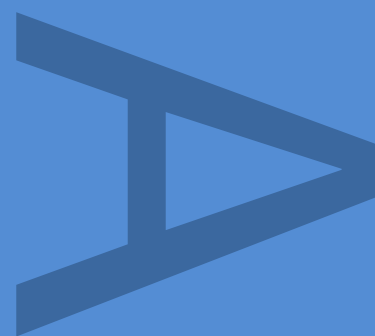


**HISTORIC BUILDING
RECORDING OF THE
FORMER TRELOAR
SCHOOL, FROYLE PLACE,
UPPER FROYLE,
HAMPSHIRE, GU34 4JY**

**PCA REPORT NO. R11499
SEPTEMBER 2013**



PRE-CONSTRUCT ARCHAEOLOGY

**HISTORIC BUILDING RECORDING OF THE FORMER TRELOAR SCHOOL,
FROYLE PLACE, UPPER FROYLE, HAMPSHIRE, GU34 4JY**

Site Code: PFPU13

Central National Grid Reference: SU 75542 42692

Local Planning Authority: East Hampshire District Council

Written and Researched by: Stuart Watson

Project Manager: Charlotte Matthews

Commissioning Client: CgMs on behalf of Linden Homes.

Contractor: Pre-Construct Archaeology Limited
Unit 54, Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

Tel: 020 7732 3925

Fax: 020 7732 7896

E-mail: cmatthews@pre-construct.com

Web: www.pre-construct.com

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PCA Report Number: R11499

DOCUMENT VERIFICATION

THE FORMER TRELOAR SCHOOL, FROYLE PLACE, UPPER FROYLE, HAMPSHIRE, GU34 4JY

HISTORIC BUILDING RECORDING

Quality Control

Pre-Construct Archaeology Limited	
Project Number	K3222
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	Name & Title	Signature	Date
Text Prepared by:	Stuart Watson		18/09/13
Graphics Prepared by:	Hayley Baxter		18/09/13
Graphics Checked by:	Josephine Brown	<i>Josephine Brown</i>	18/09/13
Project Manager Sign-off:	Charlotte Matthews	<i>Charlotte Matthews</i>	18/09/13

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Limited
Unit 54
Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by CgMs Consulting on behalf of Linden Homes to carry out building recording of former school buildings at Treloar School, Froyle Place, Upper Froyle, Hampshire, GU34 4JY, centred on OS NGR SU 75542 42692. The recording was carried out as a condition of planning permission for the demolition of former school classrooms and the construction of 40 dwellings and other alterations. The site includes five listed buildings and mainly lies within the Upper Froyle Conservation Area.
- 1.1.2 The listed buildings are to be retained as well as some of the original 1950s school buildings such as the south, west and east wings of Burnham House, which will be converted to residential apartments. None of these buildings were included in the building recording exercise, which instead targeted the mainly 20th century school buildings which are to be demolished. These buildings, apart from the Porters Lodge and some walls incorporated within the garages, post-dated 1950. Building recording was carried out broadly in accordance with English Heritage Level 1 in August 2013.
- 1.1.3 The mansion of Froyle Place is thought to have been built in the early 17th century. From the late 18th century until the 1940s Froyle Place was owned by the Miller family. Sir Hubert Miller, the last Lord of the Manor of Froyle, died in 1940. He was unmarried and the next heir to the Baronetcy lived in New Zealand, consequently the estate was put up for sale.
- 1.1.4 In 1908 Sir William Purdie Treloar had established the Lord Mayor Treloar Cripples' Hospital and College in Alton, Hampshire. When the NHS took over the hospital in 1948, the Treloar Trust purchased Froyle Place as a college site for disabled young men to train for a trade, afterwards becoming a school for disabled boys. Christopher Green FRIBA was the architect for the conversion. The early 1950s proposals were to convert the mansion of Froyle Place for use as mainly dormitories and to add new buildings to form the college/school complex. These included a courtyard building (Burnham House) with an additional north-eastern range and the originally L-shaped dining rooms which linked to the kitchen in Froyle Place.
- 1.1.5 The building recording established that the earliest building which is to be demolished is the Porters Lodge, which is housed within the end part of a 19th century open fronted barn. All the 1950s buildings that are to be demolished originally had flat roofs, large covered walkways suitable for wheelchairs and mostly retained their 1950s metal casement windows. They were constructed of neatly coursed stone on the principal elevations that were visible to and from the mansion of Froyle Place and red brick on the other elevations.
- 1.1.6 Other buildings that were recorded included large buildings by Macallan Penfold Architects such as the 1995-97 Heywood complex, 1999 Pike House and the 2002-03 Dining Rooms.

2 INTRODUCTION AND PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by CgMs Consulting on behalf of Linden Homes to carry out building recording of the former school buildings at Treloar School, Froyle Place, Upper Froyle, Hampshire, GU34 4JY, centred on Ordnance Survey National Grid Reference SU 75542 42692 (**Figures 1 and 2**).
- 2.1.2 Planning permission (App. No. 20107/061, 20107/062 and 20107/063) has been received for the 'demolition of former school classrooms, student accommodation, various extensions, outbuildings and associated structures' and the construction of '40 dwellings and 1 apartment with associated parking, garaging and access roads; conversion of Burnham Place into 15 dwellings and 2 apartments; single storey extensions to Manor House North and Manor House South; conversion of Manor House Annexe to single dwelling; conversion, alteration and extension of Manor House Barn to form single dwelling, change of use; alteration and extension to Gaston House to form Country Club Hotel with apartments above including part demolition classroom block and demolition of single storey outbuildings and replacement with single storey pitched roof bedroom wing; conversion alteration and extension to Jephson House to form 3 dwellings and village shop following demolition of flat roofed extensions'.
- 2.1.3 An archaeological building recording condition (13) is attached to the planning permission which states 'Prior to the development of each phase commencing on site, namely the hotel phase, the residential conversion phase and the new build residential phase as shown on Drawing No. 1213004/ 101A That no development or demolition take place until the applicant has secured the implementation of a programme of building recording in accordance with a written specification that has been submitted to and approved by the Planning Authority. The building recording shall be carried out in accordance with the approved scheme and a copy of the published results placed at the Hampshire Record Office.'
- 2.1.4 The majority of the site lies within the Upper Froyle Conservation Area although a small area to the south and east lies outside. The Heywood Complex and Pike House are not included in the Conservation Area (**Figure 2**). The five listed buildings within the site are:
- Froyle Place (Grade II*) 'Mansion. Of medieval origin, but mainly an E-plan Jacobean (early C17) house, with late Georgian alterations of 1816, and Victorian (1865) extensions and interior.'
 - Barn 20m west of Froyle Place (Grade II) (now known as Jephson House) 'Classrooms, former barn. Late C18, early C19, with C20 restoration.'

- Manor House (Grade II*) 'C17, with extension and changes of c1900. Queen Anne house, with alterations in matching style.'
- Stable and Malt-houses 10m east of the Manor House (Grade II) 'Store. Early and mid C19. The south west elevation is the original stable and coach house buildings.'
- Stable and Kitchen Garden Wall 30m north-west of the Manor House (Grade II) 'Stable, and high wall extending from it as a border to the roadway, enclosing the kitchen garden. Early C19.'

2.1.5 These listed buildings will be retained (**Figure 2**). Some of the original school buildings dating to the 1950s, such as the south, west and east wings of Burnham House, will also be retained for conversion to residential apartments. None of these buildings were included in the building recording exercise, which instead targeted the mainly 20th century school buildings which are to be demolished. These buildings, apart from the Porters Lodge and parts of the garages post-dated 1950.

2.1.6 Building recording was carried out from 28th to 30th August 2013. It was undertaken in accordance with a Written Scheme of Investigation (Matthews, 2013) agreed in advance of the work by Hannah Fluck, Senior Archaeologist at Hampshire County Council (hereafter the Curator). The building recording was carried out in accordance with that defined by Level 1 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*.

2.2 Site Location

2.2.1 The former campus of the Treloar School lies in the small village of Upper Froyle in East Hampshire, 5.8 km north-east of Alton, just north of the A31 Guildford to Winchester trunk road (**Figure 1**). The village lies on high ground overlooking the valley of the River Wey. The site covers an area of approximately 81,600 m².

2.2.2 An Ordnance Survey Benchmark located at the sites' main entrance has a value of 123.30m OD, and while the developed school area is broadly level, the grounds to south of the school slope down from north to south as part of the Wey Valley.

3 METHODOLOGY

3.1 Aims and Objectives

- 3.1.1 The aim of the building recording as set out in the Written Scheme of Investigation was to provide a record of the buildings prior to demolition. The purpose of the project was to clarify the development of the buildings. This record was to be broadly in accordance with that defined by English Heritage's Level 1. The aim was to provide a better understanding of the buildings, to compile a lasting record, to analyse the results and to disseminate the results.

3.2 Documentary Research

- 3.2.1 Archival research was carried out at the Hampshire Archives and Local Studies (HALS) in Winchester. Historic maps, architect's drawings, old photographs and newspaper cuttings were consulted.

3.3 On-Site Recording

- 3.3.1 The recorded buildings are listed below and are shown on **Figures 2 and 9**:
1. Three single story flat roof outbuildings, part of Froyle Place (Gaston House)
 2. Flat roof extensions to Jephson House
 3. The Porters Lodge
 4. The Newton Davis Complex of buildings
 5. A collection of greenhouses and a single story outbuilding
 6. Burnham House Swimming pool
 7. Garages
 8. Stores
 9. Scout Hut
 10. Pike House complex of buildings
 11. Heywood Complex of buildings
 12. Single story element to Burnham House
 13. Burnham House (part of)
 14. Burnham House (part of)
 15. Dining Rooms
- 3.3.2 A photographic survey of the buildings was carried out from 28th to 30th August 2013. The buildings were photographed externally using a Canon EOD 450D digital SLR camera with a 18-55mm lens. This produced a series of high resolution (12MP) digital images as both JPEG and RAW files. A selection of photographs is included in this report (**Plates 1 to 20**) and the location and direction of these plates is shown on **Figure 9**.
- 3.3.3 A comprehensive photographic register was maintained logging each of the 164 shots taken (recording date, direction of view and subject) along with an annotated site plan showing location and direction of each photograph.

3.4 Site Archive

- 3.4.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code PFPU13. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the HALS in due course. A copy of the report will be sent to the CgMs for distribution to the Client, the Curator and the HALS.

3.5 Guidance

- 3.5.1 All works were undertaken in accordance with standards set out in:
- Association of Local Government Archaeological Officers (1997) *Analysis and Recording for the Conservation and control of works to historic buildings*
 - British Archaeologists and Developers Liaison Group (1986) *Code of Practice*
 - British Standards Institution (1998) *Guide to the Principals of the Conservation of Historic Buildings (BS 7913)*
 - English Heritage (Clark, K.) (2001) *Understanding historic buildings and their landscapes for conservation,*
 - English Heritage Greater London Archaeological Advisory Service (2009) *Standards for Archaeological Work*. External Consultation Draft
 - English Heritage (Clark K) (2001) *Informed Conservation*
 - English Heritage (2000) *The presentation of historic building survey in CAD*
 - English Heritage (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice*
 - IfA (1996, revised 2001 and 2008) *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*

4 HISTORICAL BACKGROUND

4.1 Introduction

- 4.1.1 The following historical background of the site is summarised from the Cultural Heritage Impact Assessment (Hawkins 2013), internet sources and from research at the HALS.

4.2 Upper Froyle

- 4.2.1 Upper Froyle is a small village in East Hampshire, adjacent to the smaller hamlet of Lower Froyle. It is situated on the edge of the South Downs above the River Wey. The Domesday Book in 1086 mentions a Church at *Froli* (internet 1). The parish church of St Mary of the Assumption, which lies just to the north of the site, has fabric dating to the early 14th century.

4.3 Froyle Place

- 4.3.1 The Manor was granted in the 11th century by Edward the Confessor to St Mary's Abbey, Winchester who held it until 1583 when it was seized by the Crown and sold to William Jephson (*ibid.*).
- 4.3.2 Froyle Place is the original Manor House of Froyle, while the current 'Manor House' was originally the home farm of the Froyle estate (Hawkins 2013, 12; **Figure 2**). The Jephson family built Froyle Place in the early 17th century on the site of an earlier house (internet 2; listing description). It is mainly a gabled E-shaped Jacobean house built of the local Clunch or hard chalk, which was extended and altered in the 19th century (*ibid.*). It is likely that the site of Froyle Place has been occupied by a manorial complex since at least the late 11th century (Hawkins 2013).
- 4.3.3 From the late 18th century until the 1940s Froyle Place was owned by the Miller family. Towards the end of the 18th century, sash windows were inserted, and the principal rooms modernised in Adam style. Further alterations were made in about 1865 and later, particularly between the wings on the south front (internet 2).
- 4.3.4 The 1845 Tithe map is the first map to show the site in detail (**Figure 3**). Froyle Place within Plot 170 is listed in the 1847 apportionment as 'Mansion, Offices, lawns etc'. The current Manor House in Plot 168 is listed as 'Farmhouse and Yards'. Plot 169 between Froyle Place and the current Manor House is listed as 'Walled gardens - arable' and the rest of the site in Plot 167 is listed as 'First Park - Grass'.
- 4.3.5 Froyle Place is labelled as 'Froyle Park' on the 1870-71 and 1896 Ordnance Survey maps (**Figures 4 and 5**) and as 'Froyle Place' on the 1910 Ordnance Survey map (**Figure 6**). In 1912 Froyle Place was leased to Mr Frank Bright Summers. It was still owned by the Miller family who now lived at Shrubbery House, south of Froyle Place. Summers was a wealthy retired director of a family iron and steel firm. He became a JP and a renowned local benefactor, notably in funding the local Alton Hospital. During the early days of the First World War, when motor transport was scarce, Summers went to Belgium with his car, which he had fitted out as an ambulance. Later the car was used in France by the Red Cross (internet 3).

- 4.3.6 Froyle Place was used as a military hospital during the First World War and 20 men were treated there from November 1914 to November 1915. Thereafter it served as a convalescent home for overseas officers until the end of the war (internet 3). Summers died in 1926 and the house returned to the Millers.

4.4 Treloar School

- 4.4.1 In 1908 Sir William Purdie Treloar established the Lord Mayor Treloar Cripples' Hospital and College in Alton, Hampshire. When the National Health Service took over the hospital in 1948, the Treloar Trust started to look for a suitable property in the vicinity in order to continue its educational role.
- 4.4.2 Sir Hubert Miller, the last Lord of the Manor of Froyle, died in 1940. He was unmarried and the next heir to the Baronetcy lived in New Zealand (internet 5), consequently the estate was put up for sale. In 1948 Froyle Place was purchased by the 'Trustees of the Lord Mayor Treloar College' as a college site for disabled young men to train for a trade, afterwards becoming a school for disabled boys. Although the college at Froyle started with 50 boys the aim was to increase this number with new buildings that included a gymnasium, an indoor swimming pool and an art and handicraft room (newspaper cuttings HALS 56M78/G2).
- 4.4.3 Christopher Green FRIBA was the architect for the conversion (undated newspaper cuttings HALS 56M78/G2). Christopher was the son of the renowned Edwardian architect William Curtis Green (1875-1960), who was born in Alton. From 1927 William, Christopher and William's son-in law, Antony Lloyd, set up a partnership together as W. Curtis Green, R.A. Son and Lloyd.
- 4.4.4 The early 1950s proposals were to convert Froyle Place to use as mainly dormitories and to add new buildings to form the college/school complex. These included a courtyard building (Burnham House) with an additional north-eastern range and the originally L-shaped dining rooms which linked to Froyle Place. These buildings are shown on the 1961 Ordnance Survey map (**Figure 7**).
- 4.4.5 The earliest architect's plan for the conversion held by the HALS is dated June 1950, revised October 1950, and shows the ground floor plan of the Dining Hall (15a), the service wing linking the Dining Hall to Froyle Place (15b) and the parts (13 and 14) of Burnham House (not in the quadrangle) (HASL 86M76/12). The plan is titled 'Lord Mayor Treloar College, Froyle Place' by W. Curtis Green, R.A. Son and Lloyd, 5 Pickering Place, St James, SW1.
- 4.4.6 Plans dated November 1952 show the conversion of Froyle Place (HALS 86M76/12) and are titled 'Lord Mayor Treloar Cripples College, Froyle Place, Alton' by W. Curtis Green, R.A. Son and Lloyd, 5 Pickering Place, St James, SW1. The ground floor plan includes 'a classroom, library, office, warden, matron, hall, dormitories, changing rooms' with the kitchen at the south-west corner, near the new east-west Dining Hall (15a) and north-south service link (15b), which are also shown. The first floor plan

- shows dormitories and bedrooms and the second floor plan includes a caretaker's flat.
- 4.4.7 A ground floor plan dated October 1953, revised November 1953 and January 1954 shows Burnham House (quadrangle) and is titled 'Lord Mayor Treloar College, Froyle Place, Alton' by W. Curtis Green, R.A. Son and Lloyd, 5 Pickering Place, St James, SW1 (HALS 86M76/12). A further drawing dated October 1953, revised January 1954, shows a 'Plan, Elevation and Sections of Swimming Bath' on the west side of Burnham House (quadrangle) and is titled 'Lord Mayor Treloar College, Froyle Place' by W. Curtis Green, R.A. Son and Lloyd, 5 Pickering Place, St James, SW1 (HALS 86M76/12).
- 4.4.8 The new buildings at Lord Mayor Treloar College, Froyle were officially opened by the Right Honourable Viscount Hailsham QC Minister of Education on 26th June 1957 (undated newspaper cutting HALS 56M78/G2). Pevsner (et al, 2010) states "Of the school buildings should be noted the Dining Hall on the S side of the service yard, 1953, by W. Curtis Green, Son & Lloyd, Institutional modernism of the pre war kind, faced in stone, altered and enlarged 2002-3 by Macallan Penfold Architects...".
- 4.4.9 In 1967-68 the Newton Davis complex was added to the school facilities on the site to the north-west of Burnham House providing teaching, medical, administrative and communal facilities. This complex is not shown on the 1961 map but is shown on the 1979 map (**Figures 7 and 8**).
- 4.4.10 In 1965 Florence Treloar School for Girls opened in the village of Holybourne, which lies between Alton and Upper Froyle (**Figure 1**). The two schools (Froyle and Holybourne) amalgamated in 1978 and became a single co-educational school, Lord Mayor Treloar College. The Froyle site became the Lower School and Holybourne the Upper School.
- 4.4.11 By the 1990s the mansion of Froyle Place was no longer suitable as the dormitory accommodation of severely disabled students. The accommodation was cramped and did not comply with fire safety standards. In 1995-97 the Heywood complex was added to the Froyle school complex to a design by Macallan Penfold Architects Ltd, Church Crookham, Fleet, Hampshire as a new student boarding house for the youngest students in the school (**Figure 2**). The building was necessarily large because it had to be on one level. By the end of 1999 Pike House was completed to a design by Macallan Penfold Architects Ltd. This house provided residential accommodation for 78 students.
- 4.4.12 By the late 1990s the existing kitchen and dining facilities had become cramped with the increasing number of wheelchair bound students and the need for eating aids. The Dining Rooms were therefore altered and enlarged in 2002-3 by Macallan Penfold Architects Ltd. The flat roof of the Dining Hall (15a) was in a poor state of repair and a pitched roof was added to this building by Macallan Penfold Architects Ltd.

4.4.13 Following a decision to concentrate the school facilities on the Holybourne campus, the Froyle campus was closed in 2012 and has subsequently remained empty and unused.

5 DESCRIPTION

5.1 1. Three single storey flat roof outbuildings, part of Froyle Place (Gaston House) (Plate 1)

5.1.1 These three outbuildings were built around a triangular courtyard so that they faced each other. Two of the buildings were attached to the north-eastern end wall of Jephson House (a Grade II Listed Barn). These single storey buildings have flat roofs and probably date to the 1970s. They are not shown on the 1961 map but are shown on the 1979 map (**Figures 7 and 8**). The buildings were constructed with warm-red brick piers in English bond with a timber cladding infill. They have white painted half glazed timber doors and wooden casement windows. The timber infill in the eastern building has been replaced with a different brickwork and mortar to the rest of the wall (**Plate 1**). The roofs are covered with roofing felt.

5.2 2. Flat roof extension to Jephson House (Plate 2)

5.2.1 The Grade II Listed late 18th or early 19th century barn known as Jephson House has been extended with a single story flat roof extension constructed from warm-red brick in stretcher bond. The extension has white painted metal casement windows and timber doors. A deep soffit board edges a flat roof. It was added to the north-west elevation of Jephson House possibly in the 1960s. It is not shown on the 1961 map but is shown on the 1979 map (**Figures 7 and 8**).

5.3 3. The Porters Lodge (Plate 3)

5.3.1 The Porters Lodge is situated at the south-east end of a former 19th century barn (**Plate 3**). The building has a pitched roof covered with rectangular dark-red peg-tiles and is half-hipped at its south-east end. Its south-east (end) and south-west (rear) walls are constructed of warm-red brick laid in English bond and are 19th century in appearance. The front (north-east) elevation was originally open-fronted and has been infilled in the 20th century with timber cladding. A timber casement window and half-glazed door within the timber cladding are 1960s or 1970s in appearance. A vertical timber posts supports the eaves along the front (north-east) elevation. A doorway with timber lintel in the south-east (end) elevation has been blocked with Fletton brickwork in English bond and a 1960s or 1970s casement window has been positioned within the blocking.

5.3.2 This barn is not shown on the 1845 Tithe map but is shown on the 1870-71 and later Ordnance Survey maps (**Figures 3 to 8**). The 1870-71 Ordnance Survey map shows that the south-east end of the building originally butted up against an older wider building shown on the 1845 Tithe map (**Figures 3 and 4**). This building was removed between 1910 and 1961 (**Figures 6 and 7**) presumably when part of Burnham House (14, Figure 9) was added c.1951. It was presumably at this time that the former internal doorway between the two buildings (now in the south-east wall of the Porters Lodge) was infilled with Fletton brickwork.

5.3.3 The north-west end of the former barn has been converted into part of No. 3 Froyle Place Cottages. These three cottages were converted from stables in the 1950s for members of staff. The footprint of the stables/cottages is shown on the 19th and 20th century maps. Staircase extensions were added to their front (north-east) elevation between 1961 and 1979 (**Figures 7 and 8**).

5.4 4a and 4b. The Newton Davis Complex of buildings (Plates 4 and 5).

5.4.1 This large group of buildings (4a) lies in the north-west side of the site and was a major addition to the school campus. In 1967 construction started on a new assembly hall, library, music rooms, art rooms and a sick bay. These were completed at the end of 1968 and Newton Davis Hall was officially opened by Princess Alexandra in February 1969. Lt-Col C. Newton Davis was a Trustee of the Treloar Fund when the college opened in the 1950s.

5.4.2 Presumed to be built with a steel frame, it has curtain walls of warm-red brick mock laid in stretcher bond and inset with metal alloy panels with windows. The main hall has a Mansard roof clad in metal alloy (imitating lead). Extending from the main hall are a series of single storey structures (classrooms) partly clad in brick in the same style or metal alloy panels running the full height of the building. Most of the structure is flat roofed although the roof line is given some interest by an isolated pitched roof above the western end of the building. On the south-east elevation of the building, the walls are of glass panels with an exterior detail of concrete beams, painted in pastel colours, giving an open canopy effect. Covered walkways lead to the main entrance and connect to other buildings.

5.4.3 A medical block (4b) was added at the south-west corner of the Newton Davis complex between 1994 and 2002.

5.5 5. A collection of Greenhouses and a single storey outbuilding (Plates 6a and 6b).

5.5.1 Set apart from the main complex, on the north-western part of the site are a collection of aluminium framed green houses clad in glass and a poly-tunnel (**Plate 6a**). These are no earlier than 1994. A brick outbuilding is not shown on the 1961 map but is shown on the 1979 map (**Figures 7 and 8**). The building may have been rebuilt on the same footprint since it is 1990s in appearance (**Plate 6b**).

5.6 6a and 6b. Burnham House swimming pool (Plates 7a and 7b).

5.6.1 The school swimming pool is housed in a long single storey building attached to the western side of the courtyard complex of Burnham House. Faced in warm-red brick laid in stretcher bond, it has high set horizontal windows running the full length of the main swimming pool building and the lower part to the west, just below the roofline (**Plate 7a**). The roof is flat and covered by bituminous roofing felt.

5.6.2 A plan, elevations and sections of 1953-54 plan by W. Curtis Green, R.A. Son and Lloyd shows the swimming pool building to the west of Burnham House (HALS 86M76/12). This building (6a) is depicted as shorter than the west elevation of

Burnham House and placed centrally to it. It has since been extended to the south so that its south elevation is now more or less in line with the south elevation of Burnham House (compare **Figures 7** and **8**). This southern extension (6b) houses the gymnasium and may have been constructed in the 1970s. It is not shown on the aerial photograph of the school taken c.1956 (Hawkins 2013, fig 10) or on the 1961 map but is shown on the 1979 map (**Figures 7** and **8**).

- 5.6.3 The 1953-54 architect's drawing shows that originally the swimming pool building was entered from the south via five doors (HALS 86M76/12). This arrangement has been altered with the later extension (**Plate 7b**). The 1953-54 plan details 'wood strip floor' to the north of the south entrance with the swimming pool to the north and an area labelled 'Terrazzo' to the west. The drawing shows the west elevation of the 'Terrazzo' with 8 three light horizontal windows at high level and a central doorway (**Plate 7a**). Nine 5 light horizontal windows are shown on the west elevation of the main swimming pool building above the lower 'Terrazzo' (**Plate 7a**). This arrangement was kept when the building was extended to the south (**Plate 7b**).

5.7 7a and 7b. Garages (Plates 8a, 8b and 8c).

- 5.7.1 These are situated in the south-west part of the site and include a brick double garage (7a) built in Flemish bond with white painted steel doors (**Plate 8a**). A garage with a smaller footprint in this location is shown on the 1979 map (**Figure 8**). Garage 7a appears to be a late 20th or early 21st century replacement.
- 5.7.2 Two rows of earlier brick structures (7b) are shown on the 1979 map but are not shown on the 1961 map (**Figures 7** and **8**). Only the outer walls of these structures are now left. They appear to have been garages which have lost their partition walls and timber roofs. The scars of the divisions between the garages are visible on the walls and concrete hardstanding. The later brick walls of these structures are built in stretcher bond but incorporate earlier walls within their structure. The south-east wall is constructed of stone (**Plate 8b**) and is shown on the 1845 Tithe map (**Figure 3**). This wall forms the southern half of the south-west wall (**Plate 8c**) and is shown as the east wall of a farm building on the 1845 Tithe map. The northern half of the south-west wall (**Plate 8c**) is constructed of brick and stone and is 19th century in appearance and may have formed part of one of the farm buildings shown on the 19th century maps.

5.8 8. Stores (Plate 9).

- 5.8.1 Two timber buildings are situated to the west of Pike House. The western one is a large shed with a bituminous roofing felt pitched roof. The other building is earlier, and is a timber-framed building clad in timber shingles. Long timber casement windows line both long sides and timber double doors, 1/3 glazed, are on two sides. Bituminous roofing felt covers its pitched roof. Both buildings are possibly 1970s in date. They are shown on the 1979 map but are not shown on the 1961 map (**Figures 7** and **8**).

5.9 9. Scout Hut (Plates 10 and 20).

5.9.1 Adjacent to the Stores is a large single storey timber weather boarded building. It originally had two side (east and west) wings and its front (south-west) central part was open with a roof. This central part has been infilled and now has a central entrance (**Plate 10**). The building has a bituminous roofing felt pitched roof. It was built as a pavilion in the 1950s overlooking the school playing field before Pike House was built in 2002. The pavilion/scout hut is shown on the 1961 and 1979 Ordnance Survey maps (**Figures 7 and 8**).

5.10 10. Pike House complex of buildings (Plates 11 and 20).

5.10.1 Pike House is a large, single storey, set of student residential buildings in the southern part of the site overlooking open fields to the south. The south and west elevations are faced with uneven courses of roughly faced stone (possibly Reigate) set between strings of single and double courses of warm-red brick. Brick quoins edge the corners and the stone is set upon a deep stub wall of brick at the base. Flank walls are completely of brick laid in stretcher bond. Doors are fully glazed and the frames and the casement windows are dark brown finished metal alloy. Dark red peg-tiles have been hung on one of the gables over the main entrance. The pitched roof is gabled and covered in dark red peg-tiles. The building was completed in 1999 as a Hall of Residence for older students.

5.11 11. Heywood Complex of buildings (Plates 12 and 20).

5.11.1 The Heywood building is a large single storey residential hall complex that occupies the south-eastern part of the site. It is named after Mr F.M. Heywood, who was the warden (headmaster) of the school when the college opened in the 1950s.

5.11.2 It lies adjacent to Pike House and is built in the same style. There are some minor differences' between the two; the main entrance has a glazed canopy over the doorway and there is a small glazed watch tower set in a small pinnacle in the main roof.

5.11.3 There are two dedication inscriptions on the building; the earlier of the two is carved in stone and is set by the buildings western entrance:

THIS STONE WAS LAID BY
THE RIGHT HONORABLE
THE LORD MAYOR OF LONDON
SIR CHRISTOPHER WALFORD MA DCL
16 OCTOBER 1995

A heraldic crest of Treloar School is carved to the left of the inscription.

5.11.4 The second dedication is carved into a timber beam above in the atrium in the south entrance:

HER ROYAL HIGHNESS THE PRINCESS ROYAL
OPENED THIS HOUSE 8 MAY 1997

5.11.5 The two dates suggest that construction began in 1995 and was completed in 1997.

5.12 12. Single storey part of Burnham House (Plates 13 and 14).

- 5.12.1 Burnham House (teaching, administration, and student accommodation) lies at the centre of the school complex and is one of the original school buildings dating to 1953-54. Mayor-General Lord Burnham was the chairman of the trustees of the Treloar Fund when the college opened. Burnham House is built around a central quadrangle and the south, east and west arms of the building are to be retained and incorporated into the new development.
- 5.12.2 The northern arm (12) is proposed for demolition. This single storey long building connects the east and west arms of Burnham House. It was part of the original 1953-54 construction and is shown on a c.1956 aerial photograph (Hawkins 2013; Fig 10; not reproduced here); on another aerial photograph taken in the 1960s (**Plate 21**) and on the 1961 map (**Figure 7**).
- 5.12.3 It originally served as classrooms and a 1953-54 plan by W. Curtis Green, R.A. Son and Lloyd details from west to east Classrooms 1 to 6 (HALS 86M76/12). It has a flat roof (the rest of Burnham House has pitched roofs) and is constructed from warm-red brick in stretcher bond. The southern elevation contains large (almost 2/3rds of the buildings' height) white painted metal casements windows (**Plates 13 and 14a**).
- 5.12.4 A central arched tunnel runs through the building and is edged in stone (Reigate?) with a simple flared keystone above. An east-west covered walkway with a concrete roof supported on brick piers forms the northern part of the building (**Plate 14b**). The north wall is pierced by a series of half glazed timber doors, each still bearing the original metal door numbers, giving access to the rooms within. Windows are set high in this elevation, just below the roof line (**Plate 14c**).

5.13 13. Burnham House (part of) (Plates 15a and 15b).

- 5.13.1 Burnham House has a north-east range which is also scheduled for demolition. It was part of the original 1950s construction and is shown on a c.1956 aerial photograph (Hawkins 2013; fig 10); on an aerial photograph taken in the 1960s (**Plate 21**) and on the 1961 map (**Figure 7**). A 1950 plan of this building by W. Curtis Green, R.A. Son and Lloyd details from south to north Handicraft Room, Stores, Trade Room (HALS 86M76/12).
- 5.13.2 The covered walkway along the north arm of the quadrangle part of Burnham House continues along the west side of this building (**Plate 15b**). The west elevation is built in brick in stretcher bond, while the north and east elevations are built with smooth faced neatly cut Reigate stone closely laid in courses (**Plates 15a and 15b**). The north elevation has a large opening through to the covered walkway that houses a stone bench (**Plate 15b**). The windows in the east elevation are slightly recessed and are large white painted metal casements (**Plate 15a**). The building has a flat roof.

5.14 14. Burnham House (part of) (Plates 16 and 18).

- 5.14.1 This part of Burnham House lies to the west of and is adjacent to the 2002-3 Dining Rooms complex. This 1950s building is shown on the 1961 map (**Figure 7**). A plan

dated June 1950, revised October 1950, by W. Curtis Green, R.A. Son and Lloyd shows three workshops (Workshops No.2 to No.4), three stores and a lavatory (HALS 86M76/12).

- 5.14.2 It is a long single storey building and most of the walls are in warm-red brick in Flemish bond. The exception is the south end wall which is faced in smooth faced neatly cut Reigate stone closely laid in courses (**Plate 16**). The gable end has a large circular late 20th or early 21st century sun-dial inscribed with: 'LET THERE BE LIGHT'. The windows are large white painted metal casements. The roof was originally flat and a pitched roof has been added in the late 20th or early 21st century and before 2002. This roof is half-hipped at both ends and is covered by dark red peg-tiles. A stepped change in the Reigate stone and brickwork in the south and north end walls, respectively, mark the height of the former flat roof (**Plates 16 and 18**)

5.15 15a, 15b and 15c. Dining Rooms (Plates 17, 18 and 19).

- 5.15.1 The Dining Rooms lie within the northern part of the site and were built in two phases. The 1951 L-shaped building (15a and 15b) to the north was part of the original school buildings and is shown on the 1961 map (**Figure 7**). This building will be partially retained. An extension (15c) was added in 2002-03 to the south and this will be partially demolished.
- 5.15.2 Building 15a has a 1951 date on its eastern end and is the only part of the school buildings to be mentioned by Pevsner (see 4.4.8 above). A plan dated June 1950, revised October 1950, by W. Curtis Green, R.A. Son and Lloyd details from west to east 'Workshop No.1, Classroom and Dining Hall' (HALS 86M76/12). This plan also shows the 1951 north-south building (15b) connecting the Dining Hall with the kitchen in the south-west corner of Froyle Place. This building (15b) contained rooms described as 'Service and Wash Up, Larder, Store and Preparation'. An undated photograph in the HALS shows that the Dining Rooms (15a) originally had a flat roof. The pitched roof with red clay tiles was added in 2002-3 (**Plates 18, 19a and 19b**). The flat roof was at eaves height. A covered walkway constructed in the 1950s along the west elevation of Froyle Place and the north elevation of the Dining Rooms will be removed (**Plates 18, 19a and 19b**).
- 5.15.3 An extension (15c) was added in 2002-03. This extension is built from warm-red brick laid in stretcher bond with gable infills of green painted metal alloy panels (**Plate 17**). In certain places this is halved with a facing of Reigate stone laid in regular courses between brick string courses. The doors are fully glazed. The door and large casement windows frames are green painted metal alloy. The pitched roof is covered in dark red peg-tiles.

6 CONCLUSION

- 6.1.1 The Jephson family built Froyle Place in the early 17th century on the site of an earlier house. From the late 18th century until the 1940s Froyle Place was owned by the Miller family. Sir Hubert Miller, the last Lord of the Manor of Froyle, died in 1940. He was unmarried and the next heir to the Baronetcy lived in New Zealand, consequently the estate was put up for sale.
- 6.1.2 In 1908 Sir William Purdie Treloar established the Lord Mayor Treloar Cripples' Hospital and College in Alton, Hampshire. When the National Health Service took over the hospital in 1948, the Treloar Trust started to look for a suitable property in the vicinity to continue its educational role. In 1948 Froyle Place was purchased by the 'Trustees of the Lord Mayor Treloar College' as a college site for disabled young men to train for a trade, afterwards becoming a school for disabled boys. Christopher Green FRIBA was the architect for the conversion. He was the son of the renowned Edwardian architect William Curtis Green (1875-1960).
- 6.1.3 The early 1950s proposals were to convert the mansion of Froyle Place for use as mainly dormitories and to add new buildings to form the college/school complex. These included a courtyard building (Burnham House) with an additional north-eastern range and the originally L-shaped dining rooms which linked to Froyle Place.
- 6.1.4 The building recording established that the earliest building which is to be demolished is the Porters Lodge, which is housed within the end part of a 19th century open fronted barn. The garages appear to have incorporated 19th century walls into their structure.
- 6.1.5 All the 1950s buildings that are to be demolished originally had flat roofs. Over time these roofs had failed and some had been replaced with pitched roofs covered with clay tiles in the late 20th and early 21st centuries. These buildings all feature large covered walkways on one side suitable for wheelchairs. The buildings were constructed of neatly coursed stone on the sides that were visible to and from the mansion of Froyle Place and red brick on the other sides. The buildings mostly retained their 1950s metal casement windows. The architect's plans showed that the buildings original housed classrooms, a handicraft room, a trade room, stores, workshops, the Dining Hall and the Swimming Bath. Pevsner (2010) mentions the Dining Hall describing it as 'Institutional modernism of the pre war kind'.
- 6.1.6 Extensions to the 1950s buildings that are to be demolished include a gymnasium added to the south end of the c.1954 swimming pool building possibly in the 1970s and a large dining room complex added to the 1951 Dining Hall in 2002-03 by Macallan Penfold Architects.
- 6.1.7 The building recording included a number of separate building complexes and structures that had been added to the site over time. In the 1967-68 the Newton Davis complex was added to the school facilities providing teaching, medical, administrative and communal facilities. In 1995-97 the Heywood complex by Macallan

Penfold Architects Ltd was added as a new student boarding house for the youngest students in the school. By the end of 1999 Pike House was completed to a design by Macallan Penfold Architects Ltd providing residential accommodation for 78 students.

7 ACKNOWLEDGEMENTS

- 7.1.1 Pre-Construct Archaeology Ltd would like to thank CgMs Consulting for commissioning the work on behalf of Linden Homes Limited. Duncn Hawkins is thanks for his help and assistance.
- 7.1.2 The staff of Hampshire Archives and Local Studies are also thanked for their help and assistance.
- 7.1.3 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The documentary research was undertaken by Charlotte Matthews. The on-site recording of the buildings was carried out by Stuart Watson, who also wrote this report. The illustrations were produced by Hayley Baxter.

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Bullen, M., Crook, J.,

APPENDIX 1: OASIS FORM

OASIS ID: preconst1-158419

Project details

Project name	HISTORIC BUILDING RECORDING OF THE FORMER TRELOAR SCHOOL, UPPER FROYLE, HAMPSHIRE
Short description of the project	Pre-Construct Archaeology was commissioned by CgMs Consulting on behalf of Linden Homes to carry out building recording of former school buildings at Treloar School, Froyle Place, Upper Froyle, Hampshire, centred on OS NGR SU 75542 42692. The recording was carried out as a condition of planning permission for the demolition of former school classrooms and the construction of 40 dwellings. The site includes five listed buildings and mainly lies within a Conservation Area. The listed buildings are to be retained as well as some of the original 1950s school buildings. None of these buildings were included in the building recording exercise, which instead targeted the mainly 20th century school buildings which are to be demolished. These buildings mainly post-dated 1950. English Heritage Level 1 building recording was carried out in August 2013. Froyle Place was purchased in 1948 as a college site for disabled young men to train for a trade, afterwards becoming a school for disabled boys. The early 1950s proposals were to add new buildings to form the college/school complex. The building recording established that the earliest building which is to be demolished is the Porters Lodge, which is housed within a 19th century barn. All the 1950s buildings that are to be demolished originally had flat roofs and large covered walkways suitable for wheelchairs. Large buildings added to the site included the Heywood complex in 1995-97, Pike House in 1999 and the Dining Rooms in 2002-03; all by Macallan Penfold Architects.
Project dates	Start: 28-08-2013 End: 30-08-2013
Previous/future work	Yes / Not known
Any associated project reference codes	PFPJ13 - Sitecode
Type of project	Building Recording
Site status	Local Authority Designated Archaeological Area
Site status	Conservation Area
Current Land use	Other 2 - In use as a building
Monument type	TRELOAR SCHOOL Modern
Monument type	FROYLE PLACE Post Medieval
Significant Finds	NONE None
Methods & techniques	""Photographic Survey""
Prompt	Direction from Local Planning Authority - PPS

Project location

Country	England
Site location	HAMPSHIRE EAST HAMPSHIRE FROYLE Treloar School, Froyle

	Place, Upper Froyle, Hampshire
Postcode	GU34 4JY
Study area	81600.00 Square metres
Site coordinates	SU 75542 42692 51 0 51 10 40 N 000 55 09 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	CgMs Consulting
Project design originator	Duncan Hawkins
Project director/manager	Charlotte Matthews
Project supervisor	Stuart Watson
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Linden Homes

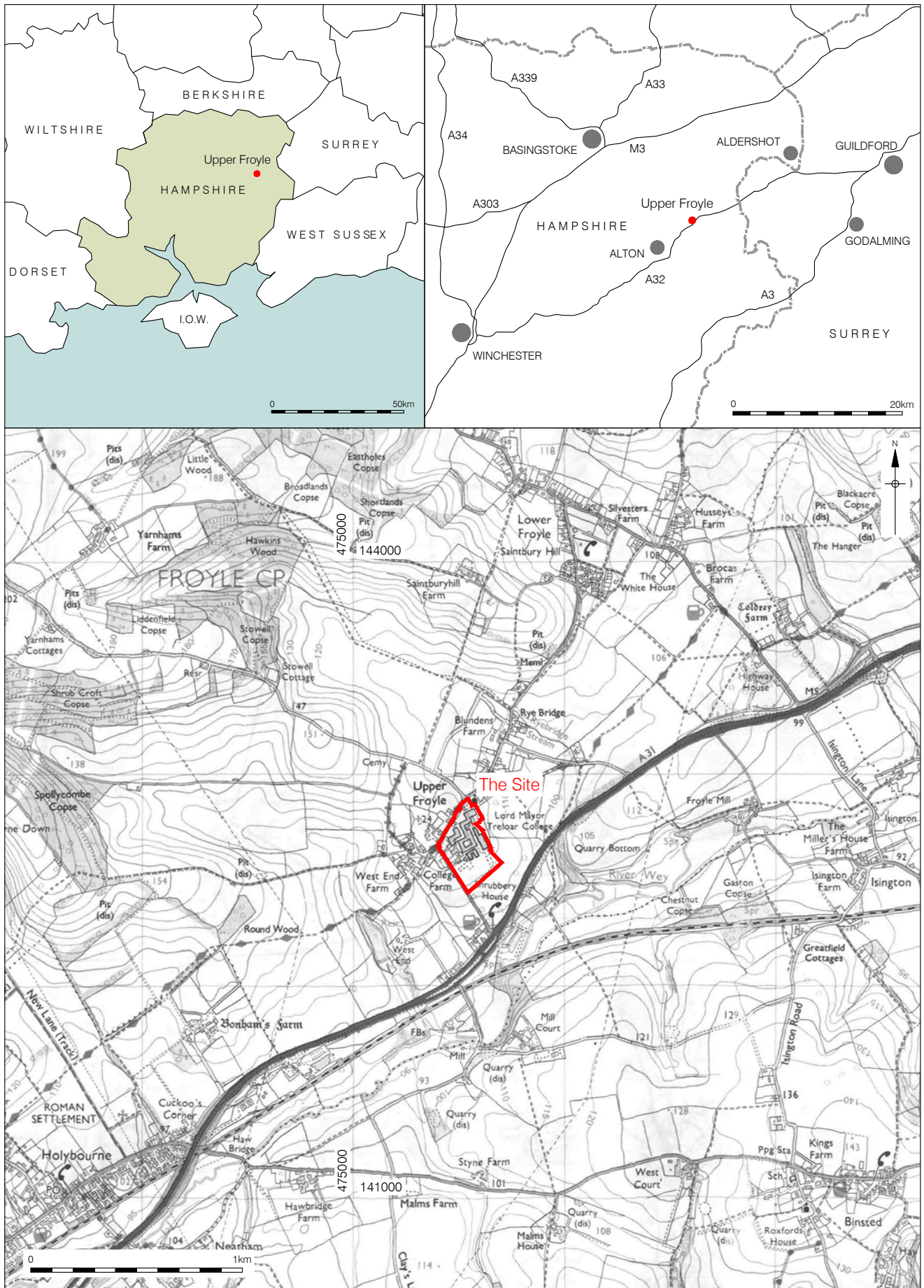
Project archives

Physical Archive Exists?	No
Digital Archive recipient	Hampshire Archives and Local Studies
Digital Contents	"none"
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	Hampshire Archives and Local Studies
Paper Contents	"none"
Paper Media available	"Map", "Miscellaneous Material", "Photograph", "Plan", "Report", "Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	HISTORIC BUILDING RECORDING OF THE FORMER TRELOAR SCHOOL, FROYLE PLACE, UPPER FROYLE, HAMPSHIRE, GU34 4JY
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Figure 1
Site Location
1:2,000,000; 625,000 & 25,000 at A4

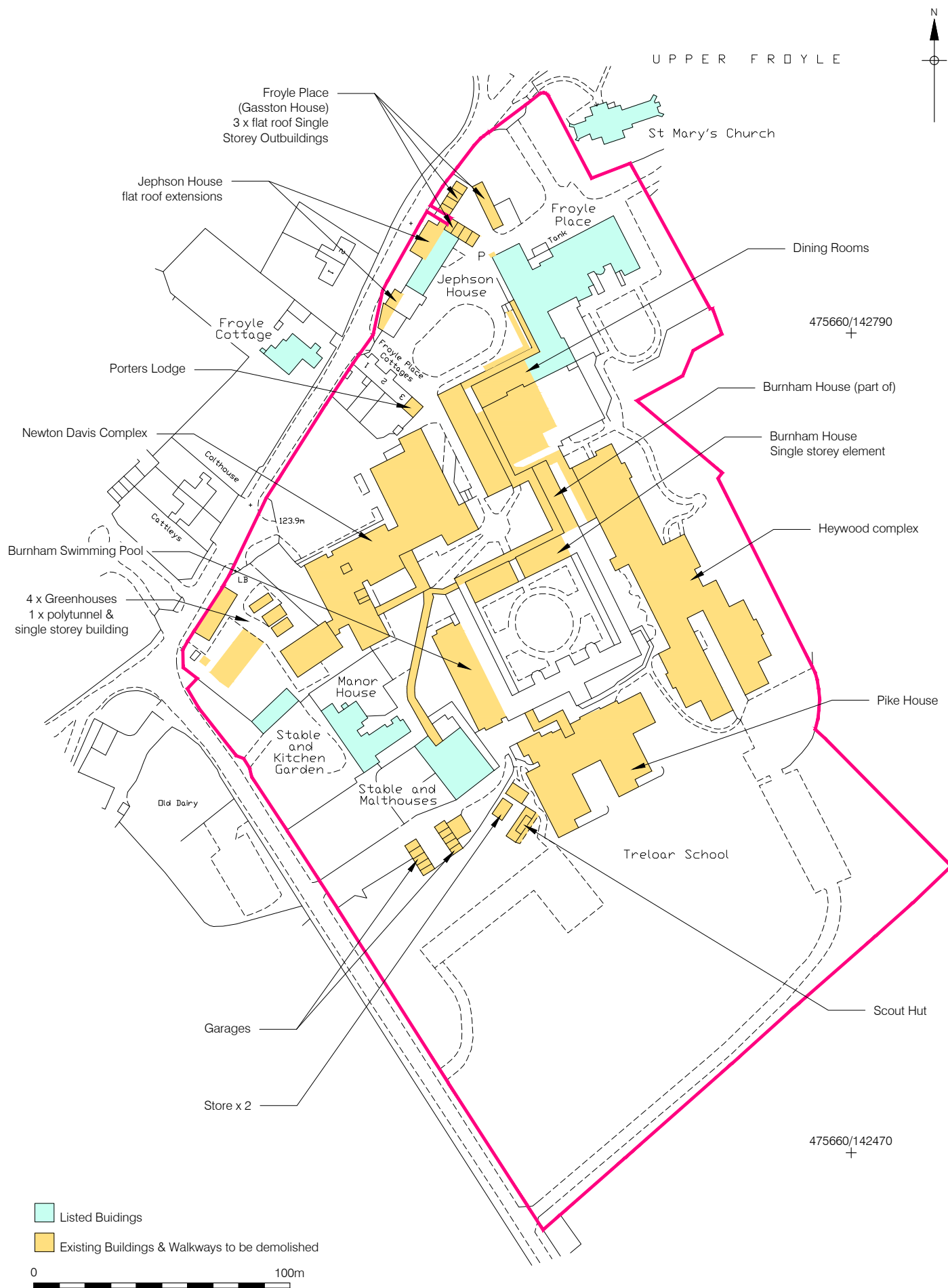


Figure 2
Site Plan showing buildings to be demolished
1:2,000 at A4



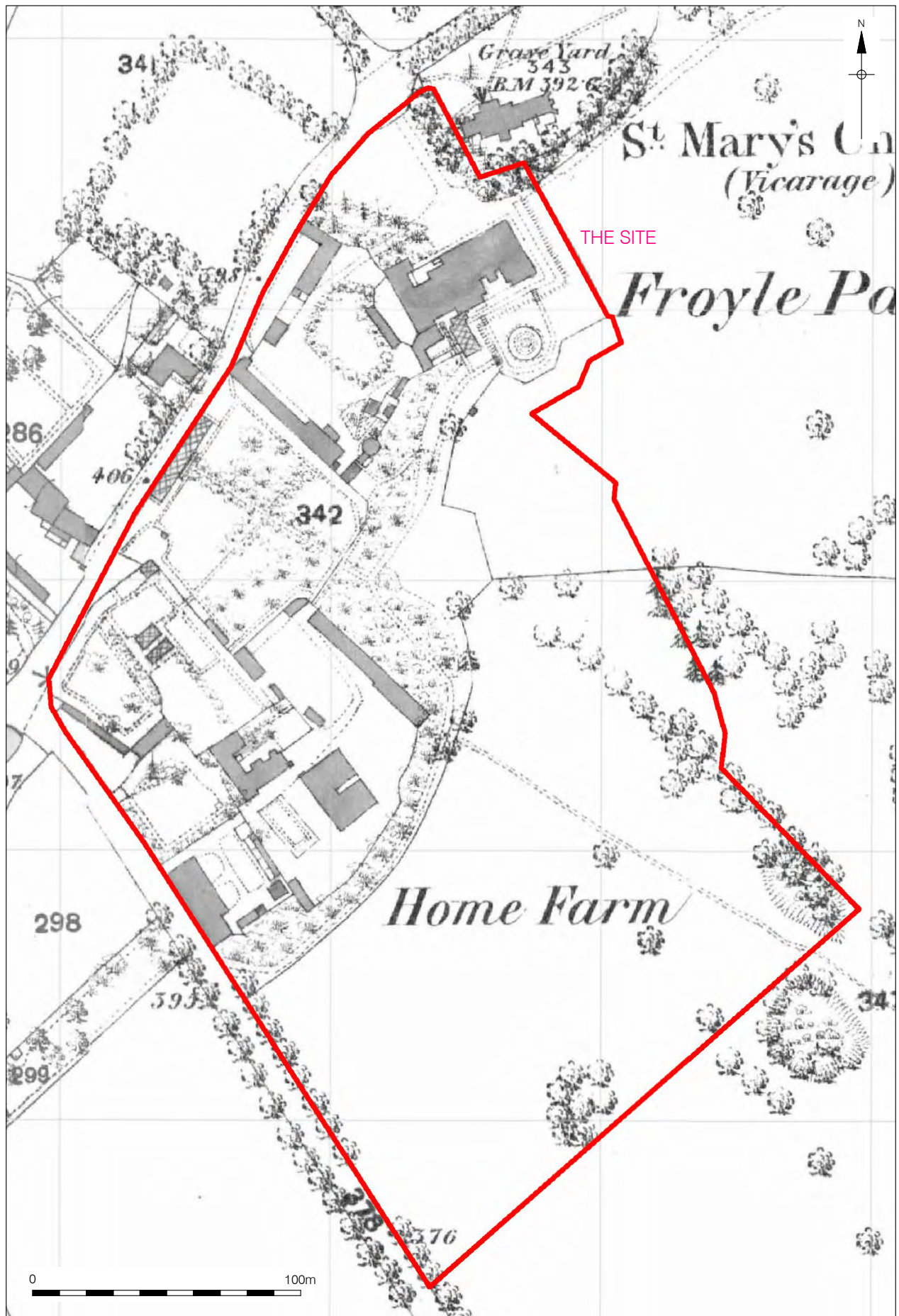


Figure 4
1870-71 Ordnance Survey Map
1:2,000 at A4

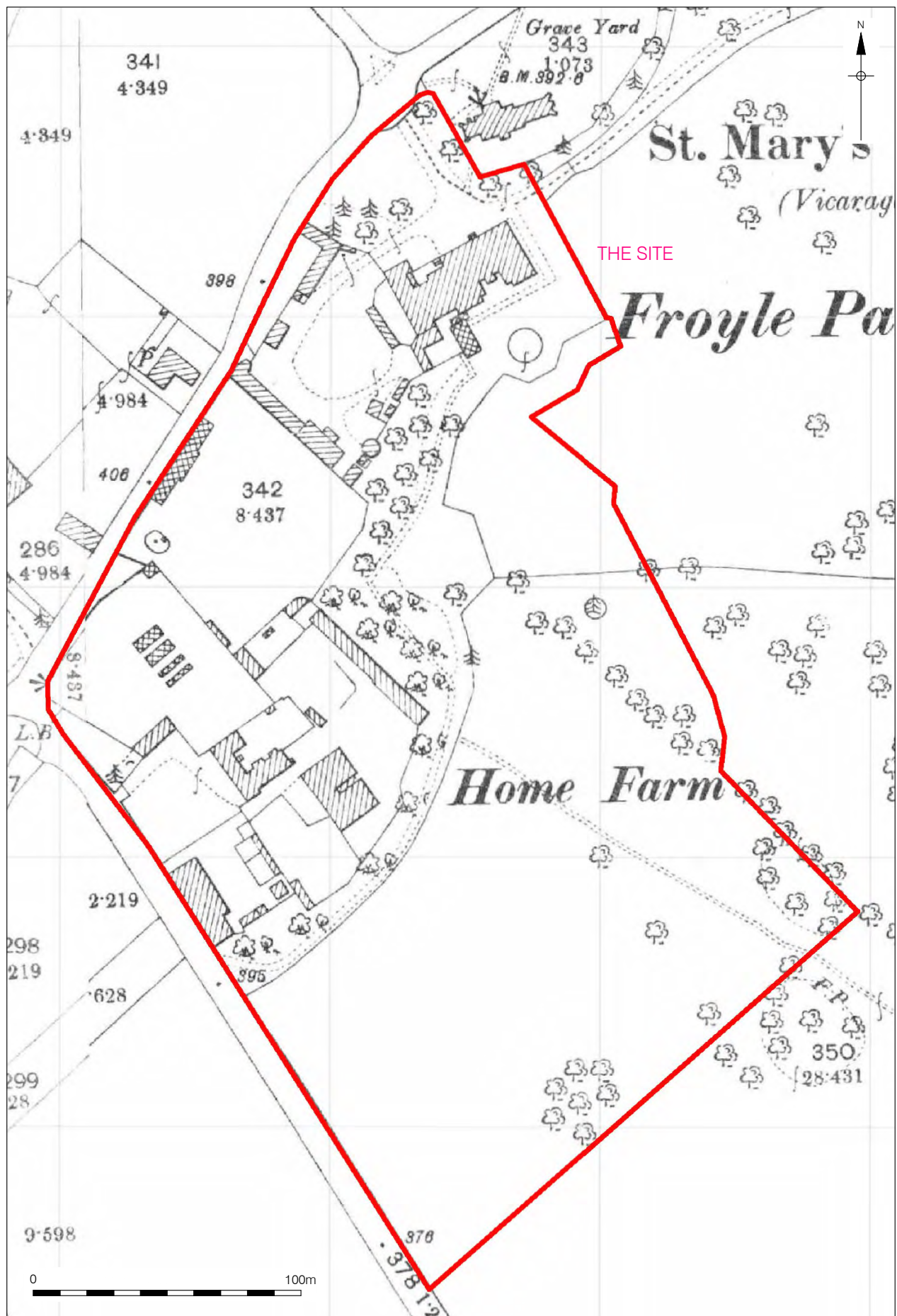


Figure 5
1896 Ordnance Survey Map
1:2,000 at A4

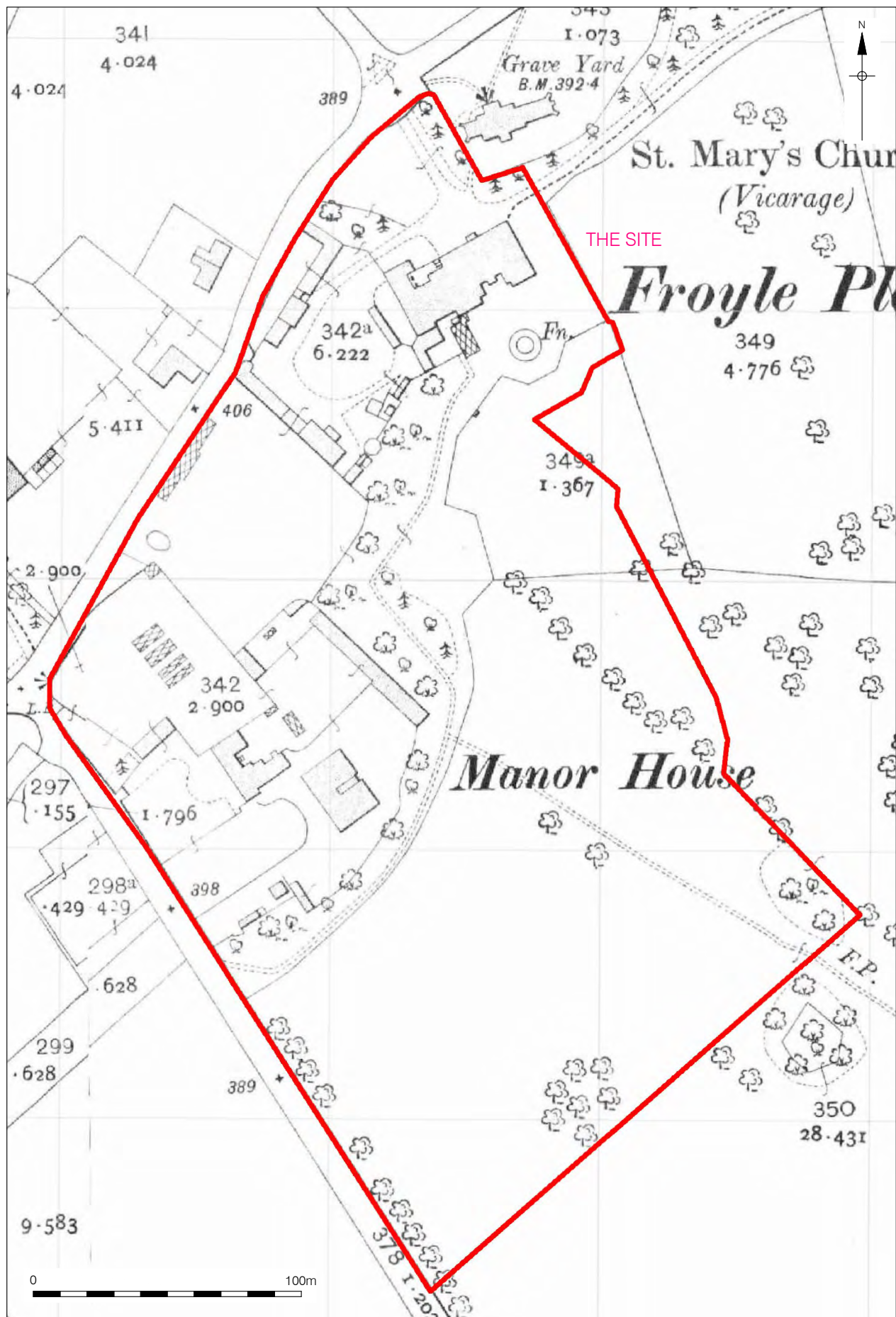
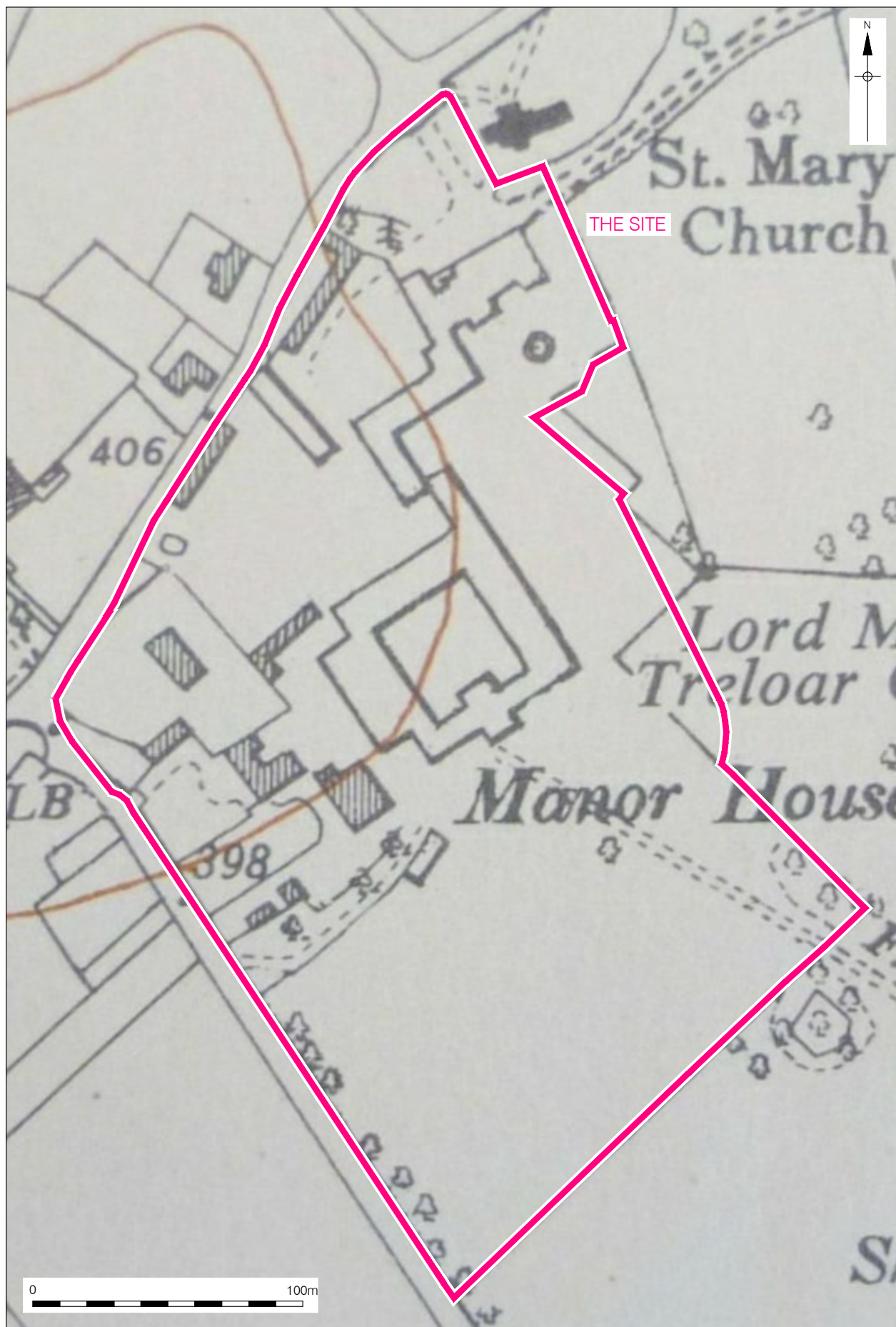
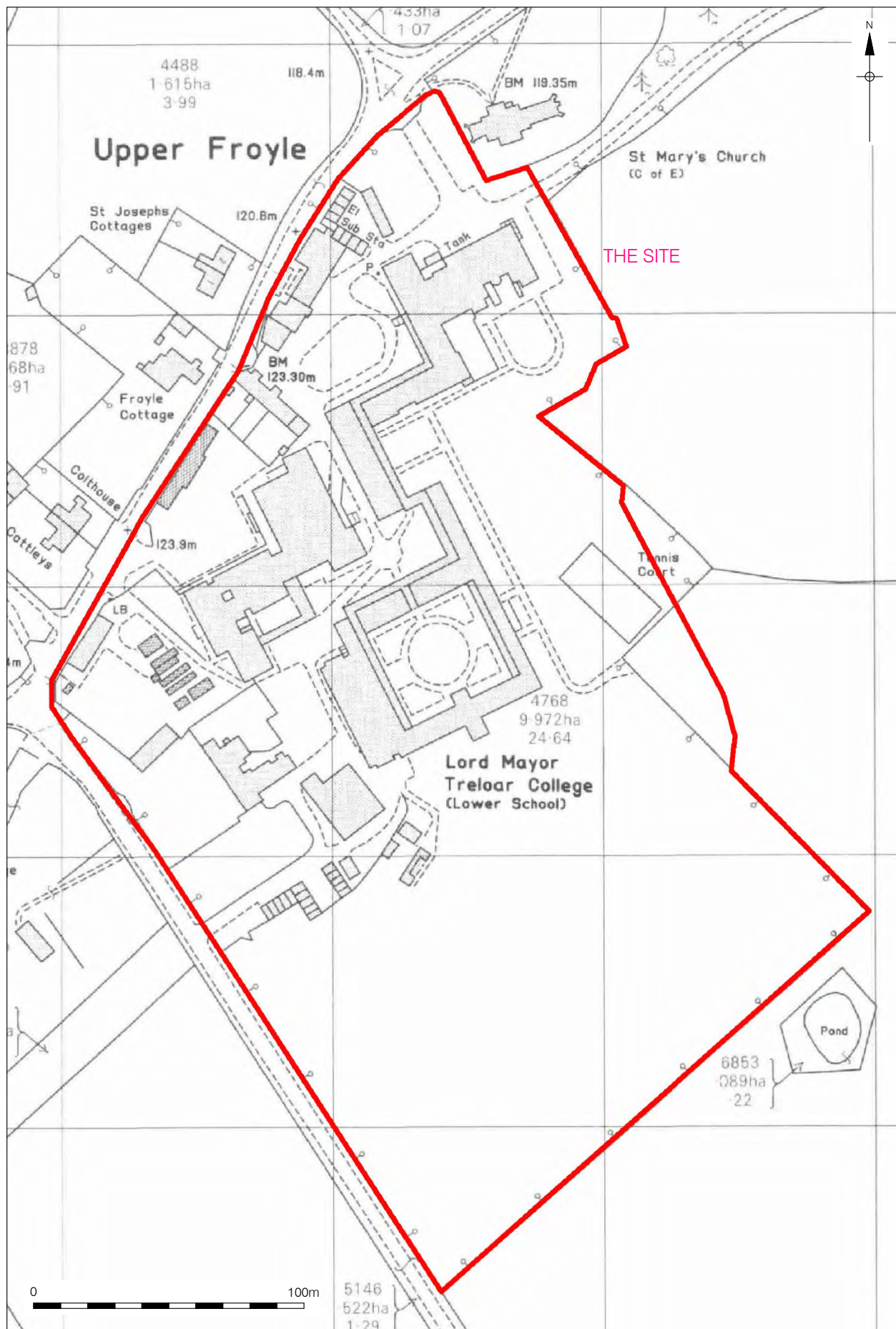


Figure 6
1910 Ordnance Survey Map
1:2,000 at A4



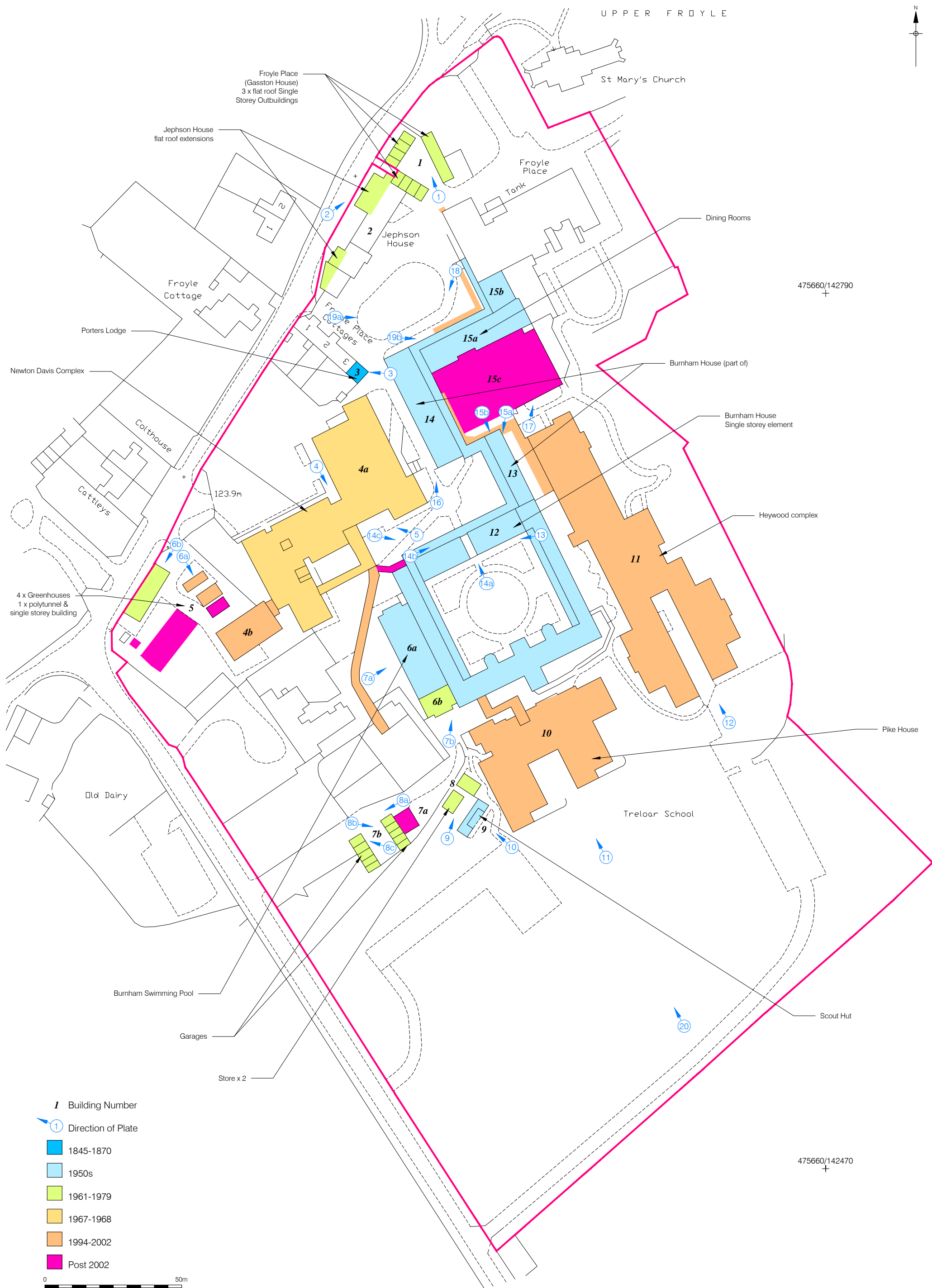
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Figure 7
 1961 Ordnance Survey Map
 1:2,000 at A4



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Figure 8
 1979 Ordnance Survey Map
 1:2,000 at A4



PLATES



Plate 1. 1: Froyle Place (Gaston House,) single story outbuildings, looking north (Frame D1-5 taken 28/8/13)



Plate 2. 2: Flat Roof Extension to Jephson House, looking south-east (Frame D5-17 taken 30/8/13)



Plate 3. 3: The Porters Lodge, looking west (Frame D1-7, taken 28/8/13)



Plate 4. 4: The Newton Davis Complex, looking south-south-east (Frame D1-14, taken 28/8/13).



Plate 5. 4: The Newton Davis Complex, looking north-west (Frame D2-4, taken 28/8/13).



Plate 6a. 5: Greenhouses and polytunnels, looking south-east (Frame D4-21 taken 29/8/13).



Plate 6b. 5: Outbuilding, looking south-west (Frame D4-22 taken 29/8/13).



Plate 7a. 6: Burnham House Swimming Pool with replacement door, looking west (Frame D1-24, taken 28/8/13).



Plate 7b. 6: Burnham House Swimming Pool, looking north-north-east (Frame D1-20, taken 28/8/13).



Plate 8a. Garages 7a (left) and 7b (centre), looking west-south-west (Frame D1-29, taken 28/8/13).



Plate 8b. Garages 7a (left) and 7b (centre and right), looking south-east (Frame D1-30, taken 28/8/13).



Plate 8c. Garages 7b, looking north-west (Frame D1-33, taken 28/8/13).



Plate 9. 8: Stores, looking north-north-east (Frame D2-16, taken 28/8/13).



Plate 10. 9: Scout Hut, looking north-west (Frame D2-7, taken 28/8/13).



Plate 11. 10; Pike House, looking north-west. (Frame D2-25, taken 28/8/13).



Plate 12. 11. The Heywood Complex, looking north-west (Frame D2-37, taken 28/8/13).



Plate 13. 12: Single storey part of Burnham House, looking west-south-west (Frame D3-9, taken 28/8/13).



Plate 14a. 12: Single storey part of Burnham House, looking north-west (Frame D3-10, taken 28/8/13).



Plate 14b. 12: Covered walkway along the north side of the single storey part of Burnham House, looking west-south-west (Frame D3-12, taken 28/8/13).



Plate 14c. 12: North elevation of the single storey part of Burnham House, looking south-east (Frame D3-14, taken 28/8/13).



Plate 15a. 13; Burnham House (part) north-eastern range, looking south-west (Frame D3-19, taken 28/8/13).

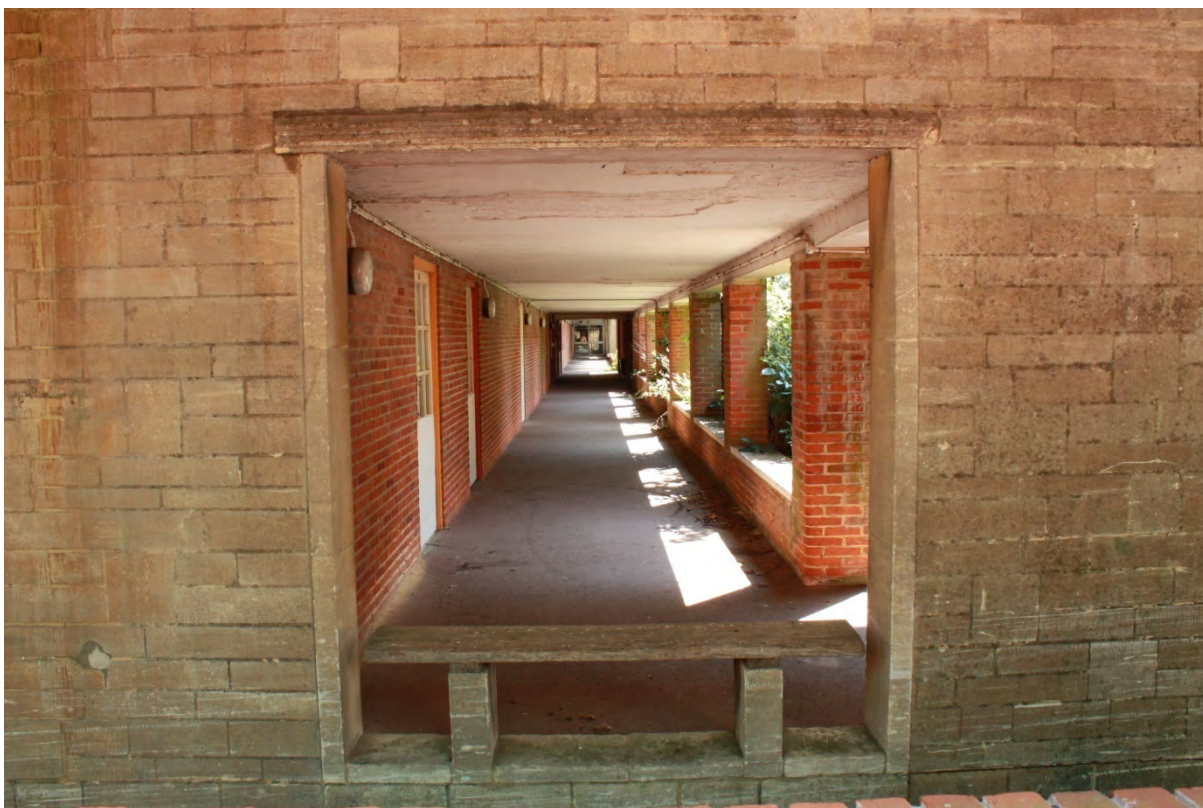


Plate 15b. 13; Burnham House (part) north-eastern range, looking south-east (Frame D3-18, taken 28/8/13).



Plate 16. 14; Burnham House (part) north-eastern range, looking north (Frame D3-24, taken 28/8/13).



Plate 17. 15; Dining Rooms, looking north-east (Frame D4-10, taken 29/8/13).



Plate 18. 15a; Dining Rooms (left) and part of Burnham House (14, towards right) and Porters Lodge (3, right), looking south-west (Frame D4-14, taken 29/8/13.)



Plate 19a. The east end of the Dining Rooms (15a, right) and the west facing elevation of Froyle Place (left), looking east (Frame D5-9, taken 30/8/13).



Plate 19b. North elevation of the Dining Rooms (15a), looking east (Frame D5-9, taken 30/8/13).



Plate 20. View of the school from the south. From left to right; The Scout Hut, Pike House and the Heywood Complex. In the distance is the clock tower above Burnham House, looking north (Frame D4-35, taken 30/8/13).



Plate 21. Aerial view of Treloar School in 1960s, looking south-west. St Mary's church and Froyle Place in the foreground, Burnham House in the background. Source: <http://www.froyle.com/froyle1970/scenes.htm>

PCA

PCA SOUTH

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTH

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

7 GRANTA TERRACE
STAPLEFORD
CAMBRIDGESHIRE CB22 5DL
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WEST

BLOCK 4
CHILCOMB HOUSE
CHILCOMB LANE
WINCHESTER
HAMPSHIRE SO23 8RB
TEL: 01962 849 549
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468 333
EMAIL: info.midlands@pre-construct.com

