

**Evendons Primary Free School  
Finchampstead Road, Wokingham**

**Historic Building Record  
(Historic England Level 3)**

**NGR 480455 167026**



**Project No. 7860  
Report No. 2015410**

**December 2015**

**EVEDONS PRIMARY FREE SCHOOL,  
FINCHAMPSTEAD ROAD, WOKINGHAM**



**(NGR: 480455 167026)**

**HISTORIC BUILDINGS RECORD**

**(HISTORIC ENGLAND LEVEL 3)**

**Commissioned by: Arcadis LLP**

**Project no. 7860  
Report ref: 2015410  
OASIS ID: archaeol6-231835**

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<b>Date of Issue:</b>	December 2015		
<b>Revision:</b>			

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## SUMMARY

*In June 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 3) of Evendons Primary Free School (formerly White House School), Firchampstead Road, Wokingham (NGR 480355 167026). The work was commissioned by Arcadis LLP on behalf of their client.*

*The site forms a triangle of land situated on the west side of Finchampstead Road, to the west by Evendons Lane, and to the south by 20<sup>th</sup>-century housing. The site is occupied by the original historic residence and associated outbuildings, all since adapted or extended to be fit for purpose as a school. The buildings are situated towards the south-west of the site, with open lawned areas to its south-west parking to the north-west, and a sports field towards the north-east. The site margins are ornamented by mature tree-lines, most prominent to the east.*

*The core building appears to have evolved from an 18th-century building, which itself incorporated elements of an earlier timber-framed building, and which was then expanded to the south, east, and west in a series of developments. The earliest elements of the building seem to suggest a humble origin for the residence which is reflected in the earliest known name for the site as East Heath Cottage. It is likely that the site grew in status over time, as residences within a commutable vicinity of London became increasingly in demand, and as each consecutive owner or tenant extended and improved on the residence. Many of the late 19th-century and early 20th-century alterations and additions, including the construction of the 'Old Hall' can be attributed to the Garrard family, reflecting a clear influx of wealth and investment at the site. The large-scale late 20th-century additions to the former residence reflect the great increase in demand for school spaces, improvements in government standards of education, and increasing public demand for quality.*

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## 1.0 INTRODUCTION

- 1.1 In June 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 3) of Ewendons Primary Free School (formerly White House School), Finchampstead Road, Wokingham (Figure 1; NGR 480355 167026). The work was commissioned by Arcadis LLP on behalf of their client.
- 1.2 The site consists of a mix of interconnected buildings, originally converted for use as a school in 1948, with ongoing alterations throughout the 20<sup>th</sup> century. The school saw further works before reopening as Ewendons Primary Free School for the start of the 2015/2016 school term. The buildings are of mixed dates, from probable mid-19<sup>th</sup> century to relatively recent, with a history running back to the 18<sup>th</sup>-century.
- 1.3 This record forms part of a pre-planning application advice submission for the demolition of parts of Block A, Block C, D, and E, and the provision of new facilities to meet the school's and government's educational standards (Figure 2).

## 2.0 SCOPE & METHODOLOGY

- 2.1 The scope of work and methodology for the building recording is detailed in a written scheme of investigation produced for the work by Archaeology South-East, dated October 2015. The work was also carried out in accordance with the relevant ClfA standards and guidance.
- 2.2 The building was recorded to Historic England Level 3 as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). A Level 3 record is essentially an analytical record.
- 2.3 The site was visited by Seth Price and Hannah Green on 3<sup>rd</sup> November 2015 in order to carry out the recording work. This entailed the compilation of written notes, the verification of existing measured survey drawings and the production of a photographic record.
- 2.4 The drawn record comprises plans of each floor of the buildings to illustrate their layouts. These are based on existing measured drawings, which have been verified for their accuracy, and amended and annotated where necessary. The resulting scaled drawings are included within the report as Figures 8 - 16.
- 2.5 The photographic record was made using high-quality digital photography. Within the report selected digital images have been reproduced as plates, together with a full index of the digital photography and location plots (Appendix 1). A full catalogue of all photographs is included in the archive.
- 2.6 Background research was undertaken in order to place the buildings within their historical context. All sources consulted are listed in Section 8.

### 3.0 SITE LOCATION

- 3.1 The site forms a triangle of land situated on the north-west side of Finchampstead Road, a two-laned road running north-east – south-west from Wokingham. The site is bound to the north-west by Evendons Lane, and to the south by 20<sup>th</sup>-century housing. The site is occupied by the original historic residence and associated outbuildings, all since adapted or extended to be fit for purpose as a school. The buildings are situated towards the south-west of the site on a broadly north-west – south-east alignment, hereafter simplified west – east. There are open lawned areas to its south-west parking to the north-west, and a sports field towards the north-east. The site margins are ornamented by mature tree-lines, most prominent to the east.

### 4.0 HISTORIC BACKGROUND

- 4.1 The historic background of the site and the school has been covered in great detail in the document produced by Janet M. Firth in 1984 (Appendix 2) – the following draws largely from this document with a few additions.

#### *The White House*

- 4.2 The first recorded owners of the land are William and Elizabeth Allwright – Allwright's is a name used to describe the site in several early documents. The initial estate consisted of some 20 acres. William and Elizabeth had passed by 1775, with the property going to their daughters, Elizabeth and Hannah Allwright. The land was let in turn to Lawrence and John Mathews, Richard Webb, and finally the widow Sarah Bowyer. In 1784 the sisters elected to sell the land to Edward Lane for £260. On the 15<sup>th</sup> April 1785 Edward Lane is documented as selling on four acres of the estate, incorporating the subject site, for the sum of £260 to a Mathew Harrard. In 1791 the property was sold to William Osman, in agreement with George Morris who had use of the property and residence subject to the payment of two annuities. The Morris family remained at the site, which they had purchased from William Osman by at least 1817 (when the enclosure map documents them as owners of the property), until 1828 when George Morris II (son George Morris) leased the house and land to William Jenkins of Wokingham for a term of 12 years at £40 per annum. The deed regarding the aforementioned lease records the layout of the residence with reference to various fittings and uses (Firth 1984: 35). In 1833 William Jenkins formally purchased the house and land for £990, selling it in June 1840 to his relatives James and George Jenkins, tanners from Bristol. The deed described the property as consisting of two parcels, one of 3 acres, and the other of 7 acres 'with newly-erected cottage'. The 1842 Wokingham Tithe Map (Figure 3) lists the property as being owned by a Mr. Jenkins, and consisting of 6 acres, 3 roods, and 33 perches. The map shows the main house, with several ancillary buildings to its east and south-east. To the west, adjacent to Evendons Lane, is a gardener's cottage and garden. The land encompassing the buildings is recorded as an orchard (north of the gardener's cottage), and front and back meadow.

- 4.3 Following the death of William Jenkins in 1843, James and George Jenkins sold the property, listed as 'East Heath Cottage', to Watkin Charles Kenrick for £1000. Following his death in 1856, Watkin Charles Kenrick is recorded in two publications of the London Gazette (dated November 7<sup>th</sup> and 25<sup>th</sup>) as a ship owner, East India Captain, Hotel Keeper, and Gentleman, in notices calling for 'all persons having any claims or demands upon the estate of Watkin Charles Kenrick...'. The property was under the tenancy of a Thomas Bridges (of Kings Arms Yard) and Robert Bennett (died 1845). Following the death of the tenant Robert Bennett the property was sold by Mr. Kenrick on 29<sup>th</sup> September 1846 to Sir Benjamin Smith for £1050. It is not clear whether Sir Benjamin Smith is the Whig Politician and dissenter of the same name, son to William Smith (notable dissenter and abolitionist), father to women's rights activist Barbara Bodichon (founder of the Girton College) and explorer Benjamin Leigh Smith (noted for his explorations of Svalbard), and uncle to Florence Nightingale – but one can be hopeful. A Benjamin Smith is listed amongst the pending members to 'the Honourable Band of Gentlemen-Pensioners' in *The Peerage of the United Kingdom 1833* alongside Robert Gibson of Sandhurst Lodge. Robert Gibson is documented as trustee to Sir Benjamin Smith with the responsibility for dealing with the White House property on his death. While owned by Sir Benjamin Smith, the property was under the tenancy of John Benjamin Smith (died 1851), John Lane, and finally Robert Garrard II. Robert Garrard II is recorded in residence at the 'White House' on the 1861 census (925-1000 2008; White House Preparatory School 2012). Garrard leased the property in 1864 from Robert Gibson for £84 per annum on a seven year lease.
- 4.4 The White House is shown on the 1871-2 Ordnance Survey mapping (Figure 4) as 'Eastheath Lodge', while by 1912 (not shown) the house is labelled as 'White House'. Robert Garrard II died at the White House in 1881, though the family appear to retain possession of the property until at least 1912. Between 1871-2 and 1899 (Figure 5) a structure housing a large drawing room (the Old Hall) with bedrooms upstairs was added to the north-west end of the main house. The Old Hall is shown with a curving bay on its north elevation. A veranda is shown to the east of the Old Hall, along the length of the south elevation of the residence.
- 4.5 The Garrard family are notable for being the Crown Jewellers by appointment of Queen Victoria from 1843 to 2007, as well as fabricators of the America's Cup (the oldest sporting trophy in the world), the I.C.C. Cricket World Cup, and the Premier League Trophy, amongst others (Garrard 2015). The Garrard firm was first established in 1735 by George Wickes, London. In 1802 Robert Garrard I took sole control of the firm, with his sons, including Robert Garrard II, running the company in turn. In 1909 the company was registered as Garrard & Company Ltd. The company has produced, or made use of, a number of highly notable pieces, including the Cullinan diamonds and the Koh-i-Noor diamond.
- 4.6 It is not clear when the Garrard family sold on the property, but by 1915 Col. Charles Reginald Phillips is the documented tenant (and likely owner) of the property. Col. Phillips served in the British army, first in India, being

documented in the London Gazette in 1886 as a member of the Bombay Staff Corps for his promotion to captain. He is mentioned again nine years later, in 1895, as major, and in 1901 as being promoted to Lieutenant-Colonel in the Indian Staff Corps. Finally he is recorded as a member of *The Duke of Cambridge's Own* (Middlesex Regiment) Lieutenant-Colonel '2<sup>nd</sup> for duty with a provisional batallion'.

- 4.7 In 1918 the property passed Edith Isabella Edmonstone, widow to Neil Benjamin Edmonstone, Lietenant-Colonel in the 4<sup>th</sup> Hussars. Neil Benjamin Edmonstone was grandon to the alike-named Director of the East India Company (1765-1841). Edith was in the property until at the least 1939. Mrs. Edmonstone lived with her daughter, Marigold, son-in-law Lewis Hastings, and their children. Janet M. Firth recounts the memories of a Miss Winifred Woods (see Appendix 2), who worked as nursery maid for Mrs. Edmonstone's daughter and son-in-law during the 1920s. Miss Wood's account takes the reader through the house as it was room by room – the uses she describes are added as labels to the plans of Block A (Figures 8 and 9). Most notably she describes the divisions of space within the building, with servants' quarters and kitchens to the east end, with circulation along the existing corridor. A green baize door is noted leading into the dining room (the large main room on the north side of the ground floor. A green baize door is a traditional demarcation of servant/master space divisions – a door lined with noise reducing baize cloth.
- 4.8 During the war there are no records of who was in possession of the property. In 1946 Thomas Blandford, Henry Churchill, Cecil Schofield and Valerie Schofield are recorded at the house, followed by Marion McCracken, Henry Court, Gertrude Court, and Beryl Court. The property was acquired by Beryl Caudwell late in 1847 to become new home of the White House Preparatory School (see below).

#### *Ewendons Primary Free School*

- 4.9 The White House Preparatory School, which occupied the site until 2012, began life in 1890 when the school was founded by Miss Laura Jane Baker at 27 Milton Road, Wokingham. By 1893 the school had grown sufficiently to require reciting to a larger premise at Terrace Point. The school was named Grosvenor House School at this time. The school moved again in 1919 to Montague House, Broad Street, with approximately 100 students, 40 of whom boarded. In 1929 the school became a preparatory school for children under 11 years old, moving to Albert Road in 1931. In 1939 the school was renamed again as Wokingham Preparatory School. In 1947 the White House was acquired, and in 1948 the school moved in, becoming the White House School. A new building program was instigated to adapt and modernise the site – including the addition of tennis courts and a swimming pool (hand-dug by Miss Caudwell and Miss Lee). Throughout the later 20th century the site continued to evolve, with the addition of several smaller buildings by 1977, and the eventual addition of a large wing to the south of the school and a structure to its west end by 2003. At the end of the 2012 school term the White House Preparatory School closed its doors, having received a fall in pupil numbers



despite ranking in the Sunday Times' top 40 preparatory schools in the country (GetReading 2012).

- 4.10 In August 2012 local parents met to discuss the need for a local primary school, submitting a bid to the Department for Education to open a new school under the Government's Free Schools Programme at the site of the recently closed White House Preparatory School. The bid was approved in 2013 and the site was acquired. The school opened on 4th September 2014 with 98 pupils, exceeding the initial target of 25 pupils.

## **5.0 DESCRIPTION OF THE BUILDINGS**

- 5.0.1 The site is formed of the large main school building (Block A), a compound of structures of differing dates and styles, alongside four ancillary structures (Blocks B, C, D and E). The original core of the main school building is formed of a historic residence which, along with Blocks C, D and E, predates the 1842 tithe map. Block B is of late 20<sup>th</sup>-century date. The structures are all situated towards the south-west part of the site – a triangle of land between Finchampstead Road and Evendons Road. The site is accessed from Finchampstead Road to the south-east, with a gate leading to a courtyard between Blocks A, C, D and E, and from Evendons Road to the west, via a paved car park. The grounds retain a number of mature trees and plantings, many of which are part of the historic site which was notable for its beautiful gardens. The following text will describe each block in turn. The later 20<sup>th</sup> century elements of Block A are given only a very cursory description, while photographs of the rooms are included within the catalogue.

### **5.1 Block A**

#### *Overview*

- 5.1.1 Block A is an irregular two-storey 'L' shaped amalgam of different structures, formed by a late-19<sup>th</sup> (the Old Hall; former drawing room and bedrooms) and two late 20<sup>th</sup>-century extensions off an earlier core building. The core building, which formed the earlier residence, comprises a mix of 18<sup>th</sup> and 19<sup>th</sup>-century phases of construction, with two separate roofs running parallel east – west. To the south side of the east end of the core building are a couple of 20<sup>th</sup>-century structures (classrooms and the main hall) connected to the former residence by a single-storey link building. At the west end of the former residence is the Old hHall, to which a late 20<sup>th</sup>-century structure (classrooms) has been appended. At the time of the survey the 20<sup>th</sup>-century structures were largely in use, while the majority of the earlier structure was out of use due to its poor structural integrity. The exception being the ground floor of the 'Old Hall' which is in comparatively good condition. The following description will focus on the core building and Old Hall.

## *Exterior*

- 5.1.1 The exterior of the building is largely dominated by the facades of the 18<sup>th</sup>- and 19<sup>th</sup>-century elements, with the elevations of the 20<sup>th</sup>-century aspects being sufficiently underwhelming to warrant only passing mention.
- 5.1.2 The north elevation (Plate 1) of Block A is the principal elevation, providing the main point of entry towards its western end. From east to west is the core building, with projecting bays (early 20<sup>th</sup> century in date) to either side, followed by the Old Hall, and finally the 20<sup>th</sup>-century extension. The elevation is dominated by painted mock timbering along the upper floor of the core building, and timber mock timbering on the upper floor of the Old Hall. The 20<sup>th</sup>-century extension continues the admittedly naff theme, thus unifying the façade. An array of mid- to late 20<sup>th</sup>-century windows festoon the elevation – the majority of original windows having been stripped out due to decay during the conversion of the former residence to a school in 1947/8 (Firth 1984). It is likely that a six-over-six pane horned sash window towards the east end of the elevation, and a precious little oeil-de-boeuf below it, is of 19<sup>th</sup>-century date (Plate 2). Windows elsewhere set with fixed six-pane overlights are likely early 20<sup>th</sup>-century in date, with later 20<sup>th</sup>-century single-pane glazing (Plate 3). The six-pane overlight windows on the Old Hall feature tiled hoods with moulded console brackets (Plate 4). One such window is situated at the intersection of the Old Hall and core building, and wraps around the corner (Plate 5). A curved single-storey bay projects from the ground floor of the old hall, and is depicted on the historic OS mapping (see above). The bay is set with a series of seven of the six-pane overlight windows. The windows on the ground floor of the core building feature faux louvred shuttering. A moulded cornice marks the transition from ground floor to first floor on the Old Hall, and on the projecting bays at either end of the core building (Plate 6). The lower walls of the western projecting bay, Old Hall, and the late 20<sup>th</sup>-century extension are coated in a textured cement render.
- 5.1.3 The west elevation of Block A consists of the late-20<sup>th</sup> century extensions, masking the west end of the Old Hall and core building (Plate 7). With the link building, main hall, and classrooms extending to the south (Plate 8).
- 5.1.4 From the south the modern extensions again mask sections of the older structures, though the full elevation of the Old Hall is visible (Plate 9), as well as the upper storey of the core building (Plate 10). As with the north elevation, the upper storey has been questionably ornamented with faux-timbering on both historic structures, with cement render on the lower level of the Old Hall. uPVC windows are in evidence across the first floor of both buildings, while early 20<sup>th</sup>-century windows are present on the ground floor of the Old Hall. The windows in the core building are at irregular heights, corresponding with variations in floor heights and associated building phases (as will be seen below). Windows on the upper floor of the Old Hall feature the tiled hoods mentioned above, while on the ground floor they are ornamented with simple lintels with moulded cornices and rounded fascia (Plate 11). The doorway at the centre of the Old Hall has been inserted, most likely within what was originally a window opening (Plate 12). The doorway retains a window lintel

above. A section of the ground floor of the core building is visible behind a metal barrier, revealing a set of French doors encompassed by side lights and a series of overlights. Abutting this section of the core building is a metal, glass roofed, veranda (Plate 13) – likely a remnant of the veranda shown on the mapping, and mentioned in the 1828 deed, to have run along the entire south side of the building.

5.1.5 The east end of the core building faces partly onto the west elevation of Block C, with the courtyard area to its south-east (Plate 14). The elevation demonstrates the first clear indications of phasing within the former residence, revealing two separately roofed adjacent structures orientated east – west. The southern structure is shorter than the northern at first floor level, with a low flat-roofed extension at ground level. The elevation of the north side of the building features a bay window (Plate 15) set with six six-pane windows and a pitched slated roof terminating at first floor level, as well as an entryway set beneath a small gabled hood supported on console brackets (Plate 16). A single inserted window is set towards the south of the elevation. The roof above the bay window continues south to form a porch atop an entrance into the southern side of the building. This entrance leads to the former servant's passage, as described in Miss Winifred Wood's account (Firth 1984). The doorway is set with a panelled half-timbered door with two lights. A window is set in the first floor elevation of the south building, at a height at odds with other windows on that side. The window opening appears contemporaneous with the wall within which it is set, and features a shallow segmental arch lintel. The single storey extension east of the south side of the building appears to be a much altered and rebuilt yet nevertheless early part of the building – appearing on early mapping. The altered state of the extension leaves much to be desired, with an ugly flat roof and inserted windows, with inserted steel reinforcement within, likely coinciding with the conversion of the block to use as a toilet.

5.1.6 The roofs atop the core building and the Old Hall appear to be of consistent construction style, hipped and slate clad, with low profiles, and projecting eaves with timber soffits. In places chimneys project from the roofline, showing no consistency in style, or symmetry in placement. The irregularity of the chimney placement and style is indicative of the somewhat erratic phasing of the structures, reflecting their at times complex internal makeup. The roofs appear to be of 20<sup>th</sup> century date.

### *Interior*

#### *General Overview*

5.1.6 The interior of the core building has been much altered over the course of its history, with several general phases of rebuilding and extension being identified (Figures 15 and 16). The earliest substantially surviving phase of the building, likely dating to the mid- to late 18<sup>th</sup> century, forms the main range on the north side of the structure, although it appears that fragmentary remains of a pre-existing structure survive encompassed within the east walls of a late 18<sup>th</sup>/early 19<sup>th</sup> century addition constructed to the rear. This structure is so

fragmentary that it is now not possible to offer any great insights into its original form beyond noting its presence. The Phase-2 structure on the north side of the building seems to have originally been building to correspond broadly with the pre-existing structure's floor levels. However, when the taller Phase-3 addition was constructed at the rear it seems that loftier ceiling heights were desired elsewhere and the ceiling level in the first floor of the Phase-2 range was increased accordingly. The Phase-3 range is of slender primary-braced studwork to its upper level, although its lower level seems to have always been constructed in brick: this is quite common for buildings of this date. The building subsequently underwent several phases of addition and alterations so that by 1842 it appears to have broadly corresponded to its existing footprint, with the exception of the Old Hall which had been built by 1899, and an early 20<sup>th</sup> century extension at the opposite end of the building.

- 5.1.8 At various times minor alterations to the internal layout occurred, including the insertion and removal of walls. At the time of the site visit much of the interior of the structure had been stripped of fittings, wall coverings, and several interior (stud) walls. It appears that a raised floor was inserted in places following the conversion of the structure to a school – preserving the floor surfaces below. This later floor level has been removed during the recent works. Most doorways have been stripped of their architraves, and walls of their skirtings. Sections of both do survive however, indicating that many were refitted during the early to mid-20<sup>th</sup> century; possibly during the conversion of the residence to a school. Such fittings are constructed of a softwood – likely pine. The architraves are slight in form, with beaded ogee moulding, and narrow chamfered plinths at their bases, while the skirtings also exhibit ogee moulding (Plates 17 and 18).
- 5.1.9 Fenestration is rarely regular within the building, with window openings varying with different phases of construction and many windows being replaced and likely enlarged with the conversion of the school.
- 5.1.10 Likewise, the fabric of the building varies from phase to phase, with little consistency in brick bond, the use of timbers, or floor construction. In places timber elements appear to have been reused from earlier (no longer extant) buildings, as evidenced by void peg holes, mortices, and a scantling at odds with the rest of the building.

### *Ground Floor*

#### *Room 1 (Formerly the Dining Room)*

- 5.1.11 According to the 1828 deed (see above) and the account given by Miss Woods, Room 1 was the formal dining room of the former residence. The room appears to have been divided by a simple partition while in use as a part of the school, though this has recently been removed returning the room to its original larger scale. The room is rectilinear, with a timber boarded floor, and a fireplace to the east end of the room (Plates 19 and 20). The fireplace is likely a later insertion – as evidence by an inserted, formerly external, chimney stack within Room 10 (adjacent to the east). The room's walls are constructed of

brick, which is plastered on all but the north wall. The exposed brick on the north wall is constructed in a somewhat haphazard Flemish bond bound with a lime mortar. In places bond timbers are evident (Plate 21). Bond timbers are lengths of timber worked into a wall to strengthen it longitudinally. Bond timbers are found in brick built buildings in England through 18<sup>th</sup> century until the mid-19<sup>th</sup> century (Hurst 2006). Three large, likely inserted, mid-20<sup>th</sup>-century double-casement windows adorn the north wall of the room equipped with their original hardware. The room is accessed via two doorways to its west, and one to the south. The doorway to the south would have been fitted with a green baize door in its time – as described by Miss Woods and accounted for in the 1828 sales deed. The construction of the ceiling is somewhat unusual (Plate 22). Two large girders run the length of the room, linked by steel work and braced at the join by two 20<sup>th</sup>-century timbers. The girders support common joists, which are braced irregularly by spindly lengths of timber set diagonally between. Scars on the base of the joists indicate that the ceiling had been previously enclosed by lath and plaster.

### *Room 2 (Porch, Main Staircase and Hall)*

- 5.1.12 The hall and main staircase are accessed from the north via a large porch (Plate 23). The porch is constructed with brick lower walls with a faux-stone rendered finish which seems to date to the 1940s conversion of the building to a school. Atop the lower walls runs a series of twelve-pane fixed windows, with a large half-glazed door at the centre. Despite appearances it is possible that the structure is, in part, 19<sup>th</sup> century, as a porch is shown in a similar location on the historic maps as early as 1872.
- 5.1.13 A large doorway leads from the porch to the hall (Plate 24). The hall is mentioned in the 1828 deed. The hall is rectangular in form, with doorways leading west to Room 1, east to Rooms 3 and 4, and north to Room 5 (Plate 25). A single straight flight of stairs runs up the east side of the room to Room 14 above. A large fireplace, now enclosed with a lath and plaster across its top, is situated along the west wall opposite the stair (Plate 26). The fireplace is recorded in the 1828 deed as having had a wooden chimneypiece. The hall is floored with wide timber boards. The walls of the hall have been stripped to bare brick in places, revealing a similarly haphazard bond to that seen in Room 1; with English bond in the lower wall, and header bond with occasional stretchers above (Plate 27). As with Room 1 a bond timber was observed. In many places the walls exhibit the same faux-stone painted render seen in the porch (a theme which unfortunately continues through much of the building). The ceiling appears to be an original feature of the hall, with a large girder running north – south along the room supporting joists (Plate 28). In places signs of an earlier lath and plaster ceiling is evident. The joists have softwood timbers nailed onto them, presumably as reinforcement, or to attach a hardboard ceiling during the late 20<sup>th</sup>-century. The present stairs are not original to the room, although it is assumed they would have originally lain in this location. The stairs have an open string, with the outside ends of each tread being ornamented with a simple beaded trim (Plates 29). Below the stairs is an enclosed cupboard, formed by a panelled spandrel (Plate 30) with a beaded finish, and access being provided to the south. The construction of the

stair reveals its 20<sup>th</sup>-century construction, with machine made nails and softwood elements (Plate 31)

#### *Room 3 (Lobby)*

5.1.14 Room 3 (Plate 32) is an almost square room providing secondary access to the building and linking the Old Hall (Room 13) with the hall (Room 2). The room has what appears to be a 20<sup>th</sup>-century timber floor. The walls are largely striped back to the brickwork, which is of a regular stock brick set in Flemish garden wall bond with a cement mortar. The room features a pair of French doors to the west within an intact architrave as described above (Plate 33). The doorway has been inserted in the location of what was either a window or earlier door – as evidenced by a segmented arch formed of two rows of bricks set off-centre above the door. On the east wall of the room is a 19<sup>th</sup>-century fireplace, stripped of its chimneypiece and other paraphernalia as elsewhere in the building (Plate 34). A flat brick arch atop a metal brace supports the lintel over the fireplace. The ceiling is constructed of joists set into the surrounding walls and orientated east – west (Plate 35). The joists were at some point enclosed by a lath and plaster ceiling, which has since been removed. Above the rafters are a series of crude, wide, laths topped with further plaster – presumably as a draft deterrent. Above the room a hole in the floor shows the underside of a stair leading to the upper floor of the Old Hall (Room 21). The short passage to Room 2 is arched (Plate 36).

#### *Room 4 (Toilet/Store)*

5.1.15 Room 4 is a rectangular room accessed via Room 2. It was previously in use as a bathroom as evidenced by a pipe fitting in the west wall of the room, and a partially removed cubicle division across the centre of the room (Plate 37). The room was filled with construction material at the time of the survey. The north and west walls are constructed in English bond, while the south wall, shared with Room 3, is in Flemish garden wall bond – indicating that Room 4 was constructed later than Room 3. This part of the building was probably in place by 1842, if not shortly thereafter. Two horned sash windows are set in the north wall, one to either side of the partially removed division (Plate 38). The room retains some rather nice Edwardian era tiling (Plate 39) – it is presumed that the room was constructed, or reconstructed rather, during the early 20<sup>th</sup> century.

#### *Room 5 (Formerly the Morning Room)*

5.1.16 The Morning Room (as it is described by Miss Woods) is a large square room on the south side of the building (Plates 40 and 41). In the 1828 deed the room is described as the drawing room, with French casements and a marble chimneypiece. The room is accessed via doorways to north and east, and a set of French doors to the south leading to the veranda (in fitting with the 1828 deed). It is not clear whether the casement windows and French doors are original – though they seem to be later in date. The French doors and casement windows have simple ovolo mouldings (Plate 42). The doorway to the east leading to the servants' passage is markedly smaller than that to the

entrance hall to the north (Plate 43). A large fireplace with a regal iron back plate set with a fleur-de-lis motif is situated to the east side of the room (Plate 44). The fireplace is missing its chimneypiece which has been stripped away. Sections of bond timbers are visible to either side of the fireplace to add support. The walls of the room are largely plastered, though where visible the brickwork appears to be set in a mix of irregular header bond and English bond with lime mortar. The floor is boarded with softwood planks. The ceiling is formed of a series of deep-section joists orientated north – south with cross-strutting providing stability. The joists were previously enclosed by a plasterboard ceiling which has been removed. It is apparent therefore that the floor has been replaced at some point during the latter half of the 20<sup>th</sup> century. A blocked doorway leading to the Old Hall is evident in the west wall of the room, where a timber lintel was observed (Plate 45).

#### *Room 6 (Formerly the Kitchen)*

5.1.17 Room 6 (Plate 46) is rectangular in plan, being described by Miss Woods as the Kitchen. It is likely that the room corresponds with the Kitchen described in the 1828 deed as: 'Kitchen: one small cupboard by side of chimney opening, sliding door with runner and iron handles, wood chimneypiece'. The room has since been converted to a classroom – with an inserted internal window and doorway looking north into the corridor (Room 9). The room was in use as the 'little form room' in 1984.

5.1.18 The room is situated below the intersection of Rooms 17 and 18 (see above), which is visible within the room as the floor level of Room 18 is significantly lower than 17 resulting in a lower ceiling within the east of the room. The base of the wall above, where the ceiling lowers, is supported by a large timber beam bearing north-south. Room 6 appears to have been previously divided along this line, as indicated by a change in paint work on the north wall.

5.1.19 The room is accessed via two doorways to the north (one of which has been described above), one to the east (to Room 7) and one to the south. The doorway to the south, formerly to the exterior, features a half-glazed door, with a substantial overlight of two, formerly four, four-pane windows (Plate 47). Additionally a former sidelight has been blocked to the west of the door. A flight of wedge-shaped brick steps descends at the west end of the room to the basement, which was not accessed due to the presence of asbestos (Plate 48). The stairs to the basement are protected by a waist-high timber bannister and gate. A large window was formerly situated to the south side of the room, but has since been blocked (Plate 49).

5.1.20 A chimney stack is situated at either end of the room. The fireplace to the west has been blocked, although part of the flue is exposed at the top of the wall (Plate 50) and partially survives above in Room 17. The fireplace to the east end of the room is far larger and likely later in date. The second fireplace has been stripped of its chimneypiece and has been knocked through into Room 7.

5.1.21 Room 6 has a late 20<sup>th</sup>-century hardboard floor. The walls are of brick, plastered in places. Where the brick is exposed at the west end of the room

regular bond timbers are evident with intervening brickwork laid in stretcher bond (Plate 51). The brickwork at the east end of the room is in English bond, and corresponds with the mid-19<sup>th</sup>-century expansion of the building. The ceiling to the west side of the room, pertaining to the floor of Room 17 above, is formed by a series of joists bearing east – west (Plate 52). Some of the joists appear to have been reused, with a redundant mortice being evident in one case. Presumably the ceiling was enclosed by lath and plaster as elsewhere in the building, but as the joists have been coated in a substantial layer of paint it is not possible to say. The ceiling to the east is formed of a girder running east – west on which a series of joists are lain (Plate 53). Below the joists thin strips of softwood have been attached, onto which laths were nailed for a plastered ceiling (since removed). The girder is set off-centre, and joists to either side of it do not align. It may be that elements of the ceiling pertain to the presumed pre-existing structure on the site, remnants of which survive in the wall between Rooms 17 and 18.

#### *Room 7 (Formerly the Scullery)*

5.1.22 Room 7 (Plate 54) is recounted by Miss Woods as having been the scullery although it is not clear whether this corresponds with the scullery mentioned in the 1828 document. The room functioned as the kitchen for the White House School, with cooking apparatus being installed in the former fireplace on the west side of the room (Plate 55). A small bay and service hatch has been inserted in the south end of the room (Plate 56), looking into the former lunch room in the late 20<sup>th</sup>-century link building adjacent. To accommodate the service area, part of the south wall of the building has been removed, and a pair of large timbers have been instated to take the load of the wall above (Plate 57). The floor of the room is of red quarry tiles as with the corridor beyond. Miss Woods informs us that the tiles ‘had to be scrubbed with water only’. Remnant resin smeared across the tiles implies that the floor was at some point coated in linoleum (or similar). The walls are for the most part plastered. The ceiling is of regular joists, with evidence of lath and plaster. Unusually a chamfered timber girder runs the length of the room along its west side; this does not appear to remain *in situ* and has presumably been reused from an earlier structure (possibly a part of what is left in evidence between Rooms 17 and 18) and was inserted to provide additional support for the ceiling. The timber is now obsolete, having been originally supported by the now removed end wall (Plate 57).

#### *Room 8 (Formerly the Pantry)*

5.1.23 Formerly the pantry, Room 8 (Plate 58) was until recently in use as a toilet facility. The room is situated within the single storey extension at the east end of the building. The room is accessed via doorways to the north and south. The doorway to the south leads to the link building, though access is currently impeded by a temporary wooden blockade. The room has the same red quarry tiled floor as the corridor and Room 7 (see above). The structure of Room 8 shows extensive signs of alteration, resulting in an unappealing shambles of a structure. Breezeblock walling has been inserted during the later 20<sup>th</sup> century to construct two bathrooms (Plates 59 and 60), while steel girders have been



added to strengthen the structure and support the later flat roof above. The roof appears to be of timber to the east, and concrete to the west. Additionally the window in the south side of the building has been messily inserted (Plate 61). The brickwork is of orange bricks in a variable Flemish bond.

*Room 9 (Formerly the Servants' Corridor)*

5.1.24 The former servants' corridor (Plate 62) runs through much of the length of the building, from its entrance at the east end of the building to the former Morning Room (Room 5). The corridor is the principal circulation route for the east end of the building. As mentioned above, the corridor is floored with red quarry tiles, while the walls are coated in the stone-effect painted render. It appears that a timber floor was inserted over the older tiled floor at some point during the 20<sup>th</sup> century. This is indicated by a gap between the plastering and the present floor surface, as well as an extant section of inserted flooring at the base of the stairs (Plate 63). The ceiling height varies along the length of the corridor, rising to a lath-and-plaster ceiling at the west end (Plate 64), before dropping to accommodate the lower floor level of the rooms to the east. The lower ceiling is supported by a series of formerly lath and plastered paired joists running parallel with the corridor (Plate 65).

*Room 10 (Formerly the Servants' Stair)*

5.1.25 Room 10 is a continuation of the servants' corridor, descending a step before running north through a doorway to the north (Plate 66). A second doorway to the east of the room leads to Room 11. A closed-string dogleg staircase with winders is situated on the east side of the room (Plates 67). It ascends to the north where a small toilet was formerly situated on the half landing, before returning to the landing above (Plate 68). A scar on the chimney stack on the west side of the room clearly shows where the wall which once enclosed the toilet used to lie (Plate 69). Doorways lead east and west from the landing (Plate 70). The stair is constructed of softwood, with a simple balustrade of square-sectioned balusters and a rounded hand rail. The newel posts feature squared finials with chamfered tops, and descend to form plain pendants below the landings. The chimney stack is clearly constructed against the west wall, not as an original part of it (Plate 71). Additionally a brick arch is visible on the ground floor being partially occluded by the stack (Plate 72). The arch is presumably related to a former window or doorway, which was blocked when the stack was constructed. Considering the form of the stack it was likely an external stack when first constructed, with Room 10 being built sometime later. It would also appear that the top of the chimney stack and top of the wall which it abuts (east wall of Room 14) have been extended or rebuilt at some point (likely during the later 19<sup>th</sup> century) as both exhibit a change in style of brick. The brickwork on the west wall is constructed in English Bond with lime mortar and a bond timber in evidence on the upper floor. The north wall is also constructed in English bond, with regular bond timbers framing the window opening (Plate 73) – corroborating an early 19<sup>th</sup>-century date for the enclosing of Room 10. The south wall however must have been reconstructed later being constructed in Flemish bond, with a larger brick type. There is an obsolete door opening in the south wall, which is set at odds with the present stair landing.

This implies that the stairs are of a later date presumably early 20<sup>th</sup>-century on the basis of their style, and contemporaneous with the extension housing Rooms 11, 12 and 20. The east wall is also constructed in Flemish bond. The north wall hosts the, likely original, horned sash window above the former bathroom and oeil-de-boeuf window (Plate 74) on the ground floor. A skylight is situated above the stair on the southern pitch of the roof (Plate 75). The ceiling is formed of lath-and-plaster.

*Room 11 (Formerly part of the Servants' Dining Room)*

5.1.26 Presumably Room 11 was formerly a part of the Servants' Dining Room mentioned by Miss Woods, later to be a secondary entrance and cloakroom. The room is floored with a continuation of the red quarry tiles (Plate 76). The walls are constructed in Flemish bond, except the south wall which is constructed in English bond, suggesting it may be a later insertion. The north wall is set with a pair of horned sash windows similar to those in Room 4. The ceiling is of lath-and-plaster.

*Room 12 (Formerly the Servants' Dining Room)*

5.1.27 Room 12 (Plate 77) is a square room with a rectangular bay window to its east. The possible insertion of a wall to its north suggests that it may have been larger originally (see above). The west, south and east walls appear to be constructed in Flemish bond. The ceiling was formerly enclosed with lath-and-plaster. A fireplace would have been situated to the south side of the room, where the chimney stack remains evident.

*Room 13/The Old Hall (Formerly the Drawing Room)*

5.1.28 The former drawing room occupies the entire ground floor of the large extension to the west of the residence (Plates 78 and 79). The room is now known as the 'Old Hall'. Miss Woods recounts polishing the floor with beeswax and turpentine, and how it was the only room in the 1920s to not be carpeted. The floor is of narrow pine boards which are possibly original. In its present state the room has been largely stripped of original fittings; the walls are plastered and painted, and the former doorways to the residence to the east have been blocked and hidden. To the north is the curved bay window, replete with a window seat (Plate 80). To the south, on either side of the inserted doorway, there are two windows featuring integrated window seats with panelled backs forming sills at the bases of their reeded architraves (Plate 81). The ceiling is ornamented with chamfered moulded plaster panelling: a repeating grid of large octagons and smaller squares (Plate 82). The fireplace at the west end of the hall was not visible at the time of the site visit.

## First Floor

### Room 14 (Formerly the Nurse's Room, Parlour Maid's Bedroom, and Lady's Maid's Bedroom)

5.1.29 Room 14 (Plates 83 and 84) is presently one large room encompassing the entire upper floor of the late 18<sup>th</sup>/early 19<sup>th</sup>-century structure to the north of the presumed original structure. Until recently the room was divided into three separate rooms and a corridor by simple stud wall partitions – with the former nurse's room to the east, followed by the parlour maid's room and the lady's maid's room. According to the 1828 deed the room was a bedroom and dressing room, with the best stairs. The room is accessed from the ground floor via the main staircase. The top of the stair was previously enclosed by stud wall partitions (Plate 85). Doorways lead off the room from east and south, with a continuation of the stairs ascending to the west towards Rooms 16, 17 and 21. The continuation of the stair (Plate 86) is characterised by two flights in different styles of construction – though both simple and likely not original. The first leads to a short landing, with access south to Room 17. The second provides access to a short corridor to Rooms 15 and 16 (Plate 87), as well as further west to Room 21 (the Old Hall) (Plate 88). The stairs are enclosed by abutting walls, and are devoid of handrails or other such paraphernalia. The upper flight features a closed string/skirting with torus moulding.

5.1.30 The room is floored with fairly substantial timber boards, orientated east – west. The ceiling is clad in plasterboard, though presumably it was formerly of lath-and-plaster construction. Indeed, lath-and-plaster ceiling material was observed above sections of lowered ceiling corresponding to the hallway and wall partitions. The walls are constructed in the same erratic English bond with occasional bond timbers as seen on the ground floor, disrupted in places by inserted or blocked openings. The walls appear to have been increased in height at a later date, the original wall top being marked by wall plates which remain *in situ*.

5.1.31 Two small blocked windows surmounted by arched lintels are visible in the north wall and appear to be related to this part of the building's original construction (Plate 89). In their place three larger window openings have been inserted within the wall, set with double casement windows. On the south wall a presumed window lintel was observed, the rest being hidden behind intact plaster. This is somewhat curiously situated at a lower level than those on the north wall, although it could possibly be explained as a stair window; without seeing more of the blocked opening it is not possible to say. At the east end of the room is a blocked fireplace, and what is presumably a blocked doorway with encompassing sections of rebuilt wall, likely pertaining to the various phases of construction and reconstruction within the stairway. The fireplace in the west wall (Plate 90) is of a later date, likely being contemporaneous with the blocked fireplace in the east wall, which is in turn related to the construction of the external chimney in Room 10 (early 19<sup>th</sup> century). The fireplace is a simple cast iron affair with a brick hearth and chamfered timber chimneypiece. The south side of the west wall would have been knocked

through with the first extension to that side, with the staircase being inserted during the later 19<sup>th</sup>-century to access the master bedrooms above the drawing room (the Old Hall).

*Room 15 (Formerly the Bathroom)*

5.1.32 The original use of Room 15 (Plate 91) is unclear, although has latterly been used as a bathroom. It seems this part of the building was probably in place by 1842, or if not shortly thereafter. The room is a simple box shape with what appears to be a hardboard floor, which was clad in linoleum (which has since been removed). The room is accessed from the south, via a short corridor to the stairs from Room 14. The walls are of brick in English bond, set with a pair of casement windows with six-pane overlights and a reeded architrave. A distinct change in construction on the east wall of the room (Plate 92) shows the original end of the building prior to its extension both northwards and upwards. The older wall section is constructed in English bond, with an extant section of wall plate above. The later walls are constructed partially above the older wall plate, corresponding with a presumed increase in ceiling/roof height. The ceiling is also of hardboard.

*Room 16 (Formerly the Toilet)*

5.1.33 Room 16 (Plate 93) features a stud partition to the stairs, with access to its east. The room has a linoleum floor. The west wall of the room is of brick in English bond. A window is set in the west wall, being shared across the stair and bathroom, and clearly indicating the later insertion of the stairs within the room (Plate 94). The ceiling above the room is hardboard having been lowered at some time during the 20<sup>th</sup> century. The original ceiling is visible above the room from the stair, being of lath and plaster, with a hatch to the roof space above (Plate 95). The stud wall originally continued to the older ceiling level, but was cut short when the lower ceiling was implemented.

*Room 17 (Formerly the Day Nursery and Miss Woods' Room)*

5.1.34 The former day nursery is described in the 1828 deed as the best bedroom and dressing room. The room is presently a large rectangular room with a timber floor (Plate 96). The room is accessed to the west end of the north wall. A blocked doorway led east down a presumed set of steps to Room 18, as indicated by a change in brick infill and a scar in the flooring. The form of the room seems to suggest humbler origins as a possible agricultural building – with no original fenestration apparent at this level and is of a style of construction consistent with many 18<sup>th</sup>- and early 19<sup>th</sup>-century agricultural buildings.

5.1.35 The walls are of lightweight primary-braced timber studwork, which has subsequently been infilled with brick to east, south and west, while being wholly of brick construction to the north. The timber framing is of a type which is broadly dateable to the 18<sup>th</sup> and 19<sup>th</sup> centuries. Amongst the timber framing are a number of elements which have clearly been reused from an earlier structure, as indicated by obsolete mortices and peg holes (Plate 97). The east

wall is interesting as it contains timber-frame elements that are inconsistent with the rest of the framing. These take the form of a post which stands to the immediate north of a full height post; the former carries a horizontal timber – possibly a wall plate to which it is jointed and pegged (Plate 98). Above this the wall has been extended upwards by slender studwork of a similar nature to that elsewhere, the whole implying that the incongruous elements survive as fragments of an earlier structure that has been extended outwards to the south as well as upwards. Two windows, one large and one small, are set in the south wall of the room. Both windows are certainly inserted, as they interrupt several timber frame elements, although it is possible that these represent enlargements of original smaller apertures. The larger window is supported below by two large reused timbers replete with obsolete mortices.

5.1.36 A chimney stack and wall originally divided the area in two, forming a smaller room to the east, and larger to the west. A section of the chimney stack remains against the north wall (Plate 99), while scars on the floor and a change in floorboard alignment indicate where the wall and fireplaces were formerly situated. The smaller room would likely have been Miss Woods' Room, and the dressing room described in 1828. On account of the north wall being wholly of brick construction, it is presumed to relate to the construction of Rooms 1 and 14. However, it is possible that it could represent yet another phase of construction, as is suggested by the possible window observed in Room 14 (see Section 5.1.32) which seems to lie at a level inconsistent with the existing floor levels. Not enough was visible to arrive at a firm conclusion. The ceiling is a later insertion (likely later 20<sup>th</sup> century). A hatch in the roof provided a view of the roof construction above (see Section 5.1.42 below).

#### *Room 18 (Formerly the Night Nursery)*

5.1.37 Room 18 (Plates 100 and 101) is a rectangular room, which along with Room 19 to its east, appears to have been in place prior to 1842; however, it is not certain quite how early its origins are. Of note is that the floor level is approximately 1m lower in the room than in Room 17, which would correspond well with the floor level of the earlier building which seems to be represented within the wall on the west side of the room (see Section 5.1.35 above). However, there was no clear evidence available at the time of the survey to confirm that this part of the building encompasses further remains of the earlier structure and the external walls at least firmly 19<sup>th</sup> century in date, and post-date the primary –braced timber-framing of Room 7 which it abuts. The room is accessed to the north from Room 14, while the blocked doorway to Room 17 (see above) is apparent in the west wall (Plate 102). The room has a boarded timber floor.

5.1.38 The west wall reflects the observations from Room 17, with the floor level of that room visible in section, with the presumed earlier structure descending to the floor level of Room 18. The difference in brick fabric between the two phases is also readily apparent. A void in the brick atop the post of the older structure may correspond the location of a removed wall plate. The south wall is constructed in Flemish bond with an inserted uPVC window. A blocked window opening with a timber lintel was observed at the east end of the south

wall, in a position which implies that the room may have been larger, originally incorporating Room 19. The east wall features what appears to be a later 20<sup>th</sup>-century stud wall partition, with a chimney stack to its south. The chimney stack is constructed in stretcher bond with a simple fireplace at its base. The ceiling is likely of plasterboard.

*Room 19 (Formerly the Housekeeper's Room)*

5.1.39 Room 19 (Plate 103) features a hardboard floor, brick walls in Flemish bond to south and east, a plastered brick wall to north, and a hardboard wall to west with a plastered chimneystack to its south. A fireplace is situated within the stack (Plate 104). A single bond timber was observed in the south wall. An original window opening is set in the east wall, with a timber lintel overlain with a row of soldier coursed bricks. A window has been inserted in the south wall. The room features a mid-20<sup>th</sup> century plasterboard ceiling with a plain and rather uninspired cornice.

*Room 20 (Formerly Maid's Bedroom)*

5.1.40 The former maid's bedroom is a part of the early 20<sup>th</sup> century extension at the east end of the building. The room is a simple rectangular room with timber boarded floor, with a single doorway to the landing (Room 10) to its west (Plate 105). The brickwork within the doorway to the room clearly shows it abutting the earlier brickwork within the stair (Plate 106). The floor level within the room is slightly above that of the landing, which is higher than the floor levels in Room 14 and 19 in turn. The exterior walls are constructed of Fletton bricks in Flemish bond, set with an original window opening to the north, and an inserted window to the east. A small fireplace is situated to the south side of the room. Finally, the ceiling appears to be of plasterboard construction.

*Room 21 (Formerly the Master Bedrooms)*

5.1.41 Room 21 (Plate 107) occupies the entire upper floor of the Old Hall. Though the room is presently a single room, it would have been divided into three bedrooms and a corridor originally, as clearly indicated by remnant sections of stud wall and doorways and vertical scars on the walls. The room is accessed to the north via the stair from Room 14, and to the west via an inserted door to the late 20<sup>th</sup>-century school building beyond. The doorway to the west has been boarded up. The room is floored with timber boards, orientated north-south. The walls are constructed in Flemish bond. The walls are set with a series of three uPVC windows within original timber frames to the south (Plate 108), a single rotating six-pane window within a reeded frame to the east (Plate 109), and two windows to the north. The windows to the north consist of a triple-casement window with six-pane overlights (Plate 110), and a single-casement window which forms a part of the double-casement window in the stair/Room 16 (Plate 111). The windows are likely 20<sup>th</sup> century in date. A fireplace is situated to the southeast of the room, associated with a semi-external chimney stack seen to the exterior (Plate 112). To the west site of the room are two particularly charming early gas fires with stepped surrounds,

which appear to have been inserted within earlier fireplaces (Plates 113 and 114). The ceiling is presumed to be of lath-and-plaster construction.

### *The Roof*

5.1.42 The roof space was only observed for the southern of the two roofs of the core building, and not at all for the Old Hall. The roof to the southern part of the core building was observed through a hatch in Room 17. The roof appears to be of 19<sup>th</sup> or early 20<sup>th</sup> century date, and considering the external appearance of the roofs is likely representative of the unobserved roof spaces. The roof hipped at either end and has principal trusses with raking queen struts supporting a single purlin in each pitch. The common rafters meet at a ridgeboard at the apex, and utilise of a mix of likely-reused and newer softwood timbers overlain with slate tiles (Plate 115). Rafter bracing was observed in places.

## **5.2 Block B**

### *Overview*

5.2.1 Block B is a late 20<sup>th</sup>-century school building, formerly the art building, situated to the north of the school. The building presently functions as the reception. The structure is rectangular in plan, with its principal elevation to the west.

### *Elevations*

5.2.2 Block B is of breezeblock construction, with a side-gabled slate roof with projecting eaves ornamented by a simple, nonetheless pleasing, clock weather vein. The building's principal elevation features two doorways to either side of a central brick-built bay window (Plate 116). To the front of the elevation is a wooden patio area. The principal access is via the south elevation, which features a porticoed doorway with ramp access, and a window (Plate 117). The north elevation is set with a single window, while the east elevation features two small windows to the bathroom.

### *Interior*

5.2.3 The interior of Block B is made up of a large reception room to the west (Plate 118), with a small hall to the south-east, and a storage room to its east. A bathroom is situated north of the hallway.

## **5.3 Block C**

### *Overview*

5.3.1 Block C is a two-storey building that first appears on the 1872 OS mapping, and is presumably of mid-19<sup>th</sup> century origin. The building is situated to the east of Block A, abutting Block D to its east. The building has been fairly substantially altered inside and out; with historic mapping showing that the original structure had a lean-to or extension to the west of the existing building, which had been removed by 1933. Many of the alterations appear to have

occurred during the later 20<sup>th</sup> century. The building was originally a workers cottage, which incorporated a part of an earlier structure to its east (which appears on the 1842 tithe map) as a porch/utility space. The earlier structure would originally have been a part of Block D. The principal elevation is to the south.

### *Elevations*

- 5.3.2 The building has a hipped roof with projecting eaves. The building is constructed of brick in Flemish bond. The principal elevation (Plate 119) presents an altered façade with a likely inserted doorway and window at ground level, and an inserted oriel window on the first floor. A secondary doorway with a front-gabled hood supported on console brackets leads into the porch building. Above the porch is an inserted weather-boarded first-floor extension.
- 5.3.3 The west elevation is blank, consisting of painted brickwork. A number of scars in the brickwork indicate where the removed extension/lean-to would have been situated.
- 5.3.4 The north elevation (Plate 120) features three inserted windows at ground level, two leading to the porch and one to the cottage. A line in the brickwork here clearly shows the cottage abutting the porch. The roof of the porch is parapeted to the north, masking a pitched roof behind.
- 5.3.5 The east elevation is partly masked by Block D. The elevation features a metal framed sliding window to the porch at ground level (Plate 121). The first floor extension extends only part way across the east elevation, and features a second east facing window.

### *Interior*

- 5.3.6 The interior of the cottage is made up of a single ground floor room, with the porch/utility room to its east. Stairs lead from the ground floor room to a single room, formerly a bedroom, on the first floor. To the east of the bedroom is the small first floor extension.

### *Ground Floor Room*

- 5.3.7 The ground floor room (Plate 122) of the cottage features a carpeted floor, plain skirting board, and a plastered walls overlain with an unlikely choice of patterned wallpaper. To the rear (north) of the room is a 20<sup>th</sup>-century fireplace. A staircase ascends from the north-east corner of the room, turning at a quarter landing, before reaching the first floor. The stair features a closed string, plain square sectioned newel post atop a bullnosed stair, and a handrail supported by two thin vase balusters. The ceiling is supported by two large chamfered beams and consists of plasterboard panels.



### *Porch/Utility Room*

- 5.3.8 The room actually consists of three similar rooms which originally formed a part of Block D, before being integrated into the cottage (Block C). The rooms are utilitarian, with concrete floors. The first room (with doors to the outside and the ground floor room) has a pine-board clad ceiling, and wallpapered walls, with tiles on its east wall (Plate 123). The other two rooms are similar, and all are currently in use as storage (Plate 124).

### *Bedroom*

- 5.3.9 The first floor room (Plate 125) is accessed from via the stair from the ground floor. The top of the stair leads through a likely original simple timber door. The room is carpeted, with skirting boards at floor level, below wallpapered walls. A boiler and water tank is situated within a pine cupboard in the south-east corner of the room. There would likely have been a fireplace in the north of the room, but it has since been blocked. An inserted doorway leads to the first floor extension to the east, with a blocked window opening just to its south. The ceiling is of plasterboard.

### *First Floor Extension*

- 5.3.10 The first floor extension (Plate 126) is of timber and plasterboard construction, with a carpeted floor overlying timber floor boards. The ceiling is also of plasterboard.

### *Roof*

- 5.3.11 The roof space (Plate 127) was visible via a hole in the ceiling in the bedroom. The roof construction appears similar to that seen in Block A – with softwood timbers and probable reused timbers supporting a ridgeboard above. Being small in size the roof does not appear to have any purlins or stud supports, being supported instead by the common rafters. The roof structure is overlain with slate tiles.

## **5.4 Block D**

### *Overview*

- 5.4.1 Block D is an L-shaped brick building constructed in Flemish bond that first appears on the 1842 tithe mapping, and is presumably of early 19<sup>th</sup> century date. The east end of the building is of two storeys and has a hipped roof with projecting eaves and a timber soffit. The building is situated to the east of, and abutting, Block C. The building appears to have originally been a cart shed and store, with worker's accommodation above. The building retains its role as a store. The principal elevation is to the south.

### *Elevations*

- 5.4.2 The south elevation of the two storey section is blank, while the lower section features a covered area to its front, below which a doorway leads to the interior of the building at its north end (Plate 128). The awning is of steel girder construction overlain with hardboard, and is likely a 20<sup>th</sup>-century insertion. The door is timber, with strap hinges, latch, and horizontal bracing to the rear. The door appears to be late 19<sup>th</sup> or early 20<sup>th</sup> century in date.
- 5.4.3 The west elevation of the two-storey section has a simple horned sash window at first floor level, with a two-leaf timber cart door at ground level (Plate 129). The door appears to be of a similar date to the door on the south elevation, being of similar construction.
- 5.4.4 The east elevation faces onto Finchampstead Road and is blank. The east end of the lower building is set with a single inserted window (Plate 130). A downpipe with a flared hopper head descends from the corner of the elevation.
- 5.4.5 The north elevation of the south section of Block D is also blank. The north elevation (Plate 131) of the lower section features a parapeted roofline, masking a pitched roof behind. An inserted doorway is situated to the west end of the elevation.

### *Interior*

- 5.4.5 The interior of the two-storey section of the building is formed of a single ground floor room (Cart Room), with a single first floor room above. Within the lower section of the building is a cross passage (created by the insertion of the doorway in the north elevation) and a storage room situated east of the passage. To the west are three rooms which were formerly a part of Block D but have since been incorporated into Block C.

### *Cart Room*

- 5.4.6 The cart room (Plate 132) is a simple square-shaped room with a brick floor and bared brick walls with a plasterboard ceiling above. Two chamfered bressumers span the room, tying into large bond timbers, supporting the joists above. A simple timber stair climbs the south side of the room to the floor above. At the top of the north wall the base of a chimney for the room above is supported by three timber supports (Plate 133).

### *First Floor Room*

- 5.4.7 The first floor room (Plate 134) is floored with substantial timber boards. A simple skirting board runs around the room, morphing into the base of the window trim, and rising into a very simple architrave. The walls are plastered. A skimming ceiling adds height to the room, and is presumably formed from lath-and-plaster. At the north end of the room is a small fireplace (Plate 135) with an unornamented chimney piece. The fireplace is cast-iron, with a simple grille

and decorative surround adorned with a simple repeating pattern of stripes, concentric circles and flowers.

#### *Cross Passage and storage room*

- 5.4.8 The cross passage (Plate 136) and storage room (Plate 137) both feature concrete floors, bared brick walls, and pitched ceilings to the north. Within the cross passage is what appears to be a blocked doorway to the rooms to the west (now Block C). The doorway to the storage room is a 20<sup>th</sup>-century timber door with cross bracing.

#### *Roof*

- 5.4.9 The roof space of the two-storey section of the building was not accessible, though it is assumed to be of similar construction to that of Block C. The pitched roof above the lower section is of common rafter construction.

### **5.5 Block E**

#### *Overview*

- 5.5.1 Block E is an irregular shaped two-storey brick building constructed in Flemish bond that first appears on the 1842 tithe mapping, and is presumably of early 19<sup>th</sup> century date. The building has a hipped roof with projecting eaves and a timber soffit, topped with a bevelled timber and iron lightning rod. Block E is situated to the south of Block D. The building appears to have been fairly substantially altered, with clear section of repair to the brickwork (in English bond), an extension to the south with a catslide-style roof, and a single-storey bay extension to the west. The bay extension is of later 20<sup>th</sup>-century date. The principal elevation is to the west.

#### *Elevations*

- 5.5.2 The principal elevation (Plates 138 and 139) is dominated by the bay extension, set with a single doorway and window and constructed in English bond, with the extension to the south being set with a secondary doorway and two inserted windows. The doorway to the south extension appears to have been inserted within an earlier doorway, while the windows have been inserted over an earlier blocked window. Both the earlier doorway and window had segmental arch lintels which remain extant. Above the bay extension, the original building features three rectangular vents just below the roofline.
- 5.5.3 The north elevation features three inserted windows. One of the windows, to the west of the elevation, is inserted within an earlier blocked doorway surmounted by a segmental arch. The other two windows have been crudely inserted, with a substantial amount of intervening original brickwork being removed and replaced in stretcher bond.
- 5.5.4 The east elevation facing onto Finchampstead Road is blank. The south elevation of the south extension is set with a single inserted window opening.

### *Interior*

- 5.5.5 The interior of Block D is formed of a single ground floor room, incorporating both extensions by knocking through the earlier walls (Plates 140 and 141). The first floor was not accessible at the time of the survey, and is presumably used for storage. The ground floor room is heavily altered for use as a classroom, with plastered and painted walls, inserted cabinets, vinyl flooring, and a woodchip-papered ceiling.

## **6 DISCUSSION**

- 6.1 Ewendons Primary School is a site with a complex site history, reflecting a near constant redevelopment and evolution of the buildings through the 18<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup> and early 21<sup>st</sup> centuries. The site is a good example of the gentrification of the countryside within the periphery of London during the 19<sup>th</sup> century. The buildings also embody elements of the last chapter in the story of the former White House School.
- 6.2 The core building, formerly the residence, within Block A appears to have evolved from an 18<sup>th</sup>-century building, which itself incorporated elements of an earlier timber-framed building, and which was then expanded to the south, east, and west in a series of developments. The earliest elements of the building seem to suggest a humble origin for the residence which is reflected in the earliest known name for the site as East Heath Cottage. It is likely that the site grew in status over time, as residences within a commutable vicinity of London became increasingly in demand, and as each consecutive owner or tenant extended and improved on the residence. Many of the late 19<sup>th</sup>-century and early 20<sup>th</sup>-century alterations and additions, including the construction of the 'Old Hall' can be attributed to the Garrard family, reflecting a clear influx of wealth and investment at the site. The large-scale late 20<sup>th</sup>-century additions to the former residence reflect the great increase in demand for school spaces, improvements in government standards of education, and increasing public demand for quality.
- 6.2 Many of the internal alterations reflect the repurposing of spaces, from master's quarters to servants' quarters, from servants' quarters to school rooms. A lack of original fittings likely reflects their poor state of repair by the mid-20<sup>th</sup> century when many windows and other timber elements were replaced.
- 6.3 The various outbuildings have also undergone some significant alterations, though most have retained much of their basic early form and function. The degradation of buildings such as Blocks C and D reflect their increasing obsolescence following during the 20<sup>th</sup> century, with the less need for on-site accommodation and extensive storage. Nevertheless the outbuildings remain an important part of the site's history, and a clear reminder of the site's earlier agricultural origins.

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## **8.0 DEPOSITION OF THE ARCHIVE**

A full archive intended for deposition with a suitable local museum. The archive will be prepared according to the principles of Management of Research Projects in the Historic Environment (MoRPHE) (English Heritage 2008) and the requirements of the recipient museum. The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and drawings.

## **9.0 ACKNOWLEDGEMENTS**

Archaeology South-East would like to thank Arcadis LLP for commissioning this Historic Buildings Record, staff at Ewendons Primary School for their assistance, and staff of the National Archives at Kew.

PLATES



Plate 1: Principal (north) elevation of Block A. (#62)



Plate 2: Presumed original horned sash and oeil-de-boeuf windows (centre) in north elevation of Block A. (#53)



Plate 3: Presumed early 20<sup>th</sup>-century windows in north elevation of Block A. (#60)





Plate 4: Tiled hoods and moulded brackets above window in the north elevation of the Old Hall. (#55)



Plate 5: Garage/shed to the west of the residence. (#56)



Plate 6: Moulded cornice on north elevation of Block A. (#61)



Plate 7: South and west elevations of the 20<sup>th</sup>-century extension to the west of Block A. (#50)



Plate 8: West elevation of the 20<sup>th</sup>-century extensions to the south of Block A. (#51)



Plate 9: South elevation of Block A, with the Old Hall to the centre. (#35)



Plate 10: South elevation of the core building. (#29)



Plate 11: Ground floor window of the Old Hall, south elevation. (#38)



Plate 12: Inserted doorway in the south elevation of the Old Hall. (#37)



Plate 13: Remnant veranda on south elevation of the core building. (#28)



Plate 14: East elevation of the core building. (#7)



Plate 15: Bay window in east elevation of the core building. (#3)



Plate 16: Secondary entrance on the north side of the east elevation of the core building. (#4)



Plate 17: Example of an extant architrave, Room 2. (#89)



Plate 18: Detailed examples of extant architrave and skirting form, Room 2. (#103 and #104)



Plate 19: Overview of Room 1. (#63)





Plate 20: Overview of Room 1. (#65)



Plate 21: Bond timber in north wall of Room 1 – note the void peg hole implying a reuse of timber. (#71)



Plate 22: Construction of the ceiling in Room 1. (#70)



Plate 23: Overview of the porch, Room 2. (#82)



Plate 24: Overview of the porch, Room 2. (#83)



Plate 25: Overview of the hall, Room 2. (#85)



Plate 26: Fireplace within the hall, Room 2. (#86)



Plate 27: Example of the brickwork on the east wall of the hall, Room 2. (#105)



Plate 28: Ceiling construction in the hall, Room 2. (#88)



Plate 29: Overview of the stairs, Room 2. Note the bond timber at the base of the wall to the left. (#98)



Plate 30: Stair trim and beaded spandrel, Room 2. (#120)



Plate 31: Construction of the stair, Room 2. (#94)



Plate 32: Overview of Room 3. (#116)



Plate 33: Inserted French door, Room 3. (#324)



Plate 34: Fireplace, Room 3. (#117)



Plate 35: Ceiling construction, Room 3. (#119)





Plate 36: Archway above passage between Rooms 2 and 3. (#97)



Plate 37: Overview of Room 4. (#113)



Plate 38: Horned sash window detail, Room 4. (#108)



Plate 39: Edwardian tiles, Room 4. (#107)



Plate 40: Overview of Room 5. (#121)



Plate 41: Overview of Room 5. (#124)



Plate 42: Window detail, Room 5. (#133)



Plate 43: Small door to servants' corridor, Room 5. (#134)



Plate 44: Fireplace, Room 5. (#126)



Plate 45: A blocked doorway to the Old Hall is revealed by a timber lintel in the west wall of Room 5. (#129)



Plate 46: Overview of Room 6. (#151)



Plate 47: Half-timbered door, south wall, Room 6. Note the barrier to the basement stairs. (#149)



Plate 48: Stairs down to the basement, Room 6. (#148)



Plate 49: Blocked window in south wall of Room 6. (#155)



Plate 50: Exposed flue, Room 6. (#145)



Plate 51: Bond timbers in west wall of Room 6. (#147)





Plate 52: Joists above the west end of Room 6. (#149)



Plate 53: Ceiling construction in the east end of Room 6. (#153)



Plate 54: Overview of Room 7. (#161)



Plate 55: Altered fireplace, Room 7. (#167)



Plate 56: Service hatch extension at south end of Room 7. (#168)



Plate 57: Removed wall, inserted beam, and obsolete girder in Room 7. (#324)



Plate 58: Overview of Room 8. (#201)



Plate 59: Bathroom, Room 8. (#208)



Plate 60: Bathroom, Room 8. (#211)



Plate 61: Inserted window in the south wall of Room 8. (#209)



Plate 62: Overview of the servants' corridor (Room 9). (#139)



Plate 63: remnant section of inserted floor at the base of the stairs, Room 9/10. (#180)



Plate 64: Lath-and-plaster ceiling at the west end of the corridor (Room 9). (#138)



Plate 65: Overview of the servants' corridor (Room 9) showing the construction of the ceiling at its east end. (#142)



Plate 66: Overview of the servants' stair (Room 10). (#170)



Plate 67: Stairs, Room 10. (#177)





Plate 68: Stairs, Room 10. (#310)



Plate 69: Chimney stack, Room 10. Note the wall scar. (#319)



Plate 70: Overview of the landing and stairs, Room 10. (#321)



Plate 71: Inserted chimney stack, Room 10. (#308)



Plate 72: Inserted chimney stack and blocked opening, Room 10. (#185)



Plate 73: Overview of the former bathroom. Note the bond timbers and sash window in the north wall, Room 10. (#318)



Plate 74: Oeil-de-boeuf window, Room 10. (#191)



Plate 75: Skylight above Room 10. (#316)



Plate 76: Overview of Room 11. (#190)



Plate 77: Overview of Room 12. (#195)



Plate 78: Overview of Room 13. (#213)



Plate 79: Overview of Room 13. (#217)



Plate 80: Overview of the curved bay window, Room 13. (#215)



Plate 81: Overview of window in south wall of Room 13. (#218)



Plate 82: Overview of the ceiling, Room 13. (#221)



Plate 83: Overview of Room 14. (#222)





Plate 84: Overview of Room 14. (#303)



Plate 85: Studs walls encompassing the main stair, Room 14. (#288)



Plate 86: Continuation of the staircase, Room 14. (#226)



Plate 87: Second flight of stairs, with steps north leading to Rooms 15 and 16. (#245)



Plate 88: Second flight of stairs to Room 21. (#250)



Plate 89: Blocked window opening and bond timbers, Room 14. (#289)



Plate 90: Fireplace at the west end of Room 14. Note the difference in construction between the chimney stack and wall to its north (right). (#224)



Plate 91: Overview of Room 15. (#256)



Plate 92: Change in wall construction and height, Room 15. (#255)



Plate 93: Overview of Room 16. (#246)



Plate 94: Window split across stair, Room 16 and Room 21 (#247)



Plate 95: Ceiling and hatch above Room 16. (#287)



Plate 96: Overview of Room 17. (#228)



Plate 97: Reused timber with defunct mortice, Room 17. (#260)



Plate 98: Intersection of construction phases in the east wall of Room 17. (#232)



Plate 99: Remnant chimney stack and wall, Room 17. (#265)





Plate 100: Overview of Room 18. (#292)



Plate 101: Overview of Room 18. (#291)



Plate 102: Blocked doorway west to Room 17, Room 18. (#293)



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Plate 114: Gas fireplace, Room 21. (#279)



Plate 115: Roof space above Room 17. (#235)





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Plate 137: Storage room, Block D. (#415)



Plate 138: Principal (west) and north elevations of Block E. (#420)



Plate 139: Principal (west) elevation of the south extension, Block D. (#426)

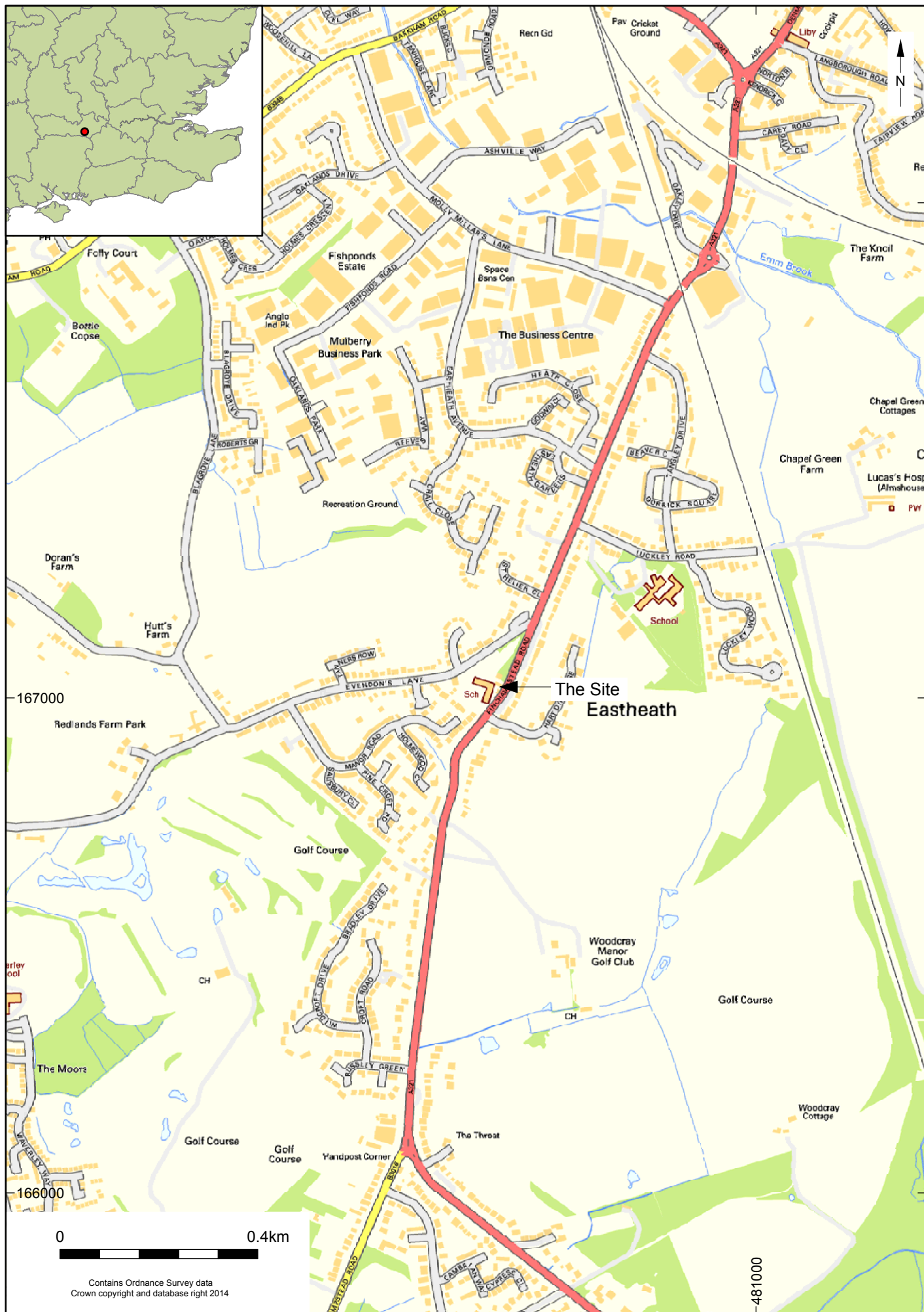


Plate 140: Overview of the interior of Block E. (#427)



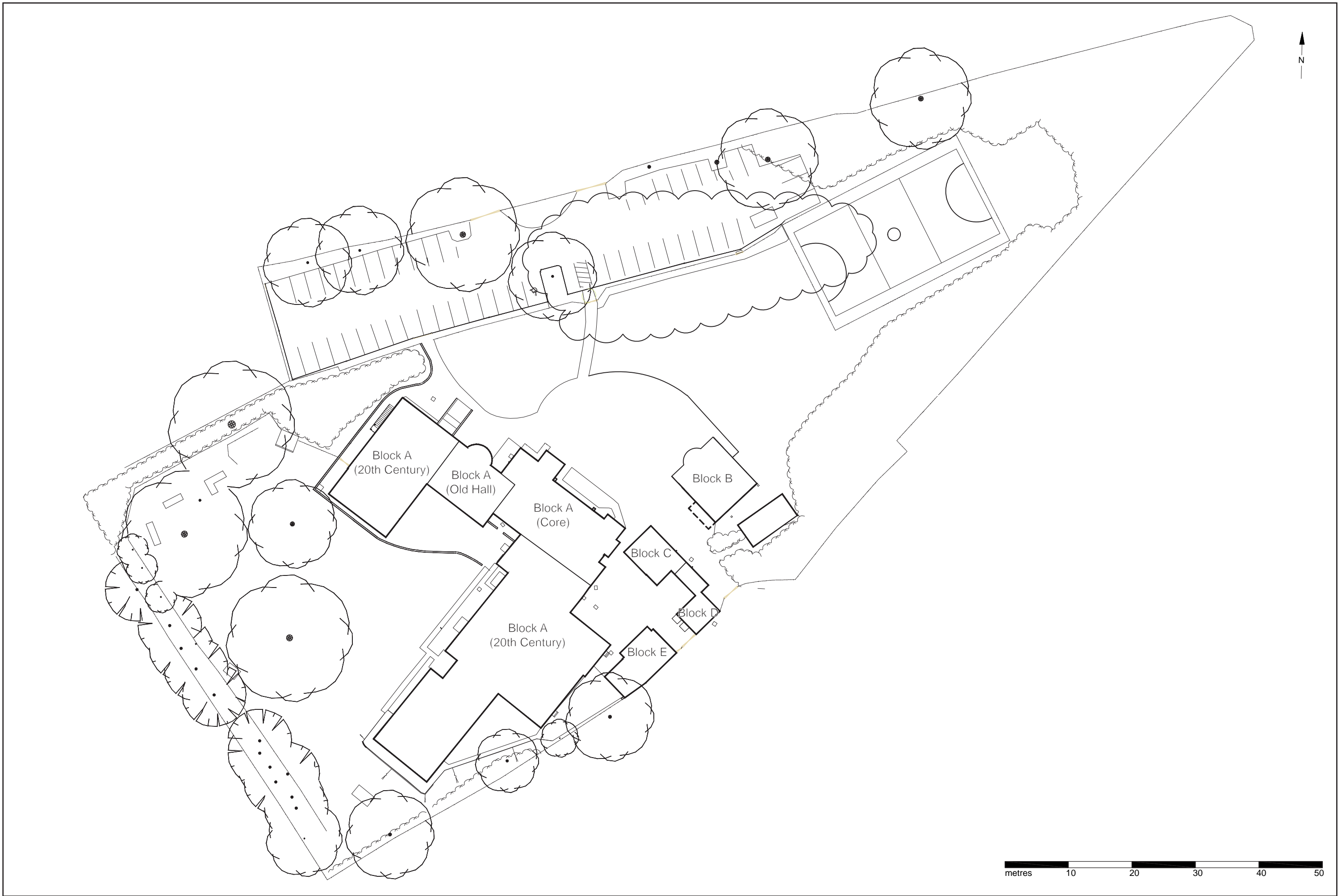
Plate 141: Overview of the interior of Block E. (#429)

## **FIGURES**



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Project Ref: 7860	October 2015	Site location	
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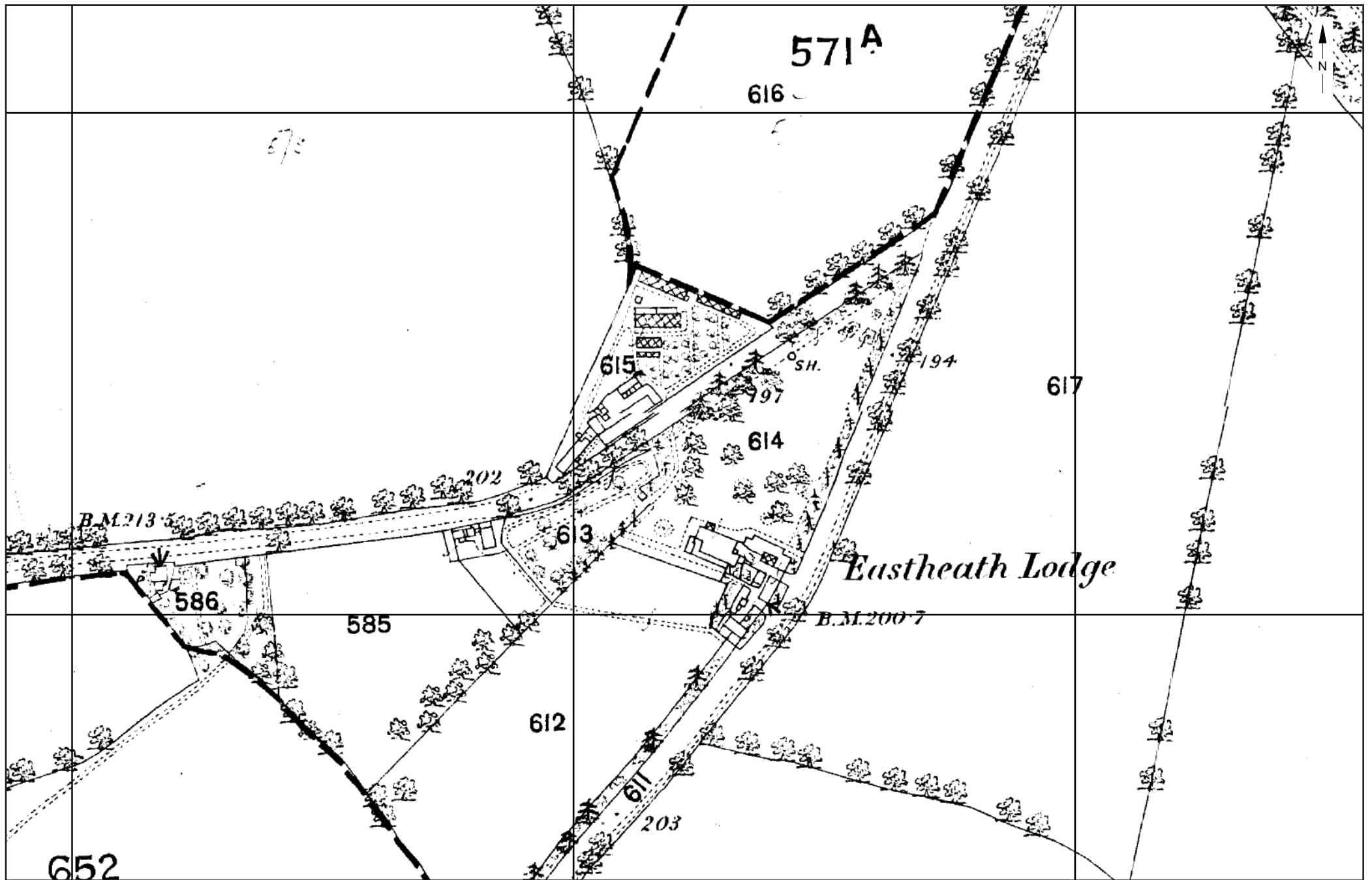
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Evendons Primary Free School

Wokingham Tithe Map, 1842

Fig. 3





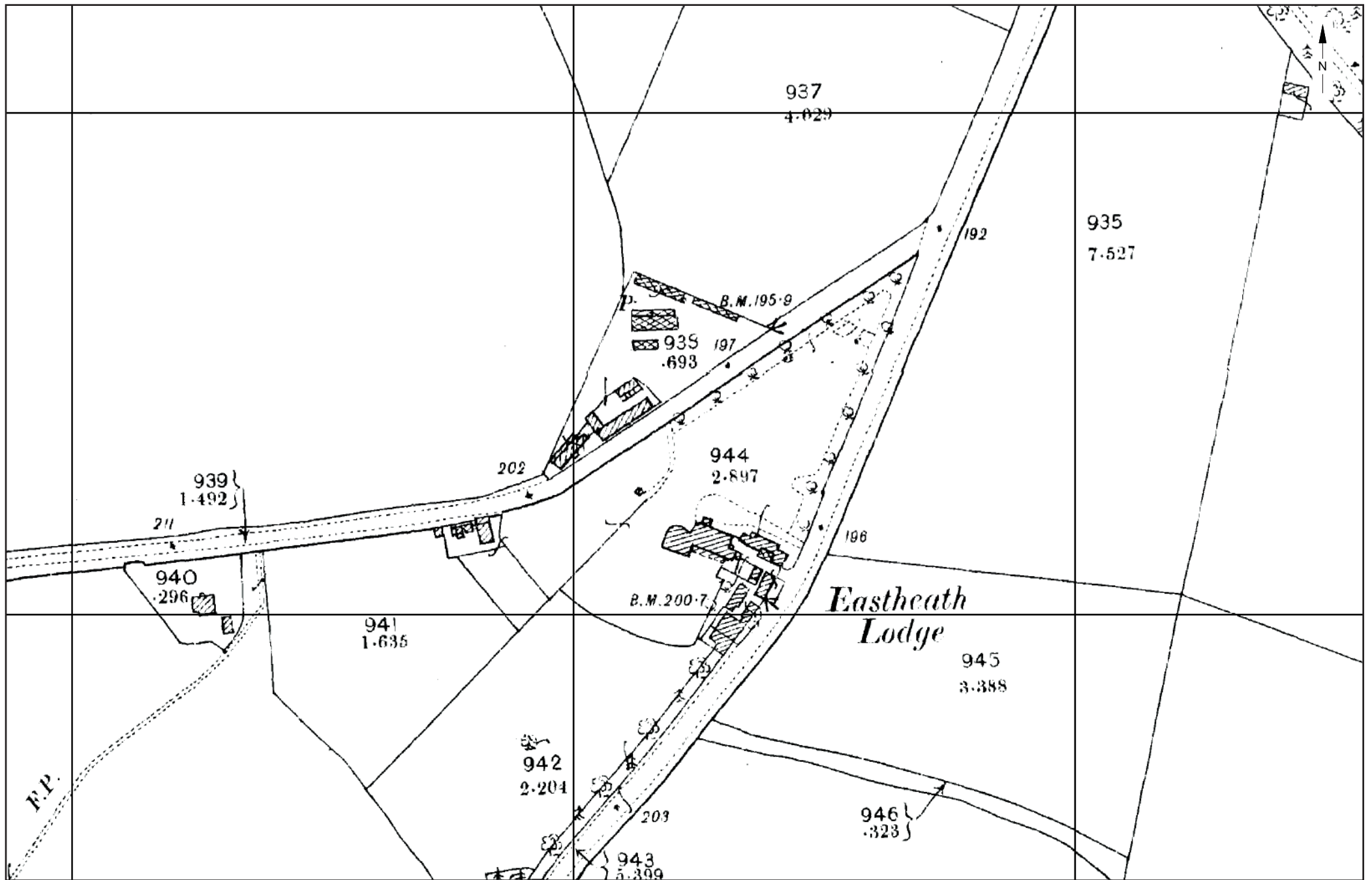
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Ordnance Survey Map, 1871-2

Fig. 4



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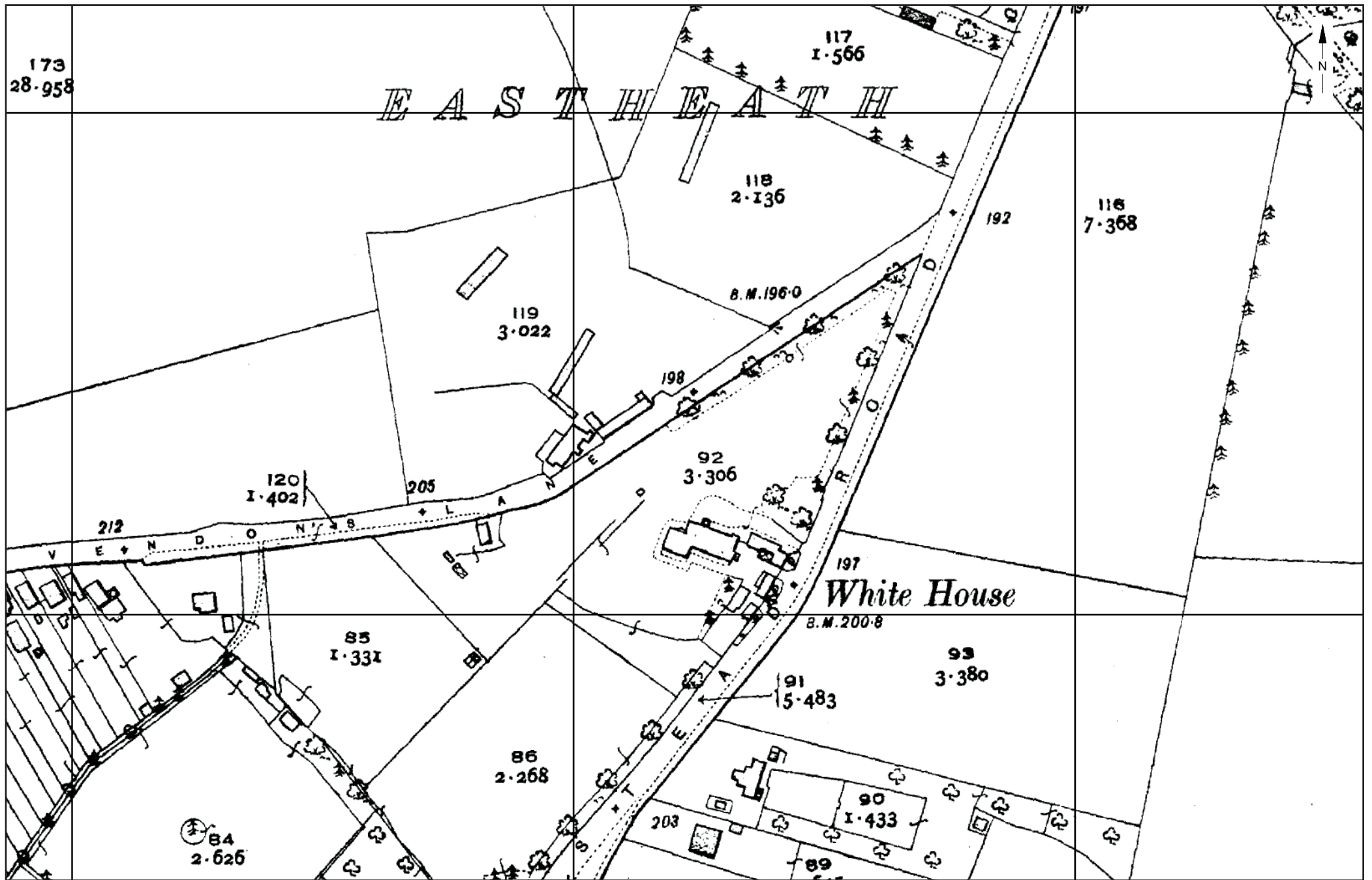
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Evendons Primary Free School

Ordnance Survey Map, 1899

Fig. 5



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Ordnance Survey Map, 1933

Fig. 6



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Evendon's Primary Free School

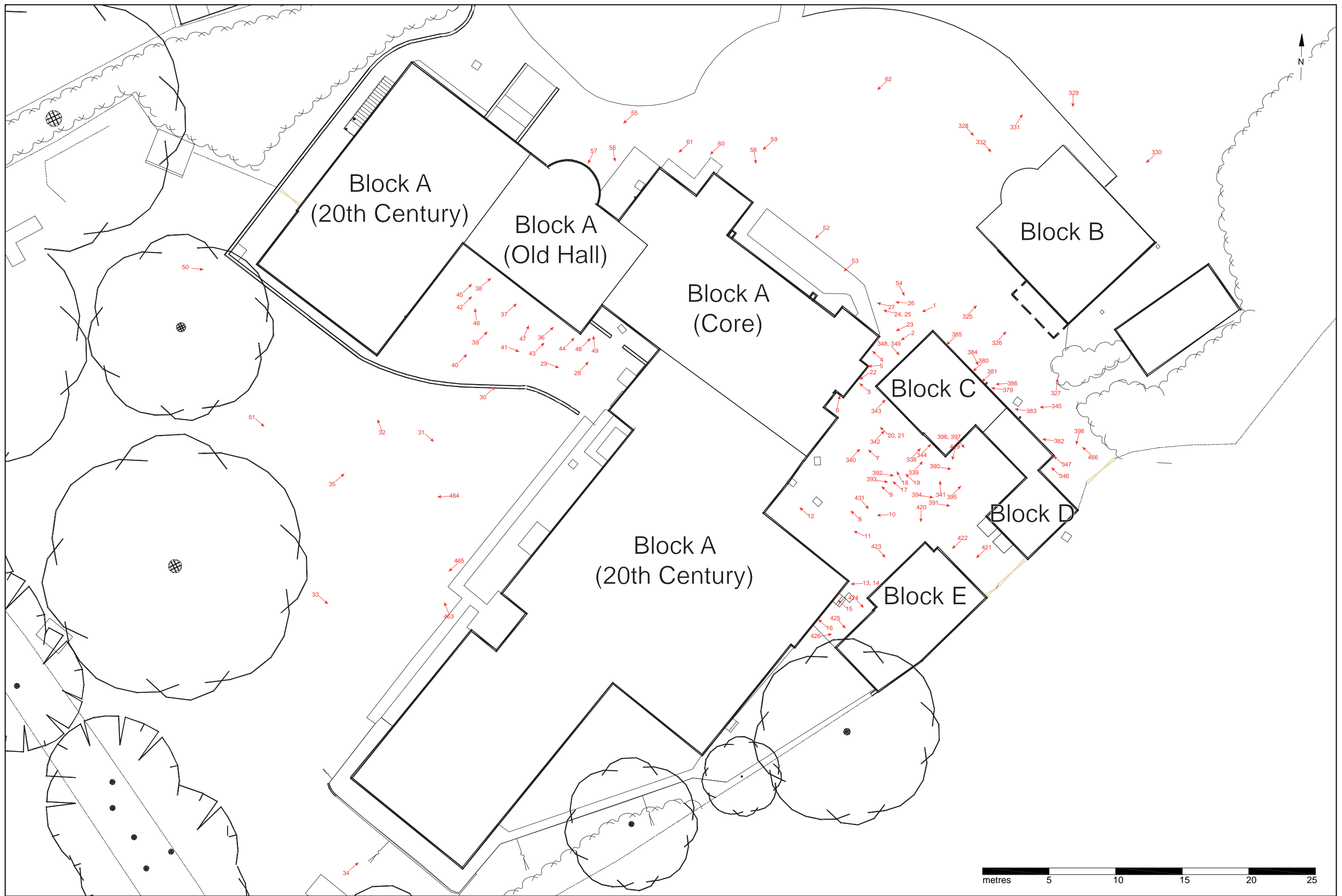
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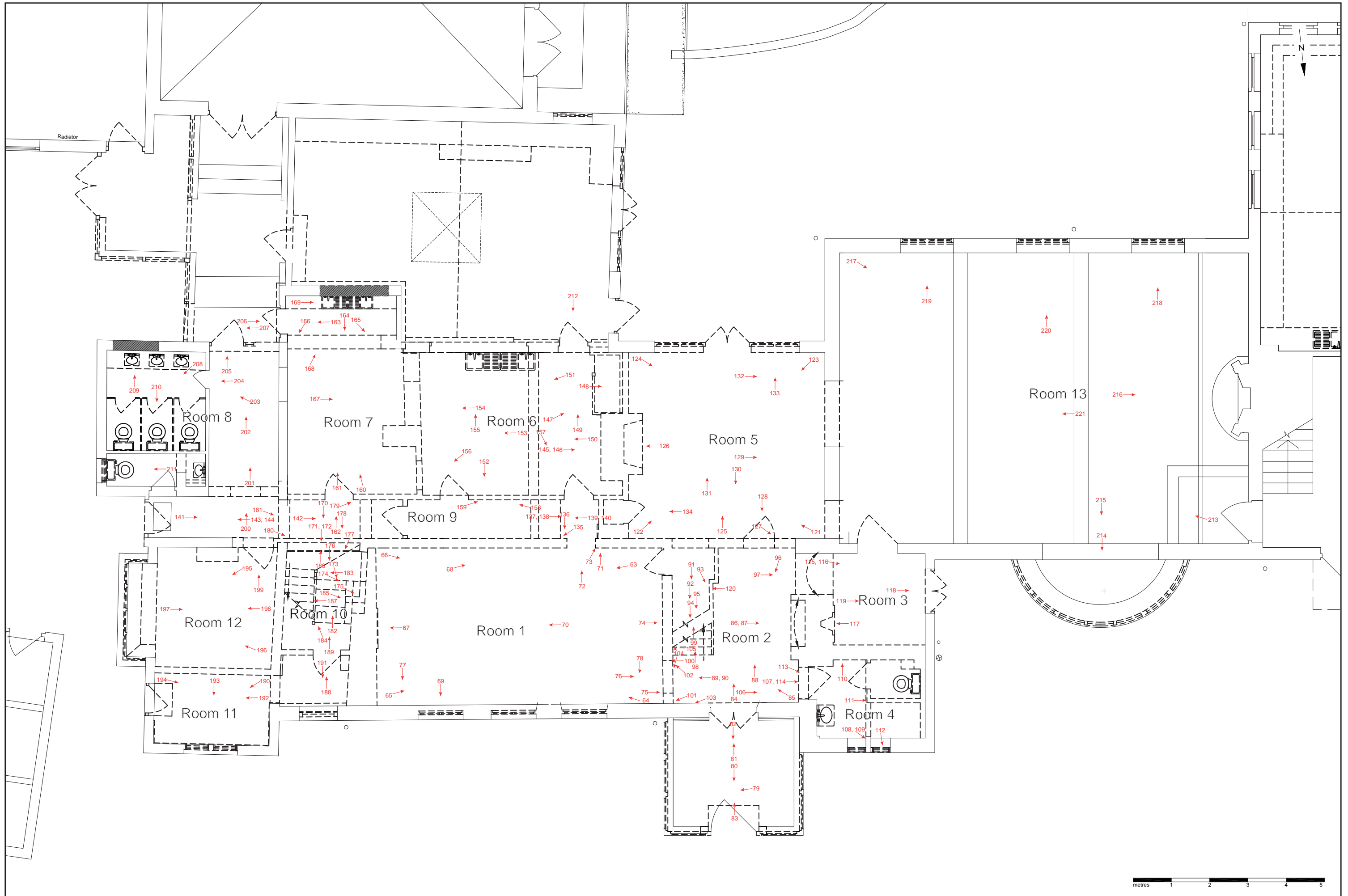
Ordnance Survey Map, 1977

Fig. 7

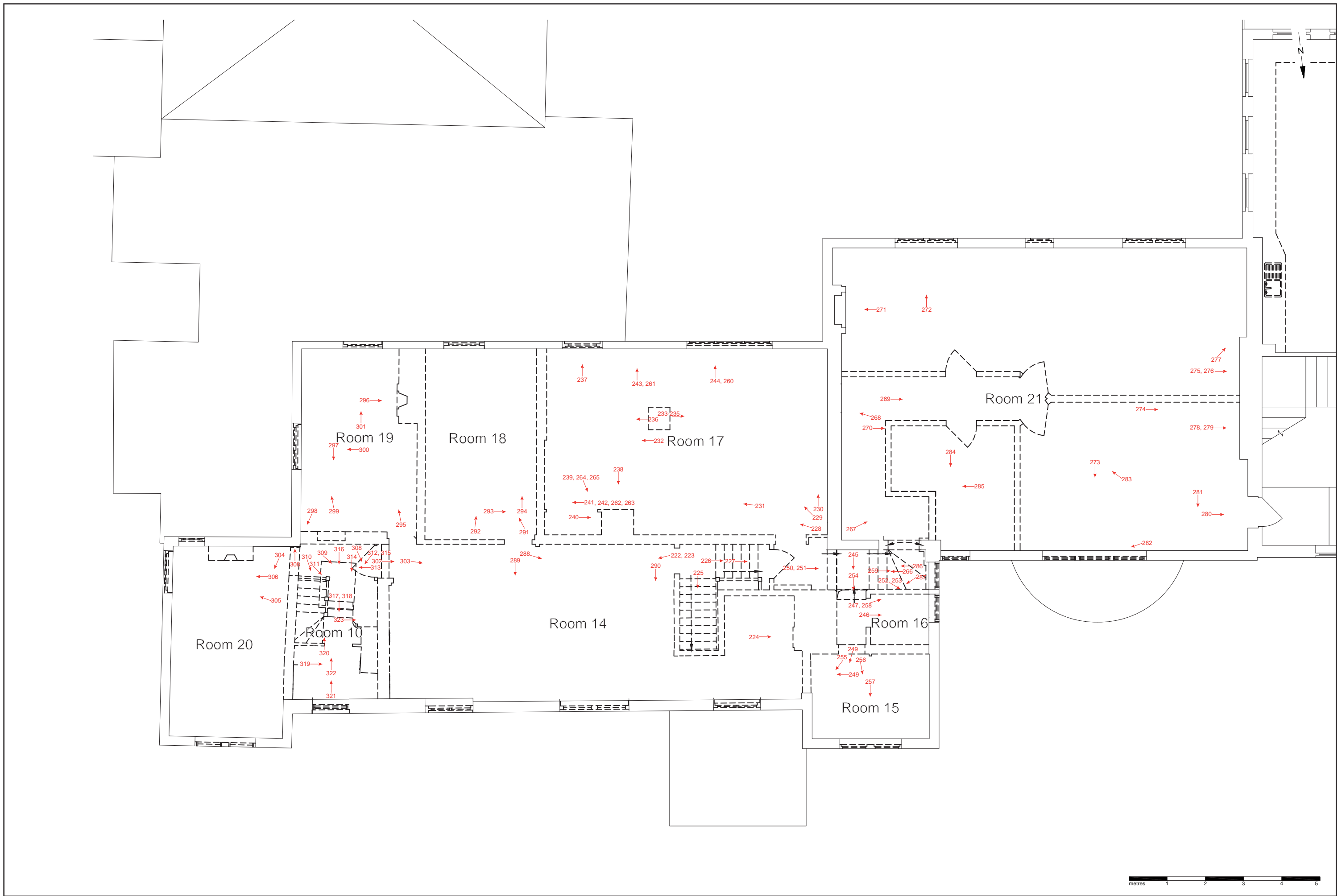




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Project Ref: 7860	November 2015	Existing Site Plan and Photo Locations	
Report Ref: 2015410	Drawn by: SP	(adapted from plans provided by the Client)	
			Fig. 2

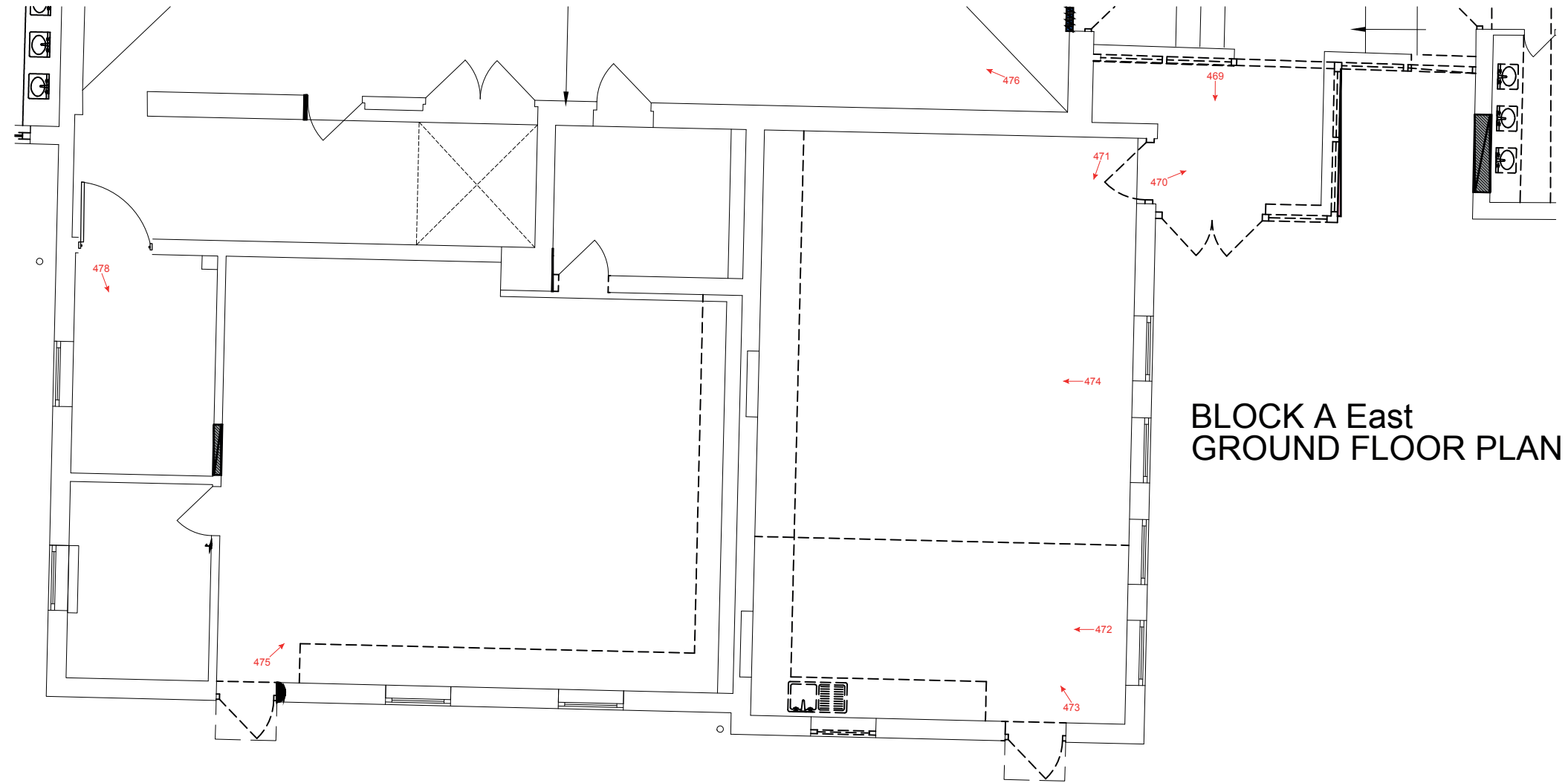
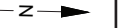


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Project Ref: 7860	November 2015	Block A Ground Floor Photo Locations		
Report Ref: 2015410	Drawn by: SP	(adapted from plans provided by the Client)		

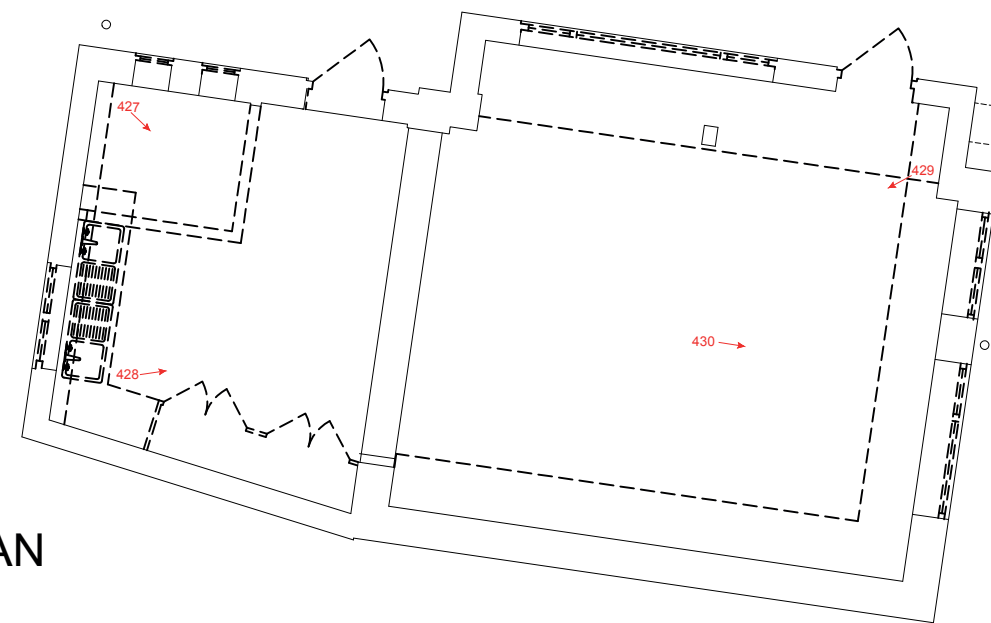


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Project Ref: 7860	November 2015	Block A First Floor Photo Locations	
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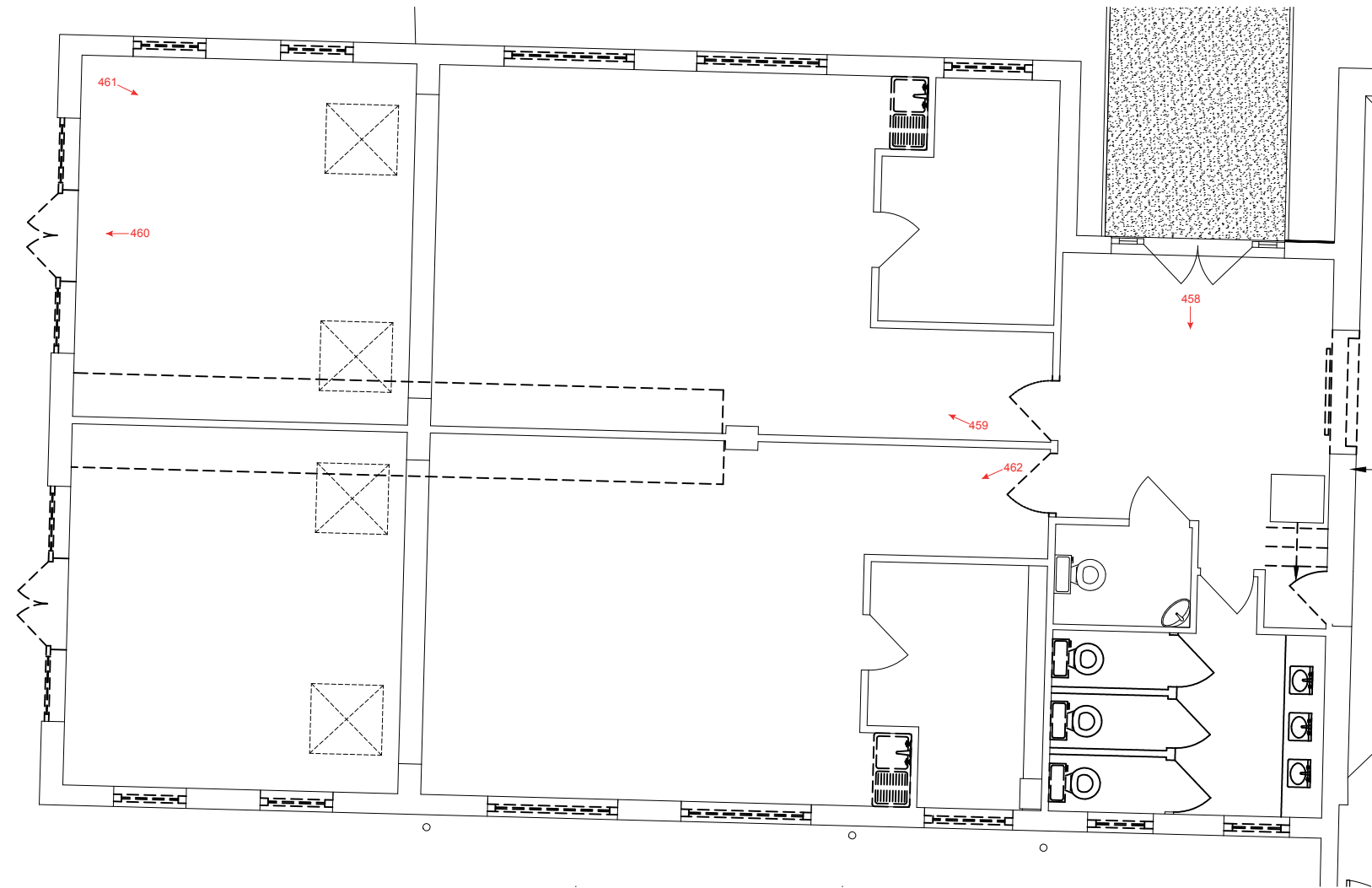
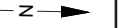
BLOCK A East  
GROUND FLOOR PLAN



BLOCK E  
GROUND FLOOR PLAN



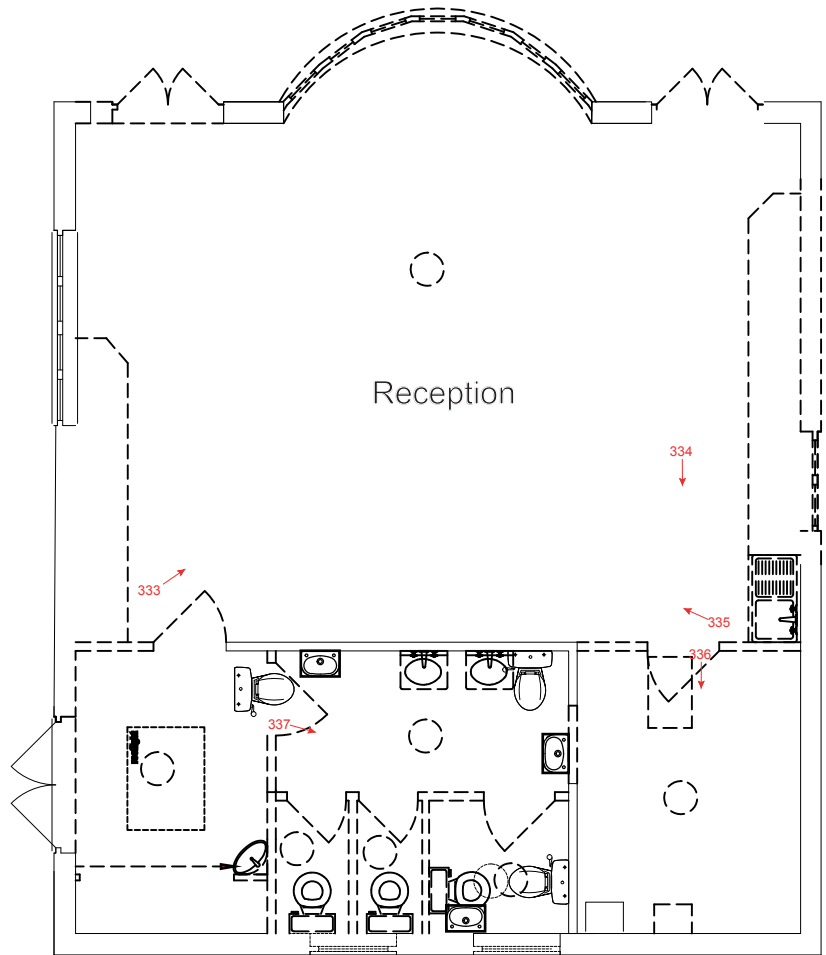
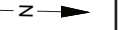
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Project Ref: 7860	November 2015	Block A East and Block E Photo Locations		
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BLOCK A South  
GROUND FLOOR PLAN



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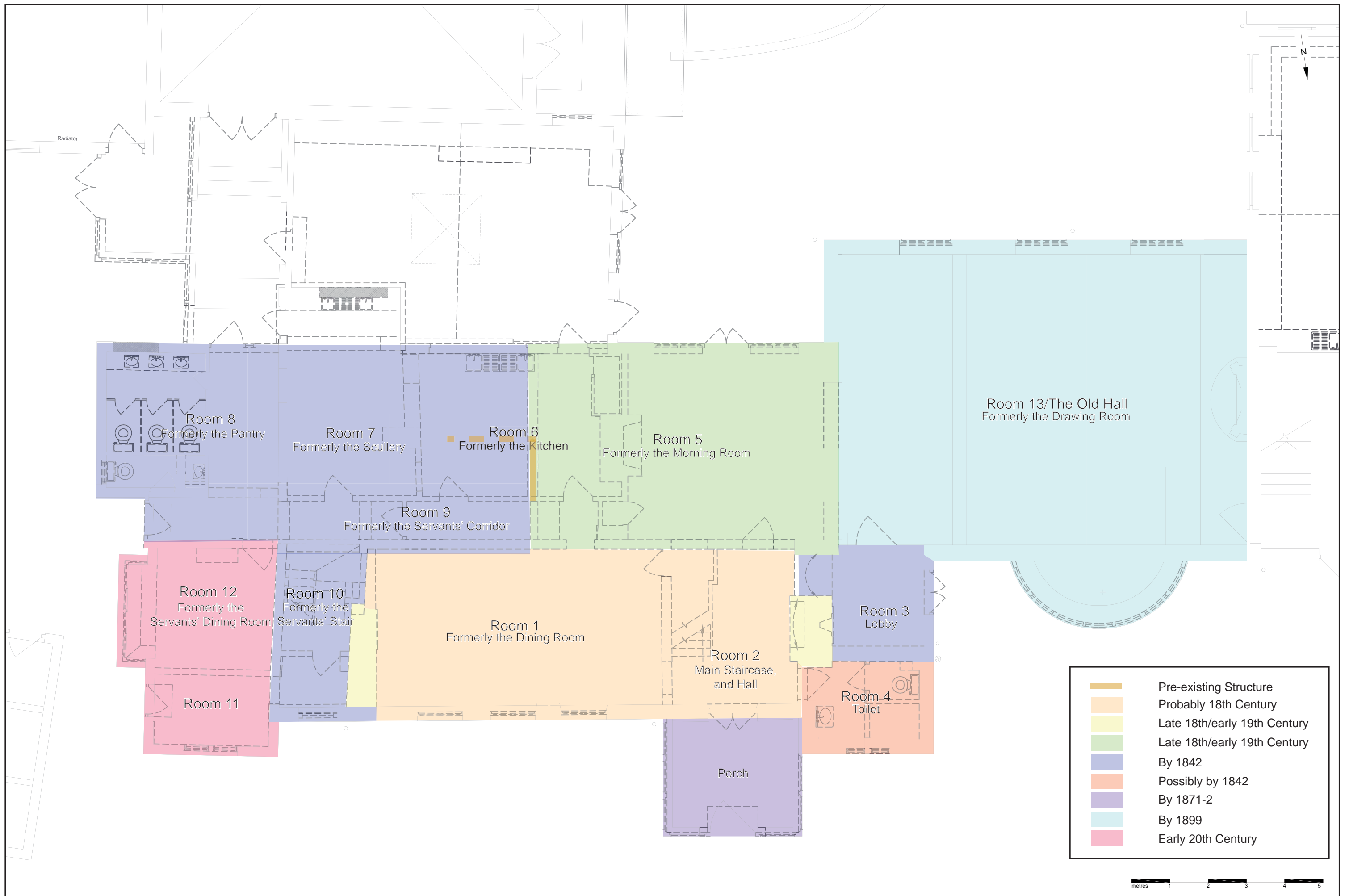
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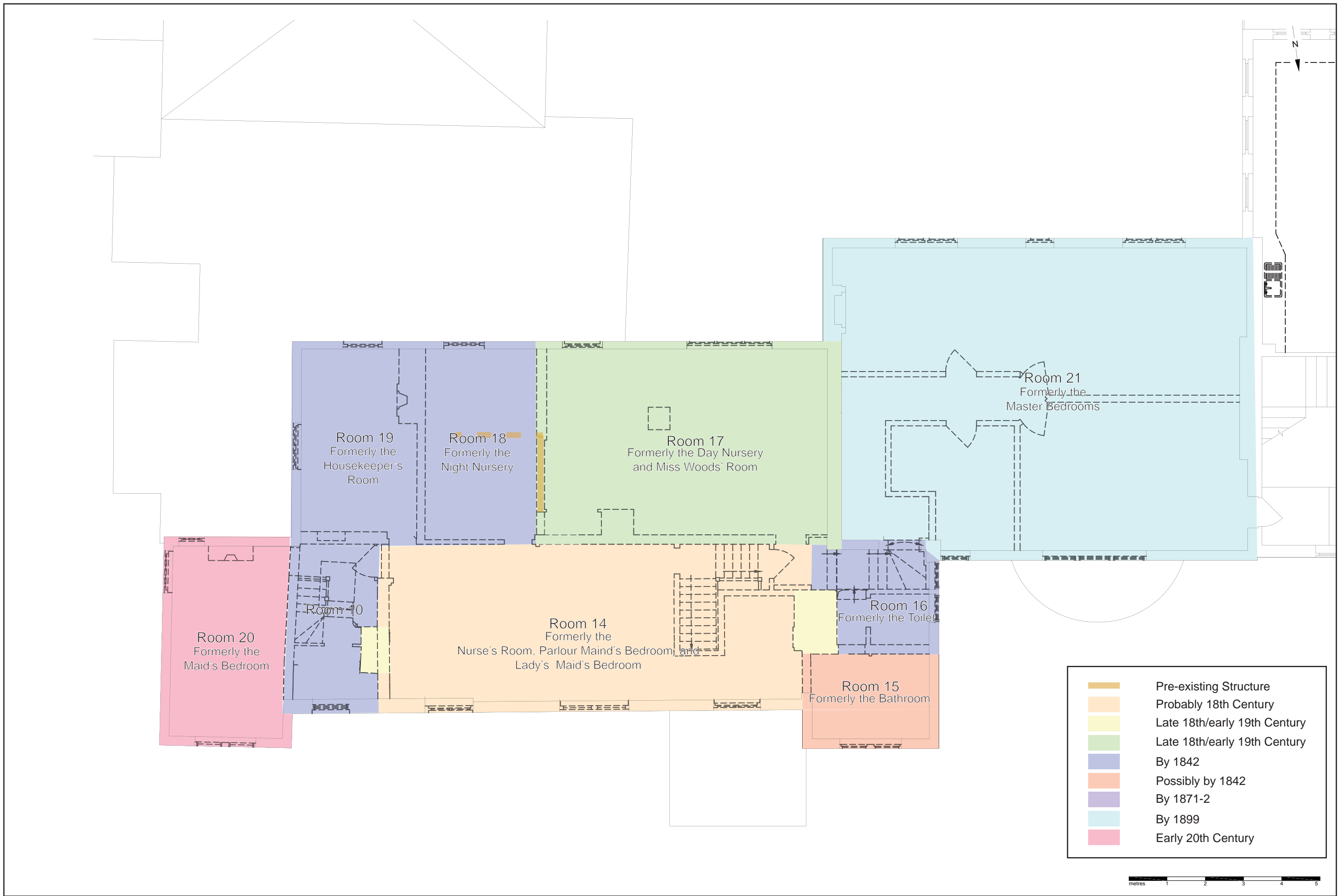


GROUND FLOOR PLAN



FIRST FLOOR PLAN





## **Appendix 1 Index of Digital Photographs**

**Appendix 2 White House School History by Janet Firth 1984**



CHAPTER ONE

ACKNOWLEDGEMENTS

I wish to acknowledge the help of all those people who have contributed towards the production of this school history. My thanks go to Miss Janet Knight and the Governors for use of the school Deeds, for the photographs of Grosvenor House School and Miss L. J. Baker; to Miss Knight and her sister, Mrs. Olive Andrews for their information and encouragement; to Mrs. Marjorie Collins for all her patience and advice; to Mrs. Pauline Clayton for a great deal of typing and Mrs. June Gould for her assistance.

I would like to thank also -

Mr. J.A. Green, County Archivist, for permission to use sections of -

1. John Rocques Survey 1761.
2. Inclosure map of the Parish of Wokingham 1817.
3. Tithe map of the Parish of Wokingham 1842.
4. Advertisement from Kellys Directory 1930.

The staff at the County Record Office and Reading Reference Library.

Miss Betty Foy, Mrs. Penelope Bigger (nee Bruce) and Mr. Gilbert Sale, past pupils, and Miss Winifred Woods.

Mr. W.H. Summers MVO, of Garrard & Co. Ltd., London.

Mr. Roger A. Brewer, formerly Archivist, St. Leonard's, Streatham.

Mr. John Garrard.

Miss Beryl Caudwell, Headmistress of twenty-seven years.

My husband, Dr. Richard Firth, who read the rough draft, gave me advice and support during the thirteen months of the project, and to Sarah, now fourteen, who drew the cover picture.

Janet M. Firth  
March 1984

GROSVENOR HOUSE SCHOOL, WOKINGHAM PREPARATORY SCHOOL  
AND WHITE HOUSE SCHOOL

The story of White House School begins at the end of the 1880's when Miss Laura Jane Baker came from Salisbury as a governess to the Butler family in Wokingham. Other parents wanted their children to be taught by her also and so in 1890 she decided to open her own school at 'The Retreat' (now 27-29) Milton Road. She was joined by her sister Miss Lucy Baker who was to be in charge of housekeeping. Initially she had seven children but by 1893 expansion was possible and they moved to 'Terrace Point' (now Tudor House, the doctors' surgery). In those days stucco covered the exterior and the interior was differently arranged; many features now visible were added later. It was named Grosvenor House School after the college in Bath where Miss Baker had undergone her training.

Such was Miss Baker's reputation that the school continued to increase in size to approximately sixty children. Ten members of staff were engaged to teach them. A new schoolroom was built to house the kindergarten at the widest point of this triangular site. This faced on to Milton Road and was only demolished in the 1970's. The curriculum included not only arithmetic, reading and writing, but history, geography, singing, French and dancing.

1 The fees for the kindergarten children would have been under 2 guineas; day pupils ten years old and under, approximately 4 guineas, increasing to about 8 guineas, all per annum. Whereas the boarders may have paid up to about 30 guineas a year. To parents who could afford to pay the fees the education offered and the atmosphere of this flourishing school were very attractive.

It might be interesting at this point to pause and look at education in Wokingham during the nineteenth century. In 1890 the population of the 'Sanitary District' of Wokingham was in the region of 3250. There were two Board schools, providing free education

following the 1891 Act. These were in addition to the British School built in Milton Road and the half dozen private schools scattered around the town. In 1876 the principle that all children should receive elementary education had been established by legislation and in 1880 it was made compulsory up to the age of ten. At this point a child could receive a certificate and leave providing he or she had registered enough attendances, otherwise he had to stay until the age of thirteen.

2 The elementary schools existing in 1890 were: the Palmer Schools  
3 for which a new building for 515 children had been erected in 1874 on  
4 the Glebeland in Rectory Road. St. Paul's, built by John Walter of  
5 Bearwood in 1866 for 32 children which stood in the Reading Road.  
Both these had been National Schools for the education of the poor in  
the principles of the established Church (Church of England). The  
British School in Milton Road was the third elementary school; it  
began in 1808 as the Sundry School of the Baptist Church and drew  
its main support from non-conformist families. There were 233 boys  
and girls on the register in the 1890's.

In the elementary schools methods of teaching were based on the  
necessity for children to pass rigid tests in reading, writing and  
arithmetic; money grants to schools were dependent on results.  
Properly trained teachers as we understand the term were not provided  
although pupil teachers were trained and some earned Queen's scholar-  
ships and went on to teacher training colleges. Generally, however,  
no apparatus was necessary beyond certain selected books which had to  
be learnt by heart. The children were, therefore, drilled rather  
than taught and the lessons did not relate particularly to their  
practical experience.

By 1890 a revised code widened the scope to include other subjects  
and in 1879 payment by results was abolished which opened the way to  
more enlightened teaching.

6 In Wokingham, in the nineteenth century, several schools were  
opened and run by private individuals, sometimes in their own houses.  
They catered for the same elementary age group of children whose  
parents were willing to pay for the curriculum offered and one presumes  
that some of these children went on afterwards to public schools such  
as Wellington College, more of which were founded as the century

progressed, or some of the old endowed Grammar Schools (for example,  
King Alfred's School, Wantage) for which twelve County scholarships  
were offered.

These private schools have not left records and some did not  
last long, but they are mentioned in various directories. Possibly  
of the longest duration was William Beechey's Academy for Young  
Gentlemen in Rose Street at No. 63. Later it was moved to No. 6  
Rose Street, and his son Mr. William Collett Beechey was in charge  
when it was known as Mr. William Beechey's Preparatory School.

George Garrett ran a boarding school for boys near the Railway  
Station in the 1860's. At that time there were three establishments  
for 'young ladies': Miss Amelia Dehay's in the Market Place;  
Miss Charlotte Evans' in Broad Street which existed for at least  
21 years, and, in an unknown location, Miss Isabella A. Hulme and  
Miss C. Hulme owned a boarding school, in 1867.

6 The Rector of Wokingham had to cut the pay of his curate in 1843  
to £40 per annum and remarked that to supplement his salary the  
curate was always under the necessity of taking in pupils. Other  
children were instructed by governesses in their own homes, where  
their parents' income allowed for this.

By the year 1890 when Miss Baker began her school, Mr. Beechey's  
Preparatory School was still in existence (at least thirty years old);  
Mr. Ernest Arnold owned the preparatory school in Wixenford, now  
Ludgrove, and T.W. Hawkins ran a 'Junior School' in London Road.  
For girls Mrs. C. H. Martin had opened a school at Fernleigh House (39)  
The Terrace. Mrs. Mary Fuller had a school in Broad Street which  
may or may not have been that run by Miss Charlotte Evans earlier.

The Grosvenor House School prospered and by the end of the First  
World War, 1919, in its thirtieth year, Miss Baker bought Montague  
House, now the Adult Education Centre and Wokingham Public Library.  
As the photograph shows the house was very elegant; a lawn and  
curved drive made up the front garden; behind the school were grounds  
enough for two grass tennis courts, a croquet lawn and a large kitchen  
garden. The move itself was accomplished with the aid of a wheel-  
barrow which made several journeys laden with books! Miss Baker  
had a new school hall built at the northern end of the house (part of

which is still in existence). The number of children increased to around one hundred, forty of whom were boarders. The dining room is at present the children's library; here the tables were set with tablecloths and cotton napkins but the staff did include four to five living-in maids and one daily maid who coped with the extra laundry.

Here it continued for the next twelve years until the opening of the Holt School in 1929, to which most of the senior girls from eleven years upwards moved. Miss Baker put Montague House on the market and sold it for £3,000. Forty years after its foundation boarding facilities ceased and the school became what it is today, for children of eleven years and under.

The school now moved to Albert Road, where another new hall was built. The present cricket field was still used for games. After the school had settled into its new environment, Miss Laura Baker retired in 1933/34 after forty-three years and a member of her staff, Miss Rosalie Smith, became headmistress. By 1939 Miss Olive Knight and Miss Janet Knight took over the school; they were the daughters of Mrs. Frank Knight (nee Lucy Baker). They gave it the name of Wokingham Preparatory School and it provided places for girls to the age of eleven and boys until seven.

The outbreak of war did not make the running of the school easy. A number of secondary schools were evacuated from London; St. Paul's School for instance went to Easthampstead Park, some of the children from the families of teachers there and from Wellington College came to Wokingham Preparatory School but getting them to and from the school depended on there being enough places on the regular hourly bus. Often there was no room and the children had to return to school for a further hour. Shortages of paper and equipment generally were an obvious problem. The school had to be granted a catering licence in order to provide lunches and this was only possible for four days a week. Fridays were, therefore, picnic days! The children often brought eggs from their own chickens and fruit in season from their own gardens to supplement what the school could provide.

After the end of the war, in 1947, Miss Olive Knight married. Miss Janet Knight, 'Miss K' as she was known, looked after her elderly

mother and aunt and left. Miss Beryl Caudwell, who had been evacuated with Winstanley Road School, Battersea, to Wokingham and remained here when that school returned to Town. She taught English at Luckley School for four years and then acquired Wokingham Preparatory School from the Misses Knight.

White House came on the market and Miss Caudwell, although she fought against it initially, decided that she would buy the White House and its beautiful grounds and take the school there.

In early 1948 she arrived with twenty packing cases which were all placed in the old hall. Much work had to be done. The present Reception Room had deathwatch beetle in the ceiling; this had to be removed and a steel girder put in before being remade. Gradually twenty new windows replaced the rotten ones in the main building downstairs. Central heating was installed which initially was solid fuel and required stoking and the clinker removing, a chore which Miss Caudwell and Miss Lee shared. She worked with tremendous energy in the garden and cut the lawns. The school also owned a succession of ponies, fourteen altogether, but not all at once; seven was the most they had at one time. The children were taught riding on them and had many favourites. They cut and made their own hay for the ponies.

The swimming pool was designed by Miss Caudwell and she began the task of digging it out with Miss Lee, a tremendous operation. Mr. Laird built it. Workmen were at the school carrying out repairs and modernisation every holiday during Miss Caudwell's twenty-seven years as head.

During her time the school became a Charitable Trust administered by a Board of Governors. The Department of Education and Science recognised the school as efficient in 1953.

Throughout its life the school has maintained its strong Christian foundation, presenting the children with positive ideals and way of life.

In 1975 Miss Caudwell retired as headmistress after twenty-seven years of dedication to the school.

## CHAPTER TWO

### MEMORIES

This chapter includes a glimpse from the personal memory of Miss Winifred Woods who was nursery maid in the 1920's, when White House was a family home owned by Mrs. Neil Edmonstone. Mrs. Edmonstone was an elderly lady and her daughter, Marigold, and son-in-law, Mr. Lewis Hastings, lived here too with their young children; they, of course, were the reason for Miss Woods being employed. The staff of the house comprised at the time: the housekeeper-cum-cook, who was in charge of the other staff, and a very strict lady; a housemaid, parlour maid, lady's maid, nurse and nursery maid. The gardener and his wife lived in the cottage. This was a total of eight employees. I suspect that the nursery maid was lowest in the pecking order; however, Miss Woods described her days here with gusto!

In the house all the floors were covered with green carpeting except in the drawing room. This floor was polished with beeswax and turpentine. When the family was away a great programme of spring cleaning was begun and Miss Woods' happiest memories were skating and sliding up and down on mats, on the floor (when the housekeeper was out)! The results were very pleasing and earned her some praise.

It may take you a moment to remember which rooms she describes next. However, if one enters the house by the back door near the cottage, one stepped into the servants' quarters. The passage floor is of red quarries which had to be scrubbed with water only. On the right, where the Music room is, was the Servants' Hall or Dining room. On the left of the passage, first the toilet, and beyond that was called the 'glory-hole'. Next was the pantry (now a cloakroom) and adjacent the scullery (now the kitchen). This had a door linking it with the next room, the door frame of which is still visible, although there is a cupboard in it on the other side, where was the kitchen - that is the little form room

one step down from the passage which has more steps down to the boiler and an outside door to the verandah. In this kitchen there was a huge range which burnt coke.

To digress for a moment: if one looks at the Schedule which describes the house in 1828,\* there is an element of confusion. The kitchen is there described as having a small cupboard by the side of the chimney opening and a wooden chimney piece; the scullery had two wooden steps leading into the cellar: 'a boarded floor with bearers and loft and trap-door leading into the same'. Also a lead pump and wooden sink lined with lead. I leave the reader to try and sort out which is which, or to consider whether or not the house was rebuilt as mentioned in the next chapter.

To return to Miss Wood's memories and finish describing the servants' quarters: the small cloakroom approached by turning right under the back stairs was a store cupboard.

Now to climb the back stairs: halfway up was a bathroom; the bath had to be cleaned out with 'bath stone'. At the top if you turn left you come to Mrs. Collins' office. This had only one window in it and two beds for two of the maids. At the head of the stairs again the room with a fireplace and cosy fire was the housekeeper's (now Mrs. Clayton's office). The green 'sick' room was also a bedroom, the nurse's, and the children slept almost opposite to her - in what is now the store-room but still has in it the wallpaper of the "night nursery". In the staff room, further along the passage and overlooking the front lawn, slept the parlour maid; the lady's maid had the little room off it where the school staff make their coffee. As one comes from this passage, past the head of the stairs and up three or so steps, on the left, in Form 6 was the Day Nursery - Miss Woods, the nursery maid, slept in the cupboard off this! The rest of the house was for the use of adult family members, and the remaining form rooms upstairs were principal bedrooms; the bathroom with typical bathroom suite of its time was on the right on the way upstairs.

Downstairs, the present Form 1 room (on the left of the main stairs) was the Dining room - a green baize door led from it into the servants' passage for their greater ease while serving at table.

\* see page 34

GROSVENOR HOUSE SCHOOL AT TERRACE POINT

Opposite to the front door (Reception) was the Morning Room - where breakfast might be served, and the Old Hall was the Drawing Room. All had lighted coal fires and lovely fireplaces. It is possible that the one in Reception is the same mentioned in the 1828 schedule.

Miss Woods added that there was one dreadful day when she decided to carry some lighted coals in a shovel from the Nursery upstairs to the Dining Room fireplace, to make lighting the fire 'easier' - you've probably guessed what happened? In the Dining Room she tripped and fell and set the carpet alight!

She particularly mentioned the garden which was beautiful in her day, too, and contained some magnificent trees. One was the tulip tree which bore green flowers - she said that there were only two known in the world. From her description I have found the remains of the enormous trunk, hidden by rhododendron and other bushes on the right of the lawn in the front. The mulberry tree we all still know, although winds have reduced its branches and it is now a shadow of its former self. The Wellingtonia is still here. The filbert trees or "nut avenue" she spoke of are still here also - this leads from the area where parents wait for their children and along beside the changing room near the swimming pool. No doubt small pockets are filled with nuts and taken home even yet.

The outside well on the west side of the front lawn she knew - and have you wondered why there is a brick area under the yew tree? Without doubt, this was where the summer house was - described in the 1828 Schedule \* and marked on the 1842 map - which also shows the gardener's cottage and shed of that time close to Evendons (once Indens) Lane. The gates in the fence were not there until Miss Caudwell's time.

One of the pupils who remembers the school in this location is Mr. Gilbert Sale who lives in Wokingham Without. He entered the kindergarten in 1902 at the age of four, following in the footsteps of his elder sister. His family lived close by in Rectory Road and so he was a day boy throughout his six years at the school and walked home for lunch. He describes his great affection for Miss Baker and his desire to do his best in order to please her.

Assembly was held at nine o'clock and the school day ended at 4.00 pm. Wednesdays and Saturdays were half days. The older children used the room to the right of the hall but he remembers best the new schoolroom which Miss Baker had built at the same time as the new Police Station was being constructed on the opposite corner. Both works gave the children great excitement and Mr. Sale was allowed to lay a few bricks at the Police Station from time to time after school.

The new schoolroom housed the younger children and the library. The upper storeys of the house were mainly for the boarders and were reached by a staircase on the right of the hall. This led to a gallery landing from which everything going on below could easily be observed. Mr. Sale wore a navy Guernsey and navy shorts over black tights to school and the girls wore pinafores over their dresses.

The kindergarten children enjoyed playing with sand and painting as today but the curriculum expanded as they grew older and included the three "R's", French, History, Geography, English and class singing. There was emphasis on recitation and eighty years later Mr. Sale can still quote many of his favourite verses. These were particularly learnt for the annual concert held in the Town Hall (which was less than fifty years old then).

Other special occasions included visits from invited speakers such as the Dr. Barnardo's representative, who told the children of the work done by their homes and encouraged them to have little house-shaped collecting boxes.

Games did not form part of school daily life; rigorous exercise could be taken out of school hours and the children could roam Nicholson's fields, close to Glebelands where the boarders took their walks, or in other parts of the countryside which then came close to Wokingham town. Mr. Sale used to run down to the fields next to the Emm Brook and ride the wagon coming back into the town loaded with fresh vegetables for the Sale's shop in the Market Place.

He and some of his friends would climb to the upper windows above the shop on Tuesday - Market Day - and delighted to drop pins down on to the bowler hats of the farmers beneath them conversing amidst their livestock in the market place! The pins made a very satisfactory sound.

Mr. Sale worked hard at school and sat the examination held in the University College, Reading, and won a county scholarship to King Alfred's School, Wantage. He left Grosvenor House School at the end of the Christmas Term 1908 at the age of ten; he looks back with great fondness to his days there and particularly Miss Baker.

#### GROSVENOR HOUSE SCHOOL AT MONTAGUE HOUSE

In January 1919 Miss Betty Foy began in the kindergarden at Grosvenor House School and spent two terms at Terrace Point. In September that year all the children entered the school at Montague House for the first time. They were delighted with the gardens which had room for a croquet lawn (over which the library is built) and the two tennis courts. On one side of the garden were small sections divided by hedges where the boarders could have their own private areas to grow what they wished. Elsewhere there was a summer house whose walls were covered with murals in poster paints.

A number of children walked to school, but some cycled from Crowthorne and in all weathers. A few came from the Remount Depot in Arborfield by pony and trap. Assembly was still held at 9 o'clock and school ended at 4.00 pm. However, the boarders, and often Miss Foy joined them, left promptly at 3.45 pm. for a daily walk, half an hour out and half an hour back. This took place whatever the weather and the girls walked in pairs in a crocodile dressed appropriately - Miss Baker would pass the message around earlier in the day and if need be they wore heavy sou'westers, galoshes and carried black umbrellas.

The school uniform for girls in winter was white blouses, ties, serge tunics which had three pleats at the back and occasionally a small pocket to the side of the yoke (known as sweat pockets by some!). In summer they could either wear tunics and blouses of a light fabric or navy blue dresses with white collars and cuff.

Apart from tennis and croquet played in the summer the girls also played netball in the winter and walked in a crocodile to the hockey pitch or the cricket field in Wellington Road. They went via Park Avenue and used to run their hockey sticks along the wire fences and infuriate the resident dogs! A hockey team and netball team competed against other schools in East Berkshire, even the boys in Forms 1 and 2 formed a team for netball on occasion. Swimming lessons began in about 1926 in Reading on Wednesday afternoons.

Three school houses were formed in 1925 - St. Andrew's, St. David's and St. George's. There was much competition between them, particularly for the Summer Sports. Slow bicycle races, ball-throwing and tug-of-war featured on this day which also included a Mistresses' hundred yard flat race.

A Guide Company, 2nd Wokingham, was attached to the school led by Miss S.B. Denis de Vitre and in November 1925 two of the older Guides, J. Pulsford and P. Lammas, formed the 2nd Wokingham Brownie Pack.

A School Magazine was begun in 1925 and these give a great deal of information about life at Grosvenor House School, such as the formation of a choir in the Autumn of 1925 and the school societies: Dramatics, Musical and Choral, and, later, the Science Club.

Again in 1925 an Old Girls' Association was formed which organised Re-unions, socials and matches against the School.

Miss Foy describes the external examinations for which the girls worked, which included The Oxford Local Examinations Junior and Senior and London Matriculation for the senior girls. The Royal Society of Drawing held examinations which required work of a very high standard. Music examinations were held by both the Associated Board and Trinity College of Music. Mrs. F. Knight (nee Miss Lucy Baker) taught commercial subjects and many girls were successful in examinations. Elocution was also examined by the Associated Board.

Miss Baker was an excellent teacher of French and some of the girls entered for French-speaking examinations with great success. She also spoke German and occasionally had German girls at the school for a term or so. She was a strict headmistress but very fair and was overall held high in the girls' and boys' affections.

#### WHITE HOUSE SCHOOL FROM 1948

In the September term 1948, shortly after Miss Caudwell opened the doors of White House School, Penelope Bruce began school in the kindergarten. Now Mrs. Bigger, she remembers that it was held in the old school hall, which seemed enormous to the dozen or so children. They were taught by Miss Cordrey and her assistant and went for morning school only until they were six years old, when they moved up into Transition to be taught by Miss Janet Knight. They played on the front tarmac drive in the winter the staff sat and drank coffee in the porch whilst keeping an eye on them. In the summer they ran on the lawn at the back whilst their teachers sat on the verandah bordered by large lavender bushes.

Games were a significant part of school life: from the age of eight or nine they played netball on the new court in winter and rounders on the front lawn in summer. Athletics they enjoyed also. At first they went to the Milton Road Swimming Pool, but a great project to build a swimming pool in the school grounds had been begun by Miss Caudwell herself and Miss Lee. Even the children gave assistance in their own way. It was a great success when completed and added enormously to school life. Miss Ford taught dancing and Miss Lee took the children for riding every week. The school's ponies were well loved and names like "Crispin", "Blackie" and "Robbie" come to mind. Mrs. Bigger has memories of the treks they made as they gained experience and could leave the school grounds. She particularly recalls Miss Lee leading her pony and Miss Caudwell endeavouring to teach her how to trot, up and down Evendons Lane!

Mrs. Weight took the children for piano and Miss Bellewes taught nature study. Miss Redgrave taught Form 1 and Miss Caudwell Form 2. A number of girls took the 11+ examination and went to Holt School, although Mrs. Bigger moved with a friend to Luckley.

Wednesday was a half day still; Mrs. Bigger walked across the road to school initially, but many of her friends either walked or came as bicycle passengers, and a few by car. In those days the entrance was from the Finchampstead Road where the gates are now kept permanently shut. Miss Cannon lived in the cottage next to them.

Miss Caudwell, who taught the children Scripture and English, laid particular emphasis on beautiful handwriting and geometrical pattern work. She set handwriting tests and they achieved high standards.

The Christmas Carol Service was a high point of the school year, the children wore their best-tied school ties and blue and white chequered blouses and navy tunics or dressed up to depict the birth of the infant Jesus for the Nativity Play.

The strong Christian tradition of the school has been at the centre of its life throughout its existence and has been the inspiration of its several headmistresses and staff.



Section from modern Ordnance Survey  
Map, 1 in 25,000  
(enlarged) to show White House.



CHAPTER THREE

WHITE HOUSE (EASTHEATH COTTAGE) BEFORE 1843

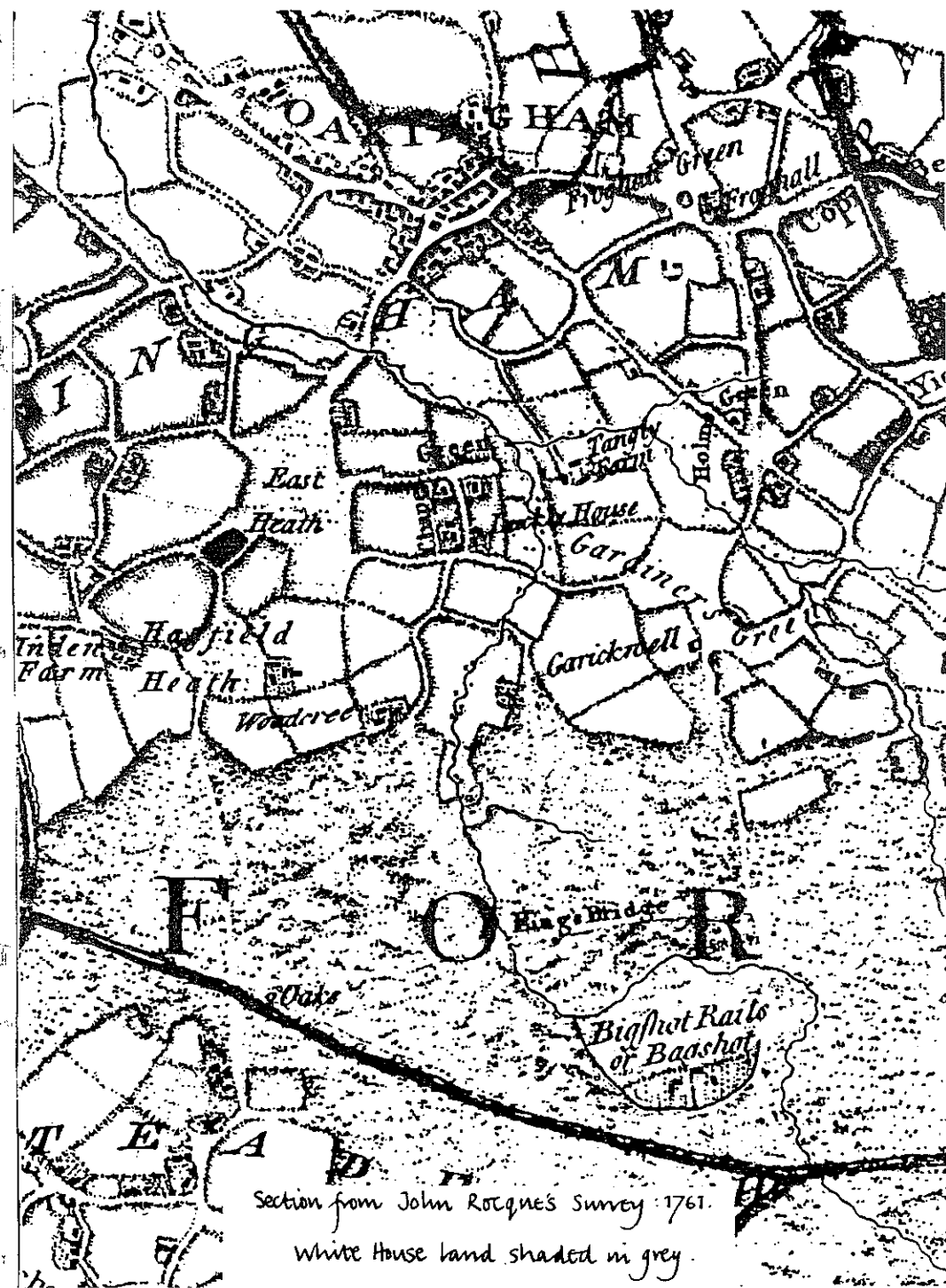
The Title Deeds of White House date from 1785-1866, and illustrate the complicated nature of property transactions.

The school is very fortunate to have a number of Deeds in such excellent condition and since interpreting what is in them is almost a study in its own right, I have included a section on them at the back in the appendix.

From the Deeds it is possible to establish the names of previous owners and tenants not only during the period covered by the Deeds but for a time just before. This is because the identification of a piece of land in documents is not only that of its geographical position in relation to named adjacent land, lanes or roads, and its acreage, but by the names of previous owners and tenants. In the case of the land belonging to White House it may well have been known as 'Allwrights' the name of one previous eighteenth century owner. In the first group of Deeds it is simply described as 'the Messuage'. This means a house with associate land, including outbuildings, yard garden, stables etc. This one is "at East Heath in the parish of Wokingham". By 1843 it was referred to as 'East Heath Cottage'. Subsequently in 1866 it was given the name of Eastheath Lodge. Confusingly in the Census Returns of 1851 and 1861 it is named as White House but in 1871 the name reverts to Eastheath Lodge. Thereafter the records appear to alternate between the two names until the end of 1910.

All the land in the county east of the river Loddon was included in the Windsor Forest. (The word 'forest' comes from the Latin 'foris' meaning outside as opposed to the walled-in 'parcus' or 'park' at Windsor). This was Royal Forest at least as far back as the reign of Edward the Confessor, and often a haven for malefactors.

Generally speaking, although the east of Berkshire is the most wooded of the whole of the county the area in the triangle formed by Wokingham, Ascot and Sandhurst is reputed to be infertile wasteland of course sands and gravel, in its natural state. Only 20% of the



Section from John Rocque's Survey 1761.  
White House land shaded in grey.

area is suitable for agriculture. The large oak trees growing in both Finchampstead Road and Evendons Lane point to pockets of clay and the existence of several farms of some hundreds of years' standing indicate reasonable returns from agriculture all around Eastheath.

23 Areas such as Eastheath itself might be let to tenants for rough grazing (the thirteenth century annual rent was 2s.4d. an acre depending on value of land) or used as common land by all local inhabitants with livestock before it was enclosed.

9 In the Inquest held for William the Conqueror which resulted in the Domesday Book of 1086, no mention is made of Eastheath, nor indeed Wokingham. Barkham, Finchampstead and Easthampstead are recorded. The first mention of Eastheath is as 'Le Eastheath' in a document of 1571 in the Public Library. John Rocques' survey map of 1761 (shown <sup>p17</sup> opposite) indicates Eastheath as an unenclosed area SSW of 'Oakingham'.

Wokingham itself, which is built on a gravel rise, has been an important marketing centre for south-east Berkshire for centuries. Secondary county roads from north Hampshire and west Surrey serve as two lifelines to it, namely, the Finchampstead Road which crosses Eastheath and the Barkham Road. Between the two a small lane meanders, reaching the former road at such an angle that the boundaries of the land in between are firmly fixed in a most inconvenient shape for farming. Six acres of this land belong to White House today.

19 The lane at its northern end we know as Evendons Lane. It passes by Evendons Hotel, a house which has replaced the manor or farm house to which much of the land in the vicinity belonged in the 18th and 19th centuries. Rocque's survey map names both farm and lane as 'Indens'. It is possible to trace the name further back than this. There are at least a dozen variations in 13th century Assize Rolls and additional Charters and rolls up until 17th century after which Indens or Evendons are the usual forms.

Early variations include Yhenedon, Yenedon, Hynendon, Yeningdon, Yenendune, Yheundone, Yeringdon, Yeuvndon. The farm is on the edge of a narrow ridge formed by the 200 contour; the final 'dun' means

24 'hill' the 'efen' means 'flat' or 'level'. The occurrence of 'Y' before 'E' is fairly common in middle English. In 1316 the Bishop of Salisbury is described as Lord of Wokingham and Yevyndon.

Whether or not the house and land belonging to White House was part of this farm previously is not certain. However, the document on page 29 does refer to the land as twenty acres in 1784, considerably larger than at present.

From the Deeds, the first owners mentioned are William and Elizabeth Allwright. It is uncertain if they lived in a house on the White House land when first married; their daughters, Elizabeth and Hannah, were baptized in Wokingham Parish Church in 1748 and 1750 respectively but later it appears they moved to Shinfield.

11 William died first and Elizabeth his widow left no Will when she died in 1775. The land passed to their two married daughters jointly. The youngest, Hannah, had married Joseph Allwright Rackshaw (perhaps he was persuaded by his wife to adopt the name 'Allwright?'). I have found no further trace of her. The eldest daughter Elizabeth, married Samuel Whiting (Junior) a distiller or grocer of the market place, Reading, in the Parish of St. Laurence. He had given her the message on the west side of the market place close by the Bell Inn as her marriage settlement (27th March 1770). Here they lived and brought up their children to maturity. Elizabeth died in 1799 at the age of 51, leaving the message to her son James.

13 To return to Eastheath: the two sisters, after inheriting the land, began by letting it with the 'appurtenances' divided into three crofts or pightles. Firstly to John and Laurence Matthews; a John Matthews owned a message in Shinfield, according to the Poll Book of 1768. He let it in fact but again it is not certain if he lived at Eastheath. The next tenant was Richard Webb, he may have been the man recorded in the Wokingham Burial Register in 1769. (Although another was church warden in 1775!) The last was Sarah Bowyer widow 'or her undertenants'. It is most likely that she was the Sarah Bowyer who lived to the old age of 85 years and died in 1804.

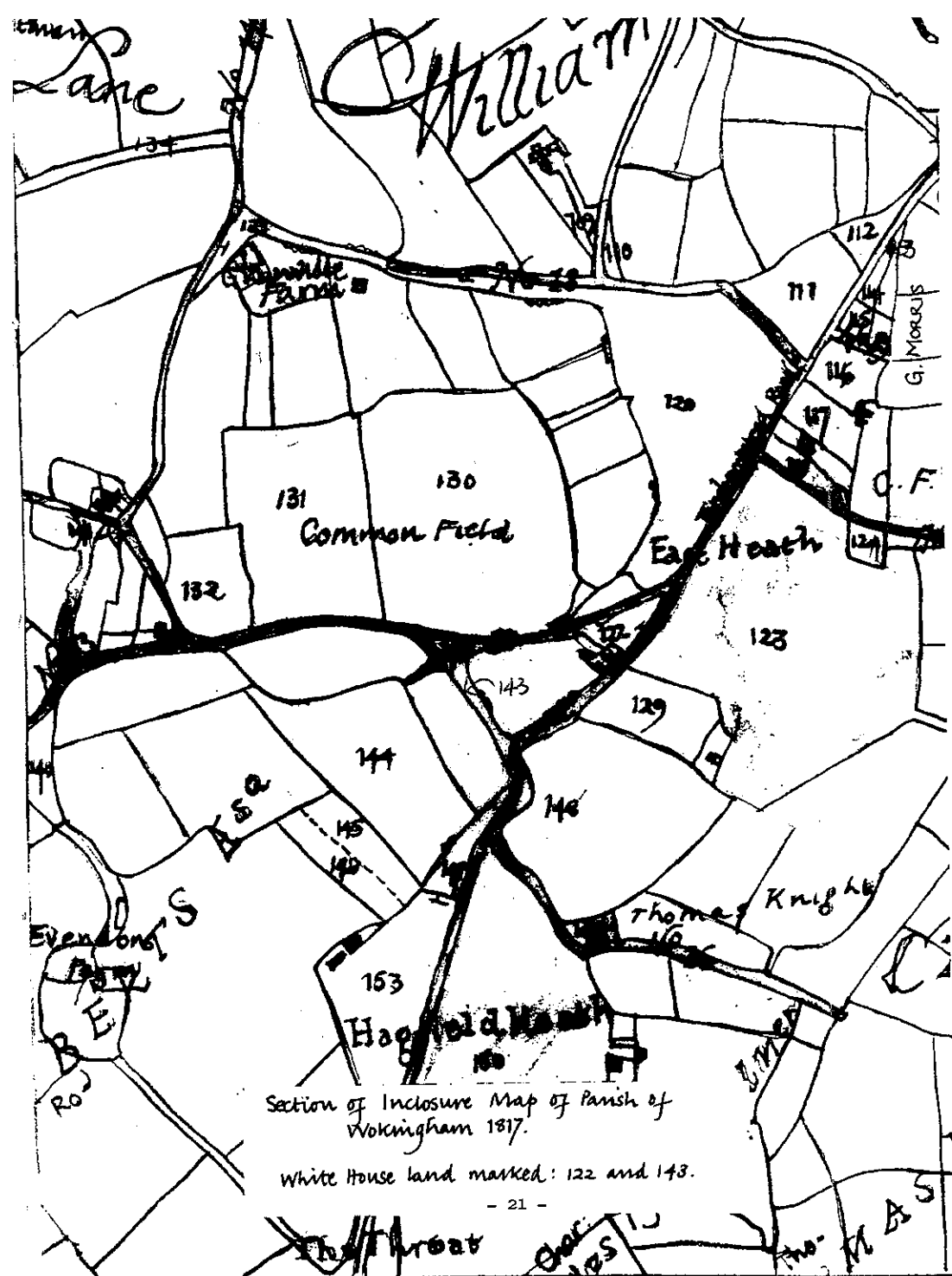
15 However, the two sisters must have decided that they preferred to realise the capital on the land and sold the whole twenty acres in 1794 for £260 to Edward Lane, a member of the family who had farmed

at Evendons farm for some generations. He himself lived at Folly Farm, Barkham Road and owned land on both sides of that road. He was a yeoman; this term normally referred to a freeholder farming his own land normally worth forty shillings or more a year. This entitled him to elect shire representatives and serve on the Grand Jury at the Quarter Sessions. Edward Lane does not appear to have done so, but a later owner of the land at Eastheath did, and so did other members of his family.

By April the following year Edward Lane had sold four acres of the land for the same sum of £260 (a profit of 400%) Paper money was not introduced until 1797; perhaps a bag of coins changed hands at the time of sale. The purchaser was Matthew Harrad. He and wife Grace (nee Amsdon) lived, at the end of their lives at least, at 82 Rose Street; here he rented a piece of garden, coach house and stable adjoining for £246, including two acres and another garden.

The first Deed describes him as a 'salesman'; he must have been a successful one, since he progresses through the social strata in the ten years that his name appears in the Deeds from salesman to gentleman. He was literate, served as church warden in the parish church several times and on the Grand Jury held in the Guildhall, Wokingham (predecessor to the present Town Hall).

By 1791 Mr. Harrad and his wife had let the property at Eastheath to Mr. William Osman, a baker by trade, but nevertheless also described as a 'gentleman'. This sale was by agreement with a Mr. George Morris, who appears to have had the use of the house and the four acres subject to payment of two annuities of '25L' and '16L'. Mr. George Morris (1st) (since he has both a son and grandson George) is described as a yeoman, albeit an illiterate one, for his documents are marked with an 'X'; he was nevertheless a church warden in 1789 and 1800. This George Morris, husband of Mary (nee Bunce) had three children, Mary, Hannah and George II. Mary did not marry but Hannah married William Lane of Evendons Farm, nephew of Edward mentioned above and to them both George Morris 1st left £300 in his Will when he died in 1808. This had to be paid out of his real estate, owned elsewhere in the parish.

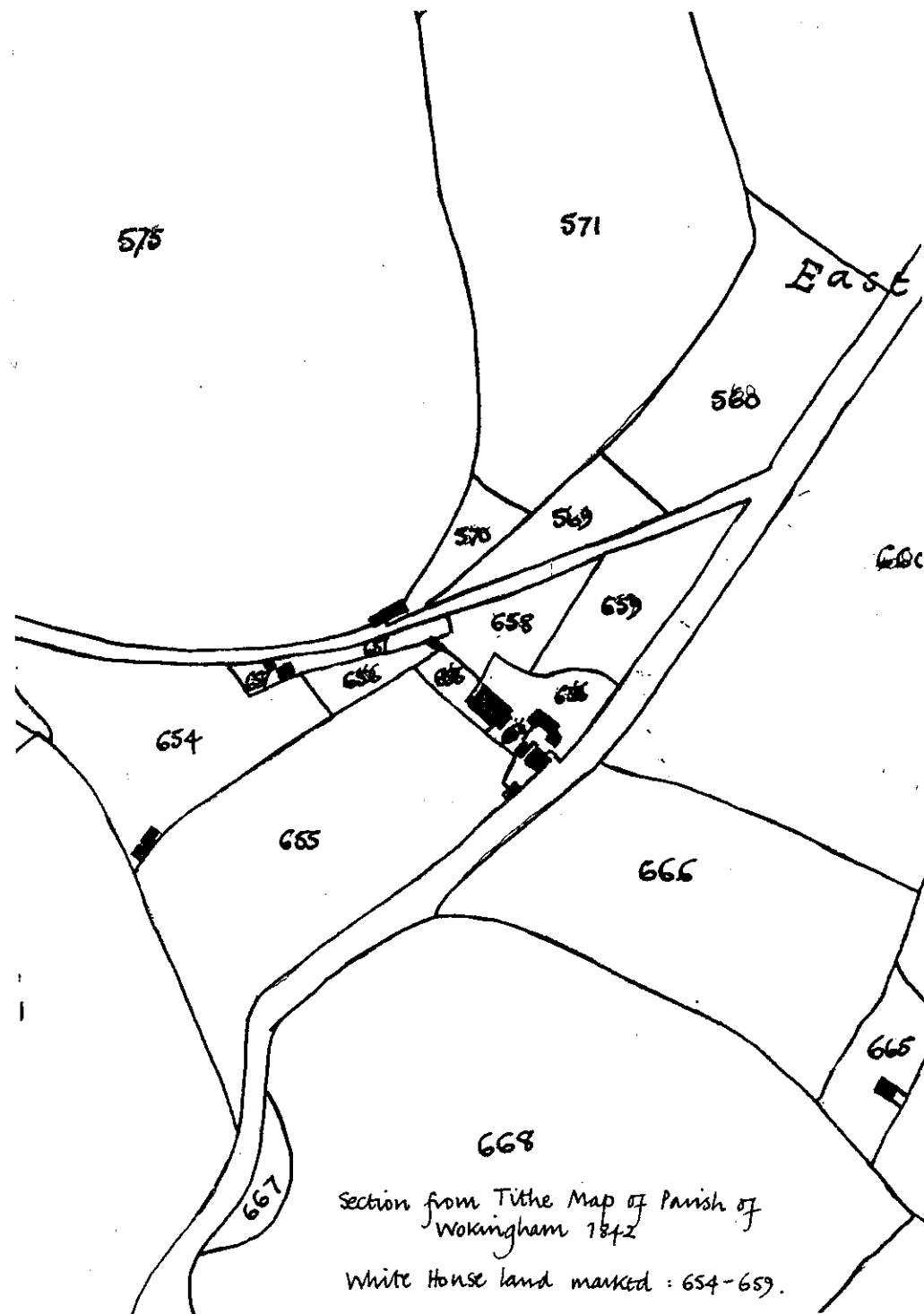


Meanwhile their brother George II had married Charlotte and they had an only son George III born in 1812. The Inclosure Map and Award of 1817 shows George to have owned other areas to the east of Finchampstead Road and his wife appears to have had property as well, as will be seen shortly. Although we do not have the Deed to show it, George Morris father and son must have bought the property before 1817 as the name is clearly marked on the Inclosure Map, as owner. Namely, the portion of land to the north of the house (1 acre and eleven perches) "two other parcels of land" - "old enclosures of George Morris . to south" (I presume this to refer to the area to the south of the house) and a long thin piece marked 143 on the map of 3 roods and 33 perches.

For the next twelve years the picture remains the same until George Morris II decided to lease the house and land to Mr. William Jenkins of Wokingham in 1828. This was for a period of a further twelve years at a rent of £40 per annum. The stringent arrangements imposed on Mr. Jenkins make amusing reading today and are included in the notes on the Deeds at the back.

However before the period of twelve years was over, Mr. Morris had need of greater sums of money (in 1832, when his son was eighteen). This may have something to do with the purchase of Emmbrook Farm where his son lived subsequently. He borrowed £1500 from a Mr. James Bushnell of Coley Villa, Reading, and a little later two loans from a neighbour, the Reverend Thomas Morres Rector of Wokingham and Master of Lucas Hospital. The house and land at Eastheath, still occupied by Mr. William Jenkins, were offered as securities for the loans, as were other cottages and land in the parish which were owned by Charlotte Morris his wife. The lengthy business of covenanting took until 1839 to be completed.

Meanwhile in 1833 Mr. William Jenkins purchased the house and land for £990, selling it seven years later to two relatives, probably nephews, James and George Jenkins, tanners of Bristol, for £1,100, whilst he remained living in it. The land is described in the Deed as being three acres with one other parcel of land of seven acres "with newly-erected cottage" by William Jenkins. Does this refer to the present caretaker's cottage on the eastern end of the house in the grounds which we know today? The western end including the old hall (former drawing room) was added later. Mr. Jenkins'



CHAPTER FOUR

WHITE HOUSE (EASTHEATH LODGE) AFTER 1843

establishment as shown in the 1841 Census Returns (the first actually to name occupiers in individual houses) included himself then aged about 70 years, 'of independent means' and three servants, of whom one was the groom, John Cox, his wife and five children. I presume they lived in the cottage next to the house.

In 1842 Wokingham Tithe Map and Schedule is another source for reference. The area owned by Mr. Jenkins is recorded as being six acres, three roods, thirty-three perches - in other words close to seven acres. As the scale is larger than on the 1817 Inclosure Map it is possible to identify the older part of the house, and the cottage next to the house. Also the old Granary, now demolished, and the further adjacent stables, and a stable or outhouse closest to the Finchampstead Road. On the far side of the land next to Evendons Lane is a gardener's cottage and garden. An orchard is shown as a piece of land to the north of this, now partially covered by the car park. An eight foot square to the south-east is a summer house which had a brick floor - the remains of this are still visible under the yew trees. The remaining pieces of land are described as front and back meadow.

With the death of Mr. Jenkins in about 1843, White House moved out of the hands of local owners and became the property of a succession of London business men. Berkshire was a fashionable county for many with business interests in London, who could afford to buy a second home for weekend or summer use for their families or for retirement. The very rich, possibly brewers or bankers, often tried to buy portions of huge estates in order to build up one of their own; this was repeated down the social scale to the property of seven or so acres 'in the country'.

Mr. Jenkins' two relatives sold the house, named for the first time in the Deeds as 'East Heath Cottage', for £1000 to Watkin Charles Kenrick, Est. of Tottenham. His ownership did not last long however, for in September 1846 he sold it to Sir Benjamin Smith of 312 Regent Street, Portland Place for £1050.

Sir Benjamin Smith was a friend of Mr. Robert Gibson of Sandhurst Lodge, Wokingham (now in the parish of Crowthorne) whom he made his trustee in his Will and who, therefore, had the responsibility of dealing with the White House property. Sir Benjamin died in 1864 having lived in East Heath Cottage for nearly eighteen years. It would appear that he left the property to a relative, George Smith, but that he had also died. The arrangement for leasing the property to a Mr. Robert Garrard (II) who was the next occupant of the house was the subject of a case in the High Court of Chancery which was settled by the Master of the Rolls. It appears that Mr. Robert Garrard (II) who had lived in Heath Lodge since September 1864, had it on lease for seven years from Robert Gibson for £84 per annum paid quarterly.

Robert Garrard II was charged with a list of duties as tenant, somewhat in the same vein as was William Jenkins thirty years previously. (see Appendix).

17 The Garrard family are well documented, as Robert Garrard I was a member of the well-known Company of Goldsmiths, Garrard & Co., Crown jewellers, now of Regent Street. This Robert was apprenticed to his father who was a member of the Grocers' Company; after his apprenticeship was finished, seven years later, he moved to Messrs. Wakelin & Co., goldsmiths of Panton Street, Haymarket. He never did receive formal training as a goldsmith but nevertheless was taken on as a partner in 1792 and his mark of IW over RG was registered with the Company of Goldsmiths that year. Robert Garrard must have been very astute: he gained a controlling interest in the business and altered the name to Garrard and Company. Robert I died on 26th March 1818 and was succeeded in the business by his three sons. It was the eldest of these, Robert II who rented East Heath Lodge. It was not the only property he lived in: other addresses included Onslow Gardens, South Kensington and, since he was churchwarden of St. Leonard's, Streatham, for about four years and is buried there, one may presume that he had property in the parish also; usually he gave his business address of Panton Street, Haymarket.

Briefly, he was born on 13th August 1793 and was apprenticed to his father Robert Garrard I, described as "citizen and grocer" at the age of fifteen. Unhappily the former Grocers' Hall was destroyed by fire in 1965 and along with it, possibly, Robert Garrard's Indenture. He progressed upwards until becoming elected Master of the Company at the age of sixty in 1853. Meanwhile, he had registered his silver mark - an incisive RG - in 1818 and continued in the management of Garrard and Company. He married Esther Whippy who died before him in 1854. He rented Eastheath Lodge at the age of seventy-one, not as a retirement home as such, as he ran the family firm until his death in 1881 at the age of 88.

7 Records such as the Census Returns of 1861 catch a glimpse of family life, at the time he was visited by his daughter Sarah Keen and grand-daughters Alice aged seven from Croydon. His household was more substantial than that maintained by Mr. Jenkins: he had a housekeeper, a Mrs. Sarah Packins or Parkin, three other female servants and two male servants including a butler. By 1871 Mrs. Parkin was assisted by two female servants and three male servants, including the butler and coachman, Nathaniel Peasnell, his wife and  
18 four children. In his Will Robert II remembered his servants; all

were left £10 "for mourning" an acknowledgement of the purchases of black wearing apparel it was customary to make. Mrs. Parkin and Mr. Peasnell were left £100 in addition, and a young servant aged thirteen, Jane Brockenbrow, £50.

To Robert Garrard's son Benjamin Garrard he left "for his absolute and exclusive use and benefit - my tenant right interest in my country residence at Eastheath Lodge, Wokingham - and likewise my freehold land and premises adjoining residence at Wokingham and all (if any) other my real estate." Benjamin Whippy Garrard lived at East Heath Lodge with his wife Blanche and their children at least six in number. This was the most likely time that the drawing room (old school hall) was built. Three of his children,  
19 Claude Benjamin, Mabel Blanche and Violet were married in St. Paul's Church, Wokingham (the parish was created in 1864) and their parents were buried there, Benjamin Whippy Garrard in 1891 and his widow Blanche in 1912. During this period, too the name 'White House' was more constantly used.

20 Although at the time of Mrs. Blanche Garrard's death her son Maurice Whippy Garrard was still living at White House there are no more Deeds to cover the period remaining. The Kelly's Directory of 1915 noted that Col. Charles Reginald Phillips lived at White House and from 1920 to 1939 at least, Mrs. Neil Edmonstone had the property.

GEORGE II 1727 - 1760  
GEORGE III 1760 - 1820

Roll 61

APPENDIX

THE TITLE DEEDS OF WHITE HOUSE

The system of conveying freehold property, that is, originally a piece of land not subject to the will of the lord of the manor, had a simple origin but followed more complicated patterns thereafter. Originally the vendor would hand over a piece of turf from the holding to the purchaser in front of a witness. Later this custom was recorded on a deed known as a "Deed of Gift"; by 1677 this had become compulsory. A charge was levied by the Crown which was supposed to be paid by the purchaser at the time of the transaction; this was known as 'a Relief'. Several ways were found to avoid paying this. One was an action by the vendor: he would convey the property to not one but several people; they became the apparent owners. The purchaser was supposed to be able to farm the land and obtain an income from it; in some way this system of multiple ownership avoided the payment of tax. In fact if the apparent owners chose to follow up their theoretical right to that income the real owner could take them to the Court of Chancery hoping for restitution!

However, the loss of income to the Crown did not escape notice; the 'Statute of Uses' of 1535 put a stop to this particular form of evasion. The original owner was deemed the actual owner and made liable to pay the Relief. At the same time another law was passed: 'The Statute of Enrolment' which was supposed to prevent conveyancing in secret by insisting on the proper recording of the transaction.

Nonetheless there were other ways of avoiding the payment of the Relief. For instance the owner often drew up a Lease, normally for one year for a potential purchaser. The latter could then live in the property or farm it, thanks to what was called a 'Release' (a deed of grant). The vendor was given what was named a 'Reversion' - a future interest in the property. Then the vendor was able to sell his reversion without having to pay the Relief. This Lease and Release procedure continued until 1841.

I hope this explains to a certain extent why the school deeds contain documents bearing these names.

Trinity Term 24<sup>th</sup> Geo 3<sup>rd</sup> 1784

10/ Berkshire, Edward Lane  
Samuel Whiting & Elizabeth his wife & Joseph Allwright  
Rackstraw & Hannah his wife Defor<sup>t</sup> of one  
messuage twenty acres of land five acres of meadow  
five acres of pasture & common of pasture for all manner  
of cattle with the appts in the Parish of Wokingham  
Before Richard Lincow & Henry Hodgson Jents by com  
19<sup>th</sup> July 42<sup>nd</sup> Geo 3<sup>rd</sup>

Returnable from the Day of the Holy Trinity and Weeks

Examined with the Entry in the Kings  
Silver Office Temple 15<sup>th</sup> July 1833



Chas. Bulgin Esq.

Document from School Deeds : copy of entry made  
at Kings Silver office in 1784 in connection with  
White House land.



The Title Deeds of the property in the possession of the school date from 1784-1866. They also include seven associated documents particularly concerning the loans of money raised by George Morris II and the mortgaging of the property in 1832. As mentioned earlier they also show ownership of the land prior to 1784, as a means of identification, in relation to its geographical position, particularly the road and lanes which have fixed its boundaries. Before discussing what may be gleaned from the Deeds, it might be useful to define what they are, how they were made and some of the terms contained in them.

The documents are written evidence showing the right of possession of the land. Amongst these are Leases, Conveyances, a Release, a Declaration of the uses of a Fine, an Appointment and Release, a confirmatory conveyance and a Deed of Covenant. All were used (and are in part in use today) in the system of conveyancing of freehold property.

All are written on parchment which was usually prepared from the skin of the ewe or calf. Pumice stone was used to rub down rough skin and pounce rubber for taking up some of the greasiness from the surface of the parchment. The wax seals at the foot of each document are used to authenticate the deed; a signature appears, written across each one. One parchment maker in Wokingham was Mr. Thomas Loosley of London Road, noted in a directory of 1867. The quill had been an enormously successful writing instrument for many centuries but needed constant trimming; by the mid-eighteenth century there was an increasing demand for a simple and durable pen for business and school use. Metal pens seem to have been made in various places simultaneously: Johann Jantssen of Aachen in 1748 for instance and Peregrine Williamson of Boston, Massachusetts U.S.A. in 1800. In this country pens were mass-produced in Birmingham and by the end of the nineteenth century the quill pen had vanished into obscurity.

The brown ink used on countless manuscripts made from oak galls and iron salts was very successful when used with a quill but quickly rusted a metal point away. An alternative was a more permanent carbon ink made from soot, water and gum. It did not affect the metal of the steel pens adversely but it did clog them.

CAPITAL LETTERS from DEEDS

<i>H</i>	<i>T</i>	<i>P</i>	<i>O</i>	<i>K</i>	<i>H</i>	<i>M</i>	<i>T</i>	<i>I</i>	(1791)	
<i>B</i>	<i>T</i>	<i>J</i>	<i>F</i>	<i>N</i>	<i>C</i>	<i>A</i>	<i>P</i>	<i>C</i>	<i>Q</i>	(1832)

"Messuages", "possejs" are examples of the 'f' style of the first of a double 's' in "messuage", "possess."

"ffrance", "ffurichampstead" are examples of how two lower-case 'f's are used in place of a capital letter in "France", "Furichampstead." (1791)



As for the style of writing: the Law writers or scribes were professional calligraphers who had received a training of sorts; their work included not only transcriptions of documents for the conveyancing of property; they sat in law stationers' offices working day and sometimes night and in the 1830's charged eight pence a sheet. Turkey feathers were stronger than goose quills and the scribes had also to choose a penknife which had a smooth bone handle, for cutting them into shape. When a mistake on parchment was made, it could be cut out with the knife; the handle was used to smooth down the surface.

A useful gadget used by the scribes was a 'runner'. This was a revolving wheel with sharp spikes equally placed around its circumference, like a spur. This could be run down the sheet of parchment against ruler and would prick out the marks needed for accurately spaced lines. The pricked marks can clearly be seen along both edges of, for example, the 1785 and 1828 documents.

An Indenture has a wavy line along the top margin; it was originally cut through the middle with a jagged cut through the word 'Indenture' or an ancient Latin version of the scriptures (Vulgate). The test of the document was written twice, once below once above the line. If four persons were involved the original document might be cut into quarters. In the Norman period and earlier, Indentures were used for Wills. Later they were used for Contracts, Title Deeds, etc. perhaps now they are used more in connection with apprenticeship Articles and Leases.

20 Dating:

In many documents including the Title Deeds the date is indicated by the year of the sovereign's reign or Regnal Year, and without the classification shown opposite. For example "34 Henry II" would be 1187-88. The day of Henry II's accession to the throne was 19th December 1187: his Regnal Year, therefore, began on 19th and ended on 18th December the following year. In the time of the Commonwealth ordinary dating was noted; when Charles II came to the throne following this in 1660 his Regnal Years were calculated from the death of his father (1649) thus his first year was stated to be 12 Charles II. In addition one should be aware that the present style of measuring time - the Gregorian Calendar - was not

introduced into the United Kingdom until 1752. In that year September 3rd was calculated to be September 14th and dating carried on from that date. Prior to this March 25th (Lady Day) was the civil and Legal New Year's Day.

#### Quarter Days

Epiphany, 6th January, Lady Day 25th March, Trinity - Sunday after Whitsun and Michaelmas, 29th September, were the most usual feasts or days of payment of rent in the year.

#### Examples from the Deeds

1. The Deed of 31st January 1791 (or 31 George III) is Lease for one year between Mr. Matthew Harrad and Mr. William Osman gent. This document is the first to mention 'the common land towards the west and north parts'. This is clearly marked as 'the common field (131) and (139) on the 1817 Inclosure Map. Having identified the land, another term is used "lately purchased by the said Matthew Harrad from Edward Lane 'in fee simple'." This is the first of two kinds of freehold tenure in which the owner could dispose of his property freely. "Yielding and paying therefor unto the said Matthew Harrad, his heirs and assigns the rent of one peppercorn on the last day of the said term (one year) if the same shall be lawfully demanded". An assign (assignee) is one to whom any right or property is transferred. A peppercorn is a term used to denote a trivial or nominal rent; this was one of the most popular spices imported from Elizabeth I's time. We do not know if Mr. Harrad did demand it!

2. A lease by Mr. George Morris to William Jenkins, Esq. of a messuage etc. at East Heath in the said Parish of Wokingham and contained in the whole, seven acres be the same more or less including "areas described under any Act or Acts for inclosing the common or wastelands". Mr. Jenkins paid £40 as an annual rent for twelve years to be paid on "the two most usual feasts or days of payment of rent in the year. (Lady Day and Michaelmas). He was also to pay £20 per acre "for every acre of the pasture or meadowland or ground hereby demised which he shall plough, dig, break-up or convert into tillage or garden ground "and so in proportion for any greater or less quantity than an acre". William Jenkins was charged: "at his own cost and charge from time to time and at all times during the

said term will and substantially repair, uphold, support and sustain maintain amend have paint glaze scour cleanse empty preserve and keep the said messuage tenement buildings and premises hereby demized and all and singular the hedges ditches fences gates rails stiles privies sinks gutters water courses and wisdraughts thereunto belonging and the said several Fixtures Articles and things mentioned and set forth in the schedule hereunder written in by and with all manner of necessary and substantial support reparations amendments scouring and cleansing whatsoever, when where as often as occasion shall be or require (casualties happening by fire always expected). And also shall and will at his and their own costs and charges keep the lawn and pleasure ground shrubberies, kitchen and other gardens and the gravelled and other walks of and belonging to the said demised premises in good order and condition and clear and free from weeds and well and sufficiently tilled dug planted cropped and stocked with fruit trees, shrubs flowers and vegetables." William Jenkins was further charged to leave surrender and yield up the said demised premises at the end of the term to George Morris. Five wagon loads of the best rotten spit dung were to be laid, spread and bestowed in a husbandlike and proper manner in the said close of meadow during the last two years of the term. A surveyor was to visit twice yearly on Mr. Morris' behalf to note "any defects decays defaults and work of reparation".

The same Deed includes a Schedule of the house which it appears Mr. Jenkins rebuilt. The house is divided into the chamber storey and ground storey. The chamber storey included: "best bedroom with stone chimneypiece and dressing room; bedroom over the dining room (door leading from best stairs) with dressing room; room over kitchen with ditto over scullery which included a small cupboard in the wall; ditto over pantry. The ground storey comprised the study, fastening closet front with two doors and locks and keys; one wide shelf in the same and three tiers of shelves above; Entrance hall mortice spring latch to entrance doors, shifting shutter with screw pin fastening to ditto and wood chimneypiece. Drawing room: mortice lock and key to French casements; marble chimney-piece. Dining room: two doors are mentioned including 'green baize door with iron boxed spring; stone chimneypiece. Kitchen: one small cupboard by side of chimney opening, sliding door with runner and iron handles, wood chimneypiece. Pantry, scullery: lead pump, wood sink

socket pipe and frame of three shelves. Cellar: two wood steps into cellar; lattice partition and door with lock and key, boarded floor and bearers forming a Loft and trap door to the same. Brewhouse: a fifteen gallon copper and a ten gallon copper fixed in brickwork - hearth - oven - ironing board. Shelves and plate-rack on side. Wood enclosure to back door and framed door to the same with wired top panels. Tin shoots to all the eaves and three stack pipes. Wood trellis to porch covered with oil cloth to the entrance door. Trellis Verandah to part of the west end and the whole of the south front of the house. Four panels of venetian framed blinds and frames to ditto to four windows on the south and west fronts." (One can see from this that the later Drawing room - old school hall - was added after this date.)

Garden: "summer house, framed with wood with brick foundations, boarded and slated roof and slats to three sides."

REFERENCES

1. From figures given in "History of the Collegiate Girls School Leicester" by N.K. Freebody (1967).
2. The Palmer Schools originate from:
  - a) 1711 the Bequest of Dr. Charles Palmer of Arborfield, to maintain a school for twenty poor boys, which was built in Down Street (now Denmark Street), reputed to be somewhere behind No. 54.
  - b) 1713 the Bequest of Martha Palmer for the setting up of a Maiden School for twelve poor girls.
  - c) 1795 33 Rose Street, bought for use as the Maiden School.
  - d) 1828 National School erected in Rose Street, behind Nos. 9/11 for 250 boys and girls, which included Dr. Palmer's School.
  - e) 1842 Maiden School (Palmer Girls' School) amalgamated with National School. Infants School built behind 33 Rose Street.
  - f) 1875 New Palmer School built on Glebeland adjacent to Rectory Road.
  - g) 1973 New School built in Norreys Avenue, Whitelocke Infants School and Palmer Junior School.

(From: "The Records of Parish Church and Parish of Wokingham" compiled by Canon Long, 1937 and "Wokingham: A Chronology" compiled by the Wokingham Society 1977)
3. St. Paul's School:

1866: First built by John Walter of Bearwood, in the Reading Road for 32 children.

1893: Infants classroom built adjacent to new St. Paul's Parish Rooms and clock tower in Reading Road.

1967: New Junior School built in Murray Road, Infants School known as Walter County School.

(From "Wokingham: A Chronology" - Wokingham Society 1977)

4. National Schools:

The National Society for the Education of the Poor in the Principles of the Established Church was formed in 1811 and took over most of the schools established by the Society for the Propagation of Christian Knowledge (SPCK.). This set the pattern for nineteenth century education, insisting on "subordination and frugality and gratitude". The schools depended on voluntary subscriptions. (Individual members of two families mentioned in the Deeds made generous contributions: the Morres family of Chapel Green and the Lane family of Evendons Farm). By 1851 there were 17,000 National schools in the country. The 1870 Forster Education Act which set up Board Schools led to their decline.

(From "The Local Historians' Encyclopedia" by John Richardson. Historical Publications Limited 1974).

5. British Schools: in 1808 followers of Joseph Lancaster, a Quaker, formed the Royal Lancastrian Society to carry out his ideas. In 1810 the Society altered its name to the British and Foreign School Society following Lancaster's dissociation from the Society. The Monitorial system was introduced into education by these schools. This system allowed for tuition of masses of children by other partially educated children or monitors, with a minimum of paid staff. It, therefore, recommended itself by its cheapness and for a long time was copied by other types of school. The pupils were taught to respond to verbal or signalled orders from the monitors. Little attempt was made to encourage children to act as individuals.

( Ibid and Berkshire Record Office (BRO) C/E239/50, British Schools Manual 1850)
6. From the Records of Parish Church and Parish of Wokingham compiled by Canon Long 1937. p.21.
7. Census Returns of Wokingham Parish 1841-1881 Reading Reference Library.
8. Windsor Forest: From English Place Name Society Vol. XLIX for 1971-2 part I.
9. Le Eastheath: Ibid.
10. Evendons: Ibid.
11. Marriage Settlement of Elizabeth Allwright D/E/B958 T9/15 BRO.
12. Will of Samuel Whiting (grocer) D/A1/164/90 BRO.

13. Croft, Croat or croud - an enclosed meadow or arable land, usually adjacent to the house.  
Fightle, pightel, pigtail or pingle - a small enclosed plot.
14. Poll Book 1768 (printed) BRO.
15. Wokingham Burial Register BRO.
16. Title Deeds: messuage and tenement in Rose Street 1726-1795 D/EX67 T2, BRO.
17. 'The History of Garrard' by W.H. Summers MVO. Garrard, 112 Regent Street, London W1A 2JJ.
18. Will of Robert Garrard II - Principal Registry. Family Division, Somerset House.
19. Parish Registers at St. Paul's Church, Wokingham.
20. Mrs. Blanche Garrard, Letters of Administration, Principal Registry, Family Division, Somerset House.
21. The Story of Writing by Donald Jackson published by Studio Vista (Cassell Ltd 1981) p.46, 56-57 and following.
22. The Local Historians Encyclopedia by John Richardson. Historical Publications Limited 1974.
23. From: The Royal Forests of Medieval England by Charles R. Young. Leicester University Press 1969.
24. Victoria County History, Vol.III. Wokingham Public Library.

## Appendix 3 OASIS Data Collection Sheet

**OASIS ID: [archaeol6-231835](#)**

### Project details

Project name	Ewendons Primary Free School, Finchampstead Road, Wokingham
Short description of the project	In June 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 3) of Ewendons Primary Free School (formerly White House School, Firchampstead Road, Wokingham (NGR 480355 167026). The work was commissioned by Arcadis LLP on behalf of their client. The site is occupied by the original historic residence and associated outbuildings, all since adapted or extended to be fit for purpose as a school. Ewendons Primary School is a site with a complex site history, reflecting a near constant redevelopment and evolution of the buildings through the 18th, 19th, 20th, and early 21st centuries. . Many of the late 19th-century and early 20th-century alterations and additions, including the construction of the 'Old Hall' can be attributed to the Garrard family, reflecting a clear influx of wealth and investment at the site.
Project dates	Start: 13-10-2015 End: 13-12-2015
Previous/future work	Not known / Not known
Any associated project reference codes	7860 - Contracting Unit No.
Type of project	Building Recording
Site status	None
Current Land use	Community Service 1 - Community Buildings
Monument type	BUILDINGS Post Medieval
Significant Finds	NONE None
Methods techniques	& "Annotated Sketch","Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

### Project location

Country	England
Site location	BERKSHIRE WOKINGHAM WOKINGHAM WITHOUT Ewendons Free School
Postcode	RG40 3HD
Study area	1 Hectares
Site coordinates	SU 80355 67026 51.396074472872 -0.844856222336 51 23 45 N 000 50 41 W Point

### Project creators

Name Organisation	of Archaeology South-East
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**Project originator**      brief   Arcadis LLP

**Project originator**      design   Archaeology South-East

**Project director/manager**      Ron Humphrey/Amy Williamson

**Project supervisor**      Seth Price

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[Project archives](#)

**Physical Exists?**      Archive   No

**Digital recipient**      Archive   TBC

**Digital available**      Media   "Images raster / digital photography","Text"

**Paper recipient**      Archive   TBC

**Paper available**      Media   "Photograph","Plan","Report","Unpublished Text"

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**Entered by**              Seth Price (seth.price@ucl.ac.uk)

**Entered on**             26 November 2015

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