

Bishopsgate Goodsyard Plot 5

HERITAGE RECORDING

SCLATER STREET BUILDINGS

March 2024



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ARCHITECTS

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Section 1
64 Sclater Street
Mission Hall

Historical Background

KEY INFORMATION

ADDRESS: 64 Sclater Street, London E1 6HT
NATIONAL GRID REF: TQ337822

BUILDING DATE: 1876

BUILDING FORM: single storey with pitched roof

BUILDING MATERIALITY (EXTERNAL): London stock brick walls

CURRENT USE CLASS: A1 & B1 Retail & Office

PROPOSED USE CLASS: A1 Retail

CONSERVATION AREA: Brick Lane and Fournier Street

STATUTORY DESIGNATION: Not Listed

HISTORY

Given the strongly Protestant background to the silk weaving district it is unsurprising that Nonconformity flourished in Spitalfields and several chapels or meeting-houses were built there during the first half of the eighteenth century. This continued into the 19th century when missionary activity intensified in the East End. In the 1880s and 1890s a great number of middle and upper-class women and men were involved in charity and social work, particularly in the East End slums.

In 1876 a small brick and iron chapel was established in a triangular site at No. 64 Sclater Street behind the walls supporting the Eastern Counties Railway line. The simple brick room behind the G.E.R. station was used by the Christian Brethren for just a few years between 1876 to 1893. This was during the time that the Goodyard was being constructed and many construction workers and labourers would have been on site. The Mission Hall is clearly shown on the Goad Plan of 1890(5). It was a simple structure with a semi-divided area towards the eastern end with a detached toilet building.

Christian Brethren or Plymouth Brethren were Protestant Evangelical Christians who emerged in the 1820s as part of the Assembly Movements. The Brethren were committed to missionary work and this was undoubtedly the reason that they came to Sclater Street in the 1870s. The buildings associated with the Christian Brethren are usually called Gospel Chapels or Gospel Halls and are simple structures with little ornamentation. Sclater Street Mission Chapel has foliate Victorian cast iron roof brackets and lancet windows.

By the turn of the 20th century the premises at No. 64 were in use as a monumental masons. At various times in the 20th century No. 64 was used as a wood yard, plywood store (associated with the nearby Shoreditch furniture trade) and for the sale of second-hand fabrics. By 1938, the former chapel had been incorporated into a roofed enclosure that extended to cover the whole triangular site abutting on the Goodyard. From c.1980, Abco Wiping Cloths & Janitorial Supplies who dealt in second hand textiles, occupied the mission church until recent times.

EXISTING BUILDING

The existing building sits between the old Goodyard Station brick wall and a modern brick wall that fronts Sclater Street. The empty space West and East of the Mission Hall have also been enclosed and covered. Therefore, most of the external walls are covered and not accessible. The roof finish is not visible either, as it is covered by corrugated metal sheets.

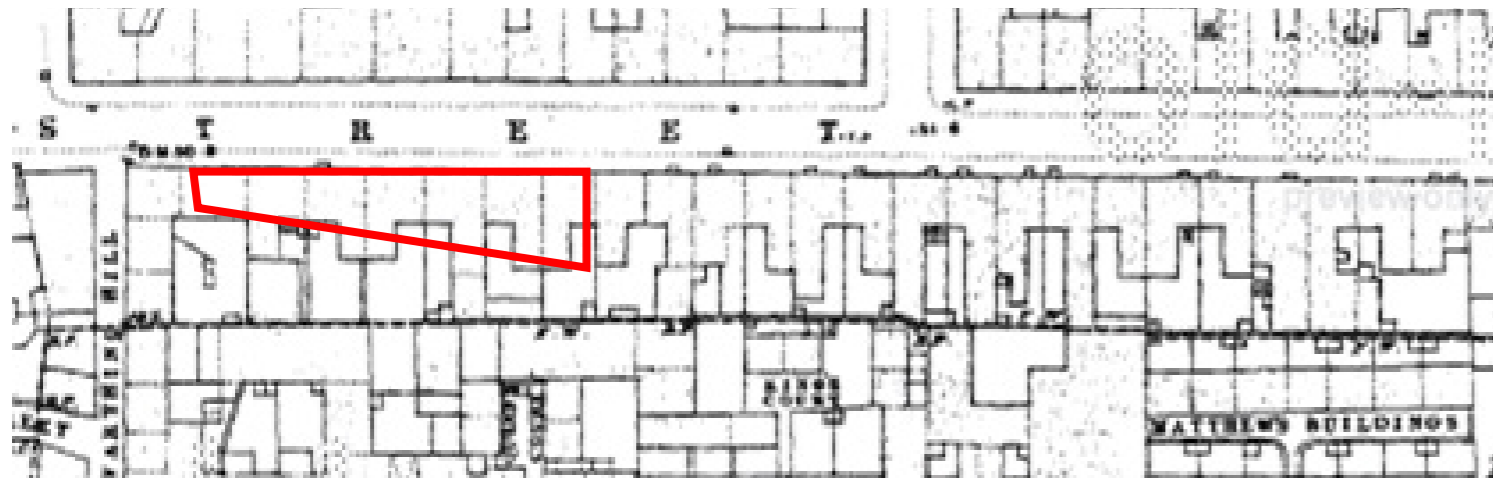
Internally, the Mission Hall is of simple shape. A modern set of partition walls divide the space to create an enclosure at the North West corner of the Mission Hall. Mezzanines have been inserted at both ends of the Mission Hall. The Western one features timber boards, and some bead and butt wall panelling. Various old and modern fittings are still present. The main features of the internal space are the original foliate Victorian cast iron trusses, which are in good condition, albeit showing signs of rust. A large opening has been created to the west gable providing access to the covered bit of land adjacent to the Mission Hall. A modern set of double doors has been inserted in the middle of the North Elevation.

Most of the original brick walls are either covered by modern plasterboard or modern render, or painted white. Small parts of fallen off render, expose the yellow London stock brickwork. The original lancet windows are bricked up on the North facade, and boarded up on the South facade.

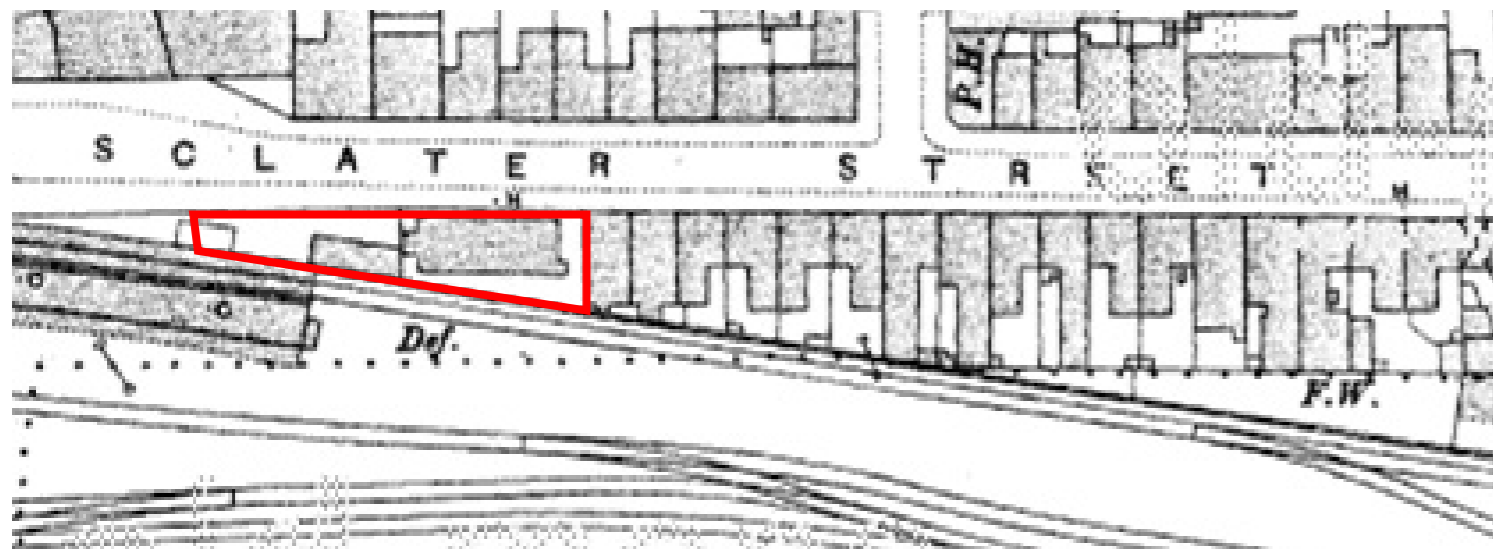
The original floor finish is not visible as it is covered with plywood sheets.

Historical maps

- 1—OS map from 1876
- 2—OS map from 1915
- 3—extract from the bomb damage map 1945 showing the Mission Mission Hall unaffected
- 4—OS map from 1940-1960 showing the conversion of the Mission Hall building into storage facilities.
- 5—Goad plan extract of 1958 when the former mission Mission Hall was converted to a plywood store.



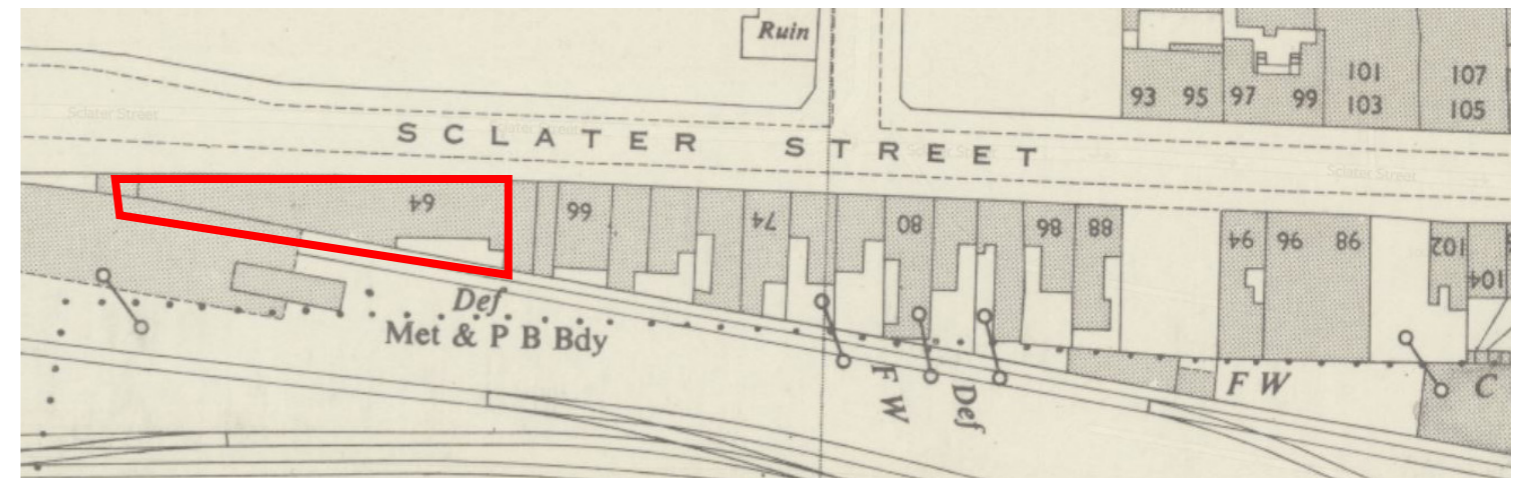
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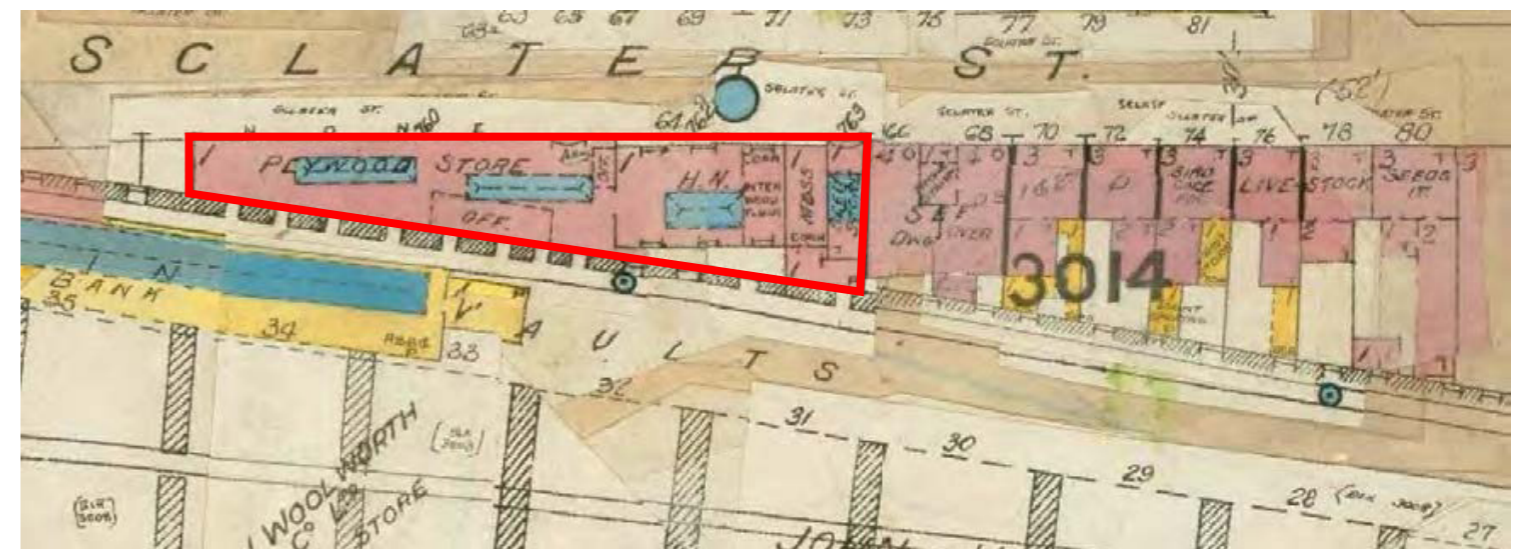
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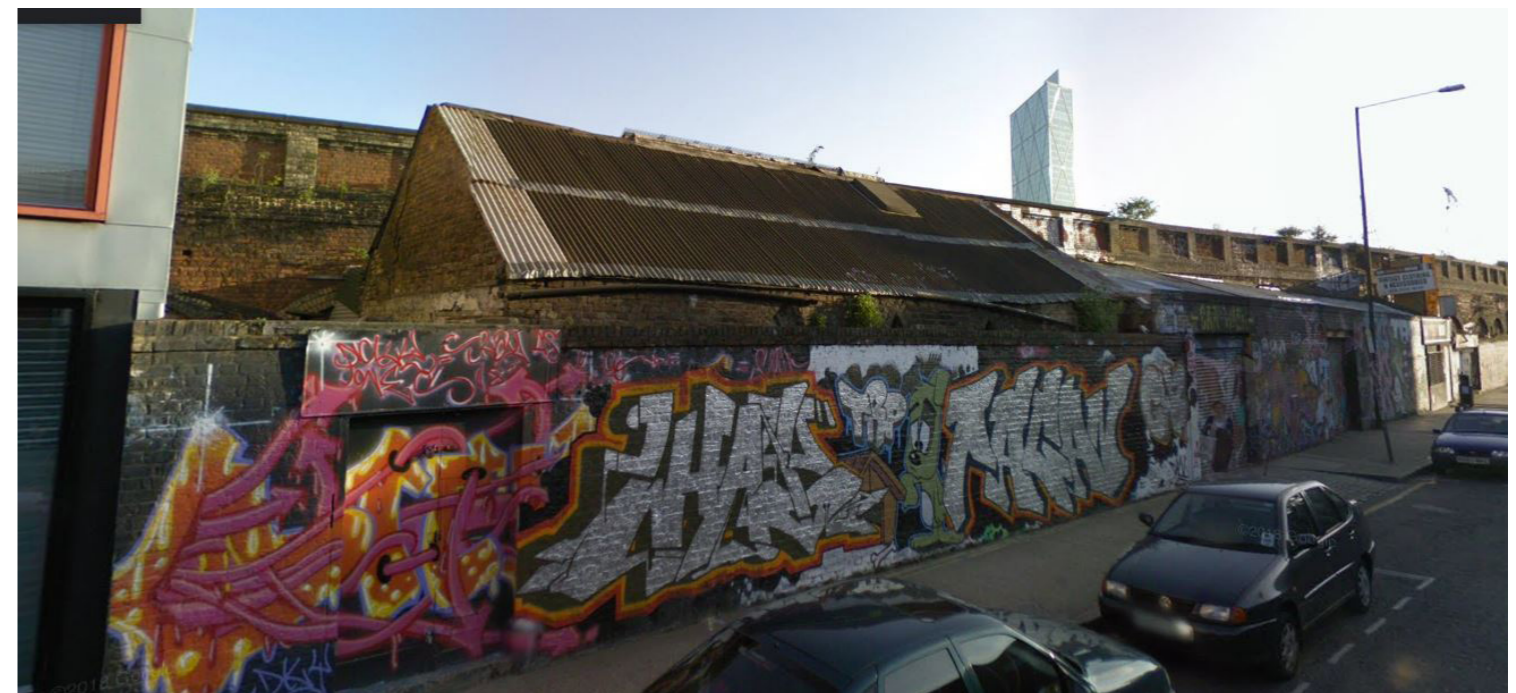
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Historical photography of the building

- 1—The Rear wall of the Mission Hall with the Goodsyard boundary wall to the left.
- 2—Street level view of the Mission Hall from 2008



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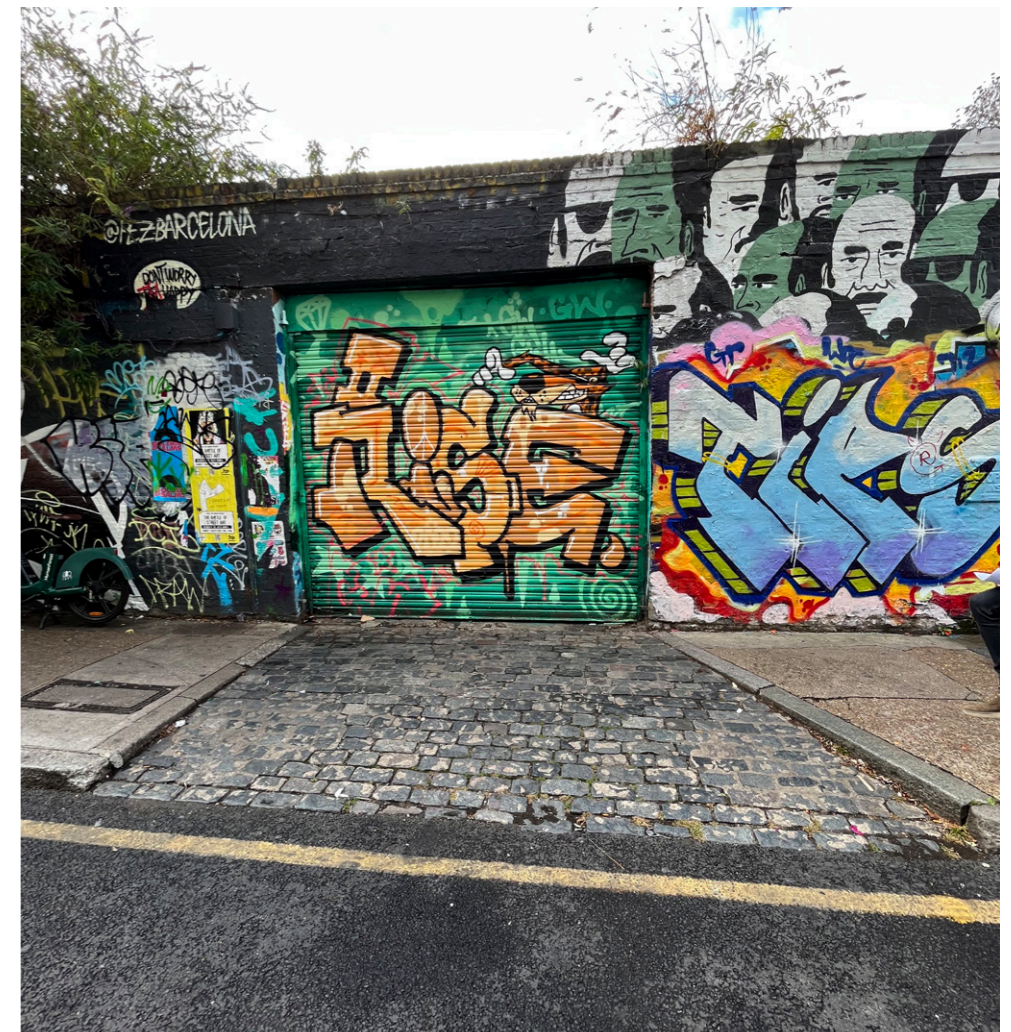
Photographical record of existing building Front / North Elevation

- 1—General view of the Mission Hall as seen from street level.
- 2—cobbled dropped kerb to the Western end of the Mission Hall.

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02



Photographical record of existing building Rear / South Elevation

3—South elevation of the Mission Hall seen on the right, with the old brick wall from the Goodsyard Station on the left. Various modern elements fitted on the Mission Hall facade, with part of the brickwork painted in white.

4—detail shot of the lancet window on the right hand side of the facade, with metal grilles fitted on the outside. Timber window frame visible, but boarded up on the inside. External cill is missing.

5—detail shot of the lancet window on the left hand side of the facade, with metal grilles fitted on the outside. External cill, window glass and frame are missing.



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Photographical record of existing building East Elevation

- 6—East elevation of the Mission Hall seen on the left hand side of the image. Brickwork has been painted white, with various modern items fitted onto the wall.
- 7—detail image of the modern door which leads to a reconfigured toilet area.
- 8—detail image of the brick pier that marks the South East corner of the Mission Hall. Water ingress visible at high level, which damaged the paintwork.
- 9—original wall recess into facade wall, with modern shelves fitted inside.
- 10—modern fittings installed onto brickwall.
- 11—metal plates fixed through wall - potentially original.



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Photographical record of existing building West Elevation

- 12—West elevation of the Mission Hall seen in background. Original brickwork has been rendered over and painted white. Original opening within this facade has been widened, through a steel beam spanning the opening.
- 13—detail image of an unoriginal opening in the North West corner of the facade.
- 14—modern conduits fitted on to the facade. pipework penetrating facade.
- 15—detail image of old switches.



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16—Internal space looking East.
17—image of the roof with original iron trusses and timber roof panels.
18—detail image of the original Victorian foliate cast iron trusses.
19—image of the space and roof looking West.



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20—South wall seen from the inside, featuring the lancet windows boarded up. The original brickwork mostly rendered over and painted white. Modern fittings fixed to the wall. Sign of damp areas in the South Western corner of the Mission Hall (right hand side of the image).
21—image of the modern enclosed wall, featuring the exposed original brickwork which has been painted white.
22—detail image of one of the lancet windows, with original window cill and glass missing.
23—detail image of one of the lancet windows, with signs of damp area on the right hand side. Original internal sill missing, and window frame and glass missing.
24—detail image of the window reveal showing timber within brickwork damaged at the exposed end.



20



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25—original metalwork item
 26—modern opening towards Sclater Street- Original brickwork mostly rendered over and painted white. Colour of brickwork visible where render has fallen off - brickwork seems to be yellow London stock bricks, with horizontal timber beams strengthening the walls.
 27—detail image of old pendant rose.
 28— original metalwork item with timber bead and butt anelling behind.
 29— original metalwork item.
 30—main entrance into the Mission Hall through the East facade, with modern timber door frame and concrete lintel over.
 31—brick wall in corner rendered over with drainage pipe at low level, penetrating through the floor.



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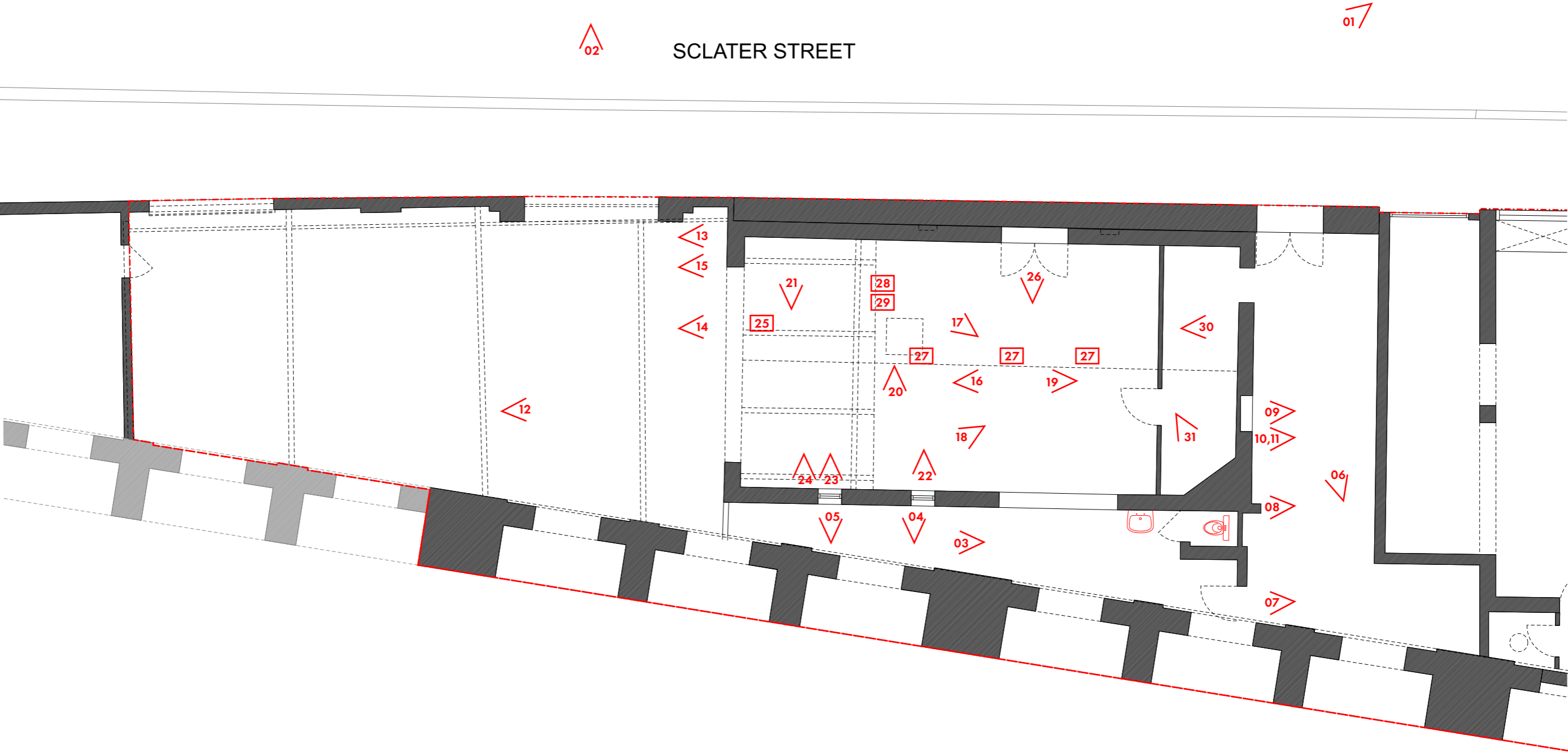


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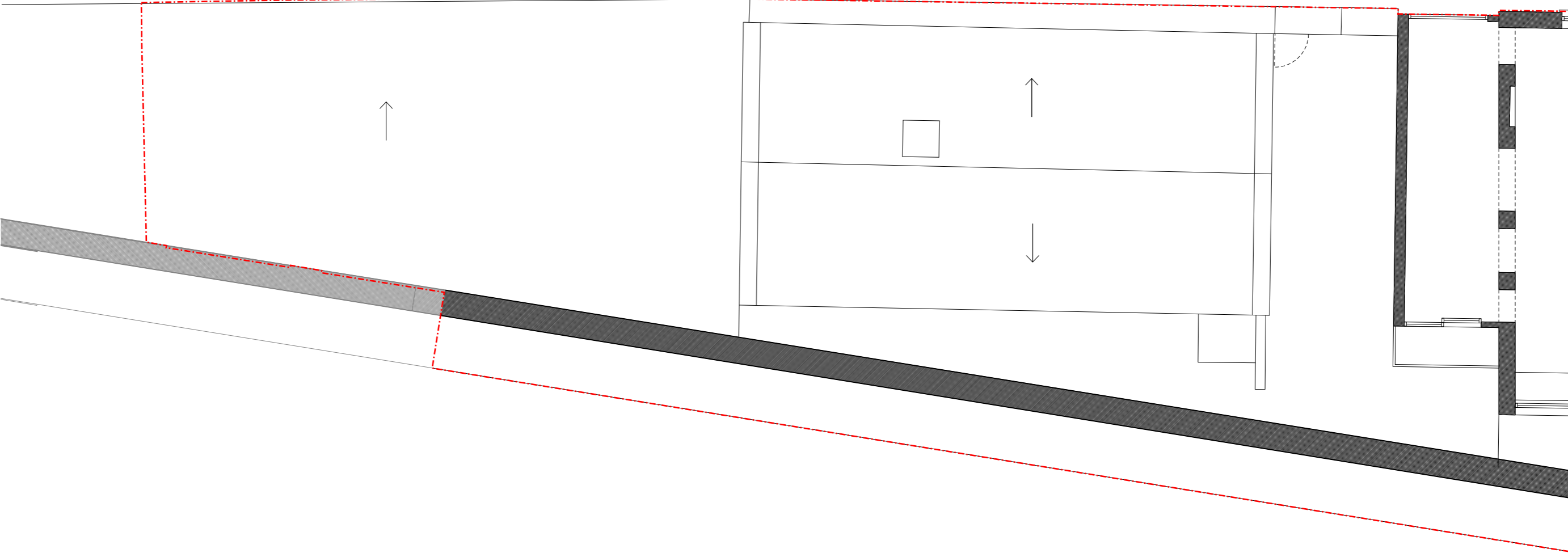


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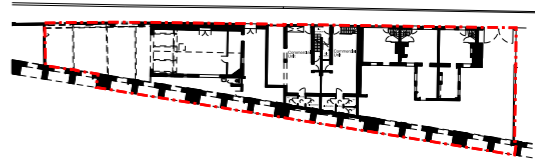
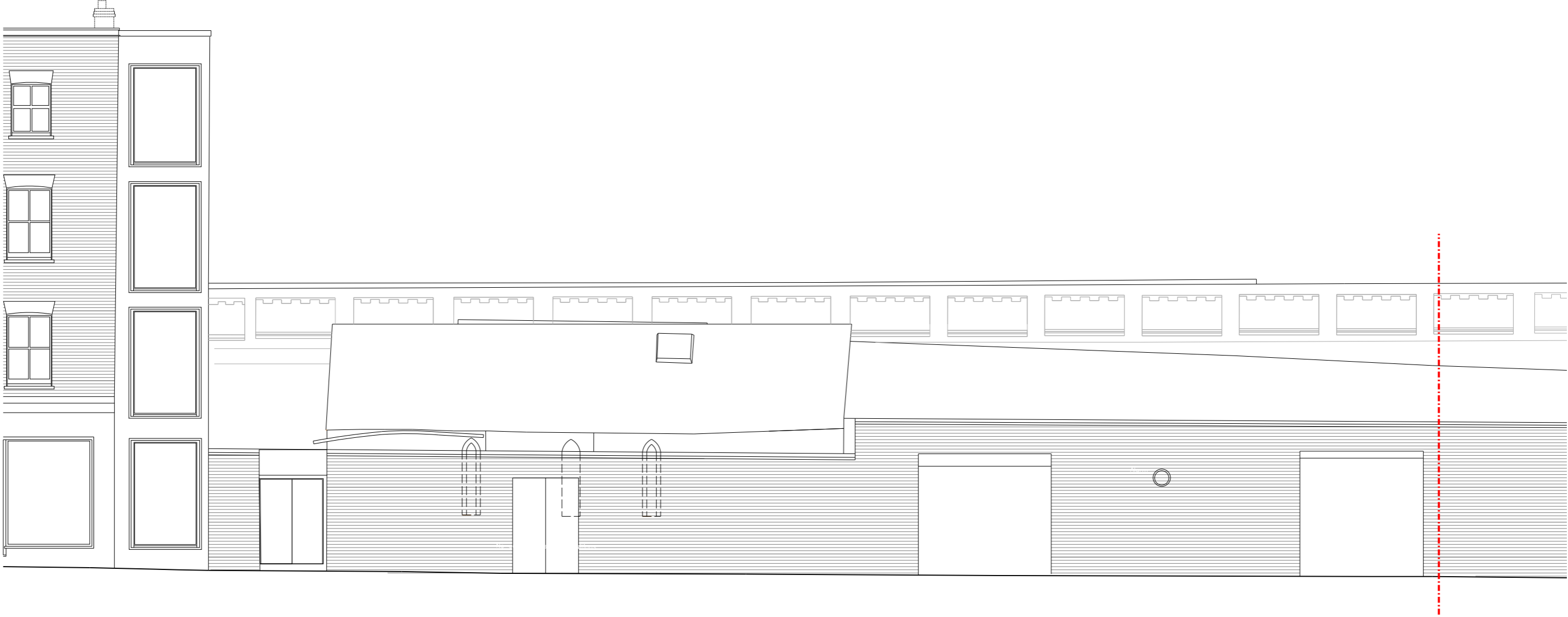
Existing Ground Floor Plan



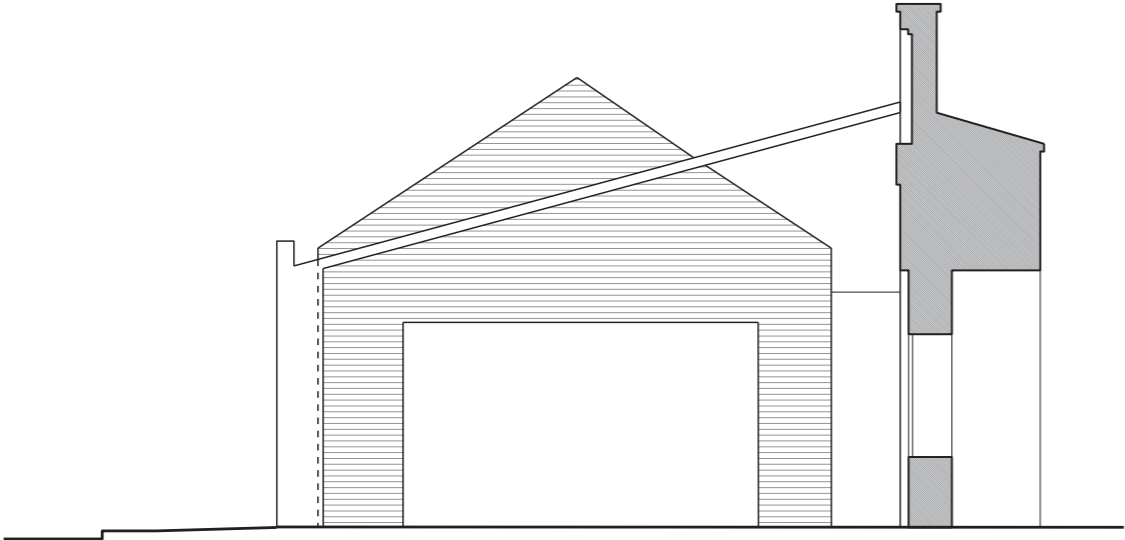
Existing Roof Plan



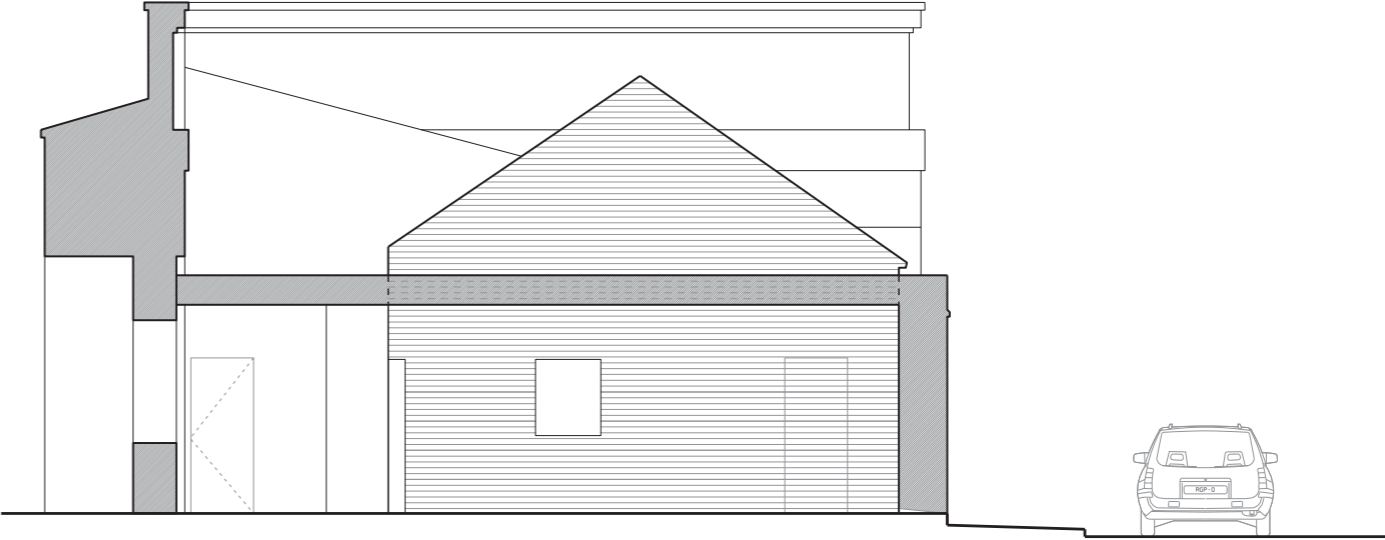
Existing Sclater Street Elevation



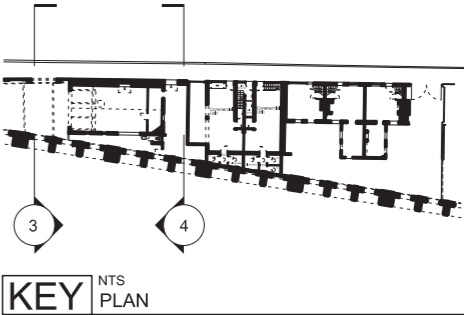
Existing West & East Elevations



1 1:50 @ A1/ 1:100 @ A3
EXISTING WEST ELEVATION - 3

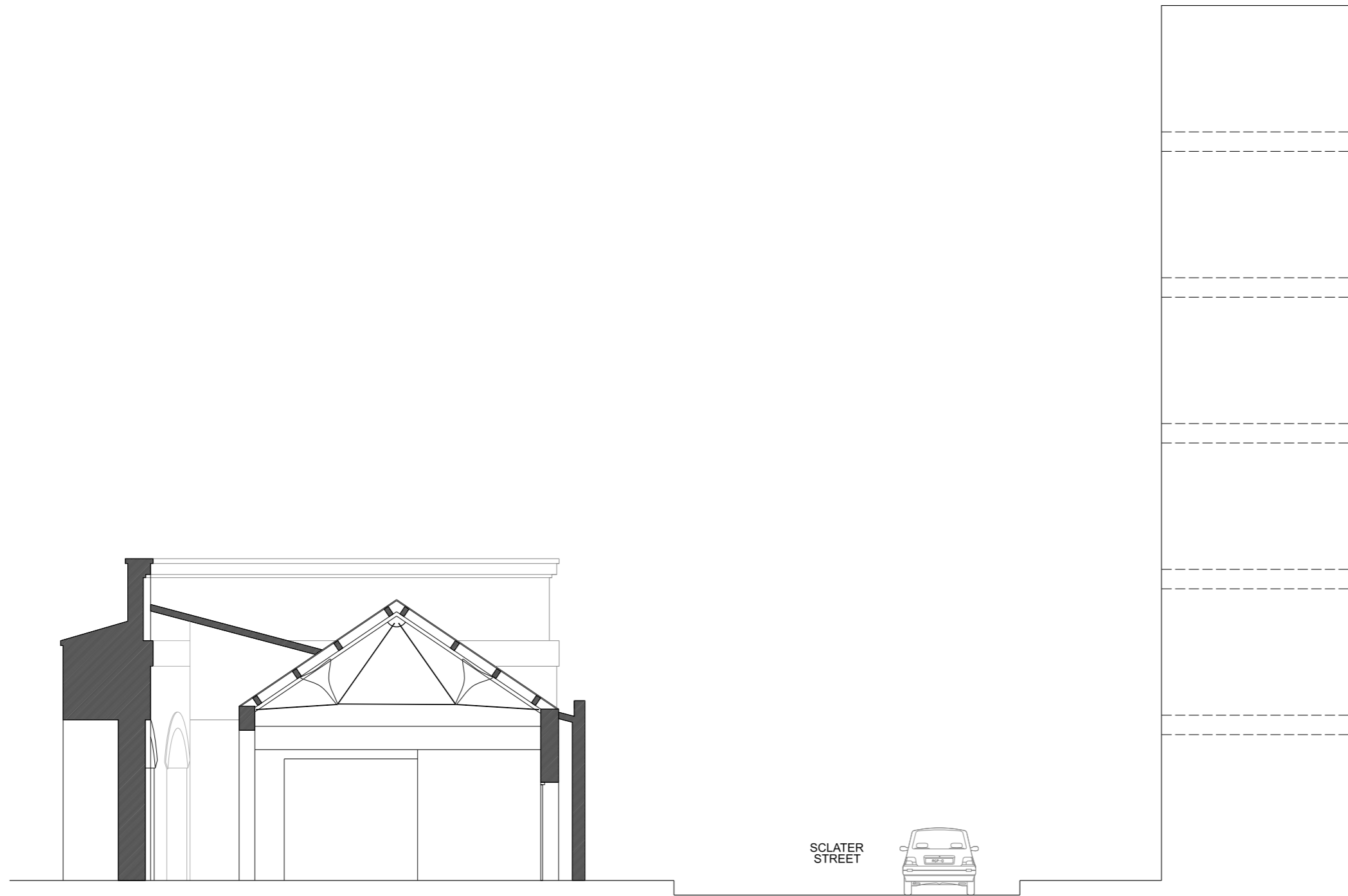


1 1:50 @ A1/ 1:100 @ A3
EXISTING EAST ELEVATION - 4

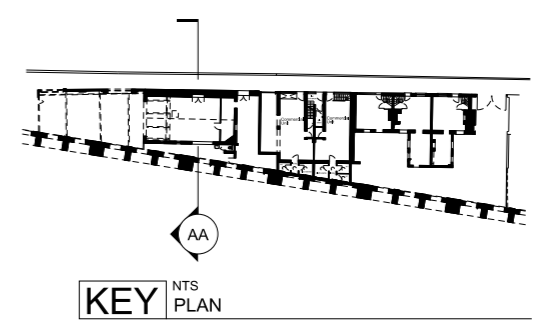


KEY NTS
PLAN

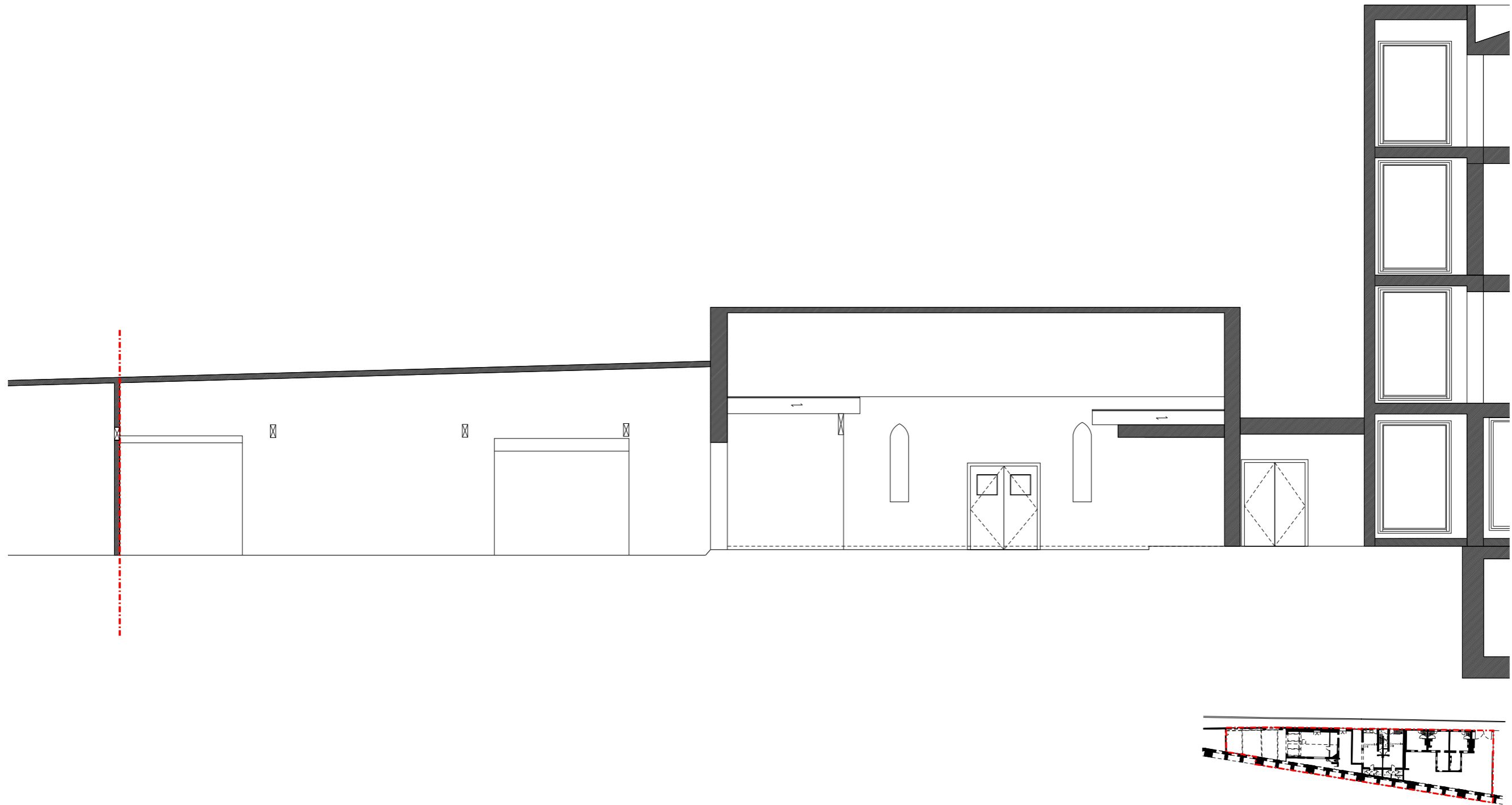
Existing Section Through



1 1:50 @ A1/ 1:100 @ A3
EXISTING SECTION AA - THROUGH CHAPEL



Existing Section Through



Section 2
66-69 Sclater Street
The 'Victorian Building'

Historical Background

KEY INFORMATION

ADDRESS: 66-69 Sclater Street, London E1 6HR
NATIONAL GRID REF: TQ337822

BUILDING DATE: 1877

BUILDING FORM: four storey + basement. pitched roof behind parapet. Modern extension to the rear with flat roof and stepped balconies.

BUILDING MATERIALITY (EXTERNAL): London stock brickwork walls with red brick banding and gauged window arches. Timber shopfront at street level. Render and timber panels to rear facade. Modern side and rear extension in London stock brickwork and metal cladding.

CURRENT USE CLASS: A1 & B1 Office & Retail at ground and basement level. C3 Dwelling House at upper floors

PROPOSED USE CLASS: A1 & B1 Office & Retail at ground and basement level. C3 Dwelling House at upper floors

CONSERVATION AREA: Brick Lane and Fournier Street
STATUTORY DESIGNATION: Not Listed

HISTORY

No. 66-68 Sclater Street is referred to in this document as the 'Victorian building'. This building, with a date plaque of 1877 was constructed after the earlier 18th/19th century buildings at the western end of the street were demolished in order to accommodate enlarged railway sidings.

The form of the building, with a central stone flight of stairs, would suggest it was built as flats or rented rooms rather than as a single family house. It had a shop unit at ground floor. In more recent times, it has been extended to the rear and side and has had a new roof added.

EXISTING BUILDING

The North and East elevations of the Victorian building have yellow London stock brickwork. The rear is covered by modern render and panels of timber cladding.

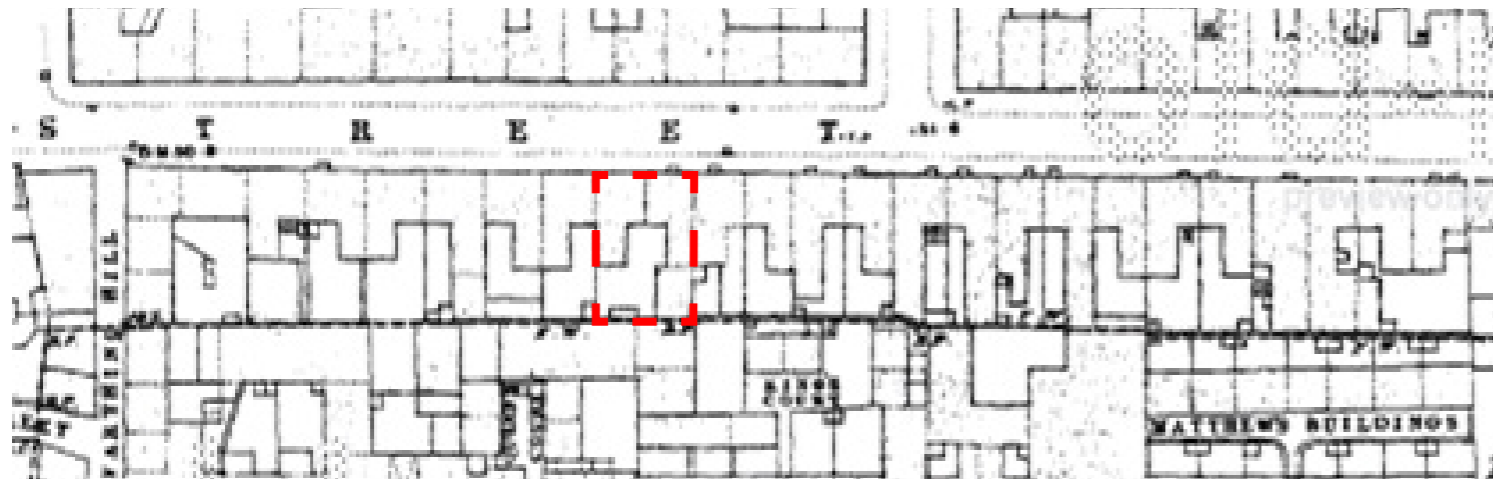
The front facade features Victorian 2 over 2 timber sash windows. They have gauged segmental red brick arches and concrete cills. The front facade also features red and blue brick banding at window head and cill level. There is an original plaque on the brickwork, in the recessed part of the building, at first floor, which marks the year in which the building was built.

The empty spaces on the southern and western sides between Victorian building, the Goodsyard Station Brick wall and the Mission Hall (74 Sclater Street) have been enclosed and covered. The walls inside this space are painted white.

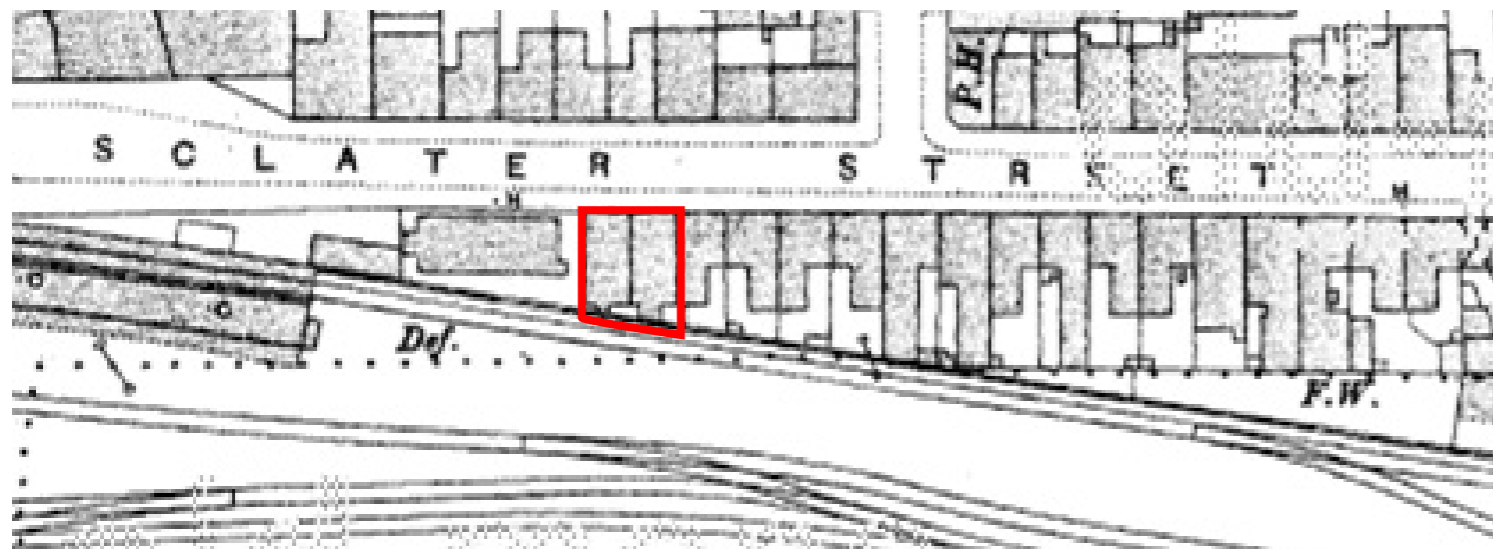
On the West elevation there is a modern extension with balconies on the rear side. The North Elevation has timber shopfronts at ground floor that has not been preserved, and is currently boarded up.

Historical maps

- 1—OS map from 1876 without the Victorian building on it.
- 2—OS map from 1915
- 3—extract from the bomb damage map 1945
- 4—OS map from 1940-1960.
- 5—Goad plan extract of 1958



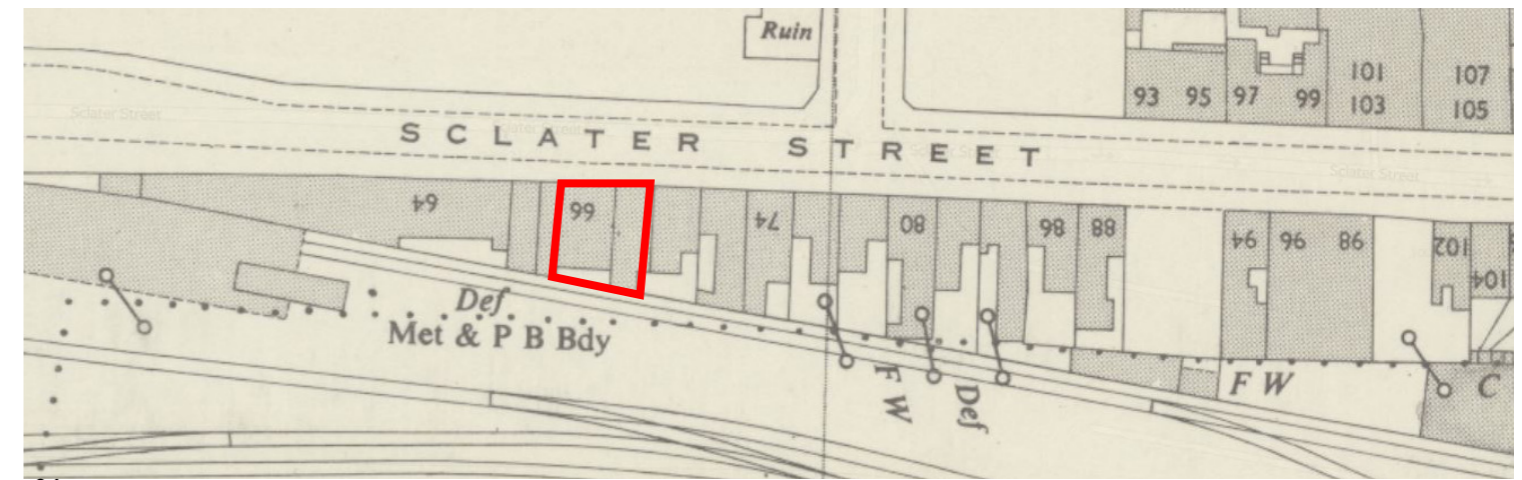
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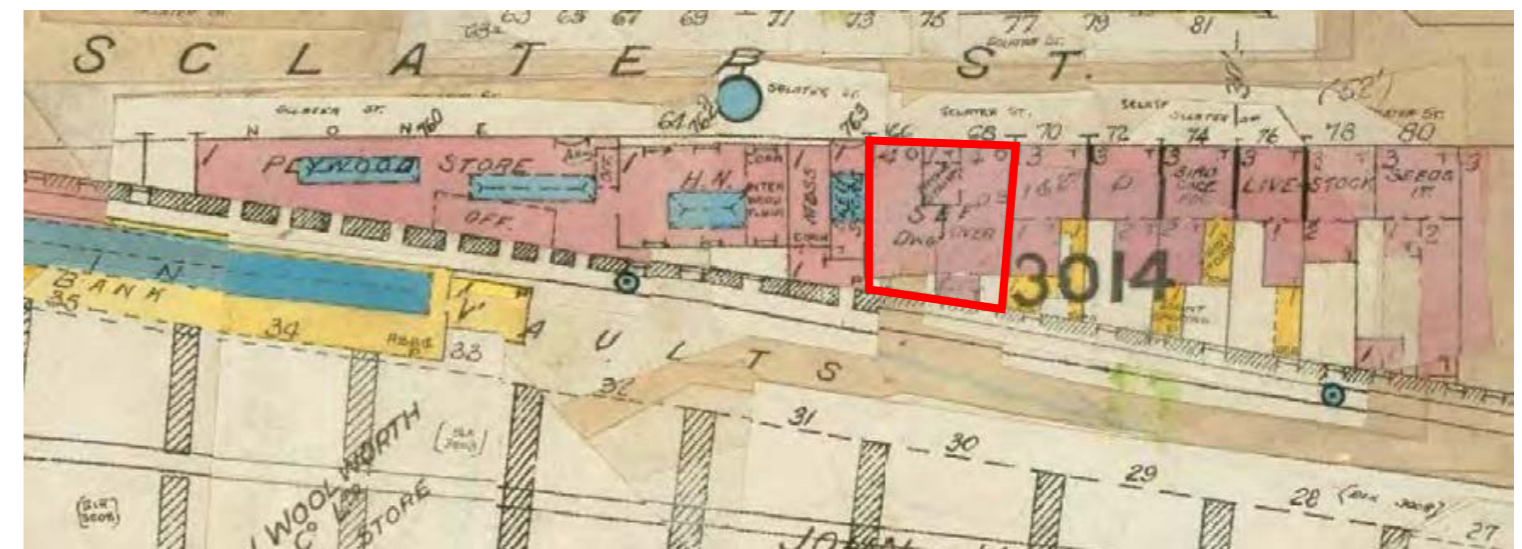
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Historical photography of the building

- 1—Nos 66-74 Sclater Street view from 2000.
- 2— No 66 Sclater Street view from 2008 with a new extension on the right.
- 3— Nos 70-74 Sclater Steet view From 1970s.



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Photographical record of existing building Front / North Elevation

- 1—General view of the Victorian building and the Cottages on the left from street level.
- 2—Elevation view of the building.
- 3—Year of construction sign.



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02



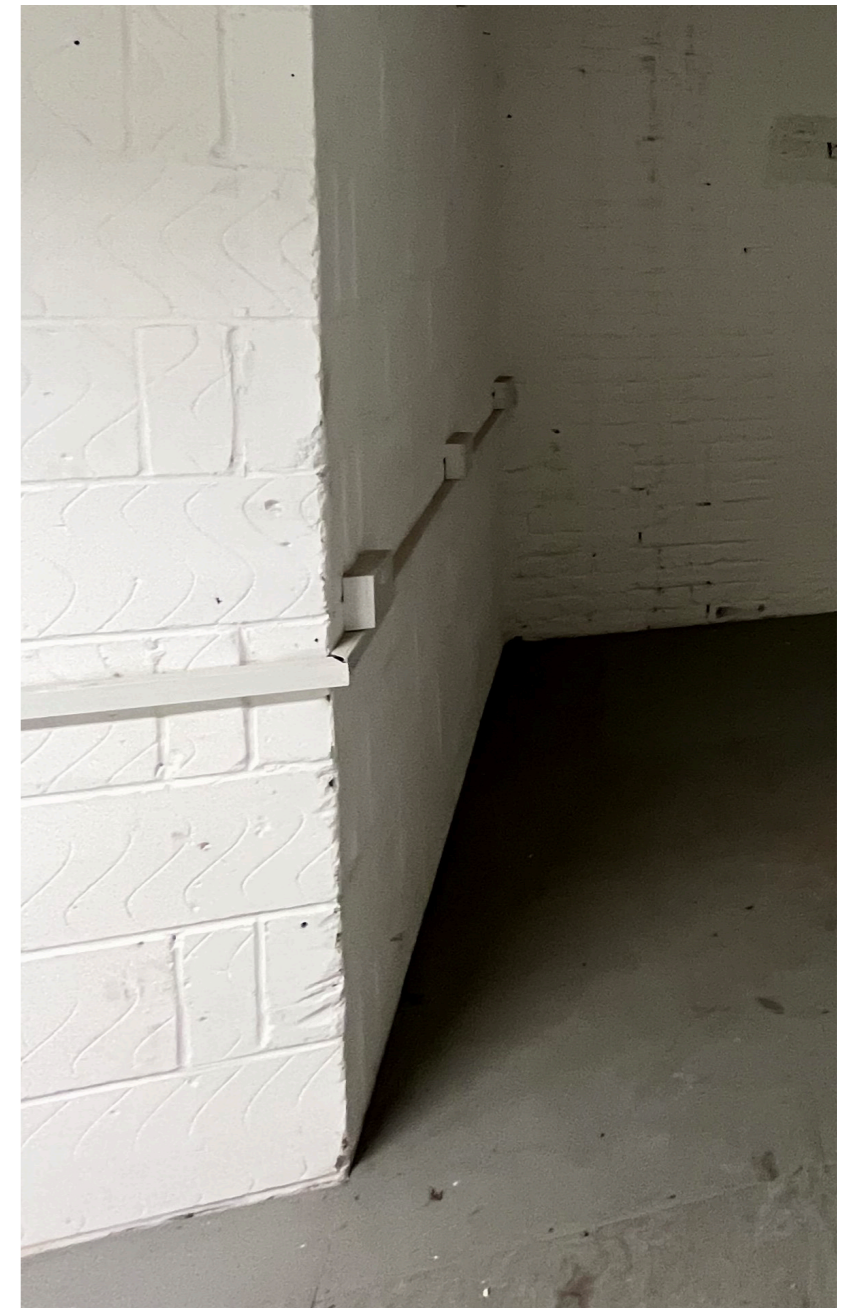
03

Photographical record of existing building Rear / South Elevation

- 4—South elevation of the Victorian building, with the old brick wall from the Goodsyrd Station on the left.
- 5—Rear elevation inside the extension with modern electrical supplies.



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Photographical record of existing building East Elevation

6-7—East elevation of the Victorian building with the part of the Cottages on the right.
8— East elevation shows timber cladding and balconies.



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Photographical record of existing building West Elevation

8-9—the Victorian building inside the extension seen on the right hand side of the image. Brickwork has been painted white, with modern electrical supplies and panels.
10—West elevation of the Victorian building from the street view.



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Existing Ground Floor Plan

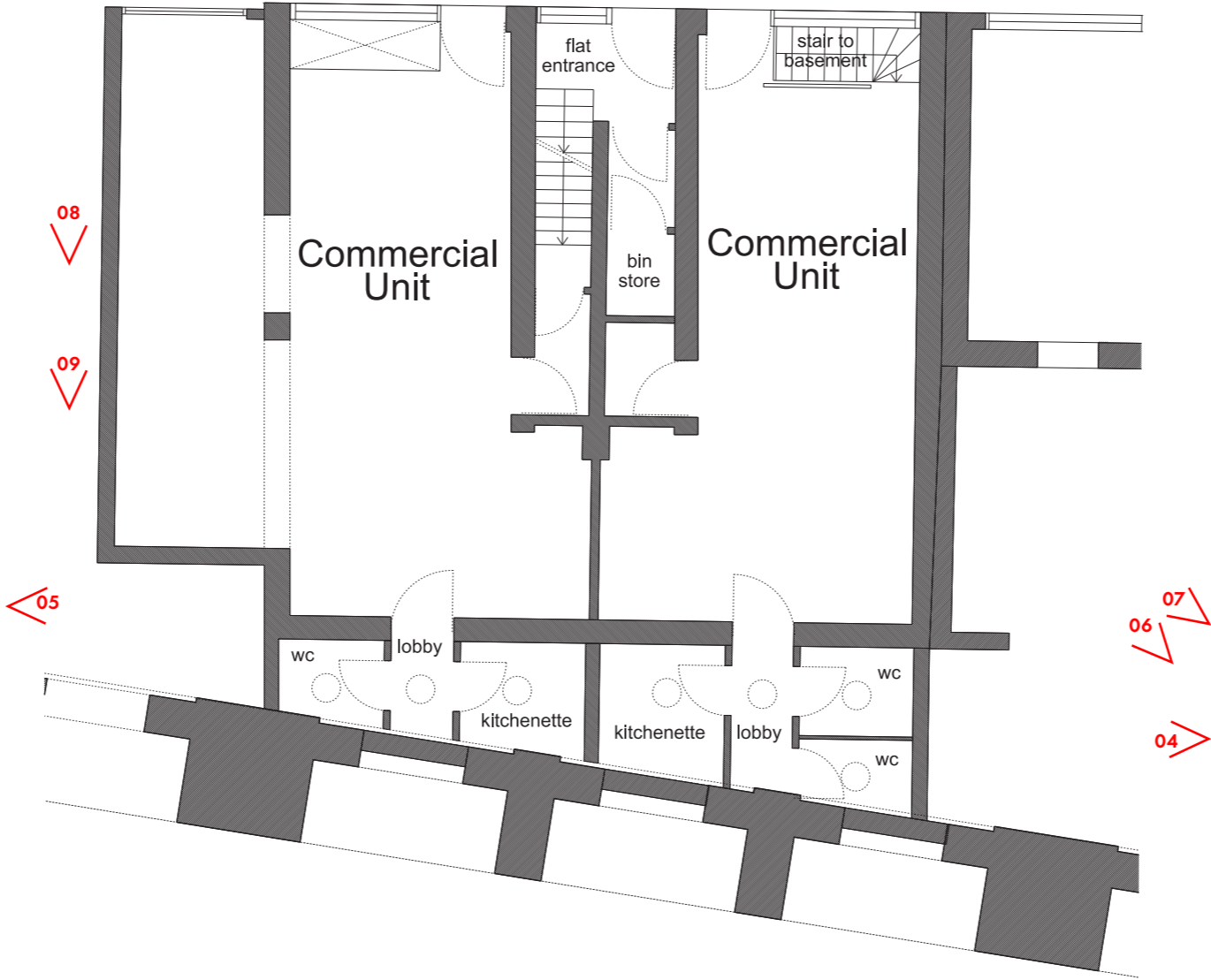
SCLATER STREET

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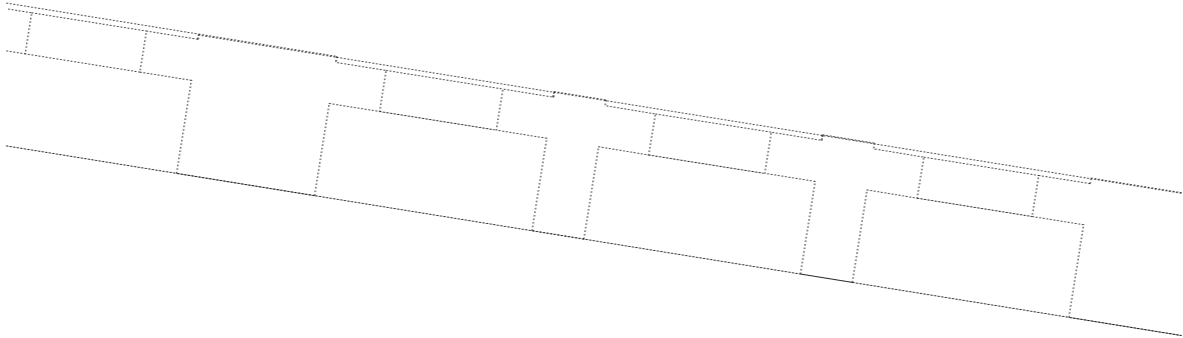
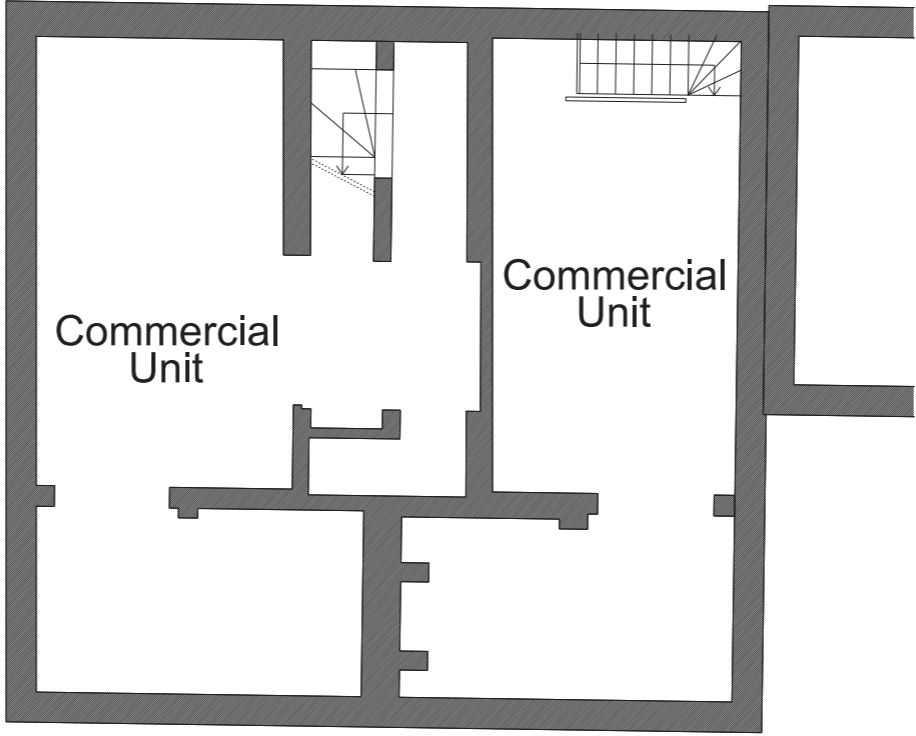
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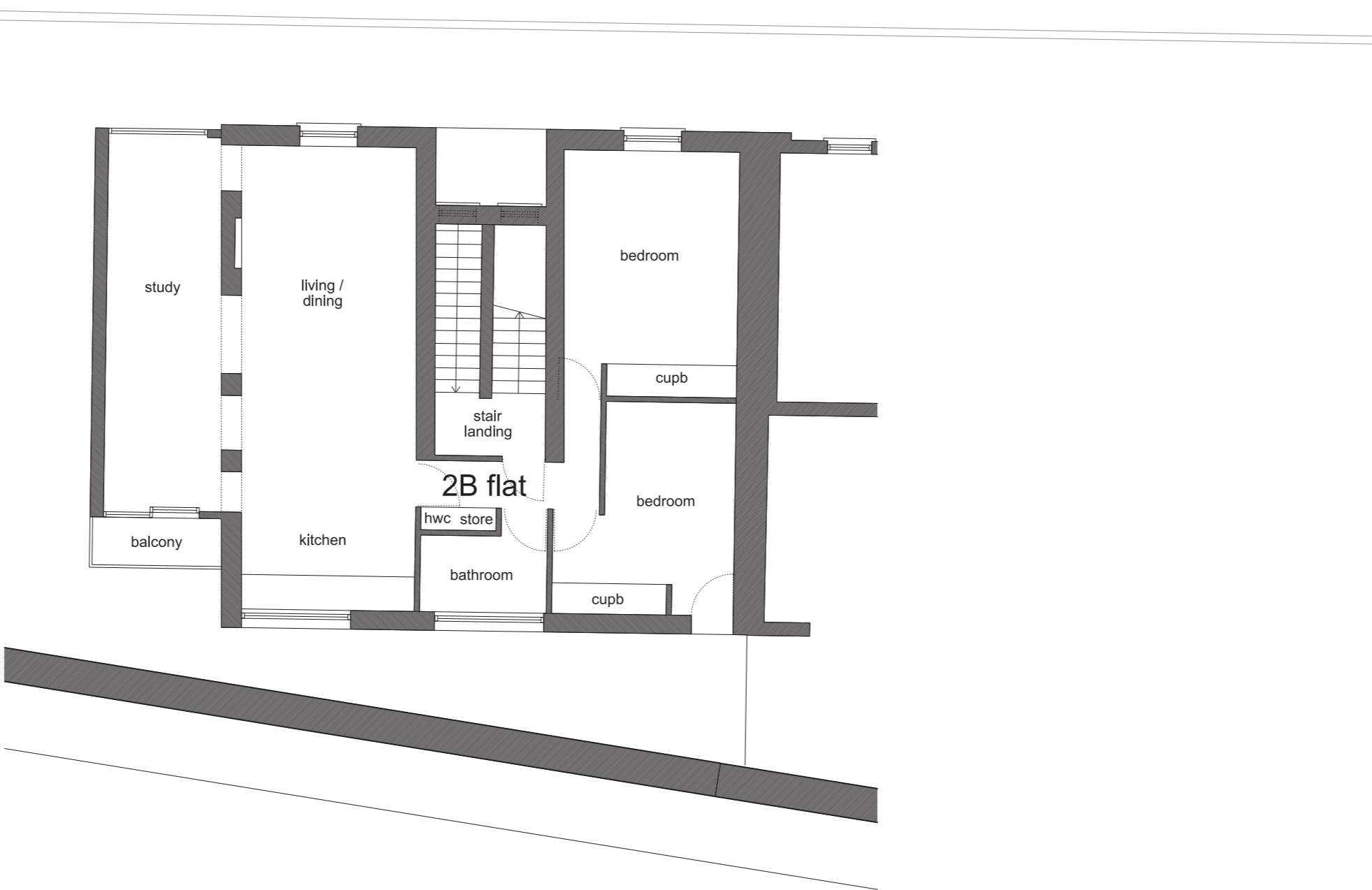
Existing Basement Plan

SCLATER STREET



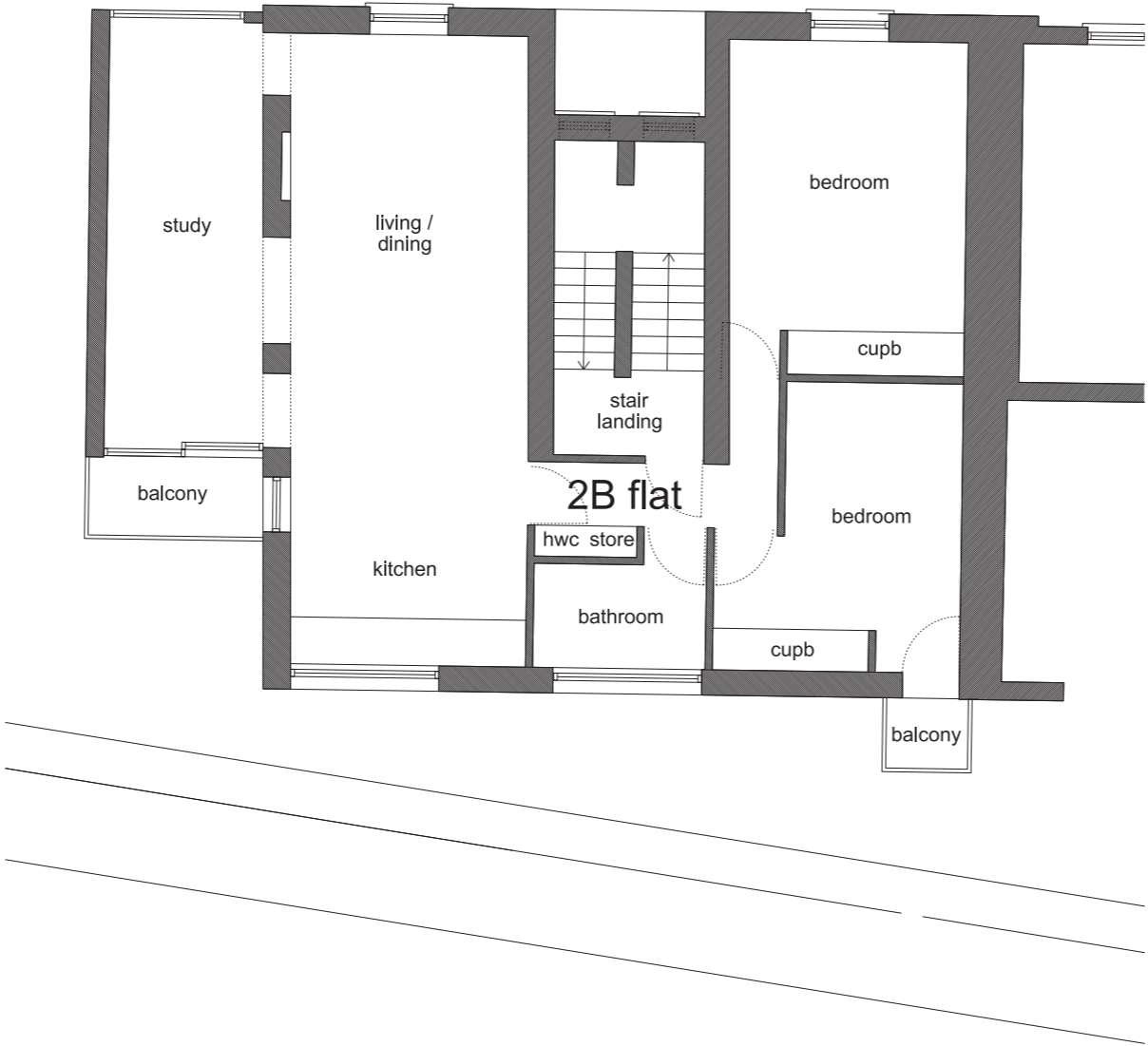
Existing First Floor Plan

SCLATER STREET



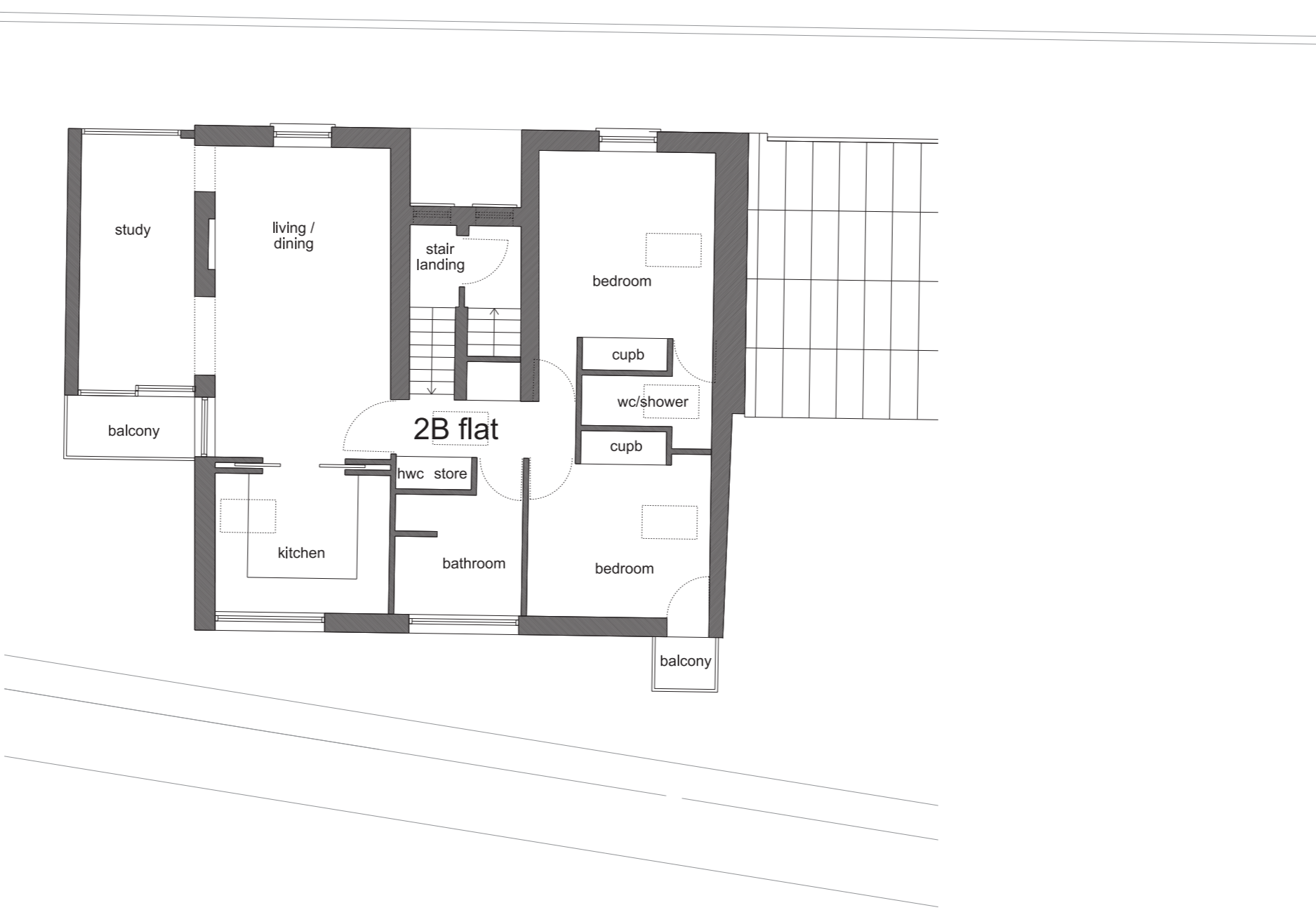
Existing Second Floor Plan

SCLATER STREET



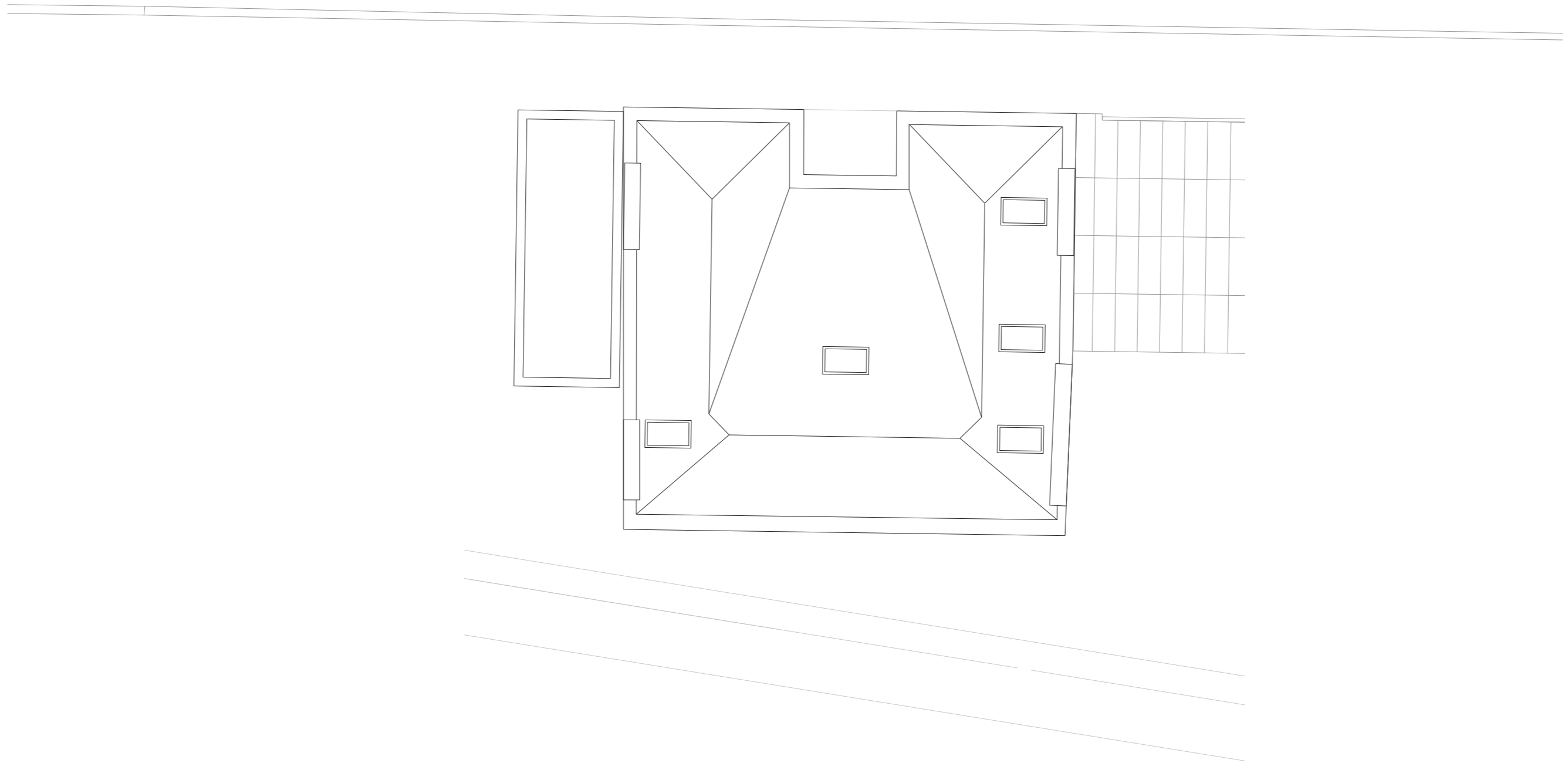
Existing Third Floor Plan

SCLATER STREET

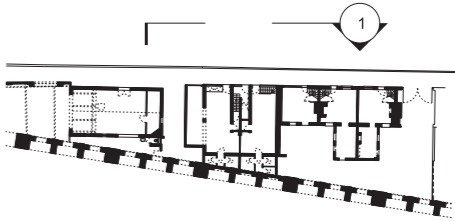


Existing Forth Floor Plan

SCLATER STREET



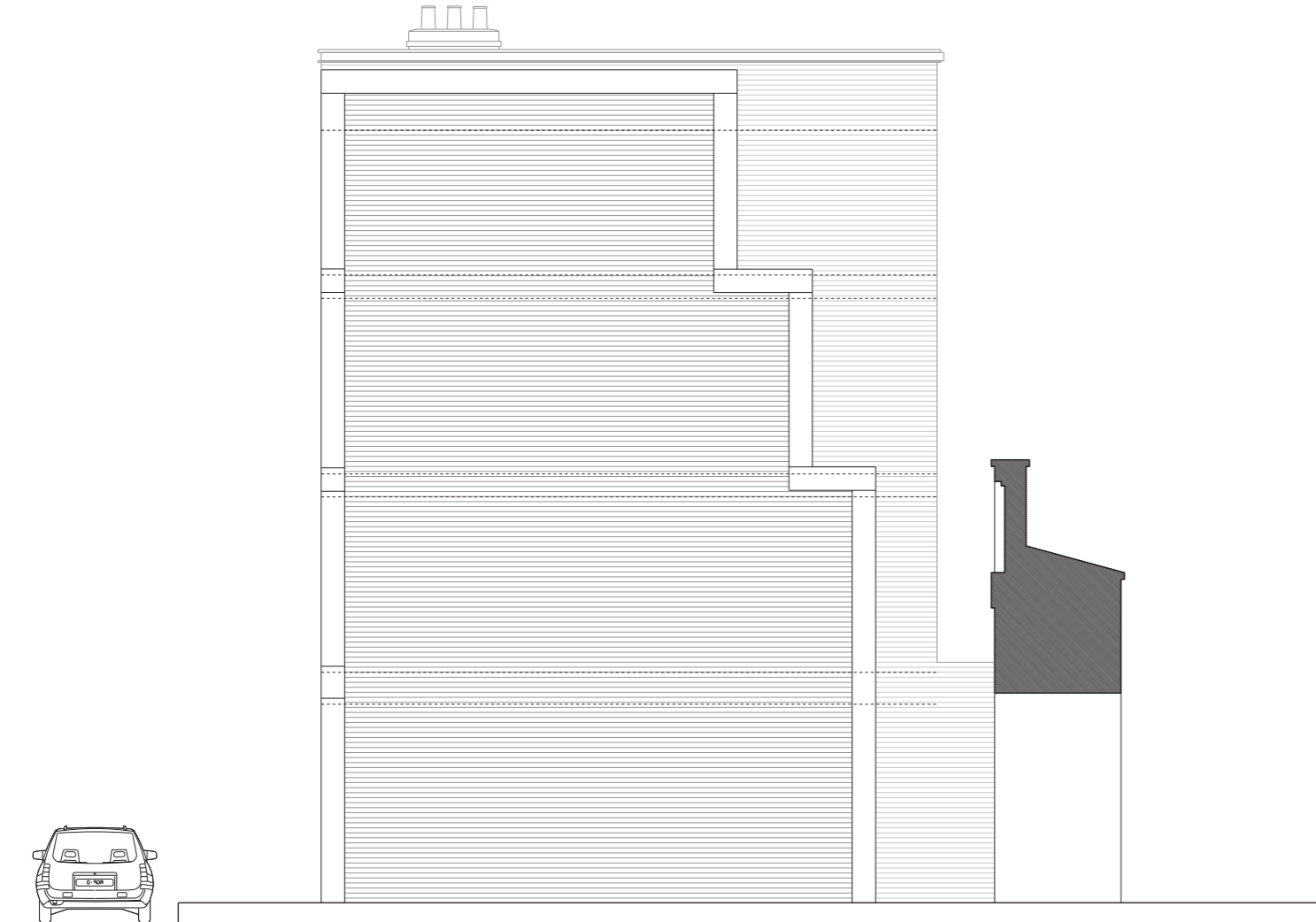
Existing Sclater Street Elevation



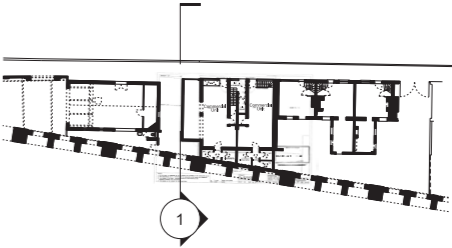
KEY NTS PLAN

1 1:50 @ A1 EXISTING ELEVATION

Existing West Elevation

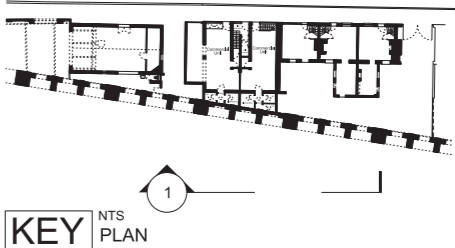


1 1:50 @ A1
EXISTING ELEVATION



KEY NTS
PLAN

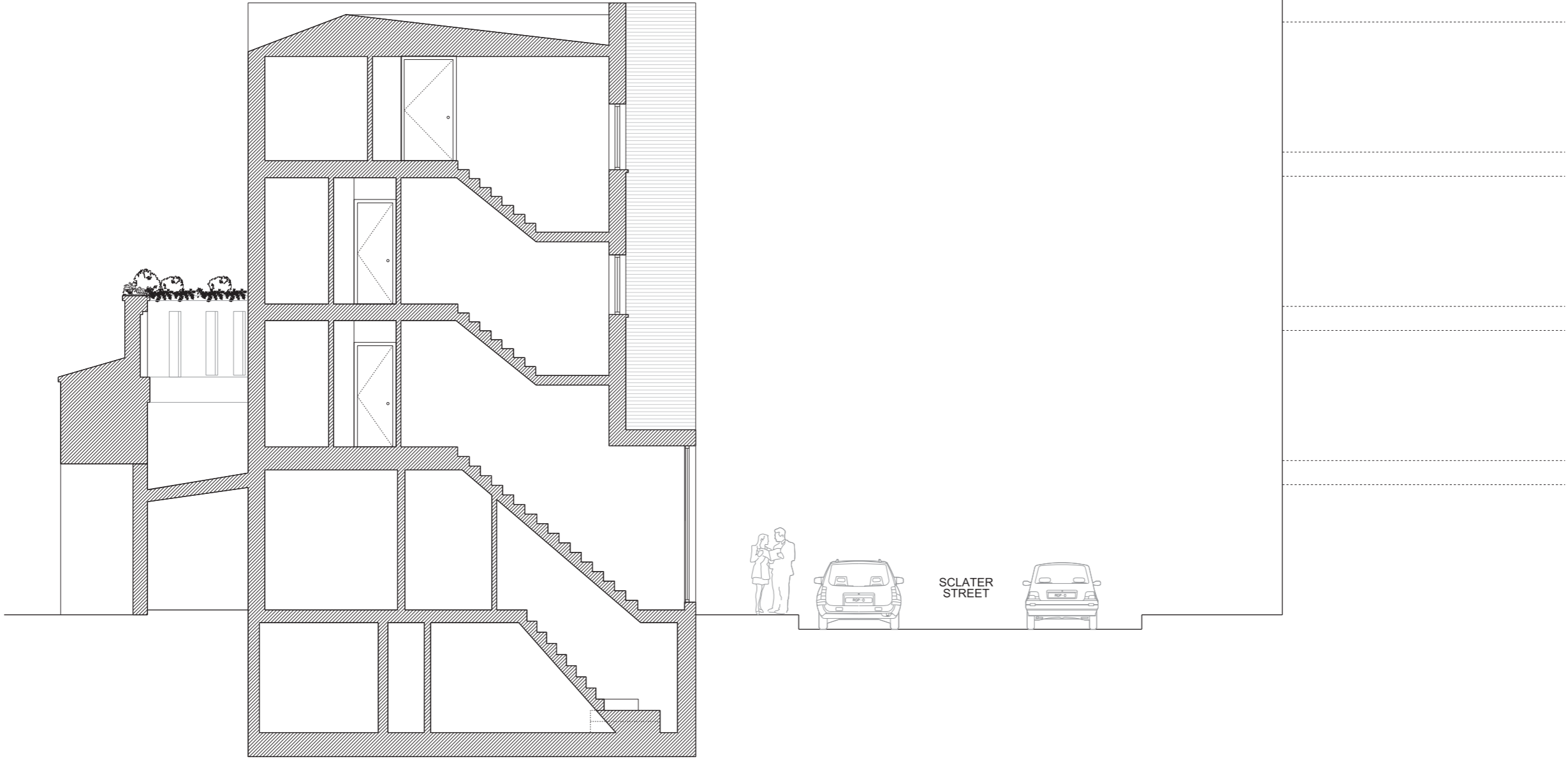
Existing Rear Elevation



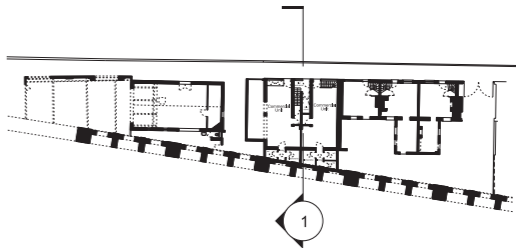
1 1:50 @ A1
EXISTING ELEVATION

KEY NTS
PLAN

Existing Section through



1 1:50 @ A1
EXISTING SECTION BB

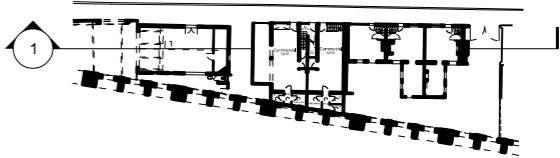


KEY NTS
PLAN

Existing Section through



1 1:50 @ A1
EXISTING SECTION EE



KEY NTS
PLAN

Section 3
70-74 Sclater Street
The 'Weavers' Cottages'

Historical Background

KEY INFORMATION

ADDRESS: 70-74 Sclater Street, London E1 6HR
NATIONAL GRID REF: TQ337822

BUILDING DATE: 1718-20

BUILDING FORM: three storey + basement with pitched roof

BUILDING MATERIALITY (EXTERNAL): London stock brick walls with timber shopfront at street level. Rendered side elevation.

CURRENT USE CLASS: A1 & B1 Office & Retail

PROPOSED USE CLASS: A1 & B1 Office & Retail

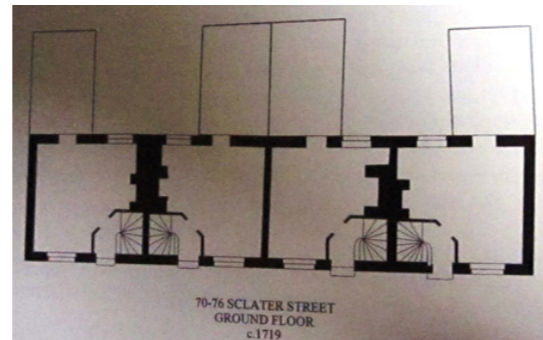
CONSERVATION AREA: Brick Lane and Fournier Street

STATUTORY DESIGNATION: Not Listed

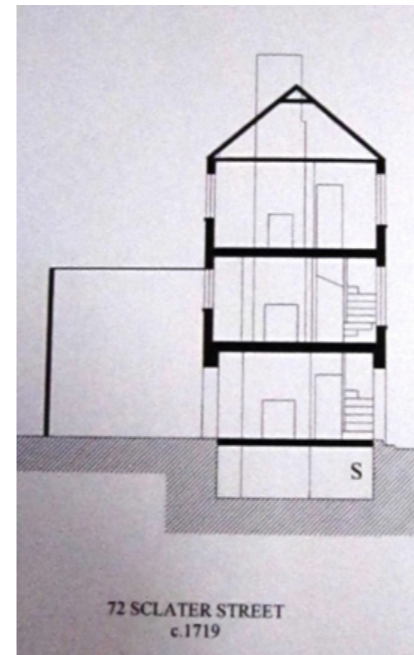
HISTORY

Sclater Street was laid out in the early 18th century and Nos. 70-74 are remnants of this early phase of development. The buildings are in an advanced state of disrepair but while they have been altered internally and externally over the years, they retain much of their essential form, historic character and interest as buildings associated with the area's silk weaving industry.

Nos. 70-74 Sclater Street have their origins as weavers' tenement houses and were built c.1719. From 1718 to 1721 William Farmer and other builders were taking 61-year leases (usually in lots for two houses) from Thomas Sclater alias Bacon and building small square plan houses on 17 ft or 17ft 6ins wide sites with a depth of 60ft. Insurance policies were taken out in September 1719 by Richard Hatt a weaver, for brick houses that have been identified as nos. 72 and 74 Sclater Street. These specify two 17ft 6in by 18ft houses with 15ft by 9ft back buildings, made of timber. Their ground plans have been recreated by English Heritage and a section through no. 72, as shown below.



Nos. 70-76 Sclater Street recreations of ground floor plans and a section through No. 72 from surviving building fabric and documentary evidence [Peter Guillery, *The Small House in Eighteenth Century London*, (2009), p. 98]



All three properties have been refronted : no. 70 in about 1777 and nos. 72-74 were largely rebuilt in the early to mid-19th century following their original form. They are three-storey plus cellar brick houses with 17ft frontages. Each house was built with a one room plan main block with a winder staircase in front of party-wall chimneystacks. All have a front-staircase window - the small window above the original site of the front door. There are six flues to each stack, suggesting three fireplaces to each house and unheated cellars. The long back buildings reflect the original arrangements but these have also been rebuilt. The back buildings were often used as dye houses or as carpenters' yards. The properties have been rearranged internally over the years. It seems quite probable that when first built in 1719, they had single broad first-floor windows and long north-facing top floor mullion casements, like the houses that used to stand elsewhere in Sclater Street. Thus, although nos. 72-74 are much rebuilt, they retain the essential form of earlier buildings associated with silk weaving.

As well as normal weaving, a variety of different trades associated with the silk industry were carried on in Sclater Street. Insurance records from the Sun Fire Office indicate the crafts of silk winder and warpers, loom brokers, weaver and trimming manufacturers, dealers in silk and cotton, a broker and dealer in lamp oil and a cane spreader (perhaps for umbrellas) and dyers operating from properties in Sclater Street.

By the time of the census of 1841 just over half of the inhabitants of Sclater Street were dependant on silk for their livings and the street had become lined with shops. The upper storeys of the houses were used for weaving and the ground floors for shops. Ten people lived at no. 74 in three households, two of which were headed by weavers. No. 72 had sixteen inhabitants including one weaver, an old clothes dealer and seven single adults squirreled into different places around the house. No. 70 had two households - a carpenter with a family of four and Henry Ballard, a spinner and his two children.

At a later date no. 70 was occupied by a wood turner (1875) and a loom maker (1900). In the 1870s, no. 72 was the home of a silk trimming manufacturer and in 1890 there was a restaurant and later a wood carver lived there (1911). At no. 74 there was a shuttle man and turner in 1873, a picture framer in 1890 and by 1911 no. 74 was refreshment rooms.

Since the late 17th century Spitalfields had serious problems of poverty due to the widespread dependence on the silk-weaving industry. Artisans were subject to the hazards of a trade in which changes of fashion and interruption of the supply of raw materials by war or economic problems were liable to cause great fluctuations in business. The weavers, many of whom were unskilled, badly paid and laid off when trade was slack, were frequently forced into the workhouse or onto the streets. In 1729 the parish was 'Burdened with a Numerous poor'.

In the 1730s there were riots by the silk workers against their masters and troops were sent from the Tower to quell the troubles, but the 1750s and '70s saw similar problems. In March 1807 the Spitalfields Vestry spoke of 'the very peculiar Circumstances' of Spitalfields and Mile End New Town 'which are inhabited almost entirely by poor Persons'. Both Spitalfields and Bethnal Green fell into further decline after the 1820s and gained a reputation as cheap areas in which to live, proving a magnet to further waves of immigrants. In 1860, a treaty was established with France, allowing the import of cheaper French silks. This saw the collapse of silk weaving trade in Spitalfields and Bethnal Green although the large-windowed houses were found suitable for tailoring, attracting a new population of Jewish refugees from Russia. By the 1870s, clothing, furniture and printing were the three main trades in Shoreditch and Spitalfields.

The mid-19th century saw some major changes just to the south of Sclater Street with the coming of the railway to Shoreditch. Shoreditch Station was opened by the Eastern Counties Railway (ECR) in 1842/3 to serve as its new permanent passenger rail terminus in London and was renamed Bishopsgate on 27 July 1847. The railway lines were carried on impressive brick viaducts (built from 1838) designed by John Braithwaite (1797-1870), chief engineer to the ECR. The construction of the line and the station changed the

street layout of the immediate area both to the north and south of the terminus and its associated lines.

As set out above, after the opening of Liverpool Street station in 1874, the Bishopsgate site was converted into a goods station which opened in 1884, and became known as the Bishopsgate Goodsyards. The OS Map of 1896 shows the Goodsyards and the changes to Sclater Street. Other changes occurred to the road layout in the area in the later 19th century. At the same time as the Goodsyards was created, Shoreditch High Street was widened. Bethnal Green Road was realigned by the Metropolitan Board of Works (MBW) in 1878-9 to create a broad thoroughfare connecting to Shoreditch High Street. Improvements in infrastructure did not mean improvements in housing conditions for the inhabitants of the area.

In 1871, the architectural journal *The Builder* visited Bethnal Green to report on the housing conditions in the area. On visiting Sclater Street they wrote 'The state of Sclater-street and the lanes and alleys branching there from is very bad. At the upper end of this, on a corner-house, a tablet has the following inscription, 'This is Sclater-street, 17-18.' We need not stop to inquire who was Sclater. All we need say now is, posterity knows Sclater street, and is shocked at its filthy condition, and that of its courts. Bacon-street has another stone tablet, with the date 1723'.

A few years later In 1878, Sclater Street was further described: 'The older houses inhabited by the weavers have wide latticed windows in the upper storeys, to light the looms. Being nearly all bird-fanciers, the weavers supply London with singing-birds, and half the linnets, woodlarks, goldfinches, and greenfinches sold in the metropolis are caught by Spitalfields weavers in October and March. They are fond of singing-matches, which they determine by the burning of an inch of candle Spitalfields'

From the Gentle Author / Spitalfieldslife.com:
These three brick-built weavers' tenement houses were constructed 1718-20 and form the last remnant of a terrace. They are of three storeys and a cellar, with staircases to the front. Each floor comprises one room which served as both a working and living space. Number 70 was refronted in 1777 and is subtly different from its neighbours.

EXISTING BUILDING

The front elevation of the Cottages as well as rear have original brickwork, which is covered by graffiti, dirt and vegetation. The original brickwork looks to be yellow London Stock. The windows on the front elevation, as well as their brick arches and cills are boarded up. The entire façade is dotted with metal beams tying in the building. On the ground floor of the main facade the windows are covered by modern metal grilles. Timber shop windows have not been preserved.

The west elevation adjoins the Victorian building.

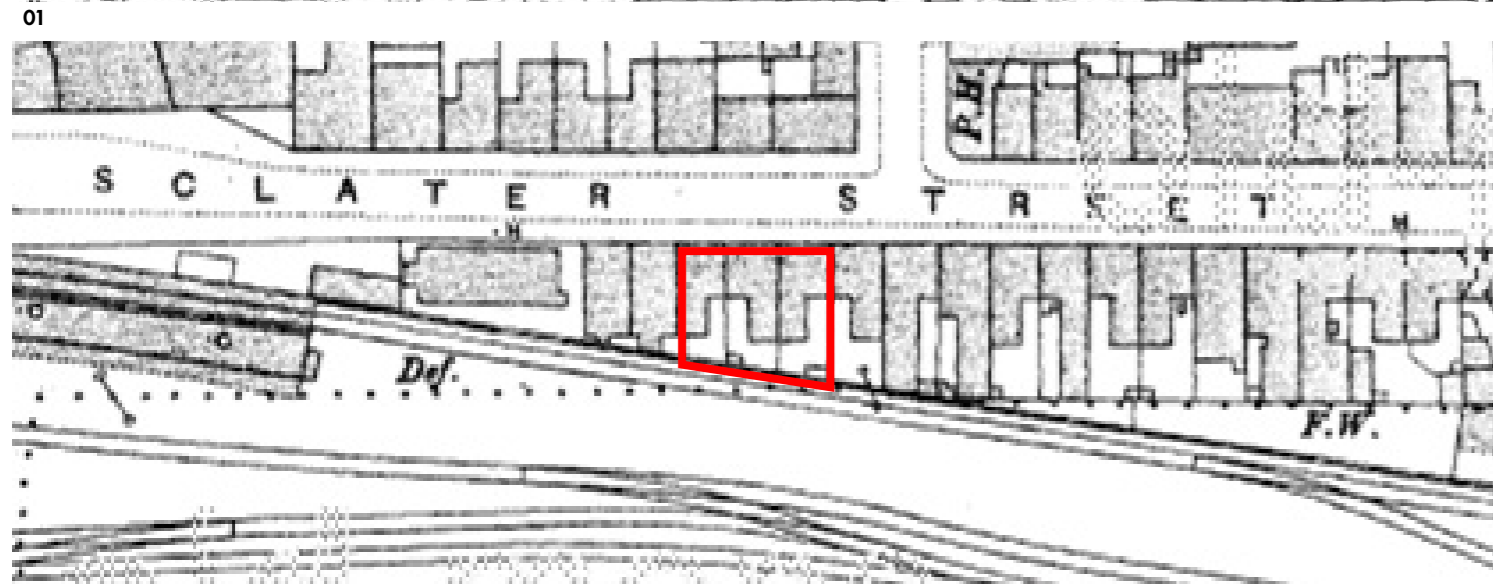
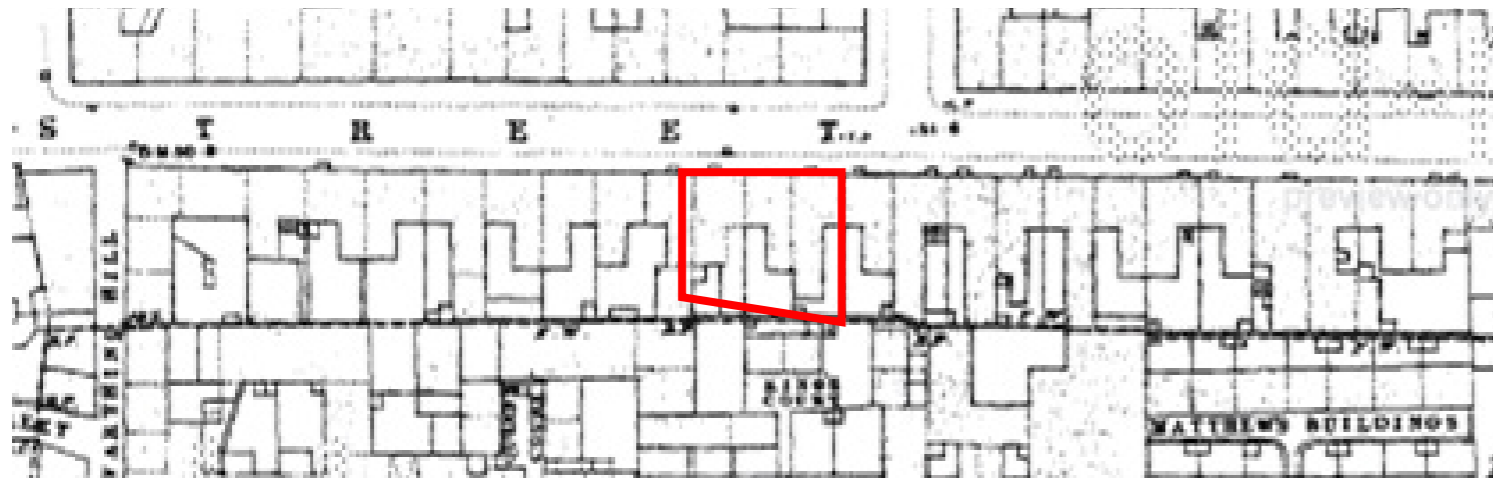
There is an empty space / a courtyard between the south elevation and the Goodsyards Station Brick wall. The rear elevation partially retained the plaster over the original brickwork. From the courtyard side, all ground floor windows and openings are closed off by metal grilles, the windows of the upper floors are infilled with modern blockwork and covered by supporting metal beams. Some original brick arches are visible on the main cottages, and they are red brick gauged segmental arches. On the outbuilding, the brick arches are in yellow London stock bricks. The West elevation of the extension is partially covered by a sheet of plywood which seems to have been added as a weatherproof element.

The East facade features a chimney breast from ground to roof level and is covered by modern render from ground floor level. At the ground floor of the East elevation there is a fireplace, which was the inner part of the neighbouring house. In the decoration of the fireplace, one can observe the remains of cement, plaster and, in some places, paint.

The original roof has collapsed in the past and a modern roof has been added to protect the interior of the cottages. The buildings have two brick chimney stocks which look to be original, with clay chimney pots. There is no access to the inside of the Cottages.

Historical maps

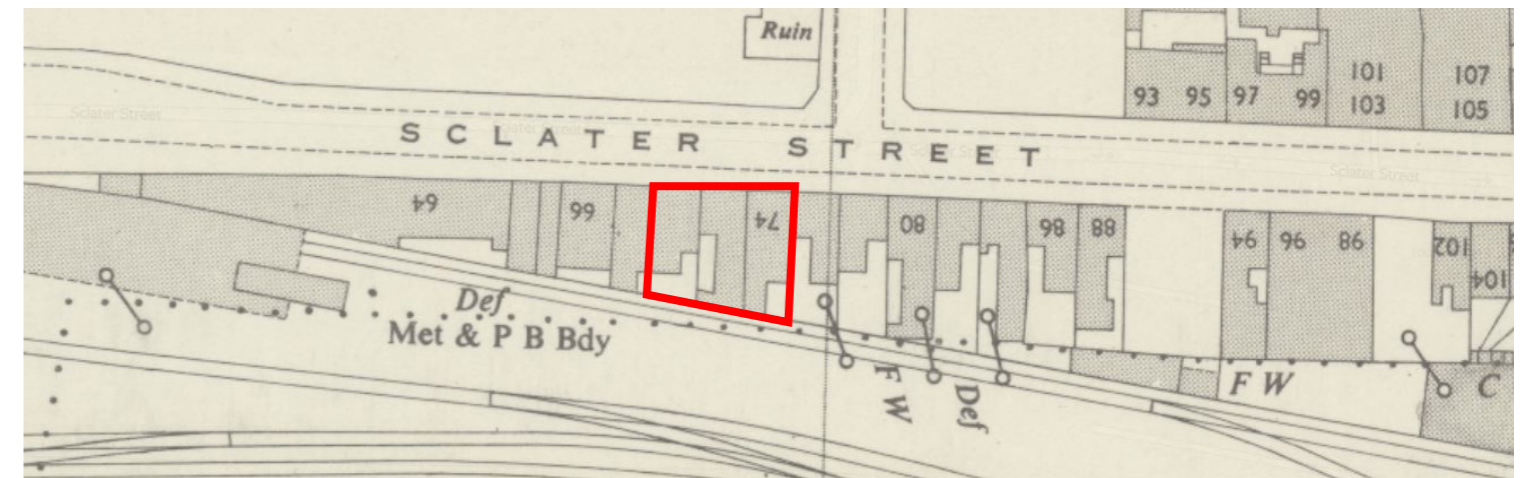
- 1—OS map from 1876
- 2—OS map from 1915
- 3—4—OS map from 1940-1960.
- 5—Goad plan extract of 1958



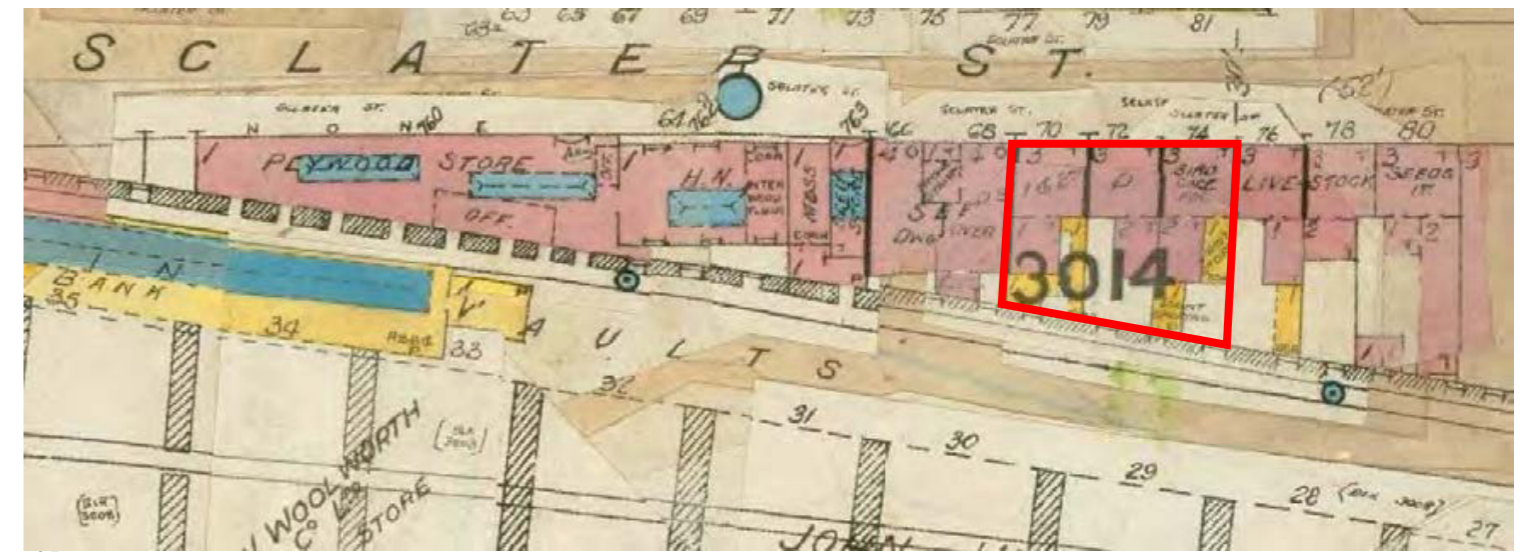
01



03



04



05

Historical photography of the building

- 1-3—View of rear elevations of 70-84 Sclater Street from 1973.
- 4—View of front elevation of house and Palmers shop 70 Sclater Street from 1973
- 5—Nos 70-74 Sclater Steet view From 1970s.



01



02



03



04



05

6-7—No. 70-74 Sclater Street view from 2000



06



07

Photographical record of existing building Front / North Elevation

- 1—Front view of the Cottages, with several metal beams, plywood panels on the upper windows and grilles on the ground floor windows.
- 2—General view of the Cottages from street level.



01



02

Photographical record of existing building Rear / South Elevation

- 3—No. 74 Sclatler Street rear elevation view, with infilled windows and metal beams on them.
- 4—No. 74 Sclatler Street rear elevation view, with grilles and plywood panels on the groundfloor windows.
- 5—No. 72 Sclatler Street rear elevation view, with metal beams and grilles on the windows. Modern electrical supplies, conduits and CCTV.



03



04



05

Photographical record of existing building East Elevation

- 1—No. 72 Scletter Street east elevation view, with metal beams and grilles on the windows.
- 7—No. 72 Scletter Street east elevation view, with chimney.
- 8—old fireplace



06



07



08

Photographical record of existing building West Elevation

9—Side view of the extension, with plywood covering and grilles on the windows.

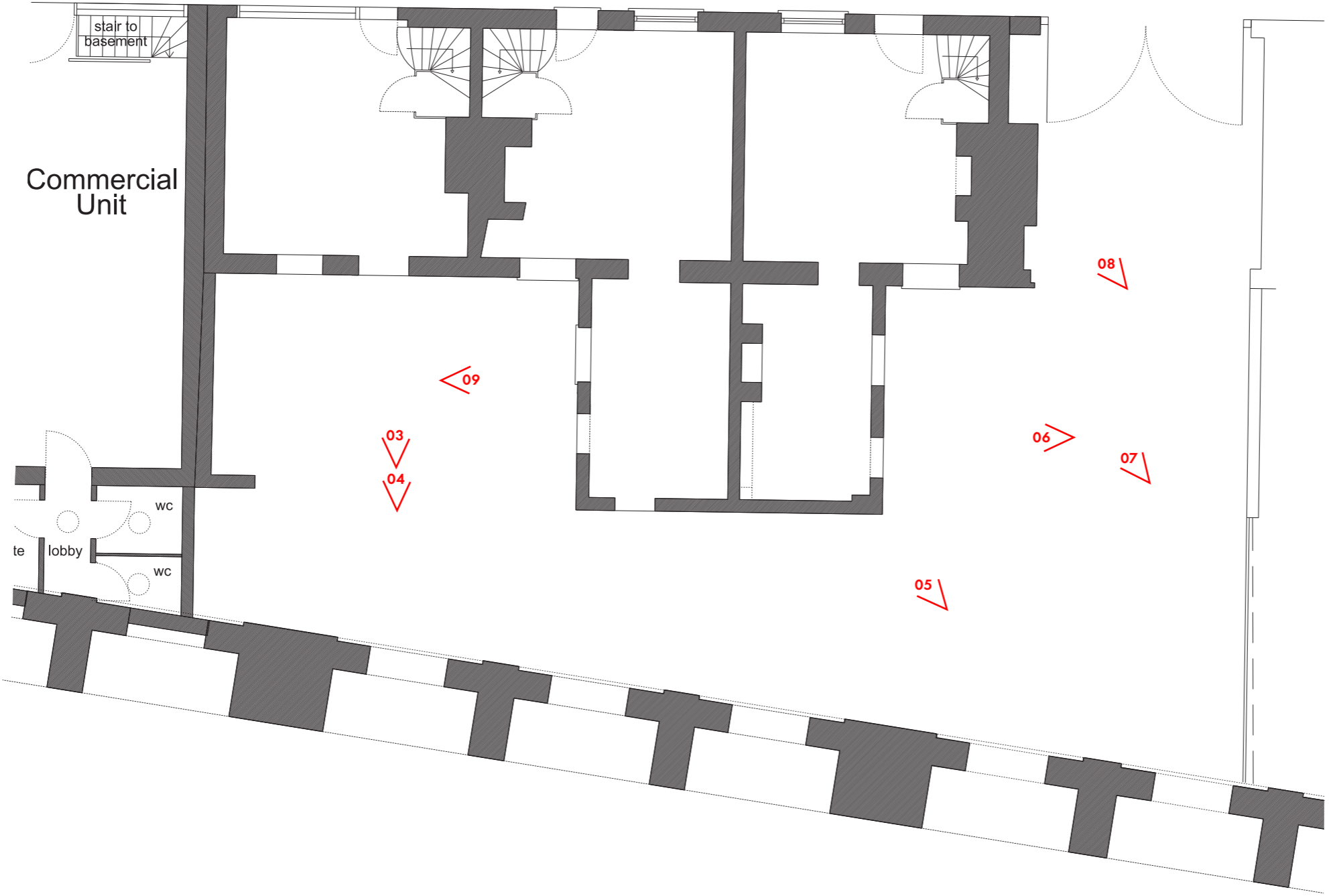


Existing Ground Floor Plan

SCLATER STREET

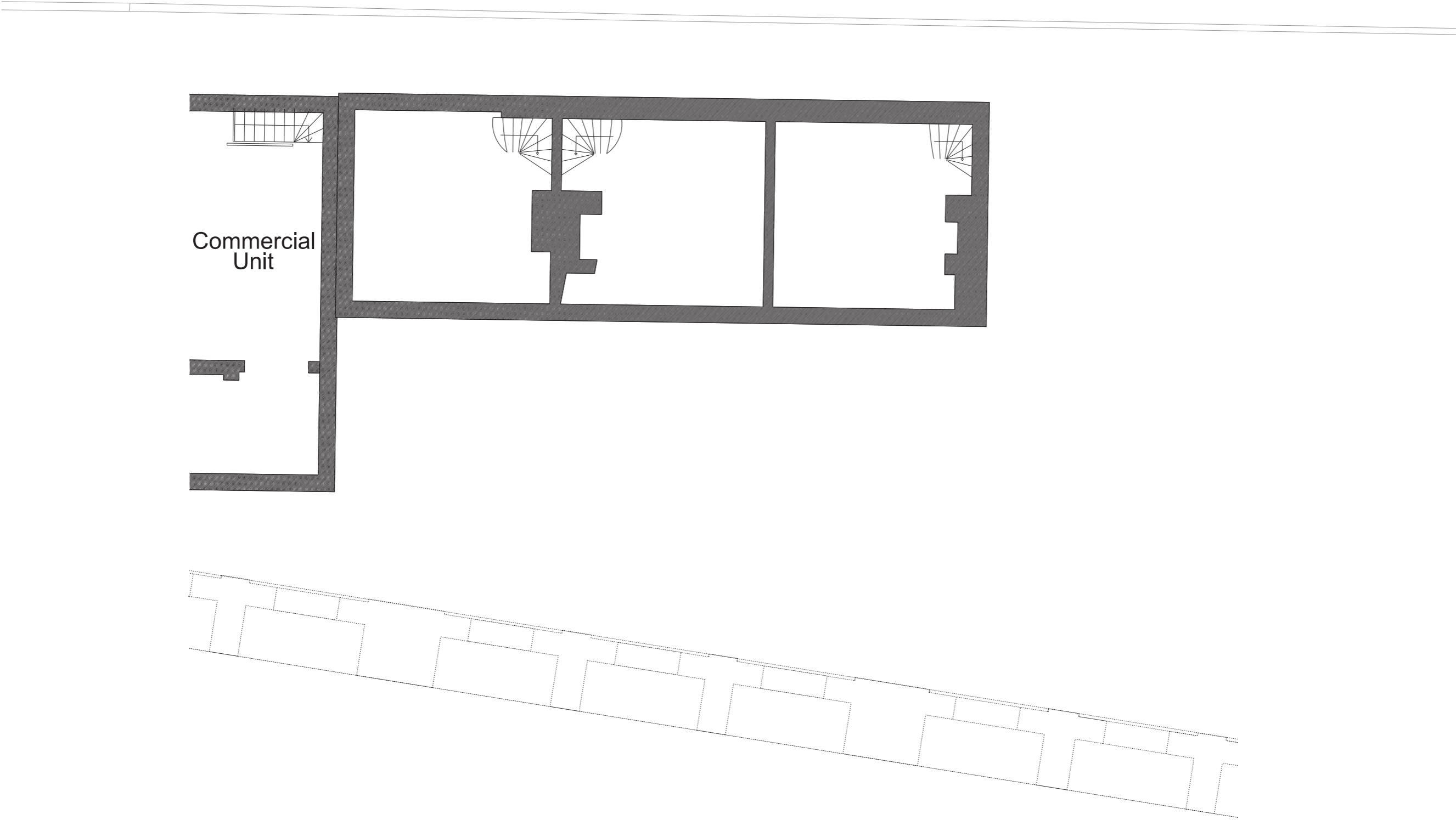
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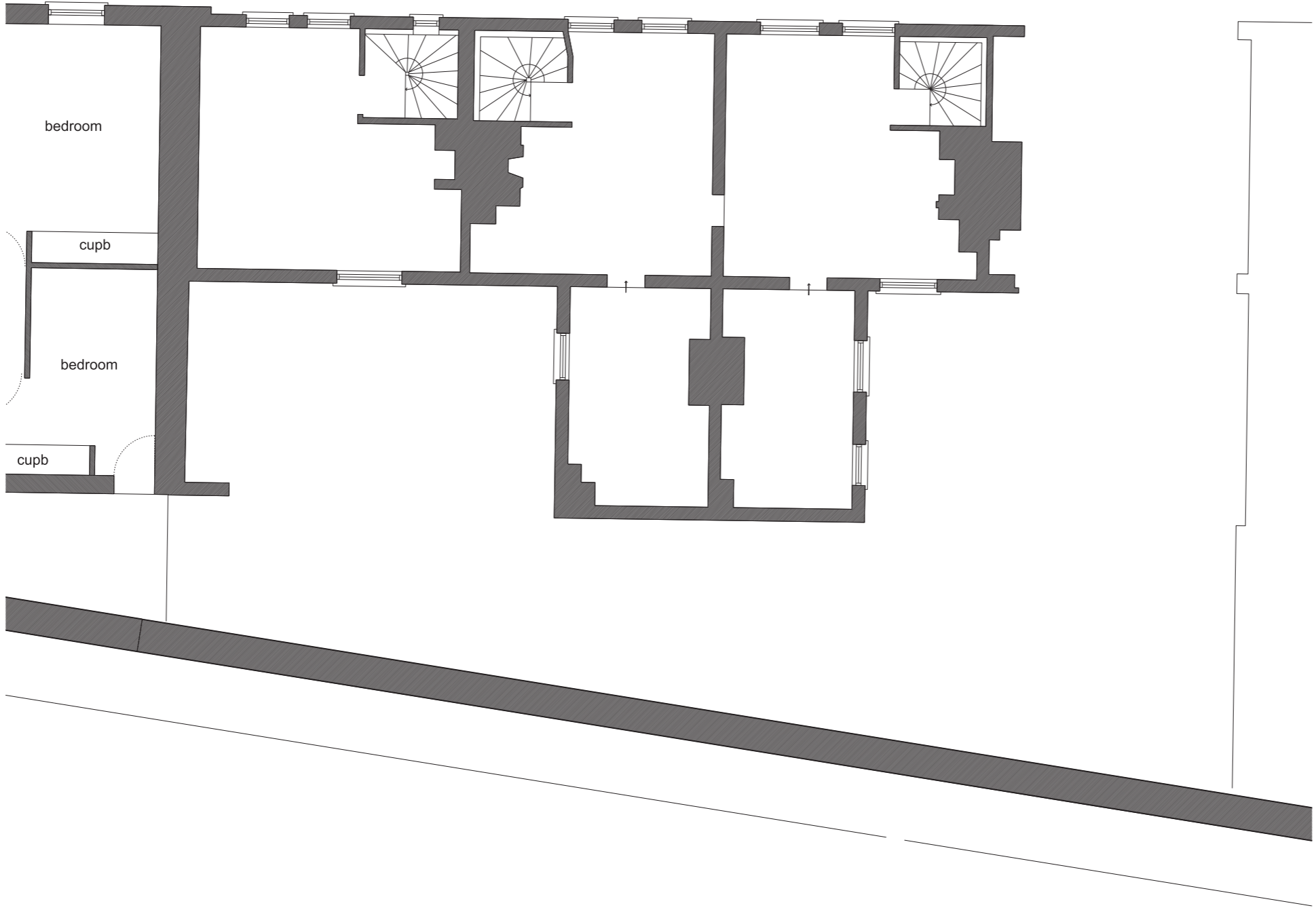
Existing Basement Plan

SCLATER STREET



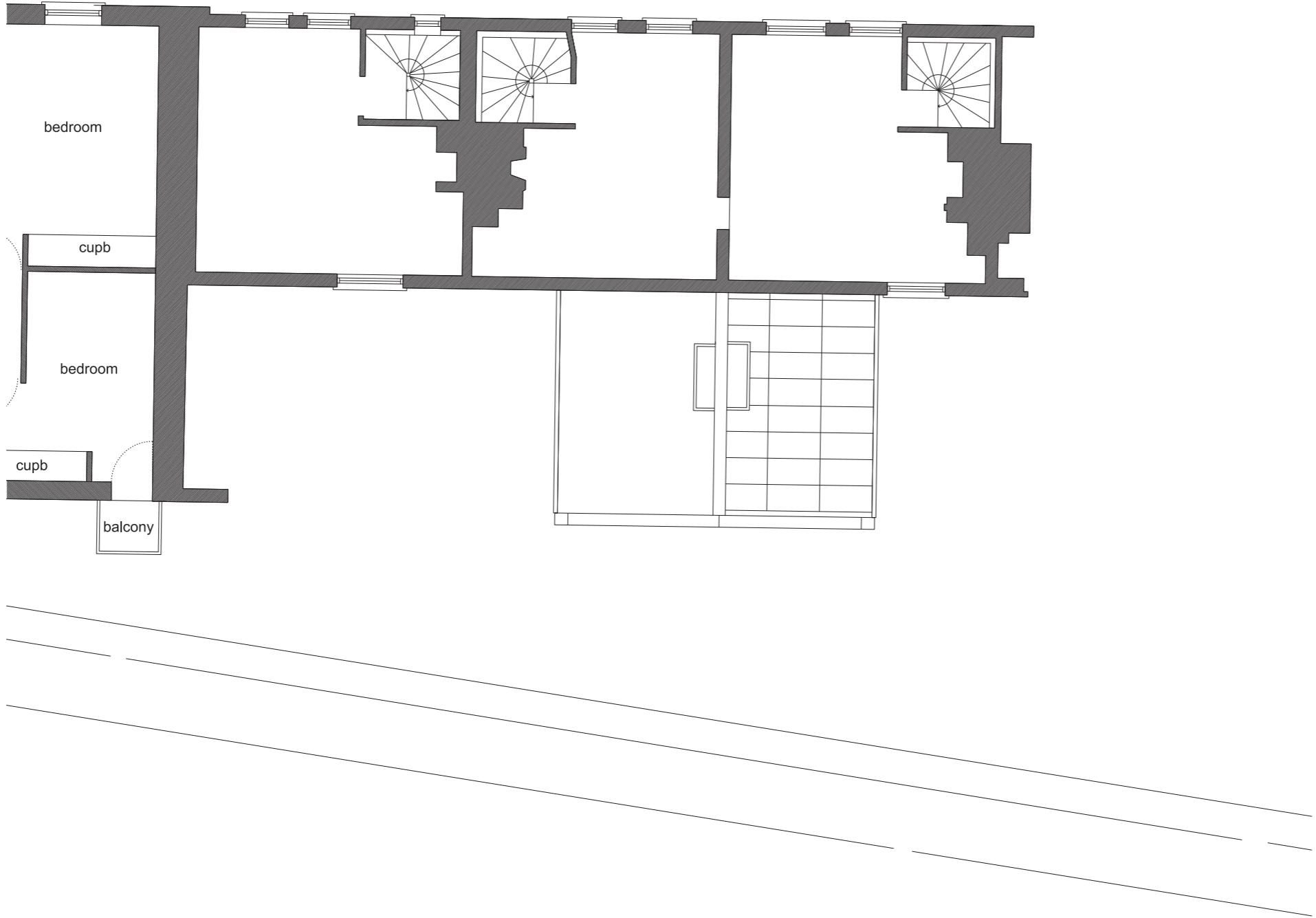
Existing First Floor Plan

SCLATER STREET



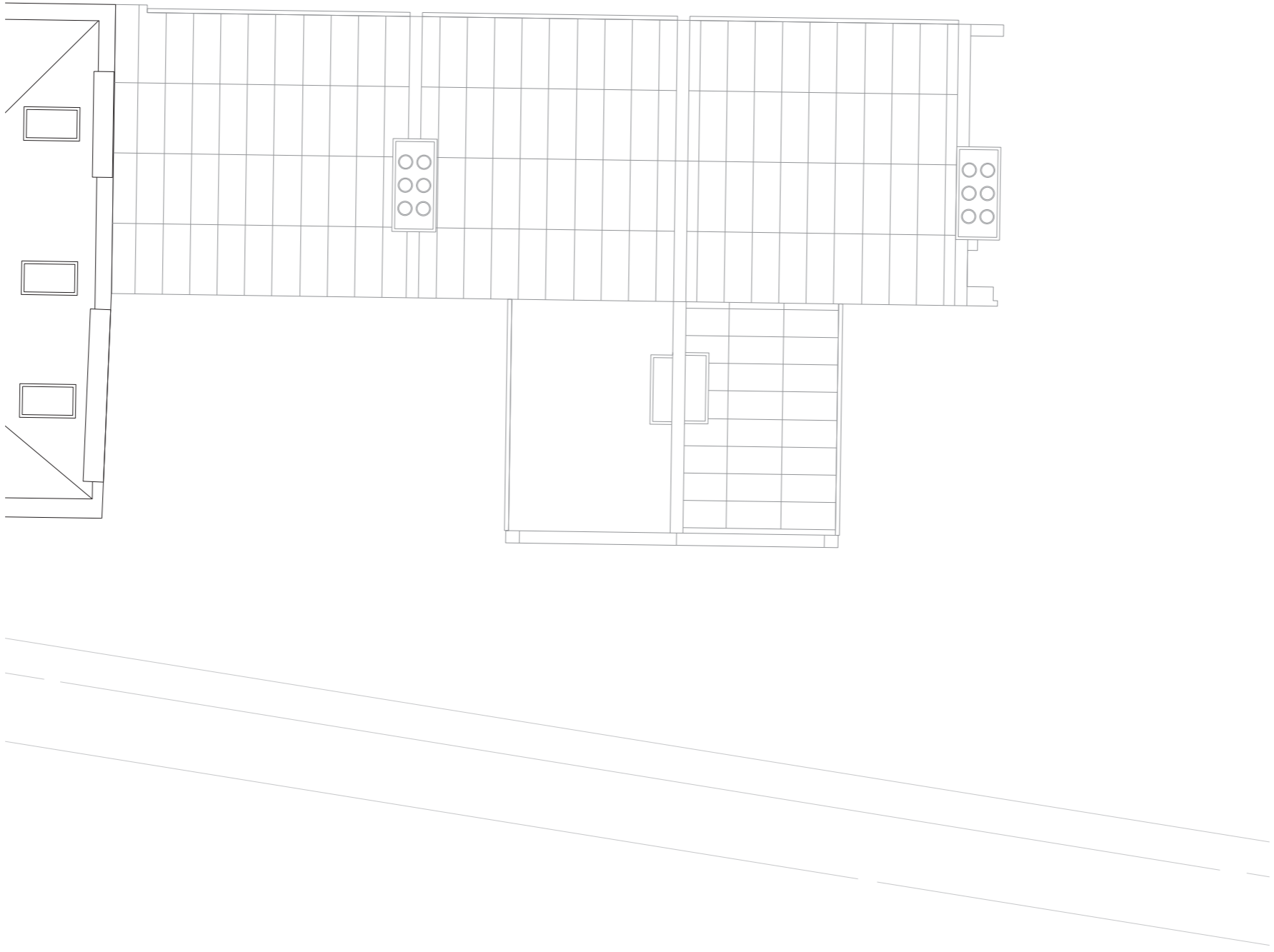
Existing Second Floor Plan

SCLATER STREET



Existing Third Floor Plan

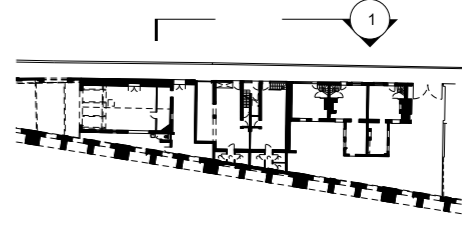
SCLATER STREET



Existing Sclater Street Elevation

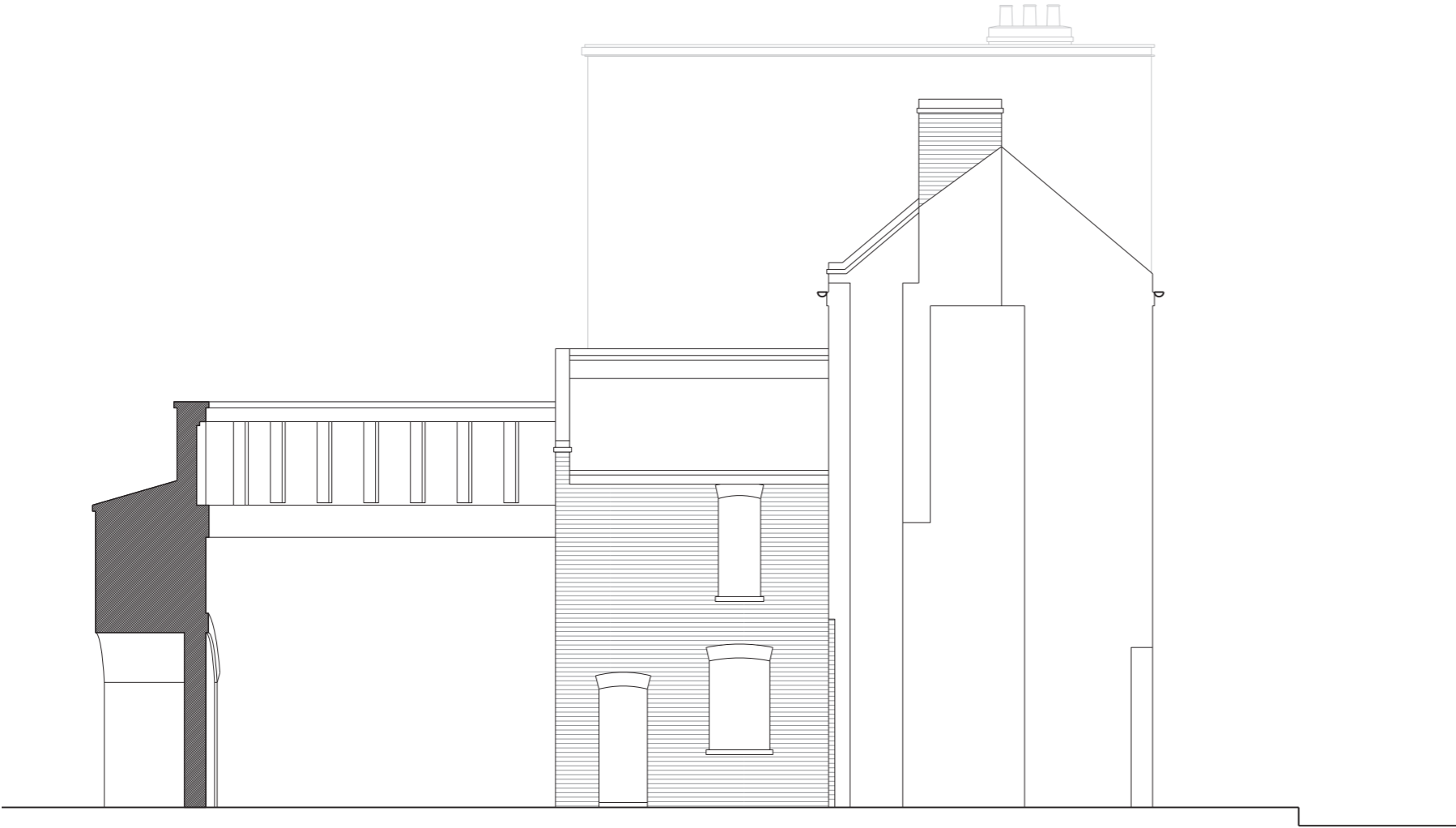


1 1:50 @ A1 / 1:100 @ A3
EXISTING FRONT ELEVATION - 1

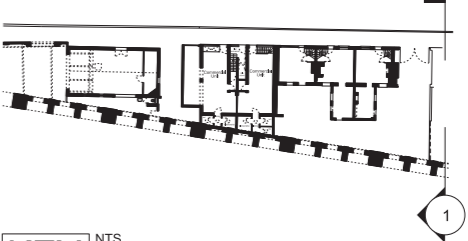


KEY NTS
PLAN

Existing East Elevation

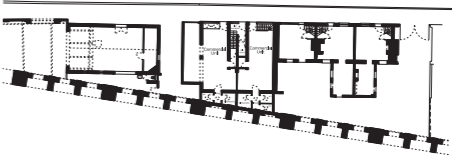


1 1:50 @ A1
EXISTING ELEVATION



KEY NTS
PLAN

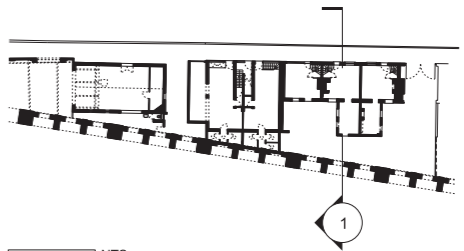
Existing Rear Elevation



KEY NTS PLAN
1

1 1:50 @ A1
EXISTING ELEVATION

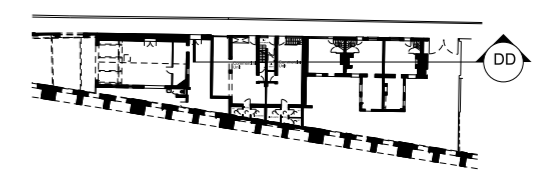
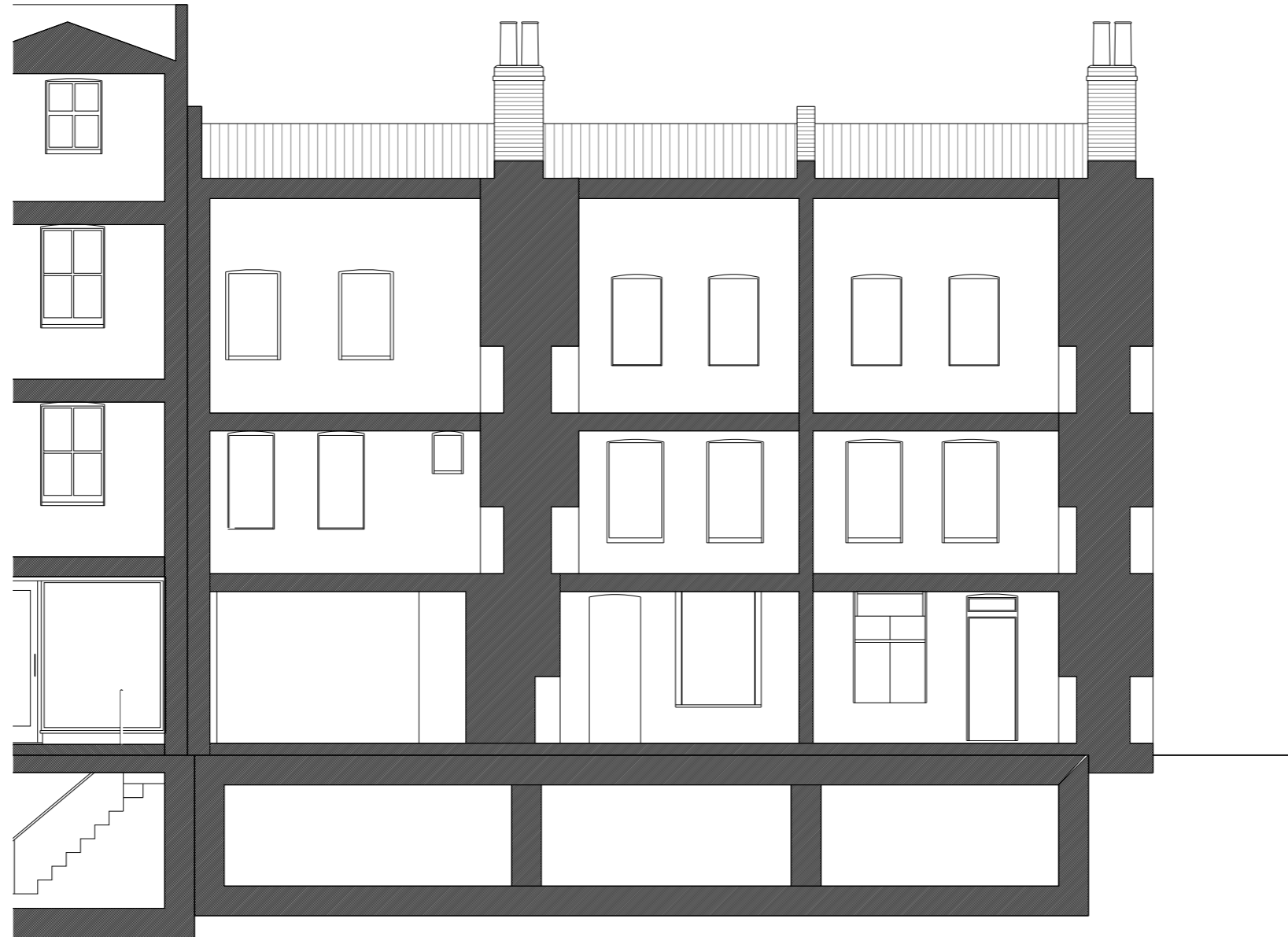
Existing Section Through



KEY NTS PLAN

1 1:50 @ A1 EXISTING SECTION CC

Existing Section through



KEY NTS
PLAN

1 1:50 @ A1 / 1:100 @ A3
EXISTING SECTION DD - THROUGH COTTAGES AND VICTORIAN BUILDINGS

Section 4
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