

T H A M E S      V A L L E Y

— **ARCHAEOLOGICAL** —

S E R V I C E S

**The Old School, Park Lane, Richmond,  
London Borough of Richmond**

**Building Appraisal**

**by Danielle Milbank**

**Site Code OCS12**

**(TQ 1793 7520)**

# **The Old School, Park Lane, Richmond, London Borough of Richmond**

## **Building Appraisal**

**For Renworth Homes (Southern) Ltd**

by Danielle Milbank

Thames Valley Archaeological Services

Ltd

Site Code OSC12

**August 2012**

## Summary

**Site name:** The Old School, Park Lane, Richmond, London Borough of Richmond

**Grid reference:** TQ 7916 5206

**Site activity:** Building Appraisal

**Date and duration of project:** 17th July 2012

**Project manager:** Steve Ford

**Site code:** OSC12

**Summary of results:** The appraisal has shown that the school building is a typical example of later Victorian architecture, with modifications carried out in two main phases. These extensions are confined to the rear of the building and the elevation facing the street has remained unaltered. The proposed development is designed to respect the historical value of this façade and will preserve its attractive appearance in the way it will be implemented.

**Location and reference of archive:** The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with Museum of London in due course. A copy of the report will be lodged with the National Archaeological Record.

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Report edited/checked by:	Steve Ford✓ 21.08.12
	Steve Preston✓ 21.08.12

# **The Old School, Park Lane, Richmond, London Borough of Richmond Building Recording**

by Danielle Milbank

**Report 12/80b**

## **Introduction**

This report documents the results of building appraisal at the Old School, Park, Lane, London Borough of Richmond (TQ 7916 5206) (Fig. 1). The work was commissioned by Mr C J Watts of Maze Planning Ltd on behalf of Renworth Homes (Southern), The Courtyard Office, 14 George V Place, Thames Street, Windsor, SL4 1QP.

Planning permission is to be sought from the London Borough of Richmond to convert the Old School, Park Lane, Richmond from offices into residential use. An historical appraisal of the building has been requested, so that an assessment can be made of the important features and historic fabric of the building, with regard to what can be removed and what should be retained. This is in accordance with and guided by the *National Planning Policy Framework* (NPPF 2012) and the LB of Richmond's planning policies. The fieldwork was undertaken by Danielle Milbank and Tim Dawson on the 17th July 2012 and the site code is OSC12. The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at the Museum of London in due course. A copy of the report will be lodged with the National Archaeological Record.

## **Location, topography and geology**

The site is located in the northern part of Richmond, with the Thames c. 1km to the west of the site. At the south is Park Lane, with residential buildings to the east and west and the Magistrate's Court to the north. The Old School building occupies the southern part of the plot, with the car park (former playground) area to the north. Topographically the site is largely flat although it is slightly higher than the road level to the south. The site is located on 1st River Terrace gravel (Kempton Park Gravel Formation) (BGS 1981) at a height of approximately 5m above Ordnance Datum.

## **Historical Background**

The background of the site has been investigated in a separate report (Dawson 2012). In summary, the site lies close to the focus of Royal palaces at Richmond which were built from the 13th century onwards, and close to the south-eastern boundary of Richmond Park, emparked by Charles I. Richmond remained essentially a village

until the growth of the railways in the 1840s brought about an increase in population due to its proximity to London.

The area of the site is not shown in detail on any maps until Richardson's map of the Manor of Richmond (not illustrated) which was produced in 1771, where it is shown as being enclosed plots (fields) with ornamental tree planting at the western end of the lane. The proposal site existed as a field of the same size and shape to the existing plot, and is shown similarly on the First Edition Ordnance Survey Map of 1866 (not illustrated), where it was occupied by a garden with trees around the border and two footpaths leading north-south and east-west. The architect's plans dated 1894 (Fig. 2) show the proposed extension (in red) to the original building, though it appears this was not built until several years later, as the Ordnance Survey Second Edition of 1896 (Fig. 3) shows the building without the extension. It shows the school building having been constructed, fronting Park Lane and comprising the three-storey part at the south-east and the school hall at the south-west, and several outbuildings. The 1913 Third Edition Ordnance Survey map shows the new wing extending northwards from the building's western end (Fig. 4), and two small structures built along the north boundary wall. In 1959 the Ordnance Survey map shows that a further extension had been added to the existing one resulting in the school buildings covering roughly two thirds of the site area (Fig. 5). This is the first map to label the school as St Elizabeth's R C School. More recent changes have been minor, consisting of the removal of the sheds against the northern boundary by 1986 and its change of use from a school to a warehouse with ancillary offices by 1973 (Fig. 6).

Newspaper cuttings viewed in Richmond Local Studies Library document the date for the construction of the school on the site in Park Lane as 1870 although as an institution it had existed since 1796, having been founded shortly after the arrival of French émigrés and the foundation of the Catholic Mission in Richmond (Richmond and Twickenham Times, 19th June 1970).

## **Methodology**

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments (RCHME 1991) for a Level 2 building recording, with particular attention given to proposed changes to the existing fabric (EH 2006). At the time the building recording was carried out, the building was in use by Richmond Film Services, and no work had taken place as part of the proposed development. All parts of the building were accessible with the exception of part of the loft.

## **Description**

The building comprises a hall and three-storey range at the front (south) of the site on Park Lane (Fig. 6). To the rear of this is a second hall and a one-storey range of rooms, extending to the north on the western side of the plot, with the overall footprint of the building forming a 'C' shape (Figs 7 and 8). The area to the east and north of the building is Tarmac and although it was originally the playground, is in current use as a car park. At the west of the building, there is a wall separating the playground/car park from the residential plots to the west, and at the rear there is a high red brick wall at the north of the playground, with more residential plots beyond.

At the western part of the front, there is a small front garden with a lawn enclosed by a low red brick wall and hedging, with a concrete path to the front door at the east. At the eastern side of the building, a Tarmac drive leads into the car park.

### *Exterior (Fig. 9)*

#### south elevation

The front-facing (south) elevation of the building (Pl. 1) is constructed in yellow London stock bricks, which are typical for the later Victorian period and are laid to a Flemish bond. The roofs of the hall at the west and the three-storey part to the east are tiled with grey slate which appears to be original with the exception of occasional replaced slates. The gabled roof over the main hall has decorative ridge tiles with a trefoil motif, and two leaded air vents which may be modern insertions, though they could not be closely examined. At the east end, there is a rectangular brick built chimney stack with a limestone top and no visible chimney pots. The roof of the three-storey east part is a double gable roof with a larger gable at the west, a flat valley in between and a smaller western gable. These both have the trefoil ridge tiles seen on the main hall roof ridge. At the ends of the gables, there is a moulded pale yellow-grey limestone coping with a cross motif at the apex, with a (presumably wrought iron) decorative cross, with fleur-de-lys elements within a circle, and the ends as a cross 'moline'.

At the eaves of the hall roof, there is a simple limestone moulding with a chamfer. There are five large windows on the south elevation of the hall, each of which consists of a pair of painted wooden bargeboards arranged to form a pointed arch within a steeply pitched half-hipped dormer. The upper part of each window has been painted over externally. Below this, at the level of the eaves, the lower part of each window has a deep moulded limestone lintel with sunk spandrels. Below is a low pointed arch with a window beneath, formed of two tall narrow lights, each with a pointed head and vertically-arranged panes (Pl. 2). The frames and glazing

bars are painted white and are wooden, and the windows are protected by horizontal metal bars which are likely to be later additions.

Below the windows is a wide limestone string course which is flush to the brickwork. Between the windows are five sloping buttresses of tumbled-in brickwork. These are not keyed in, but do appear to be original to the structure, and the limestone string course continues flush at the top of the vertical part of each buttress.

The east block (Pl. 3) consists of three storeys, with a cinquefoil window set in a limestone moulded frame in the west of the two gables. Here, a small rectangular pane is fixed in the centre and surrounded by leaded diamond lights. The central pane is broken and there is the modern addition of chicken wire. Over the window is a brick arch. In the smaller (east) gable end there is a small aperture (owl hole) with a pointed arch at the top and a chamfer in the limestone course at the base.

There are five limestone string courses in the front elevation of the east block, the lowest of which (at ground floor level) is painted white. At the first floor, there are two original double-hung sash windows with large panes and small sash horns. The top and bottom of both windows are inset into the limestone courses and the bases are chamfered.

The ground floor has a canted bay window with simple splay moulding and a four-pane sash window at the front, with two-pane sash windows at each side, all with small sash horns matching those on the first floor. The windows also have horizontal bars, which are likely to be a security feature added later.

The front entrance consists of a pointed arch in the brickwork, with a (white painted) limestone external and internal moulding below. The external moulding consists of a double hollow with a step, ending in a returned stop at the right and a small grotesque stop at the left. The internal moulding consists of a chamfer with plain stops. At the right of the door is a pointed arch-shaped recessed panel with a (presumably plaster) Madonna and Child relief (Pl. 4). The door is a heavy wooden plank and batten door, with wrought iron strap hinges, and is possibly original. At the far right of the south elevation is the front wall of a small storeroom, which is of probable 1950s date and is of yellow stock bricks laid to a Flemish bond, with no windows or other features.

Also facing south is the elevation of the 1950s extension at the rear of the building, which is flat (possibly asbestos) roofed, and which houses rooms 21 and 22 (Pl. 5). It is built of yellow stock bricks in a Flemish bond. There is a subtle discontinuity in the brickwork (in terms of mortar and finish) which suggests that this part was built in two stages, however there is no cartographic evidence to support this and even if so, the two parts are broadly contemporary.

There are three wide windows, each with bottom-hung casements over a fixed pane. The window at the left is three panes wide, with the central and right hand windows each two panes wide. All are modern and white painted, with concrete lintels exposed in the brickwork, and have metal security bars on the inside of the glass. Visible above these is a flat-roofed section of the 1950s extension which houses the full height of the workshop rooms. This is mostly of the same brick construction as the rest of the extension but has white-painted weatherboarding on a large part of this elevation.

To the west of this is a small L-shaped flat-roofed shelter supported on black-painted iron posts. The underside is formed of white-painted planks. The western part of this elevation is composed of the black-painted plank and batten door on a small raised sill (leading into the extension) above which is a small rectangular window with iron security bars. To the right of this is a toilet block with two rooms. The wall between the two rooms has two windows, each of which has a bottom-hung pane above a fixed pane. Below these, the wall is rendered and painted.

#### western elevation

This could not be closely photographed, as a result of the proximity of the adjoining plots. The elevation consists of the gable end of the hall, which has a small aperture (owlhole) with a pointed arch in brick, and a limestone string course. Below this is a pointed brick arch with a tracery window set in hollow and splay limestone moulding with returned stops. The window consists of a cinquefoil with a small rectangular pane within diamond leaded lights, and diamond leaded lights to either side. Below these is a low pointed arch with a triple window, with an arrangement of asymmetrical-pointed headed panes either side of a symmetrically-pointed central light. The panes placed vertically in each of the three lights are set in white painted wood frames, with iron security bars.

Toward the rear of the building, there is a rectangular chimney stack which is part of the original 1870s construction and leans slightly towards the south.

Further to the rear, the later Victorian extension comprises a single-storey range of store rooms with flat roofs. There is a bricked-up doorway which appears to have been carried out as part of the 20th-century remodelling of the rear of the building. There is a single fixed four-pane window with wooden glazing bars and a wooden sill, and a concrete lintel. The western elevation of the second hall at the rear is constructed in plain brickwork (yellow Stock bricks laid to a Flemish bond) with no string course. There are three tall square-headed eight over eight sash windows, within dormers, which are set high up in the wall.



To the rear of the hall is a blocked doorway into the flat-roofed extension, with a square head and a limestone lintel (Pl. 6). Above the lintel, the brickwork appears to be contemporary with the extension shown on the 1894 architects plan. The brickwork blocking the door is to a stretcher bond and is of likely 1950s date. To the left, the 1950s extension has a flat roof and brickwork laid to a Flemish bond.

#### eastern elevation

The east elevation at the south comprises the three-storey east block, which is part of the original 1870s building (Pl. 7). The wall is of yellow stock bricks laid to a Flemish bond (as at the south elevation) with two limestone string courses continuing from the south elevations. There are two tall stair windows, each of two rectangular panes, with sash horns and wooden frames, and security bars. The lower of the two has an arch in the brickwork above the string course, which is moulded with simple chamfers to accommodate the window head. Further to the rear is a second chamfer for the base of the upper window and the lower string course has a chamfer for the base of the lower window. The wall behind a modern plastic drainpipe has been repointed, possibly when the original cast iron pipe was replaced. At the rear corner, several red bricks have been incorporated.

The slate-tiled roof of a storeroom projects at the ground floor, which is double-pitched (steep from the apex to the south, then shallower). The wall is painted but a discontinuity in the brickwork (in terms of the finish of the mortar) shows that the wall was rebuilt to the south to enlarge the storeroom within room 7. To the right of this is a chimney serving room 7, with a brick chimney stack which is square-topped at the south, and built to an apex to follow the roof ridge (Pl. 8).

To the rear, the eastern elevation comprises the single-storey extension of 1894, formerly the second (infant's) hall. An inserted wide doorway with modern double doors leads into the corridor 10/15, and replacement brickwork is visible at the jamb at the left.

Further to the rear is the 1950s extension, which is flat roofed, and has a doorway leading into room 22 (Pl. 9), above which is the L-shaped shelter. There is a one-and-a-half-storey section of roof, as described above (see east elevation), with bricks laid to a Flemish bond.

Below this, this east elevation of the toilet block has two separate small painted wood-framed windows, each with a bottom-hung casement over a fixed pane, and a pair of windows of the same kind, all four with security bars across the inside. The roof of this block has a very shallow pitch on an east-west axis.

#### northern elevation

The highest part of this elevation comprises the pair of gable ends of the rear of the three-storey block, at the east of the original 1870s school building (Pl. 10). The walls are of the same brick type, though they differ in pattern, being laid to an English Cross bond. An off-centre stone (or possibly timber) lintel, and the presence of closer bricks suggest the location of a bricked-up window in the larger gable. The locations of two further windows are indicated by low brick arches at first floor level. These are not shown on the 1894 architect's plans and it appears that by that point they had already been bricked up.

Below these, at the left, is the fairly shallow-pitched slate tiled flat roof of rooms 2 and 7. The brickwork of this part is of Flemish bond, and the bricks are consistent with those throughout the 1870s part of the building in terms of dimensions, however the colour is a slightly pinkish yellow. It appears that they were added after the building's initial phase of construction, but prior to the 1894 architect's plans being drawn up.

Here, two windows with low pointed arches in brick are either side of a doorway with a smaller, lower, pointed arch. The windows have three rows of two panes on each side of a wooden mullion, with the top two on each side angled at the head. The glazing bars are wooden and fairly light, and the sills are painted stone. The modern plank and batten black painted wooden door leads into room 7. To the right, there is a second doorway, again with a brick arch, leading into a hall (room 1).

To the right of this is a 1½-storey block (Pl. 11) which has a steeper pitched slate-tiled roof, with trefoil ridge tiles, a few of which are damaged. There are two slate-tiled dormers with lead sides, each with a pair of sash windows of four panes, within white painted wooden frames with fairly thick glazing bars.

Below these is a pair of larger square-headed eight-over-eight sash windows with a very slightly cambered soffit. Both have been modified, with a bottom-hung casement panel replacing two of the panes of the lower sash.

Also facing north is the rear of the 1950s extension (Pl. 12). This is of the same brick type and construction as found throughout this block, and there are windows as seen on the south elevation (each a lower fixed and a bottom-hung upper casement) with wooden frames. These are arranged with one pair at the left, a single window to the right of the door, four windows together, and a single to the left of the second door. At the far right is a further pair, making this part of the elevation symmetrical. Wooden doors in square frames with a concrete step lead into rooms 20 (at the left) and 19 (at the right), with small rectangular windows over each. There are two areas of square blue-glazed tiles at each side of the block, where drinking fountains were formerly attached.

The north elevation of the second hall (room 14/16) consists of a gable end (Pl. 13), one and a half storeys high, of yellow stock bricks laid to a Flemish bond. There are black-painted wooden bargeboards at the eaves

which appears to be a recent replacement or addition based on the condition of the wood. There is one large central window with a double row pointed brick arch, below which is header brick infill laid to a herringbone pattern over a limestone lintel with a simple chamfer. The window is made up of a central eight-over-eight sash window with small sash horns, flanked by six-over-four sash windows. Above these are four central rectangular fixed panes with a further two either side. To the right of this large window is a tall side window, over which is a smaller pointed brick arch with herringbone brick infill over a stone lintel with a chamfer. At the jambs of both the large and small window, the bricks are chamfered to produce a splay, and the sills are stone. Both the large and smaller window have metal security bars.

At the extreme right of this elevation, the wall of the storeroom is obscured by undergrowth, though it is clear from the interior that the window consists of four fixed panes in a wooden frame with medium glazing bars, and metal security bars.

## *Interior*

### Ground floor (Fig. 7)

The main access to the building is currently from the north. Room 1 is an entrance hall (Pl. 14) which has a low dado with a round moulding at the top and is plastered and painted. Above this the walls are painted brick. The hall is carpeted and the original floor covering could not be seen. At the west, there is a blocked doorway with a small wooden step, and a blocked up fireplace is evident from a brick arch. The infilling bricks beneath appear to be of Victorian date based on the finish, and it is likely that this was carried out as part of the 1894 remodelling of the school.

To the east of the hall is a stud wall, with a modern wooden fire door leading into a kitchen (room 2). Room 2 (Pl. 15) has windows as described above, a high ceiling, plastered walls and modern laminate flooring and modern fittings.

The hall leads into corridor (3), which has the original red and black square tiled floor (Pl. 16). The walls are wallpaper on plaster. To the south, the original entrance hall (4) has a red and black tiled floor, and the gothic-style pointed arch doorway (Pl. 17). This has a painted wooden frame with a simple ovolo moulding, and door appears to be the original heavy wooden plank and batten door with a pointed arched head, of likely 19th-century date. The walls are painted plaster and there is an unusual recessed ovolo moulding in the place of skirting boards.

To the south, a modern fire door leads into Room 5 (Pl. 18). Here, wallpaper conceals the original fireplace, and there is an original picture rail. A bay window facing south (described above) is partially boarded up and appears to be original, as do the brass window catches.

A staircase (6) from the entrance hall leads up to the north (Pl. 19). Two windows with wooden sills light the stairs, which consist of a closed-string wooden staircase, which has been stripped back to bare wood. There is a plain handrail with a ball finial and diamond stick balusters which are likely to be original. Under the staircase is a cupboard with a four-panelled door of likely 19th-century date.

At the north, room 7 (Pl. 20) has a parquet floor, with an area at the north-west where this has been replaced with poured concrete. The walls are painted plaster and there is a low wooden dado rail at the height of the bottom of the window. The window frame and fittings are painted white, and the fittings appear to be original. A door at the north leads into the yard, and is a wooden plank and batten door in a plain doorframe (both probably original). At the south-east of the room, a door leads into a small storeroom. This has painted brick walls and a poured concrete floor.

A corridor (8) has a suspended plastic ceiling and the wall at the north is painted brick above a high (1.62m) simple ovolo dado rail (Pl. 21), and below this the wall is painted plaster. At the south is a modern stud wall, and the floor is covered with carpet tiles.

Room 9 forms part of the original main school hall (Pl. 22) and has a full-height ceiling with exposed white painted rafters, each with a collar strut fixed in place with large rivets. There is an original metal ventilation grille in the centre of the ceiling. The north and west walls are modern stud wall, while the south and east are painted brick above a dado rail, and painted plaster below.

Room 10 is a north-south hallway which previously formed part of the second hall, with a stud wall at the west to divide the space. The wall at the east is painted brick above a high dado rail with an ovolo moulding, which is likely to be an original feature. Below, the wall is painted plaster. At the south end, the doorway is formed with a wooden partition with a pointed arch.

Room 11 comprises the western part of the original main school hall, which has the same ceiling construction as room 9, with the top of each dormer window similarly painted over. The lower part of each window has been boarded up. Again, there is a high dado on the walls, above which is painted brick, with painted plaster below. At the north-east, there is a modern door and doorframe, with an arch in the brickwork above (Pl. 24). This leads to a two storerooms (12 and 13) separated by a square-headed doorway, with windows at the west and north and which are part of the 1894 extension.

Room 14 comprises the southern half of the second hall. This has a modern stud wall at the north and east, painted brick at the south and west, a suspended ceiling, and is carpeted so that the original floor covering could not be determined.

A further part of the corridor (15) has a chimney breast and bricked up fireplace with a plain chamfered stone mantelpiece and a double arch in the brickwork (Pl. 25). Throughout, the walls are painted brick above a dado, and painted plaster below. Adjacent to the chimneybreast, the wall has been remodeled when the double doorway to the yard was inserted.

Room 16 is a workshop which is within the northern half of the second school hall. At the north is the large window, with a second tall window (Pl. 26) (described above). Here, the walls are painted brick about the dado, painted plaster below, and at the west painted plaster below a plain wooden picture rail. At the east, the wall is a modern stud wall, as is the south wall. At the top of this wall is a row of windows which are blocked but which presumably helped light room 14 when the hall was divided into two (Pl. 27). These comprise a row of windows divided into four four-pane windows with wooden frames, one of which is a bottom-hung hinged window. There is a further four-pane window, and a single pane, which are sloped at the top to follow the roof pitch, and the west side of the ceiling slopes with the roof above. There are three dormer windows at the west which are described above.

Rooms 17 to 22 are within the one-storey range of rooms at the rear of the building. The hallway (17) has a bare concrete floor, with a combination of plastered and papered walls, and painted brick walls. At the west, a doorway has been bricked up with slightly erratic, sloping brickwork, with reused bricks laid to a stretcher bond in mortar of irregular thickness, and probably dating to the 1950s or 1960s phase but re-using bricks of Victorian date. From the hall, modern doorways and fire doors lead to what is now a small recording studio at the north-west. The floor is carpeted and the walls and ceiling sound-proofed. To the north is room 19 (Pl. 27), which has a concrete floor, plastered and painted walls and modern fixtures and fittings. A doorway at the east leads into room 20, which has a linoleum floor, plastered and painted walls and no notable features. At the south of this room is a doorway leading to the yard, and the two small bathrooms which are only accessible from outside.

From the hallway to the south, rooms 21 and 22 have plastered and painted walls, carpet tiles, windows as described above, and no other features of interest.

Finally, Room 23 is within the original 1870s building and has large sash windows at the north, and painted brick walls above a plain ovolo dado which is a modern replacement for the original, below which is modern

wood panelling. At the east end of the room, a brick chimney indicates the position of a blocked up fireplace (Pl. 27).

### First floor

The stairs from the front entrance hall lead up to the north to the first floor landing (24) lit by a thin rectangular two pane sash window in a moulded wood frame. There is a handrail with diamond stick balusters and a small ball finial, and skirting. A modern fire door leads to a room at the south-west (25), which has papered walls, a carpeted floor and a covered fireplace. There is a four-pane sash window with fairly light glazing bars (Pl. 29). From the landing, a second fire door leads to the south east, which is a smaller room (26) with a matching window and no notable features. A carpeted corridor with skirting leads from the landing towards the west, through a modern door to a bathroom with a small window. On the east wall of the corridor, there is a gas light fitting (Pl. 30). The walls are plastered and the location of the blocked windows observed on the exterior could not be seen.

### Second Floor

A stripped wooden staircase (Pl. 31) with matching diamond stick balusters, handrail and ball finial leads from the landing up towards the west, to a small landing (27) and a loft room (28) within the gable (Pl. 32). This has a cinquefoil window and a sloping ceiling to the east and west.

## **Conclusion**

Overall, the building appraisal was able to successfully record all aspects of the Old School building as it currently stands, with the exception of one of the two loft spaces, and the full height of the western elevation, which were not accessible. The building's current use by a film equipment company has resulted in some of the rooms being occupied by storage and equipment racks and shelving, however this generally did not prevent the internal features being observed.

### Phasing

The building has been developed in four principal stages (Fig. 10), with its construction in the 1870s, a single room added before 1894, expansion sometime between 1894 and 1913, and lastly remodelling in the 20th century (during the 1950s).

The original 1870s building consisted of the main hall, the three-storey block at the east (presumably the headteacher's house), and a classroom to the rear. In addition, a small storeroom at the east was part of the original ground floor. Surviving features within the brickwork suggest the location of original doors and windows in the building, which have been blocked in later phases of work. The doorway from room 11 (formerly the main hall) into the storeroom has an arch and was an external door until the 1894 extension was added. A second phase of development saw the addition of rooms 2 and 7 to the rear of the three-storey block, which also resulted in the windows at first floor level on the north extension being bricked up.

The extension *c.*1894 comprised the addition of the second hall and a storeroom to the west, with the cartographic evidence showing a range of rooms to the rear of these, for girl's and boy's separate cloakrooms and toilets. These were to be one-storey high, with a doorway at the west which is evident within corridor 17. Further modifications at that time include the bricking up of defunct fireplaces, and the bricking up of a window the north side of room 11, with plans indicating a wide folding door would then be inserted. However, it is possible that some parts of the construction did not follow precisely the plans drawn up, so they cannot be regarded as definitive.

Modern wall coverings make it difficult to determine which parts of the 1894 rear structure were then retained in the next phase of development of the building. In plan it appears that the core of this range, comprising several of the walls, was incorporated in the 1950s or 1960s remodelling. A feature (an enclosed beam or metal joist) in the ceiling of room 21 is possibly a vestige of the south-facing wall of the infants' cloak room. The 1950s or 1960s phase also comprises the south, north, east and west walls of workshop rooms 18, 19, 20, 21 and 22, and the two bathrooms, though fittings are likely to be more recent.

More recent developments are minor, including the additions of modern lighting, fire doors, the suspended ceilings, and the fittings in the kitchen and bathrooms.

#### Architectural/historical merit

The overall style of the original part of the building as seen from Park Lane is Victorian Gothic, with features which are typical for the period, such as the steep pitch to the roof, and the decorative stone bands. Standard late 19th-century elements, for example the sash windows on the ground and first floor of the east block, are combined with features that imitate a generalized Medieval architectural style. The cinquefoil window in the gable of the east block (south elevation), with its diamond leaded lights, is an example of this, as are the pointed arches to the dormer windows. Features of this style are less prominent in the interior, one example being a

pointed arch within a corridor. Although stylistically it contributes to the character of the interior it is not an original Victorian feature and possibly dates to the 1950s or 1960s.

There are several characteristics which are particularly representative of the building's function as a school, namely the high windows to light the halls, and the plastered lower parts of the walls below the dado (to protect the bricks from wear and tear). The floor tiles in the original building, and the parquet floor in parts of the second phase are also characteristic of schools of the period.

The 1894 extension continues the overall style, with arches in the brickwork over windows and doors. However, these are rounder and less steep than their 1870s equivalents. The bricks have been chosen to match, giving the mid and late Victorian elements a reasonable degree of uniformity of appearance.

The 1950s or 60s part is, on the whole, less attractive, and aside from the two areas of tiling which indicate the boys' and girls' drinking fountains, has little to reflect its function. It has negligible individual character or historic merit and contributes nothing to the overall value of the group.

The building is listed locally as a Building of Townscape Merit. The proposal consists of the conversion of the main School building to form self-contained flats following the careful dismantling and re-erection of the most important elements. The interior space is to be divided, with two plots in the main hall, one in the second hall, one in the three-storey house and one in room 23 (office/former classroom). In addition, three new town houses are proposed at the rear of the plot, along the north wall, in conjunction with the demolition of the 1950's extension.

It can be argued that while the south elevation contributes positively to the townscape, and has architectural integrity, the 1950's extension does not, and would not normally be required to be maintained in order to protect the character or appearance of any heritage asset here. The attractive front façade will however be maintained, with the original materials re-used in a careful rebuilding operation. In this respect, the proposed development will be very sympathetic to the style of the original building and its setting, and is designed to retain its essential character, appearance and architectural interest. The form of the development will enable this building to have a much longer and more sustainable life, given the deteriorating structural conditions that have been found by the applicant's structural engineers (David Carr Consulting Engineers Ltd) and which are the subject of a separate report.

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## APPENDIX 1: Photographic Catalogue

### A .Digital Photographs

<i>No.</i>	<i>Description</i>
1	Exterior, elevation of southwest corner of room 11, looking northeast <b>[Plate 1]</b>
2	Exterior, south elevation, west end, rooms 11 and 9, looking north-northwest
3	Exterior, south elevation, east end, room 5, looking north <b>[Plate 3]</b>
4	Exterior, elevation of southeast corner, rooms 4 and 5, looking northwest <b>[Plate 2]</b>
5	Exterior, east elevation, rooms 4 and 7, looking northwest <b>[Plate 7]</b>
6	Exterior, south elevation, detail of Madonna and child relief, looking north <b>[Plate 4]</b>
7	Exterior, elevation of northeast corner, room 7, looking southwest, scale 2 x 2.0m <b>[Plate 8]</b>
8	Exterior, north-facing elevation of room 7, looking south <b>[Plate 10]</b>
9	Exterior, east elevation, rooms 2 and 23, looking southwest <b>[Plate 11]</b>
10	Exterior, east elevation, rooms 23, 10, 15 and 22, looking west <b>[Plate 9]</b>
11	Exterior, south-facing elevation of room 22, looking north-east <b>[Plate 5]</b>
12	Exterior, south-facing elevation of room 20, looking north
13	Exterior, east-facing elevation of room 20, looking west
14	Exterior, north-facing elevation of rooms 20, 19 and 18 looking south <b>[Plate 12]</b>
15	Exterior, north-facing elevation of rooms 20, 19 and 18 looking south
16	Exterior, north-facing elevation of room 16, looking south <b>[Plate 13]</b>
17	Exterior, west-facing elevation of room 16, looking south
18	Exterior, west-facing elevation of room 18, looking east <b>[Plate 6]</b>
19	Interior, ground floor, room 1, looking south <b>[Plate 14]</b>
20	Interior, ground floor, room 1, looking north
21	Interior, ground floor, room 2, looking north <b>[Plate 15]</b>
22	Interior, ground floor, detail of blocked doorway in room 1, looking west
23	Interior, ground floor, room 3, looking east <b>[Plate 16]</b>
24	Interior, ground floor, room 4, looking south <b>[Plate 17]</b>
25	Interior, ground floor, room 4, looking north
26	Interior, ground floor, room 5, looking south-west
27	Interior, ground floor, room 5, looking south <b>[Plate 18]</b>
28	Interior, detail of window, staircase, room 4, looking northeast
28a	Interior, staircase to first floor, room 4, looking north <b>[Plate 19]</b>
29	Interior, cupboard, room 4, looking east
30	Interior, ground floor, room 7, looking north-north-east <b>[Plate 20]</b>
31	Interior, ground floor, room 7, entrance to store room, looking south
32	Interior, ground floor, room 8, looking west <b>[Plate 21]</b>
33	Interior, ground floor, room 9, looking south
34	Interior, ground floor, room 9, detail of ceiling, looking south <b>[Plate 22]</b>
35	Interior, ground floor, room 9, detail of ceiling, looking west-northwest
36	Interior, ground floor, room 9, detail of ceiling, looking northwest
37	Interior, ground floor, room 9, looking west
38	Interior, ground floor, room 10, looking north
39	Interior, ground floor, room 10, looking south <b>[Plate 23]</b>
40	Interior, ground floor, room 11, looking south
41	Interior, ground floor, room 11, detail of ceiling, looking south
42	Interior, ground floor, room 11, looking west
43	Interior, ground floor, room 11, detail of ceiling, looking west
44	Interior, ground floor, room 11, detail of vent, looking up
44a	Interior, ground floor, detail of doorway to room 12, looking north <b>[Plate 24]</b>
45	Interior, ground floor, room 13, detail of window, looking west
45a	Interior, ground floor, looking into room 13, looking north
46	Interior, ground floor, room 14, looking south
47	Interior, ground floor, room 15, detail of bricked up fireplace, looking northeast <b>[Plate 25]</b>
48	Interior, ground floor, room 16, looking north <b>[Plate 26]</b>
49	Interior, ground floor, room 16, detail of window, looking west
50	Interior, ground floor, room 16, looking south
51	Interior, ground floor, room 17, looking west
52	Interior, ground floor, room 17, looking east
53	Interior, ground floor, room 18, looking north-west
54	Interior, ground floor, room 19, looking north-east <b>[Plate 27]</b>
55	Interior, ground floor, room 19, looking west
56	Interior, ground floor, room 20, looking east
57	Interior, ground floor, room 20, looking south
58	Interior, ground floor, room 21, looking south
59	Interior, ground floor, room 22, looking south-east
60	Interior, ground floor, room 23, looking north
61	Interior, ground floor, room 23, looking west
62	Interior, ground floor, room 23, looking east <b>[Plate 28]</b>

<i>No.</i>	<i>Description</i>
63	Interior, first floor, room 24, looking south
64	Interior, first floor, room 24, detail of window, looking east
65	Interior, first floor, room 25, looking west
66	Interior, first floor, room 25, looking south <b>[Plate 29]</b>
67	Interior, first floor, room 26, looking south
68	Interior, first floor, staircase to loft floor, looking west <b>[Plate 31]</b>
69	Interior, first floor, room 24, west end, looking west
70	Interior, first floor, room 24, detail of fittings, looking north <b>[Plate 30]</b>
71	Interior, loft floor, room 28, looking south <b>[Plate 32]</b>
72	Exterior, south elevation, rooms 9 and 11, looking north-west
73	Exterior, south elevation, rooms 9 and 5, looking north-east
74	Exterior, south elevation, rooms 9 and 5, looking north-east

## B. Colour Prints

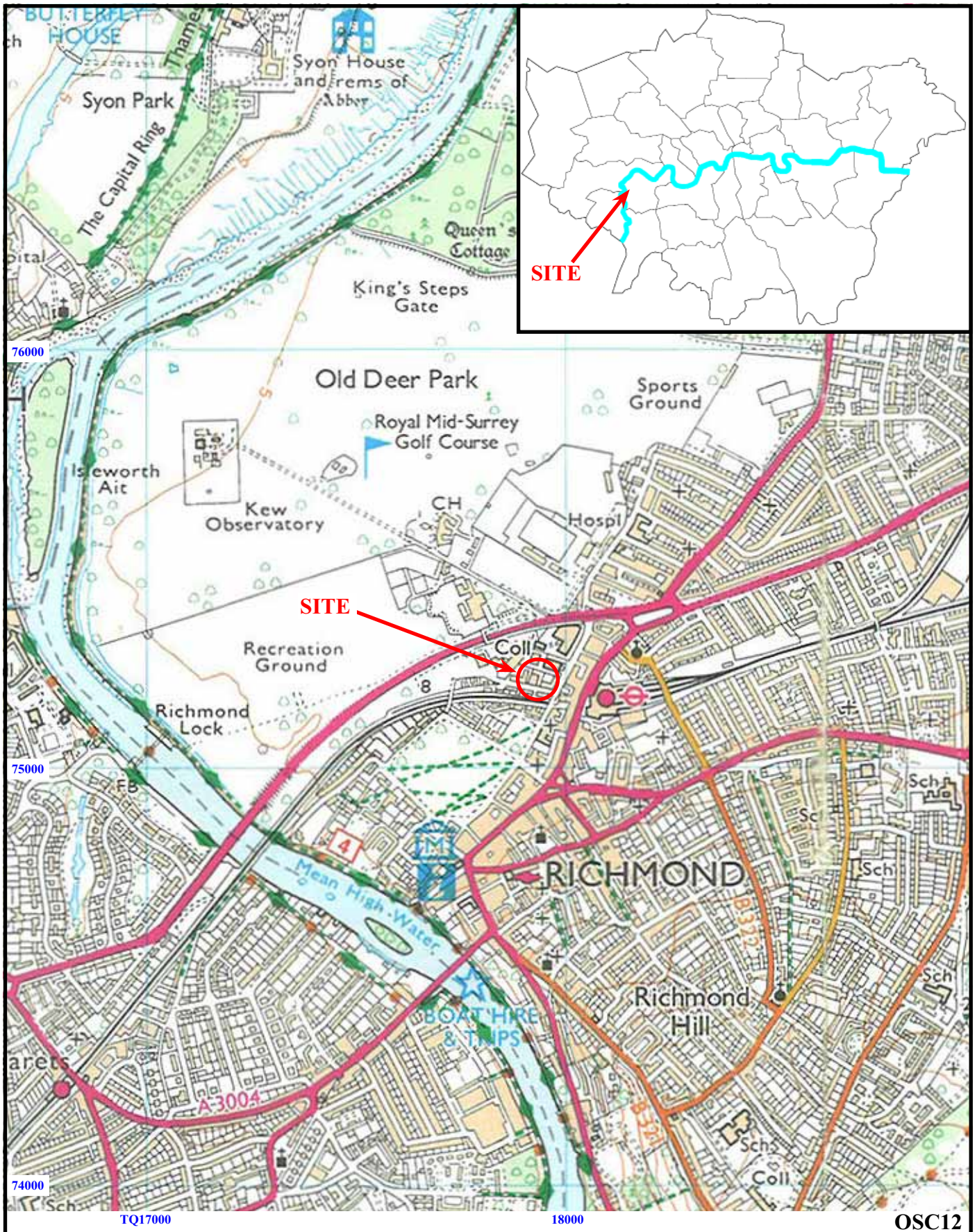
<i>No.</i>	<i>Description</i>
1	Exterior, elevation of southwest corner of room 11, looking northeast
2	Exterior, south elevation, west end, rooms 11 and 9, looking north-northwest
3	Exterior, south elevation, east end, room 5, looking north
4	Exterior, elevation of southeast corner, rooms 4 and 5, looking north-west
5	Exterior, east elevation, rooms 4 and 7, looking north-west
6	Exterior, south elevation, detail of Madonna and child relief, looking north
7	Exterior, elevation of northeast corner, room 7, looking southwest, scale 2 x 2.0m
8	Exterior, north-facing elevation of room 7, looking south
9	Exterior, north-facing elevation, rooms 2 and 23, looking south-west
10	Exterior, east elevation, rooms 23, 10, 15 and 22, looking west
11	Exterior, south-facing elevation of room 22, looking north-east
12	Exterior, south-facing elevation of room 20, looking north
13	Exterior, east-facing elevation of room 20, looking west
14	Exterior, north-facing elevation of rooms 20, 19 and 18 looking south
15	Exterior, north-facing elevation of rooms 20, 19 and 18 looking south
16	Exterior, north-facing elevation of room 16, looking south
17	Exterior, west-facing elevation of room 16, looking south
18	Exterior, west-facing elevation of room 18, looking east
19	Interior, ground floor, room 1, looking south
20	Interior, ground floor, room 1, looking north
21	Interior, ground floor, room 2, looking north
22	Interior, ground floor, detail of blocked doorway in room 1, looking west
23	Interior, ground floor, room 3, looking east
24	Interior, ground floor, room 4, looking south
25	Interior, ground floor, room 4, looking north
26	Interior, ground floor, room 5, looking south-west
27	Interior, ground floor, room 5, looking south
28	Interior, detail of window, staircase, room 4, looking northeast
28a	Interior, staircase to first floor, room 4, looking north
29	Interior, cupboard, room 4, looking east
30	Interior, ground floor, room 7, looking north-northeast
31	Interior, ground floor, room 7, entrance to store room, looking south
32	Interior, ground floor, room 8, looking west
33	Interior, ground floor, room 9, looking south
34	Interior, ground floor, room 9, detail of ceiling, looking south
35	Interior, ground floor, room 9, detail of ceiling, looking west-northwest
36	Interior, ground floor, room 9, detail of ceiling, looking northwest
37	Interior, ground floor, room 9, looking west
38	Interior, ground floor, room 10, looking north
39	Interior, ground floor, room 10, looking south
40	Interior, ground floor, room 11, looking south
41	Interior, ground floor, room 11, detail of ceiling, looking south
42	Interior, ground floor, room 11, looking west
43	Interior, ground floor, room 11, detail of ceiling, looking west
44	Interior, ground floor, room 11, detail of vent, looking up
44a	Interior, ground floor, detail of doorway to room 12, looking north
45	Interior, ground floor, room 13, detail of window, looking west
45a	Interior, ground floor, looking into room 13, looking north
46	Interior, ground floor, room 14, looking south
47	Interior, ground floor, room 15, detail of bricked up fireplace, looking northeast
48	Interior, ground floor, room 16, looking north

<i>No.</i>	<i>Description</i>
49	Interior, ground floor, room 16, detail of window, looking west
50	Interior, ground floor, room 16, looking south
51	Interior, ground floor, room 17, looking west
52	Interior, ground floor, room 17, looking east
53	Interior, ground floor, room 18, looking north-west
54	Interior, ground floor, room 19, looking north-east
55	Interior, ground floor, room 19, looking west
56	Interior, ground floor, room 20, looking east
57	Interior, ground floor, room 20, looking south
58	Interior, ground floor, room 21, looking south
59	Interior, ground floor, room 22, looking southeast
60	Interior, ground floor, room 23, looking north
61	Interior, ground floor, room 23, looking west
62	Interior, ground floor, room 23, looking east
63	Interior, first floor, room 24, looking south
64	Interior, first floor, room 24, detail of window, looking east
65	Interior, first floor, room 25, looking west
66	Interior, first floor, room 25, looking south
67	Interior, first floor, room 26, looking south
68	Interior, first floor, staircase to loft floor, looking west
69	Interior, first floor, room 24, west end, looking west
70	Interior, first floor, room 24, detail of fittings, looking north
71	Interior, loft floor, room 28, looking south
72	Exterior, south elevation, rooms 9 and 11, looking northwest
73	Exterior, south elevation, rooms 9 and 5, looking northeast
74	Exterior, south elevation, rooms 9 and 5, looking northeast

## B. Monochrome

<i>No.</i>	<i>Description</i>
1	Exterior, elevation of southwest corner of room 11, looking northeast
2	Exterior, south elevation, west end, rooms 11 and 9, looking north-northwest
3	Exterior, south elevation, east end, room 5, looking north
4	Exterior, elevation of south-east corner, rooms 4 and 5, looking northwest
5	Exterior, east elevation, rooms 4 and 7, looking northwest
6	Exterior, south elevation, detail of Madonna and child relief, looking north
7	Exterior, elevation of northeast corner, room 7, looking southwest, scale 2 x 2.0m
8	Exterior, north-facing elevation of room 7, looking south
9	Exterior, north-facing elevation, rooms 2 and 23, looking southwest
10	Exterior, east elevation, rooms 23, 10, 15 and 22, looking west
11	Exterior, south-facing elevation of room 22, looking north-east
12	Exterior, south-facing elevation of room 20, looking north
13	Exterior, east-facing elevation of room 20, looking west
14	Exterior, north-facing elevation of rooms 20, 19 and 18 looking south
15	Exterior, north-facing elevation of rooms 20, 19 and 18 looking south
16	Exterior, north-facing elevation of room 16, looking south
17	Exterior, west-facing elevation of room 16, looking south
18	Exterior, west-facing elevation of room 18, looking east
19	Interior, ground floor, room 1, looking south
20	Interior, ground floor, room 1, looking north
21	Interior, ground floor, room 2, looking north
22	Interior, ground floor, detail of blocked doorway in room 1, looking west
23	Interior, ground floor, room 3, looking east
24	Interior, ground floor, room 4, looking south
25	Interior, ground floor, room 4, looking north
26	Interior, ground floor, room 5, looking southwest
27	Interior, ground floor, room 5, looking south
28	Interior, detail of window, staircase, room 4, looking northeast
28a	Interior, staircase to first floor, room 4, looking north
29	Interior, cupboard, room 4, looking east
30	Interior, ground floor, room 7, looking north-northeast
31	Interior, ground floor, room 7, entrance to store room, looking south
32	Interior, ground floor, room 8, looking west
33	Interior, ground floor, room 9, looking south
34	Interior, ground floor, room 9, detail of ceiling, looking south
35	Interior, ground floor, room 9, detail of ceiling, looking west-northwest
36	Interior, ground floor, room 9, detail of ceiling, looking northwest

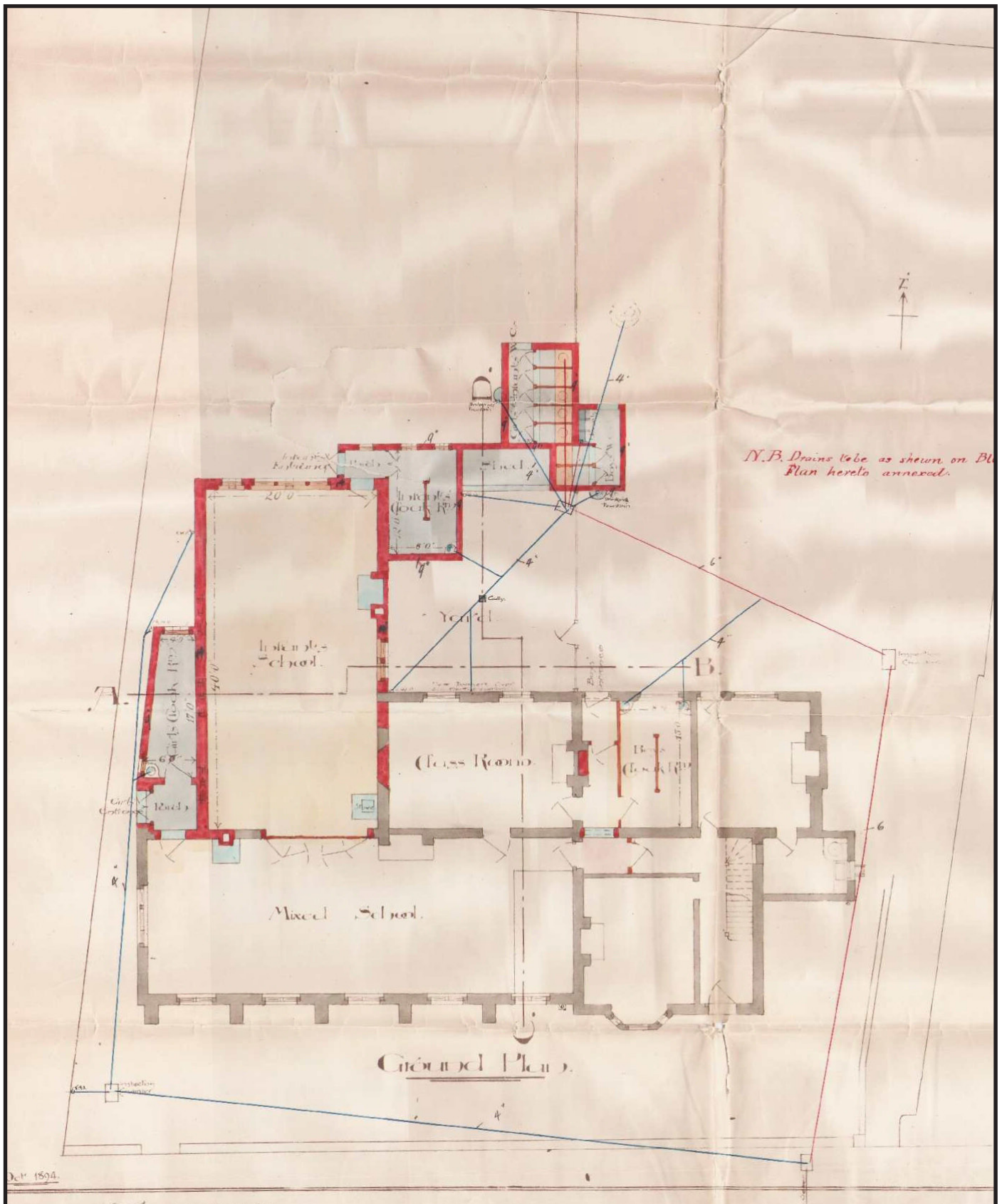
<i>No.</i>	<i>Description</i>
37	Interior, ground floor, room 9, looking west
38	Interior, ground floor, room 10, looking north
39	Interior, ground floor, room 10, looking south
40	Interior, ground floor, room 11, looking south
41	Interior, ground floor, room 11, detail of ceiling, looking south
42	Interior, ground floor, room 11, looking west
43	Interior, ground floor, room 11, detail of ceiling, looking west
44	Interior, ground floor, room 11, detail of vent, looking up
44a	Interior, ground floor, detail of doorway to room 12, looking north
45	Interior, ground floor, room 13, detail of window, looking west
45a	Interior, ground floor, looking into room 13, looking north
46	Interior, ground floor, room 14, looking south
47	Interior, ground floor, room 15, detail of bricked up fireplace, looking northeast
48	Interior, ground floor, room 16, looking north
49	Interior, ground floor, room 16, detail of window, looking west
50	Interior, ground floor, room 16, looking south
51	Interior, ground floor, room 17, looking west
52	Interior, ground floor, room 17, looking east
53	Interior, ground floor, room 18, looking northwest
54	Interior, ground floor, room 19, looking northeast
55	Interior, ground floor, room 19, looking west
56	Interior, ground floor, room 20, looking east
57	Interior, ground floor, room 20, looking south
58	Interior, ground floor, room 21, looking south
59	Interior, ground floor, room 22, looking southeast
60	Interior, ground floor, room 23, looking north
61	Interior, ground floor, room 23, looking west
62	Interior, ground floor, room 23, looking east
63	Interior, first floor, room 24, looking south
64	Interior, first floor, room 24, detail of window, looking east
65	Interior, first floor, room 25, looking west
66	Interior, first floor, room 25, looking south
67	Interior, first floor, room 26, looking south
68	Interior, first floor, staircase to loft floor, looking west
69	Interior, first floor, room 24, west end, looking west
70	Interior, first floor, room 24, detail of fittings, looking north
71	Interior, loft floor, room 28, looking south
72	Exterior, south elevation, rooms 9 and 11, looking northwest
73	Exterior, south elevation, rooms 9 and 5, looking northeast
74	Exterior, south elevation, rooms 9 and 5, looking northeast



**The Old School, Park Lane, Richmond,  
London Borough of Richmond, 2012  
Building Appraisal**

Figure 1. Location of site within Richmond and London.

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Ordnance Survey Licence 100025880

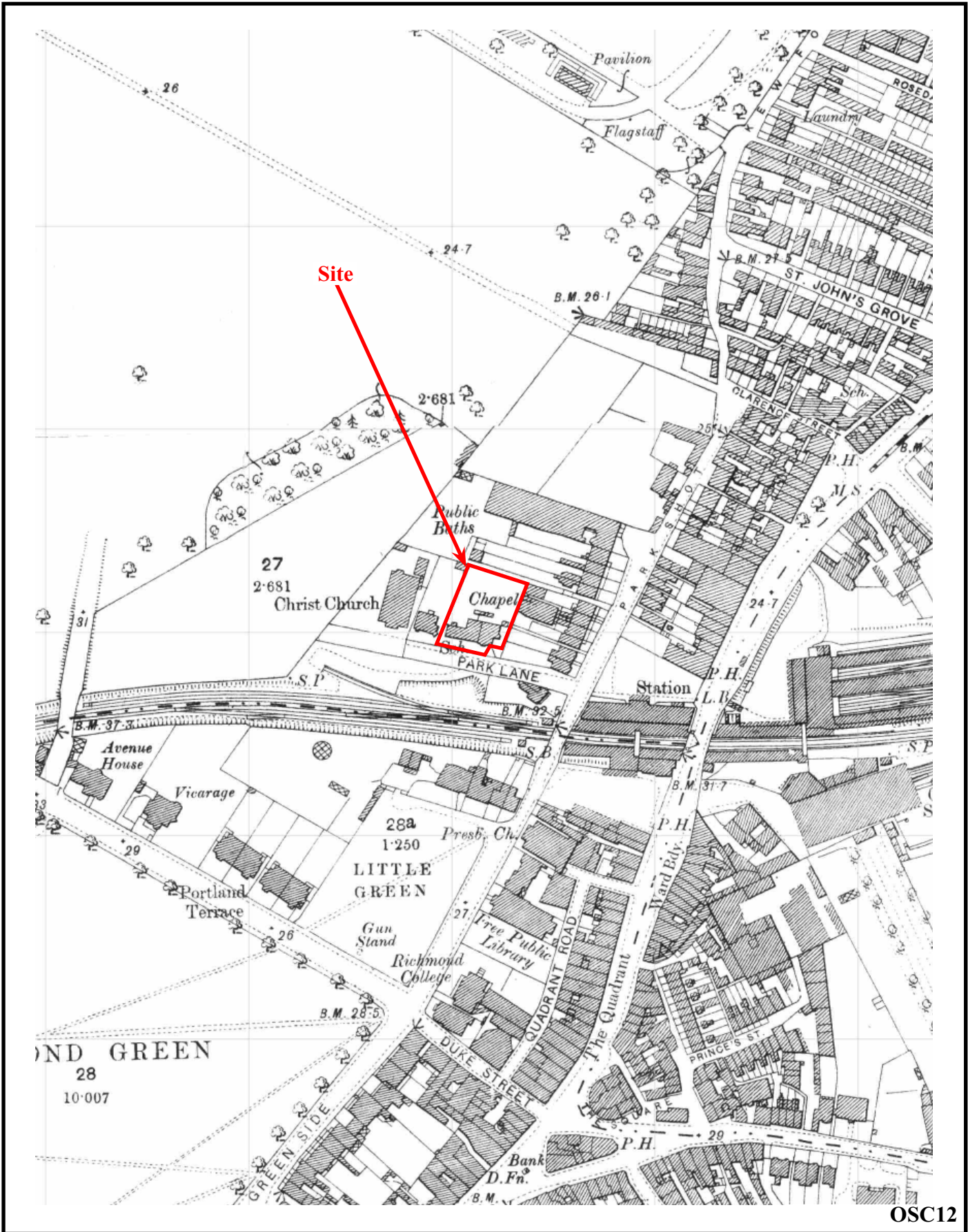


OSC12



**The Old School, Park Lane, Richmond,  
London Borough of Richmond, 2012  
Building Appraisal**

Figure 2. Architect's plan for the extension of the school, dated 1894.



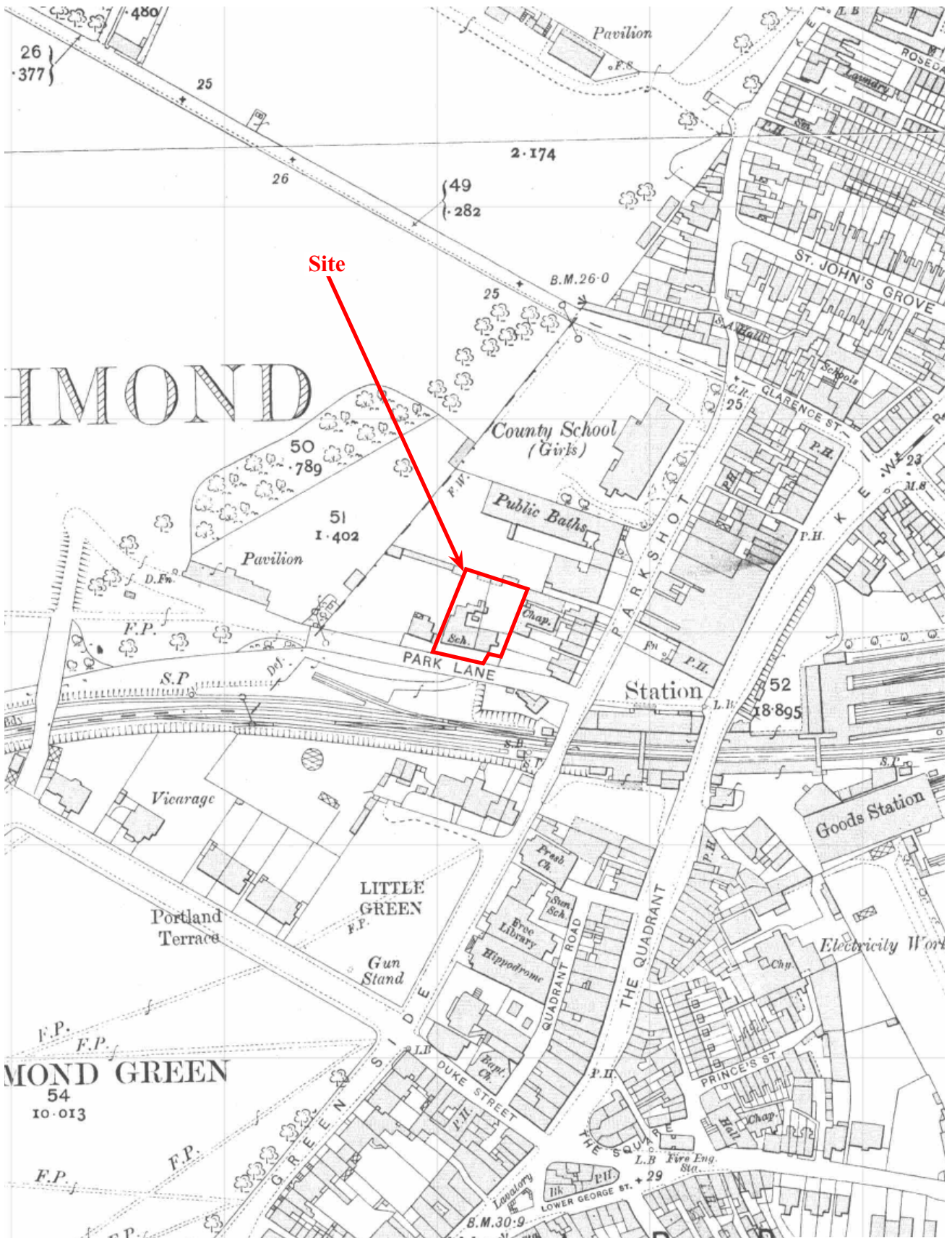
OSC12



**The Old School, Park Lane, Richmond,  
London Borough of Richmond, 2012  
Building Appraisal**  
Figure 3. Ordnance Survey Second Edition, 1896.



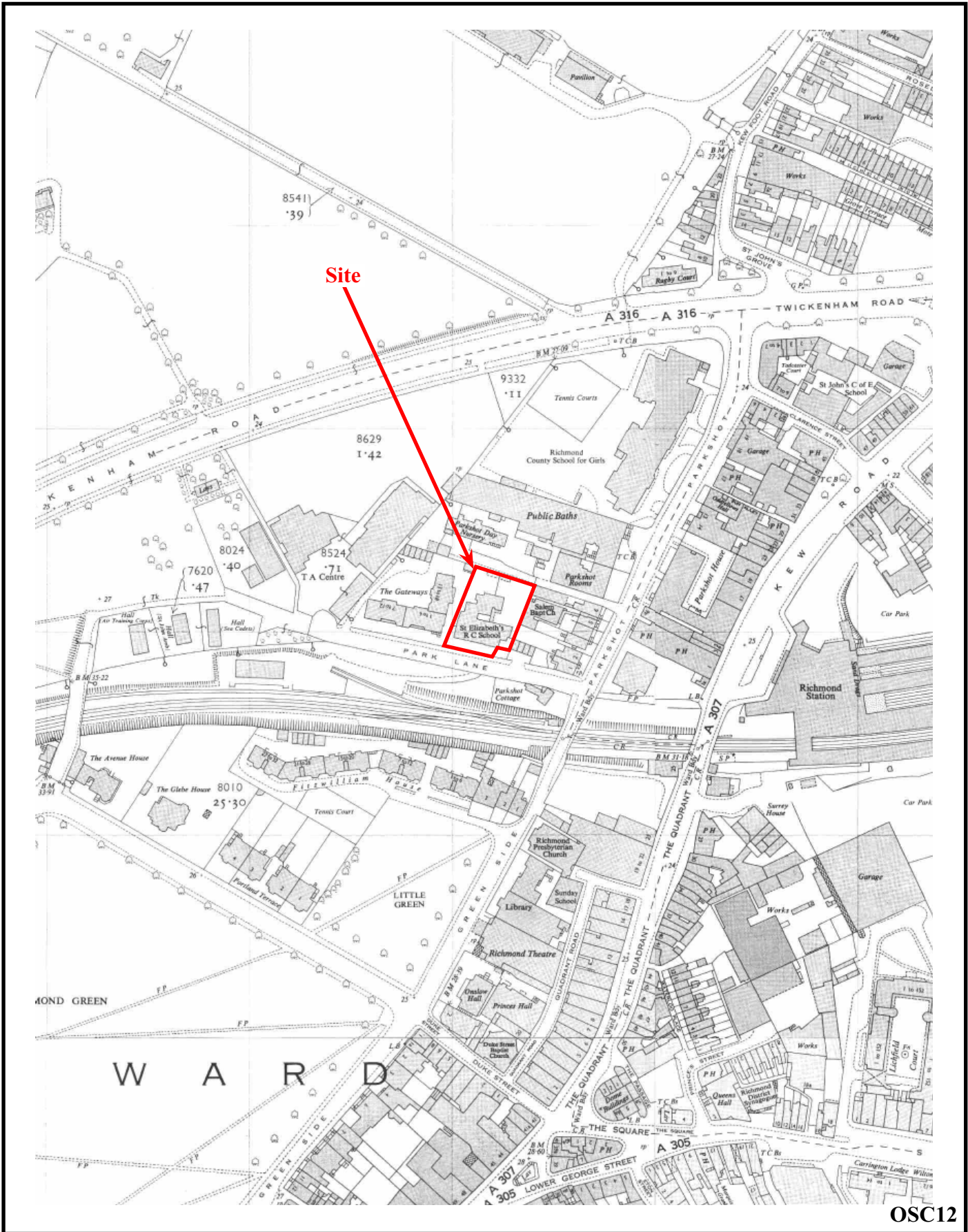




OSC12



**The Old School, Park Lane, Richmond,  
London Borough of Richmond, 2012  
Building Appraisal**  
Figure 4. Ordnance Survey Third Edition, 1913.



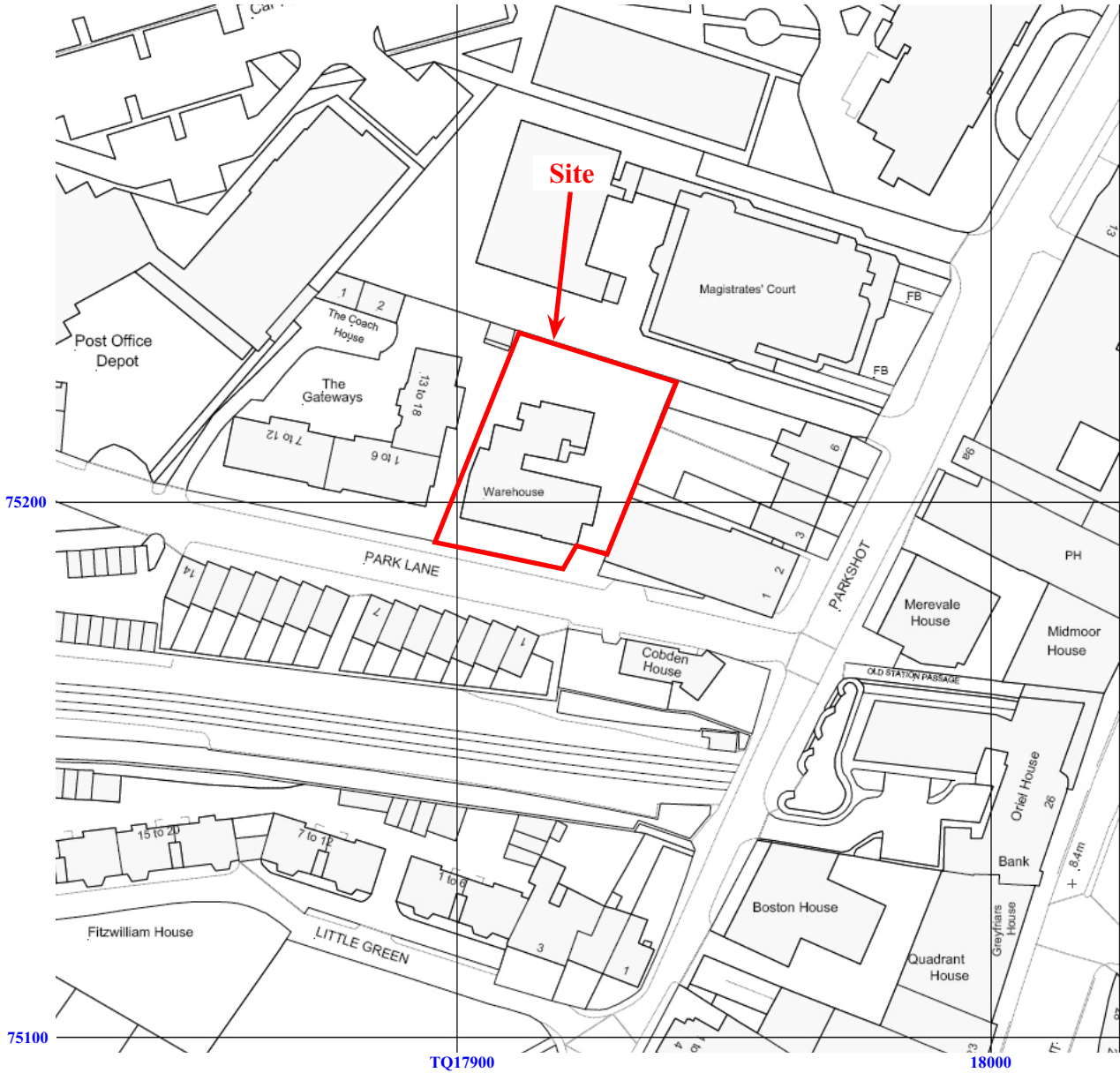
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Building Appraisal**

Figure 5. Ordnance Survey, 1959.





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Figure 6. Detailed plan of current site.

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Figure 7. Ground floor plan.

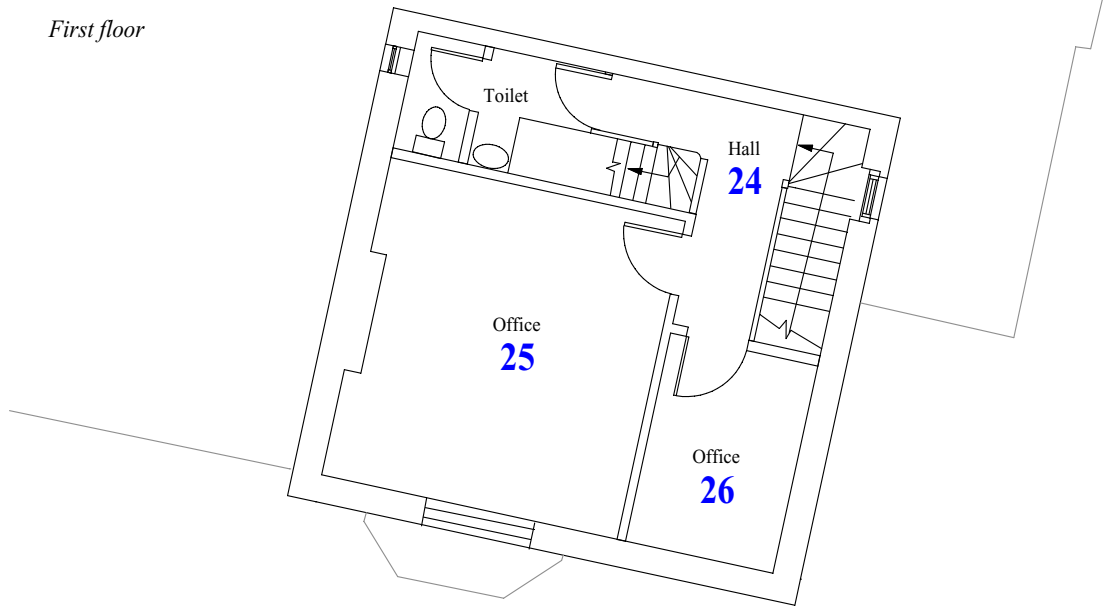


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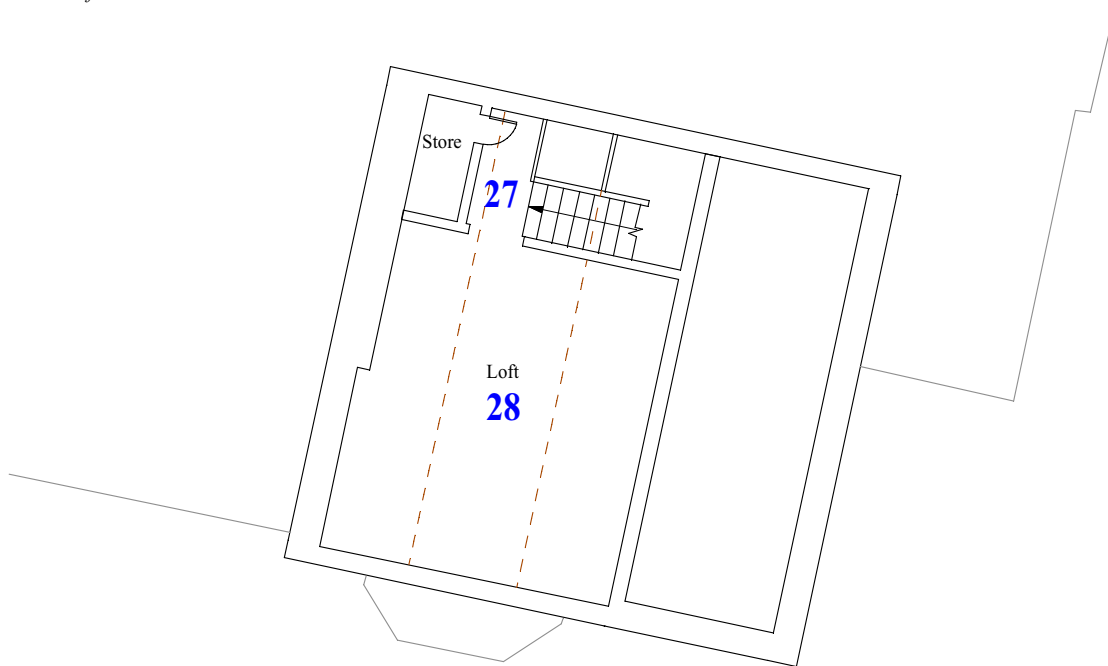
10m

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES

First floor



Loft



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Figure 8. First floor and loft plan.



0

5m

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ARCHAEOLOGICAL  
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South elevation



North elevation



West elevation



East elevation

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London Borough of Richmond, 2012  
Building Appraisal**

Figure 9. Exterior Elevations.



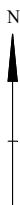
THAMES VALLEY  
ARCHAEOLOGICAL  
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**Key**

- Original 1890s building
- 1894 extension
- 1950 extension and later modifications

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Figure 10. Phase plan.



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ARCHAEOLOGICAL  
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Plate 1. Exterior, elevation of southwest corner of room 11, looking northeast.



Plate 2. Exterior, elevation of southeast corner, rooms 4 and 5, looking northwest.



Plate 3. Exterior, south elevation, east end, room 5, looking north.



Plate 4. Exterior, south elevation, detail of Madonna and child relief, looking north.

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**The Old School, Park Lane, Richmond,  
London Borough of Richmond, 2012  
Building Appraisal**

Plates 1 to 4.

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ARCHAEOLOGICAL  
SERVICES





Plate 5. Exterior, south-facing elevation of room 22, looking northeast.



Plate 6. Exterior, west-facing elevation of room 18, looking east.



Plate 7. Exterior, east elevation, rooms 4 and 7, looking northwest.



Plate 8. Exterior, elevation of northeast corner, room 7, looking southwest, scales 2.0m.

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**The Old School, Park Lane, Richmond,  
London Borough of Richmond, 2012  
Building Appraisal**

Plates 5 to 8.

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SERVICES



Plate 9. Exterior, east elevation, rooms 23, 10, 15 and 22, looking west.



Plate 10. Exterior, north-facing elevation of room 7, looking south, scales 2.0m.



Plate 11. Exterior, north-facing elevation, rooms 2 and 23, looking southwest.



Plate 12. Exterior, north-facing elevation of room 16, looking south.

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**The Old School, Park Lane, Richmond,  
London Borough of Richmond, 2012  
Building Appraisal**

Plates 9 to 12.

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ARCHAEOLOGICAL  
SERVICES



Plate 13. Exterior, north-facing elevation of rooms 20, 19 and 18 looking south.



Plate 14. Interior, ground floor, room 1, looking south.



Plate 15. Interior, ground floor, room 2, looking north.



Plate 16. Interior, ground floor, room 3, looking east.

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**The Old School, Park Lane, Richmond,  
London Borough of Richmond, 2012  
Building Appraisal**

Plates 13 to 16.

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SERVICES



Plate 17. Interior, ground floor, room 4, looking south.



Plate 18. Interior, ground floor, room 5, looking south.



Plate 19. Interior, staircase to first floor, room 4, looking north.



Plate 20. Interior, ground floor, room 7, looking north-northeast.

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**The Old School, Park Lane, Richmond,  
London Borough of Richmond, 2012  
Building Appraisal**

Plates 17 to 20.

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ARCHAEOLOGICAL  
SERVICES



Plate 21. Interior, ground floor, room 8, looking west.



Plate 22. Interior, ground floor, room 9, detail of ceiling, looking south.



Plate 23. Interior, ground floor, room 10, looking south.



Plate 24. Interior, ground floor, detail of doorway to room 12, looking north.

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**The Old School, Park Lane, Richmond,  
London Borough of Richmond, 2012  
Building Appraisal**

Plates 21 to 24.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES



Plate 25. Interior, ground floor, room 15, detail of bricked-up fireplace, looking northeast.



Plate 26. Interior, ground floor, room 16, looking north.



Plate 27. Interior, ground floor, room 19, looking northeast.

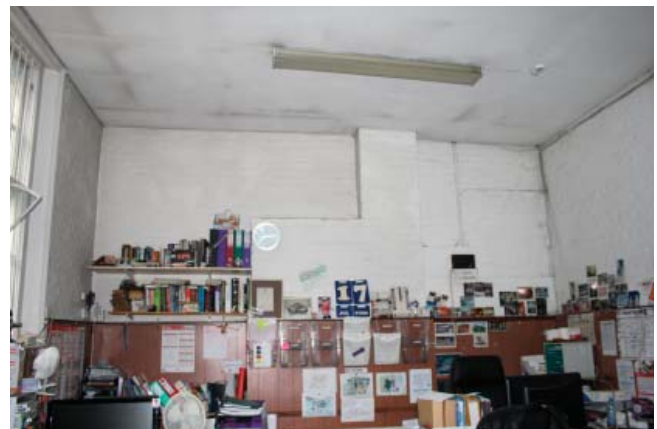


Plate 28. Interior, ground floor, room 23, looking east.

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Building Appraisal**

Plates 25 to 28.

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SERVICES



Plate 29. Interior, first floor, room 25, looking south.



Plate 30. Interior, first floor, room 24, detail of fittings, looking north.



Plate 31. Interior, first floor, staircase to loft floor, looking west.



Plate 32. Interior, loft floor, room 28, looking south.

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**The Old School, Park Lane, Richmond,  
London Borough of Richmond, 2012  
Building Appraisal**

Plates 29 to 32.

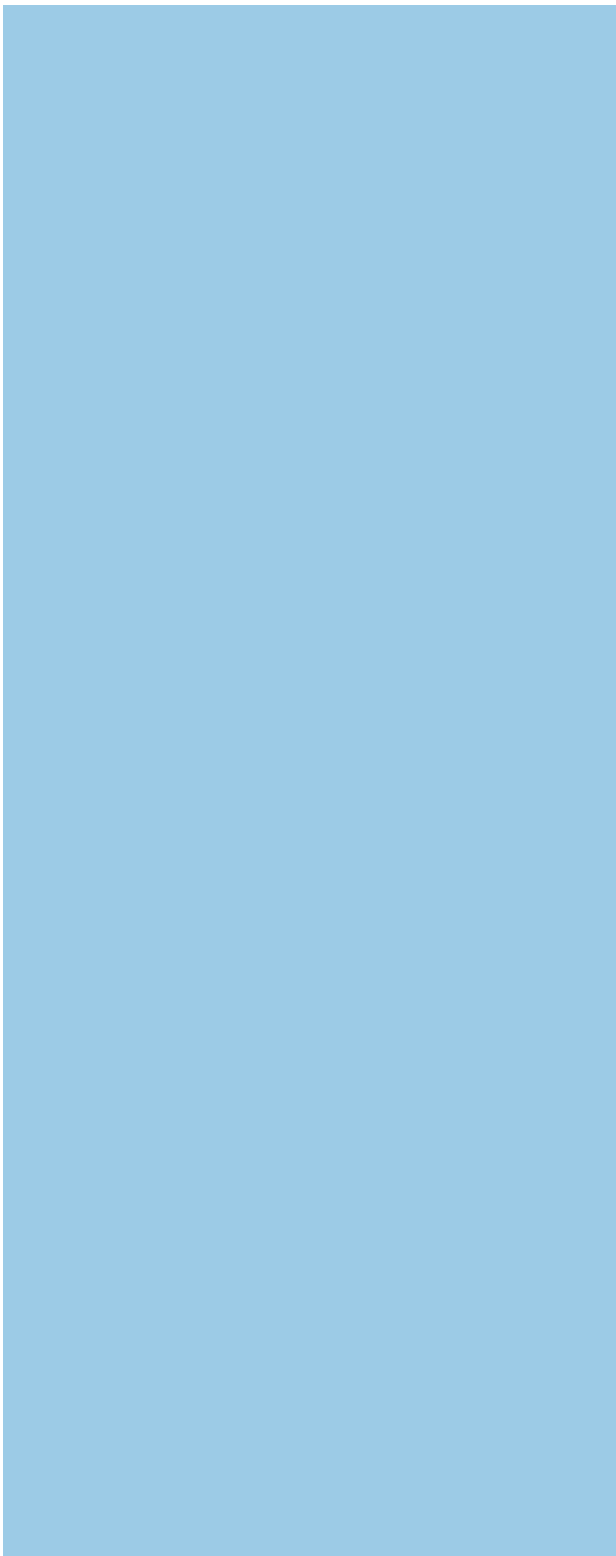
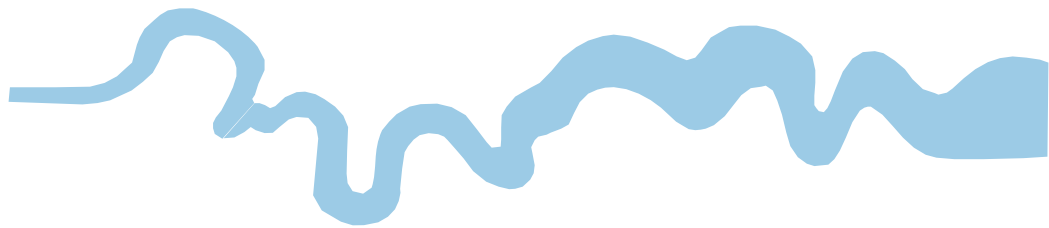
THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES

## TIME CHART

	<b>Calendar Years</b>
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
Iron Age _____	BC/AD 750 BC
Bronze Age: Late -----	1300 BC
Bronze Age: Middle -----	1700 BC
Bronze Age: Early -----	2100 BC
Neolithic: Late .....	3300 BC
Neolithic: Early .....	4300 BC
Mesolithic: Late .....	6000 BC
Mesolithic: Early .....	10000 BC
Palaeolithic: Upper .....	30000 BC
Palaeolithic: Middle .....	70000 BC
Palaeolithic: Lower .....	2,000,000 BC







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