

---

**ARCHAEOLOGICAL SOLUTIONS LTD**

**LAND AT ST ANNE'S CONVENT, THE DOWNS,  
WEST WIMBLEDON SW20 8HS**

**HISTORIC BUILDING RECORDING**

Authors:	Tansy Collins BSc Kathren Henry Andrew Peachey BA AIFA	
NGR: TQ 2372 7016	Report No: 3488	
District: Merton	Site Code: TDW 10	
Approved: Claire Halpin	Project No: 3722	
Signed:	Date: February 2010	

This report is confidential to the client. Archaeological Solutions Ltd accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

---

Archaeological Solutions Ltd, 98-100 Fore Street, Hertford, SG14 1AB.  
Tel: 01992 558170 Fax: 01992 553359 E-mail: [info@ascontracts.co.uk](mailto:info@ascontracts.co.uk)  
Web: [www.archaeologicalsolutions.co.uk](http://www.archaeologicalsolutions.co.uk)  
Registered Number: 4702122

## **CONTENTS**

### **OASIS SUMMARY SHEET**

### **SUMMARY**

- 1 INTRODUCTION**
- 2 DESCRIPTION OF THE SITE**
- 3 METHOD OF WORK**
- 4 THE EVIDENCE**
- 5 THE BUILDINGS**
- 6 DISCUSSION**

### **DEPOSITION OF ARCHIVE**

### **ACKNOWLEDGEMENTS**

### **BIBLIOGRAPHY**

#### **Appendix 1 Historic sources**

### **PLATES**

### **PHOTOGRAPHIC INDEX**

### **FIGURES**

**OASIS SUMMARY SHEET**

<b>Project details</b>			
Project name	<i>Land at St Anne's Convent, The Downs, West Wimbledon SW20 8HS</i>		
<p><i>In February 2010, Archaeological Solutions Ltd conducted a programme of historic building recording at St. Anne's Convent, The Downs, West Wimbledon. The works were required as a condition of planning permission (Ref. 07/P3882) to demolish ancillary buildings and construct eight houses, an access road and amenity space. A programme of archaeological evaluation was also undertaken at the same time.</i></p> <p><i>The site lies within an area of late 19th century residential expansion, which saw the development of a number of formerly open fields, located between Lansdowne Road and Wimbledon School. In its original form Building 1 comprised a small carriage house and stable built to serve the main house and constructed in typical Arts and Crafts style. The asymmetrical yet carefully planned façade and decorative touches such as the red brick banding and tile-hanging reflect similar decorative elements visible on the main building, and are all features which point towards a date for construction in the late 1880s.</i></p> <p><i>Both Buildings 2 and 3 were constructed to provide additional accommodation and administrative areas for St Anne's Convent, and comprise typically 1960s or 1970s residential blocks. They both follow a layout comprising of a central corridor giving access to a series of rooms either side. Building 3 retains some gesture to the architecture of the main building such as the tile-hanging at the east end.</i></p>			
Project dates (fieldwork)	<i>02 February 2010</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>?</i>
P. number	<i>3722</i>	Site code	<i>TDW 10</i>
Type of project	<i>Historic building recording</i>		
Site status	<i>-</i>		
Current land use	<i>Accommodation and administration</i>		
Planned development	<i>Demolition</i>		
Main features (+dates)	<i>Outbuildings - former coach house and later 20<sup>th</sup> century buildings</i>		
Significant finds (+dates)	<i>-</i>		
<b>Project location</b>			
County/ District/ Parish	<i>Greater London</i>	<i>Merton</i>	<i>Wimbledon</i>
HER/ SMR for area	<i>Greater London Sites &amp; Monuments Record</i>		
Post code (if known)	<i>SW20 8HS</i>		
Area of site	<i>-</i>		
NGR	<i>TQ 2372 7016</i>		
Height AOD (max/ min)	<i>c.48m AOD</i>		
<b>Project creators</b>			
Brief issued by	<i>Advice letter from EH GLAAS</i>		
Project supervisor/s (PO)	<i>Tansy Collins</i>		
Funded by	<i>Shanly Homes (Leatherhead) Ltd</i>		
Full title	<i>Land at St Anne's Convent, The Downs, West Wimbledon SW20 8HS. Historic Building Recording</i>		
Authors	<i>Collins, T. Prosser, L.</i>		
Report no.	<i>3488</i>		
Date (of report)	<i>February 2010</i>		

## **LAND AT ST ANNE'S CONVENT, THE DOWNS WEST WIMBLEDON**

### **HISTORIC BUILDING RECORDING**

#### **SUMMARY**

*In February 2010, Archaeological Solutions Ltd conducted a programme of historic building recording at St. Anne's Convent, The Downs, West Wimbledon. The recording was required as a condition of planning permission (Ref. 07/P3882) to demolish ancillary buildings and construct eight houses, an access road and amenity space.*

*The site lies within an area of late 19th century residential expansion, which saw the development of a number of formerly open fields, located between Lansdowne Road and Wimbledon School. In its original form Building 1 comprised a small carriage house and stable built to serve the main house and constructed in typical Arts and Crafts style. The asymmetrical yet carefully planned façade and decorative touches such as the red brick banding and tile-hanging reflect similar decorative elements visible on the main building, and are all features which point towards a date for construction in the late 1880s.*

*Both Buildings 2 and 3 were constructed to provide additional accommodation and administrative areas for St Anne's Convent, and comprise typically 1960s or 1970s residential blocks. They both follow a layout comprising of a central corridor giving access to a series of rooms either side. Building 3 retains some gesture to the architecture of the main building such as the tile-hanging at the east end.*

#### **1 INTRODUCTION**

1.1 In February 2010, Archaeological Solutions Ltd (AS) conducted a programme of historic building recording at St. Anne's Convent, The Downs, West Wimbledon (NGR TQ 2372 7016; Figs. 1-2). The recording was required as a condition of planning permission (Ref. 07/P3882) to demolish ancillary buildings and construct eight houses, an access road and amenity space.

1.2 The recording was commissioned by Shanly Homes (Leatherhead) Limited in response to a requirement of LB Merton, based on advice from English Heritage Greater London Archaeological Advisory Service (EH GLAAS), dated 13<sup>th</sup> February 2008) which included a requirement for archaeological trial trench evaluation and a photographic survey of the Coach House and ancillary buildings scheduled for demolition. The works were carried out according to a specification compiled by AS (dated 20<sup>th</sup> November 2009).

1.3 The building recording conformed to English Heritage (London Region) Archaeological Guidance Papers (AGPs), and the procedures set out in English Heritage's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2006). It also conformed to the *IfA Standard and*

*Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (IfA 1999). The level of building recording was to Level 2 as defined in the RCHM(E) / EH documents. The Institute for Archaeologists (IfA) document *Standards and guidance for archaeological desk-based assessment* (1994, revised 2001) was also used to guide the project.

1.4 As set out in the advice letter, IfA document and RCHME/EH document, the objectives of the building recording were:

- To carry out archaeological recording (photographic recording) of the existing standing structures proposed for demolition (the coach house and ancillary buildings), with additional recording/research undertaken as necessary to place the findings in context;
- to produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to demolition.

1.5 A programme of archaeological evaluation was also undertaken as part of the same planning condition, the results of which have been presented as a separate report (Pozorski 2010)

## **2 METHOD OF WORK**

The site was subject to a brief programme of historic research to obtain information regarding the site in order to meet the objectives of project and conformed to the EH GLAAS Guidance Papers (in particular No. 5 *Evaluations* and No. 3 *Standards and practices in archaeological fieldwork in London*) and the IfA Guidelines (in particular *Evaluations*).

### **2.1 Cartographic and historical sources**

The principal source for these types of evidence was the Merton Local Studies Centre (MLSC). Relevant documents are listed in Appendix 1 and reproduced as Figures 3-6.

### **2.2 Secondary sources**

The principal sources of secondary material were the MLSC, as well as AS's own reference library. All sources, including websites, are listed in the bibliography.

## **2.3 The Buildings**

2.3.1 The site was visited on the 2<sup>nd</sup> February 2010 by Tansy Collins and Kathren Henry in order to compile descriptions of the buildings and undertake the photographic work.

2.3.2 The photographic recording was conducted using medium format (4.5 x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 film. Colour photographs were taken using a Canon 1000d digital LSR camera, duplicating the black and white photography. Supplementary colour photography was captured on 35mm Ektachrome colour transparency film. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates is included below, together with location plots (Figs. 7 and 8).

## **3 DESCRIPTION OF THE SITE (Figs. 1 - 2)**

3.1 Wimbledon is part of the London Borough of Merton located in the south-west side of London. The site itself lies within an area of residential development between Wimbledon Common to the north-west and the railway and further development to the south-east.

3.2 The site lies on the north-east side of The Downs and occupies a rectangular plot of land with St. Anne's Convent in the centre of the grounds, given access via a driveway extending along with northern boundary of the site. Building 1 (the Coach House) is a small structure occupying the north-east corner of the site. Building 2 lies near the frontage of the site, while Building 3 adjoins the main building on the north-east. The remainder of the site is occupied by lawns and gardens.

## **4 Cartographic Evidence**

*1865 1<sup>st</sup> Edition Ordnance Survey map, sheet VII.14 (Fig. 3)*

4.1 The 1865 OS map depicts the assessment site prior to any development when the land was still agricultural. The course of a road is present bordered by fields, although the later route of The Downs road is somewhat different and can be traced along the field boundary adjoining the site. Elsewhere the encroachment of suburban villas on the landscape can be seen on Lansdowne Road which extends parallel to the west, where a formally laid out series of detached residential properties has been established, perhaps a speculative development. The Wimbledon School is also depicted a short distance to the north of the assessment site.

*1898 Ordnance Survey map, sheet VII.14 (Fig. 4)*

4.2 The landscape dramatically changed in the subsequent 33 years and by the production of the 1898 OS map the fields seen on the earlier map are gone, consumed by residential development. The Downs follows its existing route and comprised a street flanked on either side by a number of large detached properties, while roads nearby have been similarly developed. Some larger buildings nearby are named, for example Ingarsby and Ivyhurst to the east, although those in the assessment area are not. The layout of the site at this time comprises a large building set back from the road with a smaller building to the rear in the northern corner of the site (Building 1). A small outbuilding is also present in the eastern corner of the site. The main buildings are given access from The Downs by a driveway extending along the northern edge of the site as exists today.

*1913 and 1933 Ordnance Survey maps, sheet VII.14 (Figs.5 and 6)*

4.3 The 1913 and 1933 OS are almost identical with only slight differences visible in the surrounding area. The only alteration visible to the layout of the site since the production of the 1898 map is the addition of a glass-roofed structure immediately to the south-west of the building in the northern corner of the site. The south-east face of the main building may have been remodelled, but this may simply reflect a greater degree of detail on the map. Little else has changed, although small-scale development can still be seen in the surrounding landscape.

## **5 THE BUILDINGS**

### **Building 1 (The Coach House)**

5.1 Building 1 is a small L-shaped building formerly comprising a carriage house and stabling (Plate 1). It lies to the north-east of the main house and occupies the corner of the property. It is bounded on the northern side by a retaining wall, approximately 1.5m high, which is rendered with a soldier course of Staffordshire blue bull-nosed bricks. The rear of the building was not accessible at the time of recording.

#### *Exterior*

5.2 The main range rises over two storeys and is aligned approximately north to south, with a small single-storey cross-wing at the south end projecting into an open yard area on the west. The main frontage rises to a half-hipped roof with a central gable rising above the roof pitch on the west side. The roof of the lower cross-wing is also hipped and both roofs are covered in peg-tiles. A small unit on the west side represents a reconfiguring of an earlier arrangement, which likely comprised an open porch to the carriage house.



5.3 The building is constructed of a rough yellow stock brick predominantly laid in Flemish bond, some with occasional straight skintles. The brick is highly creased containing some vitrified fragments. The majority has been repointed but where this has fallen away the original mortar comprises a buff-coloured cementitious lime mortar. Care has been taken at the corners of the building and the window jambs, which are constructed of a finer quality yellow brick and given a bevelled edge (Plate 2). In addition, the façade is punctuated by single courses of red brick, where the mortar has been colour-washed and tuck-pointed. Elsewhere further decorative elements include tile-hanging and red terracotta hoods at the apex of the roofs.

5.4 At ground floor level the main range contains the principal entrance to the building at the south end with two windows to the north and the remainder of the façade occupied by the formerly open porch and carriage entrance. The door and two adjacent windows lie beneath a continuous timber lintel, which has been simply chamfered with run-outs to define each aperture. The door is a modern replacement, while the two adjoining windows are of narrow two-over-two sash form with both upper and lower horns. Both window sills are painted, but apparently of stone. The north window contains textured glass to a bathroom. Above the north window, a large painted timber is set into the wall and below the south window a small niche is visible at ground level. This has a semi-circular red brick arch and its function is not evident, although a similar niche on the cross-wing holds a foot-scraper.

5.5 At first floor level the main range is more decorative and comprises a central panel rising to the gable noted above. Between the lower and upper area a red brick dentilated stringcourse extends across the façade and terminates at two projecting yellow brick piers which frame the central panel and rise to the gable protruding above the roof pitch on this side. The piers are topped with little red brick corbels and the gable itself is framed by red brick dog-tooth dentilation and infilled with red terracotta tile-hanging with a fish-scale profile. The remainder of the façade flanking the central gable is hung with fish-scale tiles, as the gable, with lower plain tiles extending over the stringcourse. In addition rafter feet protrude below the eaves, all painted. The central panel has clearly been rebuilt although in like style with a lower section of rough yellow stock brick. There is a three-light metal-framed window above, each light with six panes, the central light fixed and the flanking lights forming side-hung casements. The timber lintel above, however, is original and gives an indication of the original form. Here two sections of chamfering with run-outs indicate the position of two windows which likely followed the same form visible on the ground floor.

5.6 The north façade is relatively plain, and comprises yellow brickwork, punctuated by the finer red brick banding. This continues to hip level and the gable is framed with red brick dog-tooth dentilation as on the west elevation. This façade has been pierced for the insertion of a metal-framed window set beneath a red brick soldier course and with a tile sill. To the west, the corner of the main range was originally bevelled with the finer quality yellow bricks as elsewhere, although this area has been reconfigured and the wall is now flush with the west unit.



5.7 The cross-wing continues the style of the building with the walls framed at the corners with finer yellow brick and punctuated with red brick banding. As noted the roof to this range is hipped at both ends, the apex having decorative hoods, and the rafter feet protrude as on the main range. On the north side bevelled corners to two full-height apertures along with a continuous timber lintel with chamfers and run-out stops mark the positions of two former doorways. These are now glazed with modern safety glass. The brick pier between the two doorways houses a small niche at low level with a brick arch, of similar form to that seen on the main range, and here retaining a heavy iron strip as a boot-scraper.

5.8 The west elevation presents plain brickwork pierced by a central window. The window is modern and the surrounding brickwork fairly disturbed, although the presence of an original timber lintel, with chamfer, above indicates this is a replacement. The south façade has been entirely repointed in cement. It presents a symmetrical façade with a central gabled roof rising from the roof pitch as on the main range. Here a large metal-framed window represents a later reconfiguring, and the timber lintel over suggests the presence of two adjoining windows as on the main range. The existing window is of three long panes, the outer panes forming side-hung casements, and three upper panes, the centre one top-hung. Two red brick corbels flank the window and the gable above is framed with red brick dog-tooth dentilation. The gable is infilled with tile-hanging as on the main façade. To the east a further metal-framed casement has been inserted. It is of three large panes and has a painted tile sill and plain timber lintel.

5.9 The small unit projecting from the main range at the north end does not appear on any early OS maps. However inspection reveals the corner piers to be constructed of identical brick and in identical fashion to the brickwork of the main range with fine yellow brickwork, broken by red brick banding with tuck-pointing. The remaining sections, however, are clearly later comprising later yellow brickwork, although in like style, and pierced by a number of window apertures containing metal-framed windows with tile sills. A door on the north side gives access to the interior.

5.10 In addition, adjoining the north façade is a small external WC. It has a late 19<sup>th</sup> century door of three moulded panels, the upper panel glazed, although the brickwork around is much disturbed.

## Interior

### *Ground floor*

5.11 The interior of the building has been completely modernised. However, traces survive which provide information as to the original configuration. The space is now divided into two separate units with no access given between and a number of partitions inserted to create rooms. The front door on the west gives access to the south unit which includes most of the ground floor area and all of the first floor rooms, while the second unit to the north is significantly smaller. The layout now comprises an entrance hall with a

staircase on the east to the first floor rooms, and a bathroom on the north. To the south the cross-wing is reached.

5.12 The entrance hall comprises is plain and houses the stair on the east side (Plate 3). The stair is early 20<sup>th</sup> century in date with a square newel on a closed string with a simple handrail with an intermediate rail below and no balusters. It turns a dog-leg at half-landing level and rises to the first floor where it is enclosed. Infilling the space between the stair and the front wall is a bathroom. The room is lit from the west by a sash window containing textured glass with plain glazing bars. Immediately to the north of the window we see a bevelled corner to the wall defining the original jamb of the carriage entrance, and clearly indicating the north partition is a later insertion.

5.13 The cross-wing, reached through a modern door on the south side of the entrance hall now comprises two rooms, although formerly was occupied by a stable. The two blocked doorways on the north side, originally entrances to the stalls, flank the wall dividing this area and perhaps suggest it is original to the building. The room adjoining the entrance hall (Room 1) is now a large plain space with modern plastered walls all round and a plastered ceiling which includes part of the roof space. On the south, the inserted windows noted from the exterior are visible. There is little else of note, apart the base of a high-set aperture visible on the north wall (Plate 4), this likely comprising a loading door from a hay loft, which has been blocked with the insertion of the current ceiling which bisects the aperture.

5.14 The west wall between the two areas has been pierced and now contains a 1930s or 50s door with three long lower panels and upper glazing. In Room 2 little is visible apart from the replacement window on the west and the full-height aperture on the north, now containing a window.

5.15 The final area occupying the north bay of the main-range (Room 3) is now a self-contained unit, only given access through the west unit. The east and north walls comprise painted brickwork with an inserted metal-framed casement on the north. The partition to the south is painted but appears to be of blockwork. The original carriage entrance on the west side has been somewhat altered but the original north jamb is visible with bevelled edges, corresponding to that seen in the bathroom to the south, and a supporting steel I-girder above. Little else is visible and the west unit contains an enclosed WC / bathroom with a kitchen area adjoining.

### *First floor*

5.16 The stair rises to first floor level enclosed at upper level with narrow vertical boarding. The stair opens onto a small lobby, with two flanking doors to bedrooms and a glazed full-height partition with safety glass on the west. The outer walls of the south room (Room 4) are covered in modern plaster, although the north partition is covered with vertical boarding as is a built-in cupboard on the northeast. This partition bisects the window on the west and is clearly a later insertion. This room is housed within the south gable of the

main range and a small two-light metal-framed casement has been inserted on this side.

5.17 The room to the north (Room 5) is slightly larger than the opposing Room 4 although follows the same pattern with modern plastered walls and ceiling, apart from the north wall, which comprises plain panels. The remainder of the window seen in the adjoining room and bisected by the later partition is visible on the west.

5.18 The whole of the first floor is ceiled and no access to the roof was possible at the time of the survey.

### **Buildings 2 and 3**

5.19 Building 2 is a distinct block lying in the western portion of the property, set back from the road, and divided from the main convent building by gardens and fencing, while Building 3 abuts the east side of the main convent building and extends towards Building 1.

5.20 Building 2 is generally rectangular in plan apart from a recessed section on the southern side. It is constructed of brick rising over two storeys to a flat roof, the brick varying in colour from red to a dull grey. Access is given from the west side where a raised walkway with metal railings leads to a covered porch and the entrance. The remaining elevations present large metal-framed windows to bedrooms and similar, punctuated above and below by narrow vertical boarding (Plate 5). The windows comprise simple side-hung casements with small lower fixed lights flanking a central two-light section with an upper top-hung casement. The only variation can be seen on the south within the recessed section where the window form is of small casements, set beneath concrete lintels, which give light to the interior.

5.21 The main entrance gives onto an entrance hall which houses the staircase to first floor level and a central corridor extending the length of the building. Rooms extend along both sides of the building and are reached from the central corridor.

5.22 Building 3 is constructed of red brick and comprises a long range reached from within the convent building and from the exterior on the northern side (Plate 6). It rises over two storeys to a pitched roof covered with machine-made tiles. The building breaks forward slightly at the north-east gable end where a staircase is housed. Both long elevations are symmetrical and present a series of metal-framed windows set beneath continuous concrete lintels at both ground and first floor level. The windows provide light to each room through a single side-hung casement with a narrow fixed margin light. Above these, high-set wide windows of four lights apparently span the width of each room. The north-east end of the building at upper level along with the gable is tile-hung.

5.23 As noted, the interior is reached from the west through the main convent building and also from the exterior on the north. Both doorways open into an entrance hall or vestibule from which a central corridor extends to the rear of the building. Flanking rooms are given access from this corridor.

## 6 DISCUSSION

6.1 The site lies within an area of late 19<sup>th</sup> century residential expansion, which saw the development of a number of formerly open fields, located between Lansdowne Road and Wimbledon School. In its original form the convent itself would have comprised one of a number of town houses constructed along the new road The Downs. The site is first shown on the 1898 OS map where both the main house and Building 1 are visible. In its original form Building 1 consisted of a small carriage house and stables built to serve the main house and constructed in typical Arts and Crafts style. The asymmetrical yet carefully planned façade and decorative touches such as the red brick banding and tile-hanging reflect similar decorative elements visible on the main building, and are all features which point towards a date for construction in the late 1880s.

6.2 The carriage house occupied the main range of Building 1, which comprised space for a single carriage, with a hayloft occupying the upper floor. The existing unit on the west appears to have originally formed an open porch, was later infilled and altered. The cross-wing apparently held stabling for two horses, the original doorways on the north side now containing full-height windows. No original fixtures and fittings survive, apart from the two sash windows on the west which likely illustrate the original form, and most of the internal layout is lost. The loss of internal elements leave unanswered questions, for example it is not known if the carriage house and stables were contiguous or if part of the building was given over to accommodation as is often seen elsewhere. All the ceilings have been replaced; the existing examples bisect the blocked aperture seen between the main range and the cross-wing, although this aperture clearly indicates the presence of a hayloft or similar. The building was modernised and converted for residential use, the current ceiling inserted and the formerly open west unit infilled and converted to rooms, probably in the earlier half of the 20<sup>th</sup> century.

6.3 Both Buildings 2 and 3 were constructed to provide additional accommodation and perhaps administrative areas, and comprise typically 1960s or 1970s residential blocks. They both follow a layout comprising of a central corridor giving access to a series of rooms either side. Building 3 retains some gesture to the architecture of the main building such as the tile-hanging at the east end.

## DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed, and was prepared in accordance with the UK Institute for Conservation's *Conservation Guideline No.2* and the English Heritage (London region) *Archaeological Guidance Papers*. Copies of the final report will be lodged with the National Monument Record (NMR), Swindon and the archive will be lodged with the London Archaeological and Resource Centre (LAARC).

## ACKNOWLEDGEMENTS

Archaeological Solutions Limited would like to thank Shanly Homes (Leatherhead) for commissioning the project (in particular Mr Matt Elnaugh for his assistance).

AS would also like to thank Sister Ruth of the convent for facilitating access.

AS also gratefully acknowledges staff at the Merton Local Studies Centre and Greater London Sites and Monuments Record.

AS would also like to acknowledge the input and advice of Ms Diane Abrams of EH GLAAS.

## BIBLIOGRAPHY

Brown, N. & Glazebrook, J. (eds.) 2000 *Research and Archaeology: A Framework for the Eastern Counties, 2. Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper no. 8

English Heritage, 2006, *Understanding Historic Buildings: A guide to good recording practise*.

Institute of Field Archaeologists 1994 (revised 2001) *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings, structures and annexes*.

Pozorski, Z, 2010, *St Ann's Convent, The Downs, West Wimbledon SW20 8HS; An Archaeological Evaluation*, AS Report 3476

## APPENDIX 1      HISTORIC SOURCES

### Cartographic sources

Date	Title	Scale	Location
1865	Ordnance Survey Map Surrey Sheet VII.14	25": 1m	MLSC
1898	Ordnance Survey Map Surrey Sheet VII.14	25": 1m	MLSC
1913	Ordnance Survey Map Surrey Sheet VII.14	25": 1m	MLSC
1933	Ordnance Survey Map Surrey Sheet VII.14	25": 1m	MLSC



## PLATES



Plate 1 West elevation of Building 1, taken from west (DP 01)



Plate 2 Sample of pilaster between windows on the west side of Building 1 showing bevelled corners to the jambs, taken from the west (DP 27)





Plate 3 Entrance hall of Building 1, taken from the west (DP 07)



Plate 4 North wall of Room 1 (Building 1) showing high-level blocked aperture, taken from the south-west (DP 17)



Plate 5 North elevation of Building 2, taken from the north-east (DP 05)



Plate 6 North elevation of Building 3, taken from the north-east (DP 04)



## PHOTOGRAPHIC INDEX



1

*West elevation of Building 1, taken from west*



2

*West elevation of Building 1, taken from south-north-west*



3

*South elevation of the cross-wing of Building 1, taken from the north-east*



4

*North elevation of Building 3, taken from the north-east*



5

*North elevation of Building 2, taken from the north-east*



6

*West side of Room 1, ground floor of Building 1, taken from the north-east*



7  
Entrance hall of Building 1, taken from the west



8  
West side of Room 4, first floor of Building 1, taken from the east



9  
Bathroom on the ground floor of Building 1, taken from the west



10  
Staircase to first floor level in Building 1, taken from the south



11  
Room 3 on the ground floor of Building 1, taken from the west



12  
West side of Room 5, first floor of Building 1, taken from the north-east





13  
North elevation of Building 1, taken from the west



14  
Doorway between Rooms 1 and 2, ground floor of Building 1, taken from the south-west



15  
Window on the west side of the bathroom, ground floor of Building 1, taken from the east



16  
West side of the bathroom showing bevelled corner in brickwork (indicated), taken from the south-east



17  
North wall of Room 1 (Building 1) showing high-level blocked aperture, taken from the south-west



18  
Sash catch on the window in the bathroom (Building 1), taken from the south-east



19  
Window on the west side of the entrance hall in Building 1, taken from the south-east



20  
Sash catch on the window in the entrance hall (Building 1), taken from the south-east



21  
Window on the west side of Room 5, first floor of Building 1, taken from the east



22  
View of window bisected at first floor level on the west side of Building 1, taken from the east



23  
Window on the south side of Room 4, first floor of Building 1, taken from the north



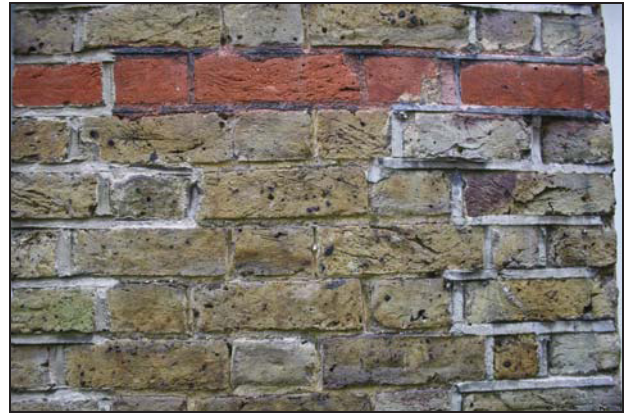
24  
North wall of Room 5, first floor of Building 1, taken from the south-west





25

*Upper section on the west side of Room 3 showing former carriage entrance (Building 1), taken from the east*



26

*Sample of brickwork on the north wall of Building 1 showing red brick banding, taken from the north*



27

*Sample of pilaster between windows on the west side of Building 1 showing bevelled corners to the jambs, taken from the west*



28

*Upper area of the west elevation of Building 1, taken from the south-west*



29

*Upper area of the north elevation of Building 1, taken from the north-west*



30

*South elevation of Building 3, taken from the south-east*





31

*Wooden sheds on the south side of Building 1, taken from the north-west*



32

*South elevation of Building 3 at the juncture with the main house, taken from the south-west*



33

*West and south elevations of Building 2, taken from the south-west*



34

*View of Building 2 in relation to the main house, taken from the west*



35

*Entrance hall of Building 2 showing central corridor and staircase to first floor, taken from the west*



36

*Central corridor in Building 2, taken from the east*



37

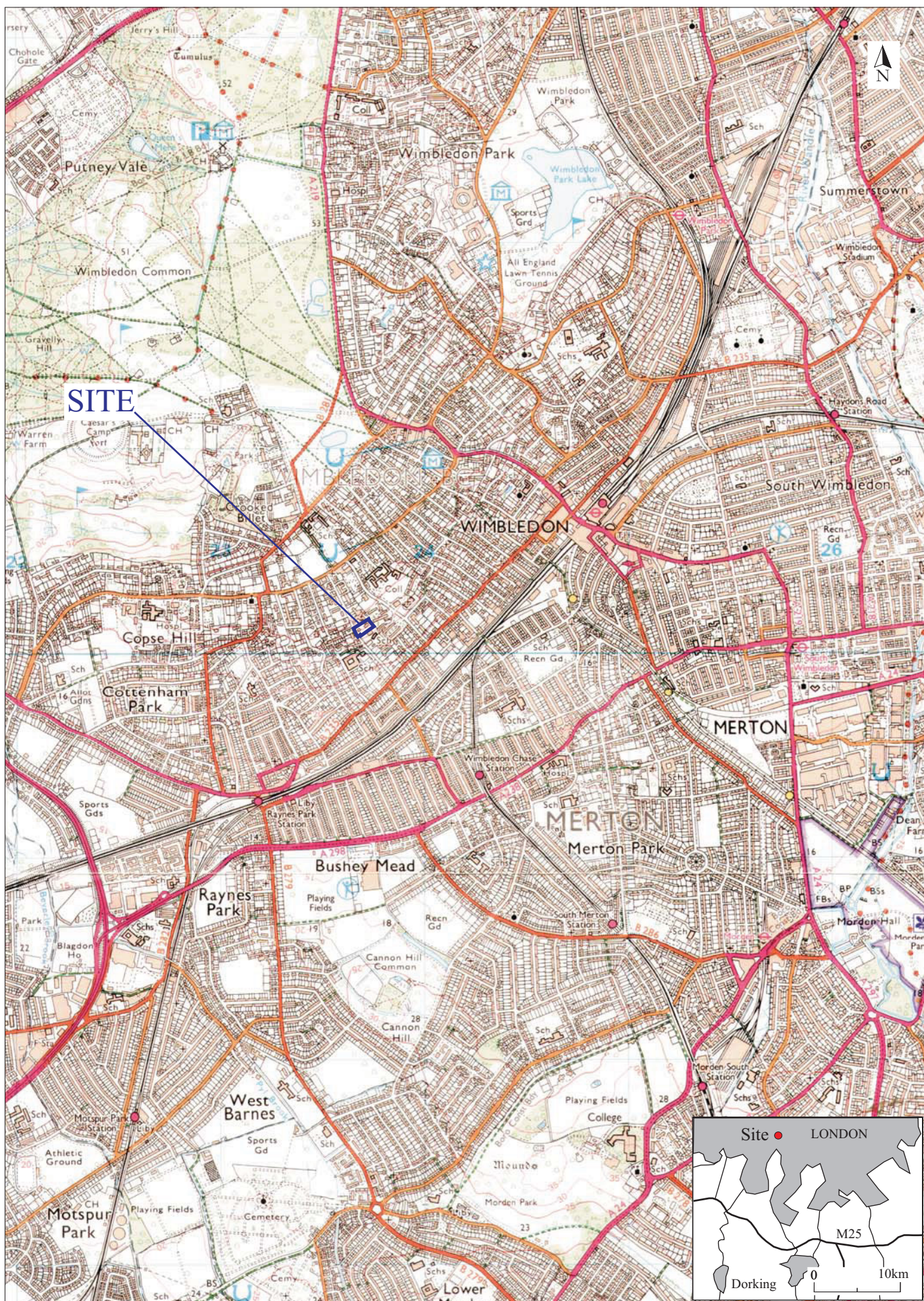
*Central corridor in Building 3, taken from the west*



38

*Detail of metal-framed window in Building 3, taken from the south*





Reproduced from the 1999 Ordnance Survey 1:25000 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

Archaeological Solutions Ltd  
**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4

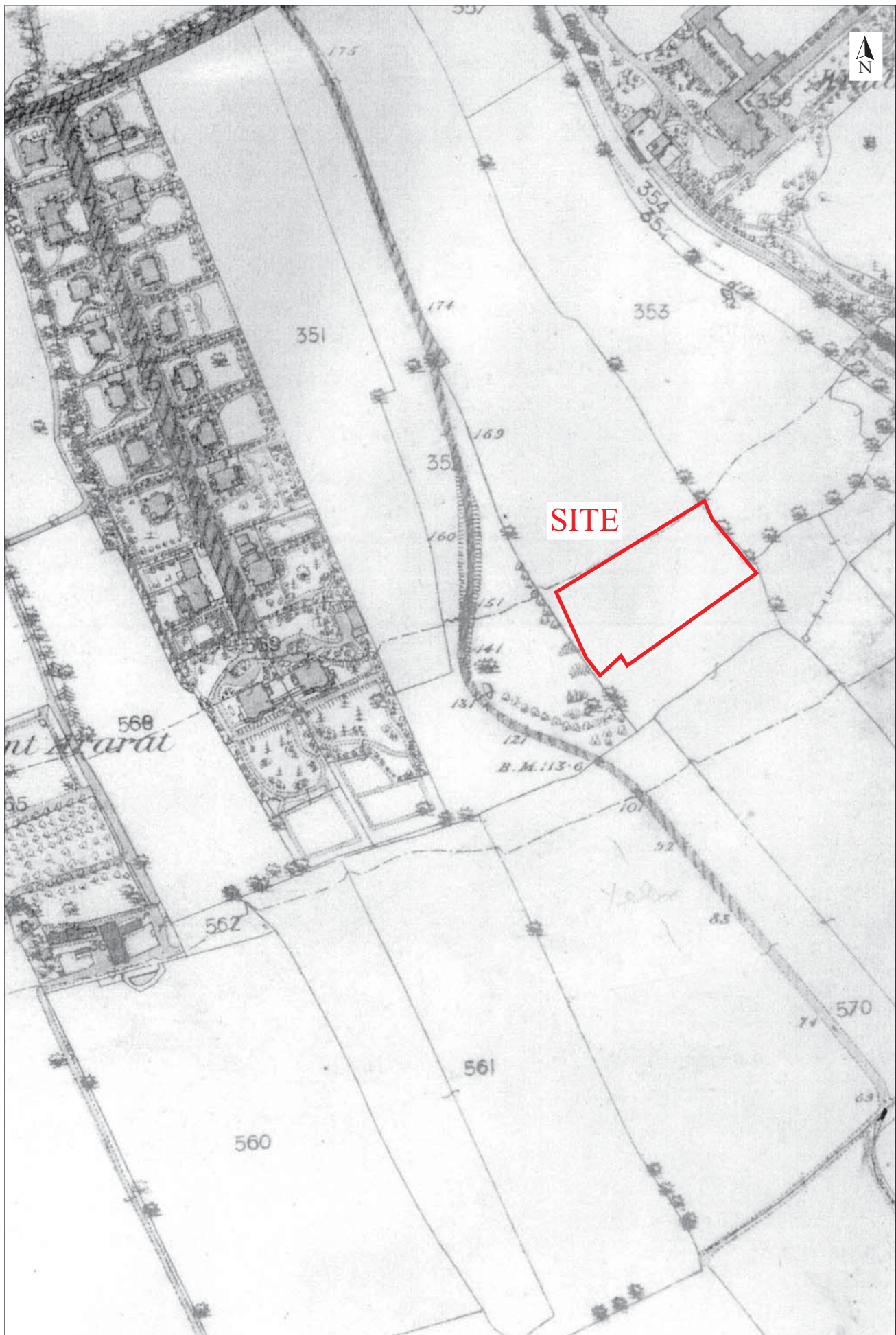




0 50m

Archaeological Solutions Ltd  
**Fig. 2 Detailed site location plan**  
 Scale 1:1000 at A4

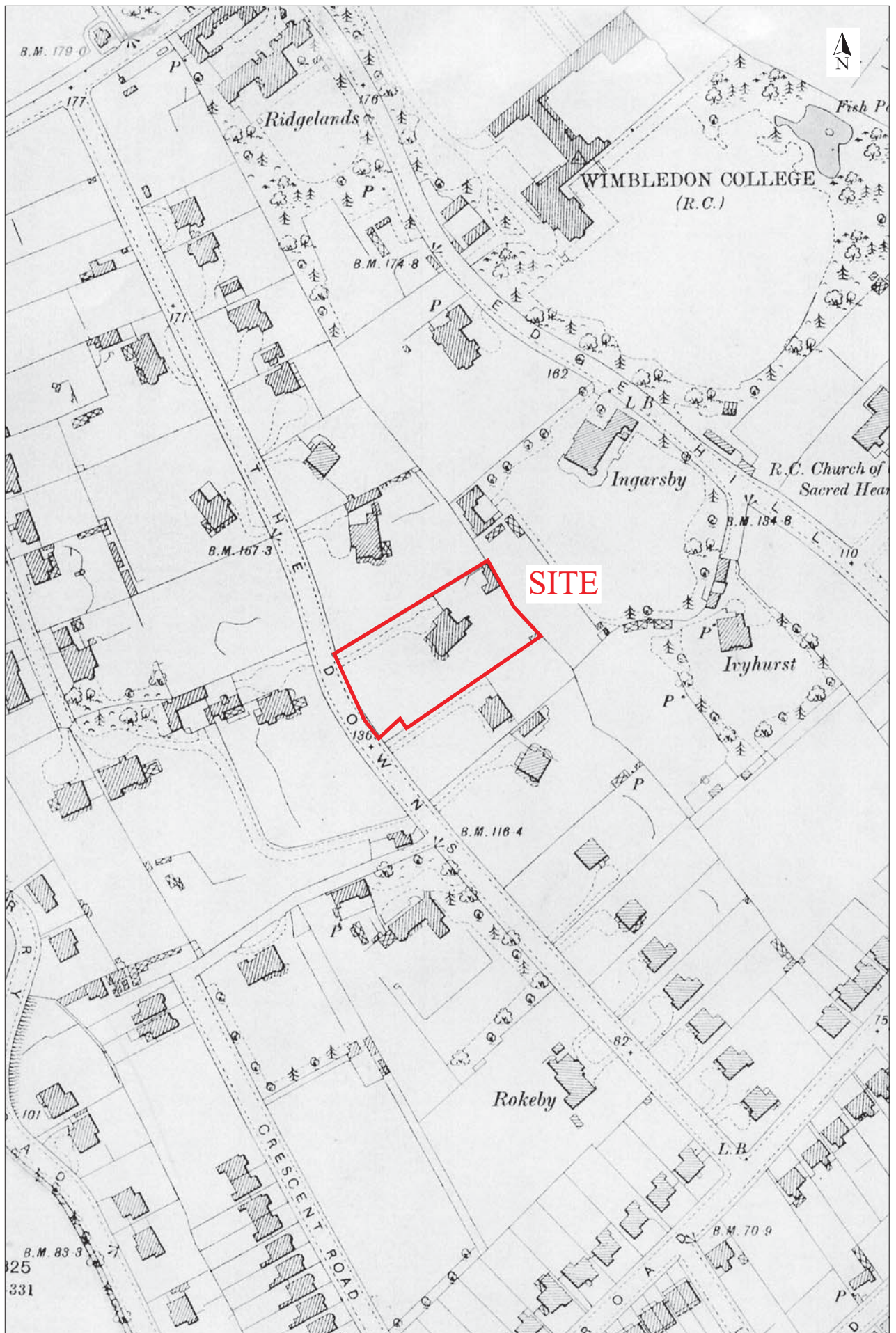




Reproduced from the 1865 Ordnance Survey 25" to 1 mile map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

Archaeological Solutions Ltd  
**Fig. 3 OS map, 1865**  
 Scale 25 inch to 1 mile at A4

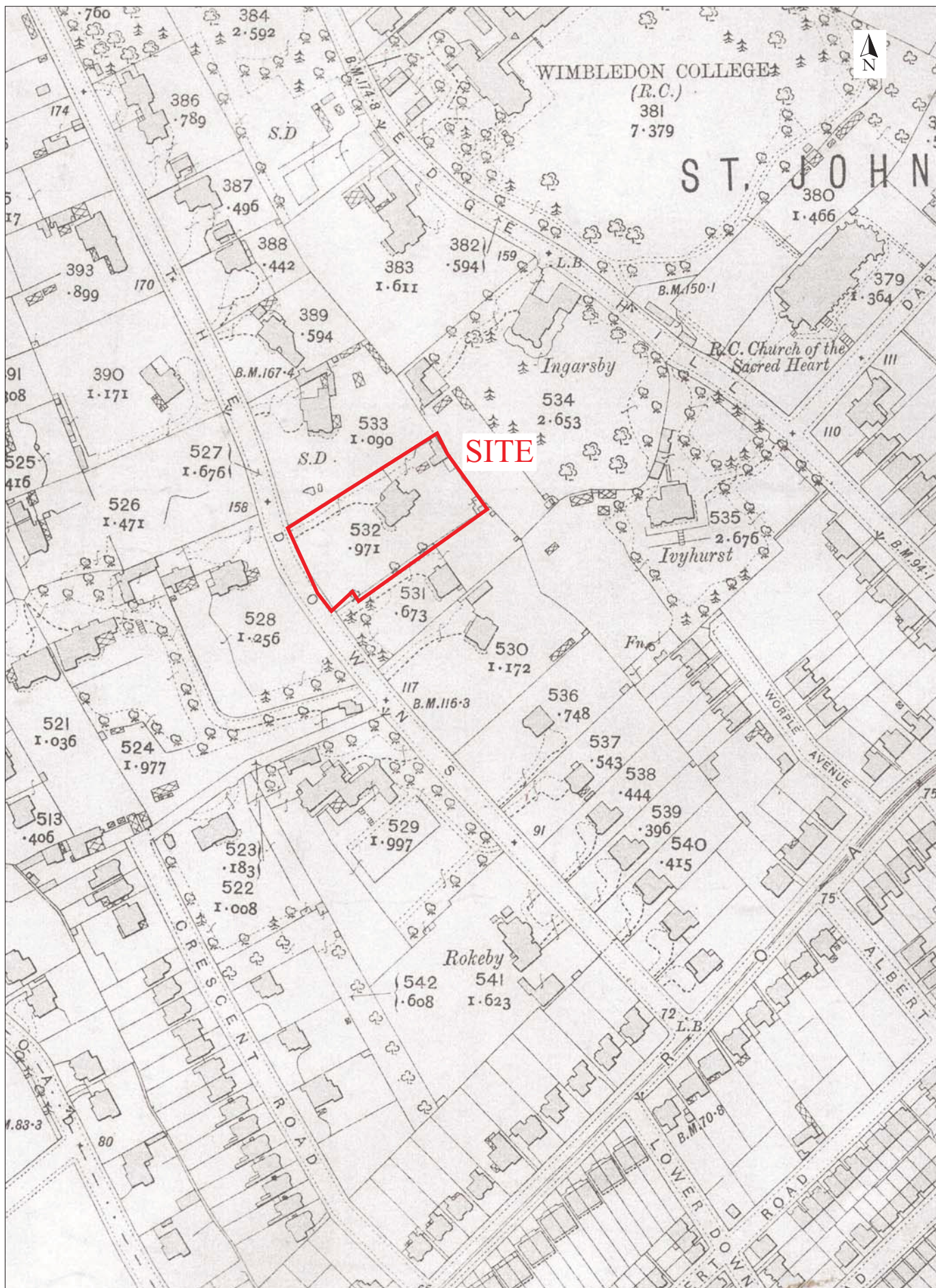




Reproduced from the 1898 Ordnance Survey 25" to 1 mile map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

Archaeological Solutions Ltd  
**Fig. 4 OS map, 1898**  
 Scale 25 inch to 1 mile at A4





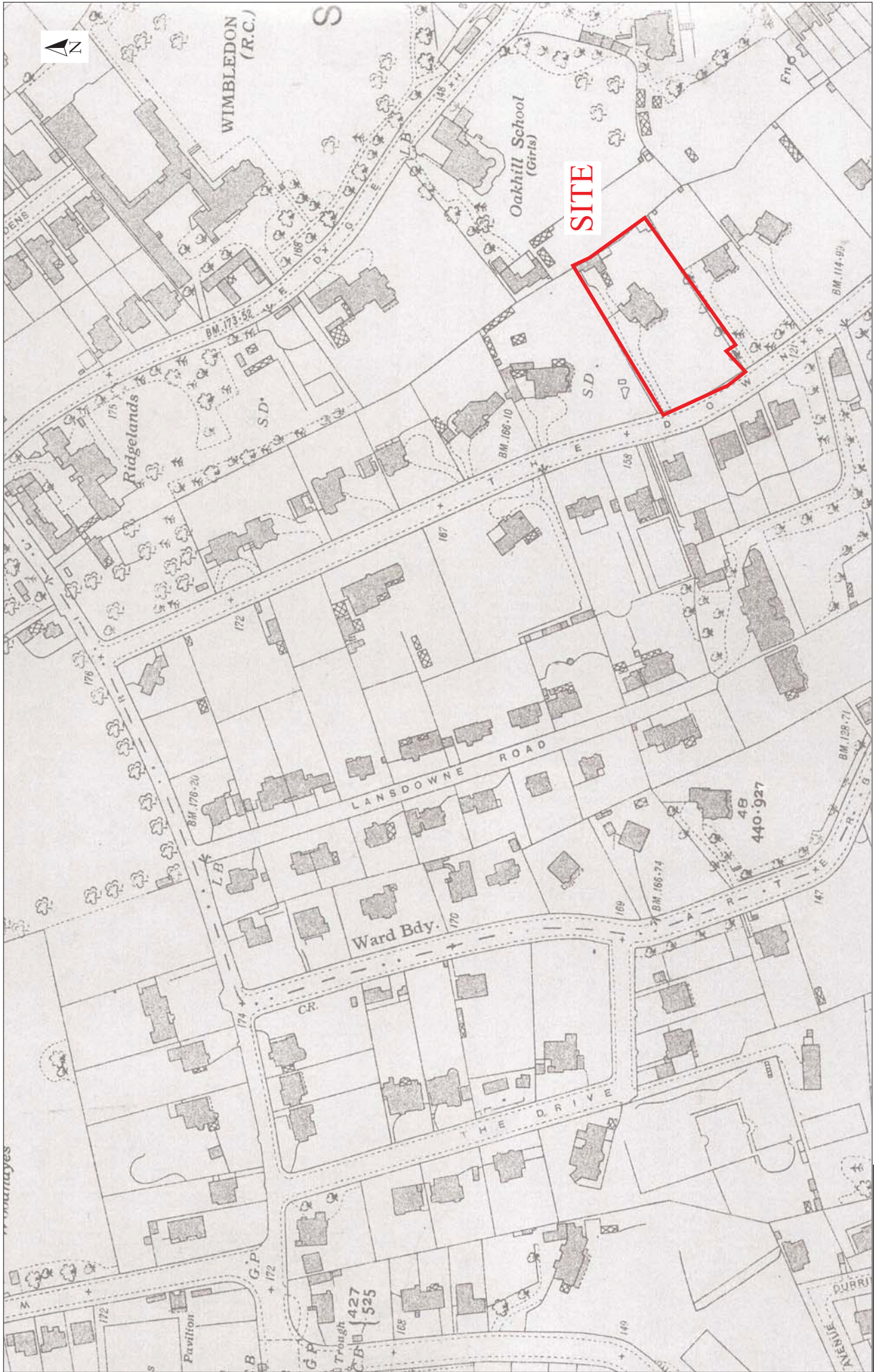
Reproduced from the 1913 Ordnance Survey 25" to 1 mile map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

Archaeological Solutions Ltd

Fig. 5 OS map, 1913

Scale 25 inch to 1 mile at A4





Archaeological Solutions Ltd

**Fig. 6 OS map, 1933**

Scale 25 inch to 1 mile at A4

Reproduced from the 1933 Ordnance Survey 25" to 1 mile map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680