

**Flat 347 Crescent House
Golden Lane Estate
London EC1**

Photographic Survey

City of London

February 2023



**Flat 347 Crescent House
Golden Lane Estate
London EC1**

Photographic Survey

Site Code: GDT23
National Grid Reference: 532084 182133
OASIS ID: molas1-513365

Author: Marcin Krzewicki

Project Manager: Patrizia Pierazzo

Sign-off history:

Issue No.	Date:	Prepared by:	Checked by:	Approved by:	Reason for Issue:
1	17/02/2023	Marcin Krzewicki (Built Heritage)	Patrizia Pierazzo (Built Heritage Project Manager)	Patrizia Pierazzo (Built Heritage Project Manager)	First issue
2	27/02/2023	Marcin Krzewicki (Built Heritage)	Patrizia Pierazzo (Built Heritage Project Manager)	Patrizia Pierazzo (Built Heritage Project Manager)	Final

© MOLA 2023

Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED Tel 0207 410 2200
email generalenquiries@mola.org.uk

MOLA is a company limited by guarantee registered in England and Wales
with company registration number 07751831 and charity registration number 1143574.
Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED

Summary

Museum of London Archaeology (MOLA) has been commissioned by Studio Partington to undertake a Photographic Survey of the windows at Flat 347 Crescent House, Golden Lane Estate, London EC1 0SN (Fig 1). The works have been carried out prior to the proposed alterations to and replacement of existing single-glazed windows and framing structure. The survey is part of a two-stage pilot project which involves sequential testing of double and triple-glazing options ahead of the overall refurbishment of the Estate.

Contents

<u>1</u>	<u>Introduction</u>	<u>1</u>
<u>2</u>	<u>Aims and objectives</u>	<u>4</u>
<u>3</u>	<u>Methodology</u>	<u>5</u>
<u>4</u>	<u>Historical background</u>	<u>7</u>
<u>5</u>	<u>Windows</u>	<u>8</u>
<u>6</u>	<u>Conclusions</u>	<u>30</u>
<u>7</u>	<u>Acknowledgements</u>	<u>31</u>
<u>8</u>	<u>Bibliography</u>	<u>32</u>
<u>9</u>	<u>OASIS archaeological report form</u>	<u>33</u>
<u>10</u>	<u>Appendix 1: Image Archive List</u>	<u>34</u>
<u>11</u>	<u>Appendix 2: WSI approval email from Ben Rogers</u>	<u>36</u>
<u>12</u>	<u>Appendix 3: Written Scheme of Investigation for a Photographic Survey</u>	<u>37</u>

List of illustrations

<i>Figure 1. Site location</i>	3
<i>Figure 2. Crescent House west elevation as seen from Goswell Road, looking east</i>	8
<i>Figure 3. Crescent House east elevation, entrance to flat 347, looking southwest</i>	9
<i>Figure 4. Measured drawing of the window facing Goswell Road (Studio Partington, 2022)</i>	10
<i>Figure 5. Window facing Goswell Road, looking west</i>	10
<i>Figure 6. Projecting part of the window facing Goswell Road as seen from outside, looking southeast</i>	11
<i>Figure 7. Aluminium pivoted window, looking west</i>	11
<i>Figure 8. Pivoting window of projecting part, facing Goswell Road, looking west</i>	12
<i>Figure 9. Fixed window of projecting part, looking south</i>	12
<i>Figure 10. Panels below windows of projecting part, looking northwest</i>	13
<i>Figure 11. North part of the top part of the window facing the seam metal roof, looking west</i>	14
<i>Figure 12. Central pivoted window of the top part of the window, looking west</i>	14
<i>Figure 13. South part of the top part of the window, looking west</i>	15
<i>Figure 14. North part of the recessing part of the window, below the top arched part, looking west</i>	15
<i>Figure 15. Fixed window with reinforced, translucent glass below the aluminium pivoted window, looking west</i>	16
<i>Figure 16. Large central pivoted window, looking west</i>	16
<i>Figure 17. Fixed window, last to the north, looking west</i>	17
<i>Figure 18. Bookshelf and fixed window with reinforced glass, looking west</i>	17
<i>Figure 19. Projecting bookshelf cladded with groove timber boards, looking northeast</i>	18
<i>Figure 20. Pivot hinge example</i>	19
<i>Figure 21. Pivot window handle located on the bottom part of the pivoted window of the projecting south part of the window</i>	19
<i>Figure 22. Bottom pivot hinge of aluminium pivoted window</i>	20
<i>Figure 23. Cockspur handle of aluminium pivoted window</i>	20
<i>Figure 24. Measured drawing of windows on east elevation (Studio Partington, 2022)</i>	21
<i>Figure 25. High vault window on the east elevation, looking east</i>	22
<i>Figure 26. North part of high vault window, looking east</i>	22
<i>Figure 27. South part of high vault window, fanlight, as seen from the flat roof above kitchen, looking west</i>	23
<i>Figure 28. Lead flashing at the bottom part of the fanlight, looking west</i>	23
<i>Figure 29. Lead flashing at the edge of building roof above fanlight and bathroom window, looking southwest</i>	24
<i>Figure 30. South part of high vault window, looking east</i>	24
<i>Figure 31. Bathroom high window as seen from the flat roof, looking south</i>	25
<i>Figure 32. Bathroom window and fanlight, facing the flat roof above the kitchen as seen from the roof, looking southwest</i>	25
<i>Figure 33. East-facing kitchen window as seen from the kitchen, looking northeast</i>	26

<i>Figure 34. East-facing kitchen window as seen from access gallery, looking southwest</i>	26
<i>Figure 35. Brass butt hinges of low hang kitchen window facing east</i>	27
<i>Figure 36. Brass window fastener of low hang kitchen window facing east</i>	27
<i>Figure 37. Brass quadrant arm stay of low hang kitchen window facing east</i>	28
<i>Figure 38. South-facing kitchen window as seen from the kitchen, looking southeast</i>	28
<i>Figure 39. South-facing kitchen window as seen from entrance door enclosure, looking north</i>	29

List of Tables

<i>Table 1 : List of Photographs taken at Flat 347 Crescent House, Goswell Rd, London (GDT23)</i>	34
---	----

1 Introduction

1.1 Site background

1.1.1 Museum of London Archaeology (MOLA) has been commissioned by Studio Partington to undertake a photographic survey of the windows at Flat 347 Crescent House, Golden Lane Estate, London EC1 0SN (Fig 1). The archaeological works have been carried out prior to the proposed alterations to and replacement of existing single-glazed windows and framing structure as part of a two-stage pilot project which involves sequential testing of double and triple-glazing options. The first stage of the project will involve the restoration and refurbishment of the existing window frames and retrofitting these with vacuum glazing, followed by testing, retrofitting with double glazing and further testing of the newer materials. The second stage will involve the complete removal of the existing windows and the installation of new triple-glazed windows, followed by the testing of these materials.

1.1.2 The photographic survey meets the requirements condition 4 attached to the Planning Consent (22/00323/LBC) for the redevelopment at the site. The condition reads as follows:

Before any works hereby permitted are begun, a full survey including photographic record of the existing windows, frames and ironmongery shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure suitable record is kept of historic building features and fabric to allow future reinstallation in accordance with the following policies of the Local Plan: DM10.1, DM12.2.

1.1.3 The survey followed a Written Scheme of Investigation (WSI, at Appendix 3) for the programme of window recording and sets out the proposed methodologies, resources and programme for the assessment, recording and analysis of historic fabric. The WSI has been prepared by MOLA specifically to conform to the Historic England guidance document Understanding Historic Buildings: a guide to good recording practice (HE 2016a, Section 5.2). It also draws upon guidance from RCHME (1996) as well as the Standard and Guidance for the Investigation and Recording of Standing Buildings or Structures (ClfA 2020a).

1.1.4 This WSI described the proposed methodology to be undertaken for the window recording and has been prepared in compliance with current best archaeological practice as defined in the Chartered Institute for Archaeologists' Code of Conduct (ClfA 2021) as well as the Historic England procedural document Management of Research Projects in the Historic Environment (MoRPHE) (HE 2015a).

1.1.5 In an email (attached, at Appendix 2 of this document) Ben Rogers, the client's planning consultant, confirmed that the WSI was approved by Joanna Parker at the City of London.

1.1.6 The Museum of London Archaeological Archive (LAA) documents archaeological projects within Greater London. Organisations performing fieldwork must deposit

specific information with the LAA, which assigns a unique project identifier or site code. The site code for this project is: GDT23.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as Scheduled Monuments, Listed Buildings and Registered Parks and Gardens. The subject site, Flat 347, is located within Crescent House, which has been listed at Grade II* (List Entry No. 1021941), and it has been set apart from the rest of the buildings on the estate, listed at Grade II. The entire Golden Lane Estate is a designated Park and Garden listed at Grade II (List Entry No. 1468840). The list entry is not reproduced in this document. However, the brief description of the building below and its historical background rely on the information held within the entry.
- 1.2.2 The site Falls within the Barbican And Golden Lane Conservation Area, as defined by the City of London Corporation.

1.3 Brief summary of the buildings

- 1.3.1 The site comprises Flat 347 at Crescent House, a 4-storey building located in the Local planning authority. The following historic background to the building was provided in the Supplementary Heritage Statement (Studio Partington, 2022).
- 1.3.2 Crescent House has been listed at Grade II* and has been set apart from the rest of the buildings on the Estate, which are listed at Grade II. The different listing was attributed in consideration of the building's pivotal role in the development of Chamberlin Powell and Bon's oeuvre, which is paralleled by the evolution of Modernism from the international style of the 1930s and 1940s to the Brutalism of the 1950s and 1960s. The Historic England Listing Entry identifies certain key features which we regard as being of significance to the building's heritage value, specifically:
- The massing of the curved and arched cornice
 - The sill and pilotis below
 - The stepped profile of the glazed floors of the flats
 - Hardwood timber windows, stained dark
 - Pivoting centrally-hung casements and some aluminium opening lights
- 1.3.3 The building overall has 159 flats, a public house and nineteen shops. It was constructed from 1958-62 from reinforced concrete, exposed and texturised with a round-arched cornicing to the top and a sill band. The building has mosaic cladding, pilotis (or piers) which raise it above the ground, and storey bands. The ground floor is set back behind the pilotis, and there are three storeys of flats above. The block is curved to the front and presents a striking front to Goswell Road. The rear of the building is straight, but the materials mirror those of its Goswell Road façade.
- 1.3.4 Flat 347 is currently vacant, it is located on the 3rd floor in the north part of the block.

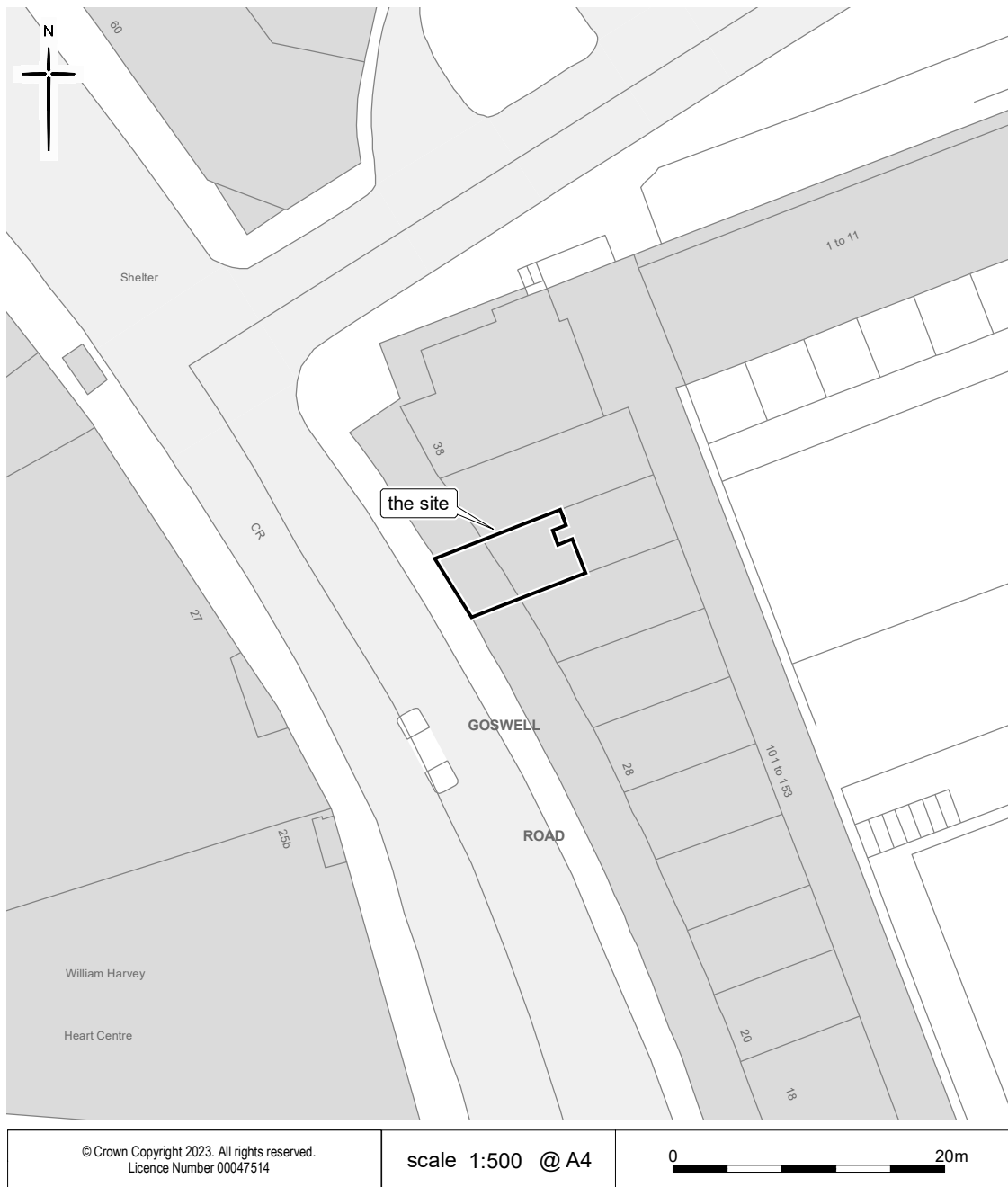
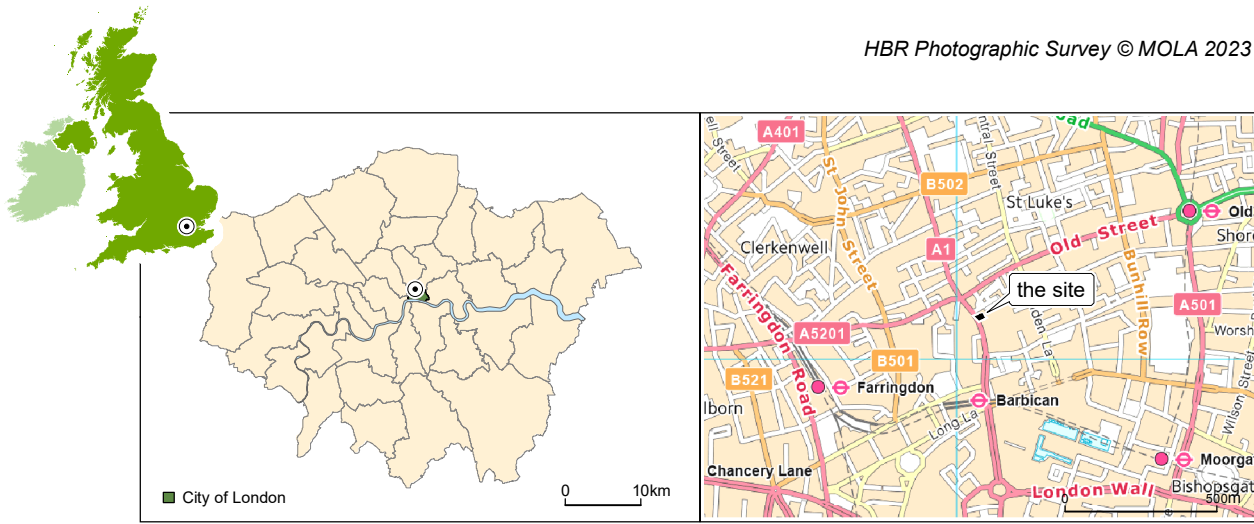


Figure 1 Site location

2 Aims and objectives

2.1 Specific objectives and research aims

- 2.1.1 The historic building recording will be carried out to a **Photographic Survey** level, in accordance with the Historic England guidance document *Understanding Historic Buildings; a guide to good recording practice* (HE 2016).
- 2.1.2 A **Photographic Survey** provides a very full visual record but without a written or drawn survey at a comparable level of detail. A comprehensive photographic survey may be called for when recording a building which has a complex and important decoration or historic furnishing but for which there is no need for detailed analysis.
- 2.1.3 The aims of the investigation are to:
- to undertake a comprehensive photographic record of the windows. The photographic record will include detailed and general shots of the interior and exterior fabric, where this can be safely done,
 - to investigate, analyse and describe the fabric of the windows before the commencement of the proposed work with the aim of elucidating origin, use and development whilst considering the architectural, social, regional and economic context,
 - to report the results in a suitable form, publish a summary, and register the report through the Historic England OASIS form, LAA and with the Local Planning Authority in due course.
- 2.1.4 The objective of the window recording was to fulfil the need for a survey of the windows within Flat 347 as part of the pilot project to test more modern materials ahead of refurbishment for the remainder of the building. This addressed the structural and architectural detail of the windows to produce a comprehensive analytical record of them, which will be sufficient in mitigating the built heritage conditions attached to the planning consent.
- 2.1.5 The project was undertaken within the priorities established by the London Plan (GLA 2021) Chapter 7 covers heritage assets.

3 Methodology

3.1 Survey methodology

- 3.1.1 In addition to the Historic England and ClfA guidance referred to above, the historic building recording was carried out in accordance with the site-specific WSI (MOLA 2023). All work was carried out in accordance with Historic England specifications in *Understanding historic buildings: a guide to good recording practice* (Historic England, 2016) and the Chartered Institutes for Archaeologist's *Standard and guidance for archaeological investigation of standing buildings or structures* (ClfA, 2020).

Physical investigation

- 3.1.2 The buildings were inspected on the 25th January 2022. The physical investigation was carried out on site before the proposed intervention to the original fabric of the windows. This aspect of the investigation aimed at elucidating significant details regarding the fabric and construction of windows.

Written records

- 3.1.3 Handwritten notes were not produced on-site as the details given on the architectural drawings provided were found to be correct.

Documentary research

- 3.1.4 Formal, detailed historical research was not within the remit of this report. However, provision was made for sufficient initial documentary research in order to enable the overall research aims to be realised. These were consulted to the extent necessary to furnish information as to dates of construction and modification of the building.

Photographic records

- 3.1.5 A photographic record of the windows was made during the investigation. Photographs were taken using a 12-megapixel high-definition digital camera. This survey has generated an archive of approximately 46 digital photographs, of which a selection is used in this report for illustrative purposes (Figs 2-39). All photographs taken on-site will be archived in the MOLA Oracle database. A list comprising their description along with the digital image file name is appended to this report (Appendix 1).

Drawn records

- 3.1.6 No drawings were produced for this report.

Organisation of the report and conventions

- 3.1.7 The building is orientated north-northwest to south-southeast, but for simplicity, the structure is described as orientated north to south in the text. All maps and plans in the report show the true north. Measurements may be given in both metric and imperial measurements where appropriate.

Site archive

- 3.1.8 The project archive will include all materials retained (or the comprehensive record of such materials as referred to above) and all written, drawn, and photographic records relating directly to the investigations undertaken. It will be quantified, ordered, indexed and internally consistent before permanent transfer to the Museum of London Archive and/or the local archive.
- 3.1.9 Records will be curated and made available for public consultation in a site archive compatible with other archaeological archives in the Museum of London and adhering to standards set out in the following:
- Archaeological Archive Forum, Archaeological Archives: a guide to best practice in creation, compilation transfer and curation (2011)
 - Museum of London, General Standards for the preparation of archaeological archives deposited with the Museum of London, (2009)
 - Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections (1992)
 - Society of Museum Archaeologists' Draft Selection, Retention and Dispersal of Archaeological Collections (1992)
 - Society of Museum Archaeologists (1995) Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland, and Wales
 - United Kingdom Institute for Conservation Guidelines for the preparation of excavation archives for long term storage (1990)
- 3.1.10 Copyright of the written archive will be vested with MOLA.
- 3.1.11 The archive will be presented to the archive officer or relevant curator of the LAA within 12 months of the completion of any publication work unless alternative arrangements have been agreed upon in writing with the Local Planning Authority.

4 Historical background

4.1 Brief History of the building

- 4.1.1 This brief history has been reproduced from the Official List Entry text and has been edited for clarity. Please see <https://historicengland.org.uk/listing/the-list/listentry/1021941?section=official-list-entry> for the original text (Historic England, 2023).
- 4.1.2 At the end of the Second World War, the area between St Paul's and the northern boundary of the City of London was left devastated by bombing. The area had been principally filled with late Victorian commercial and warehouse buildings, but only isolated walls and mounds of rubble remained. The area retained a mixed commercial use, though the larger industry was dispersed outside the City.
- 4.1.3 Housing was required for those connected to the area, and The City Corporation had provided most of its accommodation well outside its boundaries, for example, on Old Kent Road and Sydenham Hill. Finally, however, it was agreed that it should purchase a small area of land adjacent to its boundary in Finsbury. This became the Golden Lane Estate which consisted of 4.7 acres acquired by compulsory purchase in February 1951. In May of 1954, the site was extended to Goswell Road, resulting in a total of almost seven acres.
- 4.1.4 In 1951 an open competition for building designs was held, with a brief to supply 940 one, two, three or four-room flats at the maximum possible density of 200 people to the acre. It was London's first important housing competition since the Churchill Gardens in Westminster competition was held in 1945. The Golden Lane Estate competition attracted 178 entries, nearly one and a half times as many entries as for Churchill Gardens. Three lecturers in architecture at the Kingston University School of Art (at that time known as Kingston Polytechnic), Geoffrey Powell (1920–1999), Peter "Joe" Chamberlin (1919–1978) and Christoph Bon (1921–1999), submitted entries and agreed to form a partnership if one of the three were successful. The entries were assessed by Donald McMorran in February 1952. Geoffrey Powell's entry was chosen on 26th February, and the partnership of Chamberlain, Powell and Bon was formed.
- 4.1.5 The concept was not for large family units but for a large number of flats for single people and couples, such as caretakers, nurses and police officers who lived and worked in the area. In practice, the estate was popular from the first with professionals such as doctors, journalists, clergymen and married students. Paying the rent by cheque was considered unusual at that time and was sufficiently novel to merit a special feature in the architectural press. As completed, the estate contained 1400 flats and maisonettes, a swimming pool and badminton court, a bowling green.

5 Windows

5.1 Introduction

5.1.1 Flat 347 of Crescent House comprises the following windows located on the west and east elevations:

- The large window located on the west elevation and facing Goswell Road (Figure 2).
- The high-level arch window located on the east elevation. The north part faces the flat roof above the kitchen (Figure 3), while the south part is an internal window between the bathroom and living area.
- High-level bathroom window facing the flat roof above the kitchen to the north (Figure 3).
- Kitchen window located on the east elevation, facing east and south (Figure 3).



Figure 2. Crescent House west elevation as seen from Goswell Road, looking east



Figure 3. Crescent House east elevation, entrance to flat 347, looking southwest

Window facing Goswell Road

- 5.1.2 The window facing Goswell Road occupies the entire west wall of the flat (Figure 4 & Figure 5). The window's overall size is 5334mm (width) by 3353mm (height). The south lower part of the window (1994mm x 1753mm) is projecting and consists of a standing seam metal roof (Figure 6).

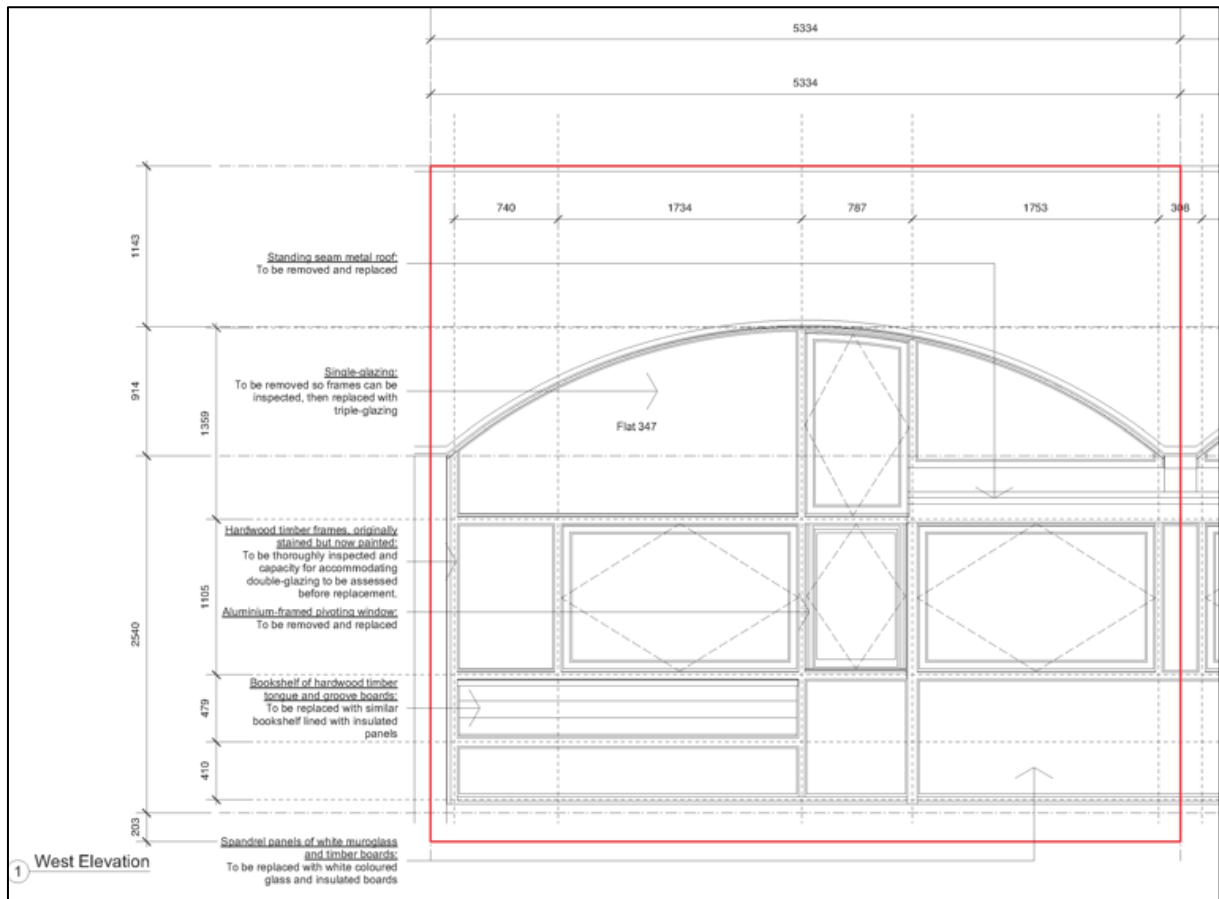


Figure 4. Measured drawing of the window facing Goswell Road (Studio Partington, 2022)



Figure 5. Window facing Goswell Road, looking west



Figure 6. Projecting part of the window facing Goswell Road as seen from outside, looking southeast

- 5.1.3 The window frame is mainly made of hardwood, painted brown. However, one aluminium pivoting window is located at the central part of the window, north to the projecting part (Figure 7).

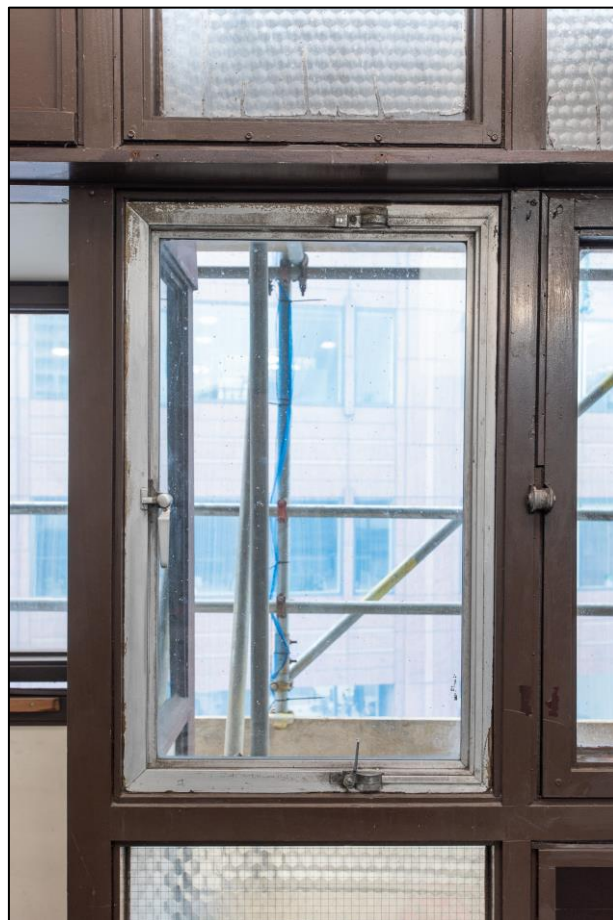


Figure 7. Aluminium pivoted window, looking west

- 5.1.4 The projecting part of the window consists of a pivoting window facing Goswell Road (Figure 8) and a fixed window facing north (Figure 9). The bottom part consists of spandrel panels and timber boards (Figure 10).



Figure 8. Pivoting window of projecting part, facing Goswell Road, looking west



Figure 9. Fixed window of projecting part, looking south



Figure 10. Panels below windows of projecting part, looking northwest

- 5.1.5 The top part of the window, glazed with translucent glass, is of arch shape following the vaulted shape of the ceiling. The south part consists of a fixed window with glass and a wooden panel facing the standing seam metal roof of the projecting part of the window (Figure 11). The central part consists of a pivoted window (Figure 12) while the north part consists of an entirely glazed fixed window (Figure 13).



Figure 11. North part of the top part of the window facing the seam metal roof, looking west



Figure 12. Central pivoted window of the top part of the window, looking west



Figure 13. South part of the top part of the window, looking west

- 5.1.6 The north part of the recessing part of the window, below the top arched part, consists of an aluminium pivoted window to the south (Figure 7) with a fixed window with reinforced glass underneath (Figure 15). Further north is a large central pivoted window (Figure 16) and a fixed window (Figure 17). A wooden bookshelf and fixed window with reinforced translucent glass (Figure 18) are located at the bottom part. The wooden bookshelf is projecting externally and cladded with groove timber boards (Figure 19).



Figure 14. North part of the recessing part of the window, below the top arched part, looking west



Figure 15. Fixed window with reinforced, translucent glass below the aluminium pivoted window, looking west



Figure 16. Large central pivoted window, looking west



Figure 17. Fixed window, last to the north, looking west



Figure 18. Bookshelf and fixed window with reinforced glass, looking west



Figure 19. Projecting bookshelf cladded with groove timber boards, looking northeast

- 5.1.7 All pivoted windows consist of pivot hinges with hidden fixing and are located on the sides of the windows (Figure 20). The handles of the pivot windows are missing apart from the pivoted windows in the projecting south part of the window (Figure 21).



Figure 20. Pivot hinge example



Figure 21. Pivot window handle located on the bottom part of the pivoted window of the projecting south part of the window

- 5.1.8 The aluminium pivoted window consists of pivot hinges at the top and bottom frame (Figure 22) and a cockspur handle on the left side (Figure 23).



Figure 22. Bottom pivot hinge of aluminium pivoted window

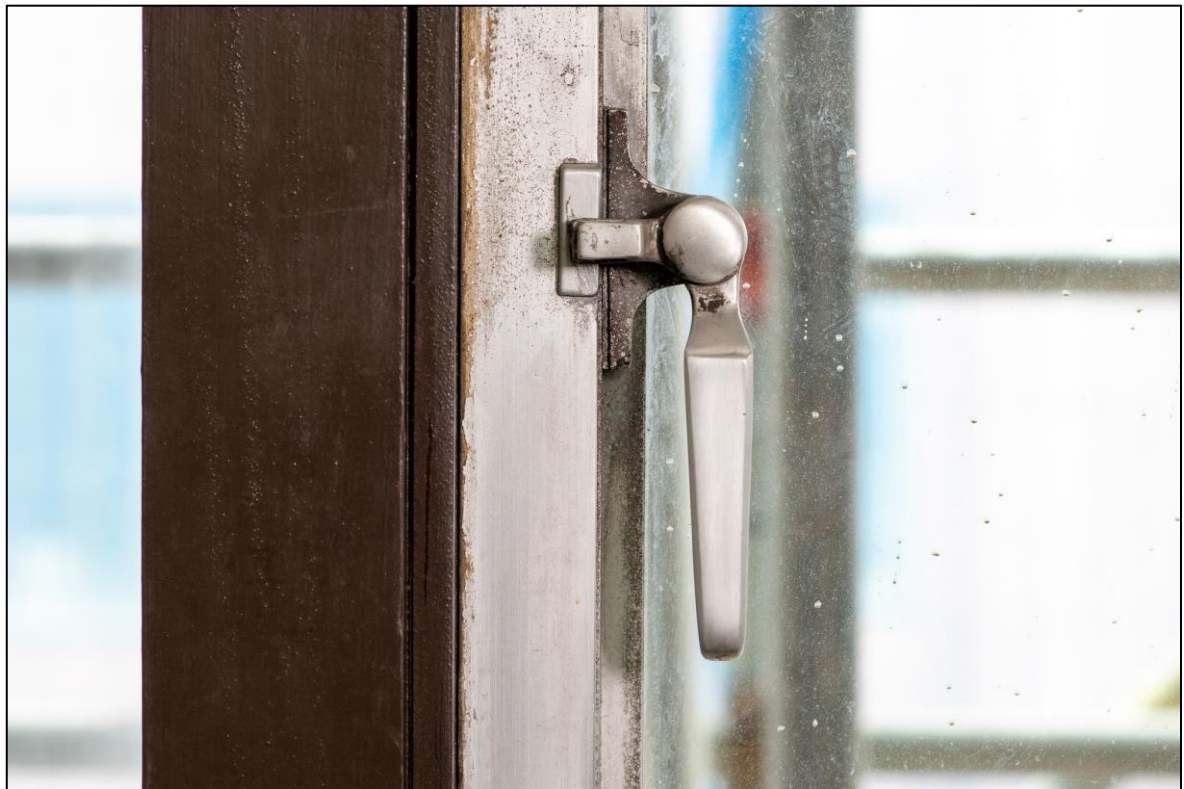


Figure 23. Cockspur handle of aluminium pivoted window

Windows on the east elevation

5.1.9 East elevation windows are of symmetrical footprint to the west window (Figure 24), however of different windows (Figure 24) arrangement and consists:

- High-level vault window located on the east elevation.
- High-level bathroom window facing the flat roof above the kitchen to the north.
- Kitchen window located on the east elevation, facing east and south.

5.1.10 All windows on the east elevation are made of softwood painted white.

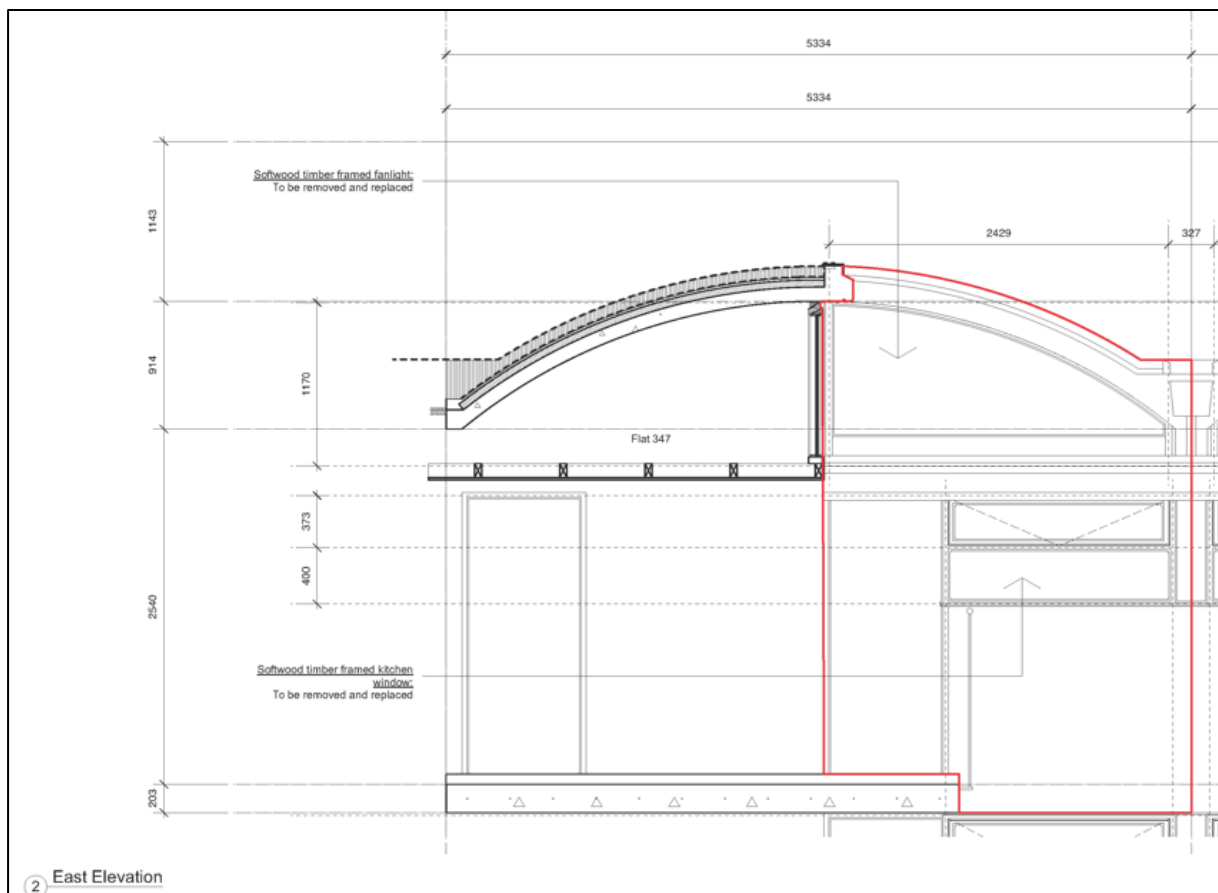


Figure 24. Measured drawing of windows on east elevation (Studio Partington, 2022)

5.1.11 A high-level vault window is located on the east elevation. The north part of this window forms a fanlight facing the flat roof above the kitchen, while the south part is an internal window between the bathroom and living area.

5.1.12 The north part of the high vault window faces the flat roof above the kitchen and is glazed with translucent reinforced glass (Figure 26). The bottom frame of this window is considerably thicker compare to the south part of the vault window to accommodate lead flashing installed externally (Figure 27 & Figure 28). The lead flashing is also installed on the edge of the building roof above the window frame (Figure 27 & Figure 29).



Figure 25. High vault window on the east elevation, looking east



Figure 26. North part of high vault window, looking east



Figure 27. South part of high vault window, fanlight, as seen from the flat roof above kitchen, looking west



Figure 28. Lead flashing at the bottom part of the fanlight, looking west



Figure 29. Lead flashing at the edge of building roof above fanlight and bathroom window, looking southwest

- 5.1.13 The south part of the high vault window is located internally between the bathroom and living area. The window is glazed with transparent glass and divided into two parts by a wooden mullion. The smaller north part consists of a slightly thicker frame (Figure 30).



Figure 30. South part of high vault window, looking east

- 5.1.14 The bathroom also consists of high window facing the flat roof above the kitchen towards the north (Figure 31). The window consists of a square-shaped east part, glazed with translucent, reinforced glass, and a narrow west rectangular part glazed with louvre glass panels. The building roof edge flashing runs continuously above the fanlight and bathroom window and further east. The bottom lead flashing below the windows runs continuously along the south and west edge of the flat roof above the kitchen (Figure 32).



Figure 31. Bathroom high window as seen from the flat roof, looking south



Figure 32. Bathroom window and fanlight, facing the flat roof above the kitchen as seen from the roof, looking southwest

- 5.1.15 The kitchen consists of two windows facing east and south.
- 5.1.16 The east-facing window consists of a low hang window and a fixed panel (Figure 33 & Figure 34). The window is glazed with transparent reinforced glass. The low hang casement consists of two brass butt hinges (Figure 35), a brass fastener (Figure 36), and brass quadrant arm stays (Figure 37).



Figure 33. East-facing kitchen window as seen from the kitchen, looking northeast



Figure 34. East-facing kitchen window as seen from access gallery, looking southwest



Figure 35. Brass butt hinges of low hang kitchen window facing east



Figure 36. Brass window fastener of low hang kitchen window facing east



Figure 37. Brass quadrant arm stay of low hang kitchen window facing east

- 5.1.17 The south-facing kitchen window is rectangular and glazed with transparent, reinforced glass (Figure 38 & Figure 39). The window is fixed and faces the entrance door enclosure.



Figure 38. South-facing kitchen window as seen from the kitchen, looking southeast



Figure 39. South-facing kitchen window as seen from entrance door enclosure, looking north

6 Conclusions

6.1 Historic building recording

- 6.1.1 The historic building recording of the windows to be affected by proposed alterations to and replacement of existing single-glazed windows and framing structure conformed to the Photographic Survey level standards as specified by Historic England. The affected features and areas of the building were surveyed and photographed, enabling the documentation and recording of required architectural details.

6.2 Archive schedule

- 6.2.1 The site archive of original records will be deposited in accordance with the scope of the overarching project in the Museum of London Archaeological Archive within twelve months. These will be stored under the site code **GDT23**.

7 Acknowledgements

- 7.1.1 Museum of London Archaeology (MOLA) wishes to thank Edwhite Pe and Colin Davis of Studio Partington and Nick Condon for commissioning the work and for providing plans and drawings for providing site access.

8 Bibliography

- ClfA. (2014, December). *Standards and Policy Statements of the Chartered Institute for Archaeologists, Standard and guidance: the creation, compilation deposition and transfer of archaeological archives*. Chartered Institute for Archaeologists.
- ClfA. (2020, December). *Standards and guidance For the archaeological investigation and recording of standing buildings or structures*. Chartered Institute for Archaeologist.
- Historic England. (2005). *The presentation of historic building survey in CAD*. London: English Heritage.
- Historic England. (2016). *Drawing for understanding: Creating interpretive drawings of historic buildings*. Historic England.
- Historic England. (2016). *Understanding Historic Buildings: A guide to good recording practice*. London: Historic England.
- Historic England. (2023, 15th February). *historicengland.org.uk*. Retrieved from <https://historicengland.org.uk/listing/the-list/list-entry/1021941?section=official-list-entry>
- MOLA. (2022). *Written Scheme of Investigation for a Photographic Survey*. London: Unpublished.

9 OASIS archaeological report form

Summary for molas1-513365

OASIS ID (UID)	molas1-513365
Project Name	Photographic Survey at Flat 347 Crescent House
Sitename	Flat 347 Crescent House
Activity type	Photographic Recording
Project Identifier(s)	GDT23
Planning Id	22/00323/LBC
Reason For Investigation	Planning requirement
Organisation Responsible for work	MOLA
Project Dates	10-Aug-2022 - 28-Feb-2023
Location	Flat 347 Crescent House NGR : TQ 32084 82133 LL : 51.5226762592695, -0.097546939507092 12 Fig : 532084,182133
Administrative Areas	Country : England County : City and County of the City of London District : City of London Parish : City of London, unparished area
Project Methodology	3.1.1 In addition to the Historic England and ClfA guidance referred to above, the historic building recording was carried out in accordance with the site-specific WSI (MOLA 2023). All work was carried out in accordance with Historic England specifications in Understanding historic buildings: a guide to good recording practice (Historic England, 2016) and the Chartered Institutes for Archaeologist's Standard and guidance for archaeological investigation of standing buildings or structures (ClfA, 2020).
Project Results	The historic building recording of the windows to be affected by proposed alterations to and replacement of existing single-glazed windows and framing structure conformed to the Photographic Survey level standards as specified by Historic England. The affected features and areas of the building were surveyed and photographed, enabling the documentation and recording of required architectural details
Keywords	
Funder	
HER	City of London UAD - unRev - STANDARD
Person Responsible for work	Marcin, Krzewicki
HER Identifiers	
Archives	Digital Archive - to be deposited with Museum of London;

10 Appendix 1: Image Archive List

Table 1 : List of Photographs taken at Flat 347 Crescent House, Goswell Rd, London (GDT23)

Archive no.	Direction	Comment	Original filename
	W	Window facing Goswell Road	0032230001
	W	North part of the top part of the window facing the seam metal roof	0032230002
	W	Central pivoted window of the top part of the window	0032230003
	W	South part of the top part of the window	0032230004
	W	Pivoting window of projecting part, facing Goswell Road	0032230005
		Pivot window handle located on the bottom part of the pivoted window of the projecting south part of the window	0032230006
		Pivot hinge example	0032230007
	NW	Window facing Goswell Road	0032230008
	W	Aluminium pivoted window	0032230009
		Cockspur handle of aluminium pivoted window	0032230010
		Bottom pivot hinge of aluminium pivoted window	0032230011
	W	Large central pivoted window	0032230012
	W	Fixed window, last to the north	0032230013
	W	Fixed window with reinforced, translucent glass below the aluminium pivoted window	0032230014
	W	Bookshelf and fixed window with reinforced glass	0032230015
	NE	Top arch window, north side as seen from outside	0032230016
	E	Top pivoted window as seen from outside	0032230017
	SE	Top arch window with pivoted window as seen from outside, south end	0032230018
	NE	Fixed window, last to the north as seen from outside	0032230019
	NE	Large central pivoted window and projecting bookshelf with groove boards as seen from outside	0032230020
	SE	Aluminium pivoted window and fixed window facing north as seen from outside	0032230021
	E	Aluminium pivoted as seen from outside	0032230022
	S	fixed window facing north as seen from outside	0032230023
	SE	Projecting part of the window facing Goswell Road as seen from outside	0032230024
	SE	Wooden panel between south end window of Flat 347 and north end window of Flat 345	0032230025
	E	High vault window on the east elevation	0032230026
	E	North part of high vault window	0032230027
	E	South part of high vault window	0032230028
	W	South part of high vault window, fanlight, as seen from the flat roof above kitchen	0032230029

	SW	Bathroom window and fanlight, facing the flat roof above the kitchen as seen from the roof	0032230030
	S	Bathroom high window as seen from the flat roof	0032230031
	SW	Lead flashing at the edge of building roof above fanlight and bathroom window, looking southwest	0032230032
		Lead flashing detail	0032230033
		Lead flashing at the bottom part of the fanlight	0032230034
	NW	Bathroom window and fanlight, facing the flat roof above the kitchen as seen from the roof (Flat 345)	0032230035
	NE	East-facing kitchen window as seen from the kitchen	0032230036
		Brass butt hinges of low hang kitchen window facing east	0032230037
		Brass quadrant arm stay of low hang kitchen window facing east	0032230038
		Brass window fastener of low hang kitchen window facing east	0032230039
	SE	South-facing kitchen window as seen from the kitchen	0032230040
	SW	East-facing kitchen window as seen from access gallery	0032230041
	NW	East-facing kitchen window as seen from access gallery	0032230042
	SW	East-facing kitchen window as seen from access gallery – fixing detail	0032230043
	N	South-facing kitchen window as seen from entrance door enclosure	0032230044

11 Appendix 2: WSI approval email from Ben Rogers

Pierazzo, Patrizia

From: Ben Rogers <ben@gradeplanning.co.uk>
Sent: 28 February 2023 09:27
To: Pierazzo, Patrizia
Cc: Nick Condon ; Colin Davis; Hilary Goodban
Subject: Crescent House - Pilot Project Mola Report

This Message originated outside your organization.

Hi Patrizia

By way of a quick introduction I am the planning consultant working with Nick and Colin on the Crescent House project.

Nick has forwarded me the WSI for the window survey which I have passed on to Joanna Parker at the City of London. Joanna has confirmed that the WSI is acceptable. Therefore, please can you issue the window survey report ASAP so that we can get this formally submitted to the City so that we can discharge relevant conditions of the planning permission and listed building consent?

Many thanks in advance.

Kind Regards

Ben

Ben Rogers
Director

07772 328 650
0845 121 3432

86-90 Paul Street
London
EC2A 4NE

www.gradeplanning.co.uk

12 Appendix 3: Written Scheme of Investigation for a Photographic Survey

**Flat 347 Crescent House
Golden Lane Estate
London EC1**

**WRITTEN SCHEME OF INVESTIGATION
FOR A PHOTOGRAPHIC SURVEY**

Date: 15/02/2023

Project Manager: Patrizia Pierazzo



**Written Scheme of Investigation for a Photographic Survey
at Flat 347, Crescent House
Golden Lane Estate
London EC1Y**

NGR: 532084 182133

Planning reference: 22/00323/LBC

Site Code: GDT23

Sign-off History:

Issue No.	Date:	Prepared by:	Checked/ Approved by:	Reason for Issue:
1	14/02/2023	Marcin Krzewicki (Built Heritage)	Brigid Geist (Senior Buildings Archaeologist) Patrizia Pierazzo (Built Heritage Project Manager)	First issue
2	27/02/2023	Marcin Krzewicki (Built Heritage)	Patrizia Pierazzo (Built Heritage Project Manager)	Final

© **MOLA**

Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED tel 0207 410 2200
email generalenquiries@mola.org.uk

MOLA is a company limited by guarantee registered in England and Wales
with company registration number 07751831 and charity registration number 1143574.
Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED

Contents

<u>1</u>	<u>Introduction</u>	<u>4</u>
<u>2</u>	<u>Aims and Objectives</u>	<u>8</u>
<u>3</u>	<u>Methodology</u>	<u>9</u>
<u>4</u>	<u>Reporting and archive</u>	<u>11</u>
<u>5</u>	<u>Key personnel and timetable</u>	<u>13</u>
<u>6</u>	<u>Bibliography</u>	<u>14</u>
<u>7</u>	<u>Health and Safety Risk Assessment and Method Statement (RAMS)</u>	<u>15</u>

Figures

Fig 1 Site location

1 Introduction

1.1 Project background

- 1.1.1 Museum of London Archaeology (MOLA) has been commissioned by Studio Partington to undertake a Photographic Survey of the windows at Flat 347 Crescent House, Golden Lane Estate, London EC1 0SN (Fig 1). The archaeological works are being carried out prior to the proposed alterations to, and replacement of existing single-glazed windows and framing structure as part of a two stage pilot project which involves sequential testing of double and triple-glazing options, which represents the mitigation strategy necessary to discharge condition 4 attached to the Planning Consent (22/00323/LBC) for the redevelopment at the site. It reads as follows:

Before any works hereby permitted are begun, a full survey including photographic record of the existing windows, frames and ironmongery shall be submitted to and approved in writing by the Local Planning Authority. REASON: To ensure suitable record is kept of historic building features and fabric to allow future reinstallation in accordance with the following policies of the Local Plan: DM10.1, DM12.2.

- 1.1.2 The first stage of the project will involve the restoration and refurbishment of the of the existing window frames and retrofitting these with vacuum glazing, followed by testing; retrofitting with double glazing and further testing of the newer materials. The second stage will involve the complete removal of the existing windows and the installation of new triple glazed windows, followed by the testing of these materials.
- 1.1.3 This document constitutes a Written Scheme of Investigation (WSI) for the programme of window recording and sets out the proposed methodologies, resources and programme for the assessment, recording and analysis of historic fabric. It has been prepared by MOLA specifically to conform to the Historic England guidance document Understanding Historic Buildings: a guide to good recording practice (HE 2016a, Section 5.2). It also draws upon guidance from RCHME (1996) as well as the Standard and Guidance for the Investigation and Recording of Standing Buildings or Structures (ClfA 2020a).
- 1.1.4 This WSI describes the proposed methodology to be undertaken for the window recording. It has been prepared in compliance with current best archaeological practice as defined in the Chartered Institute for Archaeologists' Code of Conduct (ClfA 2021) as well as the Historic England procedural document Management of Research Projects in the Historic Environment (MoRPHE) (HE 2015a).
- 1.1.5 The Museum of London Archaeological Archive (LAA) documents archaeological projects within Greater London. Organisations performing fieldwork must deposit specific information with the LAA, which assigns a unique project identifier, or site code. A site code for this project has been requested from the LAA and is pending for this project.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such

as Scheduled Monuments, Listed Buildings and Registered Parks and Gardens. The subject site, Flat 347, is located in Crescent House which has been listed at Grade II* (List Entry No. 1021941) and it has been set apart from the rest of the buildings on the estate, which are listed at Grade II. The entire Golden Lane Estate is a designated Park and Garden listed at Grade II (List Entry No. 1468840). The list entry is not reproduced in this document, however the brief description of the building below relies on information held within the entry.

- 1.2.2 The site Falls within the Barbican And Golden Lane Conservation Area as defined by the Local planning authority Corporation.

1.3 Brief summary of the buildings

- 1.3.1 The site comprises Flat 347 of Crescent House, a 4-storey building located in the Local planning authority. The following historic background to the building is provided in the Supplementary Heritage Statement (Studio Partington, 2022).
- 1.3.2 Crescent House has been listed at Grade II* and It has been set apart from the rest of the buildings on the estate, which are listed at Grade II, in consideration of its pivotal role in the development of Chamberlin Powell and Bon's oeuvre, which is paralleled by the evolution of Modernism from the international style of the 1930s and 1940s to the Brutalism of the 1950s and 1960s. The Historic England Listing Entry identifies certain key features which we regard as being of significance to the building's heritage value, specifically:
- The massing of the curved and arched cornice
 - The sill and pilotis below
 - The stepped profile of the glazed floors of the flats
 - Hardwood timber windows, stained dark
 - Pivoting centrally-hung casements and some aluminium opening lights
- 1.3.3 The building has 159 flats, a public house and nineteen shops. It was constructed from 1958-62 of reinforced concrete, exposed and texturized with a round-arched cornicing to the top and a sill band. It has mosaic cladding, pilotis (or piers) which raise it above the ground, and storey bands. The ground floor is set back behind the pilotis and there are three storeys of flats above. The block is curved to the front and presents a striking front to Goswell Road. The rear of the building is straight but the materials mirror those of its Goswell Road façade.
- 1.3.4 Flat 347 is currently vacant. It is located on the 3rd floor in the north part of the block.
- 1.3.5 The historic building recording will be undertaken in one phase and will include the external and internal appearance of the windows.

Fig 1

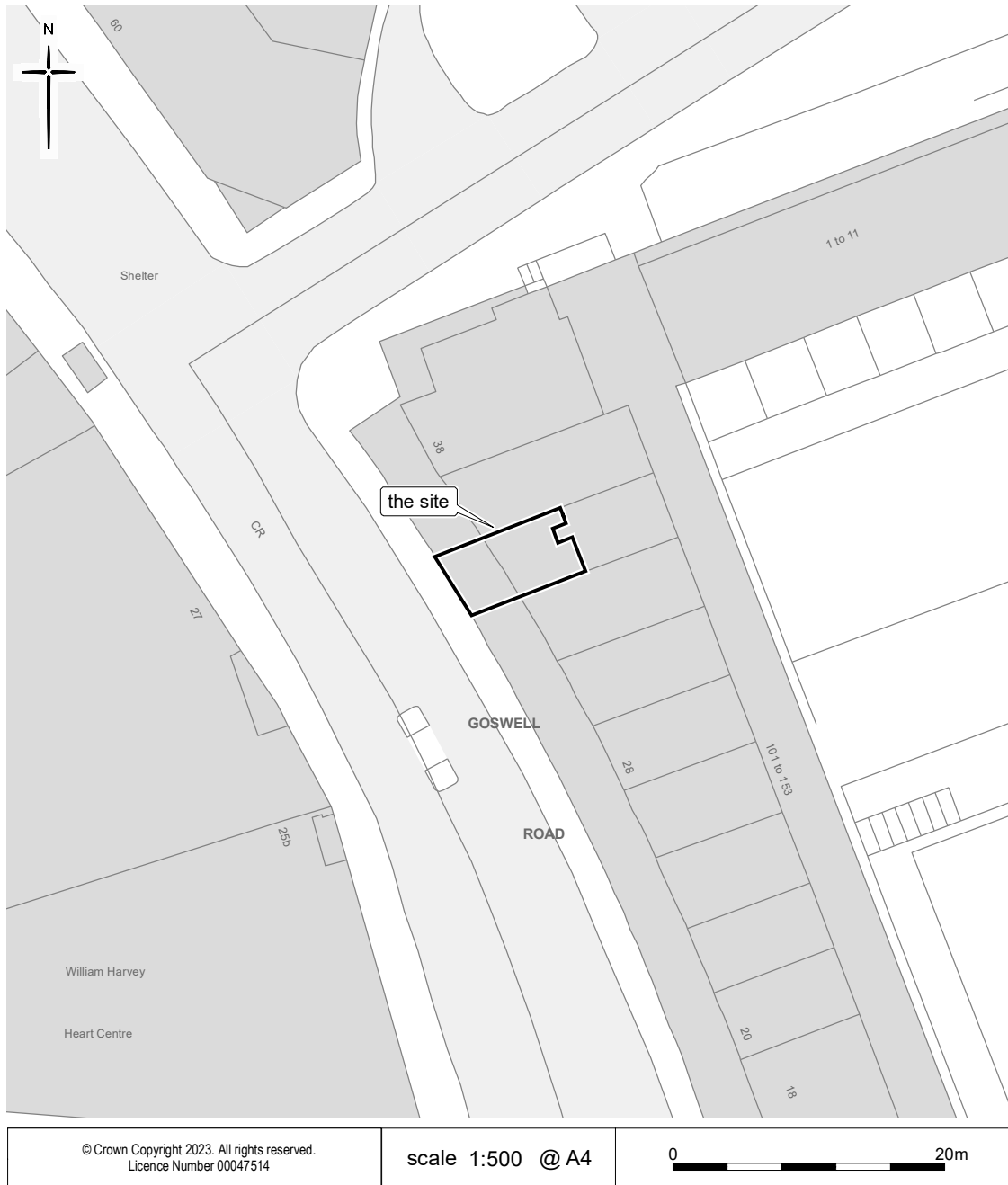
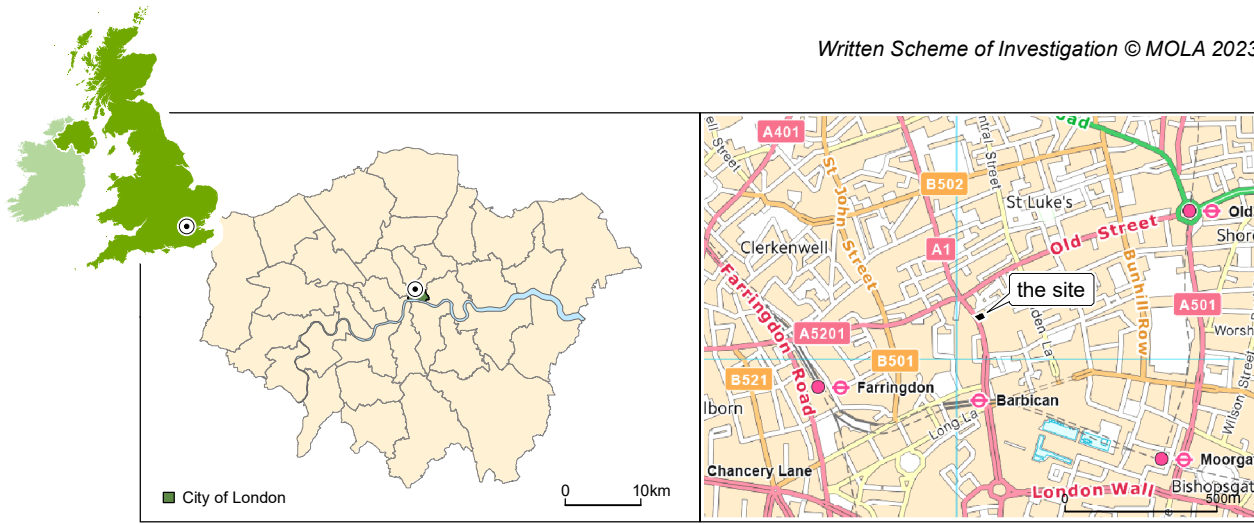


Figure 1 Site location

1.4 Brief history of the building

- 1.4.1 This brief history has been reproduced from the Official List Entry text and has been edited for clarity. Please see <https://historicengland.org.uk/listing/the-list/listentry/1021941?section=official-list-entry> for the original text (Historic England, 2023).
- 1.4.2 At the end of the Second World War the area between St Paul's and the northern boundary of the City of London were left devastated by bombing. The area had been principally filled with late Victorian commercial and warehouse buildings, but only isolated walls and mounds of rubble remained. The area retained a mixed commercial use, though larger industry was dispersed outside the City.
- 1.4.3 Housing was required for the those connected to the area and The City Corporation had provided most of its accommodation well outside its boundaries, for example in the Old Kent Road and on Sydenham Hill, but it was agreed that it should purchase a small area of land adjacent to its boundary in Finsbury. This became the Golden lane Estate which consisted of 4.7 acres acquired by compulsory purchase in February 1951. In May of 1954 the site was extended to the Goswell Road, resulting in a total of almost seven acres.
- 1.4.4 In 1951 an open competition for building designs was held, with a brief to supply 940 one, two, three or four room flats at the maximum possible density of 200 person to the acre. It was the first important housing competition in London since the Churchill Gardens in Westminster competition was held in 1945. The Golden Lane Estate competition attracted 178 entries, nearly one and a half times as many entries as for Churchill Gardens. Three lecturers in architecture at the Kingston University School of Art (at that time known as Kingston Polytechnic), Geoffrey Powell (1920–1999), Peter "Joe" Chamberlin (1919–1978) and Christoph Bon (1921–1999) submitted entries and agreed to form a partnership if one of the three were successful. The entries were assessed by Donald McMorran in February 1952. Geoffrey Powell's entry was chosen on 26 February, and the partnership of Chamberlain, Powell and Bon was formed.
- 1.4.5 The concept was not for large family units, but for a large number of flats for single people and couples such as caretakers, nurses and policemen who lived and worked in the area. In practice the estate was popular from the first with professionals such as doctors, journalists, clergymen and married students. Paying the rent by cheque was considered unusual at that time and was sufficiently novel to merit a special feature in the architectural press. As completed, the estate contained 1400 flats and maisonettes, a swimming pool and badminton court, a bowling green.

2 Aims and Objectives

2.1 Specific objectives and research aims

- 2.1.1 The historic building recording will be carried out to a **Photographic Survey** level, in accordance with the Historic England guidance *document Understanding Historic Buildings; a guide to good recording practice* (HE 2016).
- 2.1.2 A **Photographic Survey** provides a very full visual record, but without a written or drawn survey at a comparable level of detail. A comprehensive photographic survey may be called for when recording a building which has complex and important decoration or historic furnishing but for which there is no need for detailed analysis.
- 2.1.3 The aims of the investigation are to:
- to undertake a comprehensive photographic record of the windows. The photographic record will include detailed and general shots of the interior and exterior fabric, where this can be safely done,
 - to investigate, analyse and describe the fabric of the windows before the commencement of the proposed work with the aim of elucidating origin, use and development, whilst considering the architectural, social, regional and economic context,
 - to report the results in a suitable form, publish a summary, and register the report through the Historic England OASIS form, LAA and with the Local Planning Authority in due course.
- 2.1.4 The objective of the window recording is initially to fulfil the need for a survey of the windows within Flat 347 as part of the pilot project to test more modern materials ahead of refurbishment for the remainder of the building. This will address the structural and architectural detail of the windows, to produce a comprehensive analytical record of them, which will be sufficient in mitigating the built heritage conditions attached to the planning consent
- 2.1.5 The project will be undertaken within the priorities established by the London Plan (GLA 2021) Chapter 7 covers heritage assets. Specific research objectives will be drawn as relevant depending upon the results of the evaluation.

3 Methodology

Physical investigation

- 3.1.1 Physical investigation of the building will be carried out on site, prior to works commencing. This aspect of the investigation will be brief, conducted as a consequence of the photographic survey.

Written records

- 3.1.2 Some handwritten notes may be made on site if necessary, to record the findings of the on-site analysis of the windows. These will be notes on the fabric, form, functions and past evident changes to the windows. All handwritten notes will be included in the material to be archived. These will not be extensive.
- 3.1.3 The Project Manager and Site Supervisor will be responsible for ensuring that the written record will be submitted to the archive and comply with the standard and guidance for archaeological investigation of standing buildings or structures as stated by the Chartered Institute for Archaeologists (CIfA 2020a).

Drawn records

- 3.1.4 Measured survey drawings of plans of the buildings have been supplied to MOLA by the client. These will be used to illustrate the report and provide photographic location plans. The measurement of windows provided by the client will be checked on-site during the photographic survey.

Photographic records

- 3.1.5 The record will include photographs taken externally and internally as required using large format digital SLR colour photography at 12 megapixels minimum delivered in .jpg format.
- 3.1.6 The photographic record will be sufficiently thorough and detailed to illustrate the most important features of windows and their important structural relationships, to capture the external and internal appearance of the windows, the overall appearance of the principal elements of the windows, and the details of the windows frames and ironmongery or other details as necessary.
- 3.1.7 Where possible, all photographs will include an appropriate scale. The scale will be positioned so as not to be intrusive.
- 3.1.8 A register of photographs will be produced.
- 3.1.9 A photographic location plan will be produced showing direction and frame numbers.
- 3.1.10 The client will provide appropriate lighting equipment, e.g. portable flash or tungsten halogen lamps.

Documentary research

- 3.1.11 Provision will be made for brief initial documentary research in order to enable

the overall research aims to be realised but will not be in-depth or complete. Research may include, as required, published comparative material to help identify and date the fixtures, fittings, materials, techniques and decoration in the building.

4 Reporting and archive

4.1 Post-fieldwork, reporting and dissemination

- 4.1.1 Following the completion of fieldwork, the assessment of the site records will lead to a report in accordance with the Management of Research Projects in the Historic Environment (MoRPHE) (HE 2015a) Understanding Historic Buildings: a guide to good recording practice (Historic England, 2016a) and ClfA Standard and Guidance: for the archaeological investigation and recording of standing buildings or structures (ClfA 2020a).
- 4.1.2 The report will be illustrated, comprising the project methodology, description of the structures and summary of site history utilising the existing literature.
- 4.1.3 In addition to this technical report, MOLA can prepare an additional interim report giving an overall view of the project and its results in non-technical language. This should be agreed with the Project Manager in advance and may be prepared and issued to the client and other relevant parties on or before the completion of the Full Report.

4.2 The project archive

- 4.2.1 The project archive will include all materials retained (or the comprehensive record of such materials as referred to above) and all written, drawn and photographic records relating directly to the investigations undertaken. It will be quantified, ordered, indexed and internally consistent before permanent transfer within six months of the report publication to the relevant repository: London Archaeological Archive and the London Metropolitan Archive (LMA)
- 4.2.2 The archive will be prepared and ordered in a site archive compatible with other archaeological archives in the Museum of London and adhering to standards set out in the following:
 - Archaeological Archive Forum, Archaeological Archives: a guide to best practice in creation, compilation transfer and curation (2011)
 - Museum of London, General Standards for the preparation of archaeological archives deposited with the Museum of London, (2009)
 - Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections (1992),
 - Society of Museum Archaeologists' draft Selection, Retention and Dispersal of Archaeological Collections (1992).
 - Society of Museum Archaeologists (1995) Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales
 - United Kingdom Institute for Conservation Guidelines for the preparation of excavation archives for long term storage (1990)
- 4.2.3 All projects conducted by MOLA contain an Online Access to the Index of Archaeological Investigations (OASIS V) registration form in the report. This data is used to keep the online database up to date with the most recent projects conducted by MOLA. When completed and approved the digital report will be uploaded to OASIS for submission to the ADS website.

4.3 Publication/dissemination

- 4.3.1 In all cases a short summary of the results of the work will be submitted through the Historic England OASIS archaeological data collection form, and for publication in the 'Excavation Round-up' of the London Archaeologist and Post-Medieval Archaeology.

5 Key personnel and timetable

5.1 Personnel

- 5.1.1 MOLA is a ClfA registered organisation, under the overall management of **Steve Parry BA MA FSA MCIfA, Interim Chief Executive Officer.**
- 5.1.2 The project will be carried out under the management of Partizia Pierazzo BA MA MCIfA. The fieldwork will be supervised by one of MOLA's qualified and experienced supervisors supported by archaeologists drawn from MOLA's team of permanent and temporary staff.

5.2 Field programme

- 5.2.1 The field work is likely to start during February 2023 and the programme is expected to involve a single site visit for recording by one buildings archaeologist and one photographer.
- 5.2.2 If unforeseen engineering or health and safety problems should arise, or if extensive, significant features are found to survive in the area which cannot be satisfactorily accessed and recorded in this period, then there should be sufficient flexibility within the programme and resources to enable the features and/or structures in question to be observed and recorded to the satisfaction of the Local Planning Authority's designated representative/advisor. The exact details of time, areas and numbers of staff involved would be agreed in discussions between representatives of the developer and/or their agents, MOLA and the Local Planning Authority's designated representative/advisor.

6 Bibliography

- Archaeological Archive Forum, 2011 *Archaeological Archives: a guide to best practice in creation, compilation transfer and curation*
- BADLG, 1991 *Code of Practice*, British Archaeologists and Developers Liaison Group
- CIfA, 2014 *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*, Chartered Institute for Archaeologists
- CIfA, 2020a *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*, Chartered Institute for Archaeologists
- CIfA, 2021 *Code of conduct*, Chartered Institute for Archaeologists
- English Heritage, 1998 GLAAS Archaeological Guidance Papers.
- GLA, 2021 *The London Plan: The spatial development strategy for Greater London, March 2021*, Greater London Authority
- Historic England Greater London Archaeology Advisory Service, 2015 *Guidelines for Archaeological Projects in Greater London*.
- HE, 2015a *Management of Research Projects in the Historic Environment (MoRPHE)*, Historic England
- HE, 2015b *Metric survey specification for cultural heritage (3rd Ed.)*, Historic England
- HE, 2016a *Understanding historic buildings: A guide to good recording practice*, Historic England
- HE, 2016b *Drawing for understanding: Creating interpretative drawings of historic buildings*, Historic England
- Museum of London, 2009 General Standards for the preparation of archaeological archives deposited with the Museum of London.

7 Health and Safety Risk Assessment and Method Statement (RAMS)

- 7.1.1 A site specific risk assessment and safety plan (RAMS) will be prepared before the start of the project and will be updated throughout the project if appropriate. All site staff are inducted in the site-specific risk assessment and made aware of potential hazards before they commence the works on site.
- 7.1.2 MOLA is a responsible employer and all work is conducted in accordance with MOLA's established Health and Safety Policy. This provides a practical framework for the implementation of the Health and Safety at Work Act 1974, the management of Health and Safety at Work regulations 1992 and other relevant legislation.