

# 261 High Street Walthamstow London E17



## Building Survey and Recording



**Oxford Archaeology**

April 2004

**Client Name:**  
**Henry Boot Developments Ltd**

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Henry Boot Developments Ltd.

**261 HIGH STREET  
WALTHAMSTOW**

**BUILDING SURVEY AND RECORDING**

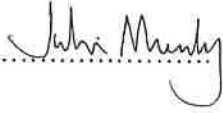
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# 261 HIGH STREET, WALTHAMSTOW

## Building Survey and Recording

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# 261 HIGH STREET, WALTHAMSTOW

## Building Survey and Recording

### SUMMARY

*No. 261 High Street, Walthamstow was recorded in a building investigation and analysis carried out by Oxford Archaeology in December 2003 and a watching brief was carried out in March 2004 during the demolition phase. The house was originally three bays, of which only the west bay survived to the present day, and is the last remaining three-storey town house in a row of terraced town houses, now demolished. It was known as Langsdale House, which had become 261 - 263 High Street, by 1950. It was thought that the house may have contained remnants of the previous 18th-century or earlier building, but none were observed, and may survive below ground as foundations only. The house was largely rebuilt between 1860 and 1865, leading to the complete re-fronting of the property and re-fitting throughout the interior. Therefore it is likely that the majority of the 18th century fabric had also been removed by 1865, leaving Victorian build to survive to the present day.*

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## 1 INTRODUCTION

### 1.1 Context of work

1.1.1 Oxford Archaeology completed a building recording and analysis at 261 High Street, Walthamstow, as defined by the Royal Commission's *Recording Historic Buildings: A Descriptive Specification*. The recording was carried out during one week of December 2003 and a watching brief visit during March 2004, as part of the planning consent, prior to the building's final demolition.

1.1.2 Plans were drawn up in 1985, prior to the alterations made for the fitting of the fast-food restaurant, by Tony Good architect. The floors were labelled as 'basement, ground, first, second, third'. In 2003, OA issued numbers to the rooms of the floors, referring to these labels; for example 'F1' meaning the first room of the first floor. However, the OA plans and text have referred to the floors as 'basement, lower ground, ground, first and second' to keep with the original arrangement of the building.

### 1.2 Historical background

1.2.1 261 High Street was originally known as Langsdale House, and was one of a row of terraced three-storey town houses built along the street originally called Marsh Street. Langsdale House consisted of 261 and 263 High Street, and was built beside Cleveland House, a large white three-bayed house built in the neo-classical style of the late C18th.

1.2.2 Coe's map of the Parish of Walthamstow, dating to 1822, shows the five plots of the five tenements and footprints of the terraces (fig. 2). Langsdale House and Cleveland House seem to share a tenement plot.

- 1.2.3 A photograph from 1860 shows Langsdale House as a three-storey, three-bay brick house with a steep-pitched roof and dormer windows (fig. 4). There was a central front door, surmounted by a round-headed window and a dentilled pediment.
- 1.2.4 A photograph from 1865 shows the house as completely re-built, identifiable only by the remaining gateposts and Cleveland House, next door. A porch was added, with a glass gable projection extending from the porch to the front boundary wall (fig. 4). The second floor was extended to full height and the roof was raised to a shallower pitch. The blind recesses of the second floor were fenestrated, and those of either end of the first floor were filled, becoming flush with the wall. Chimney-stacks were added to either end of each bay of the building, providing each room with a fireplace.
- 1.2.5 The first edition OS map dating to 1876 (fig. 3) shows the tenement of Cleveland House had extended round the back of Langsdale House, and had become Cleveland Park, while Langsdale House had a small corner plot to the south-west.
- 1.2.6 A pair of photographs from 1950 show the east bay of Langsdale House, named as the 'Old Education Offices' at 263 High Street, and Cleveland House named 'Chard Products Ltd' (fig. 5). The glass gable projection of Langsdale House has been shortened back to the porch, but the house appears largely unchanged in this view.
- 1.2.7 In modern times, Cleveland Park Avenue was formed, running north, from High Street, with Langsdale House on the south-east corner, as shown on the current OS map (fig. 6).

## 2 DESCRIPTION

### 2.1 General

- 2.1.1 This three-storey brick house appears to be all of one phase, resulting from the 1860-65 rebuild, with no evident earlier features. On all sides, the walls were predominantly of an 1860s character and there was no evidence of the original structure surviving.

### 2.2 Exterior

- 2.2.1 261 High Street is a three-storey, brick built house. The ground floor is butted by an extension which projects out to the street on the south side and also to the west, continuing to the north face of the house. The extension was built in the 1950s as a British Gas showroom. It is constructed of brick, with a flat roof and has since been covered with modern materials during its modern incarnation as a 'Kentucky Fried Chicken' outlet (pl.1).
- 2.2.2 The **south face** of the building was the front facade of the house. The build of dark brown brick and red brick lintels and quoins date to the 1860s re-fronting work, with additional openings made from 1950 onwards. The quoins are of red rubbed brick, as are the lintels of the windows (pl.2). There are three double-hung sash windows with four lights, on the second floor. The three first floor windows have been replaced by modern double-glazed casement windows.

- 2.2.3 **Ground floor alterations** The ground floor was hidden by the extension which had three modern double-glazed windows and a door, now boarded up. The ground floor of the house had three windows similar to those of the floors above. However, only the red brick lintel of the west window and the scars of the other lintels remain. The windows have been filled in and replaced by four smaller windows. Three windows span the space of the west and central original windows, while the fourth window is located below the east first floor window. A narrow doorway has been inserted at the east end of the wall, extending from the base of the ground floor windows, down into the basement. It has a modern step up to it, but is cut off by the internal east-west stairs leading to room F1. Therefore it may have been an entrance from the 1950s show-rooms, up into the ground floor of the house, subsequently blocked by the stairs, inserted after 1985.
- 2.2.4 **The basement** The south wall continues to the basement, but has been interrupted by a large modern opening. There are two wood members projecting from the top of the opening, that may be part of partition walls, dividing the opening into three.
- 2.2.5 **A chimney-stack** on the south-east corner of the building, is clearly visible in the 1865 photograph, and dates to the 1860s rebuilding. It was shown as constructed of brick and has since been rendered, but the chimney-pots remain un-changed (pl. 3). The south-east corner of the building was shown in the 1865 photograph as protruding to the south of the two bays to the east (now demolished).
- 2.2.6 The **west side** of the building faces onto Cleveland Park Avenue and was re-built using dark brown brick, matching that of the south facade, during the 1860s renovations. There are two chimney-stacks at north-west and south-west corners (pl. 4). Windows are located at first and second floor level, central to the west face. The second floor window was a double-hung, four-lighted sash window; the first floor window was replaced by a modern double-glazed casement window. The ground floor was butted by the extension, which is of brick construction, partially covered by a white-painted ply-board facade (pl. 5).
- 2.2.7 The **north facade** of the building matches that of the south facade and is constructed of brown brick with red brick dressings. Therefore it is clearly of the same date as the south facade. It has three double-hung sash windows on the second floor, which match those of the south facade (pl. 7). There are three double-glazed modern replacement windows on the first and ground floors. The ground floor windows have also been replaced, two of which have horizontal bars fitted. The north-east window has been extended down to the current ground level and converted into a door, with the top of the window rendered over (pl. 8). A narrow alley-way ran in front of the north facade of the building and was bordered on the north side by a modern brick-built hall, (now demolished) (pl. 6).
- 2.2.8 The **east side** of the building is of similar fabric to that of the south, west and north facades, indicating that the east side was also part of the 1860s re-build. It has a double-hung sash window at the north end, situated between ground and first floor (pl. 9). The centre of the east side projects to the east and contains a stairwell, that would have originally been inside the central bay of Langsdale House (pl. 10). To the south of the stairwell, the wall returns to the west. The flue of the south-east chimney-stack is visible, jutting out to the top of the first floor, and may continue inside, to the base of the first floor (pl. 3). This chimney was added during the 1860s renovations. The stairwell and the south end of the wall have been rendered, presumably when the rest of Langsdale House was



demolished, leaving an exposed internal wall. The north face of the stairwell has a boarded-up window at ground floor level, a double-hung sash window at second floor level, with six lights, and a similar window at third floor level with four lights. It is not possible to see if they have lintels of rubbed red brick, like the other windows, due to the render present, but there are horizontal cracks at the top corners of the third floor window and a stripe of darker colour which may indicate a lintel.

- 2.2.9 The roof is of a shallow pitch (pl. 6), dating between 1860 and 1865 and was a replacement for the original steeply-pitched roof (fig. 4). The roof was raised to create a proper second floor in the building, replacing the dormer windows. The roof extends beyond the walls of the house, and is double-hipped with the gables at the north and south ends. The roof is covered with modern slates.

## 2.3 Interior - Basement

- 2.3.1 **Introduction** The basement of the house has largely been destroyed by the insertion of a lower ground floor to the restaurant. However the north-west corner of the house survives as one room of the store-rooms below the restaurant (fig. 7, pl. 11).
- 2.3.2 The basement of the house is reached from stairs leading down from the north end of the lower ground floor room (G2), as detailed on the 1985 plan. The west wall contains the south-west flue that served the fireplaces of the floors above (pl. 12). The presence of the flue, which was an 1860s addition, indicates that the basement may also be 1860s. Modern steps lead down from the south-west corner of the room, to a small store-room (pl. 13).

## 2.4 Interior - Ground Floor

- 2.4.1 **Introduction** The ground floor of the house has been drastically altered by the addition of the 1950s extension. Elements of the south wall survive, including the brick window lintels of the 1860s re-build. However, new windows have been inserted, and two of the internal walls removed. The north wall windows have been replaced by double-glazing, and one window has been converted into a doorway. The fittings of the ground floor are all consistent with the style of the 1860s and would have been inserted as part of the re-building work done at this time.
- 2.4.2 The house was reached by walking through the ground floor extension on High Street. The extension was built in the 1950s, of brick construction, but has in recent times been re-fitted with modern decoration and facilities to accommodate a restaurant. The south wall of the house divided the south front room of the extension from the north, lower back room of the restaurant (pl. 11).
- 2.4.3 The ground floor of the house is reached by a flight of **20th century stairs** from the west side of the extension, ascending to the east, behind the original south wall of the house (fig. 7, pl. 14). The stairs lead into room F1. The south wall of the stairs bears the scars of four small blocked windows of the front of the house, as seen from the exterior of the south facade (pl. 14). A north-south wall existed between the east window of the group of three and the fourth window. It was an 1860s room division and was removed after the 1985 plans were drawn. The outline of the wall is present on the ceiling and a stub of the remains of a modern wall is present to the east of this, dating to the 20th century (pl. 15).

- 2.4.4 **Room F1** is located in the south-east corner of the ground floor. The south-east corner of F1 has a filleted wooden casing projecting from the ceiling, down by 0.75m (pl. 16). It appears to be in the position of the stairs shown on the 1985 plan, but may relate to stairs which might have sat behind the entrance of the house. The stairs may have been inserted in the 1860s when the new entrance to the house was built. The east wall of room F1 became an exterior wall, when the two bays to the east were demolished.
- 2.4.5 **Room F2** is divided off from F1 and the east-west stairs, by 20th century wood and plaster-board partition walls. The west wall of the room equals the 1860s west wall of the house. The east-west stairs are positioned in the south-west niche of the wall, which is occupied by windows on the first and second floors. To the north of this is the flue for the fireplaces that are located in the south-west rooms of the house, and was inserted in the 1860s. A fireplace is present in this position in room F2. The fire surround is of marble, which has been painted over with white emulsion and has rectangular pilasters either side of the fireplace, and a filleted mantle shelf, dating to 1860s.
- 2.4.6 **The ceilings** of F1,2 and 3 are of polystyrene tiles fitted to a suspended metal frame. Above the tiles is the 1860s ceiling, complete with moulded plaster cornices (pl. 18). The ceiling of F3 has plaster-moulded panels. Two cornices run north-south along the ceiling of F1, marking the position of the removed dividing wall. Some of the plainer cornicing present in F1 may be a C20th addition.
- 2.4.7 **Room F3** has a fireplace in the west wall, which would have been served by the north-west flue of the house, inserted in the 1860s. The fire surround has been replaced by a late C20th wooden piece, possibly at the same time as the application of the dado rail and south wall doorframe, which are also modern (pl. 19). A soot-box is situated to the north side of the fireplace (pl. 20). The wainscotting appears similar to that of the rest of the house and dates to the 1860s. There may have been a window in the recess to the south of the fireplace, which currently holds shelves, but the exterior was hidden by the 1950s extension to the west.
- 2.4.8 **Room F4** is reached by four steps descending from F1 (pl. 22), possibly inserted in the 1950s. It is separated from F3 by a C20th partition wall, which cuts across the east side of the east window (pl. 23). The north wall contains a door, which was inserted into the north-east window of the wall. The floor and ceiling levels have been dropped and the door added to form a north entrance to the building, contemporary with the 1950s extension (pl. 24). The east wall has a doorway through into the stairwell on the east side of the building (pl. 25).
- 2.4.9 **The stairwell** is entered through a barrel-vaulted east-west passage, leading from the north-east corner of F1. A door in the south-east corner of F4 leads to the stairs, descending down to the basement. This section of the flight is blocked off from the rest of the stairs which ascends from the passage by F1. The stairs are of a 19th-century style, with thin balusters, the undersides of the treads sweeping up in an s-bend shape and ascending in tight anti-clockwise bends. They may have been inserted in the 1860s renovations, on the site of the original stairs.
- 2.4.10 A double-hung sash window with six panes survives in the north wall which would have been the east ground floor window of the north facade of the building (pl. 27). The top half

of the window can be seen by ascending the stairs to the first floor (pl. 28). It might reflect the design of the 1860s windows of the ground and first floors of the house (pl. 28).

## 2.5 Interior - First Floor

- 2.5.1 **Introduction** The first floor contains cornices, wainscots, door and window frames and fireplaces similar to those of the ground floor and would have been inserted during the 1860s re-build. The windows have all been replaced by modern double-glazing, but retain their frames. The marble fireplaces have also been kept.
- 2.5.2 Ascending the stairs in an anti-clockwise direction, the room **LS1** is reached on the west side of the stairs, at a level between ground and first floors (fig. 8). The east wall of the room has a window, visible from the outside, to the north of the stairwell, and a fireplace with marble surround (pl. 29). This flue was located between the window and the stairwell. There is a hatch in the ceiling, accessing space between the ceiling and the floor above. The fittings and exterior walls of this room are of the same style as the 1860s build of the house and may therefore have been constructed during this period.
- 2.5.3 Ascending to the first floor, there is a small stair cupboard on the west side, in which the underside of the flight rising to the second floor can be seen (pl. 30).
- 2.5.4 The stairs are met by an **east-west hall**, from which room S1 is reached, on the south side of the house (fig. 8). The hall has a false polystyrene ceiling which cuts across the doorframe and window above the west end of the hall (pl. 31). Above the ceiling, complex moulded cornices are visible extending the length of the hall, and wainscoting matching those of the 1860s ground floor. The partition wall between S1 and S2 was inserted in the 1860s, together with wainscoting and cornicing. The east wall has a fireplace with a marble surround of rectangular pilasters with moulded cornices at the top and a filleted mantelpiece, inserted in the 1860s (pl. 32). The window in the south wall is preserved to its full height with the jambs of the frame extending to the floor and a coffered wooden panel beneath (pl. 33).
- 2.5.5 **Room S2** forms the west half of the west bay of the house and contains two of the three front facade windows, inserted during the re-fronting of the house in the 1860s. The windows have been partially obscured by a suspended polystyrene tile ceiling (pl. 34). The west wall fireplace is located directly above that of F2 below, and similarly, it has a marble surround with rectangular pilasters and ogee-moulded cornices at either end and was inserted in the 1860s.
- 2.5.6 **Room S3**, to the north of S2 has a marble fireplace in the west wall, which has no moulded cornicing and is plainer than those of the front rooms. It is located above the fireplace of F3 and was inserted in the 1860s. To the north of the fireplace is a fitted cupboard, filling the recess of the north-west corner of the room (pl. 35) and a window in the south-west recess (pl. 36). The wooden cupboard has four moulded and panelled doors, the bottom two complete with key-holes, giving the appearance typical of the second half of the 19th century. The south corners of the cupboard are rounded off, where it protrudes from the niche, giving a greater depth to the cupboard. The window in the south end of the west wall has a wooden window seat, with a flip-top lid and cuts across the original moulded frame. The north wall has two windows which have had their wooden surrounds removed,

as there are spaces left in the wainscotting (pl. 37). They were inserted in the 1860s build of this wall. The east wall of the room is a partition wall separating it from LS1, possibly dating to the 1860s.

- 2.5.7 The south end of the east wall of S3 is interrupted by a modern bathroom (S4) built extending into the room, between the north of the hallway and the south wall of LS1 (pl. 38). Modern simple rectangular wainscotting has been applied round the base of the intruding bathroom walls in an attempt to match the rest of S3. The original door of S3 has been replaced by a modern chipboard cavity door and a suspended polystyrene tiled ceiling was installed below the original.

## 2.6 Interior - Second Floor

- 2.6.1 **Introduction** The second floor retains the sash windows of the 1860s re-build. However, the fireplaces have been removed and gas heaters installed. The ceilings are visible as no tiled ceiling has been inserted similar to the ground and first floors.
- 2.6.2 Ascending the stairs to the second floor, a moulded segmental arch, springs east-west, adding support to the north edge of the second floor hall (**T5**, pl. 39). The arch was added as part of the 1860s re-build.
- 2.6.3 Room **US1** is a second bathroom on the west of the stairs, between second and third floor levels. The north wall has a window, which is one of the three at second floor level of the north wall. A modern double-glazed fitting sits across the top of the window, which is a double-hung sash window with four panes (pl. 40). Behind the door in the south wall is a fitted cupboard, of late C19th in its plain appearance. The split laths of the ceiling have been exposed and the plaster has hair present in its fabric. This bathroom was fitted out during the 1860s renovations.
- 2.6.4 Exiting **US1** and ascending the stairs to the east, the **second floor hall** is reached. A segmental arch springs north-south, from the south-east corner of **T3** to the north-east corner of **T1** (pl. 41). It is probable that this gave support to the east wall of the building where there was an entrance to the stairwell. In the ceiling of the east end of the hall is a skylight, which has been painted over (pl. 42). It has a large central light with eight smaller lights surrounding it, held in an iron frame. It may have been original to the house, set into the north side of the steep roof, which was then obscured by the new 1860s roof. It may have been visible from inside the roof-space but was not seen.
- 2.6.5 To the north of the hall is a small modern bathroom, **T6**, which has been built above the north stairwell of the first floor below. Similarly, it has a window but of four panes, similar to all the other windows of the second floor (pl. 43). The bathroom may have existed as a small storage room, but all the current fittings are modern.
- 2.6.6 **T1 and T2** may have originally formed one room on the south front of the house, now divided by an 1860s partition wall. The cornicing and wainscott are complete for all four walls of **T1** and were added after the room was divided, and are of similar design to those of the rooms throughout the house. The west wall became an outside wall after the east of the house was demolished. There is no existing fireplace in this wall, but there is a break in the wainscotting and a gas fire is present, indicating that there may have been a fireplace, now removed. There is a niche at the south end of the east wall, which is not

present in the S1 below, but may be to do with the demolition of the two east bays (pl. 44).

- 2.6.7 **Room T2** has two windows in the south wall, visible to their full height, without the insertion of any false ceiling like the rooms below. The west wall has a flue and the divisions in the wainscoting for a fireplace. To the south of the flue is an arched alcove, which interrupts the dado rail, but is fully wainscotted (pl. 45). The wainscoting and window frames match those of the 1860s insertions throughout the house.
- 2.6.8 **Room T3**, to the north, has a window in the west wall, filled by a fitted wooden cupboard; to the north of which is a blocked fireplace (pl. 46). The cupboard is similar in style to that of S3, below. The north wall has two windows complete with their wooden surrounds, which are similar in style to the 1860s insertions. The east wall is a partition wall dividing T3 from T4 and may have been inserted in the 1860s. The south end of the wall has a door through into T4, in addition to a door in the south-east corner of the room into the hall. Both doors are panelled and may be 1860s in date as they are of a similar style to the other wooden fittings of this phase of the house (pl. 47).
- 2.6.9 The south-west corner of **T4** is part of the stairwell from the second floor, giving T4 an L-shape. There is cornicing and wainscoting, matching those of the other rooms. The east wall has a blocked fireplace, served by the flue that runs up from the bathroom LS1 below. The floor slants down to the south-west corner of the room indicating a failing of a number of the floorboards (pl. 48).

## 2.7 Interior - The Roof

- 2.7.1 **Introduction** The roof was re-built during the 1860s building works, at a shallower pitch and greater height, allowing more head-space on the second floor. The trusses are of Baltic soft-wood, typical of those imported during the 19th century. 20th century underlay has been applied to the roof and in places, modern replacement rafters.
- 2.7.2 The roof space is reached from a hatch in the hall. The west bay of the house was fitted with a roof hipped at the north and south ends (pl. 49). The junction between the two roof types survives above the centre of the remaining building, together with a small portion of the east-west gabled roof of the rest of the house. The trusses of the gabled roof are aligned north-south and have queen struts supporting the principal rafters and the tie beam (pl. 50). The members of the gabled roof are quite substantial and square in cross-section and are dark stained soft-wood in appearance, inserted in the 1860s as part of the new shallow-pitched roof. The hipped roof contains modern slim members, pale in colour, that are modern replacements for the original 1860s ones (pl. 49). The chimney-stack of the south-east flue was seen, which retains the same chimney-pots seen in the 1865 photograph (pl. 51). The top of the skylight was not seen, though presumably there was either a skylight frame in the roof or glass tiles.

## 2.8 Phasing and Significance

- 2.8.1 The **first phase** of the building is captured largely in the photograph from 1860. The pitch of the roof matches that of Cleveland House to the east. There are three bays with two windows to each bay. The entrance is central to the central bay, with a dentilled pediment

above. There are blind panels at the east end and may have been at the west end also. In addition, the first floor windows are the largest, while the second floor consists of blind panels and dormer windows. This is to give the effect of a *piano nobile* which, together with the classical-influenced entrance and the rubbed red-brick lintels of the windows, suggests that Langsdale House was built in the Classical Revival style of the second half of the Eighteenth century. Cleveland House on the other hand, was probably similar in date, but seems to have been modelled on the Queen's House, Greenwich (1616-1635), by Inigo Jones. No surviving evidence for this house was observed in the course of the investigation.

- 2.8.2 By the time of the 1865 photograph, many changes had taken place in the appearance of Langsdale House, due to a comprehensive re-building of the house at this time. This rebuild formed the bulk of the surviving fabric seen in the building. The attic floor was extended, by the raising of the roof, allowing space for windows, albeit shorter than those of the first floor. The roof was made level with the top of the balustrade of Cleveland House. The blind panels of the east end and the string course above the ground floor windows were removed.
- 2.8.3 Each bay was given three windows, arranged closer together. All the windows possess red brick lintels, reflecting elements of the original design. A large cuboid porch has been added to the entrance, and a gabled projection with a glass roof, reaching the length of the front garden. In addition, the south front wall of the west bay has been moved south, so that it projects further forward than the rest of the building. The corners of this new façade have been given red brick quoins, matching the material of the lintels. The matching of the dark brown brick build and red-brick lintels and number of windows per floor, on all sides of the building suggests that during the 1860s, the entire exterior of the house was re-built.
- 2.8.4 Part of the alterations at this time consisted of the addition of internal walls to divide the west end rooms into two, and the construction of extra chimneys, providing a fireplace to each room. Originally, there was a chimney at either end of the house, set between the centre and the south of the gable walls. The 1865 photograph shows at least one chimney was added to each bay, at the south front of the house, two of which survived until the present day. In addition, corresponding chimneys were added to the north side of the house, which also survived in the west bay. The dividing wall between the two rooms sounded entirely hollow, when tapped, and may have been a modern replacement, but the arrangement of the fireplaces and windows strongly suggests that the dividing walls were added during the 1860s.
- 2.8.5 The **third major phase** of change for the building was the demolition of the central and east bays, which took place after 1950. It seems that the entire row of terraced houses was demolished with the exception of 261 High Street. The staircase had to be preserved for access to all the floors, and the internal wall of the bay division had to be sealed against the elements to act as an effective external wall. In order to do this, the internal walls around the stairwell and the bay were coated with a thick concrete render. The stairwell descended to the basement and were divided off from those rising to the upper floors, by a panel inserted at the west of the north-east room. A second door was added in the east wall of the lobby, to the stairwell to access the basement stairs.

- 2.8.6 The **fourth phase** was the addition of the 1950s extension to the ground floor, of the gas show-rooms. The floor of the north-east room of the ground floor seems to have been lowered, with steps leading down into the room from the hall. This may be related to the inserting of a back door into the window in the north wall., creating a back entrance lobby. The ground floor hall was amalgamated into the north-east and south-east rooms, as the doorways and north and south walls of the hall were removed, creating a long, open-plan space.
- 2.8.7 During the **modern phase**, suspended polystyrene ceilings were fitted to the first and second floors, a wooden fire surround and dado rail were added to the north-west room of first floor, the dividing wall between the two south rooms and a flight of stairs was inserted in the south-west corner of the south-west room of the first floor. These alterations were made to create office space presumably connected to the fast-food restaurant. One half of a curved stair was shown on the 1985 plans, in the south-east corner of the first floor, which led up from the ground floor. This stair might have been part of a second staircase in front of the main stairs, and might have related to the front entrance of the house. The stair was removed after 1985. A bathroom and a kitchen was created on the first floor and two bathrooms and a kitchen was created on the second floor, in addition to sinks being added to the north-west room. These alterations suggest that the first and second floors may have been used as rented or guest-house accommodation.
- 2.9 **Conclusion**
- 2.9.1 No. 261 High Street was the last remaining remnant of Langsdale House, and due to the developments over the years, little if any of the original building survived. The building has gone through many changes, reducing the amount of original build surviving. From the photographic evidence, it seems that major works were undertaken in the 1860s. If the central and east bays of the house had survived today there might have been original elements of the dormers surviving in side the roof, the original spacings of the windows and the elements of the original pitch of the roof.
- 2.9.2 The 1860 photograph shows a front entrance that is typical of the mid to late 18th century, which, together with the height of the first floor windows, the plait bands above the ground floor, the blind panels of the second floor and the pitch of the roof, suggests that the building dates to this period. The window frames appear to be almost flush with the brick wall, which may pre-date the house to before the 1774 Building Act.
- 2.9.3 Between 1860-1865, a major re-build was carried out, totally re-modelling the house. None of the original facades survive, and no other features certainly from the original build were observed. The windows were re-organised to fit three to a bay. The internal fittings of the rooms on all floors date from this re-building work. In addition, the marble fireplaces were inserted when the new chimney stacks were added, providing heat to each room. The stairwell skylight may have been a remnant of the C18th build, together with the stairwell space, but the stairs themselves are almost certainly of 1860s insertion.
- 2.9.4 In its last state of survival, Langsdale House had no remains of the south facade. It is likely that the north facade was also redesigned, due to the matching build and number of windows present. The only elements of the original house may have been the stairwell, the

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arches over the stairwell, and the hallway walls. Traces of the rest of the house and the gabled porch may survive as a foundation footprint, but is otherwise gone.



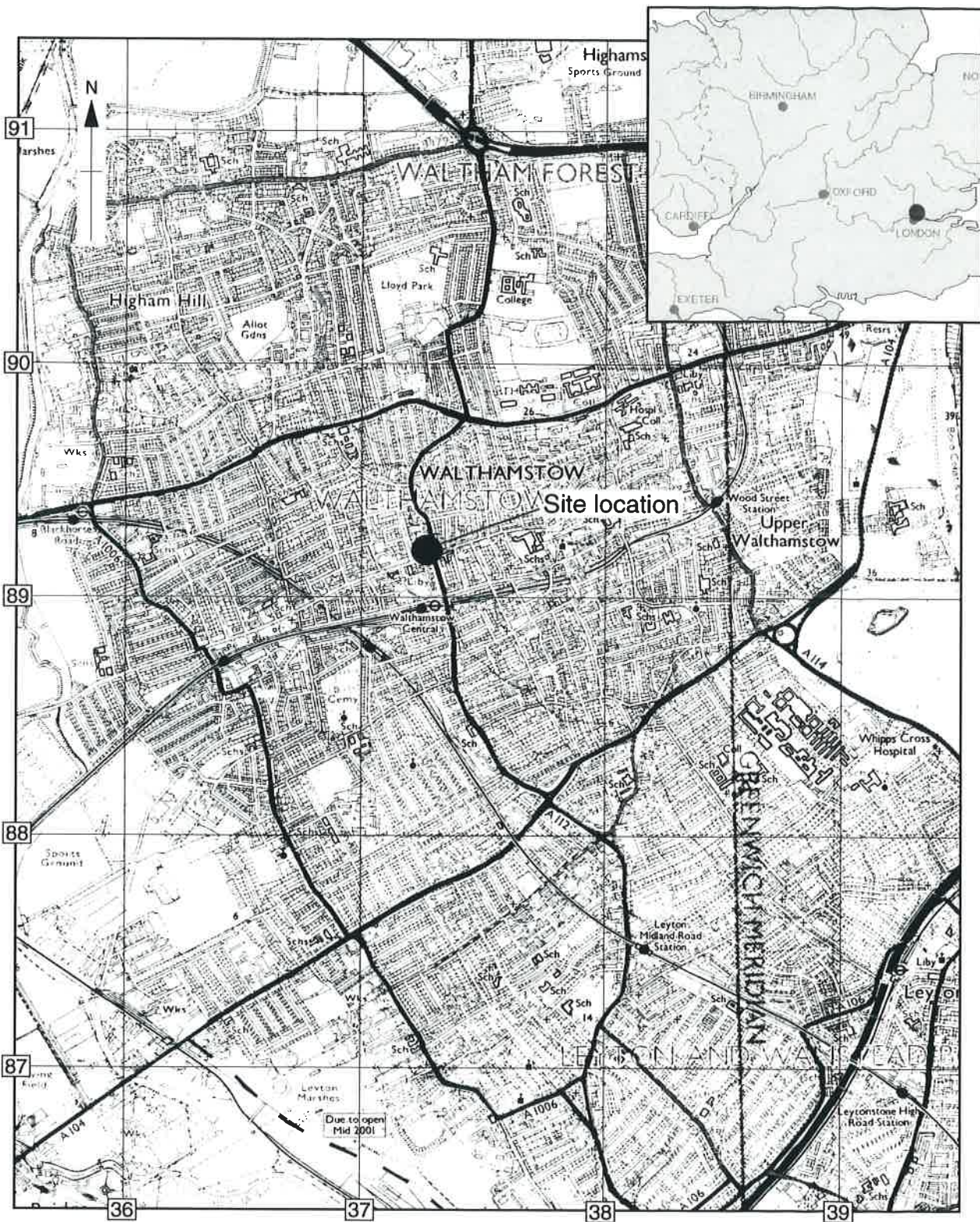
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**APPENDIX A - BIBLIOGRAPHY AND REFERENCES****Published Sources**

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- Miller J and Miller M (1987) *Period Details - A sourcebook for house restoration* Mitchell-Beazley
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- OA (2002) *The Arcade Redevelopment High Street Walthamstow E17.* Written scheme of Investigation for Evaluation and Building Recording.
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**Maps**

- OS Landranger 1:50,000 1996  
OS First Edition 1876  
Coe's parish map of Walthamstow, 1822  
Tony Good ARICS 1985 - Existing plans 673/1 and 673/2



Scale 1:25,000

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Figure 1: Site location



Figure 2: Coe's Parish Map of Walthamstow, 1822

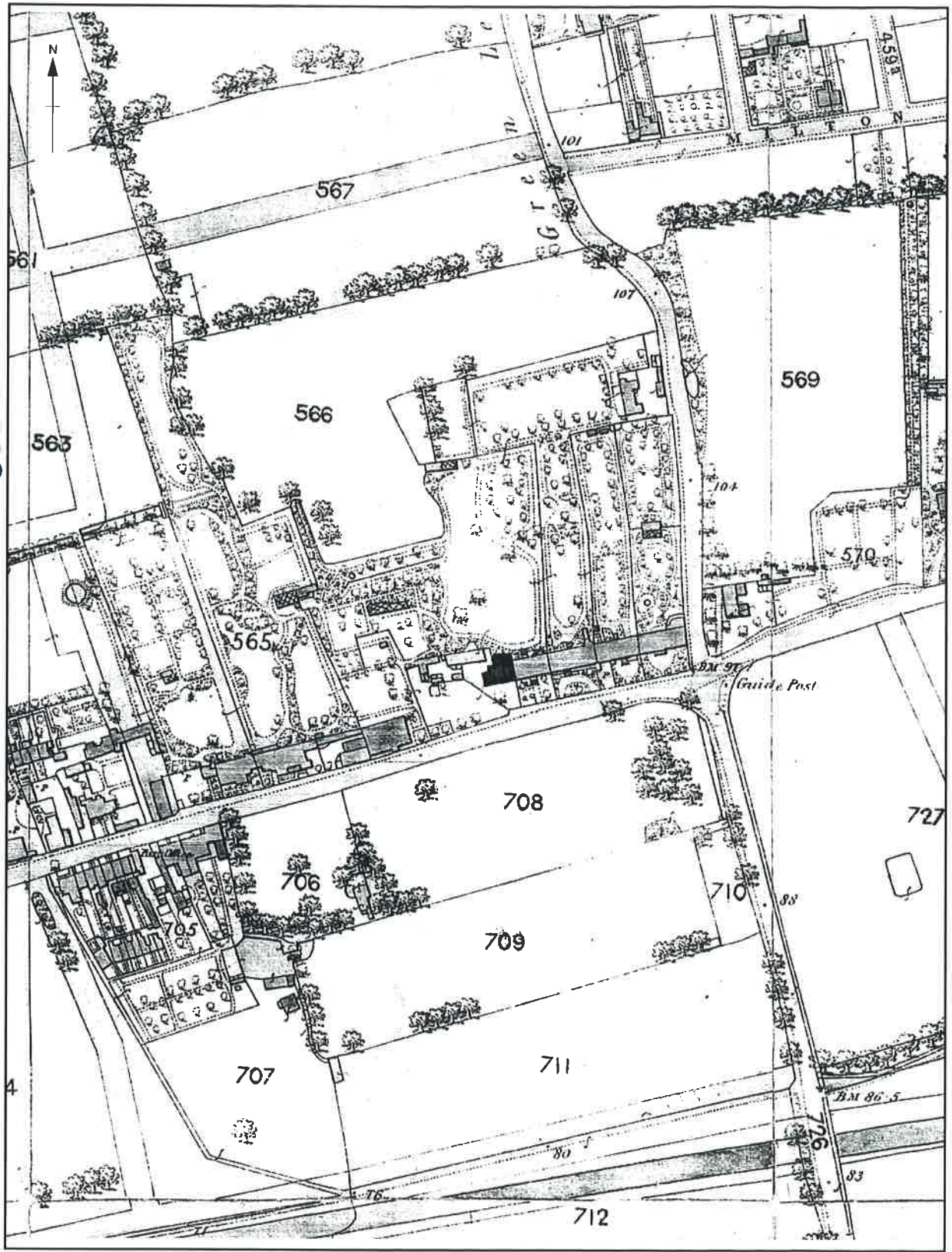
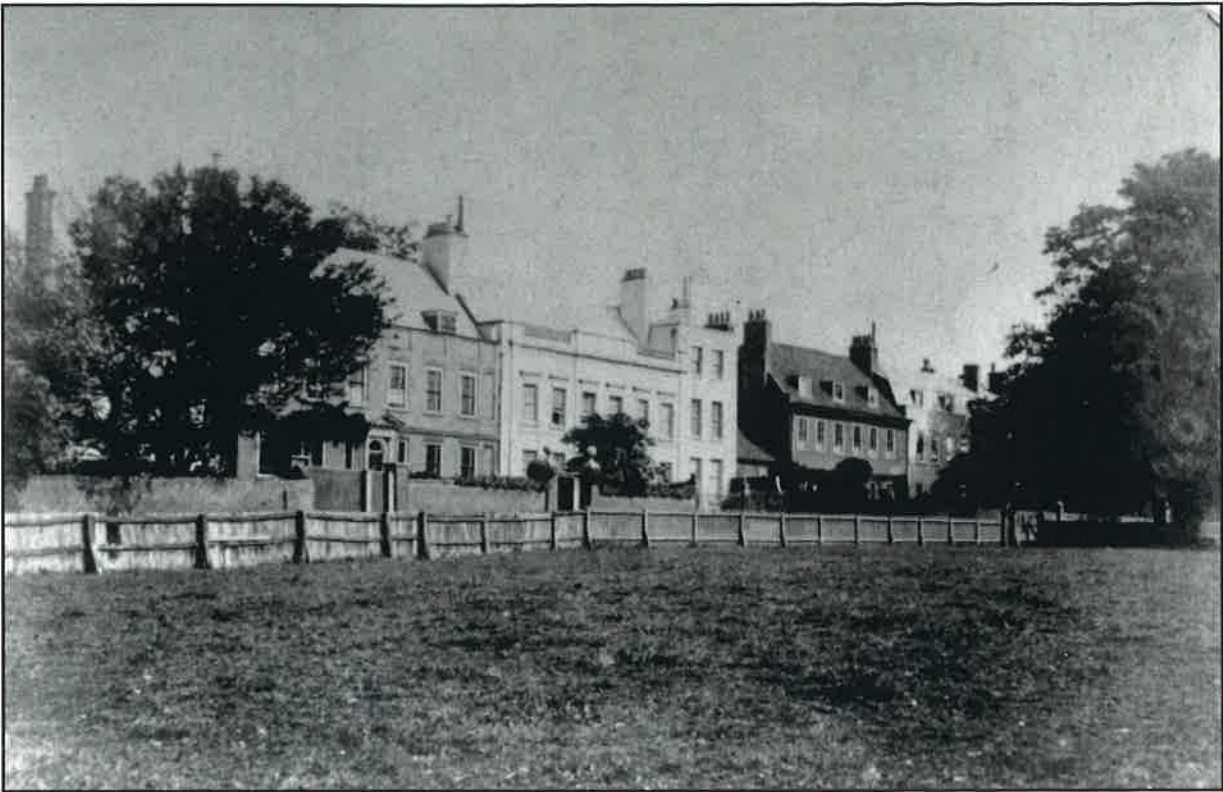


Figure 3: First Edition Ordnance Survey map, c.1876

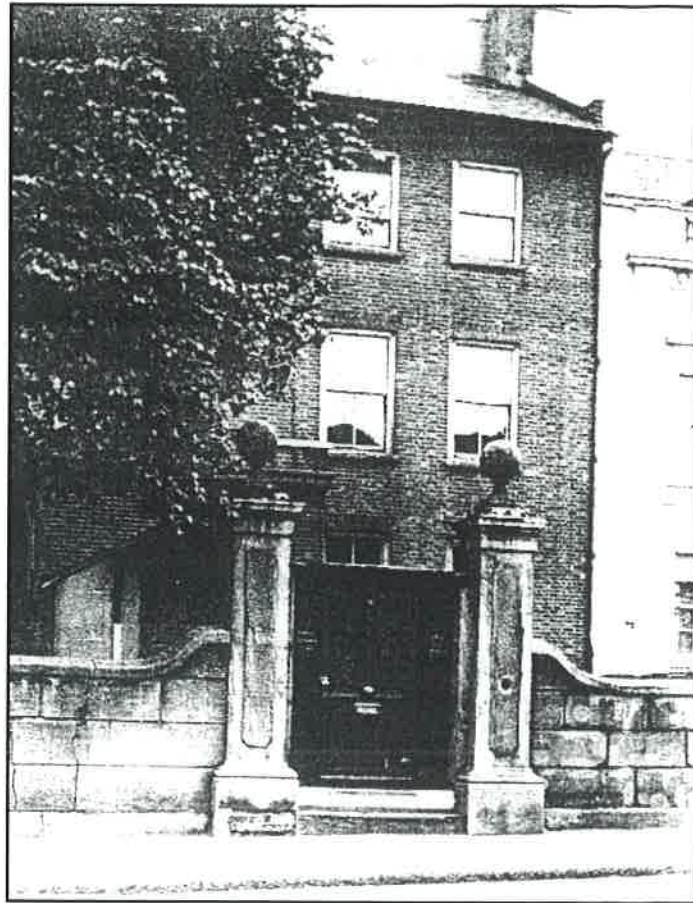


Langsdale House and Cleveland House looking north-east, 1860



Langsdale House looking north-west, 1865

Figure 4: Langsdale House and Cleveland House, 1860 and 1865



Langsdale House and 263 High Street



Cleveland House

Figure 5: Langsdale House and Cleveland House, 1950

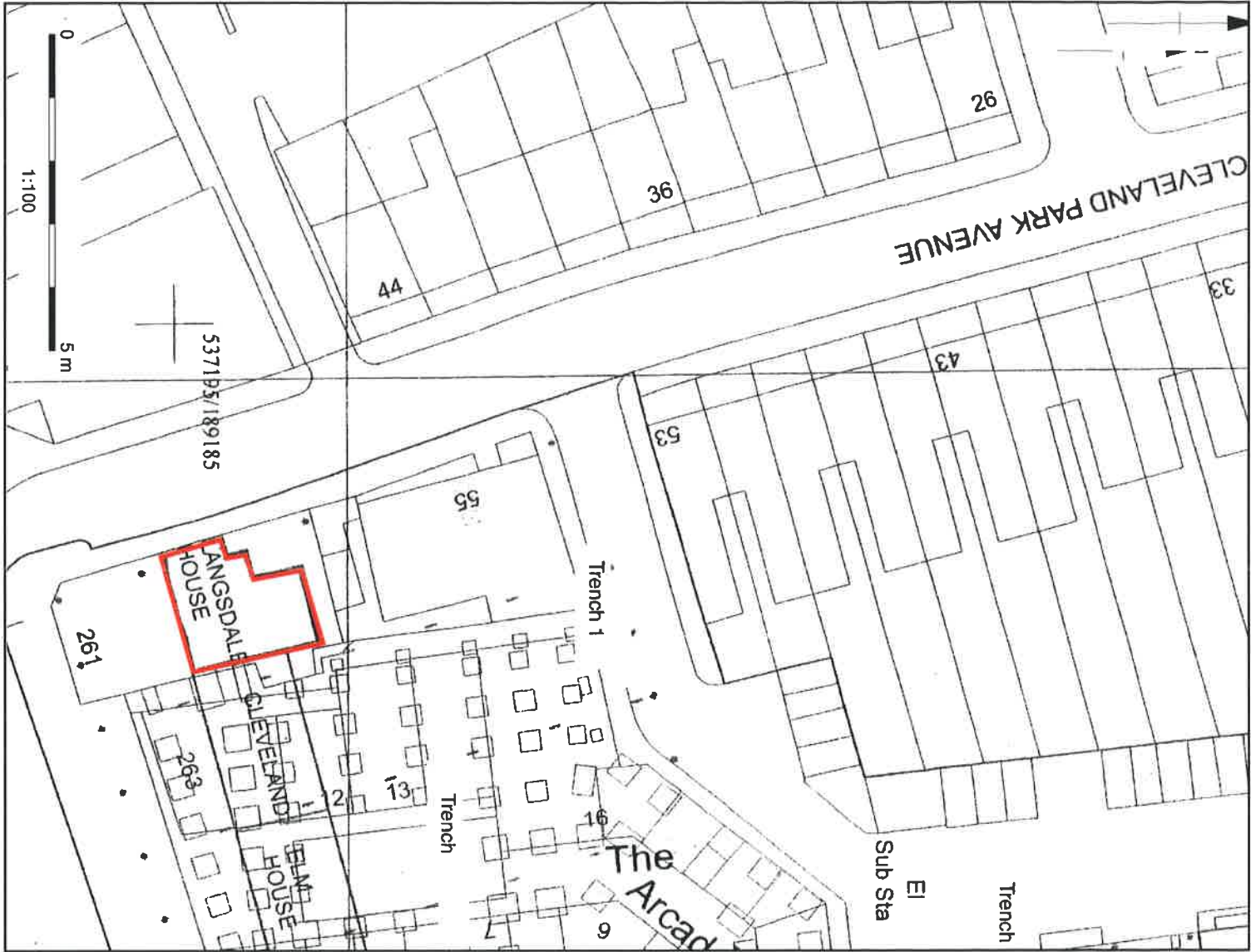


Figure 6: Current Ordnance Survey map



Figure 7: Basement and Ground floor plan





Figure 8: First and Second floor plan



Figure 9: Elevation 261 High Street, Walthamstow

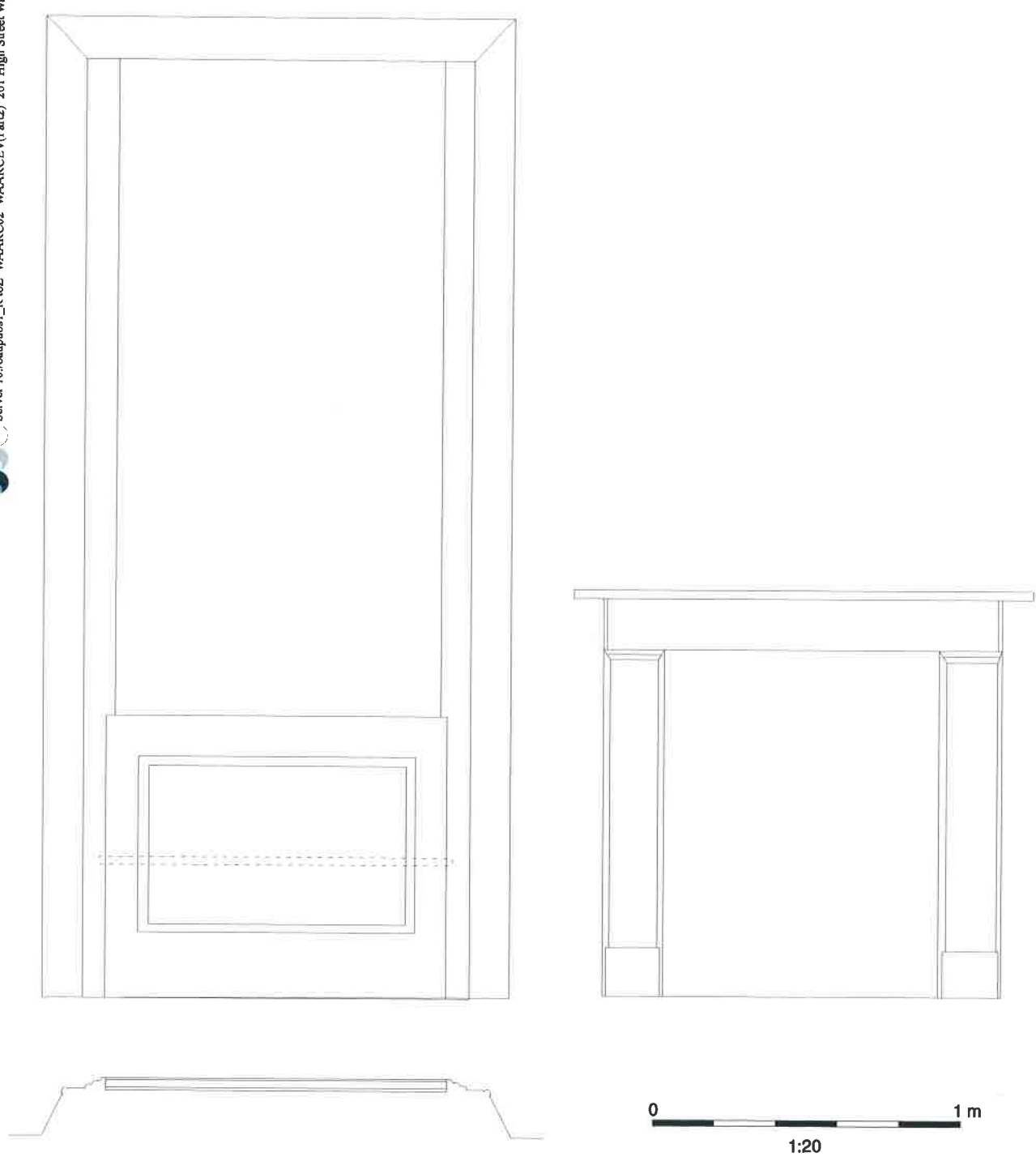


Figure 10: Window and fireplace detail 261 High Street, Walthamstow



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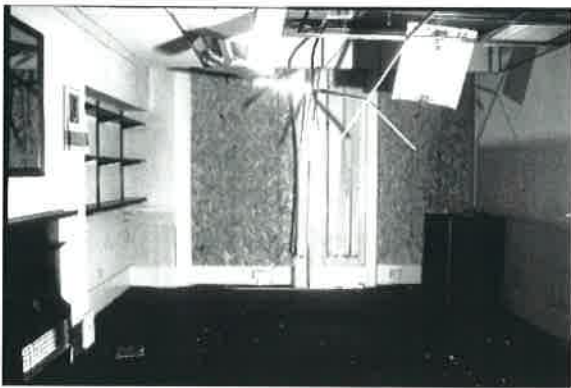
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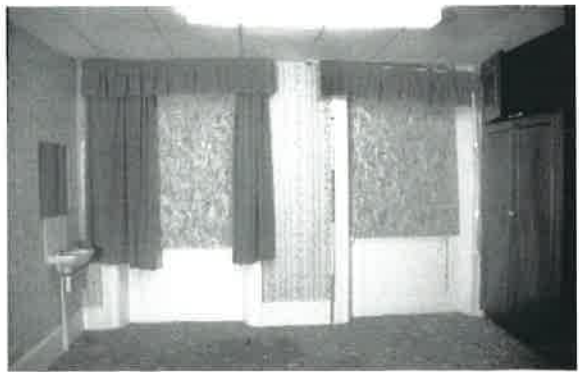
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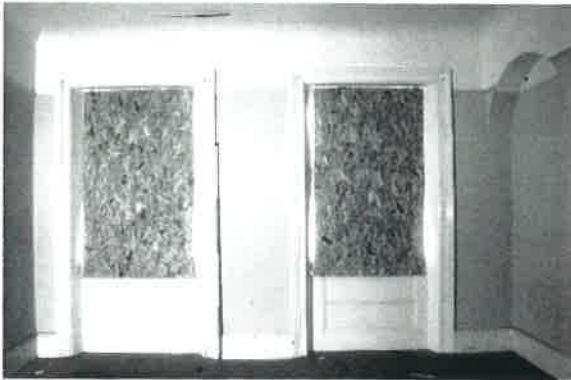




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