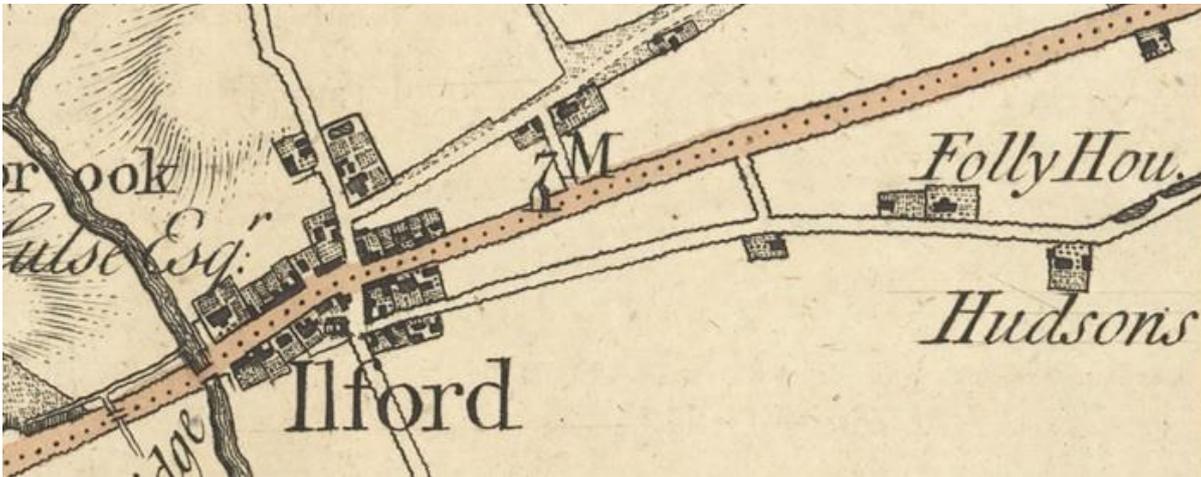


A Short History of Hainault Street

A Building History

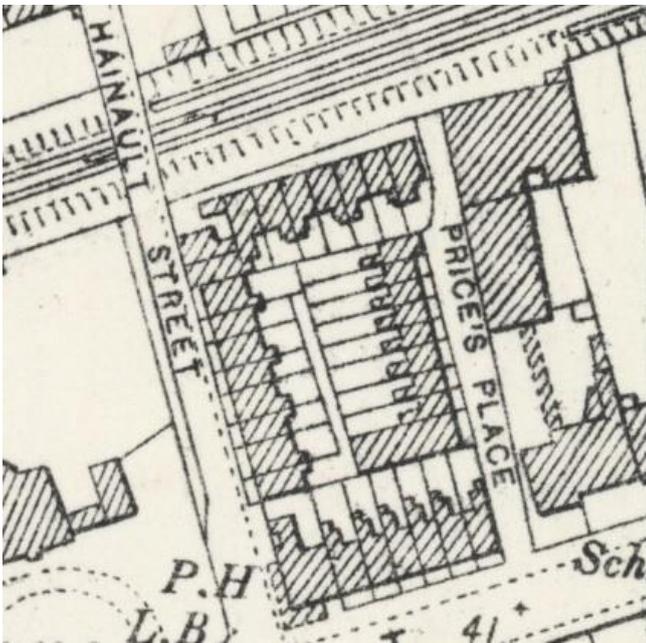
Known previously as Caucots Lane, Calcutt Lane, and Corkers Lane; what we know of today as Hainault Street is one of the oldest roads in Ilford. It can be seen clearly on the Chapman & André map of 1777 with buildings and small estates on either side at the Ley Street end.



The earliest mention of Corkers Lane in the British Newspaper Archive relates to the threat of the lane being closed as a result of the laying out of the new Great Eastern Railway line in 1838. The alternative put forward was to lay out a new road further along Ley Street at Sams Green. The plan that was produced with the alternative route not only shows the properties close to or on Hainault Street but also their occupiers: Miss Price at Tyne Hall, James Withers at an unnamed house on the opposite corner of Ley Street and Corkers Lane; and W. Hazlehurst at an unnamed house (but which was known as Ilford Hall) on the corner of the High Road and Corkers Lane. There are also some other buildings on the west side of Hainault Street close to the cottage occupied by James Withers. However, due to local pressure, the scheme to stop up Corkers Lane was dropped,

The Tithe Apportionment for Barking, confirmed in 1847 provides some detailed information about landholdings, owners, and occupiers for the area which at the time included Great Ilford. The buildings mentioned above were identified as groups of cottages – one of six, and the other of four. There are also groups of cottages along Ley Street close to the corner with Corkers Lane. The east side of Corkers Lane along the High Road is shown as fields of arable land mostly owned by the Curtis family of Stratford. However, almost before the ink was dry, one part of this land had been used for an infants' school with money donated by Miss Thompson of Clements.

The part that concerns us abutting Corkers Lane was developed in the late 1850s on land owned by Miss Curtis of Tyne Hall, and is shown below on the map of 1894.



The Public House on the corner, is of course, The General Havelock and was once known as 1 Havelock Terrace, with 2-7 Havelock Terrace alongside it. The terrace here known as Price's Place (after Dr Price of Tyne Hall presumably) was also known as Laburnum Grove (sometimes Terrace). The terrace facing the railway line was, unsurprisingly called Railway Terrace.

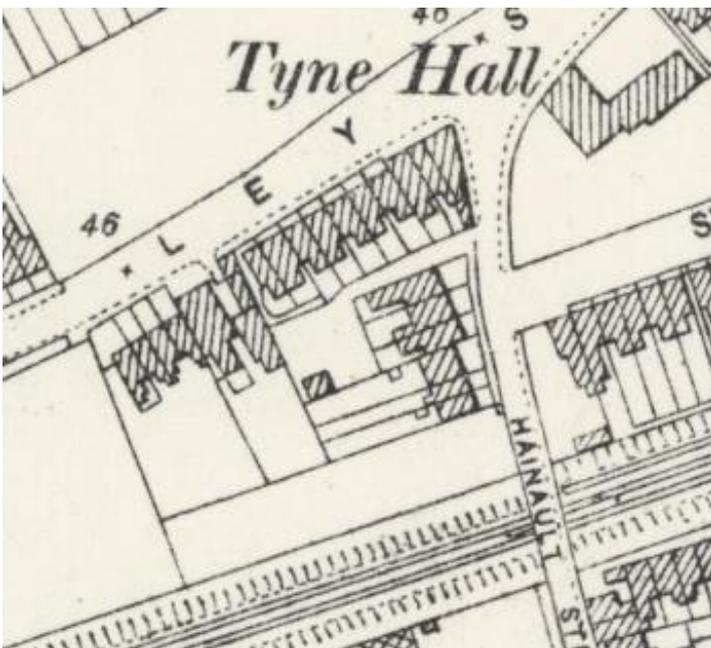
The large rectangle behind Havelock Terrace was a workshop.

Along Hainault Street, were eight houses with steps up the front door, and two shops furthest away from the High Road and directly on the line of the pavement. These were known as 2-11 Hainault Street. It is not clear to me why they began at number 2.

The reason that I think they were all built around the same time at the end of the 1850s is that the majority of the block

was offered for sale on a long leasehold basis at auction on 31st October 1864. The detail in the advert in the Morning Advertiser of 29th September 1864 states that "The whole estate forms nearly a complete block, is in good repair, **is held for the unexpired term of about 94 years**, and presents an investment of unequalled security." Counting back using a standard lease term of 99 years gives a rough build date of 1858-9. The Census of 1861 has occupants in all areas of this block including the General Havelock. Unfortunately, the advert for the auction does not reveal the seller so that this stage I am unable to ascertain who it was that built up the area.

At the other end of Corkers Lane some of the cottages that had been standing since the 1840s were pulled down in 1890 according to the Ilford Burial Board (IBB) Rate Books, leaving three which were known as Hainault Cottages. In 1892, a builder called George Lewin, then living at the house on the corner of Ley Street and Hainault Street submitted plans that would transform that area. The results of his building work can be seen on the OS map from 1894.



Along Ley Street, Lewin built seven houses and three shops collectively known as 1-10 Avondale Terrace. Plaques exist on the end wall of number 1 above the sign for Hainault Street and on the wall of number 7 (although this has now been painted black). This terrace replaced Lewin's own house and a terrace known as Pump Row Cottages. Although the latter appear to have been demolished some years before.

In Hainault Street itself, Lewin built Hainault House for himself and his business (later number 13), and 1-2 May Villas (number 9-11). Plaques are still in evidence on Hainault House, and in the middle of May Villas.

Note that there are three houses to the south of May Villas. These were on Lewin's plans as "Existing houses" and therefore have to be 1-3 Hainault Cottages. The Heritage Centre hold summary details of

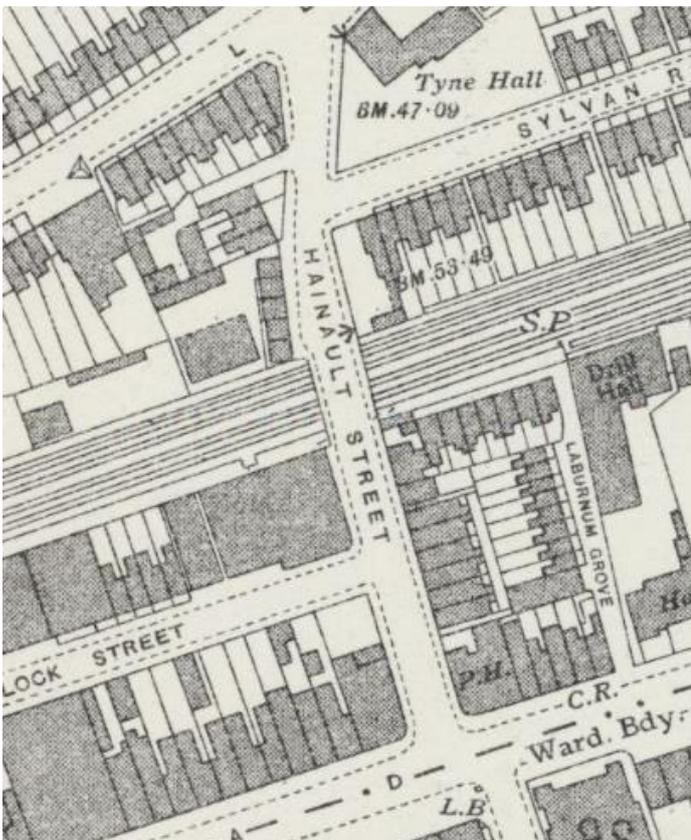
a plan approved in May 1892 for three houses but unfortunately the plan itself is missing so the exact position of where they were to be built cannot be ascertained.

In the 1899-1900 Kelly's Directory, there are occupants in all three Hainault Cottages but by the 1901 Census next to number 1 May Villa in the listing there is an entry for "2 cottages empty – to be demolished." Later Kelly's Directories do not show Hainault Cottages again. Around 1900-01 the Ilford District Council were carrying out works

to widen the approach to the railway bridge on both sides of Hainault Street. This may have resulted in those cottages having to be demolished but I cannot be certain.

Iford Hall and the accompanying estate which took up all of the west side of Hainault Street on the High Road end was sold off to developers in late 1900 and shops erected along the High Road in the next 2-3 years. A new road to be known as Havelock Street leading from Hainault Street which would be parallel to, and behind, these new shops, was approved in February 1901. A plan for a shop on the north corner of Havelock Street and Hainault Street was approved in March 1908. This was -and still is - known as 1-7 Hainault Street and housed not only Harrison Gibson who had submitted the plan but other traders until 1921 when it became solely Harrison Gibson's.

Three separate plans for lock-up shops, to be erected on the west side of the street where Hainault Cottages had once been, were submitted and approved over the period 1928-33. These were known as 1-5 Hainault Bridge Parade.



This Ordnance Survey map from 1938 shows all of the buildings in Hainault Street just before the outbreak of WWII. This stayed the way it was until Tyne Hall was demolished and the land became a lorry park.

West

- 1-7 Hainault Street
- 1-5 Hainault Bridge Parade
- 9-11 Hainault Street (1-2 Ivy Villas)
- 13 Hainault Street (Hainault House)

East

- 2-20 Hainault Street
- 22 Hainault Street (Tyne Hall)

In 1939 there was a proposal put forward by the occupants, W & HC Heath, builders, to convert Tyne Hall to flats.

Ilford Town Centre Action Area Plan 1978

This led to the widespread changes to the road layout of the town to what we know today. The enclosed map, which can be viewed in the Heritage Centre, shows the then existing road layout overlaid with the proposed layout. So far as Hainault Street is concerned, it shows the remaining part of the Tyne Estate – houses on the south side of Sylvan Road, and Tyne Road itself – being swept away in favour of a bus stand and the flyover part of Winston Way.

But it also planned for offices on 2-20 Hainault Street, and a block which would have covered the whole of Lewin's 1890s development and Hainault Bridge Parade. These obviously weren't built.

I can't be certain as to when the current flats were built on the site of 2-20 Hainault Street or the Hainault Bridge parade.

Corkers Lane to Hainault Street

There appears to be no set date when the name of the road was changed from Corkers Lane to Hainault Street – indeed both co-existed for a period of more than thirty years. The 1851 Census lists only people living in Corkers Lane but by 1861 there are two distinct sets in separate Districts – one as Hainault Street, the other as Corkers Lane or Hainault Street. Rather confusingly the ones listed as Hainault Street were the original Corkers Lane houses. It seems fairly clear that Hainault Street as a term commenced with the building of the area around the General Havelock. Note also Hainault Terrace a little further along the High Road. The 1891 lists all occupants under Hainault Street and Lewin’s plan for what was the Corkers Lane end has Hainault Street on it. The last mention I can see of Corkers Lane that I can see is in the 1889 Ilford Burial Board Rate Book where the three remaining cottages and the five that were pulled down are listed as Corkers Lane. In summary, the final switch from use of Corkers Lane to Hainault Street appears to have been between 1889 and 1891.

People and Occupations in Hainault Street

Apart from the builder living in The Cottage on the corner of Ley Street and Corkers Lane (technically counted as being in Ley Street) the occupants of 1850s Corkers Lane and later were mainly agricultural labourers, carpenters, gardeners and the like. The table below shows the occupations for successive Census returns from those at the north end of the road.

| 1851 Census | 1861 Census | 1871 Census | 1881 Census | 1891 Census |
|--|---|---|---|--|
| Carpenter Ag Labourer Labourer Laundress Shoe maker Carpenter Ag Labourer Ag Labourer Gardener | Gardener Labourer Carpenter Labourer Commercial traveller Ag labourer Ag labourer Ag labourer Ag labourer | Traction Engine Driver Ag labourer Market gardener Railway Porter Bricklayer's labourer Grocer's Porter Labourer 2 unoccupied | Greengrocer Labourer Labourer Labourer Railway Porter Mathematical Instrument Maker 3 with no occupation listed | Drawing instrument maker Labourer Washing |

The same can be done for the houses and shops that were built at the other end close to the High Road beginning with 1861.

| 1861 Census | 1871 Census | 1881 Census | 1891 Census | 1901 Census |
|---|---|---|--|-------------|
| Retired brick maker's manager Private lady Pauper receiving parochial relief 1 family absent, 5 houses unoccupied | Organist & teacher of Music Police sergeant no occupation Telegraphist Telegraphic services Dressmaker Farm Bailiff Bootmaker 3 houses unoccupied | House painter & grocer Dressmaker Engine driver Plasterer Groom Carpenter Clothes assistant Baptist Minister Farmer's wife 1 house unoccupied | Labourer Carpenter & Joiner Caretaker Labourer Bricklayer's labourer Labourer Boot maker Market Gardener Carpenter & Joiner Plumber Boot maker | |

House values

Every single one of the original houses of Corkers Lane and Hainault Street have now disappeared and although photographs exist of the houses leading from the General Havelock, I do not think such photographs exist of the original houses in Corkers Lane at the Ley Street end given they were demolished by the early 1890s.

However, the IBB Rate Books provide a method of being able to compare the relative size or quality of housing due to its start point being the Gross Estimated Rental value.

For the houses in Corkers Lane in the first IBB Rate Book of 1882 for the block on the High Road side we have:

| | |
|---------------------------------|---------|
| Hainault Street houses) | £12 |
| Hainault Street (shops) | £14 |
| Havelock Terrace (houses) | £18 |
| Havelock Terrace (shop & house) | £20 |
| Laburnum Terrace (houses) | £8 10s |
| Railway Terrace (houses) | £14 10s |

By comparison:

| | |
|---------------------------|--------------------------|
| Corkers Lane end (houses) | £6 10s - £7 10s - £8 10s |
|---------------------------|--------------------------|

Summary

All roads evolve over time and there were major developments in Corkers Lane / Hainault Street in the 1850s, 1890s, 1900s, 1930 up to the present day. Not all change their name though but records show that the move from Corkers Lane to Hainault Street was a gradual one. From the data available there would appear to be a difference in the type and quality of houses at either end in the Victorian era with a similar difference in the type of occupations of residents.