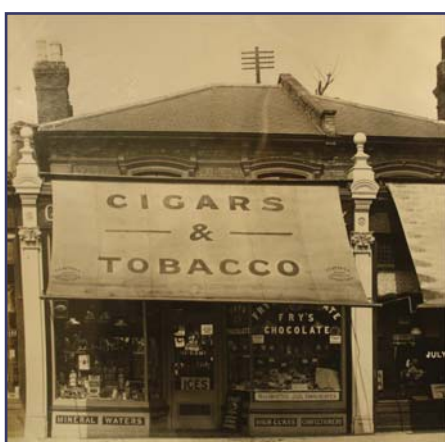


130a-130c Junction Road, Islington, London



Historic Building Survey



May 2013

Client: J. Coffey Construction

OA East Report No: 1462

OASIS No: oxfordar3-148640

NGR: TQ 529200 186263

130a-130c Junction Road, Islington, London

Historic Building Survey

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Report Date: May 2013

Report Number: 1462
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Table of Contents

Summary.....	7
1 Introduction.....	8
1.1 Scope of work.....	8
1.2 Location and Site Description	8
1.3 Acknowledgements.....	8
2 Aims and Methodology.....	9
2.1 Aims.....	9
2.2 Site Conditions.....	9
2.3 Methodology.....	9
3 Historical background.....	10
3.1 General background, Junction Road.....	10
3.2 Site development from documentary research.....	10
4 Building Description.....	14
4.1 External Description	14
4.2 Internal Description	15
5 Phasing and Discussion.....	22
5.1 Phase 1: c.1850's.....	22
5.2 Phase 2: c.1880s.....	23
5.3 Phase 3: c.Early-Mid 20th century.....	23
5.4 Phase 4: Late 20th century (not illustrated).....	23
6 Conclusions.....	24
7 Bibliography.....	25
Appendix A. Summary Table of Post Office Directories 1885-1986.....	26
Appendix B. OASIS Report Form.....	29

List of Figures

- Figure 1 Site location map
- Figure 2 Plan of development area (from data supplied by J. Coffey Construction)
- Figure 3 Extract from A Plan of the Parish of St Mary, Islington, 1859 (IHC Ref U916), showing location of development area (red)
- Figure 4 Extract from 1871 Town Plan (IHC Ref Islington 1056 Sheet III 82), showing location of development area (red)
- Figure 5 Extract from 1894-6 First Edition Ordnance Survey Map (1:1250) (IHC Ref London Sheet III 82) showing location of development area (red)
- Figure 6 Photograph of 130a Junction Road, as viewed from Cathcart Hill, 1904 (IHC Ref B 2068)
- Figure 7 Photograph of 130a Junction Road, 1904 (IHC Ref B 2071)
- Figure 8 Photograph of 130b and 130c Junction Road, 1904 (IHC Ref B 2066)
- Figure 9 Extract from 1915 Ordnance Survey Map (1:1250), (IHC Ref 1915 ii13) showing location of development area (red)
- Figure 10 Extract from map of LCC War Damage Maps (1:2500), showing location of development area (red)
- Figure 11 Extract from 1946 RAF Aerial Photograph, April 1946 (IHC Ref 51/2986 SW 19), showing location of development area (red)
- Figure 12 Extract from 1951 Ordnance Survey Map (1:1250) (IHC Ref 1952 OS), showing location of development area (red)
- Figure 13 Photograph of 130a Junction Road, as viewed from Cathcart Hill, 1978 (IHC Ref B7154)
- Figure 14 South and East-facing elevations, 130a-130c Junction Road (from data supplied by J. Coffey Construction)
- Figure 15 South-facing elevation, 130a Junction Road (from data supplied by J. Coffey Construction)
- Figure 16 East-facing elevation, 130a-130c Junction Road (from data supplied by J. Coffey Construction)
- Figure 17 Ground and first floor plans of 130a-130c Junction Road showing suggested phasing and location of plates referenced in report

List of Plates

- Plate 1 130a-c Junction Road, east-facing elevation
- Plate 2 South-facing elevation as viewed from Cathcart Hill
- Plate 3 South-facing elevation of first floor of original house
- Plate 4 West-facing elevation as viewed from rear garden
- Plate 5 Shop frontage of 130a Junction Road
- Plate 6 Detail of decorative corbel and capital, 130a

Plate 7	Shop frontage, 130b junction Road
Plate 8	Shop frontage, 130c Junction Road
Plate 9	Detail of coloured glass beneath fascia, 130c
Plate 10	Interior view of shop frontage, 130a
Plate 11	Blocked-up former opening, G1, 130a
Plate 12	1930's door, G2, 130a
Plate 13	Former rear entrance/exit, G2, 130a
Plate 14	Interior view of shop frontage, 130b
Plate 15	Top of archway, concealed behind C20th shop fittings, G4, 130b
Plate 16	Large doorways/openings, G4, 130b
Plate 17	Internal doorway and earlier blocked-up opening between 130a and 130b as viewed from G4, 130b
Plate 18	Detail of lath and plaster ceiling and mouldings, G5, 130b
Plate 19	Detail of decorative plaster ceiling cornice around concealed fireplace, G5, 130b
Plate 20	Detail of decorative plaster ceiling rose, G5, 130b
Plate 21	Plaster ceiling cornice, picture rail and decorative wallpaper, G5, 130b
Plate 22	Fireplace and window, G5, 130b
Plate 23	Detail of decorative plaster ceiling cornice, G5, 130b
Plate 24	Corridor and staircase, 130b
Plate 25	Former external door and window, G6 as viewed from G3
Plate 26	Staircase leading from ground floor, 130b
Plate 27	Cupboard/former doorway, F5, 130b
Plate 28	General view of room F1, 130b
Plate 29	View of possible internal doorway between F5 and F1, as viewed from F1, 130b
Plate 30	Blocked-up large window, F2, 130b
Plate 31	Blocked-up fireplace and boarded-up windows, F2, 130b
Plate 32	Possible position of blocked-up doorway within wall of first floor landing, 130b
Plate 33	Archways with internal wall, G7, 130c
Plate 34	Opening within ground floor wall of original house, G7, 130c
Plate 35	Former external courtyard area, G8, 130c
Plate 36	Doorway within wall of original house as viewed from G8, 130c
Plate 37	End wall showing former external pipework and door, G8, 130c
Plate 38	Fireplace, G9, 130c
Plate 39	General room view, G9, 130c
Plate 40	Position of removed staircase, G11, 130c
Plate 41	General room view, G10, 130c

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- Plate 42 Window above removed stairs, 130c
- Plate 43 Location of fireplace (removed) and original C19th window, F6, 130c
- Plate 44 General room view showing position of fireplace (removed), F7, 130c
- Plate 45 First floor windows on eastern elevation of original house as viewed from window in F9, 130c
- Plate 46 General room view of kitchen, F8, 130c

Summary

In April 2013, Oxford Archaeology East undertook a historic building survey at 130a-130c Junction Road in the Islington district of Greater London.

This work was carried out in response to a request from Islington's Planning Service. The planning condition required that a survey, equivalent to an English Heritage Level 2 Survey was carried out on the site prior to any alterations to the original fabric.

Two main phases of development were identified during the survey. The earliest phase comprised the construction of a large double pile house/villa during the mid 19th century followed soon after by the addition of shop units built up to the street frontage in the late 19th century and the conversion of the existing house into two separate first-floor flats. Some later single storey lean-to additions were created at the rear of the building in the early-mid 20th century.

As part of the historical research, the earliest map consulted was the 1859 Plan of the Parish of Islington which shows Junction Road with very little residential development and no obvious depiction of the current building/s surveyed. The first cartographic depiction of the site appears in the 1871 Town Plan. However, additional research indicates the original house may have been constructed around 1850 when it was possibly called Cathcart Lodge. Further background research carried out at Islington's History Centre revealed a date of construction of the shops as around 1885 when they are first listed in the Post Office Directories. These directories, as well as a series of photographic images taken in the early 20th century, provide an interesting account of the changing uses of the commercial units the people who occupied them.

When the site survey was undertaken, the buildings were found to be in a very poor state of repair having suffered from rain damage, vandalism and poor internal maintenance. There were some original 19th century features remaining including windows and elements of the shop frontages, however, most fixtures or fittings or architectural or historical value had been removed. A small number of interesting features were found to have been concealed behind 20th century shop fittings within 130b including ceiling cornices and a ceiling rose thought to be located within what would have been one of the formal reception rooms on the ground floor of the original Victorian villa.

1 INTRODUCTION

1.1 Scope of work

- 1.1.1 An historic building recording survey was conducted on a range of former shops and associated first floor accommodation at 130a-130c Junction Road, Islington (Figure 1). The work was carried out in advance of alterations to the site in accordance with the owners planning proposals (Planning Ref.P110058) .
- 1.1.2 The work was undertaken at the request of Islington Planning Service. The proposed development involves demolition of the existing buildings and erection of a three storey mixed-use building with residential accommodation on the upper floors and retail/commercial units on the ground floor.
- 1.1.3 The work was designed to adequately record the structure in its current state before the alteration work began. The objective of the building recording is to provide a comprehensive visual record of the structure prior to the permitted alterations as it represents potential upstanding archaeological/historical remains of local importance. The specific requirements by Islington Planning Service were to include:
- Historical photographs (both internal and external) plus a record of the sources used
 - Historical and recent drawings, map evidence and written records that record the historical development of the site
 - Any artefacts and/or samples or environmental evidence found during assessment and demolition
 - Assessment and analysis of the results; and
 - Proposals from the investigation expert for an appropriate level of publication and dissemination of the results depending on what is found

1.2 Location and Site Description

- 1.2.1 The site is within the St John's Grove Conservation Area and the area, apart from the Junction Road properties, is primarily residential, dating back to the mid-late 19th century.
- 1.2.2 The site is roughly triangular in shape on the northern corner of the intersection with Junction Road and Cathcart Hill at the western extremity of the Archway/Junction Road shopping centre. The majority of the site is occupied by buildings centred around what was originally a single dwelling with a hipped slate roof. There are flat roofed extensions with shop fronts projecting from the original building towards Junction Road, currently providing three retail units, and an attached single storey storage building on the Cathcart Hill frontage with a corrugated sheet roof. There is a small area of open space in the north-western corner of the site.

1.3 Acknowledgements

- 1.3.1 The author would like to thank Kate Falconer-Hall of CgMs Consulting Ltd who commissioned the work on behalf of J. Coffey Construction who supplied the plans and elevations used in this report. Many thanks also to James Fairbairn who assisted with the on-site recording and photography and to Ben Smith of Islington Local History Centre for his assistance during the background research. The author managed the project throughout and carried out all background research.

2 AIMS AND METHODOLOGY

2.1 Aims

- 2.1.1 The aim of this investigation was to carry out a historic building survey equivalent to English Heritage Level 2 (English Heritage 2006).

2.2 Site Conditions

- 2.2.1 At the time of the survey the buildings within the development area were in a very poor condition. The shops and the first floor accommodation above had been left in a very poor state of repair. First floor access to 130c was via a make-shift ladder and the accommodation above 130b had suffered severe water damage. Most of the windows had been boarded up and there was no electricity supply available on the site.
- 2.2.2 A return visit was made after the initial survey to complete the photographic record of the external elevations of the shop frontages which had been concealed behind hoarding at the time of the original inspection.

2.3 Methodology

- 2.3.1 All building recording work carried out complied with standards and guidance set out by the Institute for Archaeologists (2001) and was undertaken by an experienced buildings archaeologist. Scaled architects elevations and plans, supplied by J. Coffey Construction, were used for field notes and were annotated on site and amended during the post-excavation phase as necessary. These have been reproduced with the client's permission in Figures 14 to 16.
- 2.3.2 Photographic survey was carried out using a 35mm camera (monochrome and colour slide) with additional digital photographs using a high resolution Canon EOS 450D digital camera. Internal photographs using the 35mm camera were limited by insufficient lighting in some rooms.

3 HISTORICAL BACKGROUND

3.1 General background, Junction Road

- 3.1.1 Junction Road was laid out in 1811 as a link between the upper part of Kentish Town and the north end of the Holloway Road (Cosh 2005). It remained free of residential development until c.1854/7 (Willats 1987).
- 3.1.2 In 1860 it consisted of 1-18 Vorley Villas, 1-9 Grosvenor Villas, 1-10 Junction Villas, the Boston Arms Tavern and "Tretherway Lodge". In 1857 lamps were placed 100 yards apart from where the "new houses" began.
- 3.1.3 In 1888/9 the Annual Report of the Vestry reported serious construction caused by "stalls and barrows of costermongers" standing on the carriageway on Saturday nights.
- 3.1.4 There have been several public houses along Junction Road. The Boston Arms Tavern built in 1860 became known as "The Boston" by 1884 and the following year it became "The Boston Hotel". It was gutted by fire in March 1967 and re-opened in 1968. The "St John's Tavern" was recorded in 1863 and "The Prince of Denmark" in 1866. "The Lion" was located at No.8 in 1870 and in 1874 "The Junction Arms" was recorded which was re-named the "Drum and Monkey" later during that century.
- 3.1.5 Junction Road Congregational Church was originally dedicated in 1866 and its covenant signed in 1867. It was damaged by bombing on 21st July 1944 and in 1952 was re-designed and re-named "The Church of the Growing Light". The church closed in 1978.
- 3.1.6 The Stanley Hall Assembly Rooms and Marble Swimming Baths opened in 1885 at 176 Junction Road. Musical concerts were often held there and in 1961 the building was occupied by a school of ballroom dancing and a gown manufacturers.
- 3.1.7 Junction Road Station was opened in 1871-2.
- 3.1.8 Residential development of Cathcart Hill did not start until 1861-2.

3.2 Site development from documentary research

- 3.2.1 As part of the background research, a number of historic documents were consulted at Islington History Centre in order to assist with understanding of the development of the building and immediate area. Maps, photographs and trade directories were consulted and each document is briefly described and evaluated below in chronological order.

London Metropolitan Archives

- 3.2.2 Although a search was not made of the Metropolitan Archives, an online search via the National Archives Website (www.nationalarchives.gov.uk/a2a/records) identified a lease document held there for 130a-130c Junction Road which is described as "formerly no.10 Grosvenor Villas". The document title is "Lease for 99 years from 1852 (with plan) Governors C.S.C. to George Briand of Nicholas Lane, London, surveyor.(ref A/CSC/2796/1) 21 July 1855 ". This would indicate the earliest recorded construction date of the property to be 1852.

A Plan of the Parish of St Mary, Islington, 1859 (Figure 3)

- 3.2.3 The parish map of Islington dated 1859 was the earliest map consulted as part of the background research (Figure 3). This map clearly shows Junction Road at this time was

free from development other than at the northern end where it meets St Johns Road/Highgate Road.

- 3.2.4 The location of the current study site is shown as completely undeveloped at this time. This contradicts the dates suggested from the document held at the Metropolitan Archives, unless the property had not yet been constructed and only the lease agreed.

Post Office Directories 1871-1874 (See Appendix A)

- 3.2.5 A selection of directories for the years 1870 to 1886 were consulted in order to document the names of the occupiers of the properties, to gain an insight into the commercial uses of the buildings and also to try to establish an exact date when the single house/villa was converted into commercial units. A table listing all the entries for all of the directories consulted is provided in Appendix A.
- 3.2.6 If the document in title in the Metropolitan Archives is correct, that the site was formerly 10 Grosvenor Villas, then the Post Office Directories held at the Islington Record Centre should confirm its existence. The earliest directory consulted was 1871 which lists Grosvenor Villas as only numbers 1-9 and the next consulted directory of 1874 lists the same. There is however an unnumbered "Cathcart Lodge" listed under Grosvenor Villas, perhaps this was the name of the house at that time.

1871 Town Plan (Figure 4)

- 3.2.7 The Town Plan of 1871 (Figure 4) shows the first cartographic representation of development on the site. The boundary of the current development area (shown in red in Figure 4) appears to have gone unchanged.
- 3.2.8 This map depicts what appears to be a detached, square-shaped building with an extension/out-shut at the rear. The building is accessed from Junction Road via a short driveway or path which continues around the building, presumably to allow a cart or wagon easy entrance and exit.
- 3.2.9 The building, which is presumed to be a residential property is bound by a number of trees around the perimeter and at the entrance there may be steps or an entrance porch.
- 3.2.10 In the immediate area surrounding the site, there are properties on Cathcart Hill immediately behind to the west, however the land to the north and on the opposite side of the road appear to be undeveloped.
- 3.2.11 The area would appear to comprise residential developments only at this time. The terraced houses of Cathcart Hill and the detached "villas" to the south along Junction Road have impressive, well-laid out formal gardens indicating their occupants may have been of a wealthy status.
- 3.2.12 "L.P"s on the map indicate lamp posts, presumably fuelled by gas which were used to light the area after dark and a small black dot on the corner of Cathcart hill and Junction Road is presumed to be a letter box given its presence with the initials "P.L.B" on the next available map.

Post Office Directories 1885-1886 (Appendix A)

- 3.2.13 Post Office Directories from 1885 onwards provide the evidence that the house/villa had been converted into shops by 1885. During this year, 130a was listed twice (possibly an error) and occupants listed as Thomas Read a Dairy and Provisions Provider and Baldwin and Co, a Shirt and Collar Dresser (Appendix A). 130b was occupied by G.T.Pursey, a picture Framer.

- 3.2.14 The series of directories to follow up until 1986 provide a fascinating insight into the businesses which occupied the buildings and the longevity of some of the occupants. They reflect the changing demands of people living in the area and are an interesting portrayal of the social history of the area (Appendix A).

1894-6 First Edition Ordnance Survey Map, 25" to 1 mile (Figure 5)

- 3.2.15 By the time of the First Ordnance Survey Map of 1894-6 (Figure 5), the site layout has been completely changed. Although it is still possible to make out the shape of the building recorded on the map of 23 years earlier, by 1894 there are clearly three terraced properties within the plot which correspond with those still in existence at the time of the recent survey.
- 3.2.16 The three shop units have extended from the previous building to utilise the space available, extending up to the street frontage however there are still small open areas to the rear and southern side of the plot.
- 3.2.17 In the surrounding area there appears to have been a substantial amount of further development with the creation of Poynings Road to the north and Monnery Road opposite, all with rows of terraced houses on both sides – smaller houses than those present on the earlier 1871 map.
- 3.2.18 The area is clearly under expansion and introduction of the tramway along Junction Road also shows improvements in communication and transportation links, perhaps accounting for this urban expansion.
- 3.2.19 The construction of properties fronting onto Junction Road, adjoining the study site to the immediate north and continuing further in this direction may represent more commercial buildings and shops.
- 3.2.20 "P.L.B" denotes a public letter box on the corner of Cathcart Hill and Junction Road.

Photographs of 130a-130c Junction Road, 1904 (Figures 6, 7 and 8)

- 3.2.21 A series of photographs taken of Junction Road in 1904 is held by Islington History Centre and provides a fascinating insight into the shops and buildings at that time. Within this collection are three photographs of the current study site.
- 3.2.22 Figure 6 shows a close-up photograph of the site from the junction with Cathcart Hill. This image clearly represents the first floor of the original house/villa still present at the rear of the shop frontages with a central blocked up/blind window and two chimney stacks above. The chimney stack to the right on this image also appears to have been added to with an external brick stack. The single storey extension to the front of the building is constructed from brick with a shop frontage facing onto Junction Road and what appears to be a retractable shelter over the side of the shop. There is a tall flu which may indicate a stove or oven inside.
- 3.2.23 The image produced in Figure 7 shows more of the southern elevation. It appears that there may be furniture being sold or displayed on this side of the shop and several ladders displayed outside. The shop fronts and pavements are shown fronting onto Junction Road and the letter box depicted on the 19th century maps is situated on the corner.
- 3.2.24 The photograph produced in Figure 8 depicts the frontages of 130b and 130c. This image shows the original house/villa enveloped in the shop extensions with a hipped roof and arrangement of three windows at first floor level. A brick (?) ridge has been added within the roof-line representing the demarcation between the two properties; it

is assumed this was added when the building was subdivided and the shop fronts added. The shop fronts shown, as still partially survive today, are typically Victorian/Edwardian with stall risers extending up from ground level, moulded pilasters and decorative carved capitals with ball finials on top. At the time of this photograph 130b was a tobacconist and confectioners and 130c was occupied by C. Hooper, Dyer and Cleaner.

1915 Ordnance Survey Map (1:1250) (Figure 9)

- 3.2.25 The next available Ordnance Survey Map of 1915 (Figure 9) shows no obvious alterations to the layout of the site to that depicted on the First Edition map of 1894-6 (Figure 5). There has been little change to the immediate area around the study site, however, it appears that the tramline no longer runs along all of Junction Road.

LCC War Damage Maps (1:2500) 1946 (Figure 10)

- 3.2.26 The LCC War damage map created to show the impact of bombing during the Second World War was most likely based on an existing Ordnance Survey map and so does not show any changes to the site at this time. It does however reveal that the buildings within the study site were damaged during air raids at this time. The accompanying key shows that 130b and 130c, coloured orange, sustained “general blast damage, minor in nature”.

1946 RAF Aerial Photograph, April 1946 (Figure 11)

- 3.2.27 A series of RAF Aerial photographs available at the History Centre include the study area (Figure 11). Due to the scale of the photograph, it shows little detail of the buildings however it provides the earliest known aerial photographic evidence of the site. It clearly depicts roof of the original building and the divisions between the three shops.

1951 Ordnance Survey Map (1:1250) (Figure 12)

- 3.2.28 The next available map of the site is the 1951 Ordnance Survey Map (Figure 12). Since the previous available map of 1915, the only obvious addition to the layout of the site was the extension of 130a at the rear to reach the western boundary wall which has impacted on the layout of the southern side of 130b.
- 3.2.29 This is the first available map which displays building numbers. It depicts the letter box (LB) as still present on the corner and the introduction of a telephone call box on the opposite side of the road (TCB).

Photograph of 130a Junction Road, as viewed from Cathcart Hill, 1978 (Figure 13)

- 3.2.30 Figure 13 shows a photograph of the site, taken from the corner of the road, on the junction with Cathcart Hill. This image, taken in 1978 depicts a number of changes since the previous photograph from this position taken in 1904 (Figure 7). Since 1904, the original house/villa enveloped by the shops development has been rendered on the southern elevation and the blocked-up/blind central window has been brought back into use. The same elevation of the late 19th century shop has also been rendered and the extension to the rear as first noted on the 1952 Ordnance Survey Map (Figure 12), is also clearly visible.
- 3.2.31 A fascia board displaying the name “Chris and Sons” has obscured the fanlights/upper glazing as seen on the 1904 image and the letter box has been removed from the pavement outside.

4 BUILDING DESCRIPTION

Introduction

For the purposes of this report, the buildings surveyed retain their numbers as 130a, b and c and the rooms within have been numbered with ground floor rooms prefixed with G and first floor rooms prefixed with F. Figures 14-16 show building elevations and Figure 17 provides a ground and first floor plan together with suggested phasing and locations of plates referenced in the report. The floor plan was based on the clients basic plan of the site with additional internal data and dimensions added from measurements taken during the site survey. The survey concentrated on creating an accurate record of the 19th century elements of the site.

4.1 External Description

East-facing elevation

- 4.1.1 The east-facing elevation fronts onto Junction Road and comprises the frontage of three flat roofed extensions with shop fronts projecting from the original building which has a hipped slate roof (Plate 1). A visual division between the two properties has been added to the roof-line using brick and coping stone.
- 4.1.2 The first floor of the building set back from the shop units was constructed from brick which has been painted white (Plate 1). There are three equally spaced windows with arched lintels above and moulded brackets on either side of each as well as a series of equally spaced brackets between a brick band and the roof-line. Decorative quoin stones were also present on the corners. There are three chimney stacks visible from this elevation, two on the southern side of the building and one on the northern side.
- 4.1.3 Furthest left on this elevation is the shop frontage of 130a (Plate 5). There is a central entrance door with large window display areas on either side. Much of the façade is constructed from timber and is thought to be original. There is a stall riser with applied moulded detail which matches the lower part of the door. Below the upper fascia board are six panels each comprising small squares of coloured glass. At either end of the shop front are stone pilasters/columns with decorative corbels and capitals above (Plate 6).
- 4.1.4 The middle unit is 130b and was most recently “Lee's Pots”. The large sign/fascia board has obscured or replaced the coloured glass panels as recorded on the frontages on either side (Plate 7). This shop unit has the same central door and large shop display windows on either side as recorded on 130a and has the same stall riser with applied moulded detail. The pilaster/column between this unit and 130c is less decorative than that between 130a and 130b and the corbel is missing (present on the photograph of 1904, Figure 8), however it retains the same capital.
- 4.1.5 The unit on furthest right of this elevation is the shop frontage of 130c and was most recently “Lily's Antiques” (Plate 8). Like 130a, this unit has retained the coloured glass panels below the fascia board (Plate 9) and it also has the same moulded stall risers as noted on the other two existing units. The entrance to this unit is wider and the large window displays on either side comprise 16 smaller panes, some with an antiqued “bullseye” effect. The pilaster/column is the same as that noted between 130a and 130b.

South-facing elevation

- 4.1.6 The south-facing elevation is viewed from the bottom of Cathcart Hill and comprises the single storey extensions on the southern side of 130a and the recessed first floor of the earlier building (Plate 2).
- 4.1.7 Unfortunately much of the lower part of this elevation was obscured by hoarding at the time of the survey, however, close internal inspection simply revealed an open-fronted storage area with mono-pitched roof.
- 4.1.8 Close inspection of the first-floor element comprising the original house was difficult and was therefore photographed using a camera on an extendible pole (Plate 3). This element of the building had plastered and painted walls with two chimney stacks projecting from the roof. There are three windows on this elevation, all appear to be two-part, four pane vertical sliding sash windows with modern canvas canopies above. There is however some doubt as to whether the central window at least is not original as the photograph of this elevation taken in 1904 (Figure 7) shows this window to be more centrally located in relation to the chimney stacks.

West-facing elevation

- 4.1.9 Viewed from the rear garden area of the property, this part of the building comprises the rear late 19th century extension to the original house (Plate 4). Constructed from a yellowish colour London brick laid in a Flemish Bond, this elevation comprised two windows, one on each floor with arched brick lintels above. Both windows were two-part, four pane vertical sliding sashes, however, the first floor window has horns. Both are stylistically 19th century in date.

4.2 Internal Description

130a : Ground Floor

G1

- 4.2.1 This area comprised the recent commercial space at the front of 130a and is accessed from the shop frontage on Junction Road. At the time of the survey, the shop had been recently emptied with some modern fixtures and fittings remaining as well as general rubbish left behind.
- 4.2.2 The floor was covered with a grey coloured linoleum, the walls were plastered and painted white and the ceiling was the exposed mono-pitched roof with strip lights attached (Plate 10).
- 4.2.3 On the southern wall of this room there is evidence of a blocked-up opening (Plate 11). This may have provided external access to the external southern side of the property where goods could be delivered. However, there is no evidence of this opening in the 1904 photograph of the corresponding external elevation (Figure 7).

G2

- 4.2.4 This room, accessed from G1 was also part of the most recent commercial unit and was in the same state of repair. Walls were mostly plastered or boarded and painted white. There was a door which provided access to the southern external courtyard area of the site (Plate 12). This door was stylistically c.1930's in date. The door had obviously not been in use for some time a series of wooden brackets on either side of the recess most likely supported shelves.

- 4.2.5 At the rear of the room was a folding door, set within a wide opening with painted over fanlight above (Plate 13).

G3

- 4.2.6 Accessed via the large door in G2, this area comprised the single storey lean-to extension. It encompassed the former external courtyard area at the rear of 130a as shown on the 1915 Ordnance Survey Map (Figure 9) and extended into by the map of 1951 (Figure 12).
- 4.2.7 This area had no features of any historical or architectural significance with plain white walls and a concrete floor. The only area of interest was the exposed southern wall of the original house/villa which had been painted white with a stucco effect.

130b : Ground Floor:

G4

- 4.2.8 This area comprised the the recent commercial space at the front of 130b and is accessed from the shop frontage on Junction Road. At the time of the survey, the shop was full of large bulky pieces of broken furniture as well as general rubbish (Plate 14).
- 4.2.9 The floor was covered with linoleum which had been damaged and removed in several places. Closer inspection of some areas revealed small red terracotta floor tiles surviving beneath the floor covering which may have been part of the original shop floor.
- 4.2.10 The walls were covered with painted plaster board and the ceiling covering comprised large sheets of polystyrene board which was suspended from wooden batons (Plate 15). Where this had been removed in places, it was possible to see the space above to the original ceiling height. Against the northern wall of G4 a section of the ceiling covering had been removed exposing the top of an archway as well as a moulded ceiling beam (Plate 15)
- 4.2.11 At the western end of the room, opposite the shop frontage, were two openings which lead into G5 (Plate 16). Both have moulded door surrounds. This substantially thick wall corresponds with the position of the eastern wall of the original house/villa and these openings may be in the locations of an original window and door.
- 4.2.12 On the southern wall there was an internal doorway which leads into 130a (G1) (Plate 17). To the right of this is a recess, possibly a former doorway, which has been used for shelving.

G5

- 4.2.13 This room/area is located to the rear of and accessed from the openings noted in G4. It originally comprised three separate areas, a room to the left and hallway to the right and another room behind, all divided by internal walls which have been removed.
- 4.2.14 With the removal of the modern suspended ceiling, original separate areas were revealed (Plate 18). Denoted by the moulded ceiling cornices on either side, the area to the right is likely to be a corridor or hallway of the original house, prior to the conversion to commercial units in the late 19th century. This corridor area aligns with one of the openings leading into G4 which may be the original entrance to the house. A closer inspection of the wall revealed a moulded plaster ceiling cornice and picture rail (Plate 21).
- 4.2.15 G5 is thought to be formerly two separate rooms, sub-divided by a wall which has since been removed, although short lengths of the wall on either side remain (Figure 17).

- 4.2.16 In another location where the modern ceiling has been removed sections of a decorative plaster ceiling cornice were revealed (Plate 19). Behind the ceiling boards which have also been used to conceal copper piping, the lath and plaster ceiling was also revealed as well as several layers of wallpaper. It also appears that there is a fireplace concealed in this location within G5, hidden behind 20th century plasterboard walls. Within the centre of this part of G5, a plain plaster ceiling ring was revealed (Plate 20).
- 4.2.17 The area of the possible second room had yellow painted plastered walls as opposed to the plaster-board as recorded in the area above. A blocked-up fireplace was recorded on the southern wall as well as a two-part, four pane casement window located to the immediate right (Plate 22).
- 4.2.18 Another area of exposed plaster ceiling cornice was exposed in the corner of this former room, above a doorway (Plate 23). This cornice is painted white which further supports the suggestion that G5 once comprised two separate rooms.
- 4.2.19 A doorway within G5 provides access to the hallway and foot of the staircase. At the time of the survey, the hallway was obstructed by building material and due to inadequate lighting, close inspection was limited (Plate 24). A door at the end of this hallway provided access onto a small room (not accessed) and blocked up doorways were thought to be present due to hollow sounds within the solid walls on either side.

G6

- 4.2.20 This small room was located at the rear of 130b and accessed via G5 and provides access to the modern lean-to. This room was used for shop storage with a series of shelves and cupboards. A door and window located in the southern elevation (Plate 25) are considered to be part of the second phase of construction, providing access for 130b to the outside of the property. Although the door is a modern solid wood replacement, the window was a two-part, two pane sash with concrete cill and is typically 19th century in date. There were security grilles over the window and the door and window were set within a brick arch

130b First Floor:

- 4.2.21 The first floor was accessed via the stairs recorded within G5. The stairs led to a half-landing which provided access to two rooms (F3 and F4) before turning at 90° into a corridor from which three further rooms were accessed (F1, F2 and F5) (Plate 26).
- 4.2.22 There was no natural light in any of the first floor rooms and no electrical supply for artificial lighting.

F1

- 4.2.23 Accessed from the first floor landing, this room was in a poor state of repair at the time of the survey, having suffered from water damage (Plate 28). The room had two windows, one on the eastern elevation and one on the southern elevation and a fireplace on the southern wall (Plate 28). Both windows were boarded up and all record of these windows were made from the external elevations.
- 4.2.24 This room had a skirting board and ceiling cornice all around and the moulded window frame continues to floor length. The walls and ceiling were plastered and painted and the floor had a modern linoleum covering.

4.2.25 The opening within the fireplace was boarded up and it was unclear at the time of the survey if an original fireplace may still be located *in-situ*.

4.2.26 There was a second opening/doorway located within the north-east corner of the room (Plate 29). This was obscured at the time of the survey and was unclear if it was a door or a cupboard/shelving recess. This corresponds with an opening located within F5.

F2

4.2.27 Accessed from the first floor landing, this room had blocked-up window positioned on the western wall (Plate 30) and two windows and a blocked-up fireplace on the southern elevation (Plate 31). Both windows were boarded up and all record of these windows were made from the external elevations.

4.2.28 This room had a skirting board and moulded ceiling cornice all around and the recess of the blocked-up window continued to floor length. The walls and ceiling were plastered and painted and the floor had a modern linoleum covering.

4.2.29 A vent opening located within position of the fireplace indicates the opening is still in existence, but there was no indication as to whether the fireplace itself was still present.

F3

4.2.30 This room was accessed via the lower part of the first floor landing. This room was in a very poor condition at the time of the survey having suffered water damage. Both ceiling and floorboards were missing in several places. There was a boarded up window on the western elevation, exposed floorboards, the walls were plastered and painted and a plain skirting board ran around the room.

4.2.31 There were no fixtures or fittings visible which are considered to be of any architectural or historical interest within this room.

F4

4.2.32 This small room was accessed via the lower part of the first floor landing and was most recently used as a toilet containing a toilet, cistern and wash basin. The walls were plastered and painted and a plasterboard ceiling. There were no fixtures or fittings visible which are considered to be of any architectural or historical interest within this room.

F5

4.2.33 This small room was located at the far end of the upper part of the first floor landing. This room had suffered considerable water damage due to missing slates in the roof which had allowed enough rainwater to enter the building that the ceiling had almost entirely been destroyed.

4.2.34 The walls had been covered with an identified material which may have been damaged lining paper from a this wall covering (Plate 27). There was a window located on the eastern elevation (see external description) which had been boarded up and a recess for an opening or cupboard within the corner which corresponds with that noted within F1. All of the woodwork (window and door/cupboard surround) had been painted orange.

First floor hallway

4.2.35 On exiting F5 back onto the first floor hallway, the wall to the right, is the possible location of a blocked-up doorway. The wall itself is constructed from solid brick, however, the area opposite the entrance to F1 appears to be hollow on knocking. Marks within the wall (Plate 32), at door height, support the suggestion that there was

originally a door into the room which corresponds with F6 in 130c. Following this discovery, further investigation suggested that there may be a second blocked-up doorway within the same wall, opposite the entrance into F2. This would have allowed access from the hallway into F7 in 130c.

- 4.2.36 The opening leading into F3 and F4 is through which is thought to be the rear western wall of the original house/villa. Above this area, a sky light has been inserted to allow natural light into this area – this may have been due to the second phase extension prohibiting any light into the area where there was most probably a large window above the stairs prior to the extension.

130c : Ground Floor

G7

- 4.2.37 This room comprised the recent commercial space at the front of 130c and was accessed from the shop frontage on Junction Road. At the time of the survey, this area contained items left by former occupants. The floor was covered with concrete and the walls comprised exposed, painted brickwork and plastered and painted walls.
- 4.2.38 On the left (from entering from Junction Road) were two arches within the wall (Plate 33). A corresponding arch was noted in G4 of 130b. These are considered to be structural arches as opposed to former openings. A skylight was located within the roof which spanned the width of the room but was concealed by plastic sheeting.
- 4.2.39 On the opposite wall on entering were two openings; one large opening on the left and a doorway on the right side (Plate 34). This wall is considered to be the external wall of the original house/villa which was extended to the northern boundary when the shop units were added.

G8

- 4.2.40 This area was accessed via a doorway from G7 and at the time of the survey had most recently been used for storage. The walls were all white painted exposed brick, the floor was bare concrete and the ceiling was plasterboard with a raised skylight (Plate 35).
- 4.2.41 On the left on entering is the location of a doorway (Plate 36). Located on the northern wall of the c.1850's house, this is unlikely to be an entrance to the house within the original location. The brick archway positioned much higher above the door opening however, does look contemporary and therefore this may have been the position of an original window.
- 4.2.42 At the rear of this area are a number of what would have been external downpipes (Plate 37). this indicates that this area was formerly external. There is also a door on this elevation which provides access to the rooms at the rear of the plot.
- 4.2.43 This area of 130c was originally an external part of the house, as shown on the 1871 Town Plan (Figure 4), where a path or track-way is depicted. Following the conversion of the site in the late 19th century, this area is still depicted as an open courtyard-type space as shown on the First Edition Ordnance Survey Map (Figure 5). The 1951 Ordnance Survey Map still depicts this area as uncovered (Figure 12) which suggests the roof was added within the last 60 years.

G9

- 4.2.44 Located behind the retail space at the front of 130c, this room, as with G5 appears to have originally been two separate rooms located within the original c.1850's house. Accessed from G8, this room had a fireplace located at the western end of the room (Plate 38). Although positioned on an external wall of the original house, this is different to the other fireplaces noted which were on the northern or southern sides of the house (Figure 17). There is little detail to stylistically date this fireplace which has a modern wooden surround and no surviving frame, fire-back, backplate or grate.
- 4.2.45 Surviving short lengths of wall on either side of the room indicate that this was once two separate rooms. There was a blocked-up fireplace within the room at the eastern end and skirting boards are *in-situ* all around. The walls were all plastered and painted, the ceiling covered with plasterboard and the floor was covered with various carpet remnants and rugs.

Rear Stairs

- 4.2.46 Accessed from G9 and G10, a small area at the back of 130c was the location of a former staircase. Although now removed and replaced by a set of ladders, the lower step remains as well as the evidence of the former stairs on the wall (Plate 40). The stair has a 180 degree turn about half-way up.
- 4.2.47 The floor within this small area was bare concrete and the walls plastered and painted – the area below the stairs was exposed brick.

G10

- 4.2.48 This room was located at the rear of 130c and at the time of the survey had most recently been used as a bedroom (Plate 41). The walls were plastered and painted, the ceiling covered with plasterboard and the floor was carpeted.
- 4.2.49 This room had a blocked-up fireplace and a window positioned on the western elevation of the building, overlooking the rear garden. The window was a two-part, four-pane, vertical sliding sash, typically late 19th century in date.

G11

- 4.2.50 This small room was positioned at the rear of 130c and was probably used for storage. From here access was gained to the rear garden area via a small lean-to extension as noted in Plate 4.

First Floor Window

- 4.2.51 Although the stairs had been removed, access was possible to the first floor via ladders. Half-way up the stairs, there would have been a 180 degree turn and on the external wall was a window (Plate 42). This two-part, two pane vertical sliding sash had applied beading around the outer edges and red coloured glass outer panels with blue etched star-burst decorative inserts in each corner. The window had suffered some damage and newspaper had been inserted around the frame.

130c : First Floor

There are five rooms on the first floor within 130c (Figure 17). Most are accessed from a small hallway area at the top of the stairs however F6 is accessed only via F7. This part of 130c had recently been occupied and the rooms had been left in a very poor condition and filled with rubbish.

F6

4.2.52 This room was accessed via F7 and was located on the north-eastern corner of the original c.1850's house. The walls and ceiling of this room were all plastered and painted, the floors covered with modern board and a skirting board was present at the bottom of all walls.

4.2.53 This room had two windows; one on the east-facing side which had been boarded-up and one on the north-facing side (Plate 43). the visible window was a two-part, four pane vertical sliding sash set within a cased recess which continued to floor level. To the immediate left of this window was the location of a former fireplace.

F7

4.2.54 Accessed via F6 and the first floor hallway, this room had painted and plastered walls and ceiling and the floor was carpeted (Plate 44). There was a wide chimney-breast in this room and an opening where a fireplace had once been positioned.

4.2.55 There was a skirting board on all walls and there was a window on the north-facing external wall which was the same as that recorded in F6.

4.2.56 From the first-floor hallway area, the north-facing elevation of the original c.1850's house was visible (Plate 45). This elevation comprises the windows as noted in F6 and F7 with a central bricked-up window for which there was no internal evidence. The position of this central window corresponds with the internal partition wall between F6 and F7 and is therefore considered to be a "blind window", one which was never in use however added for symmetry.

F8

4.2.57 This room was accessed via the first floor hallway and had most recently been used as a kitchen (Plate 46). The walls and ceiling were plastered and painted and the floor was covered with modern boards. The room had modern kitchen units and electrical appliances. The only feature of note within this room was a large two-part, four pane vertical sliding sash window which was located on the west-facing elevation.

5 PHASING AND DISCUSSION

This section provides a discussion and suggested phasing for the buildings surveyed. Suggested phasing is shown on Figure 17. The following description of the phases is based on historic background research and the results of the site survey.

5.1 Phase 1: c.1850's

- 5.1.1 Although cartographic evidence does not depict a building on the site until 1871 (Figure 4), a lease document held at the Metropolitan Archives indicates that there may have been a house built on the site by 1852 and it would have been 10, Grosvenor Villas. Post Office Directories from the late 1870's could not corroborate this evidence as they only listed numbers 1-9 Grosvenor Villas, however a "Cathcart Lodge" is listed and given the position of the house to Cathcart hill it is possible this building was once called Cathcart Lodge.
- 5.1.2 The original house, or villa, was square in plan with what may have been a single storey lean-to or two storey out-shut at the rear. The building was accessed directly from Junction Road and a track led around the building to the rear, perhaps for carriage or cart access which could then easily exit without having to turn around. Perhaps the additional out-shut at the rear provided stabling for a horse or carriage.
- 5.1.3 Evidence from around the surviving first floor external elevations as well as the internal layout suggests the house was constructed with a symmetrical design – at least on the three elevations which would have been visible from the road. Externally, there were three windows on each visible elevation and the ground floor was likely to have followed the same design pattern. The floor plans also indicate four rooms on each floor.
- 5.1.4 The main entrance was located on the east-facing elevation, fronting onto Junction Road. The front door would have led into a central hallway from which reception rooms were accessed on either side. The rooms would have had decorative moulded plaster ceiling cornices and ceiling rings and all rooms would have had skirting boards. Each room was lit via windows on the external elevations and each room on the ground floor was heated by a fireplace. Access to the first floor was gained via a staircase, either at the far end of the hallway or positioned within part of the building located to the rear.
- 5.1.5 On the first floor there were four rooms mirroring the layout of the ground floor, with an additional room at the end of the corridor which may have been an early indoor water-closet or added later once such indoor facilities became more popular in the late 19th century
- 5.1.6 The house may have had servants, however the absence of any attic rooms indicates that they did not reside within the property.

5.2 Phase 2: c.1880s

- 5.2.1 Post Office Directories from 1885 onwards provide the evidence that the house/villa had been converted into shops by 1885 and the first cartographic representation of the site following this is the First Edition Ordnance Survey Map of 1894-6 (Figure 5).
- 5.2.2 This phase of alteration witnessed the subdivision of the former house into two with the ground floor space extended and being used for retail and the first floor for residential accommodation. All internal doorways on the right of the ground floor and first floor hallways were bricked up and the exiting stairs only used by 130b with a new staircase added within extensions added at the rear to allow access to the first floor accommodation.
- 5.2.3 Single story extensions were constructed to the front of the house right up to the street frontage to provide three terraced retail units. Each was constructed in the same style with coloured glass panels, decorative corbels and capitals and recessed central doorways with large window display areas either side (Figure 8).
- 5.2.4 Retailers during the first few years of the shop's opening included a dairy and provisions provider, shirt and collar dresser, coffee shop-keeper, picture framer, tailor and tobacconist (Appendix A) reflect the changing demands of the local community at this time.

5.3 Phase 3: c.Early-Mid 20th century

- 5.3.1 Despite the changing hands of the various shopkeepers, Post Office Directories indicate that all of the units were continually occupied throughout the 20th century and structurally, it appears that few changes were made to the building/s to facilitate this.
- 5.3.2 The only major structural change was the extension to the rear of 130a and cartographic sources indicate this change occurred between 1915 and 1951. This encompassed part of the rear garden area and may have been added to provide more storage for the shop. This extension obscured the former rear exit from the ground floor and so a new door was added onto the southern elevation. This new door is typically c.1930's in date and this may narrow down the time at which these alterations took place.
- 5.3.3 It is documented that the site suffered some minor damage during air raids which took place during the Second World War, however it was unclear during the survey what, if any, repairs were necessary following this.

5.4 Phase 4: Late 20th century (not illustrated)

- 5.4.1 There were no major structural changes made to any of the building since the early-mid 20th century. However, a number of internal and cosmetic changes were noted during the site survey.
- 5.4.2 Internally, almost all of the original fireplaces appear to have been removed, however, there is a possibility some may survive and have been simply blocked up as the became unnecessary and unfashionable during the 1960s and 1970s. Suspended ceilings added in 103b were added to update the internal shop spaces which has evidently concealed and protected the surviving 19th century plaster cornices.
- 5.4.3 Externally, some of the original details of the shop frontages has been lost or concealed including the coloured glass panels above the main shop window of 130b and the stall risers from 130c.

6 CONCLUSIONS

- 6.1.1 The survey of the buildings 130a-130c Junction Road has successfully achieved the initial objectives. A permanent record of the structures in their present state has been created including a detailed photographic record. The survey will preserve by record the character, state, preservation and architectural and historic significance of the site.
- 6.1.2 The information collected in the background research was useful for understanding the development of the buildings, the occupations of the occupants and the expansion of the area from the mid 19th century onwards. Understanding the rest of the site relied upon physical evidence collected from the site survey alone.
- 6.1.3 It is intended that the report will not only assist the planning, conservation and archaeology professionals in assessing future plans for the site, but also, from dissemination of the report, inform people on a local level as to the significance and historical development of the site.

7 BIBLIOGRAPHY

Cosh, M.	2005	A History of Islington
English Heritage	2006	Understanding Historic Buildings – A Guide to Good Recording Practice
Hall, L.	2005	Period House Fixtures and Fittings 1300-1900
Institute for Archaeologists	2001	Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings
Willats, Eric A.	1987	Streets with a Story: The Book of Islington. [London]: [Islington Local History Education Trust]

Maps and other Sources Consulted

Description	Date	Islington History Centre Reference
A Plan of the Parish of St Mary, Islington	1859	U916
Town Plan	1871	Islington 1056 Sheet III 82
First Edition Ordnance Survey Map	1894-6	London Sheet III 82
Photograph of 130a Junction Road, as viewed from Cathcart Hill,	1904	B 2068
Photograph of 130a Junction Road,	1904	B 2071
Photograph of 130b and 130c Junction Road	1904	B 2066
1915 Ordnance Survey Map	1915	1915 ii13
LCC War Damage Maps (1:2500)	1946	LCC War Damage Maps
RAF Aerial Photograph, April 1946	1946	51/2986 SW 19
1951 Ordnance Survey Map (1:1250)	1951	1951 OS
Photograph of 130a Junction Road, as viewed from Cathcart Hill	1978	B 7154

Kelly's and London Post Office Directories

1871 - 1993

Websites Consulted

www.nationalarchives.gov.uk/a2a/records)

www.old-maps.co.uk

APPENDIX A. SUMMARY TABLE OF POST OFFICE DIRECTORIES 1885-1986

Year	Address	Occupier	Comment
1885	130a	Thomas Read, Dairy and Provisions Provider	130a listed twice
	130a	Baldwin & Co., Shirt and Collar Dresser	130a listed twice
	130b	G.T Pursey, Picture Framer	
	130c	E. Hobich & Sons, Tailors	
1886	130a	T. Pursey, Domestic Machinery depot	
	130b		Not listed
	130c	Kobich & Son, Tailor	Note spelling change from 1885
1887	130a	T. Pursey, Domestic Machinery depot	
	130b		Not listed
	130c	Kobich & Son, Tailor	
1888	130a	T. Pursey, Domestic Machinery depot	
	130b		Not listed
	130c	Kobich & Son, Tailor	
1889			
1889	130a	G.T.Pursey, Machinery Depot	
	130b		Not listed
	130c	Kobich & Son, Tailor	
1891	130a	J.T.Burr, Coffee Hose	
	128+130	E. Kobich & Sons, Tailor	
	130c		Not listed
1892	130a	H.C.Taylor, upholsterer	
	130b	Mrs Burgess, fruitier	
	130c		Not listed
1893		As 1892	
1894	130a	H.C.Taylor, Furniture Dealer	
	130b	W.R.Taylor, Tobacconist	
	130c	C. Hooper	
1895		As 1894	
1897		All 1894	

1900	130a	H.C.Taylor, Furniture Dealer	
	130b	Mrs Taylor, Tobacconist	
	130c	C. Hooper	
1902	130a	H.C.Taylor, Furniture Dealer	
	130b	A.J.Frye, Tobacconist	
	130c	C. Hooper	
1905	130a	H.C.Taylor, Furniture Dealer	
	130b	A.E.Rodgers, Tobacconist	
	130c	C. Hooper	
1910	130a	Horace C. Taylor, upholsterer	
	130b	A.E.Rodgers, Tobacconist	
	130c	Charles Hooper, dyer	
1917	130a	T.E.Taylor, upholsterer	
	130b	A.E.Rodgers, Tobacconist	
	130c	Charles Hooper, dyer	
1924	130a	T.E.Taylor, upholsterer	
	130b	Samuel Marks, Confectioner	
	130c	C.F.Hooper, Dyer	
1930	130a-c	As 1924	As 1924
1934	130a-c	As 1924	As 1924
1937	130a-c	As 1924	As 1924
1940	130a-c	As 1924	As 1924
1945	130a-c	As 1924	As 1924
1954	130a	T.E.Taylor, upholsterer	
	130b		Not listed
	130c	Hand Pressed Valet Service	
1962	130a	T.E.Taylor, upholsterer	
	130b	Lawrence Electrical Television Repairs	
1966	130a	T.E.Taylor, Furniture Repairs	
	130b	Helen. Ladies Hairdressers	
	130c	Tops Dry Cleaners Ltd. Dyers and Cleaners	
1970	130a	T.E.Taylor, Furniture Repairs	
	130b	Helen. Ladies Hairdressers	
	130c	Maurice Colp, dry Cleaners	
1974	130a		Not listed

	130b	Helen. Ladies Hairdressers	
	130c	Maurice Colp, Dry Cleaners	
1978	130a/b	Chris & Sons Ltd. Hairdressers and Sundries	
	130a/b	Chris & Sons Ltd. Hairdressers and Sundries	
	130c	Maurice Colp, Dry Cleaners	
1982	130a-c	As 1978	
1986	130a-c	As 1978	

APPENDIX B. OASIS REPORT FORM

Project Details

All fields are required unless they are not applicable.

OASIS Number	oxfordar3-148640		
Project Name	130a-130c Junction Road, Islington, London		
Project Dates (fieldwork)	Start	11-04-2013	Finish 11-04-2013
Previous Work (by OA East)	No	Future Work	Unknown

Project Reference Codes

Site Code	XLNIJR13	Planning App. No.	P110059
HER No.	n/a	Related HER/OASIS No.	n/a

Type of Project/Techniques Used

Prompt	Planning condition
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Please select all techniques used: Building Survey

<input checked="" type="checkbox"/> Annotated Sketch	<input type="checkbox"/> Photogrammetric Survey
<input type="checkbox"/> Dendrochronological Survey	<input checked="" type="checkbox"/> Photographic Survey
<input type="checkbox"/> Laser Scanning	<input type="checkbox"/> Rectified Photography
<input checked="" type="checkbox"/> Measured Survey	<input checked="" type="checkbox"/> Survey/Recording Of Fabric/Structure

Monument Types/Significant Finds & Their Periods

List feature types using the [NMR Monument Type Thesaurus](#) and significant finds using the [MDA Object type Thesaurus](#) together with their respective periods. If no features/finds were found, please state "none".

Monument	Period	Object	Period
House	Post Medieval 1540 to 1901		Select period...
Shop	Post Medieval 1540 to 1901		Select period...
	Select period...		Select period...

Project Location

County	Greater London	Site Address (including postcode if possible)	
District	Islington	130a-130c junction Road Islington London, N19 5LB	
Parish	Islington		
HER	Greater London		
Study Area	n/a	National Grid Reference	TQ 529200 186263

Project Originators

Organisation	OA EAST
Project Brief Originator	Unknown
Project Design Originator	n/a
Project Manager	Taleyna Fletcher
Supervisor	Taleyna Fletcher

Project Archives

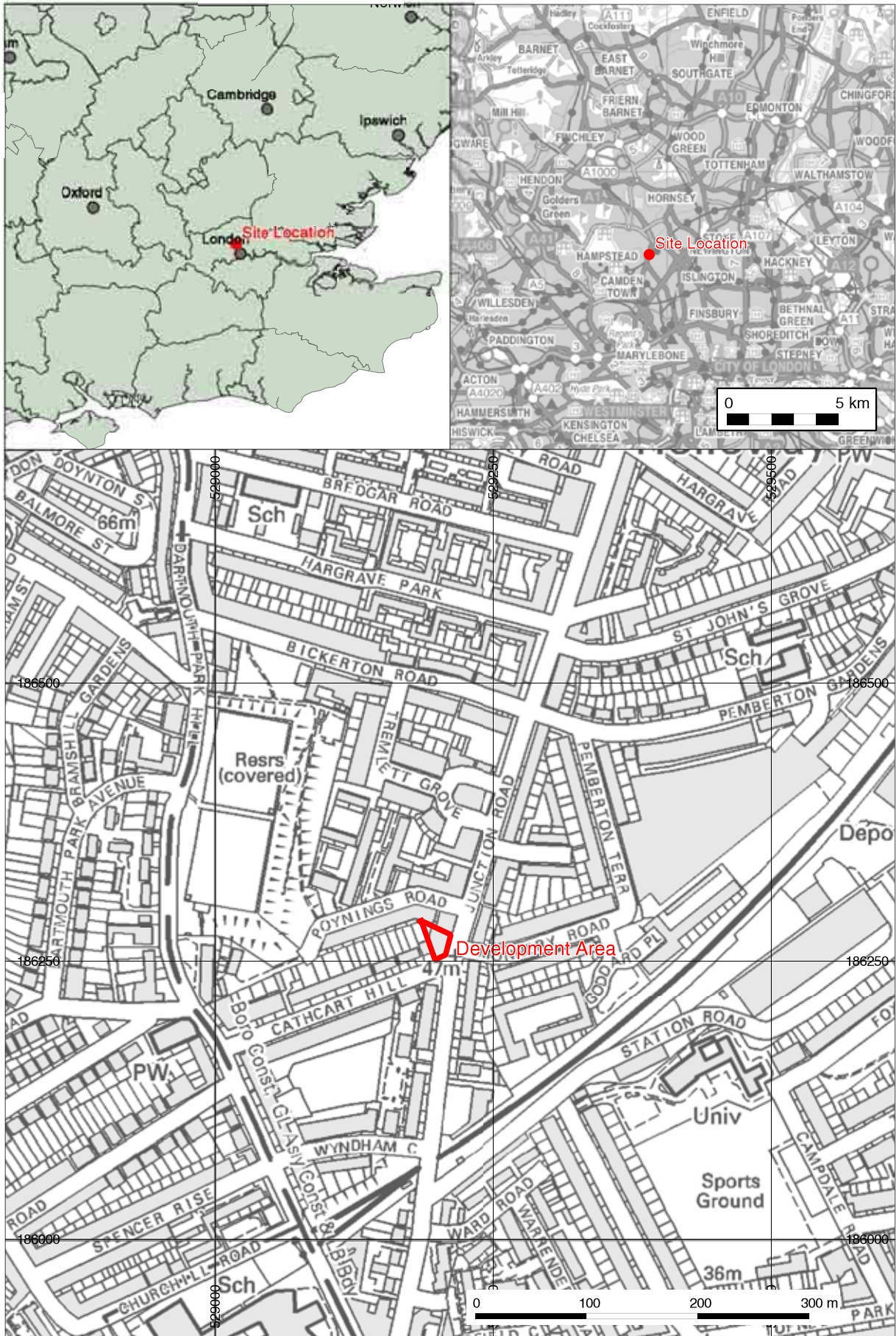
Physical Archive	Digital Archive	Paper Archive
TBA	OA East	TBA
XLNIJR13	XLNIJR13	XLNIJR13

Archive Contents/Media

	Physical Contents	Digital Contents	Paper Contents
Animal Bones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceramics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Human Bones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leather	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stratigraphic		<input type="checkbox"/>	<input type="checkbox"/>
Survey		<input type="checkbox"/>	<input type="checkbox"/>
Textiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worked Bone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worked Stone/Lithic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Digital Media	Paper Media
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<input type="checkbox"/> GIS	<input type="checkbox"/> Context Sheet
<input type="checkbox"/> Geophysics	<input checked="" type="checkbox"/> Correspondence
<input checked="" type="checkbox"/> Images	<input type="checkbox"/> Diary
<input checked="" type="checkbox"/> Illustrations	<input checked="" type="checkbox"/> Drawing
<input type="checkbox"/> Moving Image	<input type="checkbox"/> Manuscript
<input type="checkbox"/> Spreadsheets	<input checked="" type="checkbox"/> Map
<input type="checkbox"/> Survey	<input type="checkbox"/> Matrices
<input checked="" type="checkbox"/> Text	<input type="checkbox"/> Microfilm
<input type="checkbox"/> Virtual Reality	<input checked="" type="checkbox"/> Misc.
	<input checked="" type="checkbox"/> Research/Notes
	<input checked="" type="checkbox"/> Photos
	<input checked="" type="checkbox"/> Plans
	<input checked="" type="checkbox"/> Report
	<input checked="" type="checkbox"/> Sections
	<input type="checkbox"/> Survey

Notes: none



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Figure 1: Site location

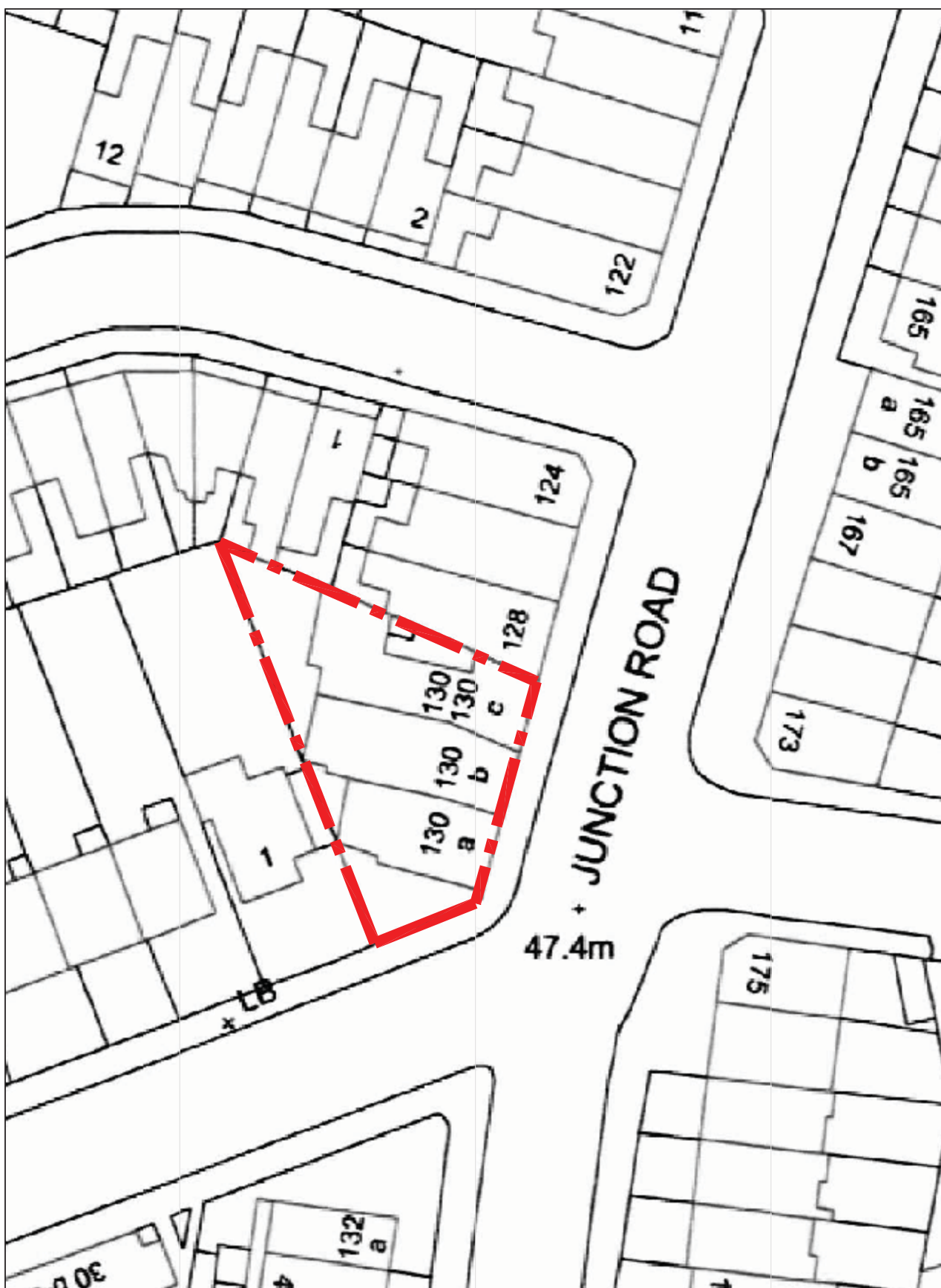


Figure 2: Plan of development area (from data supplied by J. Coffey Construction)



Figure 3: Extract from A Plan of the Parish of St Mary, Islington, 1859 (IHC Ref U916), showing location of development area (red)

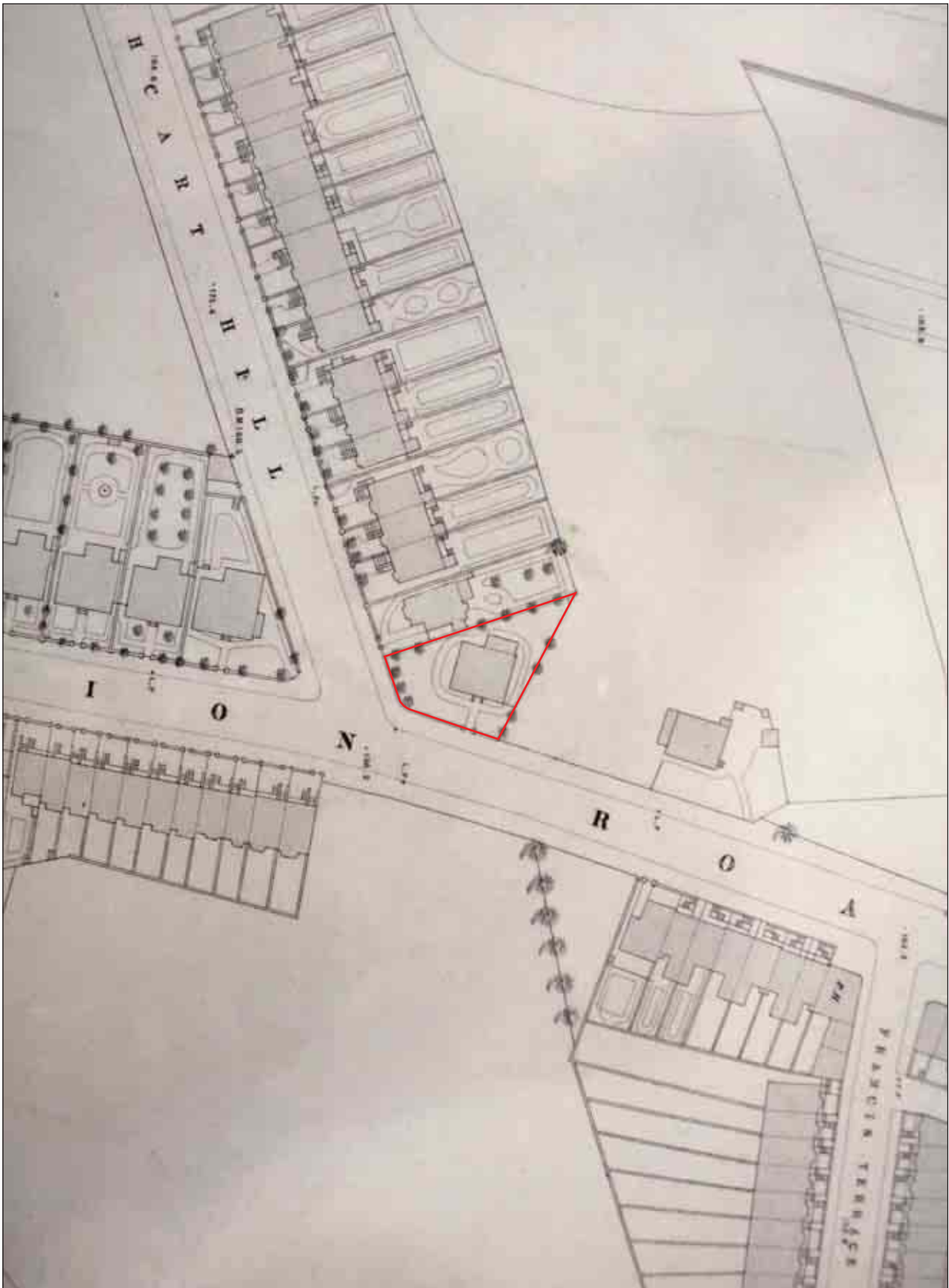


Figure 4: Extract from 1871 Town Plan (IHC Ref Islington 1056 Sheet III 82), showing location of development area (red)



Figure 5: Extract from 1894-6 First Edition Ordnance Survey Map (1:1250) (IHC Ref London Sheet III 82) showing location of development area (red)



Figure 6: Photograph of 130a Junction Road, as viewed from Cathcart Hill, 1904 (IHC Ref B 2068)



Figure 7: Photograph of 130a Junction Road, 1904 (IHC Ref B 2071)



Figure 8: Photograph of 130b and 130c Junction Road, 1904 (IHC Ref B 2066)



Figure 9: Extract from 1915 Ordnance Survey Map (1:1250), (IHC Ref 1915 ii13) showing location of development area (red)

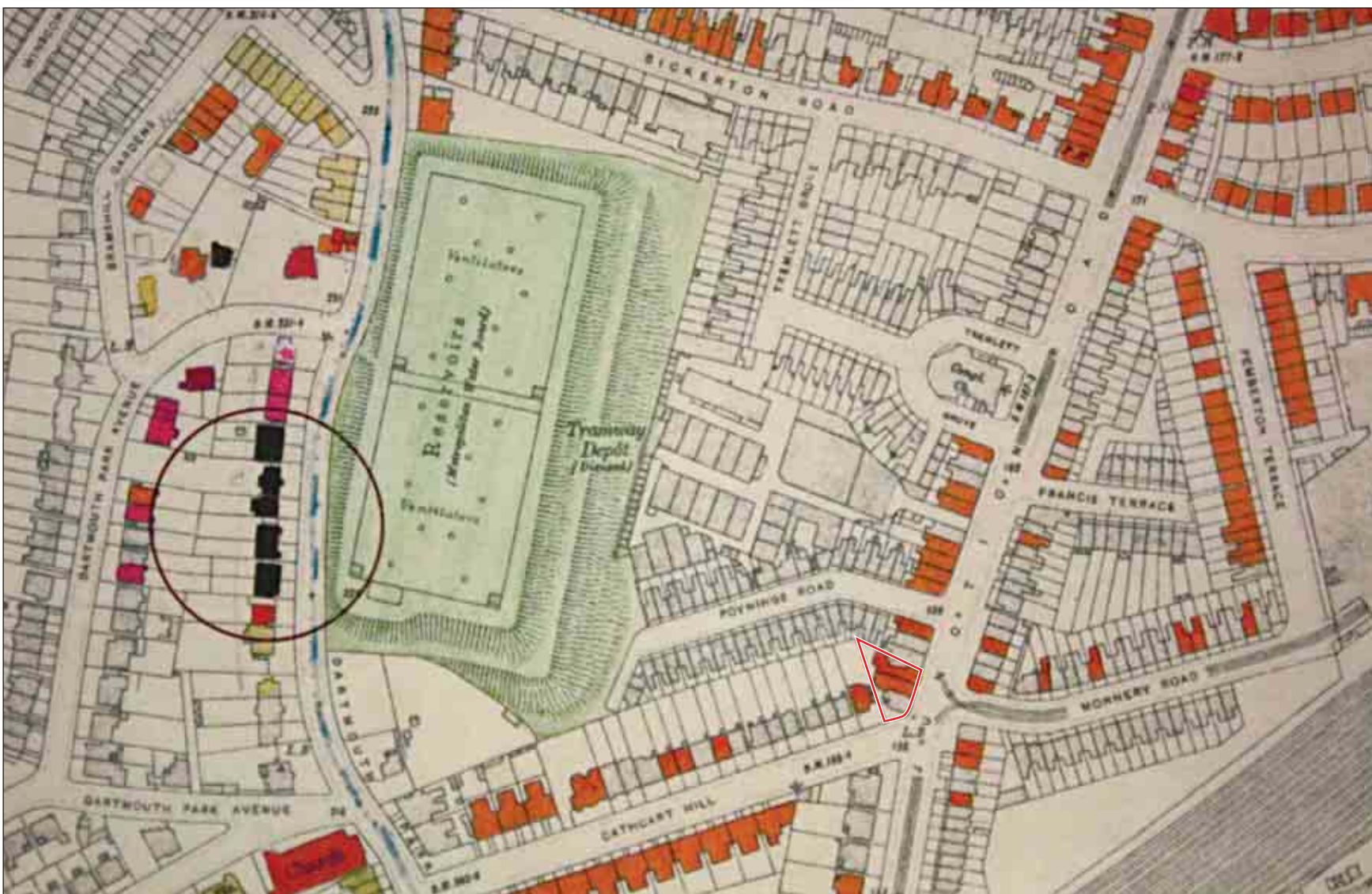


Figure 10: Extract from map of LCC War Damage Maps (1:2500), showing location of development area (red)



Figure 11: Extract from 1946 RAF Aerial Photograph, April 1946 (IHC Ref 51/2986 SW 19), showing location of development area (red)



Figure 12: Extract from 1951 Ordnance Survey Map (1:1250) (IHC Ref 1952 OS), showing location of development area (red)



Figure 13: Photograph of 130a Junction Road, as viewed from Cathcart Hill, 1978 (IHC Ref B7154)



Figure 14: South and East-facing elevations, 130a-130c Junction Road (from data supplied by J. Coffey Construction)

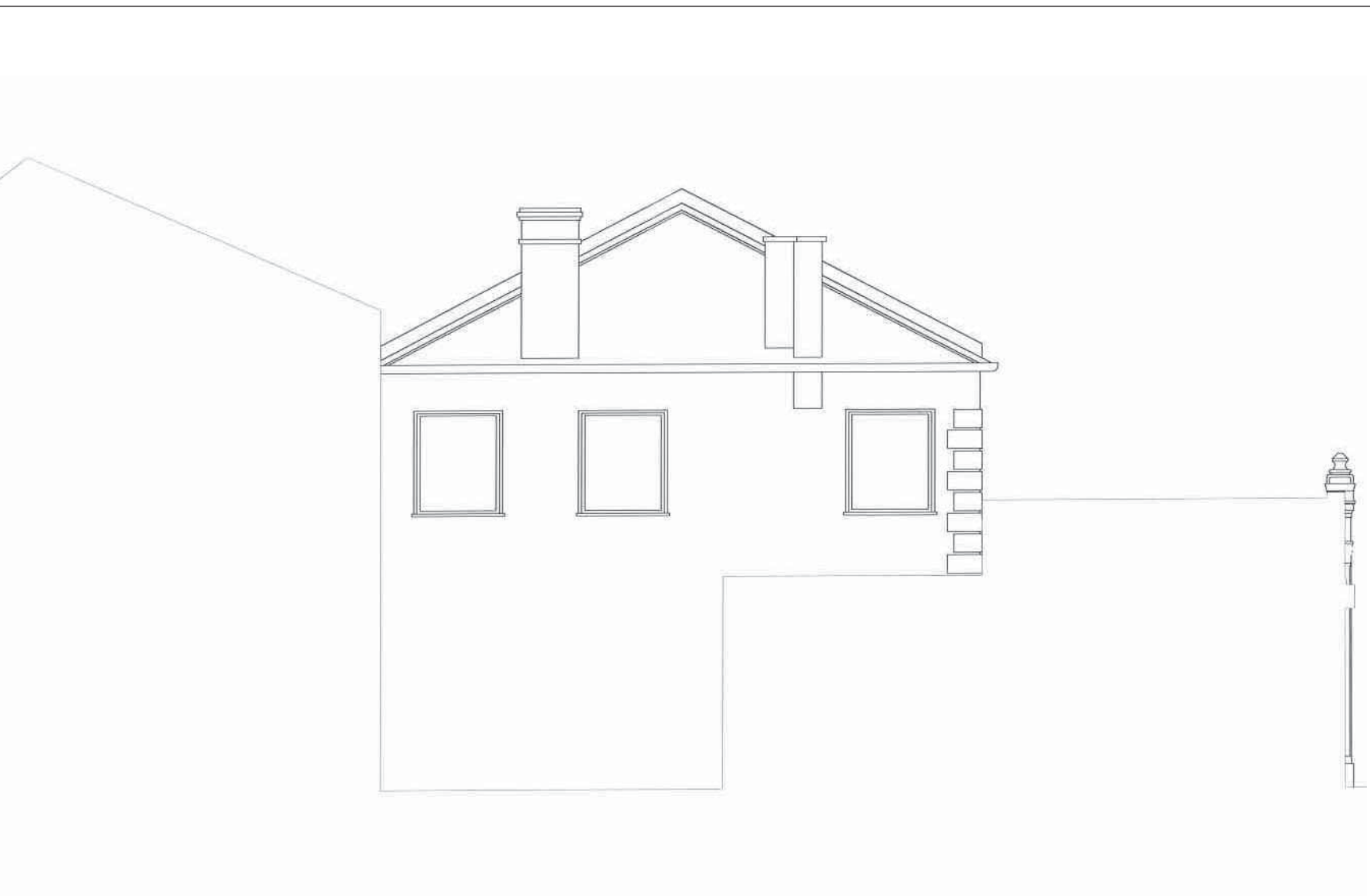


Figure 15: South-facing elevation, 130a Junction Road (from data supplied by J. Coffey Construction)



Figure 16: East-facing elevation, 130a-130c Junction Road (from data supplied by J. Coffey Construction)



Figure 17. Plan of ground and first floors showing suggested phasing and location of plates referred to in report



Plate 1: 130a-c Junction Road, east-facing elevation



Plate 2: South-facing elevation as viewed from Cathcart Hill



Plate 3: South-facing elevation of first floor of original house



Plate 4: West-facing elevation as viewed from rear garden



Plate 5: Shop frontage of 130a Junction Road



Plate 6: Detail of decorative corbel and capital, 130a



Plate 7: Shop frontage, 130b junction Road



Plate 8: Shop frontage, 130c Junction Road



Plate 9: Detail of coloured glass beneath fascia, 130c



Plate 10: Interior view of shop frontage, 130a



Plate 11: Blocked-up former opening, G1, 130a



Plate 12: 1930's door, G2, 130a



Plate 13: Former rear entrance/exit, G2, 130a



Plate 14: Interior view of shop frontage, 130b



Plate 15: Top of archway, concealed behind C20th shop fittings, G4, 130b



Plate 16: Large doorways/openings, G4, 130b



Plate 17: Internal doorway and earlier blocked-up opening between 130a and 130b as viewed from G4, 130b



Plate 18: Detail of lath and plaster ceiling and mouldings, G5, 130b



Plate 19: Detail of decorative plaster ceiling cornice around concealed fireplace, G5, 130b



Plate 20: Detail of decorative plaster ceiling rose, G5, 130b



Plate 21: Plaster ceiling cornice, picture rail and decorative wallpaper, G5, 130b



Plate 22: Fireplace and window, G5, 130b



Plate 23: Detail of decorative plaster ceiling cornice, G5, 130b



Plate 24: Corridor and staircase, 130b



Plate 25: Former external door and window, G6 as viewed from G3



Plate 26: Staircase leading from ground floor, 130b



Plate 27: Cupboard/former doorway, F5, 130b



Plate 28: General view of room F1, 130b



Plate 29: View of possible internal doorway between F5 and F1, as viewed from F1, 130b



Plate 30: Blocked-up large window, F2, 130b



Plate 31: Blocked-up fireplace and boarded-up windows, F2, 130b



Plate 32: Possible position of blocked-up doorway within wall of first floor landing, 130b



Plate 33: Archways with internal wall, G7, 130c



Plate 34: Opening within ground floor wall of original house, G7, 130c



Plate 35: Former external courtyard area, G8, 130c



Plate 36: Doorway within wall of original house as viewed from G8, 130c



Plate 37: End wall showing former external pipework and door, G8, 130c



Plate 38: Fireplace, G9, 130c



Plate 39: General room view, G9, 130c



Plate 40: Position of removed staircase, G11, 130c



Plate 41: General room view, G10, 130c



Plate 42: Window above removed stairs, 130c



Plate 43: Location of fireplace (removed) and original C19th window, F6, 130c



Plate 44: General room view showing position of fireplace (removed), F7, 130c



Plate 45: First floor windows on eastern elevation of original house as viewed from window in F9, 130c



Plate 46: General room view of kitchen, F8, 130c



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