

## Haggerston School Refurbishment By Brian Longman



© Brian Longman

Art, Design & ICT Block matches the existing building materials



© Avanti Architects

The front façade and projecting library and art room



© Avanti Architects

Internal areas restored and enhanced retaining the original features



© Brian Longman

The grade 2 listed modernist caretaker's house

Described by Pevsner as the best part of the 1960s' reconstruction of the Haggerston area, Haggerston Girls' school was designed in 1962 by the modernist Hungarian-born architect Ernő Goldfinger (1902-1987). He was commissioned by the LCC and it was to be his only secondary school project. As rows of dilapidated terraced housing were swept aside to make way for the construction of the Fellows Court Estate, the aging and bomb-damaged Scawfell Street School was demolished and Haggerston School was built in its place, but on a much larger site spanning three urban blocks. The new school was built in phases between 1964 and

1967, opening in 1966 when the main teaching block was complete.

The school is comprised of a main four-storey teaching block containing all the classrooms, and two two-storey satellite blocks: an entrance/assembly block and a sports block, linked together by covered walkways. The main building has an exposed concrete frame with four bay window infills repeated across the front elevation. All elevations of the school follow the mathematical proportions of the 'Golden Section'. A projecting cantilevered bay at first floor breaks the monotony and provides extra space for the library and art rooms. At the rear a multi-storey projection at the northern end houses the year rooms. There are two classrooms on the roof, either side of a concrete water tower.

The first of the two satellite buildings to the north-west contains a double height entrance block, an assembly hall, music rooms and offices; it is constructed of blue engineering bricks with a full height glazed wall to the north. The second satellite building on the south-east is a two/three-storey sports block of reinforced concrete and contains the lower sports hall and two upper level gymnasiums.

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# LOVE LOCAL LANDMARKS X

By Ann Robey

**Many readers of *Spaces* (especially those who volunteered their time and expertise to help) may be wondering what has happened to the Love Local Landmarks project. This project, which started in 2010, looked at Hackney's existing local list of heritage assets, surveyed and photographed them and also identified additional buildings that might be added to the list. You will be pleased to know that all your efforts have culminated in a revised local list being taken to Cabinet in December 2012, after extensive consultation. All the additions that had previously been agreed with Planning & Regulatory Services were accepted by Councillors and therefore Hackney now has a new, revised local list, which will soon appear on the Council's website. At the start of the project we had anticipated adding perhaps 50-100 buildings, but in fact 127 new buildings or groups were finally added.**

The additions include many industrial buildings and structures from the Victorian and later eras, as well as some unusual and unique building types, including the important post-war, flatted-factory workshops in Ada Street, beside the Regent's Canal. Appropriately in this Olympic year, three boathouses were added – Gilbert Johnstone Boathouse at Eton Mission Rowing Club in Wallis Road (from the inter-war period) and two boathouses at Spring Hill in Upper Clapton (the post-war Tyrell's Boathouse and Verdon's Boathouse, a Victorian structure). Other additions include Nos 1-22 Meynell Gardens, a cul-de-sac of Arts and Crafts houses just off Well Street Common, and the post-war St Paul's Church, Stoke Newington High Street. Other additions to the new local list include many of the refurbished Victorian villas and houses around Victoria Park, London Fields Lido and Graham Mansions – a fine Victorian mansion block of flats. An unusual but important 'local' heritage asset is the Hackney Peace Carnival Mural in Dalston Lane, which was also added.

Before this project, the local list was last updated in 1991 and much has changed in Hackney since then. It was necessary to remove 108 buildings from the original list, including a few which are now in adjacent

boroughs due to boundary changes. Many of the others have been demolished – some in unfortunate circumstances, such as the Clapton Great Synagogue in Lea Bridge Road and the former Gibbons Furniture Store in Amhurst Road. Others have been so substantially altered that their retention on the local list is inappropriate. More positively, some of the buildings on the original list have been upgraded to become statutory-listed buildings, including the former Lower Clapton Road Baths (Kings Hall Leisure Centre), Gainsborough Primary School, Berkshire Road and the Dolphin Public House in Mare Street. Unfortunately some of the more ephemeral listed structures – such as horse drinking troughs, gun posts, post-boxes and railings – have disappeared and been lost forever.

The volunteers also contributed to a website for both public and professional use. This will be accessible at [www.hackneybuildings.org.uk](http://www.hackneybuildings.org.uk) sometime soon. Designed to archive standards, this online catalogue now contains all the borough's locally listed buildings with architectural descriptions, photographs and maps. Fully searchable, it will be a valuable asset for the Council's officers and the general public. Having more information about the buildings included on the local list is needed if a list is going to prove useful to planners, amenity groups and the public. At the moment a revision of the entries of the final descriptive text is being undertaken for around 500 buildings. The data will soon be submitted to English Heritage's Historic Environment Record.

While our project was being undertaken, English Heritage was writing the first comprehensive guide to developing local heritage lists, based on examples of good practice from around the country. Published in May 2012, *The Good Practice Guide for Local Heritage Listing* is available to download from the English Heritage website and uses the work that we did in Hackney as a specific example. The experience of the volunteers on the Love Local Landmarks project contributes to 'Case Study 8: The Role of Volunteers in Identifying Assets'. We have recently received a small amount of further funding from English Heritage to extend the Love Local Landmarks project by finalising the uploading of details onto our website, and to produce a case study/toolkit to enable



© Ann Robey



© Elizabeth Pillar



© Ann Robey

groups in other areas to benefit from our experiences. We have provided copies of our training materials to English Heritage's South-East Regional Office to help them train volunteers in their area.

To all the volunteers and everyone involved in getting Love Local Landmarks going and almost completed – thank you. We now have a new local list in Hackney and the database will be finished in the next few months so that all of you will be able to see your hard work online. Our experiences in Hackney will hopefully inform other community groups interested in doing similar exercises elsewhere. The final word should go to one of our volunteers, Laurie Elks, who said: 'It made me look at the streets around where I live with greater detailed interest and perception than before; the research I have done has also given me a better understanding of some aspects of the history of the area.'

# 2012 Hackney Design Awards

**The winning schemes for the 2012 Hackney Design Awards were announced on 22 November 2012. Of the 50 nominations received, 19 schemes were shortlisted. There were two winners and five commendations.**

The winners were the Hackney Marshes Centre and the 2012 Handball Arena. Commendations went to 50-52 Amhurst Road, Cadogan Corner Town Houses, Haggerston School (see front page), Tramshed and Urswick School. The People's Choice Award, voted for by Hackney residents, received over 1,100 votes. The winner was Urswick School, with the 2012 Handball Arena a close runner-up.

The Hackney Marshes Centre provides a new 'Community Hub' at the South Marsh, comprising changing rooms, a café, and an education facility. These are all housed in a long low-lying building that the judges considered 'complements the expansiveness of the marshes and the horizon'. The structure was designed by Stanton Williams Architects.

The 2012 Handball Arena (The Copper Box) is one of only four permanent venues in the Olympic Park, and the third largest indoor arena in London. During the 2012 Games, it accommodated 7,500 spectators and hosted the handball tournament, the fencing element of the modern pentathlon and the Paralympic goalball competition. Post-games, it will operate in two distinctive modes to maximise use: day-to-day, it will become a leisure and training facility; in addition, its flexible design and electronic retractable seating allows the internal space to be reconfigured with minimal disruption for high capacity sporting, cultural and music events. The façade is clad in sustainably sourced copper, combining efficiency and performance which will develop a rich natural patina as it ages. Eighty-eight lightpipes incorporated in the roof draw natural light into the venue, aiming to achieve annual energy savings of up to 40 per cent. The arena was designed by Make Architects.



© Hutton + Crow



© Make

## Building Watch

### Chesham Arms

The Chesham Arms in Mehetabel Road has closed and is now owned by a housing developer with plans to return the urban beerhouse to residential use. Built in 1866, it was a popular pub, and residents are campaigning for the Council to refuse planning permission for flats. The campaign group has applied to have the pub categorised as an Asset of Community Value under new Localism regulations. This is Hackney's first ACV application and if granted will offer the pub some protection. In the meantime it has effectively halted the planning process. The decision is due as we go to press.

### Holborn Studios

Holborn Studios in Eagle Wharf Road is under threat. Gold Property Developments, which owns the site of the buildings, is seeking planning permission to redevelop the site and build flats, a restaurant and 'commercial space'. This could result in total demolition of the studios and the historic buildings housing them, loss of over 100 jobs within a priority employment area, and the probable closure of Holborn Studios itself. The studios were created out of the restoration of buildings once verging on being derelict; these buildings are now recognised as being of town-scape merit and form part of the Regents Canal Conservation Area. Details of a campaign to fight demolition are available at [www.friendsofholbornstudios.com](http://www.friendsofholbornstudios.com). The Hackney Society has

already met with the owners of Holborn Studios to hear their concerns and is due to meet with Gold's agents, shortly.

### Dalston Development

OPEN Dalston are fighting a proposal for an eight-storey 'gated community' on Kingsland Road just north of Dalston Junction railway station. According to OPEN Dalston, the plans run contrary to Council guidelines of four to six storeys for the site, which is owned by Transport for London (TfL) and located directly above Dalston Junction's reinstated train tunnels. They say, as well as enclosing and reducing light to listed buildings to below British standards, the development will have minimal affordable housing and no public green space in an area of London that is in need of both.

### Pond House

The Clapton Pond Neighbourhood Action Group is monitoring progress on Pond House, Lower Clapton Road. The group reports that the garages in Mildenhall Road have now been cleared, and an ugly extension at the back of the house removed. Work will be starting on building six town houses on the site of the garages, while renovation work starts inside Pond House itself. Work has started on the stables beside the house. In the main house, plaster walls have been stripped and ceilings are being repaired where they have 'bowed out'. The group understands that the provisional date for completion is November 2013.

## Noticeboard

### Hackney Hear

The Hackney-based smartphone app, Hackney Hear, has won the Prix Europa Radio Production of the Year Awards. With 600 entries from 38 countries, Hackney Hear was selected in the innovation category as being a first in audio and technology.

### Centerprise

During the night of 1 November 2012, Hackney Council seized control of Centerprise bookshop and community centre and locked out the staff. This followed a dispute over a massive rent increase. The centre has been based in Dalston for 42 years. Centerprise trustees are currently taking legal advice.

## Publications

**East End Backpassages: An Explorer's Guide** by Alan Gilbey is a book of history walks based on the author's theatrical tours of the East End. Quartet Books, £10.00.

**Dramas and Dissent: Twelve Glorious Years in a London Borough** edited by Rab MacWilliam is a compilation of articles about Stoke Newington that appeared in *N16 Magazine*. The book examines how the area changed between 2000 and 2012. Clissold Books, £10.00.

## Hackney Society Events

### 71 Greenwood Road

Saturday 9 March 2013, 12noon

#### Tour with Ben Kilburn

Ben Kilburn of Kilburn Nightingale Architects will guide a tour around his home in Greenwood Road. This family house has been extensively restored, with a new extension and many environmental features.

*\*Booking essential.*

Meet 12noon outside 71 Greenwood Road, E8 1NT.

FREE to members, £5 non-members.

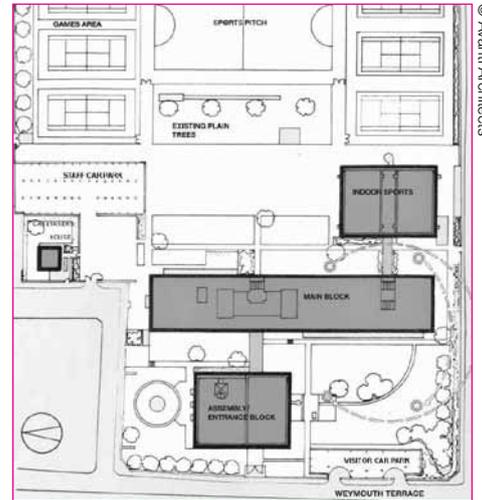
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At the northern boundary of the school is a small caretaker's house, a cuboidal modernist building constructed of blue engineering bricks with an exposed bush-hammered concrete roof slab. There is ample space for outdoor learning, play and sports. The school buildings were grade 2 listed in October 2004 with the caretaker's house being separately grade 2 listed at the same time. The interiors of the buildings are reputedly some of Goldfinger's best public interiors.

Over the years several untidy annexe buildings had appeared in piecemeal fashion entirely unsympathetic to the original design. All these buildings appeared before the school was statutory listed in 2004. Along with other alterations to the original buildings, 45 years of wear and tear and perennial problems with temperature control, and south-facing windows rendering classrooms unusable at times, the school was in much need of an overhaul.

In 2009 the Building Schools for the Future (BSF) programme, provided with funds by the Department of Children, Schools and Families to rebuild and renew schools to 21<sup>st</sup>-century standards by 2020, appointed Avanti Architects to carry out a part refurbishment and part new build for Haggerston. Avanti had restored Goldfinger's self-designed home at 2 Willow Road in Hampstead (now in the care of the National Trust) 15 years ago and therefore had previous experience of the architect's buildings. The new build, a third two-storey satellite building to the north-east, would create new learning spaces for art, design and ICT (information and communications technology). The new block was constructed of blue engineering brick matching the existing caretaker's house and assembly block nearby. It is linked to the main block by a new canopied walkway.

The original buildings were upgraded with minimal alteration to Goldfinger's design retaining the internal timber, bush-hammered concrete and deep coffered ceilings. The teaching areas were updated to conform to modern teaching methods, increased pupil numbers and coeducational needs (the school became mixed in 2010). Classrooms from the 1960s were transformed into learning pockets and pods, study areas, seminar rooms and breakout spaces. The unsightly add-on dining room was removed and relocated internally with a new open-air facility. The external façade was restored, thereby improving the performance of the external envelope; single-glazed windows were replaced with opening, double-glazed, thermally broken aluminium windows in consultation with English Heritage. A bright new colour way-finding scheme was added and the existing building services were upgraded and modernised. Lifts and ramps



Original layout of the school to Goldfinger's design

were installed where necessary in order to attain DDA (Disability Discrimination Act) compliancy. This sensitive and minimal £14m restoration was completed in 2012 with the school remaining open to pupils throughout the works. It received a commendation for the 2012 Hackney Design Awards (see p03).

Haggerston School has featured in three of the Hackney Society's publications: *Twentieth Century Buildings in Hackney*, *Hackney - Modern, Restored, Forgotten, Ignored* and *Hackney: An Uncommon History in Five Parts*.

Thanks to Kopykat for sponsoring this issue

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Please check our website for up-to-date information and additional events that are organised throughout the year. Most of our events are free to Hackney Society members and £5 to non-members. For special and joint events there may be a charge for members. To avoid disappointment, please book a place as some events have a limited number of places. To book, email [events@hackneysociety.org](mailto:events@hackneysociety.org) or phone 020 7175 1967