

ESTATE NAME Hammersmith

WHEN BUILT 1926

LAND HISTORY The oldest title deeds for this estate which are in Peabody's possession date from 1793.

The land was acquired by Peabody from the Convent of the Good Shepherd in 1921. The architect who had designed the convent buildings which previously stood there is understood to have been A W N Pugin, although no evidence of this has been located in any of Peabody's records; biographies of Pugin that have been checked do not mention the fact.

The sunken garden in the middle of "The Square" was originally the burial ground for the convent, and there is still a plaque on a wall at the estate recording this.

ARCHITECT Victor Wilkins

BUILDER Walter Lawrence & Son

ESTATE HISTORY The estate was completed in 1926. The cost of the land was £38,438 and the cost of the buildings was £257,886. Thirty-two blocks of flats were constructed, providing 284 tenements, and 34 cottages, containing a total of 1,034 rooms. The estate covers an area of almost six acres. It was the last estate to be built with a separate bath-house.

A formal opening ceremony took place on 12 July 1927, performed by the US Ambassador (Mr Houghton) who was a member of the Board of Governors. The Mayor of Hammersmith was amongst the guests, as were Victor Wilkins and Walter Lawrence.

There is a comprehensive set of photographs of the estate when it was new, all taken in 1927. They show the blocks, the cottages, the laundry and the bathhouse.

Peabody's "war diary" for this estate includes the following entries:-

- *3rd December 1940 - 12 tenants killed in Convent shelter and 6 more seriously injured.*
- *23rd April 1943 (Good Friday) - an anti-aircraft shell fell between the Archway and the coalshed. 2 people were killed.*
- *25th February 1944 - very severe damage was done by blast when 20 cottages and 16 flats were rendered uninhabitable. There were no cottages or flats on the whole of the estate that had not suffered some damage.*
- *22nd August 1944 - the estate suffered a further direct hit early in the morning and there was considerable damage.*

Information about the victims has been located in the records of the Commonwealth War Grave Commission. We hold a list of the names of the 12 people who died in 1940, and the 13 who died in August 1944. Of the deaths in April 1943, it is known that one of them was Winifred Hall of 65 The Square, but it is thought the other was a serviceman who was not an estate resident.

Between 1967 and 1972 the WCs within dwellings were enlarged to provide bathrooms, and other internal improvements were carried out. The communal bath-house was converted to provide dwellings for the elderly. The Superintendent's house was converted to provide an improved estate office, with a dwelling above.

Following the conversion of what had previously been blocks of garages adjacent to the workshop building and the laundry, creating four bungalows, the renaming of these properties was approved in March 2014. They are now known as 1 Pugin Bungalow and 1, 2 and 3 Victor Wilkins Bungalows. These names were selected to commemorate the architect who had designed the convent which stood on the land prior to 1921, and the architect who designed the estate for Peabody.

The estate is locally listed and falls within a conservation area. The sunken garden was redesigned and replanted in late 2007, with the aid of a grant from Western Riverside Environment Fund. In the 2009 Horticulture Week Landscape and Amenity Awards it was judged Best Residential Garden Project.