

**T H A M E S      V A L L E Y**

**ARCHAEOLOGICAL**

**S E R V I C E S**

**Upminster Court, Hall Lane, Upminster,  
London Borough of Havering**

**An Historic Building Appraisal**

**by Sean Wallis**

**Site Code: UPC09**

**(TQ 5640 8796)**

# **Upminster Court, Hall Lane, Upminster, London Borough of Havering**

**Historic Building Appraisal**

**For Uniserve Group**

by Sean Wallis

Thames Valley Archaeological Services Ltd

Site Code UPC09

**October 2009**

## Summary

**Site name:** Upminster Court, Hall Lane, Upminster, London Borough of Havering

**Grid reference:** TQ 5640 8796

**Site activity:** Historic Building Appraisal

**Date and duration of project:** 15th September 2009

**Project manager:** Steve Ford

**Site code:** UPC09

**Summary of results:** The appraisal has considered that a series of proposed changes to the listed building, mostly involve the removal of modern or later 20th century alterations with the restoration of much of the building back to its original early 20th century form. Some modifications of the original fabric are proposed but, overall, these are very slight and do not significantly diminish the historic integrity of the structure as a whole. The areas of proposed changes have been photographically recorded.

**Location and reference of archive:** The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with the Museum of London (accession code UPC09), and a copy sent to the National Monuments Record

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# **Upminster Court, Hall Lane, Upminster, London Borough of Havering Historic Building Appraisal**

by Sean Wallis

**Report 09/89b**

## **Introduction**

This report documents the results of a historic building appraisal at Upminster Court, Hall Lane, Upminster, London Borough of Havering (TQ 5640 8796) (Fig. 1). The work was commissioned by Mr Andrew Cooke of Dovetail Architects, Dovetail House, 60 Station Road, Upminster, RM14 2TJ, on behalf of Uniserve Group.

Planning consents (P2370.07 & L0018.07) have been granted by the London Borough of Havering Council to redevelop the existing house and grounds. The proposed works will include the refurbishment of the main house, the creation of a new refectory within an existing courtyard area, the construction of a sunken office, the creation of new tennis courts, and alterations to the existing car park areas and driveways. The consents are subject to conditions relating to archaeology and Listed Building Consent. In order to further inform the planning process, a historic building appraisal has been requested by English Heritage.

This is in accordance with the Department of the Environment's Planning Policy Guidance, *Planning and the Historic Environment* (PPG15 1994), and the Borough Council's policies on historic buildings. The fieldwork was undertaken by Sean Wallis on 15th September 2009 and the site code is UCU 09/89.

The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with the Museum of London (Accession code UPC09), and a copy sent to the National Monuments Record, in due course.

## **Location, topography and geology**

The development area consists of Upminster Hall house and its surrounding grounds, and is centred on NGR TQ 5640 8796 (Fig. 1). Although the site is about 1km north of the historic core of Upminster, and a similar distance west of the earliest elements of Cranham, the rapid growth of these former villages from the mid 19th century onwards means that the area around Upminster Court is now substantially occupied by residential developments. However, the area directly east of the site, on the other side of Hall Lane, is relatively undeveloped, consisting of playing fields, and Upminster Hall and its grounds stand to the south-east. The site is bounded on its western side by a golf course that runs down to the Ingrebourne River, which flows approximately 400m west of Upminster Court. According to the British Geological Survey, the underlying geology consists of London Clay with pockets

of Brickearth (BGS 1976). The site slopes up north-eastwards towards Hall Lane, and lies at a height of between approximately 33m and 43m above Ordnance Datum.

A site visit was carried out on 15th September 2009, at which time the main house was vacant although a number of the ancillary buildings within the grounds, notably the coach house and stable block, were occupied. Much of the exterior of the mansion house was obscured by scaffolding and plastic sheeting.

The eastern part of the grounds, immediately adjacent to Hall Lane, consists of an uneven but relatively flat area with a large number of mature trees. The western part of the site consists of ornamental gardens, including a large terraced lawn area immediately west of the house. The gardens are divided into separate zones by mature trees and shrubs, and are mostly well maintained although some areas are quite overgrown. There is a walled garden immediately south of the house, which previously had a small central pond, now removed. To the south of the walled garden is a range of dilapidated greenhouses and outbuildings, which face onto the main car park. There are a number of buildings in the north-east corner of the site including the coach house, and a bungalow immediately adjacent to Hall Lane. Apart from the north-east corner, the northern part of the site largely comprises a mixed woodland spinney, which is shown on the 1841 Tithe Map. However, as this area is to be unaffected by the proposed works, it is not treated as part of the site for the purposes of this report.

## **Historical Background**

The site is approximately 1km north of the historic core of Upminster, which was a relatively small settlement until the arrival of the railway in the mid 19th century, after which time it developed into a garden suburb of London. Although the site is quite close to Upminster Hall, which dates back to the medieval period, it is unlikely that associated features would extend into the present site as the old manor boundary was along the line of the present Hall Lane.

The earliest map to show the site in any real detail is the Upminster parish tithe map of 1841 (Fig. 3), where the area now covered by Upminster Court is mostly within a large arable field called Upper 8 Acres. A small cottage and garden are shown in the north-east corner of the current site, roughly in the position of the present bungalow, whilst an area of mixed woodland spinney, known as the Shaw, runs along the northern boundary. The First Edition Ordnance Survey of 1868 (Fig. 4) shows the site in much the same way, although a little more detail is discernible, with trees shown lining the east and south boundaries, and the building(s) in the north-east corner depicted more clearly. The only major change to occur between 1841 and 1868 appears to be the removal of the western boundary fence of Upper 8 Acres. No significant changes are evident on the Second Edition

Ordnance Survey of 1899 (not illustrated), and the land was sold shortly after the publication of this map to the Williams family.

Arthur E Williams, the son of a local shipping and coal merchant, chose Sir Charles Reilly to design a new house for the Williams family in 1904. Reilly was a major figure in 20th-century British architecture, and was a resident of the parish of Upminster. Building work on the house commenced in 1905 and was completed by the following year. As well as the mansion house, a new coach house and stable block were built to the north-east of the house, along with ornamental gate piers on the main entrance from Hall Lane. These original elements of Upminster Court are all Grade II Listed Buildings. In addition to these buildings, the area around the main house was landscaped to create new gardens, complete with a walled garden and greenhouses to the south of the main house. The dramatic changes to the site in the early 20th century can clearly be seen on the 1920 Ordnance Survey (Fig. 5).

The Williams family had ceased to live in the house by the end of the 1920s, and it subsequently became used as offices. During the Second World War a refugee centre was set up at Upminster Court, although the house was almost hit during a German bombing raid, which left its mark in the form of a large crater near Hall Lane. Essex County Council bought the site immediately after the war, for use as an education centre, and it subsequently moved into the ownership of the London Borough of Havering, following the 1965 reorganization of county boundaries. Between 1972 and 1991 the house was used as a short-stay respite centre, whilst the gardens became the borough nursery. The respite centre closed in 1991, and the house was then used as a training centre for council staff until the whole site was recently sold.

Apart from the construction, demolition, and alteration of a number of small outbuildings and greenhouses within the gardens, the subsequent editions of the Ordnance Survey do not show much change within the site from 1920 to the present day (Fig. 6). The only major change seems to be the demolition of the buildings in the north-east corner of the site, which were replaced by a bungalow at some time between 1920 and 1939. Although the use of the various parts of the gardens has altered in the intervening years, these changes are not generally evident cartographically.

## **Methodology**

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments (RCHM(E) 1991), with particular attention only given to those parts of the building which will be altered by the proposed development.

When the site visit was conducted in September 2009, some building work had already taken place. The exterior of the building was almost completely obscured by scaffolding and plastic sheeting. In order to prepare this report, a great deal of information has been gleaned from Sir Charles Reilly's original plan and drawings of Upminster Court, old photographs, and the many digital photographs which were taken both prior to and during the recent enabling work. This report therefore documents the building as it was found during the site visit, and attempts to highlight modifications which have taken place since its original construction.

## **Description**

### *Exterior (Fig. 2)*

Despite the fact that much of the main house (A) was obscured by scaffolding and plastic sheeting at the time of the site visit, a walk round survey was undertaken of the various buildings and gardens. Originally, the approach was along a drive from Hall Lane, but this entrance is not currently in use.

All the buildings are constructed using red bricks, which came from the local Bird Lane kilns. Those used for the main part of the house are slightly thinner than standard bricks, and are generally laid in a stricter bond pattern. The service wing, ancillary buildings and garden walls use standard bricks, and are generally built in a Flemish bond pattern. The main part of the original house is two storeys high, with further rooms laid out within the attic space above. There is a former service wing attached to the north of the house, with various ground floor rooms. The attic space above this wing does not contain any rooms. When viewed from the east, the main house is the dominant element of the building, with the service wing partially obscured behind the brick wall of the kitchen courtyard. This wall curves out from the north-east corner of the main house, before turning towards the stable block to the north. A similarly built wall extends from the south-east corner of the house, and encloses the garden to the south.

The east elevation of the main house has two projecting wings, with a single-storey Doric colonnade running between them, the top of which is surmounted with a stone balustrade. Each corner of the wings has a giant stone pilaster, in the Ionic style. There are currently three eastern entrances into main part of the house, although the original plan suggests that there was originally only one front door, positioned to the right of centre, and opening into a vestibule. The southern door appears to have been inserted during the 20th century, replacing an earlier window. The present central door has been created by the conversion of an existing full length window. The rest of the windows appear to be original, and each wing has a large ocular window in its gable.

Moving north from the southern elevation, along the length of the brick curtain wall, the corner of which is surmounted by a stone pineapple finial, there is an entrance into the kitchen courtyard (B). The brickwork on

either side of this entrance suggests that it has been modified on at least two separate occasions. The original plan indicates that there was originally intended to be a smaller entrance through the curved section of the curtain wall, but whether this ever existed is not clear from the brickwork. The service wing of the house can be seen clearly from the courtyard. The east elevation has a central projecting wing, with steps leading up to an entrance. This entrance is not depicted on the original plan of the house, and may therefore be a later addition. A small outbuilding, previously attached to the house, has recently been demolished immediately north of the projecting wing. This is not shown on the original house plan, and can be seen from a recent aerial photograph to be a later addition, due to differences in the brickwork.

A long detached building (C) stands at the northern end of the courtyard, its eastern end abutting the brick wall. The brick wall stops here, with another brick built pillar surmounted with a pineapple finial. Building C has probably been used for various purposes over the years, but hatches on its northern side suggest that it may have primarily been a coal store when originally built. Although this building is not shown on the original plan of the house, it had been built by the time of the first Ordnance Survey to include Upminster Court, which was published in 1920.

To the west of building C is another small detached structure (D) which, according to Sir Charles Reilly's plan, originally housed the knife and boots rooms. A wall runs south from the south-east corner of this building to the north-east corner of the service wing of the main house. It is broken by a narrow entrance, flanked by brick pillars, which provides access into an inner kitchen courtyard (E). From within this small courtyard, the south-west corner of building D can be seen to be partially covered with timber weatherboards. There is another brick wall at the west end of this courtyard, with a central doorway leading out to the garden beyond. Immediately in front of this wall is a covered walkway running north from the service wing of the main house. Steps at the southern end of the walkway lead to a further entrance into the house. The northern end of the walkway runs between building D, to the east, and a further small building (F), to the west. Building F was originally the dairy, according to the original house plan.

Buildings C, D and F can all be seen from the north, along with another brick wall to the west. This wall is almost a mirror image of the one enclosing courtyard B, having brick pillars with pineapple finials, and a curved section leading back to the main part of the house. This wall obscures much of the service wing and the other service buildings, when viewed from the west, again, making the main part of the house appear more prominent. The western elevation of the main house opens onto a terrace, which in turn overlooks the gardens to the west. A



stone balustrade runs along the west side of the terrace, and is broken by two sets of steps leading down to a north-south gravel path.

The central section of the main house projects westwards slightly, and the whole elevation is dominated by four giant Ionic stone pilasters. There is an entrance either side of the projecting section of the house, each of which has its own porch, supported by further stone pillars. The porches are elevated above the terrace, and each is approached by a set of steps. Once again, all the windows visible in the western elevation appear to be original.

Another brick wall runs around the southern elevation of the house, enclosing an area shown on the original plan as the Italian Garden (G). There was a central pond in this garden, which was removed recently [colour print 95 in Appendix 1]. The wall is built to mirror those noted to the north of the house, and includes a number of brick pillars with pineapple finials [86]. A row of greenhouses was located to the south of the wall, and they are now either demolished or dilapidated [87]. A central entrance between the greenhouses, leading into the walled garden, has been blocked at some time in the past. The southern elevation of the house itself is dominated by a bay which has three large windows at the ground and first floor levels, all of which are original. The bay does not extend to the second floor, and has a flat roof, with a stylized castellated parapet.

The roofs of all the buildings are of grey slate. The roof of the main house is hipped, with a number of protruding gabled roofs. Seven large brick built chimney stacks are visible. These have obviously been modified over the years, as the number of surviving chimney pots varies from stack to stack. Indeed, the northern-most chimney appears to have been completely blocked at the top, with no surviving pots.

## *Interior*

### **Main House and Service Wing (A)**

#### Basement

The basement or cellar of the building was not entered during the site visit, due to health and safety considerations. A small part of it was exposed in the north-east corner of room G5, where the floorboards had been removed for the new lift shaft [13]. The cellar in this area was not full-height, and a small brick built arch was noted which presumably provided access to the various parts of the cellar, which were sub-divided by the footings of the house. No major changes are planned for the cellar.

### Ground Floor (Fig. 8)

As the property was unoccupied at the time of the site visit, access could only be gained through the southern door in the east facing elevation. This door is not an original feature, as it is not shown on the original plan of the house, and cannot be seen on an early photograph. The doorway leads into a lobby area (G2), which still has its original skirting boards, dado rails, moulded ceiling and cornices [3]. The lobby is dominated by the main staircase to the first floor [4] (Pl. 1), which has ornately turned wooden banisters, and is surrounded by a moulded frieze with a pattern of repeating spirals. There is more decoration around the cupboard under the staircase. One interesting feature of the staircase is a false opening at first floor level, complete with handrail and banisters. However, there is a recess on the other side of this feature, suggesting that it may have originally been open, and has subsequently been blocked up. The lobby and staircase have been mostly unaffected by the recent enabling work, although some of the mouldings have been covered for protection, as has the stair handrail. No major changes to these areas are planned.

A doorway immediately inside the lobby entrance leads into room G1, shown on the original plan of the house as the library (Fig. 7), which has an elaborately moulded cornice [1]. There are three large windows in the east wall, all of which have timber paneled surrounds. A doorway in the north-east corner of the room provides access to the exterior colonnade. This doorway and the one leading to the lobby, still have their original timber panelled surrounds, although the doors themselves are modern [2]. A further doorway in the west wall is not an original feature, and has recently been made redundant whilst the room is used as a site office. It is proposed to block this entrance way up completely. The fireplace in the south wall appears to have been blocked up some years ago.

Room G3 (the original drawing room) is also accessed from the main lobby (G2), with the doorway between them retaining its original timber surround [5] (Pl. 2). Recent work, undertaken for Health and Safety reasons, such as to remove asbestos, has had the effect of restoring the room to its original size, as a number of later partition walls had divided it into three smaller rooms, a corridor and a lobby for the lift. In addition to the lift and partition walls being removed, a number of false ceilings have also been taken down, thus restoring the room to its full height and exposing the finely moulded cornices and original decorated ceiling [6]. The original ceiling is intact except in the north-east corner of the room, where it was truncated by the insertion of the lift. Traces of an earlier colour scheme can be seen where the later partition walls have been removed. Much of the original character of the room survives, including a fireplace in the north-west corner, although the east wall has been affected by the construction of the lift shaft, and by the insertion of a later narrow doorway into room G1.

As mentioned above, this doorway is no longer required, and will be fully blocked. The drawing room has a south facing bay, with three full length windows, and there are two further full length windows [7] overlooking the terrace and gardens to the west. All these windows still have their original timber surrounds.

A doorway next to the fireplace in room G3 leads into room G4, which was originally the boudoir. The original plans show an entrance into this room from the lobby (G2), but there is no evidence to suggest that this was ever constructed. The original fireplace appears to be present, but has been covered up for protection. A false ceiling has recently been removed to expose the original moulded cornice and decorated ceiling. The window and doorway in the west wall, which overlook the terrace and garden, both have their original timber surrounds [8].

Going back to the main lobby (G2), archway to the north, with decorative moulding, leads through to the main hall (G6). There are three full length windows in the east wall, which all appear to be in their original state, with timber panelling and fanlights still present, although the central window has been converted into a door at some point in the past. Two false, arched, entrance alcoves were also recorded in the north and south walls of the room. The hall's decorative ceiling and moulded cornice are also still visible, although the original fireplace was obscured by protective shuttering.

Room G5 is directly opposite the hall, and was originally the billiard room. Until recently, the room had a false floor, approximately 0.4m above the original floor, along with a false ceiling. The subsequent removal of these has restored the room to its full height, and fully exposed a number of original features, such as the fireplaces, timber panelling, and steps down from the hall [11]. A small cupboard in the south-east corner of the room has also now been fully exposed [10]. A thin partition wall between the room and the hall has also recently been removed to recreate the original entrance to the room, complete with flanking stone pillars [12]. The room has a decorative ceiling, although elements of this have been removed for conservation purposes, along with much of the moulded cornice. These features will be re-instated in due course. There are three large windows in the west wall, overlooking the terrace and gardens [9, 10] (Pl. 3). The only major change planned for the room will be the construction of a new lift in its north-east corner. Some preparatory work for this has already been done, including the removal of some of the floor, and the demolition of a section of wall. However, the section of wall which has been removed does not appear to have been original, based on the fact that although it sits on brick foundations, it is constructed from hollow clay bricks [13]. This corner of the room also bears little comparison to how it is shown on the original plan of the house, which shows steps leading to what is now corridor G9, and has no doubt been remodelled since 1905. The scar from the removal of these steps could be

seen on the east wall. The removal of the floor in this corner has exposed part of the basement or cellar, which is very low in height, and runs under room G6. An interesting feature is a small brick built arch [13], which may have originally been used to provide access to various parts of the cellar, which would have been divided by the wall footings.

Corridor G7 [14] heads north from the hall (G6) towards a large room (G12), which was originally the dining room for the house. However, before it enters G12, it passes a small room (G8) to the south, and there is a doorway leading to corridor G9 to the north. The entrance from the hall to corridor G7 has a decorative moulded arch above it, and the doorways which lead off from the corridor also have decorative surrounds. The corridor still has its original dado rail and skirting board.

Room G8 was originally the entrance vestibule, and still retains a number of original features, including its dado rail and skirting board. The recent removal of a false ceiling has exposed the original ceiling and moulded cornice, as well as traces of an earlier colour scheme. The east wall has a central door, formerly the main front door to the house, complete with fanlight and arched timber panelling, along with two small flanking windows [15]. The entrance to the corridor (G7) is flanked by two elaborate oval windows [16] (Pl. 4).

A temporary partition wall has been put up in room G12, as it has recently been used as a mess room for construction workers. A false ceiling has been removed, restoring the room to its full height, and exposing its original ceiling. Much of the original cornice has been removed for conservation and safe-keeping, along with decorative elements of the ceiling. Parts of the original moulded cornice were recorded during the site visit, at the western end of the room. Aside from the ceiling and cornice, many of the original features are still visible. These include the three windows in the east wall and their timber surrounds, the dado rail and timber panelling on the walls, and the two stone pillars at the western end of the room [21]. The two arched recesses in the north and south sides of the room [22, 23] (Pl. 5) are also original, with further decorative moulding visible within the southern one. Another interesting feature of this room is its curved northern wall with decorative moulded panels [21].

A doorway in the north wall of room G12 leads out of the main part of the house and into the service wing. Room G13 was, along with room G14, previously the kitchen. These rooms appear to have been significantly altered over the years [24]. As a result, they do not bear much comparison to how they are depicted on the original plan of the house, where they are shown as divided between a servery, stores and kitchen. The most recent modification has been the removal of partition walls in the north-east corner of room G14, which previously formed two small storerooms [25]. Although the windows of these two rooms appear to be original,

the doorway leading outside from room G14 appears to have been altered. As part of the proposed development, it is proposed to block the existing doorway, and construct a new entrance to the north. This will provide access to the new refectory. New partition walls in the north-east corner of room G14 will be built to create a small vestibule area for the new entrance. These will be roughly in the same position as one of the original storerooms. Room G13 still has its modern false ceiling [26] (Pl. 6).

A doorway from room G13 leads into corridor G16, whilst a door at the north end of room G14 provides access to room G15, which was originally the scullery [27]. This door may be a later addition, as the original plan shows a cupboard in this position. Apart from this, most of the features within room G15 appear to be original, although they are markedly plainer than those seen elsewhere within the house. A door in the south-west corner of the room leads into corridor G16.

Corridor G16, and the rooms leading off from it, were previously within the service wing of the house. As a result, the original features such as windows and door frames are far simpler in their design than those encountered in the southern part of the house [28]. Nevertheless, many of the original features do survive. Room G17, in the far north-west corner of the house, was until recently a bathroom. However, all the fixtures have subsequently been removed, including the low partition wall which previously surrounded the WC [29]. The original plan of the house shows additional partition walls within G17, which formed larders. No trace of these, or at least their subsequent removal could be seen. The next room along the corridor is G18. This appears to still retain its original fireplace, although this feature had been shuttered for protection at the time of the site visit, and could not be recorded [30]. Next along the corridor is a small box room (G19) [31]. According to the original house plan, G18 and G19 were originally one room known as the servant's hall.

Room G21 is currently a toilet, and has a number of urinals, hand-basins, and a partitioned WC [33]. The original plan of the house calls this room the butler's pantry, and shows the door opening onto corridor G16, whereas the present entrance is opposite the staircase in corridor G20. However, there was no visible evidence to suggest that the doorway had been moved since the house's original construction. The staircase adjacent to corridor G20 leads to the first floor [34], whilst a further staircase provides access to the basement or cellar [32]. Due to health and safety considerations the cellar was not accessed during the site visit. A door at the western end of the corridor provides access to the outside.

To the south of the staircase, corridor G20 meets with another short corridor (G11) [19], the east wall of which is curved due to the presence of room G12 on the other side. A small toilet (G22) can be accessed to the west of corridor G11 [35] and although the original plans show a WC in this position, it appears that it was

originally only accessible from what is now room G10. The only evidence, within room G22, for the original doorway being blocked is a break in the skirting board, as the current door and jamb do not appear to be significantly later than those seen elsewhere in the house. However, the upper section of the dividing wall between G10 and G22 has been replaced with breeze blocks, suggesting some alteration. Room G10 is actually accessed from corridor G9, and currently has a couple of WCs and two hand basins [18]. Once again, by studying the original plans of the house, it would seem likely that this room had been modified since 1905, as it was originally a cloakroom and lavatory. A false ceiling has recently been removed, exposing the original ceiling and cornice.

Corridor G9 provides access to the western terrace and garden, via an original door with fanlight and small side windows [17]. However, it appears that the corridor was originally wider towards the door, as the present wall of room G10 partially obscures the north side window, making the doorway seem asymmetrical when viewed from the corridor. The original plan of the house indicates that this section of wall had a dog-leg bend. The false ceiling of the corridor has recently been removed, and the cornice on the north side is markedly different, indicating that this part of the wall has indeed been rebuilt.

### First Floor (Fig. 9)

The first floor can be accessed via the main staircase [37] in the ground floor lobby (G1), or via a narrower staircase in the service wing of the house, adjacent to corridor G20. The first floor rooms only cover the main part of the house, with the area above the ground floor service rooms consisting of roofspace. Unfortunately, no original plan of this floor was available. The rooms on this floor are less grand than those on the ground floor, although many contain original features such as fireplaces and moulded cornices.

The main staircase leads to an L-shaped landing (F3), which provides access to a number of rooms, and the main north-south corridor (F10). In the south-east corner of the house is room F3, which still appears to retain many of its original features, including windows, skirting board, and cornice, although its fireplace has been removed at some point in the past. There is a small cupboard in the south-west corner of the room which seems to be a later addition, due to the fact that a blocked door can be seen on the other side of the wall, in room F2. However, this is not clearly evident from the cornice and skirting board in room F3. It is proposed to re-instate this doorway.

The present room F2 has been created by the removal of the lift and a number of partition walls [38, 40, 41] (Pls 7, 8). Although the room has a number of original windows, the fireplace in the north-west corner has been

removed and blocked up. Due to the alterations which have been made since 1905, it was impossible to tell how the room would originally have been divided into separate bedrooms. As mentioned above, there was originally a door leading into room F3, which has subsequently been blocked, although the door frame is still present [39].

An arched entrance from landing F1 leads west into a short corridor [42], which in turn provides access to a small cupboard (F5), room F6 [43], and a former WC (F7). Once again, the original layout or function of this part of the house is not clear, although there were no obvious modern alterations visible during the site visit. As part of the recent enabling work, sections of the original cornices and ceilings have been removed. No major changes are planned for this area.

Moving north from landing F1, the main first floor corridor (F10) passes a staircase to the second floor [48, 49]. A small room behind this staircase (F20) previously contained a WC which has recently been removed [61], along with parts of the ceiling [62]. The next room along the corridor, on the west side, is F8, which has three original windows. A number of partition walls have recently been removed from this area, along with the original cornices [44]. In addition, preparatory work in respect of the new lift has resulted in the demolition of part of the wall between rooms F8 and F9 [45] (Pl. 9). The fireplaces which presumably occupied the south-west and north-west corners of room F8 appear to have been removed or blocked-up. However, this appears to have been done a number of years ago. Whilst some of the partition walls which were recently removed may have been later additions, it is likely that the east-west partition wall may have been an original feature, as the space created by its subsequent demolition (F8) now has two doorways onto corridor F10 [46] (Pl. 10).

Room F9 is accessible from the main corridor, and still has a number of original features, including a picture rail and windows [47], but its cornice appears to have been removed during the recent programme of enabling work. As well as the new lift in the south-east corner of this room, it is proposed to create a new doorway in the north-west corner to provide access to room F16, which will become an en-suite bathroom.

On the east side of the corridor, the next room along from the staircase to the second floor is F19. This room appears to be in a relatively original state, and the partition walls which formerly created a cupboard in its south-west corner were obviously modern additions. These have recently been removed, to restore the room to its former size [60]. The next room along the east side of the corridor is F18 which, apart from the recent removal of its cornice, appears to maintain many of its original features [59]. The proposed development plans will block up the existing doorway onto the corridor, and create a new opening into room F17 [58].

Room F17 is in the north-east corner of the main house, and still retains its original windows [56], although much of the skirting board has recently been removed, along with the cornice. It is planned to turn this room into

a bedroom with an en-suite bathroom. The bathroom will be in the current room F18, with access provided by a new doorway in the wall between the two rooms [57].

Across the corridor from room F17 is a small landing (F11). This provides access to the ground and second floors, via separate staircases, a small cupboard under the staircase to the second floor (F12), and two small rooms (F15 and F16) [50]. Access to the roofspace area above the service wing (F14) is also available, via a further small room (F13) [51]. Apart from a small amount of recent remedial work, this part of the house seems to have retained most of its original features [53]. Room F15 previously contained a WC, which has recently been removed [54] (Pl. 11), and it seems likely that the partition wall between F15 and F16 is a later addition as it partially obscures the window frame in F15. The only major change planned for this area is the construction of a new door in the wall between room F16 and F9, to create an en-suite bathroom. The existing door into room F16 will be blocked up [55].

#### Second Floor (Fig. 10)

As with the first floor, no original plan of the second floor was available. As a result, the original layout and function of the various rooms could not be ascertained, although presumably it would have originally been split into various bedrooms for the servants of the house. The second floor occupies much of the roofspace above the main house, and the slope of the roof can be seen at each end of the building. Quite a lot of work has recently been undertaken, involving the demolition of several partition walls, and many of the ceilings have been replaced or re-plastered. It is proposed to create a number of new bedrooms on this floor, all of which will have en-suite bathrooms.

The second floor can be accessed via two staircases, one at the far north end of the floor, and the other in the centre of the east side of the house. The latter leads to a small landing and corridor (S2), which currently provides access to rooms S1 and S3 [67]. Room S1 is a large irregular shaped area, newly created by the demolition of modern partition walls associated with the old lift. The original layout of this part of the house is unclear, due to successive phases of later alterations. Two original fireplaces were observed, in the south-east and north-east corners of the room, indicating that the east side of the room was originally split into at least two bedrooms [63]. It is not clear how the western half of the room would originally have been sub-divided [64, 66] (Pl. 12). Apart from the fireplaces and windows [65], few original features were recorded during the site visit. It is proposed to turn the present room S1 into three separate bedrooms with en-suite facilities, all of which will be accessible from corridor S2.



A number of partition walls have recently been removed from what is now room S3 (Pl. 13). The area now covered by this room previously consisted of three rooms with associated corridors and stair landings [71]. Apart from the windows [72] and remaining doors, the only original feature recorded during the site visit was a fireplace in the south-west corner of room S3 [78]. Several new partition walls will be constructed to convert this area into two bedrooms, separated by the new lift, with a north-south corridor running down their east side. Further walls will be inserted within the new bedrooms to provide en-suite bathrooms. The present staircase at the far north end of the room will be little affected by the refurbishment.

The present entrance between rooms S1 and S4, which appears to be original, is to be blocked up, with a new doorway created to provide access to S4 from corridor S2. Room S4 has a built-in cupboard in its south-east corner, which appears to be an original feature. There is also a small alcove in the north-west corner where the fireplace would have originally been, although this appears to have been removed some time ago [70] (Pl. 14). There were previously partition walls in the north-east corner of the room which formed a small room, with a ladder leading to the roofspace above. These walls have recently been removed and the partition wall to the north, including what is now the entrance from S4 into room S3, has been altered. As part of the re-development, it is proposed to block up this entrance, and remove the ladder to the roofspace [69].

Immediately east of the northern staircase is room S7, which until recently had a partitioned WC in the north-west corner. This has recently been removed, along with the partition walls [82]. Apart from the windows, including the ocular window in the east elevation, few original elements survive in this room, which will be converted into a bedroom with an en-suite bathroom in roughly the same location as the earlier WC.

Some alterations have recently been carried out on the corner of room S6, particularly its north-west corner. The original window is still present [80], along with much of the skirting board, although the fireplace appears to have been blocked-up some time ago [83]. This room will also be turned into a bedroom, with new partition walls to create an en-suite bathroom. The final room on the second floor (S5) appears to have been relatively unaffected by previous developments within the house, and still has its original window, door, and skirting board [76]. This room will also become a bedroom, and new partition walls will create an en-suite bathroom in its north-east corner.

### Roof

Unfortunately, the roof was partially obscured by scaffolding at the time of the site visit. However by comparing recent aerial photographs to those taken in the early 20th century, it does not appear to have changed significantly over the years. The only major modification seems to be the insertion of a number of vents in the

second floor rooms, which can be seen externally due to the fact that they have been covered with newer slates. The proposed re-development of the site will not affect the roof.

### **Kitchen Courtyard (B)**

There are currently two entrances into the larger courtyard. The main entrance through the eastern brick wall appears to have been modified on at least two separate occasions, based on differences in the brickwork. A secondary, northern, entrance is located to the west of building C, via a short flight of steps. At the time of the site visit, the courtyard was rather unremarkable, although it was noted that an outbuilding previously adjoining the service wing of the main house had recently been demolished. It is planned to build a new refectory within the courtyard, with herb garden patio to the south. The new building will mostly utilise the existing courtyard walls, along with the south wall of building C. The proposed alterations will include repairs, underpinning and alterations to the walls around the courtyard, the construction of a new entrance into the main house (Pl. 15), and a new fire-door in the area between buildings C and D. The refectory will also have a new wall separating it from the proposed herb garden patio, to the south, which will primarily be constructed with glass panels. It is planned to create a new opening in the curved section of the wall at the southern end of the courtyard, which will be built to mirror that into the walled garden further south. The original plan of the house shows an entrance in this position, although it is not clear from the brickwork whether it ever existed. A new set of steps will be built to provide access to the main house, in the area formerly occupied by the small outbuilding which has recently been demolished. The existing entrance will be blocked-up, and a new doorway created.

### **Building C**

Although this building does not appear on Sir Charles Reilly's original plan of the house, according to the Ordnance Survey, it had certainly been built by 1920. The three hatches in its north wall suggest that it was originally used as a coal store, with the western end being used as a more general store. The building is constructed in red-brick, and has a simple shallow pitched roof, covered in felt. The main, eastern, part of the building has one entrance, and is divided into three small cells by partition walls, with the east and west cells each being lit by a single small window. These correspond with the three hatches noted previously, although no internal features relating to its earlier use remain. The general store at the west end of the building has its own, slightly wider, entrance, but no windows. It is proposed to incorporate the building into the new refectory, with the western end remaining as a store-room. The existing partition walls in the rest of the building will be

removed, and new walls and doors built to create male and female toilets. A new plant area, with a pigeon net roof, will be built immediately north of the building.

#### **Building D**

This building is shown on the original plan of Upminster Court as containing the knife and boot rooms, with two notations for ECs, which are perhaps earth closets (water closets being then a novelty reserved for the rich). It appears to have been altered internally in the intervening years, and no original features survive apart from some of the windows. The south wall appears to have been modified at some point, with the south-west corner being covered in timber weatherboards, and a series of small windows inserted. A doorway in the north-east corner of the building, which originally provided access to one of the ECs, has been blocked-up and covered with external weatherboards with a small window inserted. The building is constructed in red brick, and shares a hipped roof, covered with grey slates, with building F. It is proposed to convert the building into a bar, with a store to the rear. This will result in the removal of all the existing internal partition walls, and the construction of a new wall to separate the bar from the store (Pl. 16). Much of the south wall will be removed to provide access to the lounge area which is planned for the small courtyard area (E). The windows in the east wall will be refurbished. A new, unroofed, bin store will be built to the north of the building.

#### **Kitchen Courtyard (E)**

This currently consists of an open area between the main house and building D, with brick walls to the east and west. There is a covered walkway leading from the entrance to the main house towards buildings D and F. The area does not appear to have been altered much since its original construction, and appears today much as it did on the 1920 Ordnance Survey. It is proposed to convert this space into a bar lounge, under a new roof, rendering this entire space internal, but otherwise leaving it mainly unaltered.

#### **Building F**

This building is labelled as the dairy on the original plan of the house, but has been used for many years as a plant room. It is of red brick construction, and shares a hipped slate roof with building D. The two buildings are separated by the walkway which runs north from the main house. The building appears to have been altered very little since its original construction, and has a single window in its north wall. As part of the re-development, this window will be replaced with a louvre vent, and the existing doorway will be blocked up. A new entrance will be created in the west wall. An extended plant area will be built immediately north of the building.

### **Walled Garden (G)**

The walled garden lies immediately south of the main house. There are currently two entrances, to the north-west and north-east, the latter of which has an elaborate wrought iron gate. A further entrance to the south, which originally led out of the garden between the two rows of greenhouses, has been blocked-up at some point. The surrounding brick wall has brick pillars placed at intervals, many of which are surmounted by pineapple finials. The garden is quite bare at present, and the concrete pond which was believed to be a 1960s feature, has recently been removed (Pl. 17). The original plans of the house call this area the Italian garden, and show a geometric pattern of paths and flower beds. However, the earliest Ordnance Survey to show Upminster Court merely shows a north-south path leading from the now blocked-up southern entrance, although the same map does show details of the rest of the grounds as planned. An aerial photograph of unknown date (probably 1930s) shows a very similar but not quite identical layout to that planned, an octagon replacing the central circle of paths, but otherwise as planned. This layout is not shown on the 1939 Ordnance Survey, which merely repeats the 1920 map and may not have been resurveyed for this area, but the very different 1965 map again shows no ornate layout and this can be taken to be accurate at this time. It is possible that the Italian garden was turned into a vegetable garden during the war ('digging for Victory'). In any case, it seems not to have survived long as a distinctive feature of the grounds.

As part of the re-development, it is proposed to create a sunken office within the walled garden area, which will necessitate a great deal of ground reduction. However, the surrounding walls will not be significantly affected, and indeed there are plans to re-instate the southern entrance which is currently blocked. The designs propose that the roof of the new office will be garden area, laid out in the style shown on the original plan of the house.

### **Greenhouses (H)**

These buildings, immediately south of the walled garden, appear on the 1920 Ordnance Survey, and almost certainly date from the original phase of construction at Upminster Court. There are two rows, sited either side of a central entrance into the walled garden, which appears to have been blocked up for many years. The eastern greenhouses have been significantly damaged, with only the lower courses of their brick walls remaining. Whilst the western greenhouses appear to have fared slightly better in recent years, they are also in quite a dilapidated state (Pl. 18). A small brick boiler-house, stands to the west of the greenhouses. As part of the proposed re-development of Upminster Court, a car parking area will be laid out south of this range.

## Conclusion

The Listed Building at Upminster Court has undergone many changes of use over the century of its life. Surprisingly few of these, however, have had a major impact on its original fabric or even decoration, much of which survives intact, since many of the alterations have tended to mask (and therefore protect) the earlier features, as indicated above. The proposed changes in many instances will reveal the original form and décor of rooms that have until recently been subdivided and obscured by false partitions or ceilings.

Virtually all of the changes proposed involve removal of later insertions and divisions (i.e., the lift and various partition walls, false ceilings and floors, etc.) in favour of restoring as far as possible the original intentions of the architect. Some of the work is required to comply with fire regulations. This work overall does not detract from the historic fabric of the building as designed in 1905, and indeed will enhance it in places. The proposed changes and an assessment of their significance are summarized in Appendix D. Where change is proposed a photographic record has been made of the location of the intended alterations.

The alterations to the outside buildings and garden will regenerate areas which have been neglected in recent years, with the refectory and bar being more in keeping with a modern complex. The essential fabric of most of the buildings will be retained. The sunken office, with its rooftop garden will partially re-create Reilly's vision of an elaborate Italian style garden, within a modern context. Essentially the gardens will be brought back to their former glory, and the only part of the land which will become new tennis courts and car parks is currently the open ground to the south.

## References

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## APPENDIX 1: Photographic Catalogue

### A .Colour prints

No.	Description
1	Interior, room G1, looking south
2	Interior, room G1, looking north
3	Interior, lobby G2, looking west
4	Interior, lobby G2, looking north <b>[Pl. 1]</b>
5	Interior, room G3, looking north <b>[Pl. 2]</b>
6	Interior, room G3, looking east
7	Interior, room G3, looking west
8	Interior, room G4, looking west
9	Interior, room G5, looking north-west <b>[Pl. 3]</b>
10	Interior, room G5, looking south-west
11	Interior, room G5, looking east towards room G6
12	Interior, room G5, looking north-east
13	Interior, room G5, looking north-west
14	Interior, room G6, looking north towards corridor G7
15	Interior, room G8, looking east
16	Interior, room G8, looking north-west <b>[Pl. 4]</b>
17	Interior, corridor G9, looking west
18	Interior, room G10, looking north
19	Interior, corridor G11, looking north
20	Interior, corridor G9, looking south towards basement beneath room G5
21	Interior, room G12, looking north
22	Interior, room G12, looking south-west <b>[Pl. 5]</b>
23	Interior, room G12, looking north-east
24	Interior, room G13, looking north towards room G14
25	Interior, room G14, looking north-east
26	Interior, room G14, looking south towards room G13 <b>[Pl. 6]</b>
27	Interior, room G15, looking south-west
28	Interior, corridor G16, looking south
29	Interior, room G17, looking south-west
30	Interior, room G18, looking west
31	Interior, room G19, looking west
32	Interior, corridor G16, looking towards corridor G20 and staircase
33	Interior, room G21, looking north-west
34	Interior, corridor G16, looking west towards staircase
35	Interior, corridor G16, looking west towards room G22
36	Interior, corridor G16, looking west towards room G22
37	Interior, landing F1, looking west from staircase
38	Interior, room F2, looking north-west <b>[Pl. 7]</b>
39	Interior, room F2, looking east towards blocked door
40	Interior, room F2, looking south-west
41	Interior, room F3, looking south-west <b>[Pl. 8]</b>
42	Interior, landing F1, looking west towards corridor F4 and room F7
43	Interior, room F6, looking west
44	Interior, room F8, looking north-west
45	Interior, room F8, looking north-east <b>[Pl. 9]</b>
46	Interior, room F9, looking south-east <b>[Pl. 10]</b>
47	Interior, room F9, looking north-west
48	Interior, looking south-east from room F8 towards corridor F10 and staircase
49	Interior, corridor F10, looking north
50	Interior, corridor F10, looking south-west towards staircase and cupboard F12
51	Interior, corridor F11, looking north towards room F13
52	Interior, room F13, looking north into roofspace (blurred)
53	Interior, corridor F11, looking north-west towards staircase
54	Interior, corridor F11, looking west towards room F15
55	Interior, room F16, looking south-west
56	Interior, room F17, looking south-east <b>[Pl. 11]</b>
57	Interior, room F17, looking south-west
58	Interior, room F18, looking north-west
59	Interior, room F18, looking south-east
60	Interior, room F19, looking south-west
61	Interior, room F20, looking north
62	Interior, ceiling of room F20, looking north
63	Interior, room S1, looking north
64	Interior, room S1, looking north-west <b>[Pl. 12]</b>
65	Interior, room S1, looking south-east

<i>No.</i>	<i>Description</i>
66	Interior, room S1, looking west
67	Interior, room S1, looking north towards corridor S2
68	Interior, room S3, looking east towards staircase
69	Interior, room S3, looking south-east towards room S4
70	Interior, room S4, looking north-west <b>[Pl. 14]</b>
71	Interior, room S3, looking north
72	Interior, room S3, looking west
73	Interior, room S3, looking north-east
74	Interior, room S3, looking east <b>[Pl. 13]</b>
75	Interior, room S3, looking east towards room S5
76	Interior, room S5, looking west
77	Interior, room S3, looking north
78	Interior, room S3, looking south-west
79	Interior, room S3, looking east towards rooms S6 and S7
80	Interior, room S6, looking south-east
81	Interior, room S6, looking north-east
82	Interior, room S7, looking north
83	Interior, room S7, looking west
84	Exterior, general view, looking west
85	Exterior, general view, looking north-west
86	Exterior, general view of greenhouses and walled garden, looking north-west <b>[Pl. 18]</b>
87	Exterior, general view, looking north
88	Exterior, general view, looking south from greenhouses
89	Exterior, general view, looking north-east
90	Exterior, general view, looking east
91	Exterior, view of garden, looking south-west
92	Exterior, view of garden, looking north-west
93	Exterior, view of garden, looking south
94	Exterior, view of garden, looking north
95	Exterior, view of house from within walled garden, looking north-east
96	Exterior, view looking south-east
97	Exterior, general view, looking south
98	Exterior, kitchen courtyard, looking west
99	Exterior, kitchen courtyard, building D and coal-store C, looking north
100	Exterior, kitchen courtyard and building D, looking north-west
101	Exterior, entrance to main house from kitchen courtyard, looking south-west <b>[Pl. 15]</b>
102	Exterior, building D looking north
103	Exterior, covered walkway between main house and outbuildings, looking north
104	Interior, building D looking south <b>[Pl. 16]</b>
105	Interior, building D looking north
106	Exterior, covered walkway, looking north-west into building D
107	Exterior, view towards kitchen courtyard, looking east from covered walkway
108	Exterior, kitchen courtyard, looking south-east

## B. Colour Slides

<i>No.</i>	<i>Description</i>
1	Interior, room G1, looking south
2	Interior, room G1, looking north
3	Interior, lobby G2, looking west
4	Interior, lobby G2, looking north
5	Interior, room G3, looking north
6	Interior, room G3, looking east
7	Interior, room G3, looking west
8	Interior, room G4, looking west
9	Interior, room G5, looking north-west
10	Interior, room G5, looking south-west
11	Interior, room G5, looking east towards room G6
12	Interior, room G5, looking north-east
13	Interior, room G5, looking north-west
14	Interior, room G6, looking north towards corridor G7
15	Interior, room G8, looking east
16	Interior, room G8, looking north-west
17	Interior, corridor G9, looking west
18	Interior, room G10, looking north
19	Interior, corridor G11, looking north
20	Interior, corridor G9, looking south towards basement beneath room G5

<i>No.</i>	<i>Description</i>
21	Interior, room G12, looking north
22	Interior, room G12, looking south-west
23	Interior, room G12, looking north-east
24	Interior, room G13, looking north towards room G14
25	Interior, room G14, looking north-east
26	Interior, room G14, looking south towards room G13
27	Interior, room G15, looking south-west
28	Interior, corridor G16, looking south
29	Interior, room G17, looking south-west
30	Interior, room G18, looking west
31	Interior, room G19, looking west
32	Interior, corridor G16, looking towards corridor G20 and staircase
33	Interior, room G21, looking north-west
34	Interior, corridor G16, looking west towards staircase
35	Interior, corridor G16, looking west towards room G22 (under-exposed)
36	Interior, landing F1, looking west from staircase
37	Interior, room F2, looking north-west
38	Interior, room F2, looking east towards blocked door
39	Interior, room F2, looking south-west
40	Interior, room F3, looking south-west
41	Interior, landing F1, looking west towards corridor F4 and room F7
42	Interior, room F6, looking west (under-exposed)
43	Interior, room F8, looking north-west
44	Interior, room F8, looking north-east
45	Interior, room F9, looking south-east
46	Interior, room F9, looking north-west
47	Interior, looking south-east from room F8 towards corridor F10 and staircase
48	Interior, corridor F10, looking north
49	Interior, corridor F10, looking south-west towards staircase and cupboard F12
50	Interior, corridor F11, looking north towards room F13
51	Interior, room F13, looking north into roofspace (blurred)
52	Interior, corridor F11, looking north-west towards staircase
53	Interior, corridor F11, looking west towards room F15 (under-exposed)
54	Interior, room F16, looking south-west
55	Interior, room F17, looking south-east
56	Interior, room F17, looking south-west
57	Interior, room F18, looking north-west
58	Interior, room F18, looking south-east
59	Interior, room F19, looking south-west
60	Interior, room F20, looking north
61	Interior, ceiling of room F20, looking north
62	Interior, room S1, looking north
63	Interior, room S1, looking north-west
64	Interior, room S1, looking south-east
65	Interior, room S1, looking west
66	Interior, room S1, looking north towards corridor S2
67	Interior, room S3, looking east towards staircase
68	Interior, room S3, looking south-east towards room S4
69	Interior, room S4, looking north-west
70	Interior, room S3, looking north
71	Interior, room S3, looking north-east
72	Interior, room S3, looking east
73	Interior, room S3, looking east towards room S5
74	Interior, room S5, looking west
75	Interior, room S3, looking north
76	Interior, room S3, looking south-west
77	Interior, room S3, looking east towards rooms S6 and S7
78	Interior, room S6, looking south-east
79	Interior, room S6, looking north-east
80	Interior, room S7, looking north
81	Interior, room S7, looking west
82	Exterior, general view, looking west
83	Exterior, general view, looking north-west
84	Exterior, general view of greenhouses and walled garden, looking north-west
85	Exterior, general view, looking north
86	Exterior, general view, looking south from greenhouses
87	Exterior, general view, looking north-east
88	Exterior, general view, looking east
89	Exterior, view of garden, looking south-west



<i>No.</i>	<i>Description</i>
90	Exterior, view of garden, looking north-west
91	Exterior, view of garden, looking south
92	Exterior, view of garden, looking north
93	Exterior, view of house from within walled garden, looking north-east
94	Exterior, view looking south-east
95	Exterior, general view, looking south
96	Exterior, kitchen courtyard, looking west
97	Exterior, kitchen courtyard, building D and coal-store C, looking north
98	Exterior, kitchen courtyard and building D looking north-west
99	Exterior, entrance to main house from kitchen courtyard, looking south-west
100	Exterior, building D looking north
101	Exterior, covered walkway between main house and outbuildings, looking north
104	Interior, building D looking south
105	Interior, building D looking north
106	Exterior, covered walkway, looking north-west into building D
107	Exterior, view towards kitchen courtyard, looking east from covered walkway

### C. Monochrome Images

<i>No.</i>	<i>Description</i>
1	Interior, corridor G16, looking west towards room G22
2	Interior, corridor G16, looking west towards staircase
3	Interior, room G21, looking north-west
4	Interior, corridor G16, looking towards corridor G20 and staircase
5	Interior, room G19, looking west
6	Interior, room G18, looking west
7	Interior, room G17, looking south-west
8	Interior, corridor G16, looking south
9	Interior, room G15, looking south-west
10	Interior, room G14, looking south towards room G13
11	Interior, room G14, looking north-east
12	Interior, room G13, looking north towards room G14
13	Interior, room G12, looking north-east
14	Interior, room G12, looking south-west
15	Interior, room G12, looking north
16	Interior, corridor G9, looking south towards basement beneath room G5
17	Interior, corridor G11, looking north
18	Interior, room G10, looking north
19	Interior, corridor G9, looking west
20	Interior, room G8, looking north-west
21	Interior, room G8, looking east
22	Interior, room G6, looking north towards corridor G7
23	Interior, room G5, looking north-west
24	Interior, room G5, looking north-east
25	Interior, room G5, looking east towards room G6
26	Interior, room G5, looking south-west
27	Interior, room G5, looking north-west
28	Interior, room G4, looking west
29	Interior, room G3, looking west
30	Void
31	Interior, room G3, looking east
32	Interior, room G3, looking north
33	Interior, lobby G2, looking north
34	Interior, lobby G2, looking west
35	Interior, room G1, looking north
36	Interior, room G1, looking south
37	Interior, room S3, looking north-west
38	Interior, room S3, looking north
39	Interior, room S4, looking north-west
40	Interior, room S3, looking south-east towards room S4
41	Interior, room S3, looking east towards staircase
42	Interior, room S1, looking north towards corridor S2
43	Interior, room S1, looking west
44	Interior, room S1, looking south-east
45	Interior, room S1, looking north-west
46	Interior, room S1, looking north

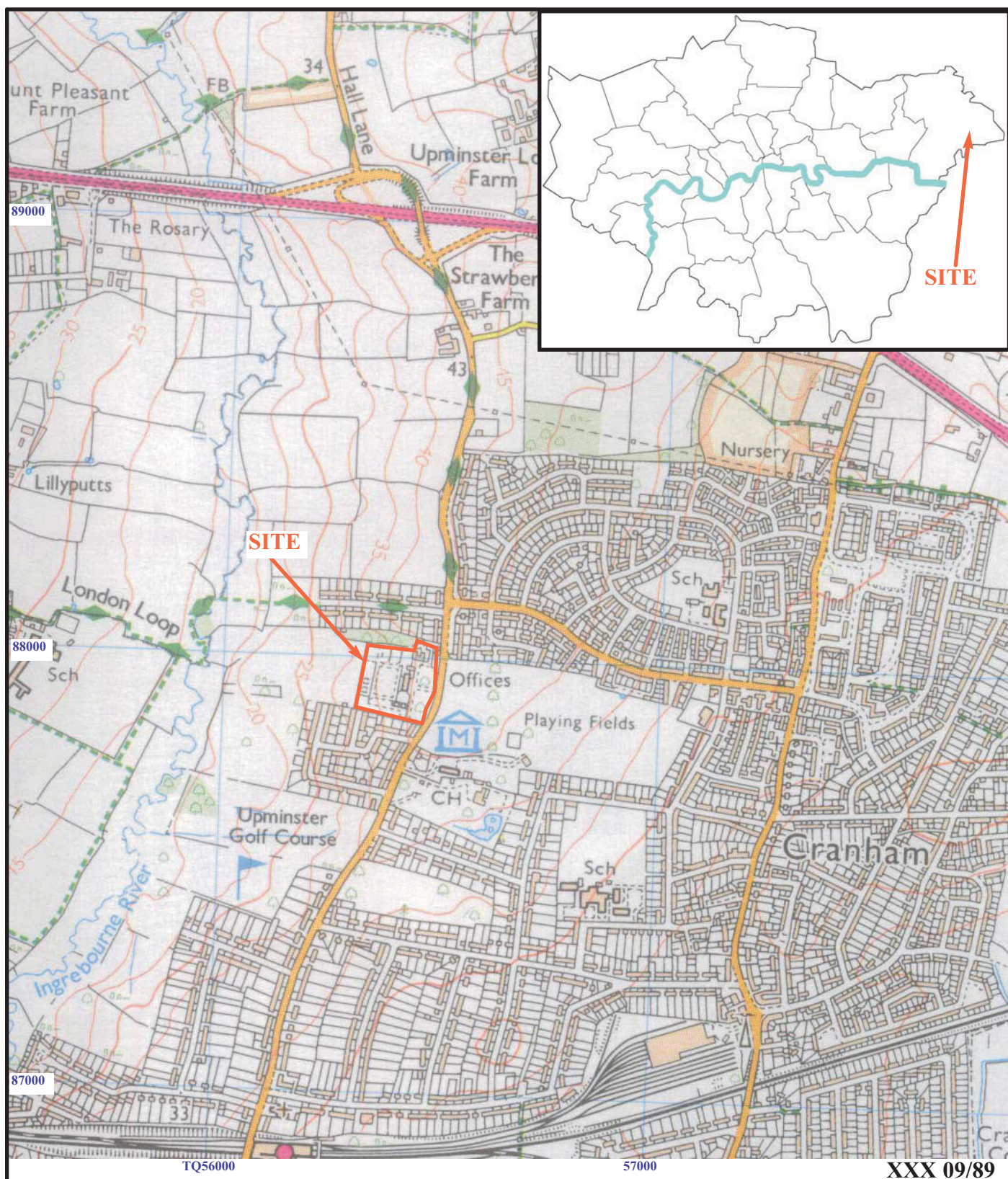
<i>No.</i>	<i>Description</i>
47	Interior, ceiling of room F20, looking north
48	Interior, room F20, looking north
49	Interior, room F19, looking south-west
50	Interior, room F18, looking south-east
51	Interior, room F18, looking north-west
52	Interior, room F17, looking south-west
53	Interior, room F17, looking south-east
54	Interior, room F16, looking south-west
55	Interior, corridor F11, looking west towards room F15
56	Interior, corridor F11, looking north-west towards staircase
57	Interior, room F13, looking north into roofspace (blurred)
58	Interior, corridor F11, looking north towards room F13
59	Interior, corridor F10, looking south-west towards staircase and cupboard F12
60	Interior, corridor F10, looking north
61	Interior, looking south-east from room F8 towards corridor F10 and staircase
62	Interior, room F9, looking north-west
63	Interior, room F9, looking south-east
64	Interior, room F8, looking north-east
65	Interior, room F8, looking north-west
66	Interior, room F6, looking west
67	Interior, landing F1, looking west towards corridor F4 and room F7
68	Interior, room F3, looking south-west
69	Interior, room F2, looking south-west
70	Interior, room F2, looking east towards blocked door
71	Interior, room F2, looking north-west
72	Interior, landing F1, looking west from staircase
73	Exterior, view of outbuildings C, D, F, looking south-east
74	Exterior, view of house from within walled garden, looking north-east
75	Exterior, view of garden, looking north
76	Exterior, view of garden, looking south
77	Exterior, view of garden, looking north-west
78	Exterior, view of garden, looking south-west
79	Exterior, general view, looking east
80	Exterior, general view, looking north-east
81	Exterior, general view, looking south from greenhouses
82	Exterior, general view, looking north
83	Exterior, general view of greenhouses and walled garden, looking north-west
84	Exterior, general view, looking north-west
85	Exterior, general view, looking west
86	Interior, room S7, looking west
87	Interior, room S7, looking north
88	Interior, room S6, looking north-east
89	Interior, room S6, looking south-east
90	Interior, room S3, looking east towards rooms S6 and S7
91	Interior, room S3, looking south-west
92	Interior, room S3, looking north
93	Interior, room S5, looking west
94	Interior, room S3, looking east towards room S5
95	Interior, room S3, looking east
96	Interior, room S3, looking north-east
97	Interior, building C
98	Interior, building C
99	Interior, building C
100	Exterior, kitchen courtyard, looking south-east
101	Exterior, view towards kitchen courtyard, looking east from covered walkway
102	Interior, building D, looking north-west
103	Interior, building D looking south
104	Interior, building D looking north
105	Exterior, covered walkway between main house and outbuildings, looking north
106	Exterior, building D, looking north
107	Exterior, entrance to main house from kitchen courtyard, looking south-west
108	Exterior, kitchen courtyard and buildings F and D looking north-west
109	Exterior, kitchen courtyard, buildings F and D and coal-store C, looking north
110	Exterior, kitchen courtyard, looking west
111	Exterior, general view, looking south

## D. Summary of Proposed Changes

<i>Room / Building</i>	<i>Proposed Changes</i>	<i>Comments</i>	<i>Significance</i>
Basement	Small section of wall to be removed in advance of new lift.	Wall is part of original structure.	Minor Already actioned.
G1	Doorway in south-west corner of room to be blocked up.	This doorway is not an original feature, and has previously been blocked up temporarily.	Minor
G2	No major changes planned. New door to be inserted in existing entrance to room G6.	New door will utilise existing opening, and replaces a previous door.	Minor <b>[Pl. 1]</b>
G3	Late 20th century lift and associated partition walls to be removed.	These changes will result in this room being restored to its original size. Most alterations have already occurred. False ceiling recently removed.	Minor, beneficial <b>[Pl. 2]</b>
G4	No major changes planned.	Modern false ceiling has recently been removed.	Minor, beneficial
G5	Eastern partition wall to be removed. New lift to be inserted in north-east corner of room, involving demolition of section of wall.	The eastern partition wall was a later addition, and its removal has re-instated the original entrance to room G6. The section of wall removed in advance of the new lift does not appear to have been part of the original structure. Modern false floor and ceilings recently removed.	Moderate, beneficial <b>[Pl. 3]</b>
G6	No major changes planned.		
G7	No major changes planned.		
G8	No major changes planned.	Modern false ceiling recently removed.	Minor, beneficial <b>[Pl. 4]</b>
G9	No major changes planned.	Modern false ceiling recently removed.	Minor, beneficial
G10	No major changes planned.	Modern false ceiling recently removed.	Minor, beneficial
G11	No major changes planned.	Modern false ceiling recently removed.	Minor, beneficial
G12	No major changes planned.	Modern false ceiling recently removed.	Minor, beneficial <b>[Pl. 5]</b>
G13	No major changes planned.		
G14	Storerooms in north-east corner to be removed. Existing external entrance to be replaced by a new doorway in north-east corner.	The storerooms and existing entrance appear to have been modified previously. Therefore the changes will not have a significant impact on the original fabric of the building.	Minor <b>[Pl. 6]</b>
G15	No major changes planned.		
G16	No major changes planned.		
G17	WC and associated partition walls to be replaced.	These were not original features	Minor, and have recently been removed.
G18	No major changes planned.		
G19	No major changes planned.		
G20	No major changes planned.		
G21	No major changes planned.		
G22	No major changes planned.		
F1	No major changes planned.		
F2	The late 20th century lift and associated partition walls are to be removed. A doorway through to room F3 will be re-instated.	These are likely to re-instate the room to its original size.	Moderate, beneficial Most of these changes have recently been implemented. <b>[Pl. 7]</b>
F3	A doorway in the south-west corner of the room will be re-instated.	This doorway was probably blocked up when the lift was installed.	Minor <b>[Pl. 8]</b>
F4	No major changes planned.		
F5	No major changes planned.		
F6	No major changes planned.		
F7	No major changes planned.		
F8	A number of partition walls are to be removed. Part of the partition wall with room F9 will be demolished in advance of the new lift.	Although many of the partition walls may have been later additions, the wall between rooms F8 and F9 appears to have been part of the original structure.	Moderate Most of these alterations have already taken place. <b>[Pl. 9]</b>
F9	Part of the partition wall with room F8 will be removed in advance of the new lift. A new doorway will be created into room F16.	These changes will affect original elements of the house. The partition wall has recently been removed.	Moderate <b>[Pl. 10]</b>
F10	Apart from the removal of modern fire-doors, no major changes are planned.		Minor
F11	No major changes planned.		
F12	No major changes planned.		
F13	No major changes planned.		
F14	No major changes planned.		

<i>Room / Building</i>	<i>Proposed Changes</i>	<i>Comments</i>	<i>Significance</i>
F15	No major changes planned.		
F16	Doorway to landing F11 to be blocked up. New entrance to room F9 to be created.	These changes will affect original parts of the structure.	Minor
F17	New doorway into room F18 to be built.	This change will affect an original wall of the house.	Minor <b>[Pl. 11]</b>
F18	Existing doorway into corridor F10 to be blocked up. New entrance into room F17 to be created.	These changes will affect original elements of the house.	Minor
F19	Partition walls to be removed.	These do not appear to have been original features	Minor, and have recently been removed.
F20	No major changes planned.		
S1	A number of partition walls are to be removed, with new walls built to create separate bedrooms.	The partition walls in this room are unlikely to have been original. No original plan of this floor was available so it is not clear how this room was originally sub-divided.	Minor The partition walls have recently been removed <b>[Pl. 12]</b>
S2	This corridor will be extended to the south, to provide access to the new proposed bedrooms.		
S3	A number of partition walls will be removed, with new walls constructed to create separate bedrooms.	The partition walls in this room are unlikely to have been original. No original plan of this floor was available so it is not clear how this room was originally sub-divided.	Minor . The partition walls have recently been removed <b>[Pl. 13]</b>
S4	A possible original entrance to room S1 will be blocked up, with a new doorway into corridor S2 created. A partition wall around the loft ladder will be removed. New partition walls will create an en-suite bathroom.	As no original plans of this floor were available, it is not exactly clear how these changes will affect original elements of the house.	Minor . The partition walls have already been removed <b>[Pl. 14]</b>
S5	Apart from the insertion of an en-suite bathroom the south-west corner of the room, no major changes are planned.	Some redecoration and the insertion of pipework needed	Minor
S6	Apart from the insertion of an en-suite bathroom the north-east corner of the room, no major changes are planned.	Some redecoration and the insertion of pipework needed	Minor
S7	The partition walls and WC in the north-west corner of the room will be replaced by a new en-suite bathroom.	The WC is not original. Some redecoration and the insertion of pipework needed	Minor
Kitchen Courtyard (B)	A new refectory and herb garden patio to be built within courtyard. This will involve repairs, underpinning and alterations to the surrounding walls. A new entrance into the house will be created.	Whilst the surroundings walls are original, they do appear to have been modified on at least two occasions since 1905.	Minor <b>[Pl. 15]</b>
Building C	Building will be converted into toilets and a storeroom.	This will involve the removal of original partition walls.	Moderate
Building D	Building to be converted into a bar and storeroom, following removal of existing partition walls.	The building appears to have been modified internally in the past, therefore the proposed changes will not have a significant impact of its historical fabric.	Minor <b>[Pl. 16]</b>
Kitchen Courtyard (E)	This area will become a roofed bar lounge.	These changes will impact upon original features, although some modifications may already have taken place since 1905.	Moderate
Building F	Existing doorway and window to be blocked up / modified. New entrance to be created in west wall.	These changes will impact upon original elements of the building.	Moderate
Walled Garden (G)	Late 20th century pond to be removed. New sunken office to be built with roof-top garden laid out according to original plans of house. Entrance in south wall to be re-instated.	These changes are unlikely to impact on original surviving elements of the house.	Minor <b>[Pl. 17]</b>
Greenhouses (H)	Dilapidated, to be refurbished.	Restoration.	Minor <b>[Pl. 18]</b>





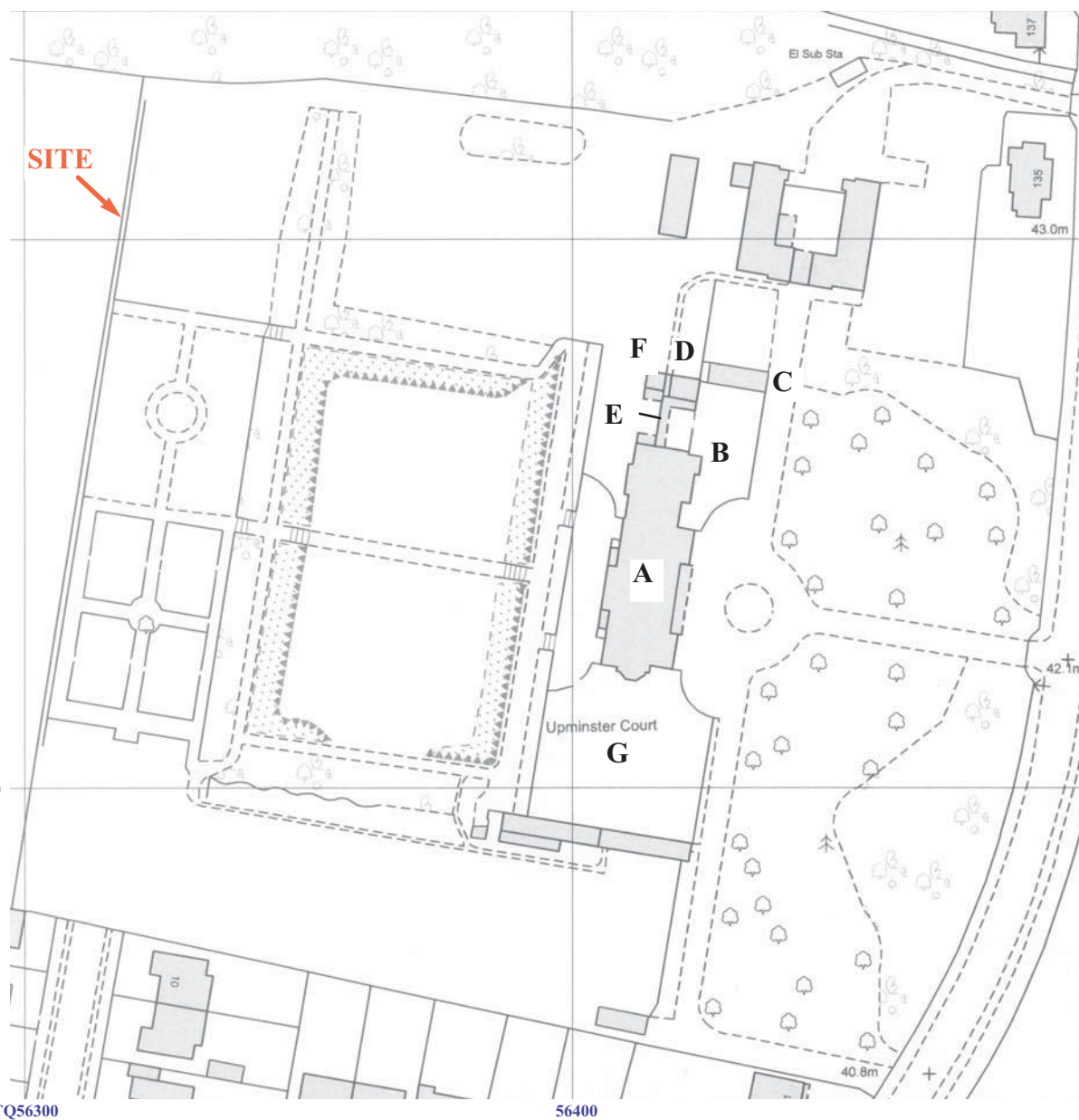
**Upminster Court, Upminster,  
London Borough of Havering, 2009  
Archaeological building recording**

Figure 1. Location of site within Upminster  
and Greater London.

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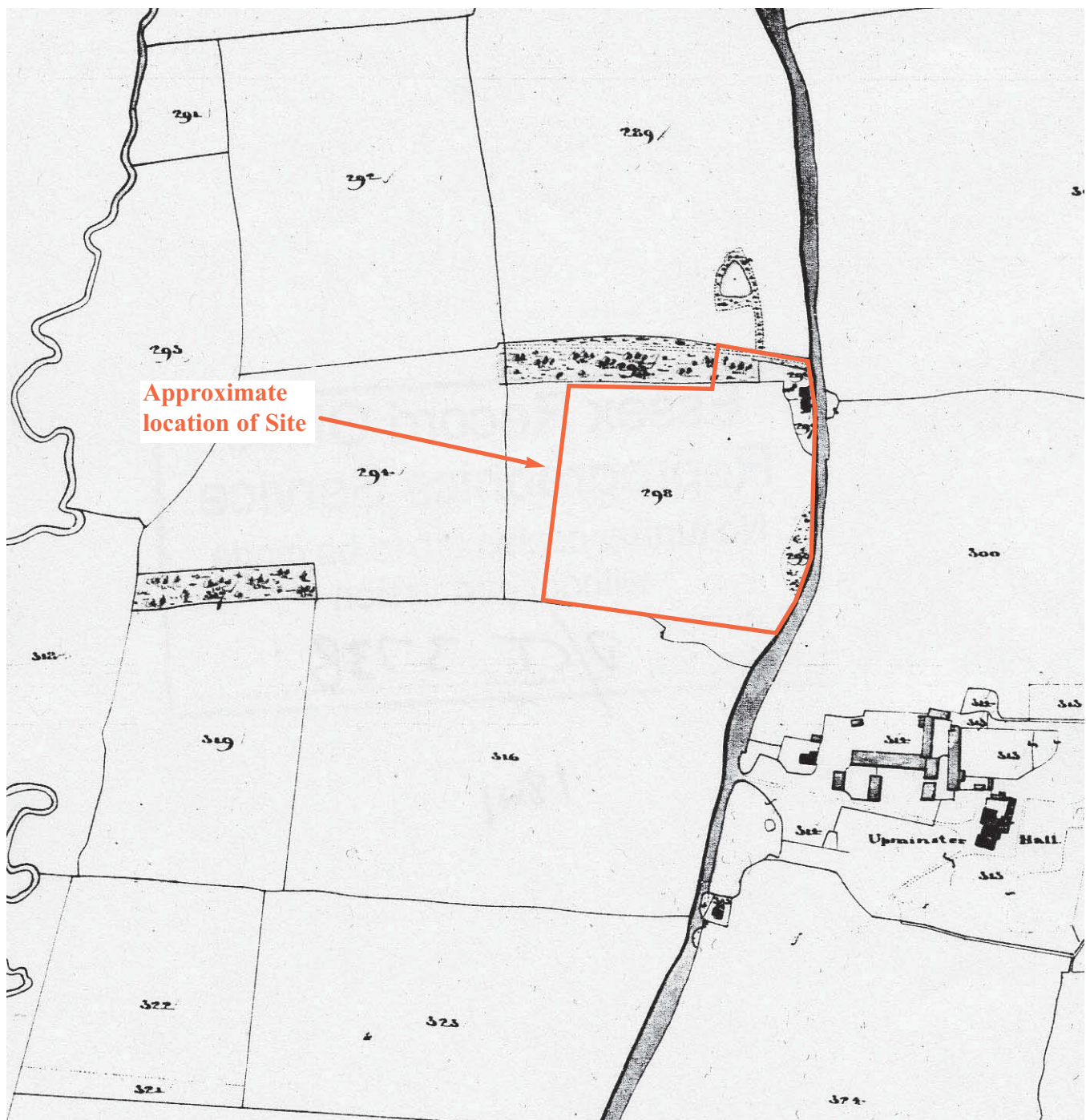
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**Upminster Court, Upminster, London  
Borough of Havering, 2009  
Building Recording**

Figure 2. Detail of Upminster Court,  
layout of buildings.

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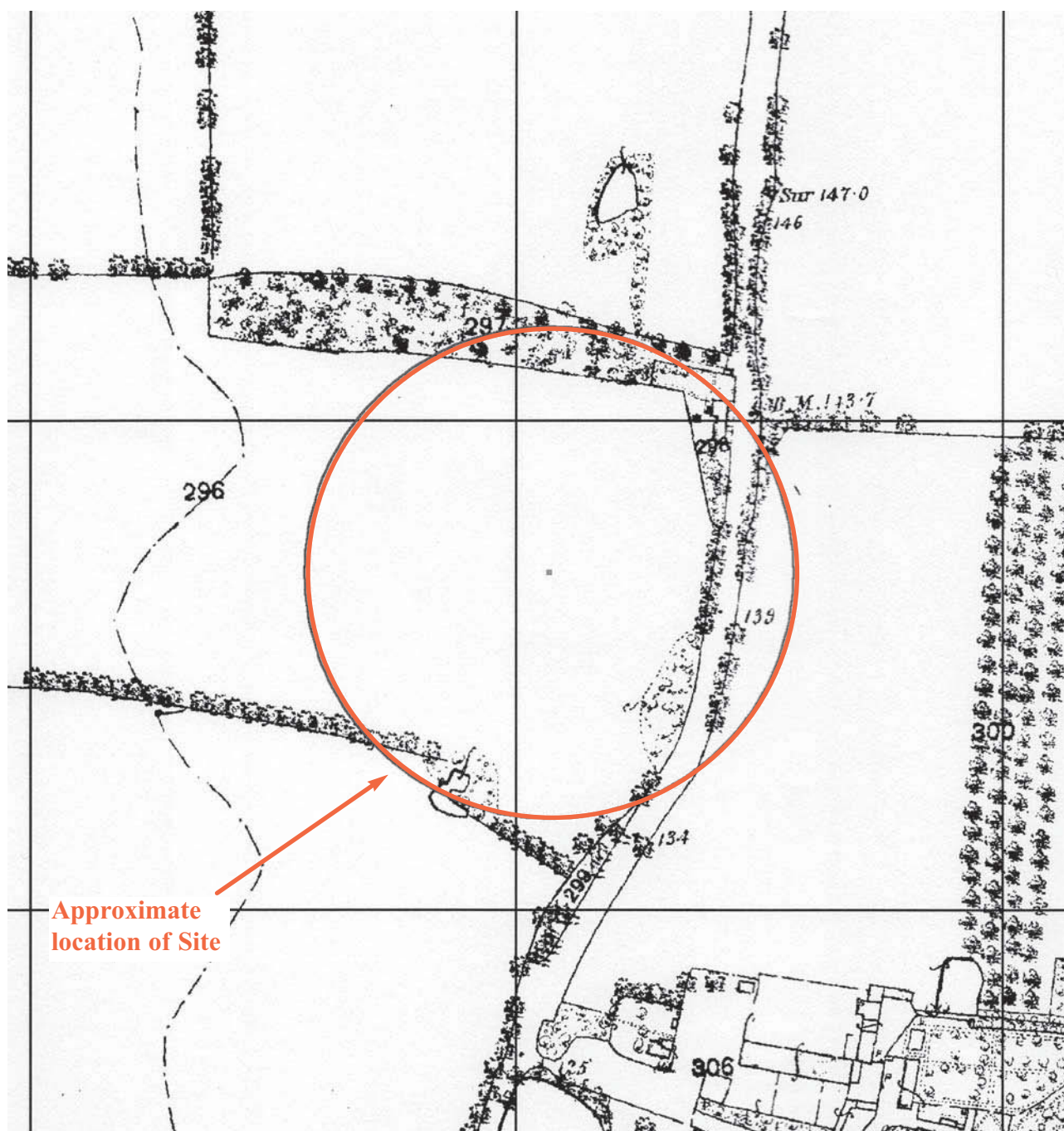
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**Upminster Court, Upminster,  
London Borough of Havering, 2009  
Building Recording**

Figure 3. Upminster Tithe Map, 1841.

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Approximate  
location of Site

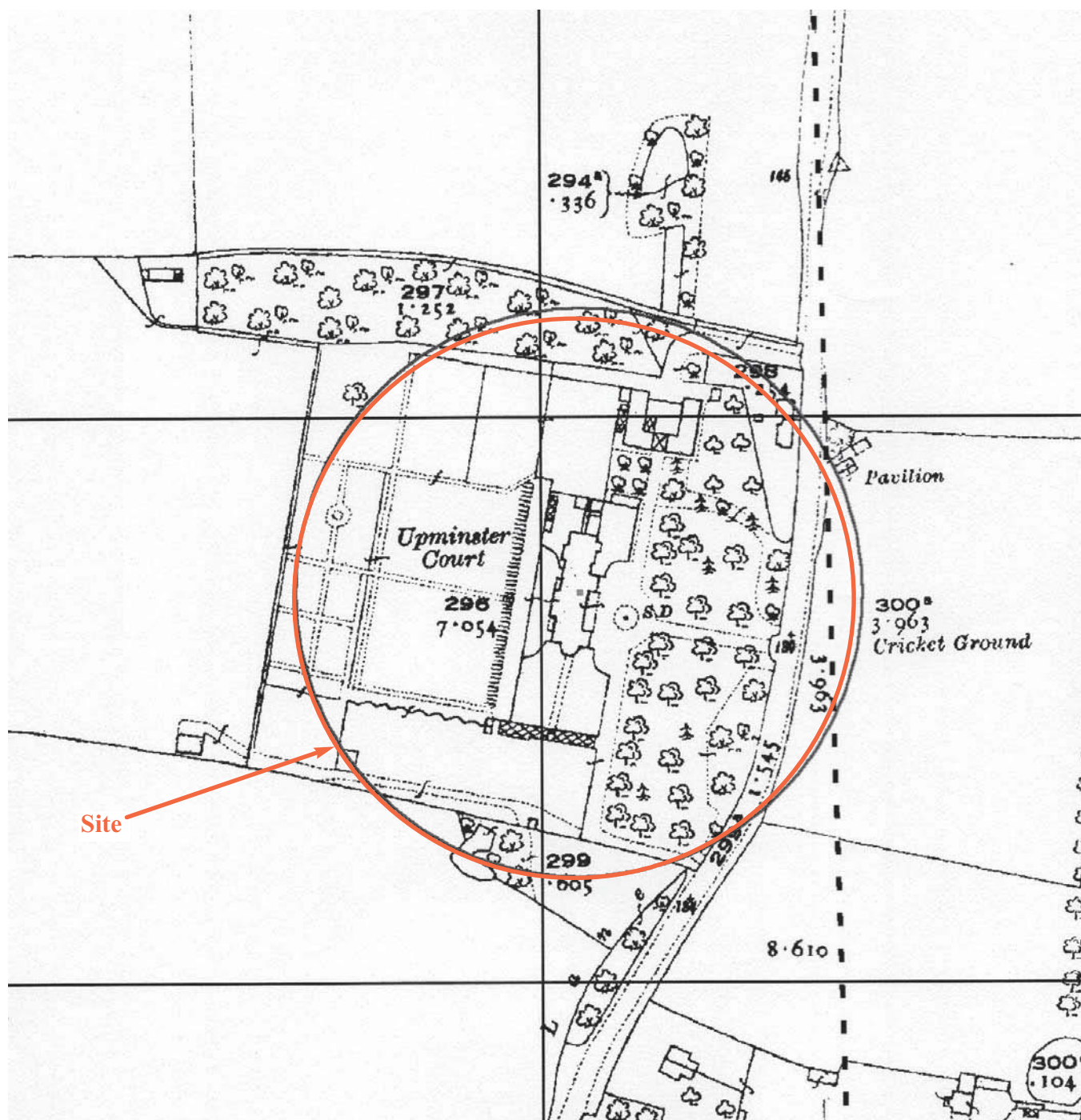
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Figure 4. First Edition Ordnance Survey, 1868.

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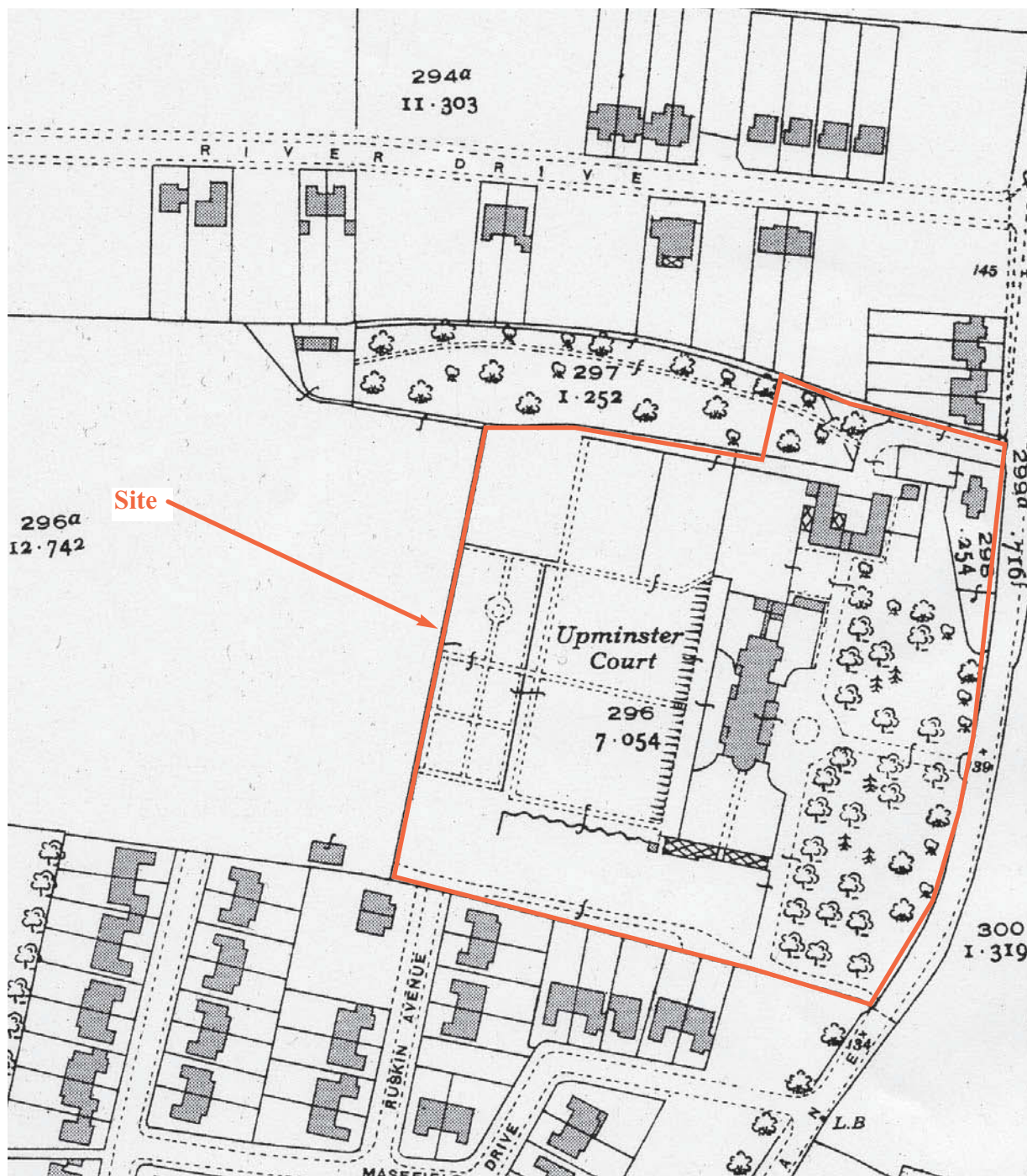


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Figure 5. Ordnance Survey, 1920.

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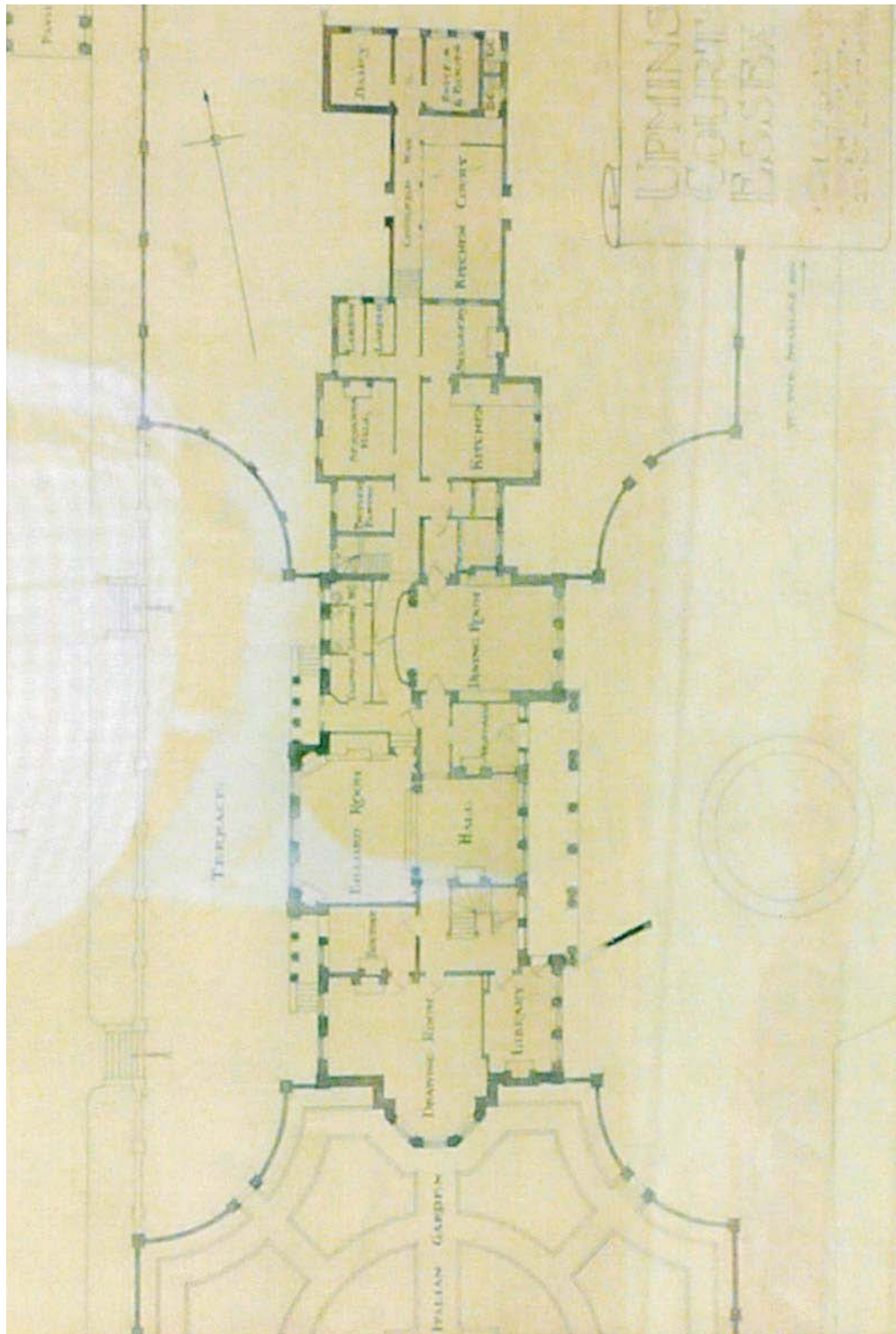
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Figure 6. Ordnance Survey, 1939.

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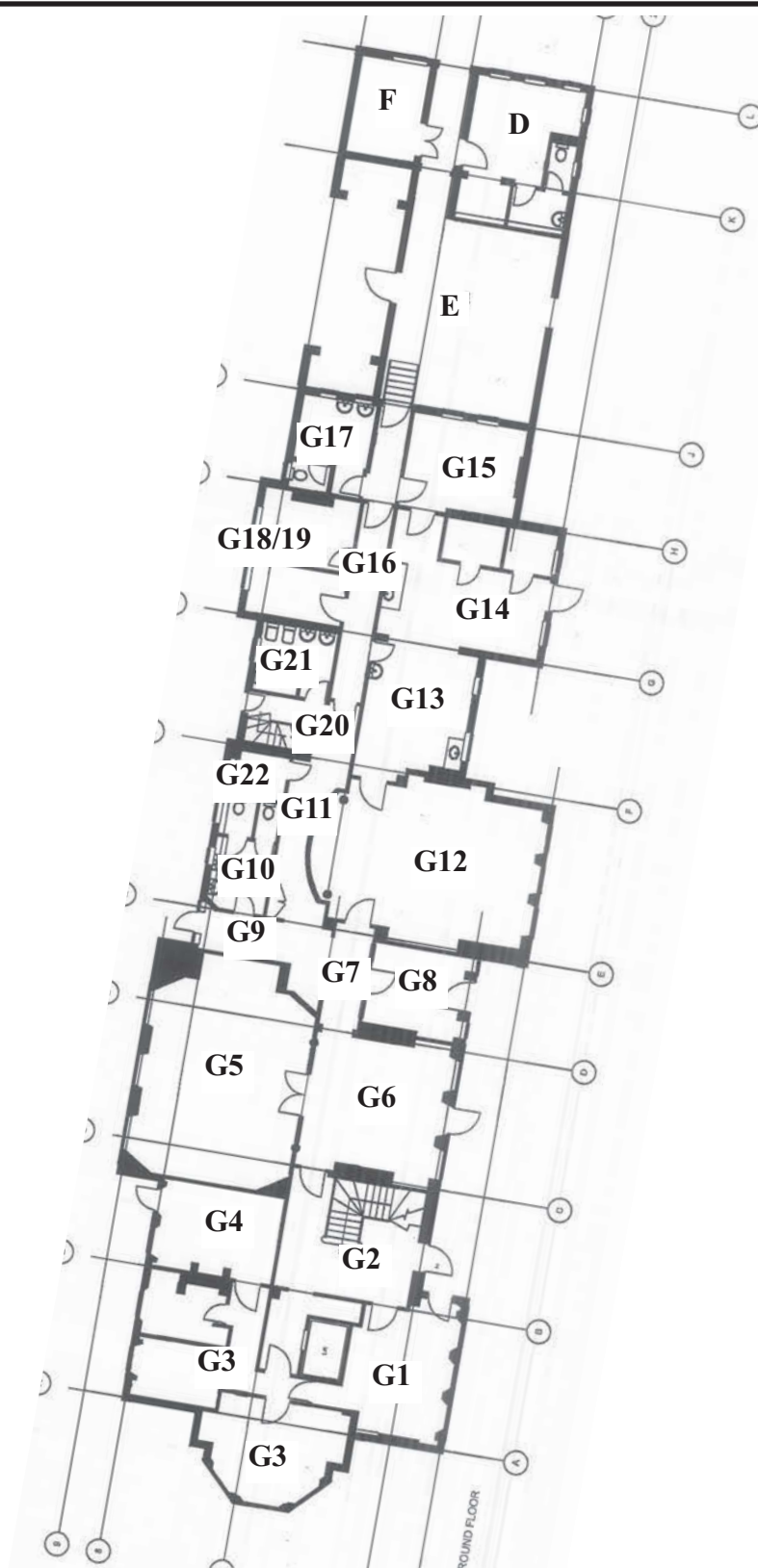


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Figure 7. Original (intended) plan of house  
and garden, 1904.

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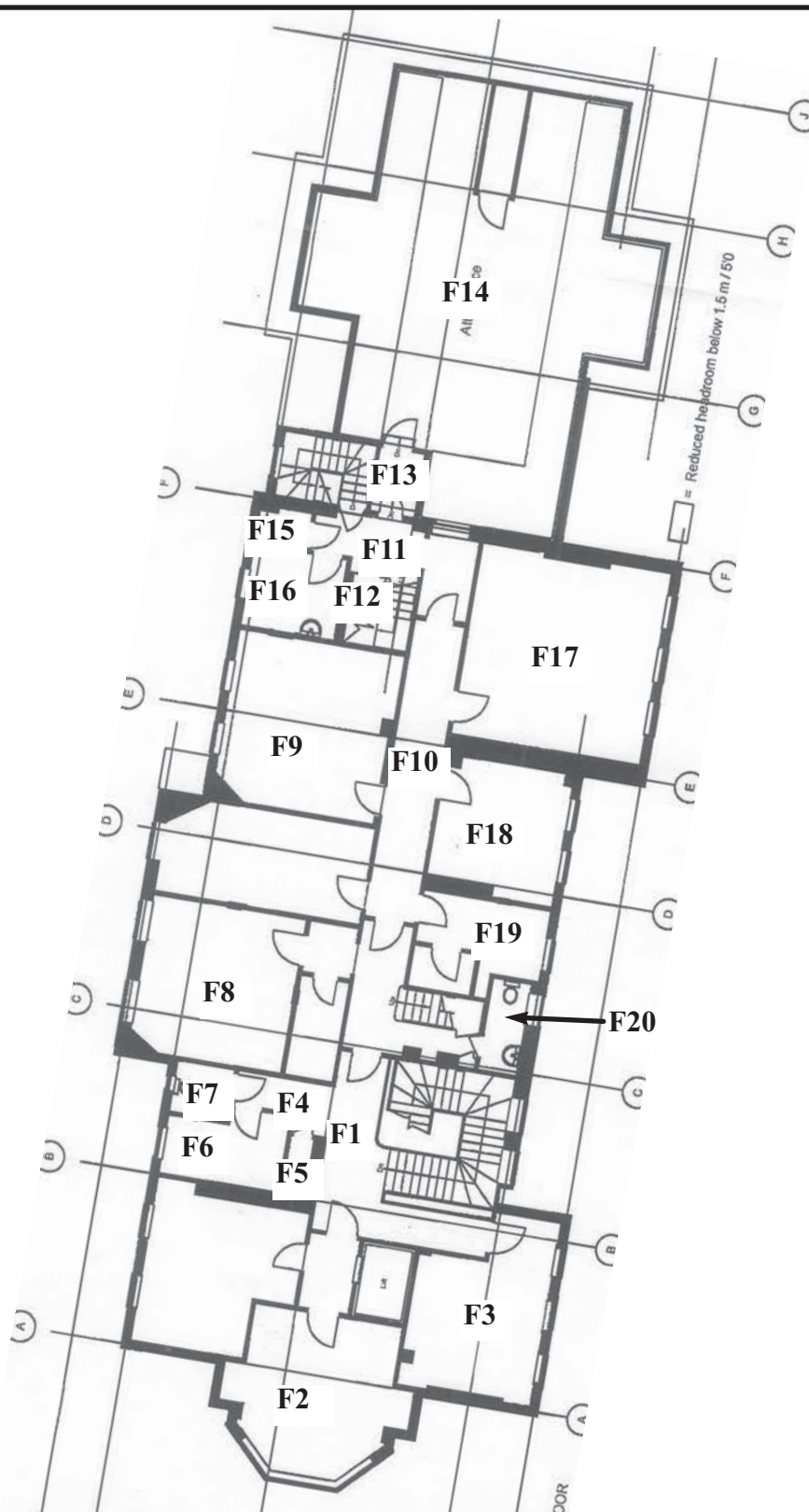


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Figure 8. Existing ground floor plan.  
(Not to scale.)

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Figure 9. Existing first floor plan.  
(Not to scale.)

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Figure 10. Existing second floor plan.  
(Not to scale.)

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Plate 1. Room G2 looking north.



Plate 2. Room G3 looking north.



Plate 3. Room G5 looking north-west.



Plate 4. Room G16 looking north-west.





Plate 5. Room G12 looking south-west.



Plate 6. Room G14 looking south.



Plate 7. Room F1 looking west from staircase.



Plate 8. Room F3 looking south-west.



Plate 9. Room F8 looking north-east.



Plate 10. Room F9 looking south-east.





Plate 11. Room F11 looking north-west.



Plate 12. Room S1 looking north-west.



Plate 13. Room S3 looking east.



Plate 14. Room S4 looking north-west.



Plate 15. Kitchen courtyard looking south-west towards main house.



Plate 16. Interior of building D looking south.

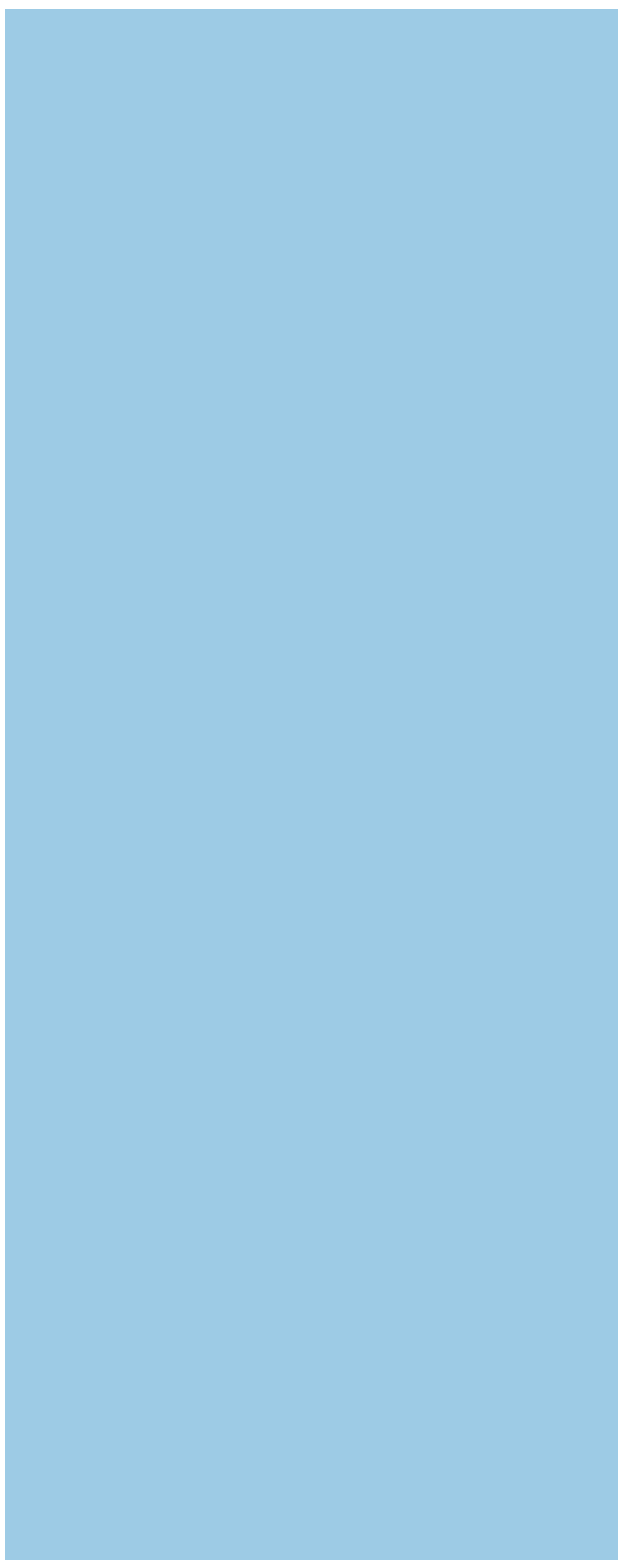
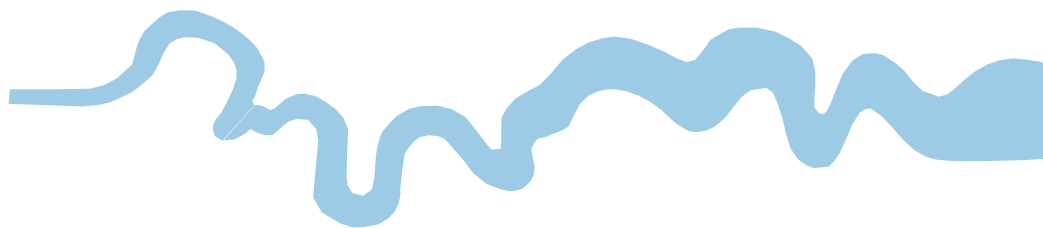


## TIME CHART

### Calendar Years

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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