

*Wessex Archaeology*

# 3 Gladstone Cottages Wimborne Avenue, Southall

Building Recording



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*October 2003*

**3 GLADSTONE COTTAGES,  
WIMBORNE AVENUE,  
SOUTHALL,  
LONDON BOROUGH OF EALING**

**Building Recording**

Prepared for  
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Report reference: 54580

**21<sup>st</sup> October 2003**

# 3 GLADSTONE COTTAGES, WIMBORNE AVENUE, SOUTHALL, LONDON BOROUGH OF EALING

## Building Recording

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## Summary

Wessex Archaeology was commissioned by Mr J Panaich to carry out building recording at 3 Gladstone Cottages, Wimborne Avenue, Southall, London Borough of Ealing, centred on NGR 51310 17860. The work was undertaken as a condition of planning consent (Application No. P/2001/0647) for the demolition of the building. The purpose of the survey was to provide a record of the building before its demolition, to determine the date and significance of the building and to establish its context and background. This work was undertaken on 3<sup>rd</sup> October 2003

3 Gladstone Cottages is situated on Wimborne Avenue in the Norwood Green area to the south of Southall. It was not listed but lies in the Norwood Green Conservation Area, designated in 1969.

The building is rectangular in plan. It gives the appearance of being 19<sup>th</sup> century in date and first appears on an enclosure map of Norwood in 1816. Windows are replacement PVCu and the stairwell has been reconstructed in twentieth century brick- and block-work. Twentieth century cement render has been stripped from the external walls, and the interior of the property has been gutted. The rear (north) wall and a doorway surround or porch to the front of the building have been demolished, along with an outshot building constructed in the period 1865-95.

## **Acknowledgements**

The building recording was commissioned by Mr J Panaich, and his assistance is gratefully acknowledged. The collaborative role of Sarah Harper and Charmain Baker, Conservation Officers for the London Borough of Ealing, is also duly acknowledged. The staff at Ealing Local Studies Library are thanked for their assistance.

Lawrence Pontin managed the project for Wessex Archaeology. Charlotte Cutland carried out the building recording and photographic survey. This report was compiled by Charlotte Cutland. The illustrations were prepared by Mark Roughley.

# **3 GLADSTONE COTTAGES, WIMBORNE AVENUE, SOUTHALL, LONDON BOROUGH OF EALING**

## **Building Recording**

### **1 INTRODUCTION**

#### **1.1 Project Background**

- 1.1.1 Wessex Archaeology was commissioned by Mr J Panaich to carry out building recording at 3 Gladstone Cottages, Wimborne Avenue, Southall, centred on NGR 51310 17860. The work was undertaken as a condition of planning consent (Application No. P/2001/0647) for the demolition of the building.
- 1.1.2 3 Gladstone Cottages is situated on Wimborne Avenue in the Norwood Green area to the south of Southall (**Figure 1**). It is not listed but lies in the Norwood Green Conservation Area, designated in 1969.
- 1.1.3 The building recording was undertaken in accordance with a project design (Wessex Archaeology 2003), which was agreed in advance of the start of the project by Sarah Harper, Conservation Officer for the London Borough of Ealing.

### **2 METHODS**

#### **2.1 Aim**

- 2.1.1 The aim of the building recording work was to provide a record of the building before its demolition, to determine the date and significance of the building and to establish its context and background.

#### **2.2 On-Site Recording**

- 2.2.1 The building recording was carried out on 3<sup>rd</sup> October 2003. General views of the building, external and internal elevations and interesting architectural features were photographed. In total, 54 digital images were taken.
- 2.2.2 A representative selection of digital images are shown in this report (**Plates 1-11**). The full photographic archive will be deposited with the Museum of London.
- 2.2.3 In the absence of any plans of the internal layout of the building, measured sketch plans were made of each floor (ground and first floor), showing the location of rooms, stairs, doors and windows.

- 2.2.4 Written notes were made on the following:
- Materials and methods of construction
  - Evidence for changes, additions and alterations
  - Evidence for phasing or development of the building
- 2.2.5 This methodology is broadly in line with Level 1 as expressed in the document *Recording Historic Buildings: A Descriptive Specification* (3<sup>rd</sup> Edition, RCHME 1996).

### 3 BUILDING DESCRIPTION

#### 3.1 External Appearance

3.1.1 3 Gladstone Cottages is rectangular in plan. It is constructed of red brick, primarily in Flemish bond with some corruptions. The front elevation faces south onto Wimborne Avenue and to the rear is the large garden plot. The building has been covered with a thick cement-based render and pebble-dash – most of which had been removed by the time of recording. The rear of the property has mostly been demolished and temporary shoring covers this elevation. The cottage gives the appearance of being 19<sup>th</sup> century in date, despite the windows having been replaced by PVCu casements. The cottage does not appear on a map of 1800 but is possibly shown on the 1816 enclosure map.

##### *Front (south) elevation*

3.1.2 The front (south) elevation of the building is symmetrical (**Figure 2: Plate 1**). The central doorway is flanked by windows and above it was a slim window, itself also flanked by small windows. The ground floor windows have flat brick arches above, while the first floor windows have a soldier course of headers above them. The windows are all replacement PVCu casements, except the central first floor light which is timber-framed and still contains some coloured glass. Internally this window frame bears the inscription *PG 1946* (**Figure 2: Plate 2**).

3.1.3 Surrounding the doorway is the scar of a brick surround, shown in a photograph of 1969 (**Figure 6**) as a simple porch with slightly sloping roof. The roof of the cottage is pitched and slate-covered. It is in a generally sound condition. A cement fillet runs down the west side of the roof, joining it to the gable end of the abutting building.

##### *Side (east) elevation*

3.1.4 The side of the building (**Figure 3: Plate 3**) is heavily shored. Again built of red brick, this elevation retains much of its cement render at first floor level. There are two windows in this elevation; one on each floor level and both centrally positioned. Both windows retain simple hood-moulds, that to the first floor window is still covered with cement render. To the right (north) of the first floor window is a small black satellite television receiver. The barge board protecting the gable end of the roof is unadorned.

### ***Rear (north) elevation***

- 3.1.5 The rear (north) elevation of the cottage (**Figure 3: Plate 4**) has mostly been demolished. A small portion of wall remains in the centre of the elevation at ground floor level; this wall contains a small opaque circular window of probable mid-twentieth-century date. A second portion of wall survives at the east side of the rear (north) elevation. This portion retains a small section of ceramic tiles and nearby stands a water pipe with stopcock, suggesting that this part of the building was formerly the kitchen or bathroom.
- 3.1.6 In the eaves at the western end of this elevation are the remains of a lead welded back gutter, indicating the position of a chimney stack.

### **3.2 Internal Layout (Figure 4)**

#### ***Ground Floor***

- 3.2.1 The front door in the south elevation leads to a very small hall with reception rooms on either side. Straight ahead are the stairs. The reception rooms are similar in size and have been stripped back to bare brickwork. In both rooms the ceiling has been removed and the construction of the floor above (supported by shoring) is visible.
- 3.2.2 The western ground floor room (**Figure 5: Plate 5**) contains an opaque circular window (mentioned previously) in the former north wall, and a casement window in the south wall. The western wall is of nineteenth century brick construction and retains some plaster. The eastern wall of the room forms the stairwell and is constructed of twentieth century engineering bricks.
- 3.2.3 The eastern ground floor room (**Figure 5: Plate 6**) contains two windows; one in the south wall and one in the east. A built-in cupboard is located in the north-east corner, while in the north-west is an under-stairs cupboard. The west wall of this room forms one side of the stairwell and is fully plastered, but on inspection of the reverse side is constructed of twentieth century engineering bricks.

#### ***First Floor***

- 3.2.4 The first floor layout of the cottage is identical to the ground floor plan. Two rooms flank the stairwell, which at this height is constructed of concrete blocks. Again the rooms have been largely stripped of plaster and their ceilings removed.
- 3.2.5 The western first floor room (**Figure 5: Plates 7-8**) has a window in the south wall with a timber surround and lintel, above which are two courses of bricks on edge. The west wall contains a substantial timber tie beam with a mixture of brickwork surrounding it. Some of the bricks at height above this tie beam are headers on edge in order to follow the curve of the timber, others are twentieth century insertions. Above the layer of twentieth century brickwork, the wall of the adjoining building is visible.



- 3.2.6 The eastern first floor room (**Figure 5: Plates 9-11**) has windows in the south and east walls. Again, the south window has two courses of bricks on edge above it. The demolition of the north wall has revealed a heavy wall plate, which, at a point near the stairwell, contains a scarf joint. Also in the north side of this room, some of the laths remain between the roof timbers. Packed behind the laths is an insulating layer of straw.

### ***Roof***

- 3.2.7 Although the roof structure is fully visible, lack of safe access prevented a detailed investigation. The tie beam in the western first floor room, and the wall plate visible in the eastern first floor room are both substantial hardwood timbers. The purlins are also of substantial dimensions, partially prepared to a rough square section and built in to the gables at either end. Cross-strutting has been added to the underside of the purlins, presumably to form the ceiling of each room. Rafters are of single section, running from the wall plate over the purlins to the ridge plate. The rafters are a mixture of square sawn and partially prepared timbers. Attached to them are large slating battens approximately 150mm wide. The size of these battens and the other roof timbers may suggest that the roof covering was originally of heavy clay tile, probably sourced locally. The roof is un-felted. The construction of the roof and the size of the timbers used indicates an early nineteenth century date for the roof.
- 3.2.8 The slate covering appeared clean and unworn. A photograph of 1969 shows the roof covered in slate, and it is possible that the covering was new at this time.

## **4 DISCUSSION**

### **4.1 Map Regression**

- 4.1.1 The earliest map studied of the Norwood Green area dates to 1800 and shows the district to be largely rural with a small number of houses along the principal roads (**Figure 6**). The 1816 Norwood enclosure map (**Figure 7**) shows a small building in the plot now occupied by 3 Gladstone Cottages; this links well with the approximate date of construction of this building and it can be assumed that the building shown on the map is that surveyed here.
- 4.1.2 The first edition Ordnance Survey map of the area (produced in 1865) shows the cottage and neighbouring buildings in Frogmore Green to the west (**Figure 8**). Just to the north (beyond the canal) was a brick field. By the 1895 map (**Figure 9**) the building immediately to the west of 3 Gladstone Cottages had been replaced by two buildings which abutted those on either side, creating a terrace. There is no map or other evidence to suggest that Gladstone Cottages were all identical in form. During the period 1865-1895 the cottage was extended to the rear, probably with the construction of the single storey outshot with chimney, just seen in the 1969 photograph (**Figure 12**). Due to the condition of the property when the recording was carried out, it was impossible to identify the development of the rear of the building.

4.1.3 The Norwood Green area does not change a great deal between the 1895 and 1914 maps (**Figure 9** and **10**), but is shown to have developed significantly by the 1935 Ordnance Survey map (**Figure 11**). No further changes to 3 Gladstone Cottages are visible in maps after 1895.

## **4.2 The Cottage**

4.2.1 The cottage is built of red brick and partly prepared timbers with a slate roof. Bricks had been made in the Norwood area since 1697 (Oates 2003, 19), and it is highly likely that those used in the construction of the cottage were produced locally, perhaps even from one of the fields shown in the 1865 map. Being a largely rural area at the time of construction, the roof timbers were probably also sourced locally. However it is perhaps unusual to find slate roof tiles in an area where bricks are being produced; it may be that 3 Gladstone Cottages originally had a clay tile roof which has since been replaced.

4.2.2 The name ‘Gladstone Cottages’ first appears in the 1881 census, when George Golden, a greengrocer, and his wife lived there. William Gladstone’s first term as Prime Minister was between 1868-74, and it would appear that the cottages were named in an act of patriotism sometime after the 1871 census. Prior to this point, the cottage cannot be identified on census returns. It is interesting to note that the 1891 census return shows that Elizabeth Perkins and her six children lived in the cottage.

4.2.3 The 1969 photograph shows the property with a brick door surround or porch, and with a brick boundary wall. The building appears to have timber framed windows and is rendered at this time. During the twentieth century PVCu windows were installed and the stairwell was reconstructed in brick and block. More recent works included the stripping of internal wall and ceiling finishes, and the demolition of the rear (north) wall and entrance porch.

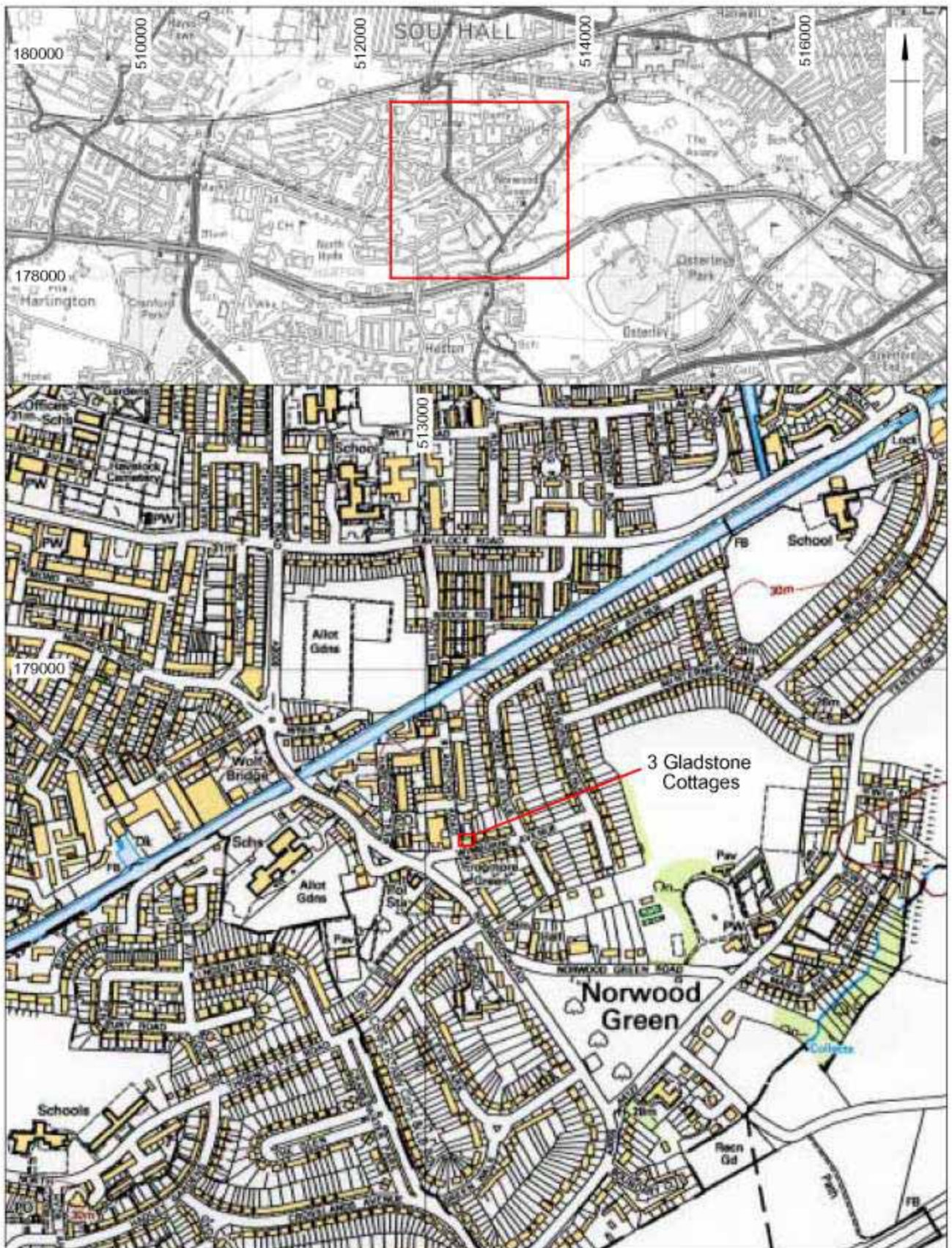
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Wessex Archaeology 2003 *3 Gladstone Cottages, Wimborne Avenue, Southall London Borough of Ealing: Project Design for Building Recording*, Unpublished Report, Ref T8167.01



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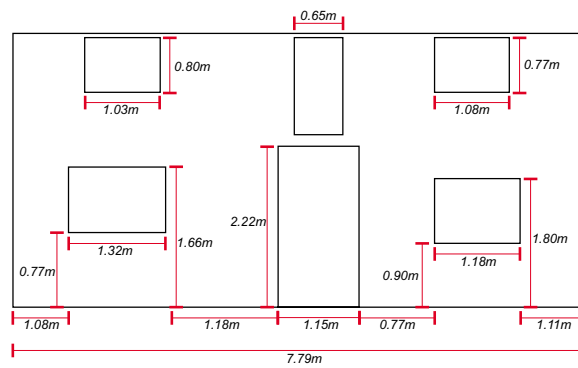


Site location map

Figure 1



Plate 1: Front (south elevation)



Front elevation

Inscribed: PG 1946



Plate 2: Stairwell window detail

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Plate 3: Side (east) elevation

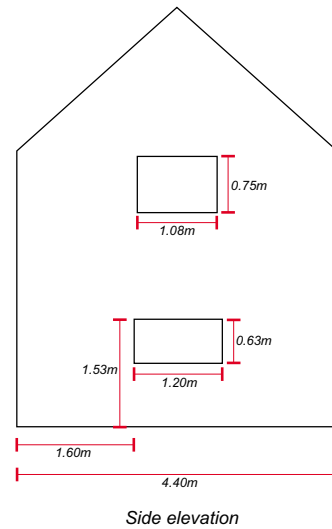
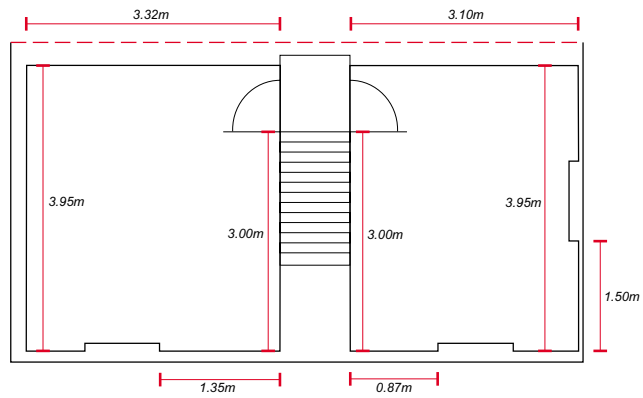
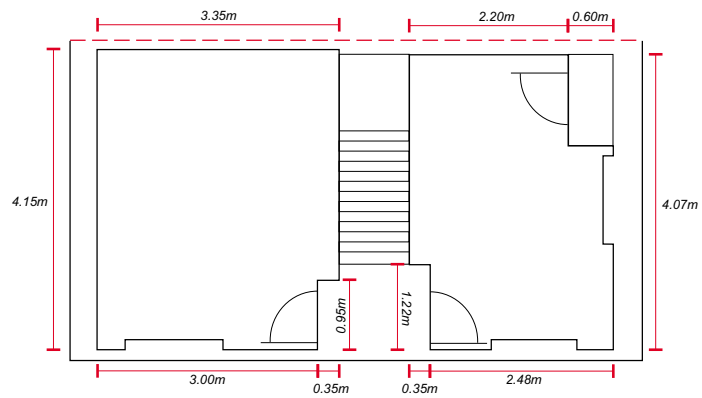


Plate 4: Rear (north) elevation

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FIRST FLOOR PLAN



GROUND FLOOR PLAN


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Figure 4



Plate 5: Western ground floor room - south wall



Plate 6: Eastern ground floor room - south wall



C20th  
engineering  
bricks

Heavy  
timber  
tie-beam

Plate 7: Western first floor room - west wall



Partially  
prepared  
timbers

Plate 8: Western first floor room - roof construction



Partially  
prepared  
timbers

Plate 9: Eastern first floor room - roof construction

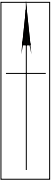


Plate 10: Eastern first floor room - insulation



Plate 11: Eastern first floor room - north wall: wall plate

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Location of  
3 Gladstone Cottages

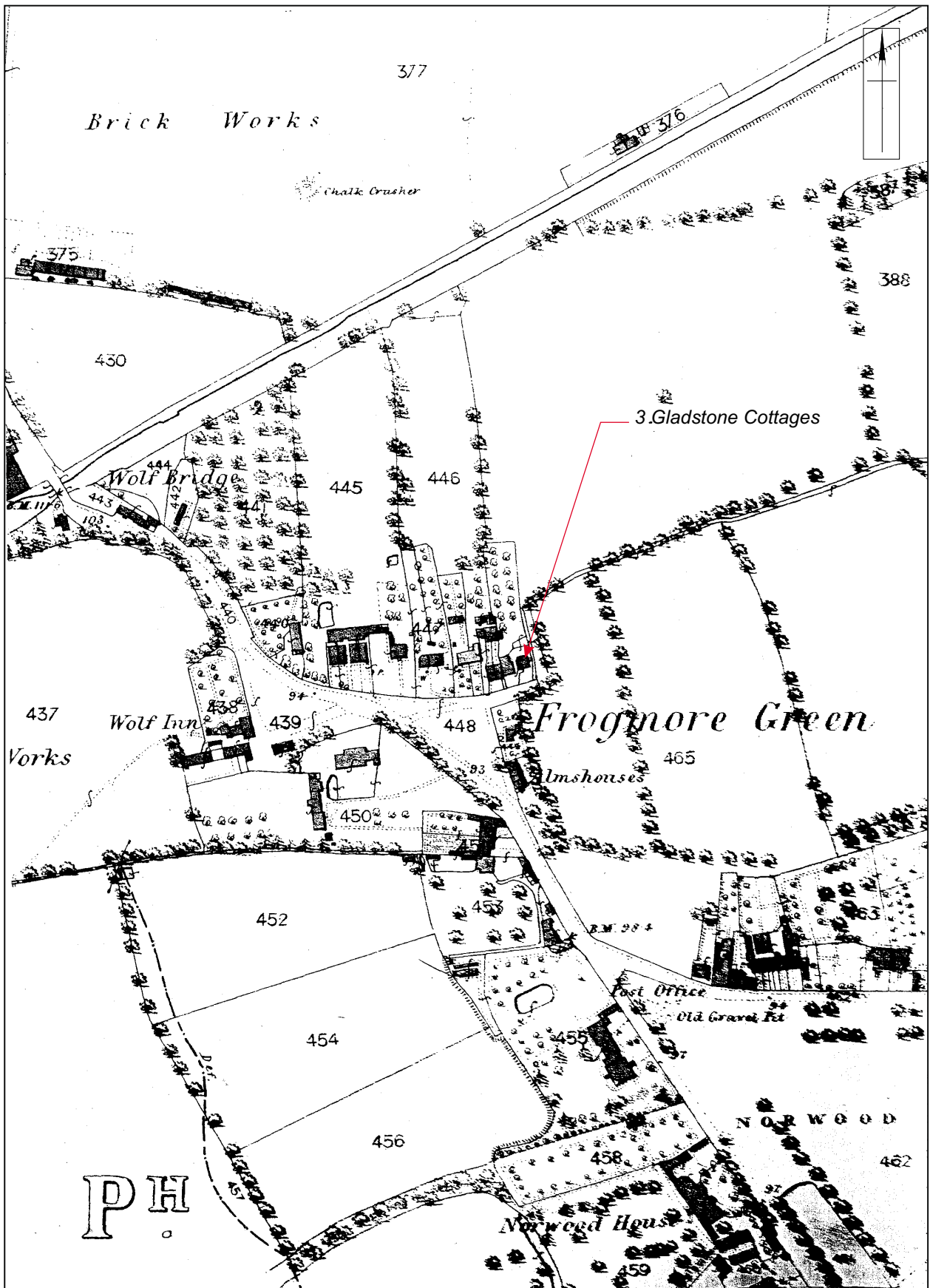
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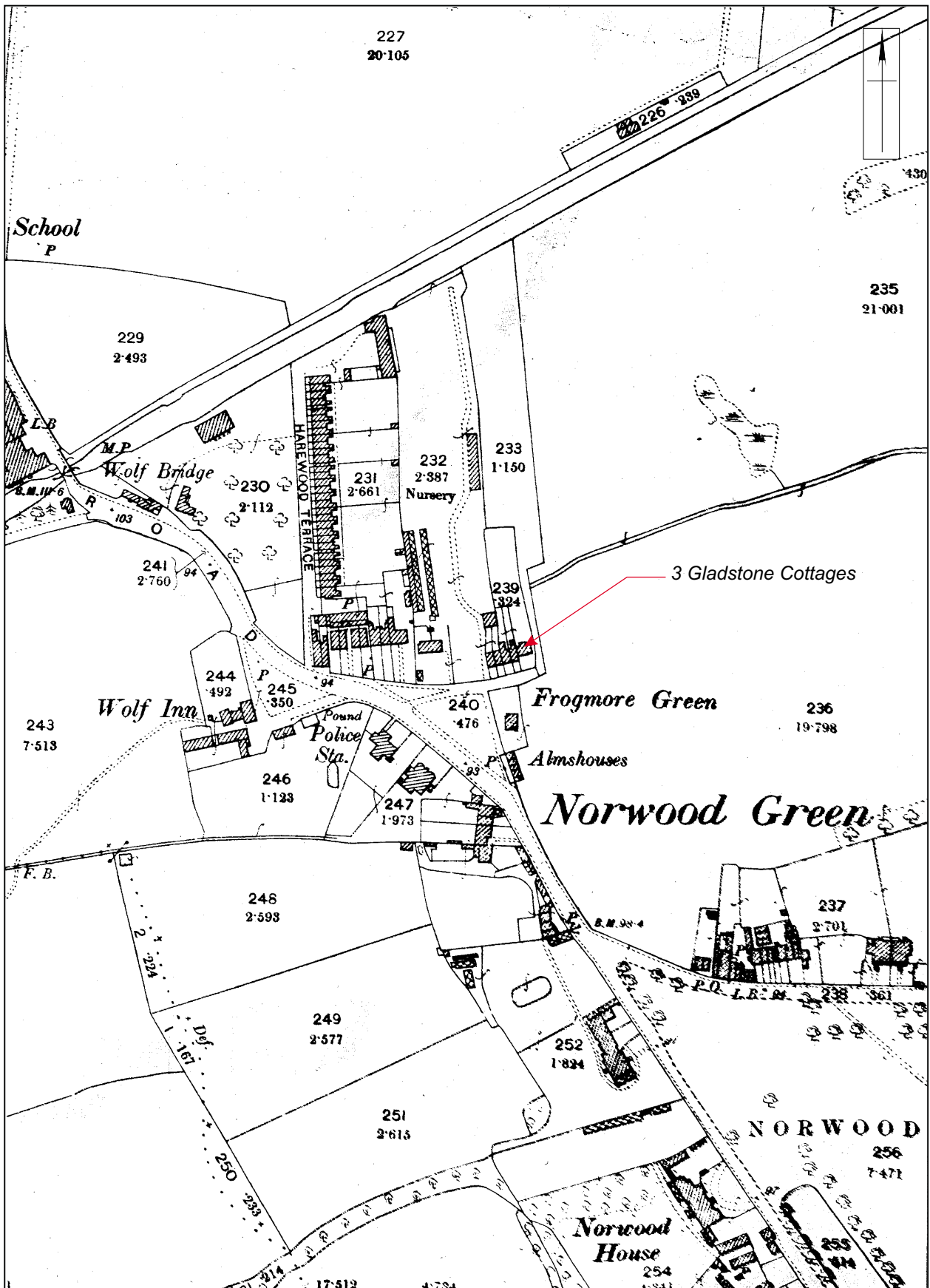






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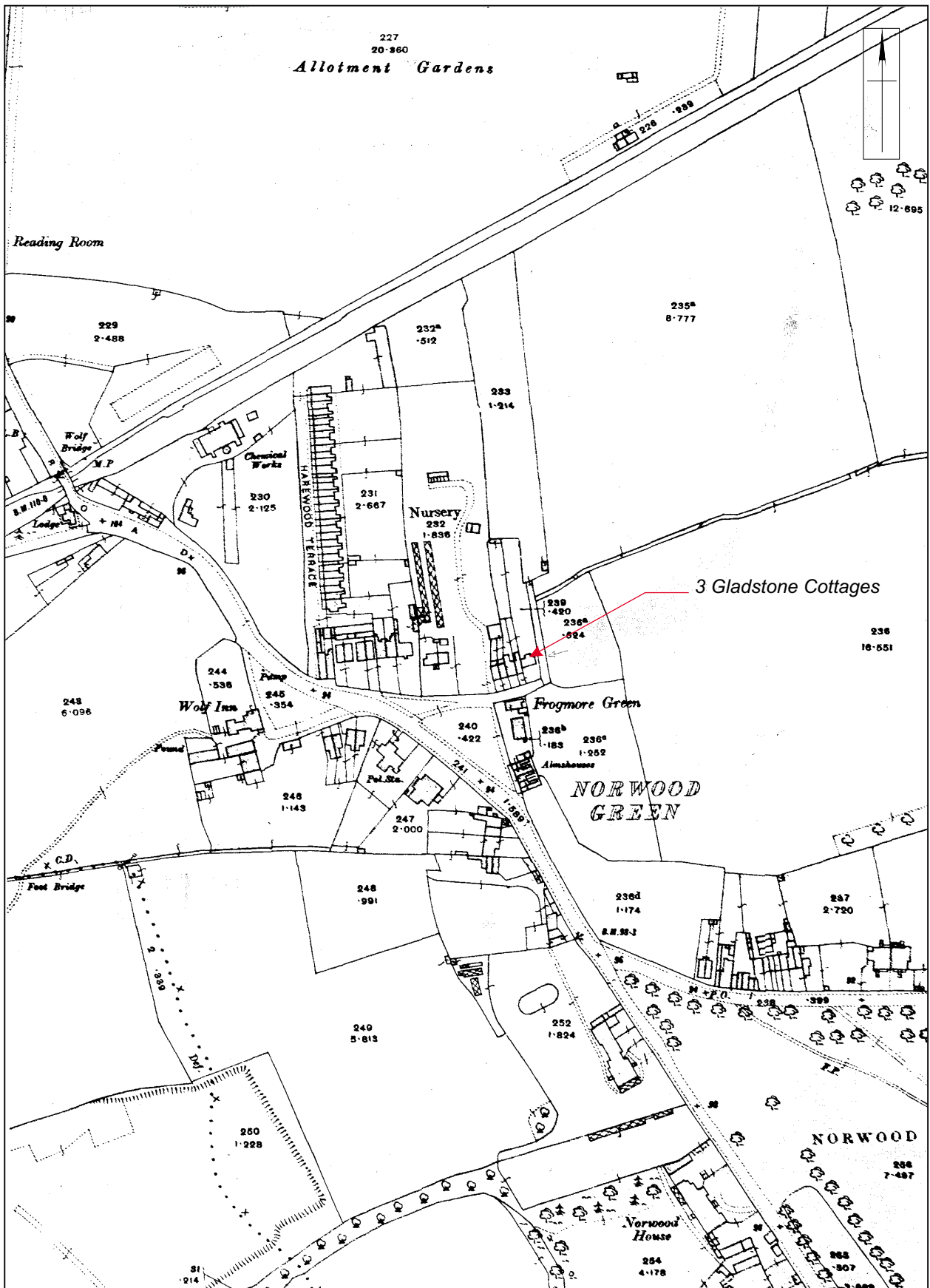
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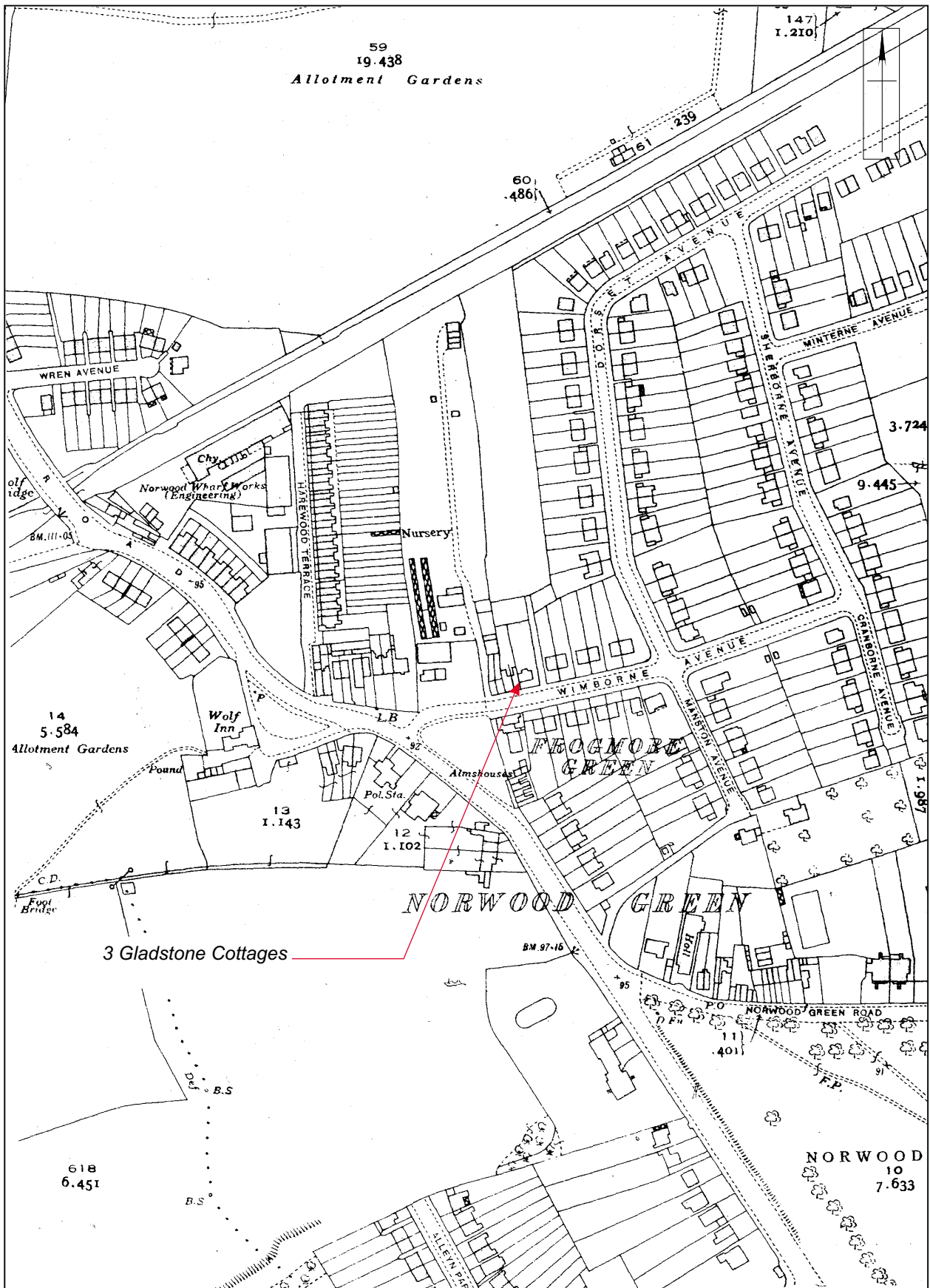
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1914 Ordnance Survey map

Figure 10

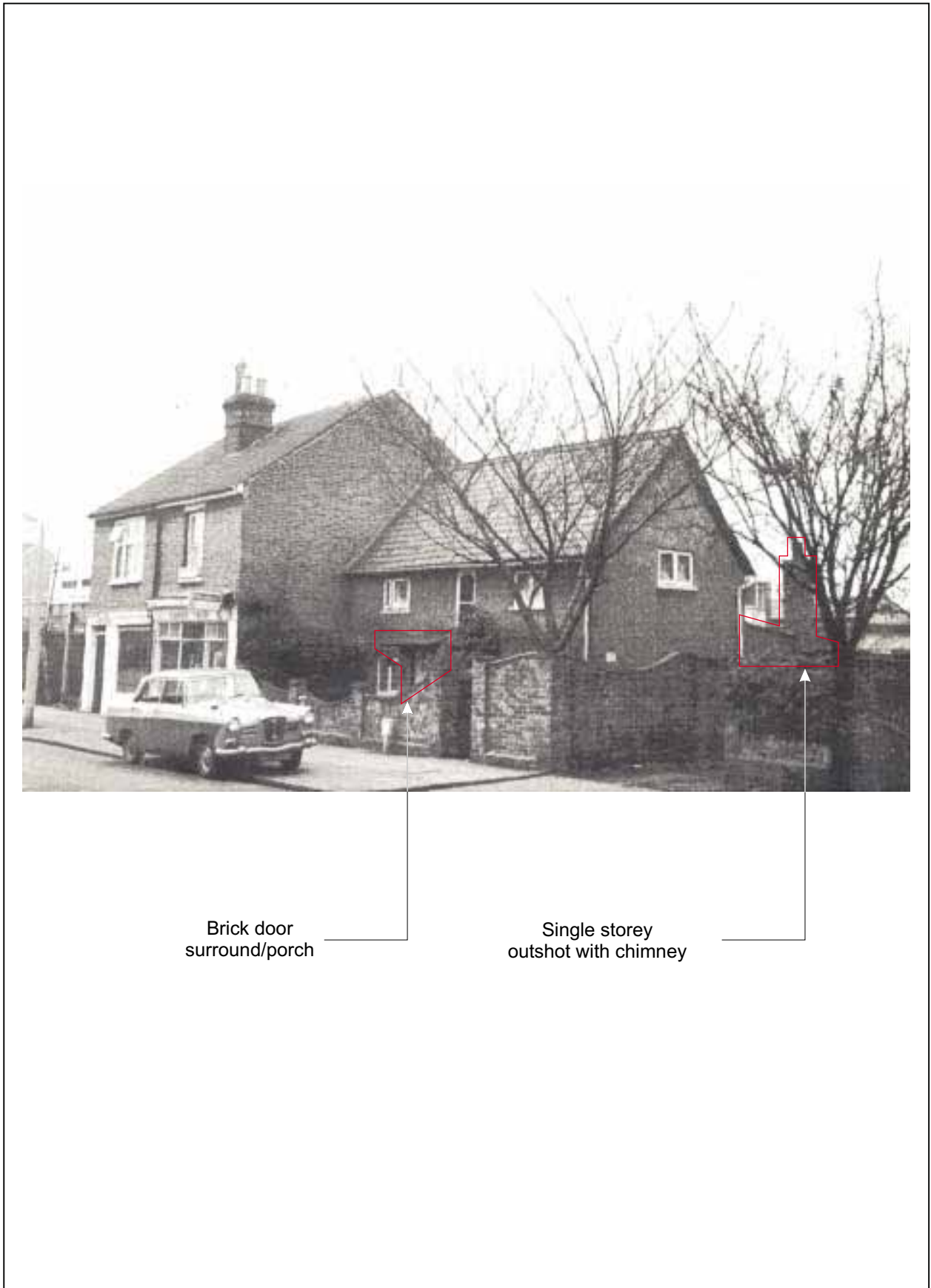


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1935 Ordnance Survey map

Figure 11



Brick door surround/porch

Single storey outshot with chimney

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