of developments in design, manufacture and ultimately, marketing. Specialist workshops located in different buildings meant individual pieces of furniture were taken between the premises of artisans in order to have different work carried out on them.

The area had good transportation links with Regent’s Canal opening in 1820 and passing to the north of Shoreditch, and the 1840 opening of the Eastern Counties Railway, a terminus of which was located on Shoreditch High Street, converted in 1881 into Bishopsgate Goods Station.

A frequent turnover of businesses is known from the Shoreditch area, with small firms frequently starting and stopping in sublet premises, and larger firms expanding and contracting sometimes over a number of buildings, as the market dictated.

A demand for cheaper furniture emerged in the mid-19th century when the main market for East End furnishings were dealers in the West End. Curtain Road and Great Eastern Street became the principal wholesale market of the national trade. The mechanisation of the furniture manufacture industry from the 1870s onwards enabled the Shoreditch manufacturers to lower the price of their products.

Developments in technology were embraced by the furniture makers of Shoreditch with gas or steam-driven machinery introduced into smaller workshops in the 1870s. Once mechanised, these workshops became known as ‘factories’ despite their small size. The larger establishments often had larger machine-shops and became known as ‘steam cabinet works’.

The larger of these establishments then encompassed all stages of production into one building, instead of sending products out to individual trade workshops for finishing and upholstery. An early adopter of this system was the ‘model factory’ of William Angus, located on Stour Road. This utilised a bottom-up system, where, as products neared completion, they moved to higher floors in the building, with the polishing department located on the top floor, furthest away from the dust of lower floors. There was a trend for making only one type of furniture in these new factories, the Stour Road example only manufacturing roll-top desks, assembled from pre-cut timber pieces imported from America. This was not however, the typical model for the Shoreditch area where more traditional methods prevailed, albeit borrowing some techniques from the new factories.

Following the disruption brought about by the Second World War, mass-production of cheap furniture in the Lea Valley brought about a change in the South Shoreditch furniture trade. Manufacture continued in high quality and reproduction furniture, however the traditional workshops, their scope confined by the buildings in which they were located, could not keep up with demand.

The longevity of the furniture trade in South Shoreditch helped it retain its special character and in turn many of its 19th and early 20th century warehouses, workshops and factory buildings remain. The trade finally collapsed in the 1980s, leaving its legacy in the buildings which remain, now put to diverse modern uses.

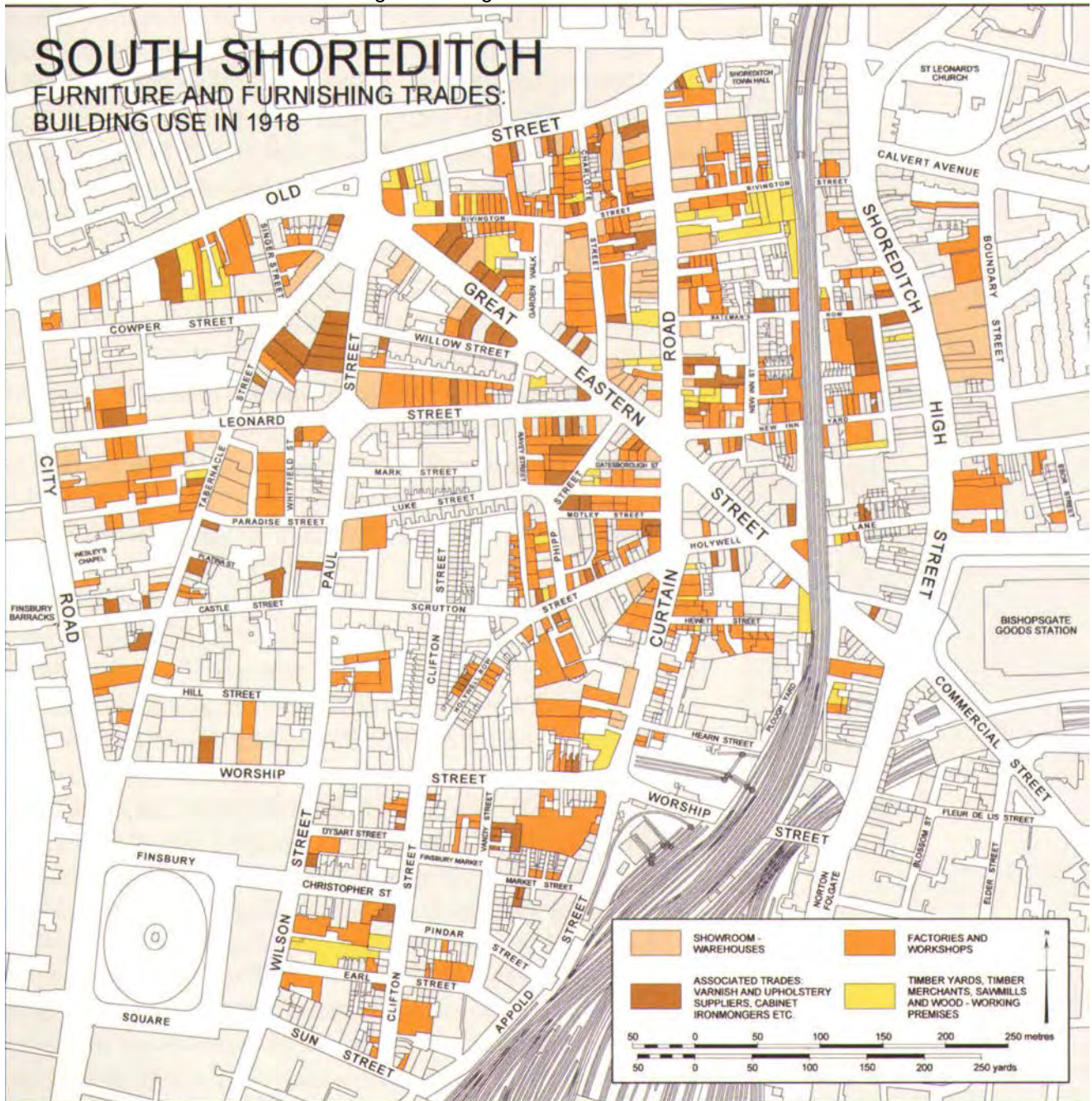


Figure 3: Furniture & Furnishing Trades Building Use in 1918

The above image, reproduced from Smith & Rogers 2006, clearly shows that neither 61 nor 63 Great Eastern Street are occupied by businesses with a connection to the furniture trade in 1918. The yard to the rear, however, is coloured yellow, indicating it was involved in timber production – yellow indicates timber yards, timber merchants, sawmills and wood-working premises.

4.3 Trade Directories

Post Office 1915

61 – Not listed

63 – Lee Brothers (London) Ltd. picture frame makers

Post Office 1910

61 – Staines & Son, builders

63 – Lee Bros. Fine art publishers

Post Office 1895

61 - Staines & Son, builders

63 – Hart & Co. who. cabinet makers

Post Office 1882

61 – Staines & Son, builders

63 – Richards, Jn Boswell, art cbnt. ma

4.4 The History of the Buildings

The buildings were constructed in 1877 by Henry Staines, the builder noted in the trade directories above. Staines occupied the three-storey no. 61 himself, and built 63 as a speculative investment, hence the similar detailing exhibited on both buildings.

To the rear of the buildings, a yard gave access to smaller buildings, the leases of which were retained by the builder until the 1920s. In 1918, a French motor car accessory business became the occupier of no. 61, then later an upholsterers' warehouseman firm whose signage remains.

The later history of no. 63 not documented in the trade directories above includes a fire in 1923 and the use of the building by a bent-wood furniture company in the 1930s.

4.5 Historic Photographs



Plate 1: View of building in 2010 showing remains of former building on neighbouring plot (Tweedie 2012)



Plate 2: Front elevation, 2008



Plate 3: Front elevation, 2008



Plate 4: The building in 2000 (Shaya 2000)



Plate 5: No. 61, 2000 (Shaya 2000)

6. The Building



Plate 1: The facade of the building, concealed by scaffolding and hoarding

The last function of the building when occupied was Industrial/Commercial Factory/Shop in an area in which the majority of buildings were involved in the furniture trade. This was the original function of the building when constructed, however early trade directory evidence suggests no. 61 was occupied by a building firm.

The building has been empty for some years and has fallen into a state of dereliction. A structural appraisal carried out in 2000 notes that the condition of the buildings is critical and that they are well beyond repair. It states 'The properties are now shells with the external walls unstable and having moved and the floors failed. The only possible recommendation is total demolition and rebuilding' (Shaya 2000).

It is noted that the structural report was compiled in 2000, and 14 more years of weathering and degradation have occurred since then. The building is dangerous to enter and was, therefore, only examined from the exterior during the course of this exercise.

The interior of 61 was examined by the developer in April 2014 using an aerial platform (cherry picker) to enable views into the building from the exterior. 63 was not accessible via these means as it only has a single window to the side and has none to the rear. An earlier visit in 2011, again made by the developer, involved inspection through the front windows of the building, via the scaffolding depicted above. This enabled parts of the interior to be photographed.

An approximate layout of the building is shown in the following plans. Internal features are estimated from photographs from the 2000 structural survey and the 2011 and 2014 investigations. Due to the minimal internal inspection owing to the dangerously unstable nature of the building, exact measurements could not be made. The location of the staircase in 63 is inferred from a single photograph and comment in the structural appraisal.

6.1 The Layout of The Building

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

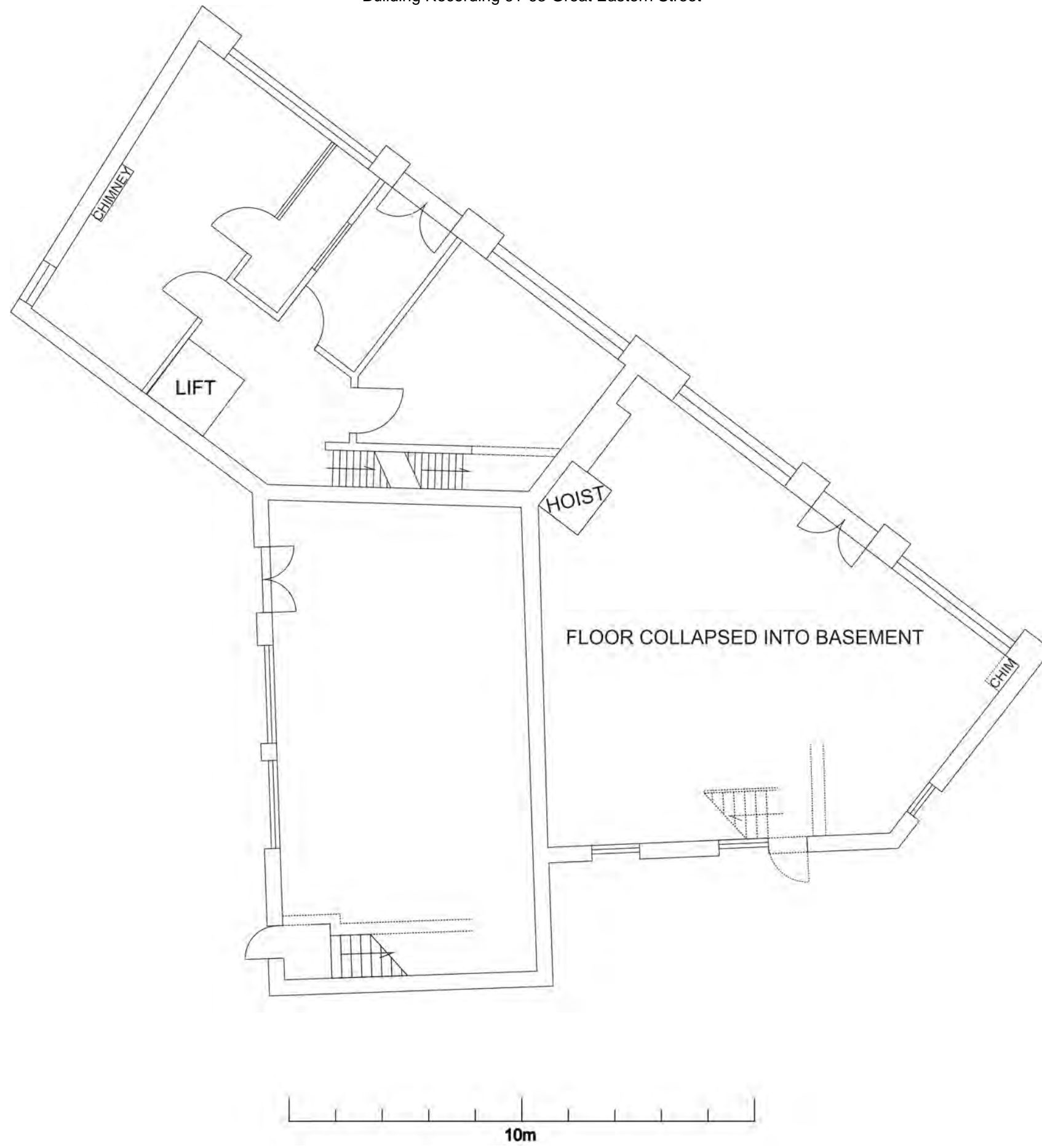


Figure 4: The Ground Floor 1:100 @ A3

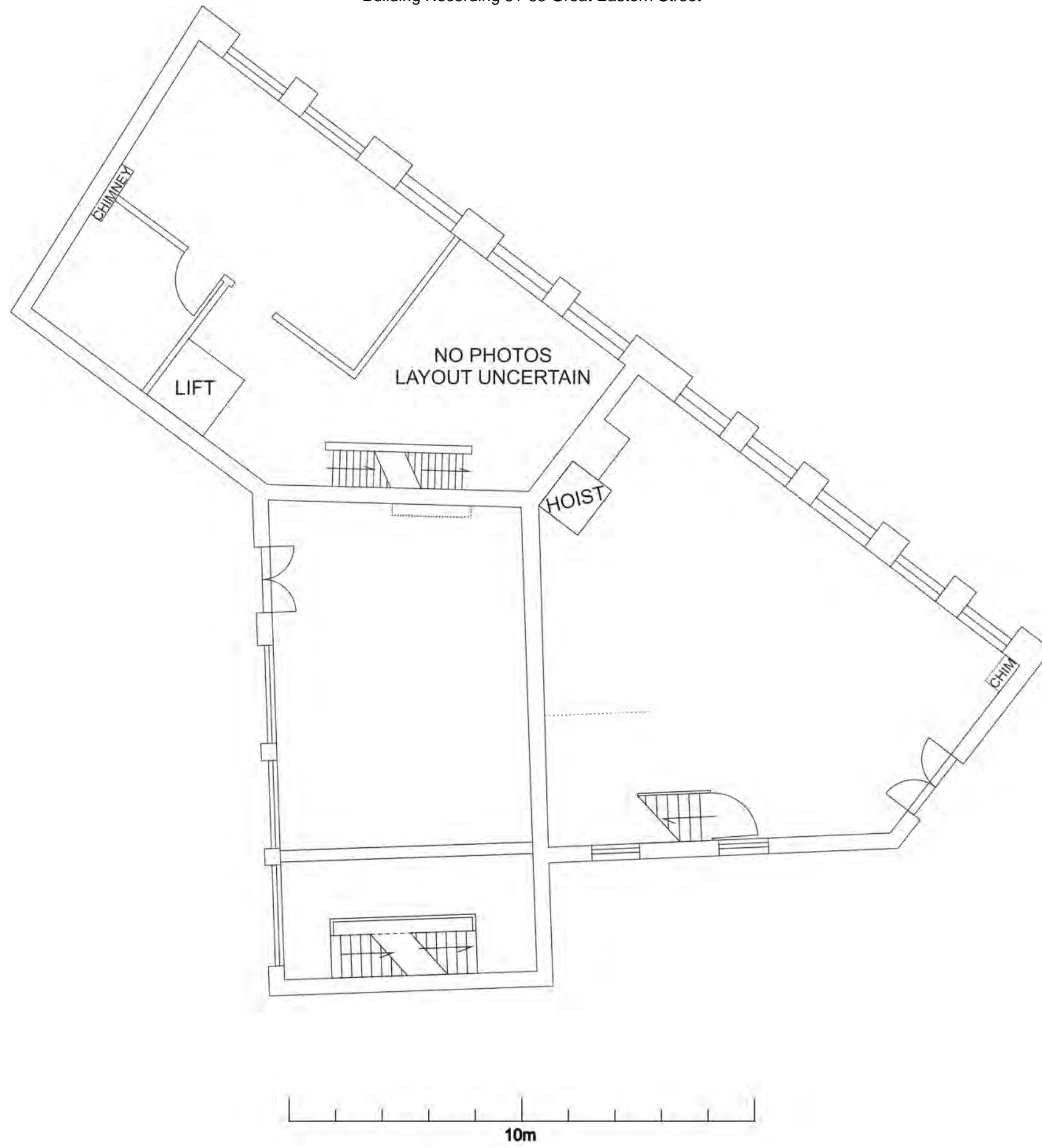


Figure 5: The First Floor 1:100 @ A3

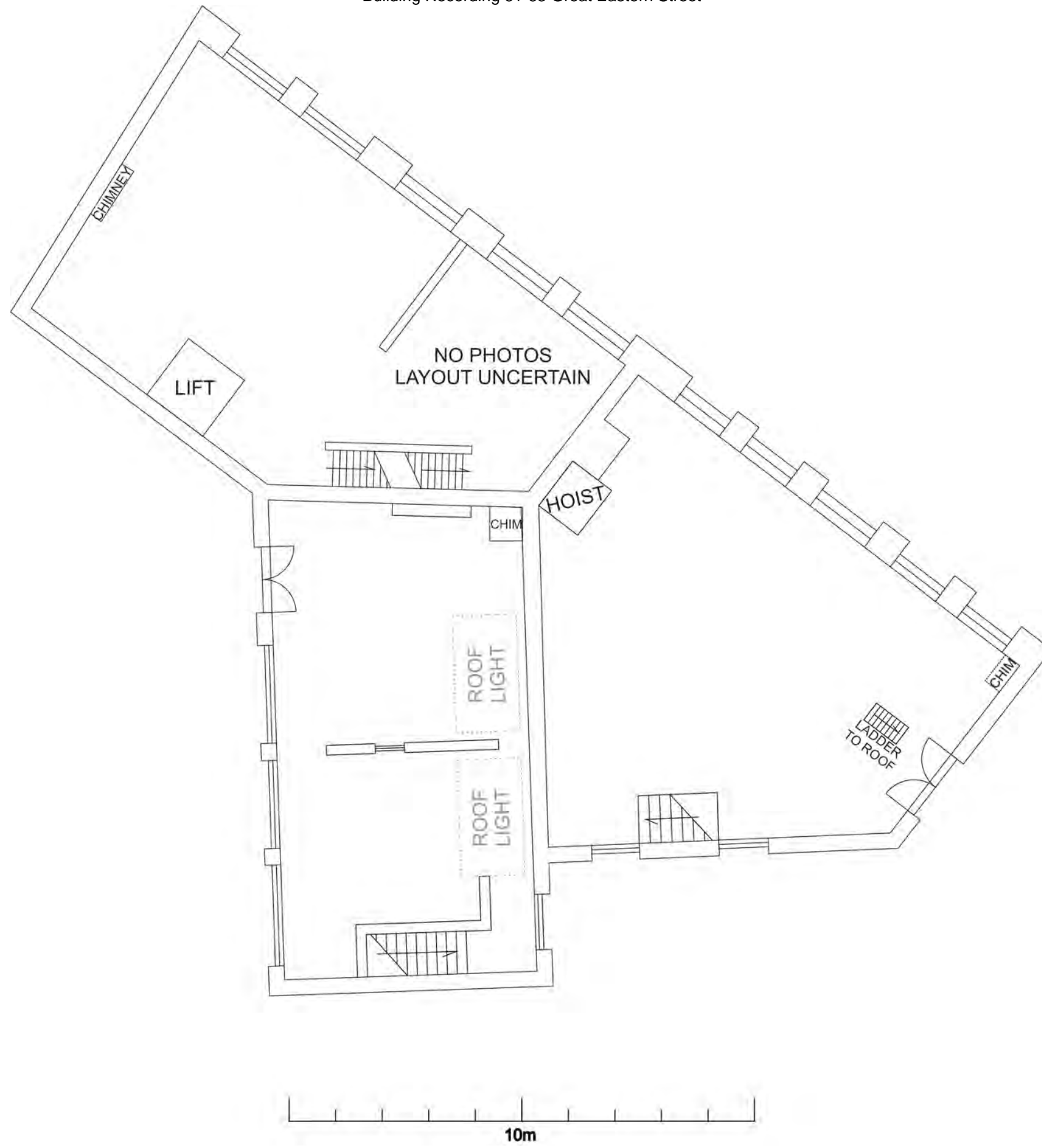


Figure 6: The Second Floor 1:100 @ A3

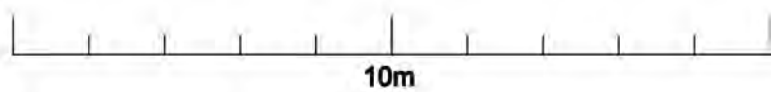
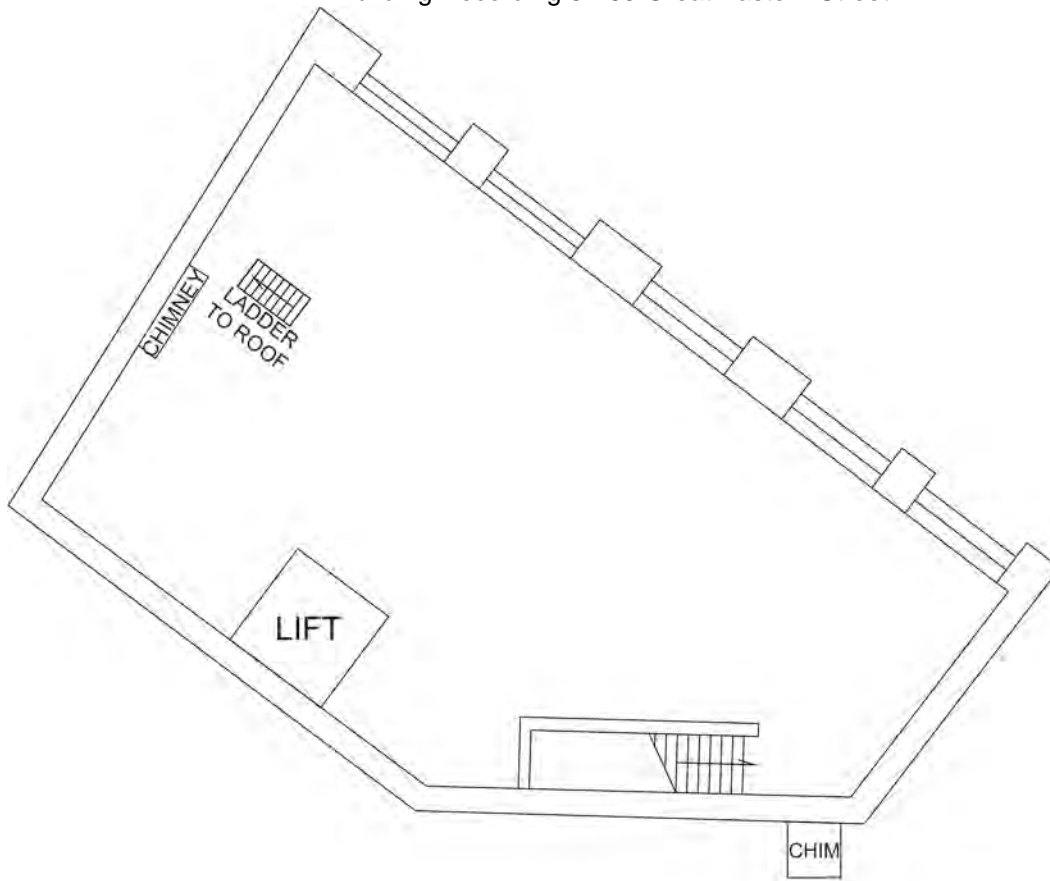


Figure 7: The Third Floor 1:100 @ A4

6.2 The Date of the Building

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

The building is considered to have been constructed in two phases. Initially, the two-storey section to the rear was constructed between 1799 and 1870. The building fronting Great Eastern Street was constructed in 1877 in what is considered to be a single phase, and is built around the northeast angle of the earlier part of the structure.

Documentary sources quote the creation of Great Eastern Road as dating to the period between 1872 and 1876 (Tweedie 2012), at which time 61 and 63 Great Eastern Street were built.

7. The Plan Form of the Buildings

The buildings were originally constructed to fulfil a commercial role. They were used as workshops, warehousing, offices and retail space. As such, each floor of each building is considered to have been largely open-plan. The buildings were constructed with no load-bearing internal walls, the weight of each floor borne on iron columns and timber posts.

There is no indication from 61 as to the location of any original internal dividing walls, and without detailed analysis, impractical due to the dangerously unstable nature of the building, the provenance of partition walls in 63 cannot be assessed, excepting those which are from visual inspection, obviously modern.

The following phase plan shows the two phases of the building at ground floor level. On all floors above, the phasing is the same, and the dates of internal walls are unknown.

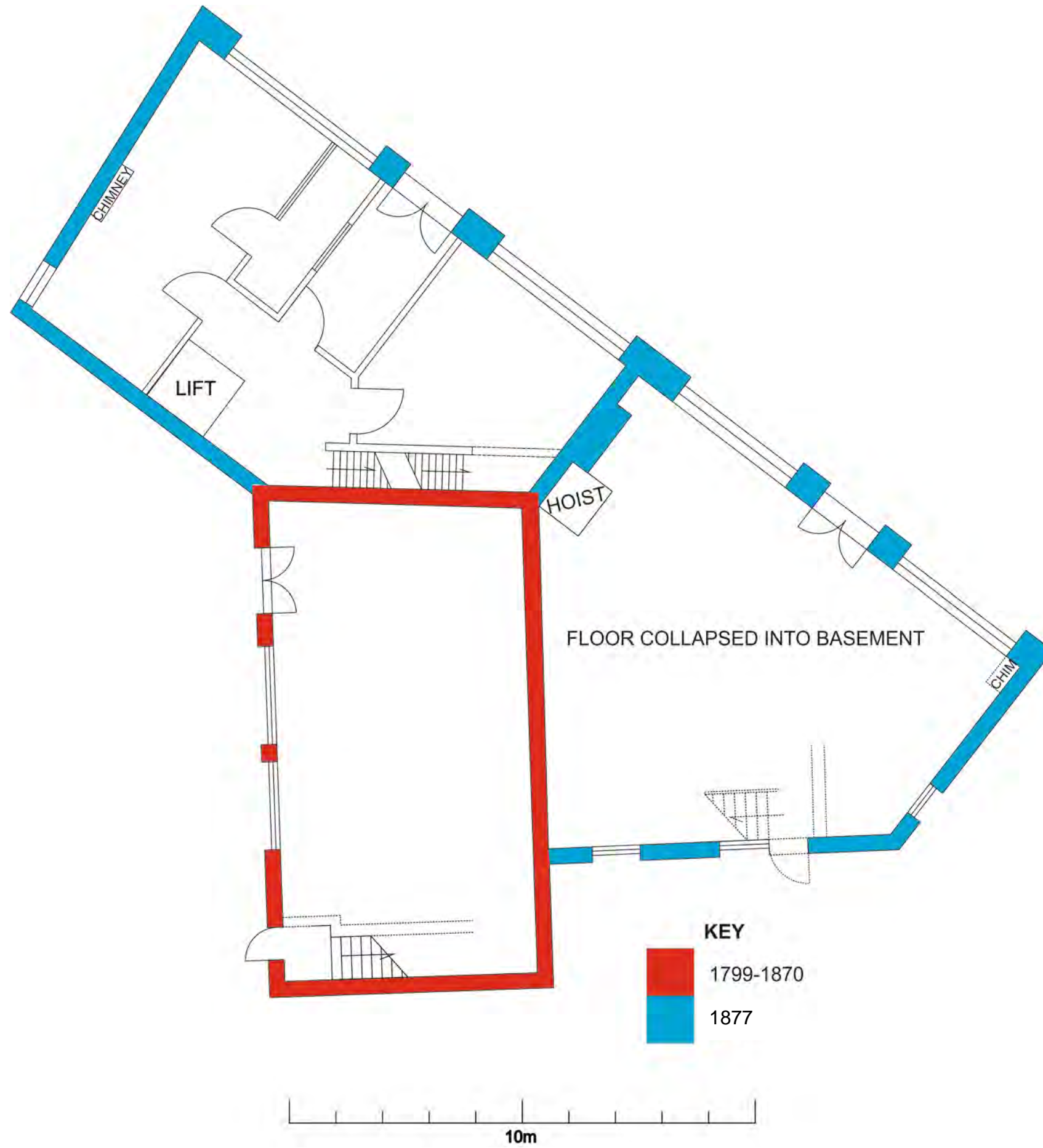


Figure 8: Phase plan, 1:100 @ A3

8. Appendix: Bibliography

Shaya, M. 2000. *Structural Appraisal on 61-63 Great Eastern Street London EC2*. London: Shaya Associates

Tweedie, H. 2012. *61-63 Great Eastern Street & 95 Leonard Street, London, EC2A 3HS Archaeological Desk-Based Assessment*. Hertford: Archaeological Solutions

Smith, J. & Rogers, R. 2006. *Behind The Veneer: The South Shoreditch Furniture Trade and its Buildings*. Swindon: English Heritage

9. 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.

10. Appendix: External Description

Note: This description is based on photographs taken prior to the installation of the scaffolding and those taken during the survey of the buildings, when the frontage had been concealed. The roof was photographed by the contractor in April 2014. The description is supplemented with notes from the structural appraisal (Shaya 2000) and with photographs taken in 2010 for an archaeological desk-based assessment on the site (Tweedie 2012).



Plate 6: The northeast façade as surveyed - currently obscured from view

The street frontage of 61-63 Great Eastern Street is currently concealed behind timber hoardings at ground floor level and sheeted off scaffolding over the upper floors. Only the parapet at the head of the upper floor of 63 is visible.



Plate 7: The northeast façade in 2009 prior to the installation of scaffolding
61 is a building of three floors with a parapet with corbels at either end.

The building is constructed of red / brown brick.

The upper floors each have five three-pane horned sash windows topped with chamfered stone lintels. Each row of windows features a single projecting sill running the width of the building.

A rendered panel is present between storeys bearing the nature of the previous business - upholsterers' sundries.

At ground floor level, decorative brickwork gives the impression of stone blocks forming pillars separating a pair of large iron-framed windows flanking a central door. A corbelled architrave is located over the shop frontage bearing the name of the former business – Salins Ltd.

The frontage of 63 follows the same pattern as 61, with the addition of a further storey. The windows are similar sashes with a slight difference in the moulding of their lintels. Stucco mouldings are present at the head of the brickwork between windows.

On the corbelled architrave at the head of the shop frontage, the name of the building – Valiant House – can be seen, flanked by the name of a former business – Priestley & Moore.

The parapet wall to 63 has a moulded cornice which was in poor condition at the time of the structural appraisal.



Plate 8: View of building from the east, 2010 (Tweedie 2012)



Plate 9: Views of the building frontages, 2010 (Tweedie 2012)

These are the most recent photographs of the façade prior to the installation of the scaffolding that currently covers this face of the building.



Plate 10: Northwest elevation, frontage

The northwest elevation is largely obscured by sheeting. Exposed brickwork to the rear shows where another building was joined onto the existing structure.

The profile of the parapet is visible, as is a brick chimneystack to the rear of the building.



Plate 11: Northwest elevation, 2010 (Tweedie 2012)

No additional features are noted from the above photograph.



Plate 12: Southeast elevation, frontage

At the head of the southeast wall, a band of render is located. At the front of the building, a chimneystack with ceramic pot is present. To the rear, a pulley is located on a protruding steel beam. Below, a set of taking-in doors is present at first and second floor level. These are timber with glazed uppers. At ground floor level, a single barred window is present, below which sheeting conceals any detail.

The pulley and chain have been utilised in a piece of street art dominating this face of the building.



Plate 13: Southeast elevation, 2010 (Tweedie 2012)

The ground floor was painted white in 2010, with boarding covering window openings.



Plate 14: Rear of 63

The rear of 63 is plain, with no openings or decoration. A chimney is located to the southern end of the building adjacent to which, a fire escape ladder is fitted.

The rear wing butts against this wall, visible to the right of the above image.

The lower part of the wall has also been used for street art.



Plate 15: Western elevation, rear part of building

The section of the building depicted in Plate 15 has three storeys. It is a north-south gabled structure with steps to the ends of its raised gable walls. It is constructed of similar brick to the frontage.

The upper floors have iron framed windows consisting of a fixed central light with opening casements either side. There are three such windows per floor, with projecting sills and cambered brick lintels. At the northern end of this part of the building, taking-in doors are present however there is no crane or beam visible above from which a pulley would have been suspended.



Plate 16: South (rear) elevation



Plate 17: Southern wall, gabled section

The southern wall of the rear section is covered by a mural concealing any historic detail.

East of the gable, the wall is plain. Some street art is present although this does not obscure any detail.

A pair of windows is present at second and first floor level, however these are boarded, obscuring any surviving historic frames. The windows have cambered brick lintels and projecting sills.

At ground floor level, a small lean-to structure is present to the west, with a cambered lintel light above, whilst to the east, a hoarding is present obscuring any detail of the structure.



Plate 18: Rear elevation, east of gable



Plate 19: Roof over 61 Great Eastern Street

The deterioration in the roof surface and parapet walls is clear from the above photograph.



Plate 20: Structural damage to the roof of 63 Great Eastern Street

A chimney is visible to the left of the image.



Plate 21: Roof over 63 Great Eastern Street



Plate 22: Detail of roof hatch, 61 Great Eastern Street



Plate 23: Detail of mouldings, façade of 61 (2011 photograph)



Plate 24: Detail of mouldings, facade of 63 (2011 photograph)



Plate 25: Detail of mouldings, façade of 63, (2011 photograph)



Plate 26: Detail of mouldings, façade of 63 (2011 photograph)



Plate 27: Detail of parapet and mouldings, 63 (2011 photograph)

11. Appendix: Internal description

In April 2014, an investigation was carried out by the developer to view the interior of 61 Great Eastern Street and the building to the rear. An aerial platform (cherry picker) was used to gain access to upper floor windows, through which photographs were taken. Boarded windows had holes made through the boarding in order to obtain a clear view.

The locations of windows through which observations were made are shown in the photographs below, highlighted by the painting of a large number in blue adjacent to the opening.



Plate 28: Location of 2014 observations



Plate 29: Location of 2014 observations



Plate 30: Location of 2014 observations

An investigation was also made by the developer in 2011. During this exercise, photographs were taken through windows from the scaffolding at the front of the building.

Information from these photographic surveys is supplemented with observations made in a 2000 structural appraisal of the building, based on a 'purely visual inspection carried out by Shaya Associates on 20 November 2000'. This, and the 2011 investigation provide the only internal views of 63 Great Eastern Street.

11.1 Ground Floor / Basement, 61



Plate 31: General view, ground floor and basement

It can be seen in the above photograph the ground floor has entirely collapsed into the basement. It is also evident that a large part of the first floor has also collapsed. The reverse of the shop frontage is visible to the left of the image and a cast iron pillar is present, installed to support the first floor. This is standing on a wall in the basement.

A chimneybreast is visible on the wall opposite the camera location, with the remains of a fireplace in-situ. The walls to the front of the building are plastered, whereas those to the rear are bare painted brick. It is unknown as to whether this reflects a now absent division into two rooms.

The basement walls appear to be of painted brick.



Plate 32: View into basement showing debris

Two possible walls are visible in the above photograph, originally supporting the ground floor. These are surrounded by the debris of the upper floors.

No evidence for the location of a staircase or internal partition walls is present at ground floor level.

11.2 First Floor, 61



Plate 33: View towards frontage, first floor

The walls of the first floor have traces of blue paint. The floor is largely absent, having fallen away. Horned sash windows with three-paned sashes are present



Plate 34: West view, first floor

The dark section to the left of the image is a pulley-driven hoist for raising and lowering items between floors.



Plate 35: First floor, showing staircase

A staircase to the second floor is present. This is enclosed within a tongue and groove partition with a door at its lower end.



Plate 36: View of floor, first floor



Plate 37: Underside of stairs to second floor

The construction of the staircase to the second floor is clearly visible in the above image. To the left, a small plank door marks the location of the pulley system between floors.

11.3 Second Floor, 61

The second floor again appears to have been an open space like the first floor below. The pulley mechanism for the hoist is present and a wooden stepladder leads to a hatch onto the roof.

An opening in the floor to the south of the room marks the location of the head of the staircase from the first floor below.

Windows to the façade are the same as those noted on the lower floor.



Plate 38: General view, second floor



Plate 39: General view, second floor

The hoist mechanism can be seen to the left of the above image.



Plate 40: General view, second floor



Plate 41: General view, second floor

11.4 Basement, 63

It is anticipated no. 63 has a basement. This was not accessed during the 2011 or 2014 inspections.

11.5 Ground Floor, 63

The ground floor was viewed from upper windows along the façade of the building, and via a window in the northwest wall. Note that the room divisions and locations are assumed, based on photographic evidence.



Plate 42: View into entrance hall

The entrance vestibule to the building is located immediately inside the double doors. The room is considered to have been formed from 20th century stud walls. A door leads southwest into the remainder of the ground floor whilst a window opens to the northwest.



Plate 43: Southeast room

The angles of the corners either side of the door suggest this room is situated in the tapering southeast corner of the building.



Plate 44: Store room

The above photograph is considered to depict a store room towards the southern end of the building. It has been extensively damaged by fire. Fire / smoke damage is also apparent in the northwest room, illustrated in photographs below.



Plate 45: View of northwest room



Plate 46: View into northwest room



Plate 47: Detail of ceiling, northwest room, showing smoke damage
The ceiling in this part of the room appears to be a 20th century suspended ceiling.

11.6 First Floor, 63



Plate 48: View into first floor northern room

There was no access to the area beyond the modern partition walls. The layout of this area is hereto unknown. Through the left door opening, the door of a lift can be seen.



Plate 49: Ceiling over northern room

11.7 Second Floor, 63



Plate 50: General view, second floor

The lift is visible towards the right of the image, the door daubed in yellow paint. An iron post supports the ceiling above.



Plate 51: Southern aspect, second floor (Shaya 2000)



Plate 52: Northwest corner

A chimneybreast can be discerned to the right of the shelving unit towards the back of the room.



Plate 53: Detail of floor

The timbers making up the floor have rotted extensively owing to rain ingress. This makes them appear older than they are.



Plate 54: Detail of main beam and corbel, 2nd floor (Shaya 2000)



Plate 55: Detail of cast iron post head, 2nd floor (Shaya 2000)

11.8 Third Floor, 63**Plate 56: General view, third floor**

The lift is visible to the centre of the image. A substantial post is noted in front of the lift, supporting a north-south ceiling beam mentioned in the structural appraisal. The structural appraisal mentions two main beams spanning the east and west walls, supported centrally by a wooden post. The ends of these beams are supported on stone corbels projecting from the walls. The walls are noted as moving outwards at this time, resulting in the beams being out of alignment with the corbels. The timber posts were also cracked. Above these, three secondary timber beams were noted, running north-south. These were supported on stone corbels and again, the movement of the walls had resulted in 'less than minimum bearing for the secondary beams'. It is noted that this movement of walls is a consequence of there being no bond between the brickwork of the walls at the corners.

A ladder to the roof of the building is located to the right of the image, similar to that noted on the second floor of 61.



Plate 57: Detail of main and secondary beams at corbel junction, 3rd floor (Shaya 2000)



Plate 58: Split in timber post, 3rd Floor (Shaya 2000)

11.9 Ground floor, building to rear

The ground floor of the rear building is largely filled with refuse. A staircase to the first floor is present to the south, accessed via its own door. There does not appear to be a link between this part of the building and the remainder. The presence of a cellar can neither be proven nor disproven at this stage.



Plate 59: Staircase to first floor



Plate 60: Ground floor, northern part of building



Plate 61: Ground floor, northern part of building

11.10 First Floor, Building to Rear

Again, the first floor of the building to the rear is filled with refuse / abandoned items. The staircase between floors is located in a separate partition at the southern end of the building. There is no means of access between this area and the remainder of the building and it is assumed staircases or connecting doors were present in order to give access to the upper floors of the building, however traces of these were not observed.



Plate 62: Staircases between floors, southern room



Plate 63: Northern room, first floor



Plate 64: Northern room, first floor

11.11 Second Floor, Building to Rear

A better view of the second floor was obtained owing to the lack of roof covering over the majority of the structure. The staircase appears to lead to this floor via a small landing. North of the landing, two further rooms are present.



Plate 65: Absent roof covering, building to rear



Plate 66: View of staircase from roof area



Plate 67: View of central room, second floor



Plate 68: Detail of dividing wall, second floor



Plate 69: Northern room, second floor

12. Appendix: Historic Maps

12.1 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.

The following table lists the maps used, how they have been copied and digitised, and why they are included in the map regression exercise.

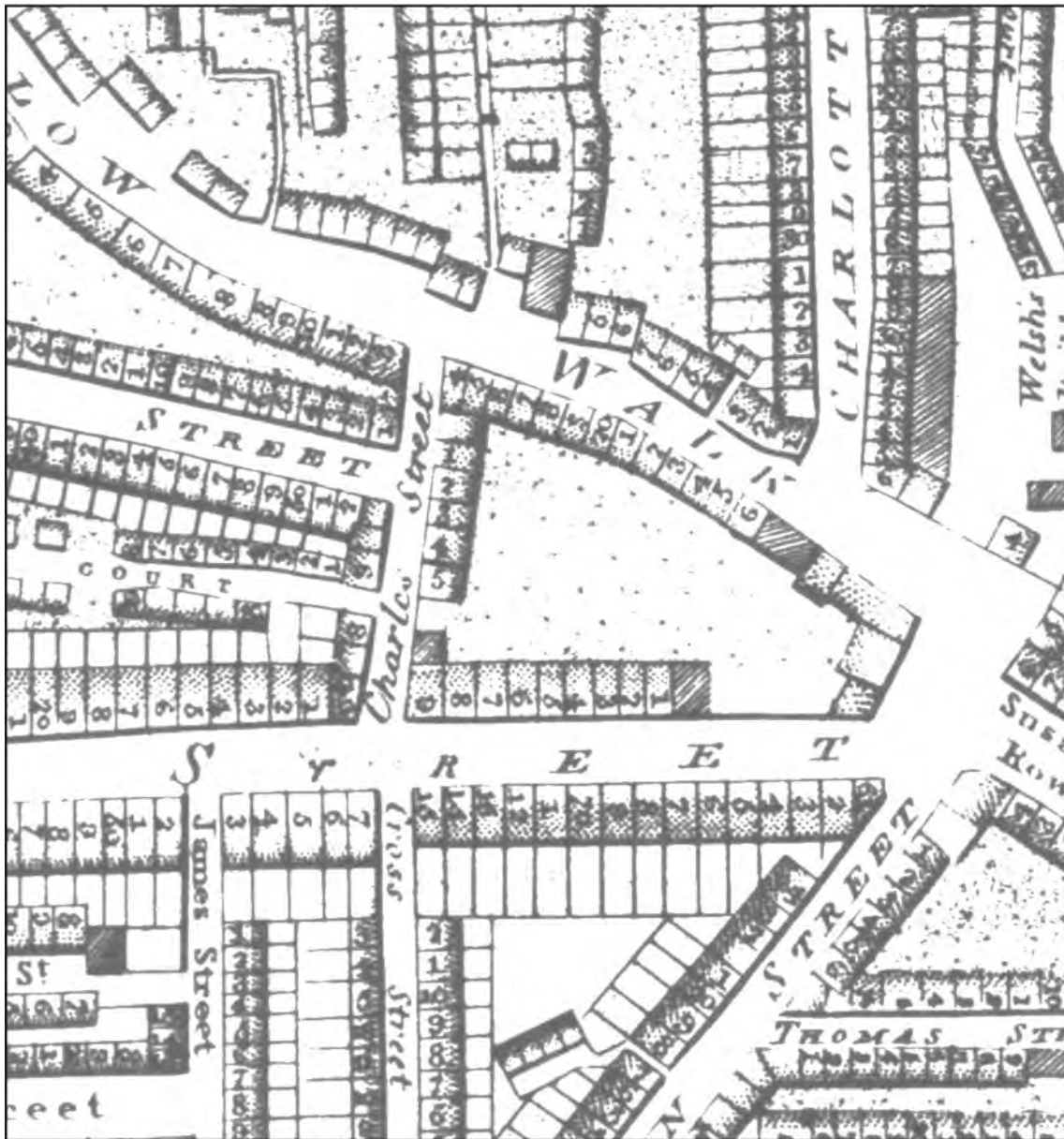
Building Recording 61-63 Great Eastern Street

Date	Map	How copied and digitised	Reasons for Including	Level of Detail
1799	Horwood	High resolution scan	Early mapping	Fair - individual buildings are depicted, albeit in a simplified form
1872	OS 1:500	Low Resolution Scan	Detailed mapping	High - more or less modern specification
1875	OS 1:1056	Low Resolution Scan	Detailed mapping	High - more or less modern specification
1877	OS 1:2500	Low Resolution Scan	Detailed mapping	High - more or less modern specification
c. 1894	OS 1:2500	Low Resolution Scan	Detailed mapping	High - more or less modern specification
1896	OS 1:1056	Low Resolution Scan	Detailed mapping	High - more or less modern specification
1913	OS 1:1056	Low Resolution Scan	Detailed mapping	High - more or less modern specification
1953	OS 1:2500	Low Resolution Scan	Detailed mapping	High - more or less modern specification
1954	OS 1:2500	Low Resolution Scan	Detailed mapping	High - more or less modern specification
1957	OS 1:2500	Low Resolution Scan	Detailed mapping	High - more or less modern specification
1964	OS 1:2500	Low Resolution Scan	Detailed mapping	High - more or less modern specification
Modern	Digital OS	Digital mapping	Detailed mapping	High - modern specification

Abbreviations

OS Ordnance Survey

12.2 1799 Horwood Map



20 0 20 40 60 80 100

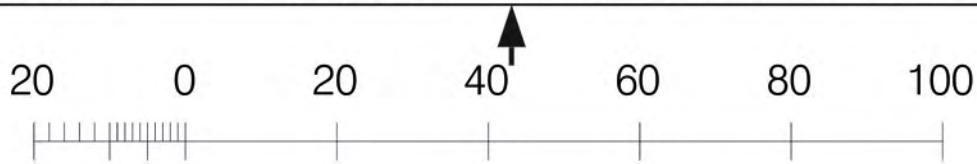
Metres 1:1000 @ A4

Figure 9: Horwood's 1799 map

The map above shows the area prior to the construction of Great Eastern Street.

The site is vacant, located in land behind a row of terraced houses on Willow Walk.

12.3 1872 Ordnance Survey



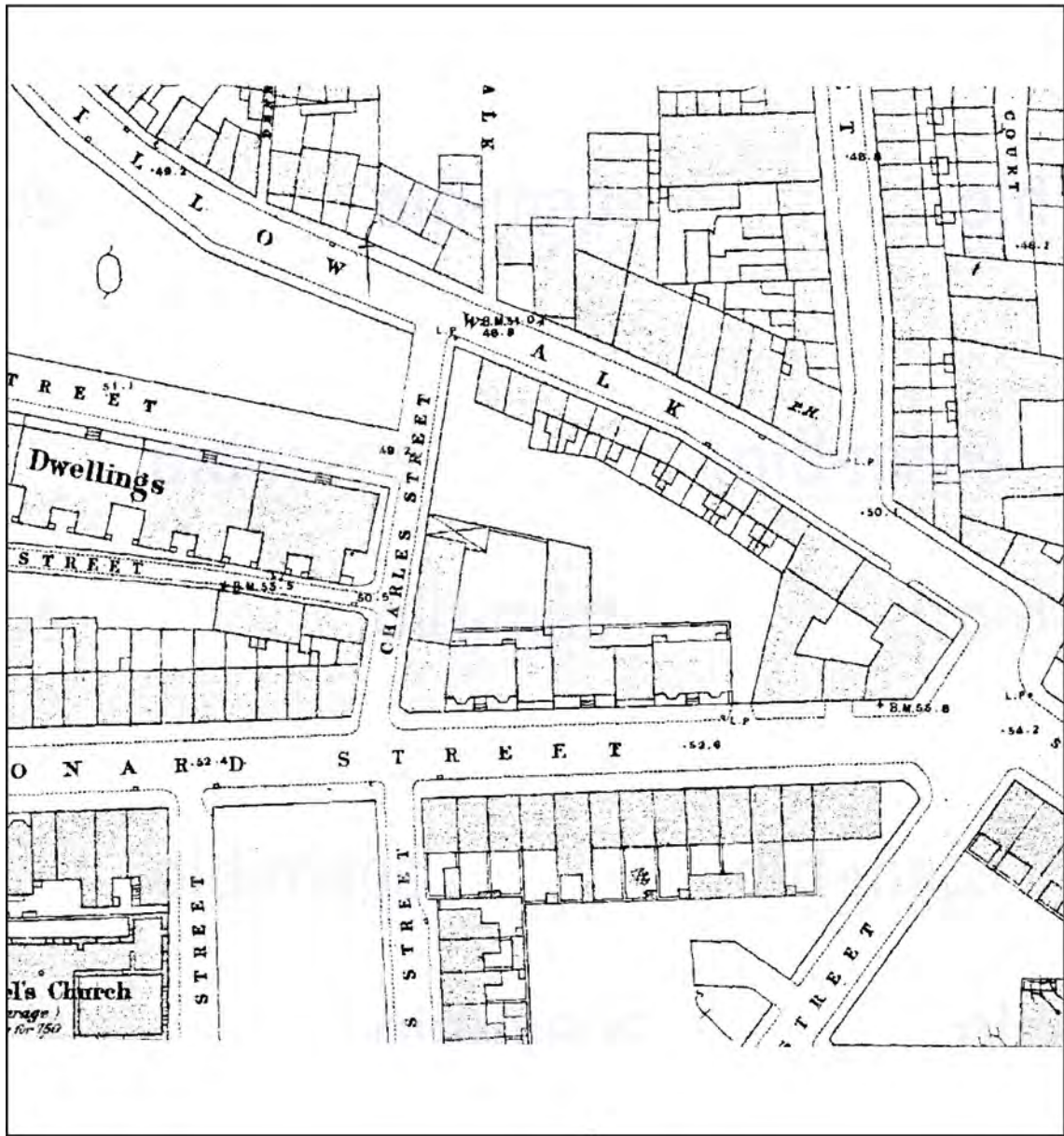
Metres 1:1000 @ A4

Figure 10: 1872 Ordnance Survey plan

The site is still located to the rear of houses on Willow Walk.

The two-storey building to the rear of 61 and 63 Great Eastern Street, around which the properties are constructed, is present to the rear of a property on Leonard Street. The slight angle of the northern wall is reflected in the current plan form of the building.

12.4 1875 Ordnance Survey



Metres 1:1000 @ A4

Figure 11: 1875 Ordnance Survey
There is no change in the layout of the buildings.

12.5 1877 Ordnance Survey

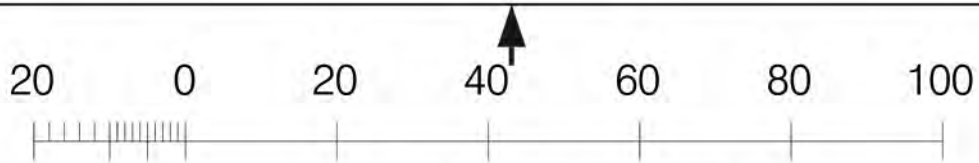
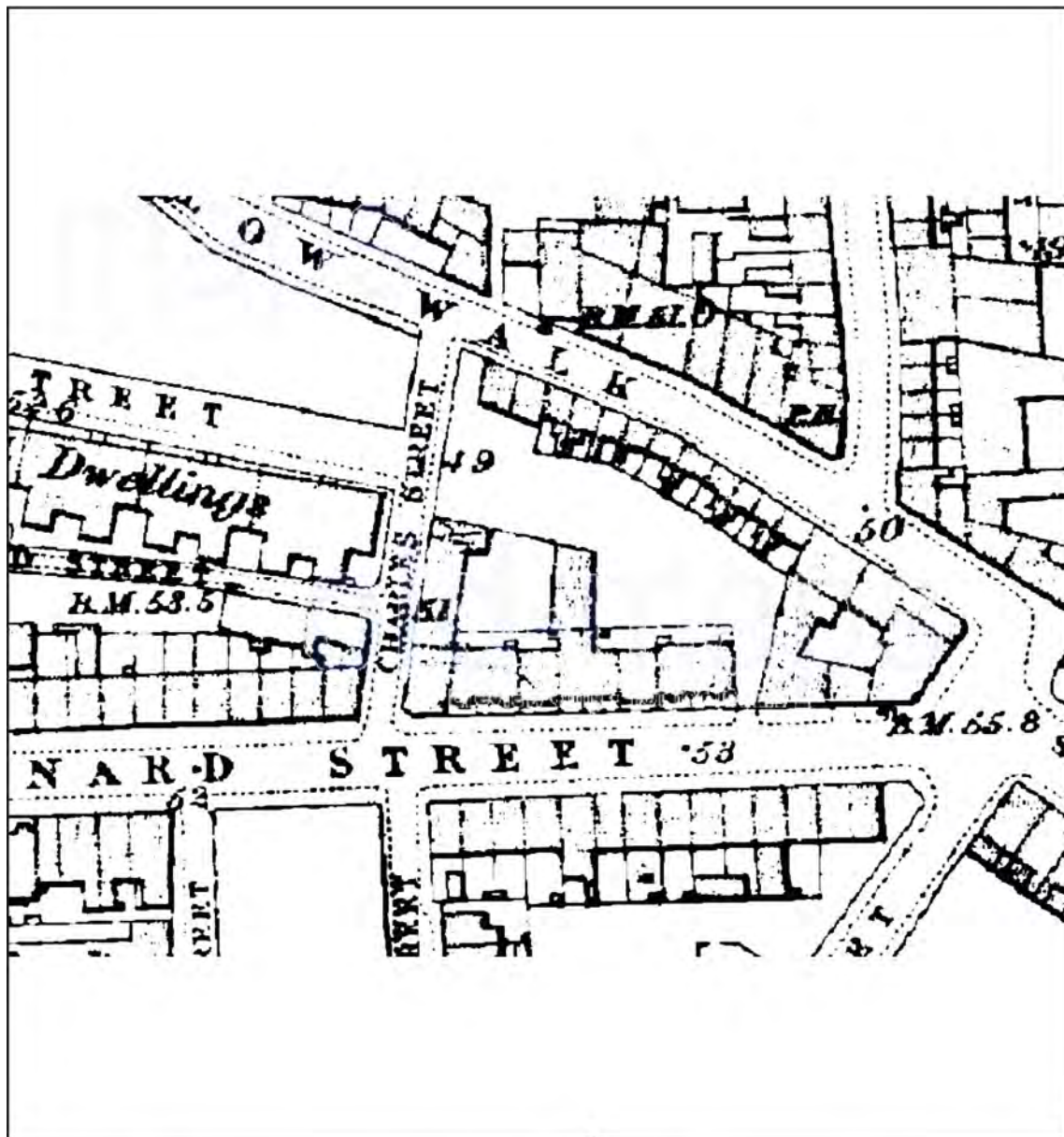


Figure 12: 1877 Ordnance Survey
There is no change in the layout of the site.

12.6 c. 1894 Ordnance Survey



Metres 1:1000 @ A4

Figure 13: c. 1894 Ordnance Survey
The layout of the buildings has not changed.

12.7 1896 Ordnance Survey

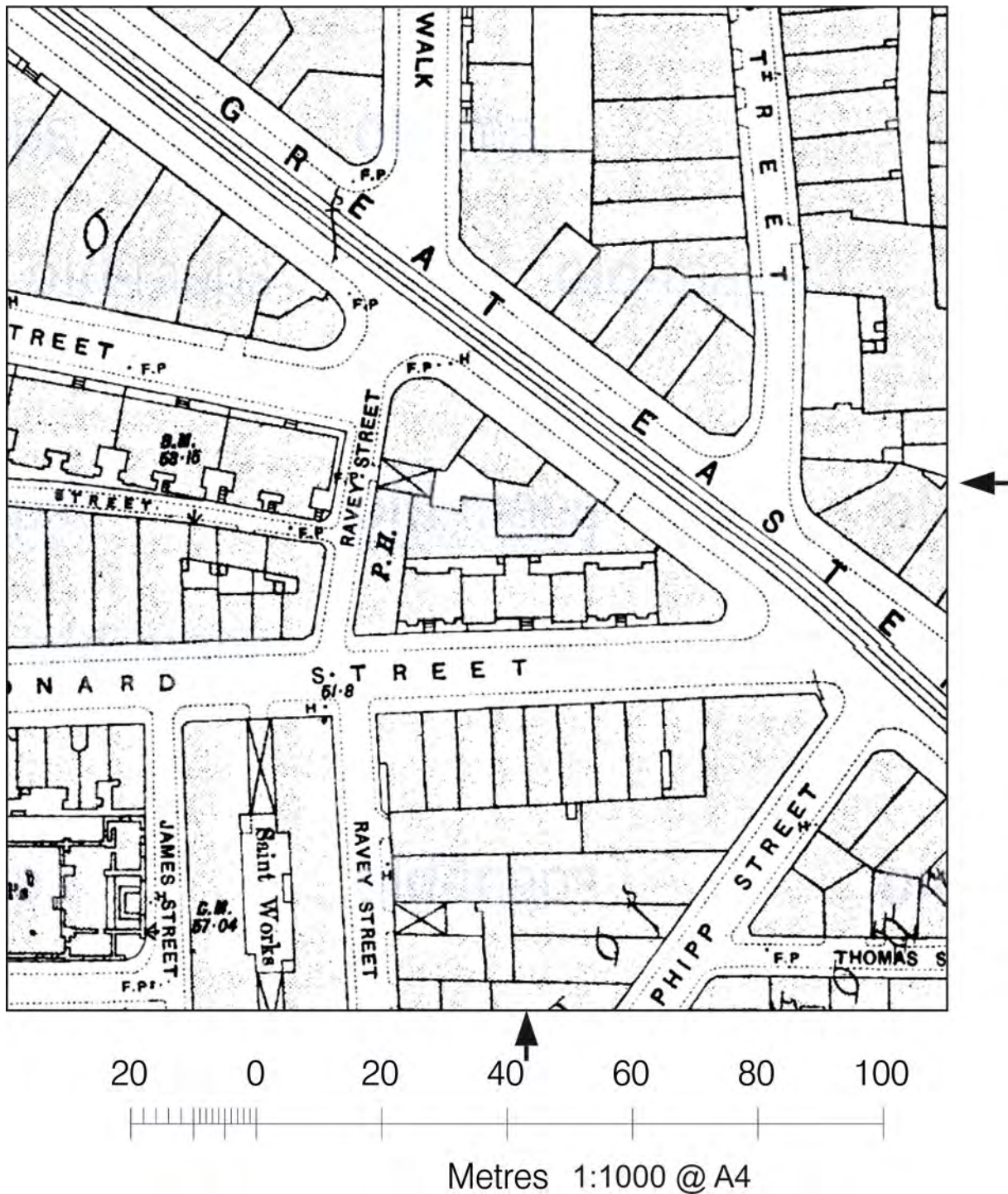
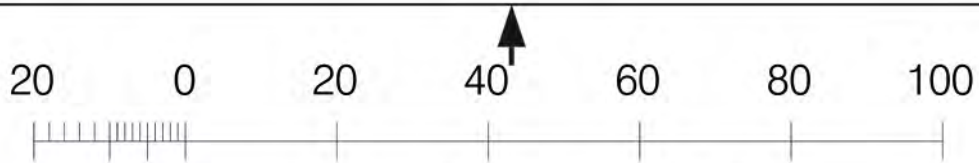
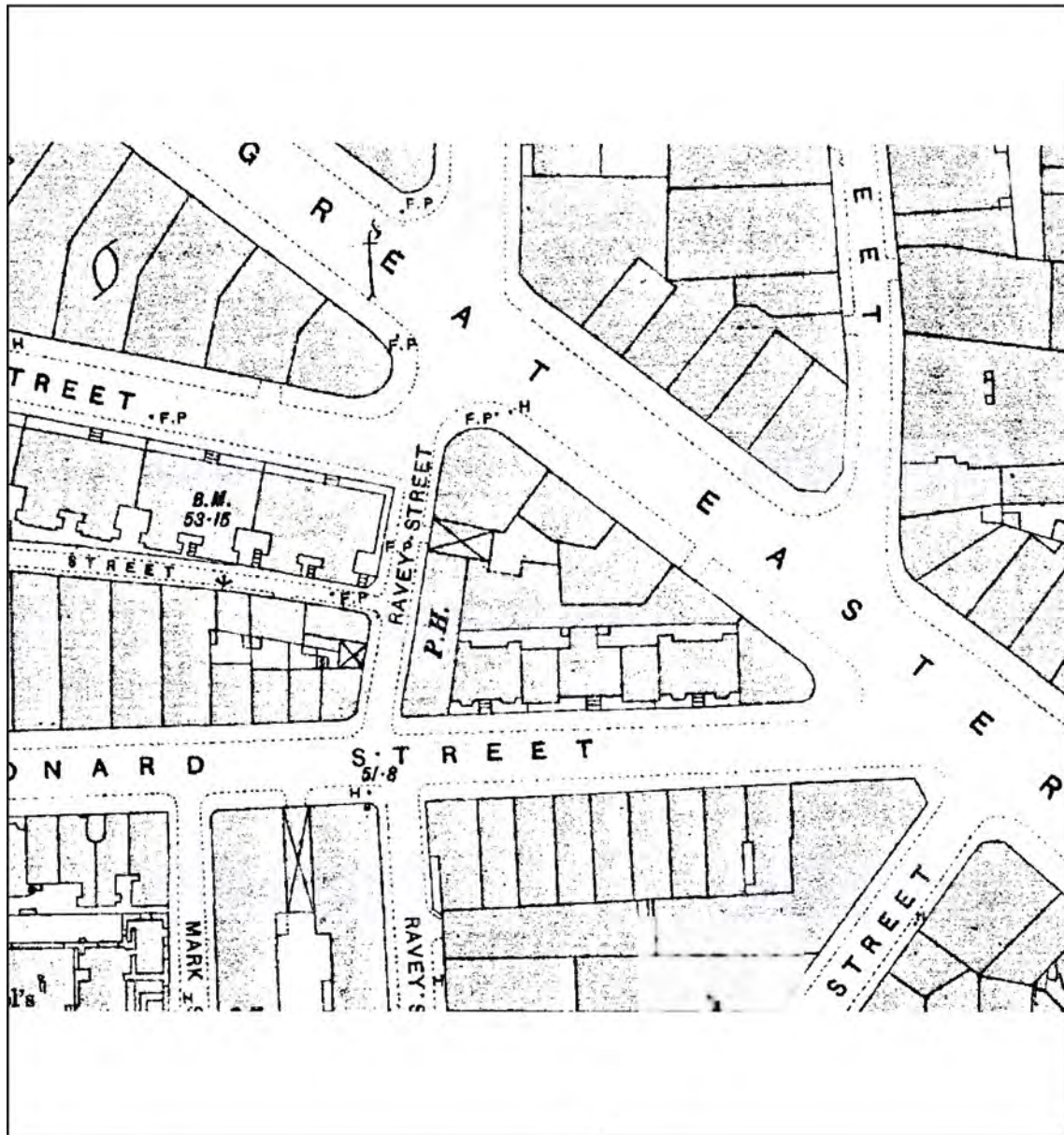


Figure 14: 1896 Ordnance Survey
Great Eastern Street has been created.

63 is present in its current form. The frontage of 61 appears to be present, however the layout to the rear, in relation to the two-storey rear building, does not match the current form. It is thought to reflect now-absent extensions and outbuildings butting against the current structure.

12.8 1913 Ordnance Survey

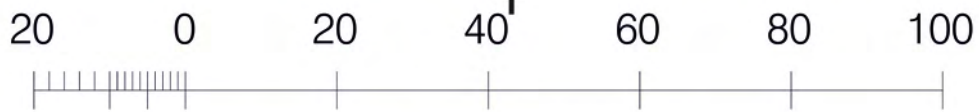


Metres 1:1000 @ A4

Figure 15: 1913 Ordnance Survey

There is no change in the layout of the buildings.

12.9 1953 Ordnance Survey



Metres 1:1000 @ A4

Figure 16: 1953 Ordnance Survey
There is no change in the layout of the buildings.

12.10 1954 Ordnance Survey

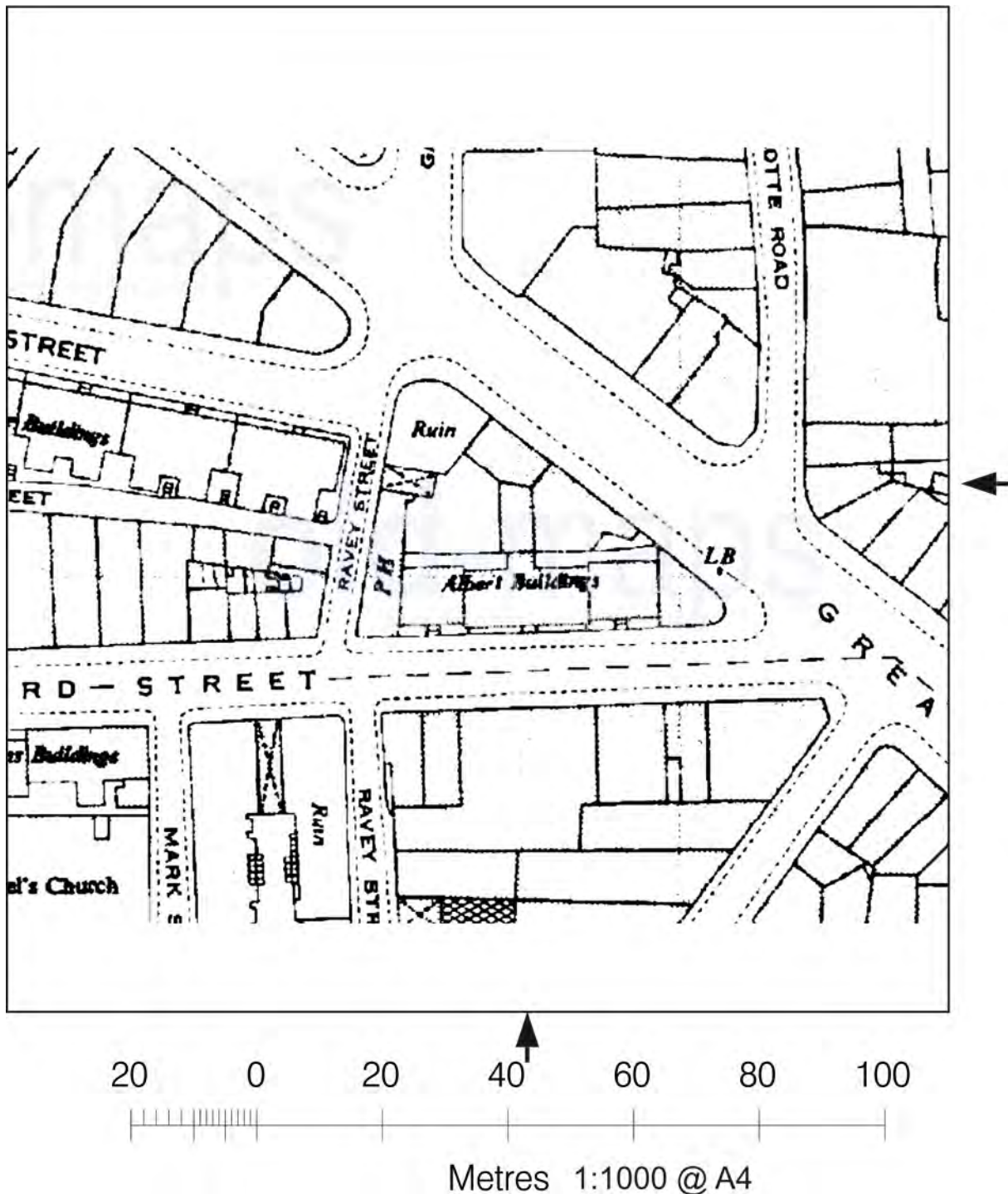
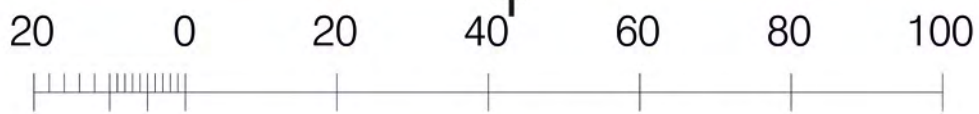


Figure 17: 1954 Ordnance Survey

63 appears to have the same layout, whereas 61 is different to the southeast. It appears to extend along Great Eastern Street to the southeast, which may be a remnant of the former adjacent building which may have been affected by bombing during the Second World War. Similarly, the property to the northwest of 63 is now marked as a ruin, owing to wartime bomb damage.

The two-storey structure appears shorter than the present building as it extends only as far as the rear of 61. This is thought to reflect a now absent extension / lean-to to the rear of 61, taking the southern extent of 61 to the same as that of the two storey building, which is considered to be in its current form. It joins at its southern end onto the rear of the central structure of Albert Buildings.

12.11 1957 Ordnance Survey



Metres 1:1000 @ A4

Figure 18: 1957 Ordnance Survey

There is no change in the layout of the buildings.

12.12 1964 Ordnance Survey

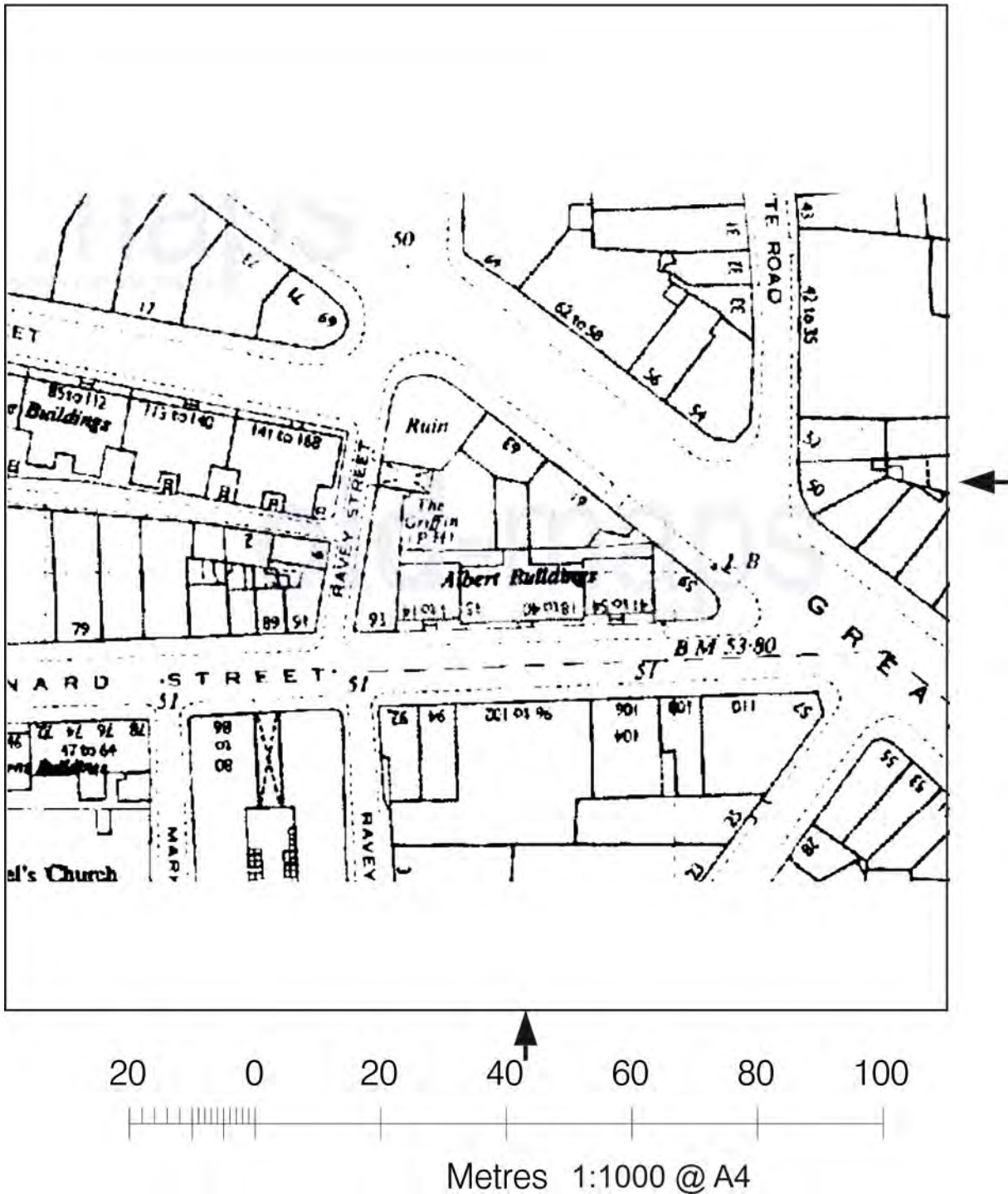


Figure 19: 1964 Ordnance Survey
There is no change in the layout of the buildings.

12.13 Current Ordnance Survey



20 0 20 40 60 80 100

Metres 1:1000 @ A4

Figure 20: Modern Ordnance Survey

The buildings are shown in their current form, although 61 is depicted as stepping in from 63 on its street frontage. This is not the case.