

Archaeological Services & Consultancy Ltd

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT &
HISTORIC BUILDING RECORDING PT. 1:
WEST HERTS COLLEGE
WATFORD
HERTFORDSHIRE**

on behalf of West Herts College



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May 2008

ASC: 937/WHR/02i

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Site Data

<i>ASC project code:</i>	WHR	<i>ASC Project No:</i>	937
<i>County:</i>	Hertfordshire		
<i>Village/Town:</i>	Watford		
<i>Civil Parish:</i>	Watford		
<i>NGR (to 8 figs):</i>	TQ 1028 9695		
<i>Present use:</i>	Educational establishment		
<i>Planning proposal:</i>	Demolition of existing buildings, retention of the front part of the Lanchester Building and construction of new educational establishment		
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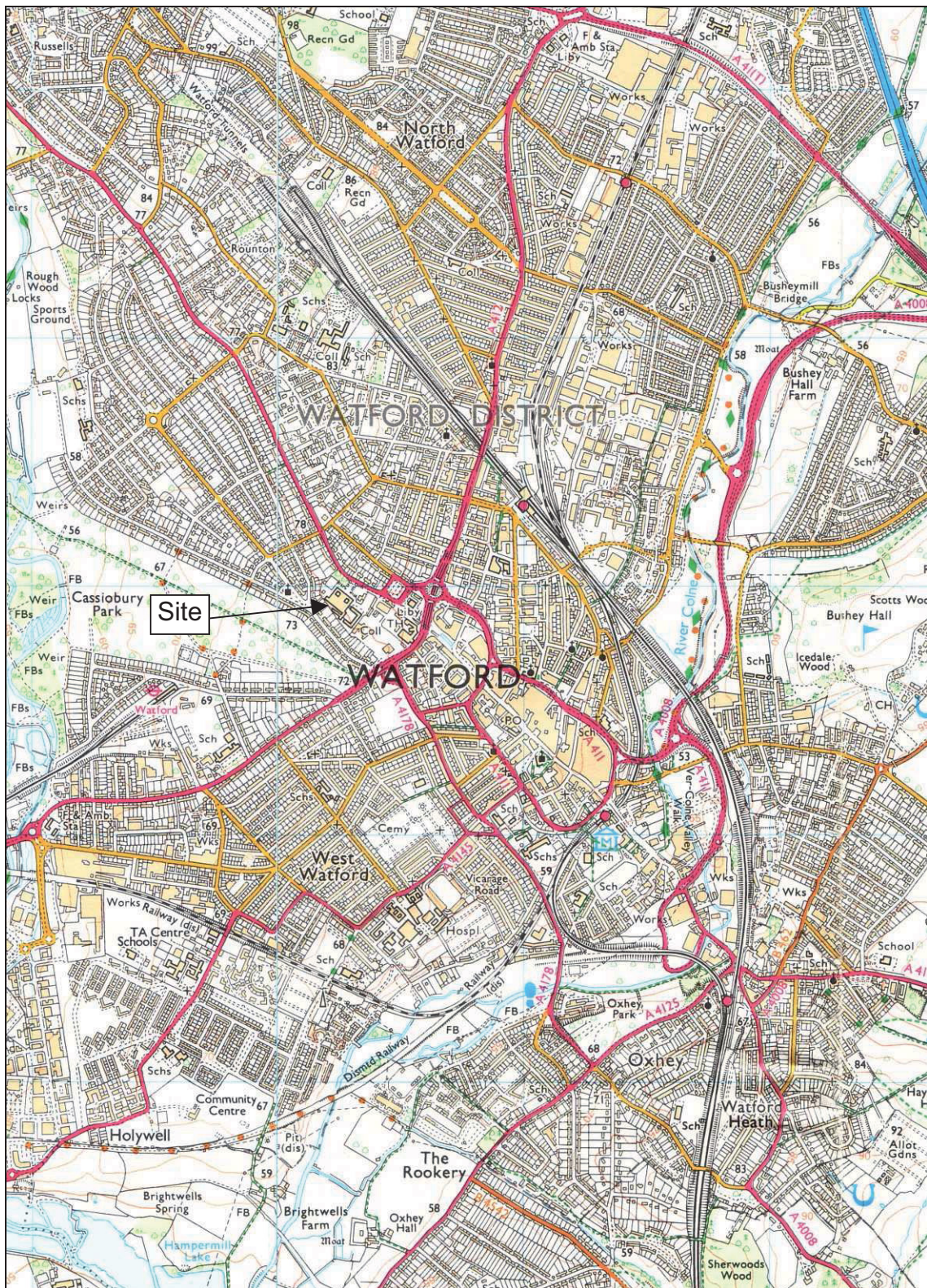


Figure 1: General location (Scale 1:25,000)

Summary

In July and August 2007 Archaeological Services and Consultancy Ltd (ASC) carried out an archaeological desk-based assessment and historic building assessment of two sites at West Herts. College, Hempstead Road, Watford in response to development proposals for the site.

The development site lies outside the medieval core of Watford, in an area where only post-medieval and modern sites have been entered in the HER. This would suggest that the area lay on the periphery of pre-medieval settlement and ritual sites. In post-medieval times, the site lay at the edge of the land belonging to Cassiobury Mansion. It is clear from the 1698 illustration that the site was heavily landscaped by this time and remained largely undeveloped until building work began on the college in 1938.

The Lanchester Building was designed by Lanchester & Lodge in 1938, and building works had reached the top of the ground floor by the time the Second World War broke out. It was not completed and fully utilised used as college of further education until 1953. The architectural interest of this building now rests largely on its external appearance. It has maintained the original fenestration and, with the exception of the glass entrance, the main elevation remains true to the original concept and design. Little change appears to have occurred in general to the façade of the Lanchester Building; some windows have been blocked in the south elevation and the east elevation has received a Bridge Passage to the Print Block. In keeping with the changing requirements of an educational establishment, the interior of the building has undergone radical alterations since it was first completed yet the floor plans of the Lanchester Building have not been excessively altered and much of the original layout has been retained.

Knutsford House is the last surviving building of the Peace Memorial Hospital that was constructed on the site in the early 20th century. It was originally the Nurses Home and was later used as a clinic after the hospital departments were relocated. The building is fairly typical of its type and has a series of similar rooms that appear to be largely unchanged and could function as either nurse's bedrooms or as consultation rooms. There are a few large rooms on the ground floor, which could be multi-purpose. Indeed, one of these housed the Watford Operatic Society.

The Print Block was erected in the 1960s and 70s and is a building very much of its time. It has a number of large and well-lit rooms, but suffers from building fatigue and is in the process of being dismantled.

1 Introduction

1.1 In July and August 2007 Archaeological Services and Consultancy Ltd (ASC) carried out an archaeological desk-based assessment and historic building assessment of two sites at West Herts College, Hempstead Road, Watford (NGR TQ 1028 9695: Fig. 1). The project was commissioned by West Herts College, and was carried out according to a project design prepared by ASC (Barclay 2007), and a brief (Instone 2007) prepared on behalf of the local planning authority (LPA), *Watford Borough Council*, by their archaeological advisor (AA), *Hertfordshire County Council*. The relevant

planning application references are 9/0224/07, 9/0226/07, 07/11758/CON and 7/00757/FULM.

1.2 *Planning Background*

This desk-based assessment has been required under the terms of *Planning Policy Guidance Notes 15 & 16* (PPG16), in response to development proposals for the site, comprising the demolition of the existing college, the retention of the front of the Lanchester Building and the construction of a new establishment for further education.

1.3 *Archaeological Services & Consultancy Ltd*

Archaeological Services & Consultancy Ltd (ASC) is an independent consultancy providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Archaeological Organisation* by the Institute of Field Archaeologists, in recognition of its high standards and working practices.

1.4 *Management*

The assessment was carried out under the overall direction of Bob Zeepvat BA MIFA. Bob is an established archaeologist with extensive experience in managing archaeological projects, of a wide range of fieldwork in both rural and urban environments, of post-excavation, publication and presentation projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Institute of Field Archaeologists since 1986. He has been involved in the management of archaeological projects since the late 1970s, formerly as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit*, and as Project Manager for the *Hertfordshire Archaeological Trust*.

1.5 *Site Location*

The buildings are located close to the heart of Watford, to the southwest of Hempstead Road. (Fig. 2). The Lanchester Building is set slightly back from the Hempstead Road, and northwest of Knutsford House, which is currently being used as a store. Between the two is a modern range of buildings known as the Print Block.

1.6 *Geology & Topography*

The drift geology is likely to belong to the Sonning 1 Association, which consists of plateau gravel and river terrace drift, and is described as ‘*well drained flinty coarse loamy and sandy soils, mainly over gravel. Some coarse loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging*’ (Soil Survey 1983). The site lies at a height of approximately 95m AOD.

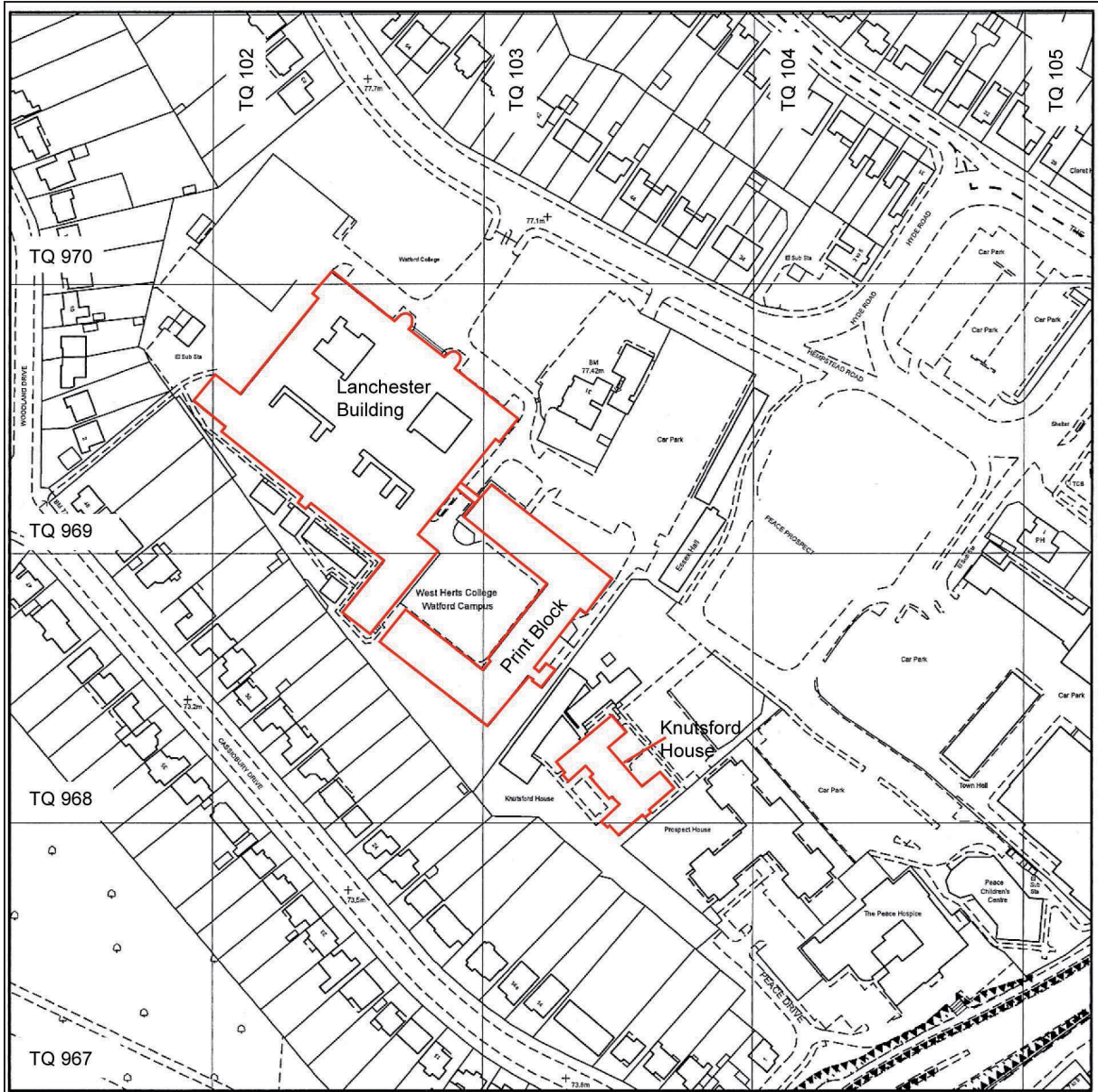


Figure 2: Site location (Scale 1:2,500)

2 Aims & Methods

2.1 ‘Archaeological desk-based assessment is an assessment of the known or potential archaeological resource within a given area, consisting of a collation of existing information in order to identify the likely extent, character and quality of the known or potential archaeological resource, in order that appropriate measures might be considered’ (IFA 2000).

2.2 The assessment was carried out according to the brief, and the Institute of Field Archaeologists’ *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).

2.3 The following readily available sources of information were consulted for the desk-based assessment:

2.3.1 Archaeological Databases

Archaeological databases represent the standard references to the known archaeology of an area. The principal source consulted was the Hertfordshire County Council Historic Environment Record (HER), Hertford. The study area employed in the HER search includes the site itself, and a surrounding study area of approximately 0.5km radius.

2.3.2 Historic Documents

Documentary research provides an overview of the history of a site and its environs, suggesting the effects of settlement and land-use patterns. The principal sources consulted were the Hertfordshire Archive & Local Studies (HALS), Hertford and West Herts College Archives.

2.3.3 Cartographic & Pictorial Documents

Old maps and illustrations are normally a very productive area of research. The principal source consulted was HALS.

2.3.4 Air Photographs

Given favourable light and crop conditions, air photographs can reveal buried features in the form of crop and soil marks. They can also provide an overview of and more specific information about land use at a given time. The principal source consulted was Cambridgeshire University Collection of Air Photos (CUCAP).

2.3.5 Secondary & Statutory Sources

The principal sources consulted were the Hertfordshire Archive and Local Studies (HALS) and the archives kept by West Herts College.

2.4 **Walk-Over Survey**

As part of the assessment a walk-over survey of the site was undertaken as part of the Historic Building Recording, with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the AA.

2.5. **Building Assessment Methodology**

The work was carried out according to the brief (Section 4), which required:

- The compilation of the buildings' plans to establish an accurate archaeological record of the structures present (these should be drawn at an appropriate scale - not less than 1:50). Sections illustrating the vertical relationships within the building should also be drawn at an appropriate scale.
- The completion of a EH Level 2 photographic survey of the Lanchester Building and Knutsford House in their present condition.
- The basic photographic recording of the Print Block

3 Archaeological & Historical Evidence

- 3.1 The local and regional settings of archaeological sites are factors that are taken into consideration when assessing the planning implications of development proposals. The following sections provide a summary of the readily available archaeological and historical background to the development site and its environs.

The study area lies within an area of archaeological and historical interest, and the site has the potential to reveal evidence of a range of periods. The location of known archaeological and historical sites recorded in the HER within a 0.5km radius of the development site is discussed below and those within a 0.35m radius are shown in Fig. 3.

3.2 *Archaeological & Historical Background to the Study Area*

3.2.1 *Prehistoric (before 600BC)*

The earliest evidence for human activity in the Watford area comes in the form of three Acheulian hand axes (HER 918, 920, 1211) that were discovered to the north of the town (Hunns 2000, 2).

Mesolithic and Neolithic flint tools have been found in the Colne Vally, which suggests a fairly long, although not necessarily continuous, occupation (*ibid*). A single Mesolithic flint artefact (HER 6166) was recovered during an excavation in the High Street, but more isolated Neolithic finds have been found around the town (HER 427, 631, 915, 2057), including a polished stone axe which was discovered near Cassiobury Park (HER 1320).

There is some evidence for Bronze Age settlement in Watford between Eastbury Road and Woodwaye, where a hearth and pottery fragments were discovered (HER 908). A circular mound in Cassiobury Park is thought to represent a burial mound (HER 9455). However, the most significant find of this period is the Watford Hoard, discovered on an industrial estate in Holywell in 1960 (HER 634).

3.2.2 *Iron Age (600BC-AD43)*

There is little evidence for Iron Age settlement in Watford. The HER records a single entry for pottery discovered in Eastbury Road (HER 914).

3.2.3 *Roman (AD43-c.450)*

Pottery and fragments of building material discovered at St Mary's Vicarage may indicate the remains of a small Roman settlement (HER 144). The only other artefacts to indicate Roman activity are three stray coins. However, it is thought that a Roman road, the Viatores 169c (HER 4587) runs north-south to the east of the site (Fig. 4).

3.2.4 *Saxon* (c.450-1066)

The name 'Watford' is thought to have derived from the Old English *Waedford* meaning 'place for wading' or Wad/Wathford meaning 'ford used by hunters' (Gover et al 1938, in Hunns 2000, 3). It is thought by some historians that there may have been a Saxon settlement close to the point where the Lower High Street crosses the River Colne. This has yet to be substantiated with archaeological evidence.

A 10th century will of Aethelgifu mentions *Watforda*, but this is likely to refer to Watford, Northants (Castle 1980 & Gelling 1979 in Hunns 2000, 3). The earliest documentary evidence for the Hertfordshire Watford is therefore either a will of 1053, in which Eadwine of Caddington bequeaths land to the Abbey of St Albans or an Oxhey Charter of 1007, which mentions land at Watford (Gelling 1979 & Codlin 1973 in Hunns 2000, 3).

3.2.5 *Medieval* (1066-1500)

There is no entry for Watford in the Domesday Survey of 1086, and it is thought that any settlement at that time would have been recorded as part of Cassio (Hunns 2000, 3).

Watford is likely to have been a Norman planned town of the 12th century, and founded with an eye for commerce rather than defence. The parish of Watford is mentioned in a document dated c.1119-46 and a bailiff is known to have been employed by 1247. By 1290 Watford held Borough status (*ibid*, 4). The documentary and archaeological evidence suggests that the medieval town was a linear settlement with narrow tenement or burgage plots running perpendicular to the High Street. It is thought to have had a town ditch, evidence for which has been found at 58 High Street (Nunn 1987 in Hunns 2000, 7).

The Manor of Watford was held by St Albans Abbey until the Dissolution, when it reverted to the crown. It was held by a number of individuals until 1770 when it was bought by the Earl of Essex and subsequently descended with his family.

Two fairs were granted to the abbot of St. Albans in 1336 by Edward III, one was held on the Feast of the Holy Trinity and the other on the Feast of the Decollation of St. John the Baptist (VCH-online).

3.2.6 *Post-Medieval* (1500-1900)

Watford remained a linear settlement until the middle of the 19th century. It was described by Daniel Defoe in the 18th century as a '*genteel market town, very long having but one street*' (Johnson 1970 in Hunns 2000, 11) (Fig. 5). The first industry to be established in the town was silk throwing, which was based in three mills, the earliest possibly in operation by 1771.

The first workhouse, which was replaced in 1836, was constructed in 1721 and the engine house is also likely to have been of 18th century date.

Watford became an important staging post in the 18th century, which encouraged the development of coaching inns. Hunns lists 12 new inns that were built between 1700 and 1750 (2000, 13).

In 1849 the town was still predominantly a linear settlement, with many tenements in courtyards and alleys that lay off the high street. This slowly changed with the arrival of the London and North Western Railway in 1838 and the opening of branch lines to St Albans in 1858 and Rickmansworth in 1862 (VCH 1901, 447).

In 1871 the population had risen to 12,000 (*ibid*), possibly in part due to an offer of a free season ticket to people buying a house over a certain value in the 1870s (Hunns 2000, 13). The London Orphan Asylum was built in Watford at much the same time close to the station.

The Free School was founded in 1708 by Mrs. Elizabeth Fuller (VCH-online), but was replaced by a new endowed school in Derby Road in 1884 (Codlin in Hunns 2000, 15). A National School was built in 1841, a church school and a non-conformist school were founded at much the same time and a Catholic school was built in 1893 (Hunns 2000, 15).

Printing and engineering works were established in the first half of the 19th century (Hunns 2000, 13) and a School of Art & Science was established in the 1870s (VCH 1901, 447).

Brewing also became an important aspect of the development of Watford. The first professional brewer was John Day (1619) and in the early 19th century there were 8 malt kilns and 3 breweries. By 1891 there were 10 malt kilns and 5 breweries (Barnard 1891 in Hunns 2000, 17).

By 1891 the population had risen to 17,063 and by 1906 to 36,000 (*ibid*).

3.2.7 *Modern (1900-present)*

The industry for which Watford has become renowned is printing, which first developed in Watford in 1816 when James Hugh Perry applied for a licence to run a printing press. By the end of the 19th century there were 8 printers in town and by 1929 there were 12 printing firms, 4 photo-engravers and a printing ink manufacturer (Hunns 2000, 19).

Watford, which was created as an urban district under the Local Government Act 1894, became a municipal borough by grant of a charter in 1922 and currently has a population of c. 80,000 (wikipedia).

3.3 *The Known Archaeology & History of the Site*

3.3.1 *Pre-Medieval (to 1000)*

There is no evidence for archaeological activity pre-dating the medieval period.

3.3.2 *Medieval (1000-1500)*

The development site lies within the former bounds of Cassiobury House, the origins of which date from before the Domesday survey (Fig. 5). A spurious charter claims that King Offa gave 34 *mansiones* in Cassio to the Abbey at St Albans. The Domesday Survey of 1086 records the manor with its 20 hides and woodland for 1000 pigs as having belonged to the Abbey before as well as after the Norman Conquest (VCH 1971, 453).

In 1255-6 Abbot John leased the messuage at capital Cassio and a fulling mill to Petronilla de Ameneville, which she surrendered in 1271. It appears to have been farmed successfully, providing 24 hens at Christmas, 600 eggs at Easter and 24 cheeses on St Alban's feast day (*ibid*). A new barn was built there under Abbot John de la Moote and a new cowhouse under Abbot John de Wheathampstead. At the Dissolution the manor was held by Willaim Dauncey under a 31 year lease undertaken in 1532. The lease did not run its full course as the manor, along with Cashio and Whependon Groves, was given to Sir Richard Morrison in 1545 (*ibid*).

3.3.3 *Post-Medieval (1500-1900)*

Sir Richard Morrison began the construction of a new house in 1545 but, due to his Protestant leanings, had to flee the country on the accession of Mary I, leaving the completion of the building to his son, Charles.

Charles died in 1599 leaving his young son in the wardship of his mother, Bridget, whose third marriage was to the Earl of Bedford. Charles increased the size of the manor by acquiring Jacketts Farm, Leavesden Woods and Tooleys Farm, all of which passed on to his only surviving child, Elizabeth Capel, in 1698 (Nunn 2003, 26).

Elizabeth's husband, Arthur Capel, was Lieutenant-General of Shropshire, Cheshire and North Wales and owned Hadham Hall, which was retained as the family seat. Capel inevitably became embroiled in the political uncertainties of his day and was beheaded at the Tower in 1649. His son, Arthur, survived imprisonment by the Parliamentary forces and was made Earl of Essex in 1661 when his lands were also restored to him. He became Lord Lieutenant of Hertfordshire, Wiltshire and Ireland before being implicated in the Rye House Plot and dying, like his father before him, in the Tower in 1683 (Nunn 2003, 27-8; VCH 1971, 454).

It was during a time of exile from the court that he began the rebuilding of Cassiobury House. Designed by Hugh May with the gardens laid out by Moses

Cook, it is described by the diarist John Evelyn as having 'divers fair and good rooms' with excellent carvings by Grinling Gibbons (VCH 1971, 454).

Very little documentary evidence survives for Little Cassiobury House (HER 11692), which lies to the east of West Herts College, but various architectural details suggest that it was constructed towards the end of the 17th century. The house is thought to have been built as the dower house and may have been constructed for Elizabeth, the first earl's wife and daughter of the Earl of Northumberland.

Both the mansion and the dower house appear to have fulfilled their requirements adequately until the fifth Earl, George Capel Coningsby commissioned James Wyatt to rebuild the mansion in the neo-Gothic style and construct a number of lodges and cottages in the grounds. This was largely completed by the early 19th century (Nunn 2003, 29). The property passed to the eldest son of his half-brother in 1839, who leased the house to members of the royal family and started to sell off parts of the landholdings. His heir, George Devereux de Vere, began to restore the mansion in the late 1890s, selling numerous works of art to finance the restorations as well as his lavish lifestyle. Both Cassiobury Mansion and Little Cassiobury were available to rent towards the end of the 19th century.

Two other post-medieval features recorded in the HER lie within 500m of the college; a former cattle pond (HER 11693), which is located approximately 450m south east of the site at the top of Watford High Street and the site of the late 19th century reservoir (HER 11988) in Upper Nascot Road, approximately 420m north of the site. The former cattle pond is now a long ornamental lake, but was formerly used for watering livestock on market and other days.

3.3.7 *Modern (1900-present)*

Following the death of the 7th Earl in 1916, his wife arranged the sale of the estate in 1922 (*ibid*, 31-32). The mansion and the grounds were sold to a local syndicate for about £55,000, but no use was found for the building and it was demolished in 1927. Little Cassiobury House fared considerably better in that it was sold on to a Mr Blake (Nunn 2003, 178) and acquired by Mr Lancelot Hill in 1930, during whose ownership the house was renovated by Clough Williams-Ellis (Hastings 1938, 162-3). In 1939 Little Cassiobury was acquired by Hertfordshire County Council under a compulsory purchase order and converted to office use.

West Herts College (HER 12699), which was originally known as Watford Technical College, is the latest stage of the evolution of the School of Science and Art that was founded in the later 19th century. It had outgrown its premises and building work for the new Technical College started in 1938. It had only reached ground floor height by the time WWII broke out, but sufficient work had been done to allow some of the building to be used as a Government Training Centre. Building resumed after the war and the Technology Department moved in to the new structure in 1948, and a new Printing

Department was established there in 1950. The new college officially opened on 15th May 1953. The history of the building is described more fully in Section 4.1.

Watford Central Baths (HER 12836), which lay to the 175m east of the development site, were opened in 1933 as an integral part of the town's civic centre including the town hall (193709) and public library (1928). The baths have recently been demolished and the site is currently being re-developed.

A semi-sunken air raid shelter (HER 12837) dating from the 1940s is situated approximately 160m southeast of the site, next to the former Watford Central Baths and beneath a 1960 Scout Hut. It was built as a Report & Control Centre and had a self-contained telephone network with operators connected to outlying key personnel responsible for safety and security.

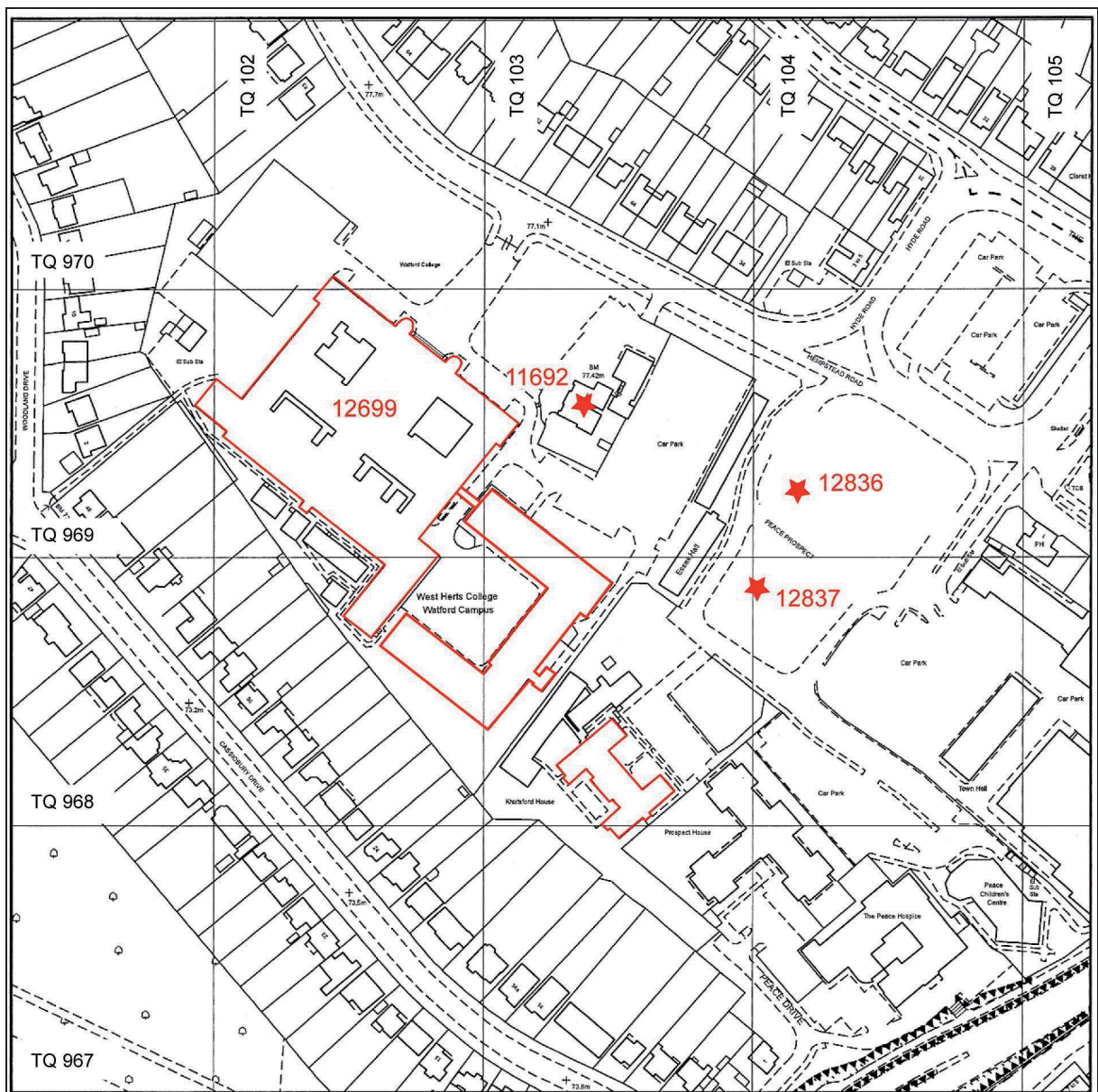


Figure 3: Archaeological sites in the Hertfordshire HER.

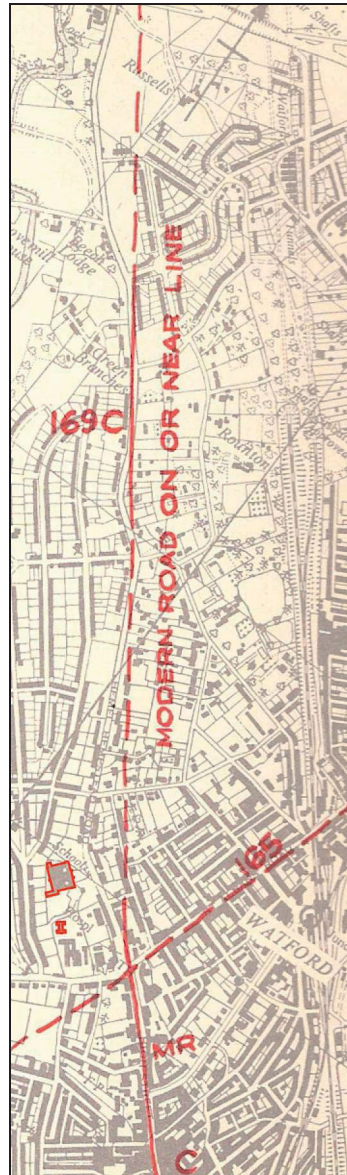


Figure 4: Possible route of the Roman road Viatores 169c (HER 4587)

3.3.4 *Cartographic evidence*

The site is depicted on the Drury & Andrews plan of 1766 (Fig. 5), which shows its location relative to the mansion and park of Cassiobury House (marked in red on the plan). The Tithe and early Ordnance Survey maps are devoid of buildings to the south and west of Little Cassiobury House (Figs. 6-8, depicting the present buildings in red). However, Knutsford House is built some time between the production of the 1914 and 1940 OS maps (Figs. 9-10).

West Herts College, or Watford Technical College as it was known then, was first depicted on the 1960 Ordnance Survey Map (Fig. 11).



Figure 5: Extract from Drury & Andrews 1766

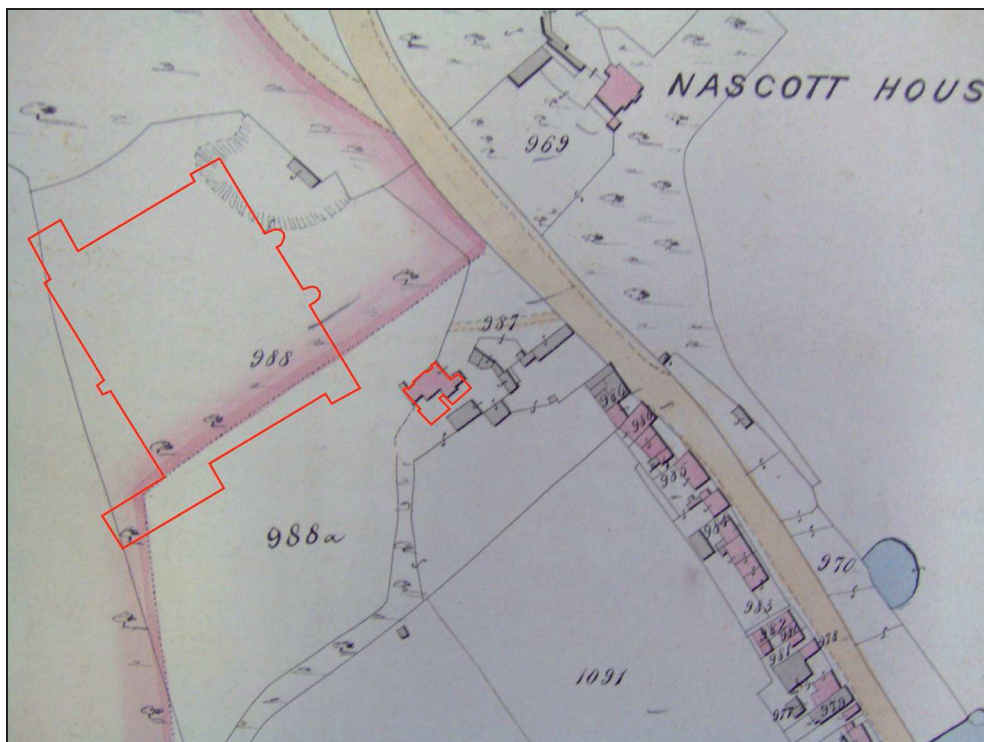


Figure 6: 1842 Tithe Map (not to scale)

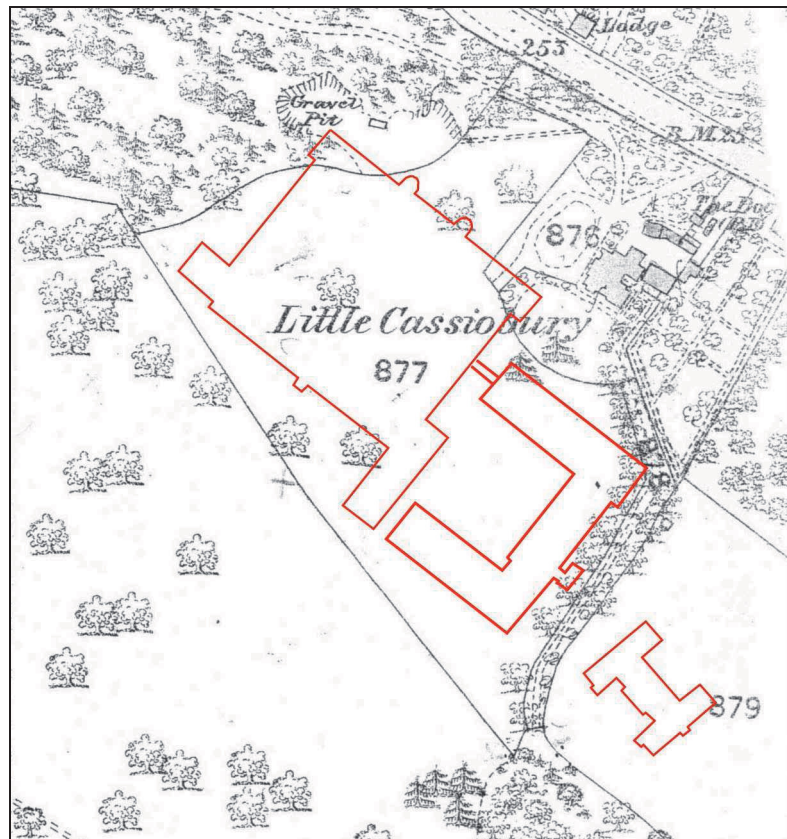


Figure 7: 1878 Ordnance Survey Map (scale 25" to 1 mile)

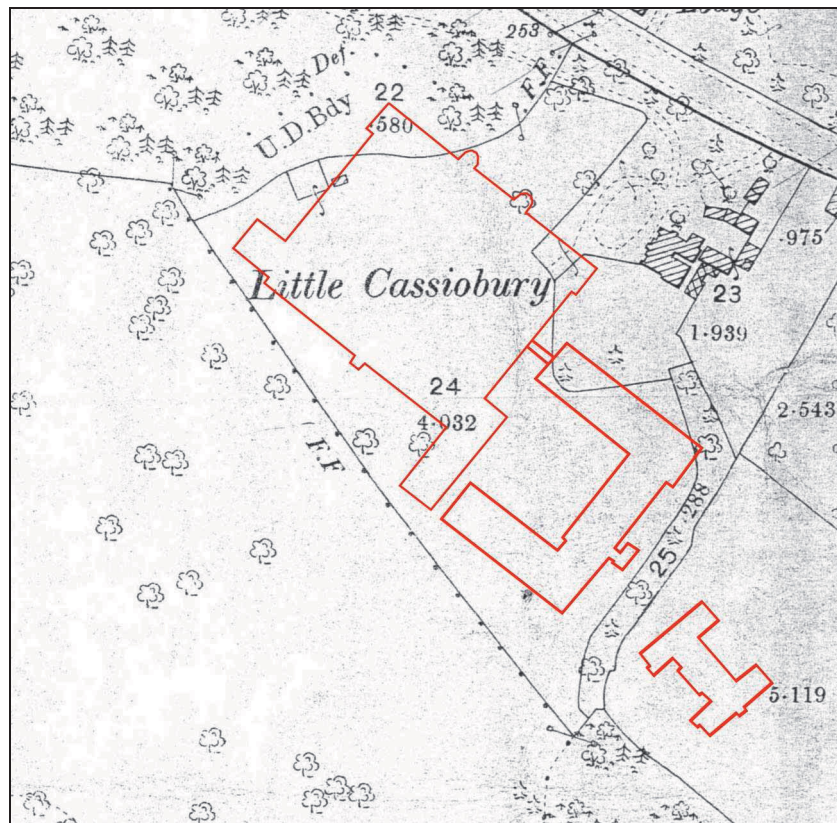


Figure 8: 1898 Ordnance Survey Map (scale 25" to 1 mile)

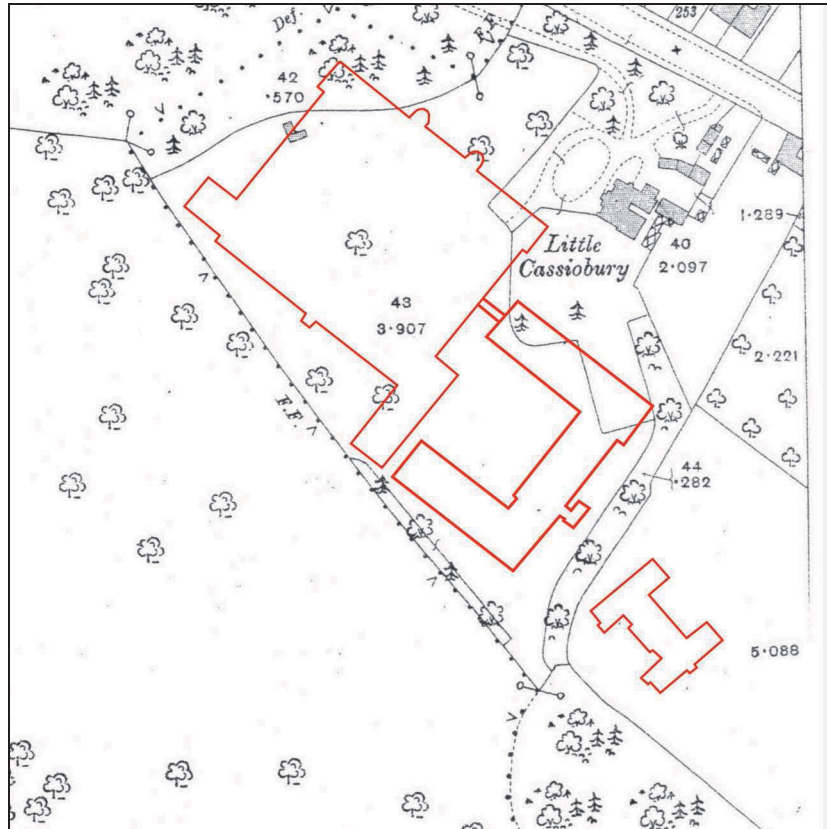


Figure 9: 1914 Ordnance Survey Map (scale 25" to 1 mile)



Figure 10: 1940 Ordnance Survey Map (scale 25" to 1 mile)

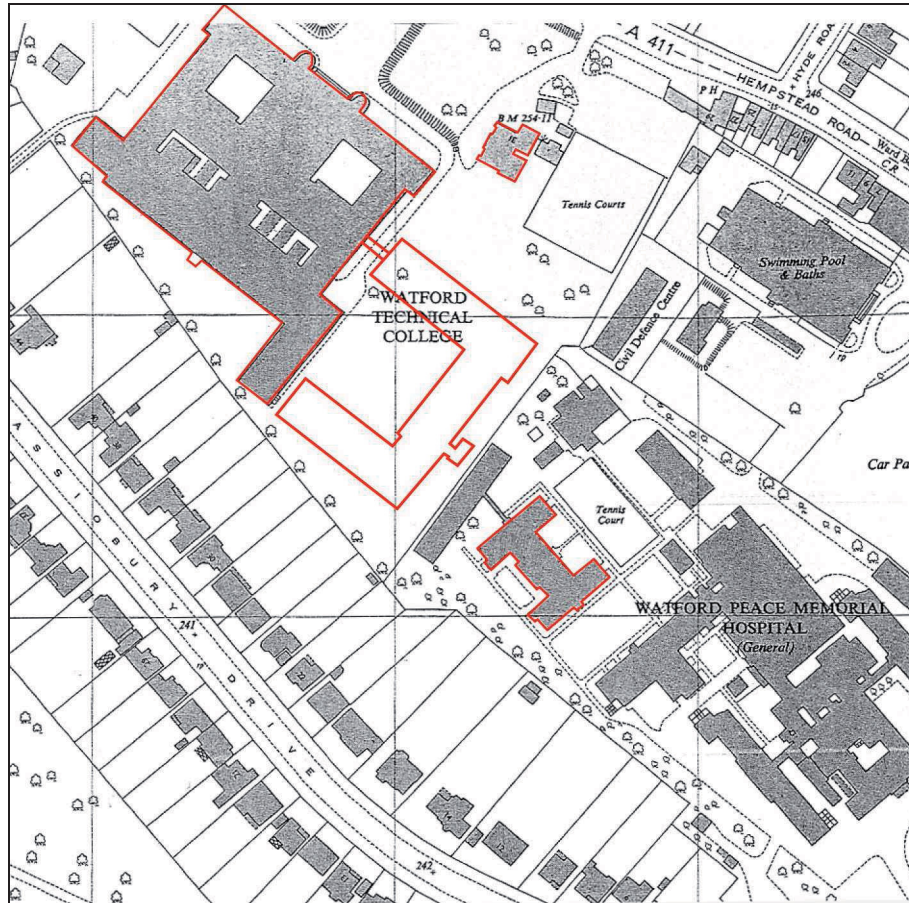


Figure 11: 1960 Ordnance Survey Map (scale 1:2500)

4 Lanchester Building

4.1 General (Figs. 16-29; Plates 1-9)

The original plans for the college were drawn up by Lanchester and Lodge in 1937 and building started the following year (Figs. 27-29). The upheavals of World War II not only interrupted the building programme, but also caused major social and educational changes, with the result that the original designs had to be amended to accommodate the new requirements of the college. The room layout was altered accordingly and a second floor was added. In addition, a kitchen and restaurant were built on the top floor of the west wing to cater for the students, although the original plan had been for the Assembly Hall to have served as the dining room.

The main block was built of brick with reinforced concrete floors and roof and the single storey gym and workshop to the rear of the Lanchester Building had a reinforced concrete frame with brick infill. The walls of the workshop were of fair faced brick, but those within the Lanchester Building were plastered and painted and had an enamelled dado. The floors were hardwood, except for in the staff rooms and library, where they were cork tiled, The entrance hall and corridors had a quarter inch thick covering of ruboleum (a more pliable form of linoleum, largely unavailable now), as did the main staircases which also had non-slip aluminium and carborandum nosings. The lecture halls, assembly hall and restaurant were all soundproofed.



Plate 1: Groundworks



Plate 2: Building works, December 29th 1939



Plate 3: Building works, August 1939



Plate 4: Main entrance September 1948



Plate 5: Main entrance December 1949



Plate 6: Main entrance February 1950



Plate 7: Main entrance 1953

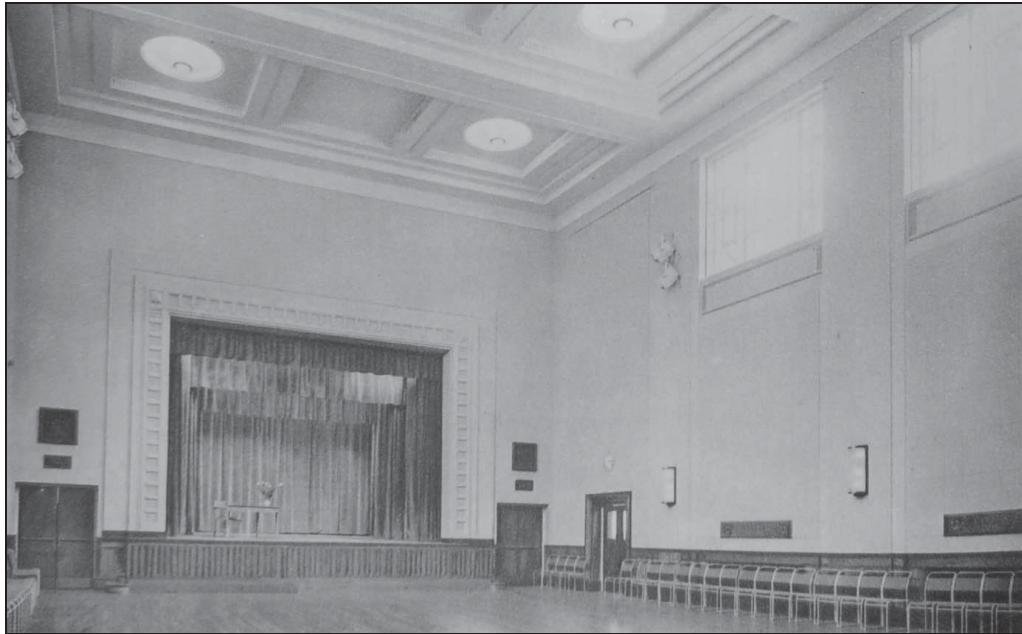


Plate 8: Assembly Hall 1953

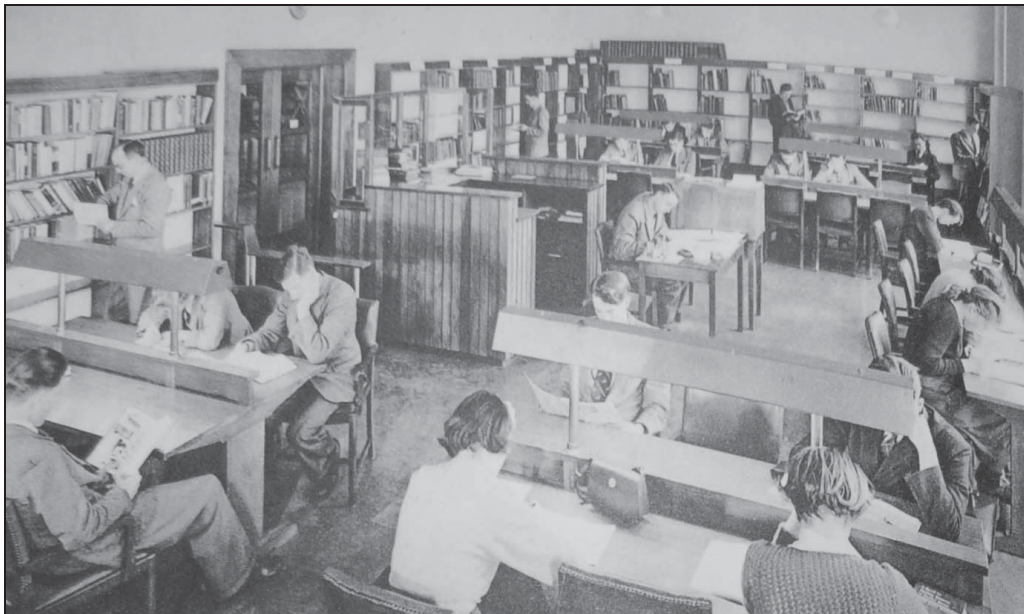


Plate 9: Library 1953

4.2 Departments (Figs. 27-29) Plates 10-13)

In 1953 Watford College had six departments; Commerce, Domestic Science & Allied Subjects, Printing, Technology, Art and Building. Each department was laid out and equipped according to its needs.

The Commerce Department had a typewriting room that had been fitted with acoustic tiles to deaden the sound, another had been prepared should it be needed. There were also two rooms for social studies with a blackboard that slid down to allow the wall behind it to be used for slides or films. Another room for book keeping had a roller board ruled with standard book-keeping rulings.

The Domestic Sciences & Allied Subjects Department had a model restaurant and a needlework room amongst other smaller rooms.

The Printing Department had 5 main rooms, which were sub-divided to serve bookbinding & warehouse, letterpress and photo-press sections of the industry. There was also a typographic design studio.

The Technology Department catered for senior and advanced engineering and pure sciences and the extensive accommodation included drawing offices, laboratories for mechanics, materials & structures, heat engines & hydraulics and metrology. There was also a large engineering workshop. The electrical engineering section had a senior laboratory, photometer room, power laboratory and a small measurements laboratory. The pure sciences section had a lecture theatre and the necessary laboratories for physics, chemistry and biology.

The Art School catered for graphic design to National Diploma Standard and had 7 rooms of which the largest was the Design Room, some 60ft long that could be subdivided into two as necessary. There was a life studio next to the design room and rooms for painting & decorating, modelling and pottery all on the first floor. The studies included lettering, lithography, silk-screen printing, wood and metal engraving as well as what was known as Women's Crafts which had its own special room for embroidery, fabric printing and weaving.

The Building Department catered for the three major crafts: carpentry and joinery, brickwork and plumbing and had 3 workshops, 2 large drawing offices, a building science laboratory and a store that served as a materials museum.



Plate 10: Typewriting class 1953



Plate 11: Domestic Science class 1953

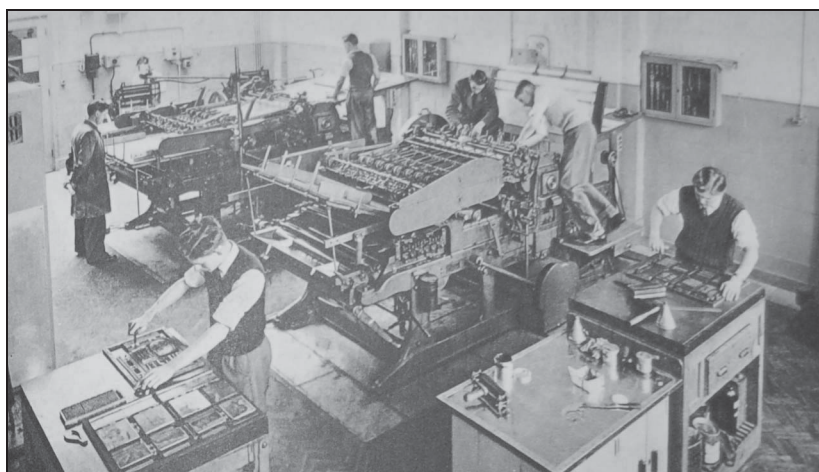


Plate 12: Printroom 1953

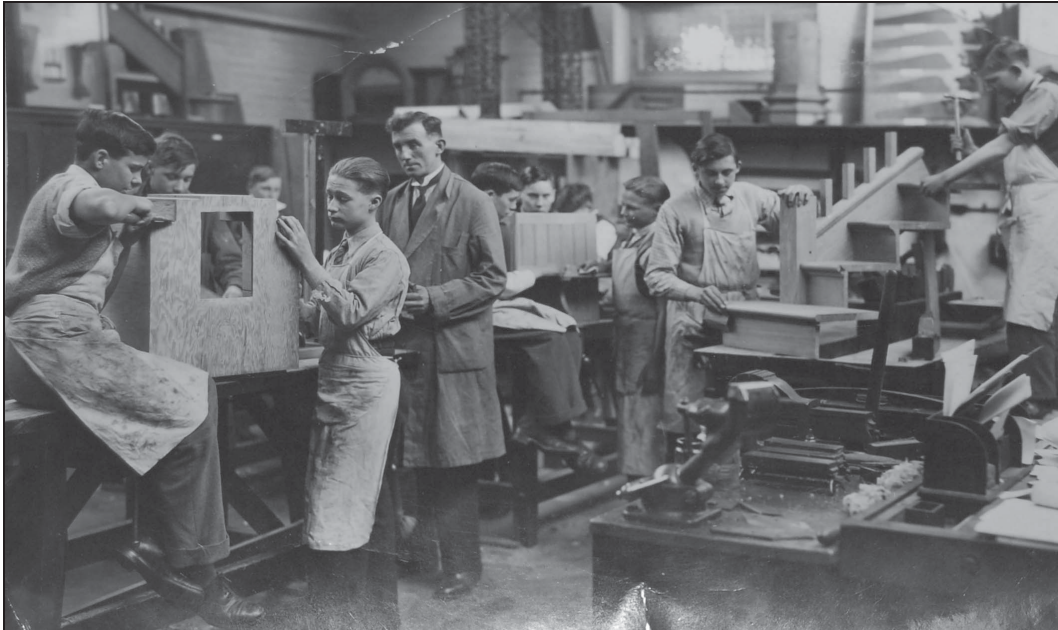


Plate 13: Carpentry class (no date)

4.3 *North Elevation* (Fig. 16, Plates 14-17)

This is the main entrance to the college, which faces Hempstead Road. The elevation is largely symmetrical with a central 4-storey block flanked by 3-storey bays on either side. The central block is topped by a clock tower with a clock face on all four sides resting on a hipped roof. There is now a modern glass fronted doorway replacing the original doors to the building. There is a balcony above the main entrance and the college crest is displayed on the central panel between the first and second floor windows. Apart from those on the top floor, which are much shorter than the others, the windows all have 12 lights and those on the first floor had additional triangular pediments.

The ranges on either side of the central block have 9 12-light windows on all three floors. Those on the upper floors are between a continuous lintel and sill and those on the ground floor are set in recesses between pilasters with a bullnose brick course below each window. The last three windows to the west have roller shutters fixed to the outside.

4.4 *West Elevation* (Fig. 17, Plates 18-21)

The northern end of the west elevation has three windows on each of its three floors. Each window has its own lintel and sill, and those on the ground floor have roller shutters. The building is recessed to the south of these windows, and there is a fire escape in the northern corner of the recess. This part of the building has 12 windows on each floor, set in the same way as those on the north elevation. The building juts out again towards the southern end to accommodate the staircase, which has a similar 12-light window on each floor. The southernmost section of the elevation is again recessed and has three 4-light windows under a soldier arch on the upper three floors

and a large entrance with a roller shutter on the ground floor. A single storey building at the southwest corner of the Lanchester Building houses the maintenance department, which is built in the same way as the rest of the elevation.

The west elevation of the southeastern leg of the building has seven 9-light windows at high level, each with a repaired soldier arch and a concrete sill. There is a door in the lower part of the building at the northern end.

4.5 East Elevation (Fig. 19, Plates 22-24)

The fenestration in the northern end of the east elevation is to all intents and purposes the same as the west elevation. However, instead of a fire escape the east elevation has a centrally located door with a long ramp and an enclosed bridge linking the first floor to the neighbouring Print Block. The wing at the southeast end of the building has five 9-light windows in the first section and a further seven in the southern section. All the windows have soldier arches and concrete sills. There is also a door at the southern end of the range.

4.6 South Elevation (Fig. 18, Plates 25-26)

The south elevation has a double door opening into the room now housing the old printing presses (see G23 below) and another entrance to a small lobby further east. A number of the windows between the two entrances have been bricked up and others at the eastern end of the elevation have been blocked, barred or both. The windows themselves have soldier arches and concrete sills.

4.7 Ground Floor (Figs. 24 & 27)

Where inspected, the walls and ceilings in the ground floor rooms and corridors are generally painted white and most of the floors are carpeted. The exceptions to this include the photographic studios, joinery room, hall and the old refectory, all of which have wooden floors. The walls of the performing arts studios are painted black.

Room G1 (Plates 27-30)

Size: measurements not taken

Location: Central block

Description: This is the main reception area to the college, and is accessed by a modern glass-fronted extension. The semi-circular reception desk is to the right, and an office is located to the left of the door. There are two freestanding pillars that separate the former hall from the former crush hall. There are double doors to the east and west of the former crush hall opening into corridors G5 and G16.

Room G2 (Plates 31-32)

Size: 18.20 × 7.74m, height not taken

Location: West of the reception area (G1)

Description: This was formerly the Principal's Room and Biology Laboratory. It is now an open plan office with two smaller offices built into the southeast corner of the former laboratory.

Room G3 (Plate 33)

Size: no measurements taken

Location: Between Rooms G1 and G2

Description: This is the western bay, which is now part of the open plan office arrangement.

Room G4 (Plate 34)

Size: 7.52 × 3.83m, height 3.73m

Location: East of Room G1

Description: This is the eastern stairwell with a shop below the stairs. The stairs rise to a half landing with a large window overlooking the student's courtyard. The staircase has a solid balustrade with a metal handrail.

Room G5 (Plate 35)

Size: 21.56 × 1.75m, height 3.73m

Location: East of G1

Description: This is an east-west orientated corridor with three windows overlooking the students' courtyard to the south. There are two doors in the north wall opening into the former Elementary Electrical Laboratory and the former Physics Lab, now an office and classroom respectively.

Room G6 (Plates 36-37)

Size: 9.54 × 7.74m, height not taken

Location: North of the students courtyard

Description: Former electrical Laboratory, now an administrative office, this room has three windows in the north wall and a door beneath a 2-light window in the south wall. The suspended ceiling has tiles with modern lighting systems.

Room G7 (Plates 38-39)

Size: 8.57 × 7.63m, height not taken

Location: East of G6

Description: This was formerly a Physics Laboratory and is now a classroom with three windows overlooking the front of the college. There is a door beneath a 2-light window in the south wall and a blocked door in the west wall to G6.

Room G8 (Plates 40-41)

Size: 36.03 × 1.84m, height 3.72m

Location: Eastern range of the building

Description: This is a north-south orientated corridor that gives access to a number of rooms and an east-west corridor (G9). There are double fire doors on either end and three windows in the west wall.

Room G9 (Plates 42-43)

Size: 16.09 × 2.07m, height 3.71m

Location: Parallel to G5

Description: This is another east-west corridor with three high level windows in the north wall and a door to the students' courtyard.

Room G10 (Plate 44)

Size: 11.89 × 6.12m, height 3.20m

Location: North of G11

Description: This Dance Studio was formerly part of the Assembly Hall and is accessed by two doors, one behind the other from the Hall and also from the corridor to the north. It now has ballet bars along the west wall and mirrors along the east wall. This also has a window/blind winder as seen in the Hall on the west wall.

Room G11 (Plates 45-48)

Size: 12.70 × 9.69m, height 10.16m

Location: Central block

Description: This is all that remains of the former assembly hall, which has since been subdivided into a small corridor to the south of the reception area G1 and three rooms, including dance studio G12 (see below). The two studios and the front corridor have their own roof, which supports a number of pipes and vents.

The hall appears little changed since first completed in the 1950s. The walls have waist height wooden panelling and panelled areas above containing tiles. The ceiling is also panelled and painted light and mid blue, cream and white. There are 36-light windows with winding mechanisms for the windows and associated blinds. There is a set of double doors with a single pane of glass in the east and west walls and another set of plain double doors on either side of the stage that open into corridors leading to the rooms behind the stage and the corridor (G12) to the rear.

The stage has an imposing architrave and dentilation in the wooden panelling below. There is a short flight of stairs leading up to the stage from both sides. The double doors on both sides of the hall and the stage front have heavy weight velvet curtains.

Room G12 (Plates 49-50)

Size: 79.67 × 3.72m, height not taken

Location: Rear of the Lanchester Building

Description: This is an enclosed corridor to the rear of the Lanchester Building, commonly known as the 'Wind Tunnel'. It is subdivided into 5 sections by double fire doors and contains a general seating area with fixed tables and chairs in the larger of the eastern sections.

Room G13 (Plates 51)

Size: 14.46 × 1.40m, height not measured

Location: Immediately west of the stage

Description: This is a service corridor between the hall and Corridor G12 and has no floor covering. There are three steps leading up from G12 to a landing that has a window overlooking a small service courtyard and a door opening onto the stage and another to the art shop. Another series of stairs lead down into the hall G11.

Room G14 (Plates 52-53)

Size: 9.99 × 6.61m, height 5.31m

Location: Southwest corner

Description: This was formerly a refectory and is now the pottery room with a number of subdivisions.

Room G15 (Plates 54-55)

Size: 36.03 × 1.08m, height 3.73m

Location: West range

Description: This north-south orientated corridor provides access to the present refectory/coffee shop, classrooms and the Memorial Courtyard.

Room G16 (Plates 56-57)

Size: 18.89 × 1.75m, height 3.73m

Location: Northern end of west range

Description: This is the east-west orientated corridor linking the reception area to the rooms in the west range.

Room G17 (Plates 58-59)

Size: 7.12 × 6.93m, height not measured

Location: Southeast corner of the Memorial Courtyard

Description: This was formerly the Ladies Cloakroom and now functions as the Reprographics centre. It has an inner office and a small room at the southern end that operates as a cupboard.

Room G18 (Plates 60-61)

Size: 19.64 × 7.73m, height 3.68m

Location: East Range

Description: Formerly a Chemistry Laboratory this now operates as a Carpentry/Joinery Room. It has five windows in the east wall and a 6-light window over the door in the west wall. The door into the former Lecture Room, which is now part of G18 is blocked.

Room G19 (Plates 62)

Size: 7.93 × 7.41m, height m

Location: South of Corridor G9

Description: This was formerly the Strength of Materials Room and now functions as a Photographic Studio. There is a parquet floor and three windows in the south wall.

Room G20 (Plate 63)

Size: 13.10 × 8.26m, height not taken

Location: East of G19

Description: Formerly the Applied Mechanic Materials, this is now another Photographic Studio. It also has a parquet floor and windows in the south wall. There is also a 6-light window above the door in the north wall.

Room G21 (Plates 64-65)

Size: no measurements taken

Location: Southern end of Corridor G15

Description: This is the modern refectory that incorporates a corridor that led to the staff dining room (now a coffee shop G22). It has a rubberised floor, a serving area to the east and two arches to the corridor to the west.

Room G22 (Plates 66-67)

Size: 11.38 × 7.55m, height not measured

Location: East of the Refectory (G21)

Description: This small coffee shop was formerly the Staff Dining Room. It has been kitted out in much the same fashion as the adjacent refectory.

Room G23 (Plate 68)

Size: no measurements taken

Location: Western end of the south range

Description: This houses some of the early presses. It has a rubberised floor and double doors and two windows in the south wall.

Room G24 (Plates 70-71)

Size: no measurements taken

Location: Southern range

Description: This is a soundproofed music studio with an integral mixing room.

Rooms G25 & G26 (Plates 72-74)

Size: 21.31 × 12.13m, height not measured

Location: Southeast corner

Description: These two Performing Arts Studios are part of the former gymnasium, which has been subdivided to create three rooms. Both G25 and G26 have a wooden floor and the windows are now blocked.

Room G27 (Plates 75)

Size: no measurements taken

Location: Southeastern range

Description: Corridor with skylight leading to the Performing Arts Rooms.

Students' Courtyard (Plates 76-79)

Location: Eastern Courtyard

Description: This contains a long shed, three benches and some pieces of artwork. The north and east elevations have three 15-light windows in the ground floor and five windows in each of the upper floors. All have soldier arches and concrete sills, but where there is no corresponding ground floor window, the queen closers to the upper openings have been omitted. There is a clear break in the building work between the two lower floors.

The south elevation has a single storey building in front of a 2-storey block. The first floor of the rear block has six 15-light window with soldier arches and concrete sills. There are eleven 3-light windows in the ground floor between a continuous lintel and sill and two 9-light windows to the east of them. The door into the courtyard lies in the southwest corner.

The west elevation has a stepped appearance as it goes from a 3-storey to a 2-storey building. The northern end of the elevation has two 21-light windows lighting the stairwell and to the south of these are three windows with soldier arches and concrete sills on each floor. The 2-storey section has six 12-light windows on the first floor and four 9-light windows on the ground floor, all with soldier arches and concrete sills.

Memorial Courtyard (Plates 80-83)

Location: Western Courtyard

Description: This has been landscaped to provide a gravel base with flagstones, planters with various trees and shrubs and a number of benches. Architecturally this is very similar to the Students Courtyard, the main difference being the stair turret and the additional single storey rooms in an outshut to the north elevation.

The stair turret has a single 2-light window with a soldier arch and concrete sill on the east elevation and four similar 2-light windows on the north and south elevations. The door into the stair turret is on the northern side and has two concrete steps leading up to it. The single storey rooms against the north elevation comprise the former WC for the Principal, which was part of the original design, and a later addition to the east. The Principal's WC has three 4-light windows with a soldier arch and concrete sill in the north elevation and the adjoining room has a 2-light window set within a timber panelled section.

4.8 First Floor (Fig. 25 & 28)

Room F1 (Plates 84-86)

Size: 7.19 × 5.46m, height not measured

Location: Eastern stairwell

Description: There is a 21-light window over the half landing and a 9-light window adjacent to the fire door leading to Corridor F15 to the west. The stair and balustrade are as described above (G4).

Room F2 (Plates 87-88)

Size: 12.19 × 5.53m, height 3.08m

Location: Eastern apsidal room

Description: This was formerly the Staff Common Room, but is now an art room. It has two blocked doors in the east wall that led into another part of the Staff Common Room, one of which is in an alcove. The floor covering is of rubber tiles.

Room F3 (Plates 89-90)

Size: 21.03 × 1.81m, height 3.77m

Location: Corridor east of Stairwell F1

Description: This is an east-west orientated corridor with five 15-light windows in the south wall, three doors in the north wall and a double door to the stairwell. All the doors have windows above them. The flooring is the same as on the second floor.

Room F4 (Plate 91)

Size: 11.64 × 7.78m, height 3.73m

Location: North of F3

Description: This was formerly the Male Students Common Room and now functions as an Art Room. It has parquet flooring and painted walls. There are four 12-light windows in the north wall and a 2-light window above the door in the south wall.

Room F5 (Plates 92-93)

Size: no measurements taken

Location: Eastern wing

Description: This is a north-south orientated corridor located to the west of the rooms in the east wing. There are eight 15-light windows in the east wall and five in the west wall. This also contains arches for the fire extinguishers.

Room F6 (Plates 94-95)

Size: no measurements taken

Location: Opposite Corridor F7

Description: This room, which was formerly two rooms, has a door in the west wall giving access to the passage linking this building with the Print Block.

Room F7 (Plates 96-97)

Size: 23.86 × 2.72m, height 3.73m

Location: Opposite F6

Description: East-west orientated corridor with six windows in the north wall and five in the south wall. It has a vinyl floor that appears more modern than that on the second floor.

Room F8 (Plates 98-99)

Size: 9.03 × 8.03, height 3.01m

Location: South range

Description: Formerly the Drawing Room, this now functions as a classroom. It has a partition wall to the west, where it initially had an opening into the adjacent room.

Room F9 (Plates 100-101)

Size: 4.99 × 4.76m, height 3.75m

Location: Southern end of east wing

Description: Formerly the office for the Head of the Building Department, this is now an office with a door in the north wall to the adjacent room and another in the west wall to the corridor.

Room F10 (Plate 102)

Size: 3.59 × 2.82m, height 2.37m

Location: Southeast corner of the building

Description: This was and still is a Male WC. Little altered since first completed this has tiled walls and floor, urinals, WCs and possibly contemporary basins.

Room F11 (Plates 103-104)

Size: no measurements taken

Location: West of the students courtyard

Description: North-south orientated corridor with seven steps down to the corridor floor at either end. There is one window and three doors in the east wall. The central door is now blocked. The floor covering is as for the second floor.

Room F12 (Plates 105-106)

Size: 13.03 × 5.44m, height 3.45m

Location: Between the two stairwells

Description: This is the foyer with two double doors in the south wall to the balcony over the Assembly Hall and a double door in the north wall to the former library. The ceiling has four axial beams with coving to all the sides. There is a 9-light window next to the double fire doors at either end of the foyer. The walls are painted and the floor is carpeted.

Room F13 (Plates 107-109)

Size: no measurements taken

Location: Central block

Description: This was initially the college library and has now been partitioned at the eastern by a sliding door. The ceiling is similar to that in the foyer (F12) and has panels in the centre to conceal the pipes for the sprinkler system. There are two doors in the north wall opening onto small balconies and a replacement door in the south wall. The architrave, clock and switch are original.

Room F14 (Plate 110)

Size: no measurements taken

Location: Western stairwell

Description: As F1 but with a lift

Room F15 (Plates 111-112)

Size: 20.06 × 1.08m, height 3.79m

Location: West end of north range

Description: East-west orientated corridor with five windows in the north wall and three windows and three doors in the south wall.

Room F16 (Plates 113-114)

Size: 8.91 × 7.72m, height 2.09m

Location: North of F15

Description: This was formerly the Painting and Decorating Room, and is now a fully modernised Computer Room with three windows in the north wall and two in the south wall.

Room F17 (Plate 115)

Size: 10.59 × 7.03m, height 2.09m

Location: Northwest corner of the building

Description: Formerly the Life Class Room this is another Computer Room with two windows in the west wall and three in the north wall.

Room F18 (Plates 116-117)

Size: no measurements taken

Location: West range

Description: North-south orientated corridor in the west range. There are seven 15-light windows in the east and west walls, two arches for the fire extinguishers and a door into the stair turret that leads to the Memorial Garden.

Room F19 (Plate 118)

Size: no measurements taken

Location: Southern end of west range

Description: Formerly the Press Room, this is now an office with a window in the west wall.

Room F20 (Plates 119-120)

Size: 23.86 × 2.71m, height 2.57m

Location: South of the Memorial Garden

Description: East-west orientated corridor with six windows in the north wall and three doors in the south wall. There is an arch at either end for the fire extinguishers.

Room F21 (Plate 121)

Size: no measurements taken

Location: West of Assembly Hall

Description: As F11

Room F22 (Plate 122)

Size: no measurements taken

Location: Southwestern corner of the building

Description: Former WC, this is now the Prayer Room.

Room F23 (Plates 123-124)

Size: no measurements taken

Location: South of F20

Description: Formerly the Design Antiques Room, this is now used for needlecraft. There is a blocked door in the east wall and another functioning door in the west wall leading to the adjacent classroom. The entrance from the corridor is in the north wall, where there are also three high level windows. Three further windows are in the south wall.

Room F24 (Plates 125-126)

Size: no measurements taken

Location: Northwestern end of the building

Description: This is and was a Lecture Room. It currently has a projection room and tiered seating at the northern end of the room. There are three windows in the east wall and a door in the west wall.

4.9 Second Floor / Attic (Fig. 26 & 29)

Room S1 (Plate 127)

Size: 2.36 × 2.82m, height 3.58m

Location: Southwest corner of the building

Description: Formerly a Ladies WC, this is now a office/store room with three blocked windows in the east wall and another in the south wall. The door is located in the northern end of the west wall. The walls are fully tiled and the floor has quarry tiles.

Room S2 (Plates 128-129)

Size: 5.20 × 5.0m, height 3.72m

Location: West of Room S1

Description: This reference incorporates the landing and dog-leg corridor to S1. There are 9 risers to the half landing, three 3-light windows, a double door to Corridor S5 to the north and a single door with a 2-light window above to Room S3.

Room S3 (Plates 130-132)

Size: 4.98 × 4.86m, height 3.07m

Location: North of Room S1

Description: This was formerly the office of the Head of Commerce. It has been modernised to incorporate a suspended ceiling with modern lights and modern office fittings. There is an original 9-light window in the east wall.

Room S4 (Plates 133-135)

Size: 11.06 × 7.09m, height not taken

Location: North of S3

Description: This was originally a large room incorporating that immediately to the north of it. The partition wall is glass, and the room has been completely modernised with a suspended ceiling, carpeted floor and banks of computers. There are four windows in the east wall and three in the west wall. The glazed door has a 2-light window above it.

Room S5 (Plates 136-137)

Size: 35.09 × 1.09m, height 3.75m

Location: East wing

Description: This is a north-south orientated corridor located to the west of the classrooms in the east wing. There are twelve windows in the west wall and five in the east wall. The floor has a vinyl covering and the walls are painted. There are two arches set into the wall housing fire extinguishers.

Room S6 (Plate 138)

Size: no measurements taken

Location: Northeast corner of the building

Description: This was formerly the geography room. It has been completely modernised within the last few years and now houses a bank of computers.

Room S7 (Plates 139-140)

Size: 11.6 × 7.89m, height 2.92m

Location: West of S6

Description: This was formerly the Typing Room. The partition between this room and the other typing room to the west of it has been replaced by a glass wall but there is a door linking the two. It has also been completely modernised, but has a rubberised floor rather than carpets.

Room S8 (Plate 141)

Size: 15.01 × 1.09m, height 3.76m

Location: East end of north range

Description: This is an east-west orientated corridor with a blocked door to the former typing room to the west of Room S7, 4 windows in the north wall and 5 in the south wall. The décor is similar to that in Corridor S5.

Room S9 (Plates 142-143)

Size: 7.27 × 7.12m, height 3.07m

Location: Eastern stairwell

Description: There are 4 risers down to a half landing and 15 risers down to the next floor. A 21-light window illuminates the stair. The walls and skirting boards are painted and the floor has a vinyl covering. The ceiling, which is also painted has a skylight and coving to the various sections created by the axial beams.

Room S10 (Plates 144-145)

Size: no measurements taken

Location: South of S9

Description: These are Ladies WCs, and appear to have been left unmodernised since the building was first constructed. The walls and floor are tiled, there are two cubicles and three basins. There are 3-light vented windows in the south and east walls and a door in the west wall.

Room S11 (Plates 146-147)

Size: 10.04 × 5.55m, height 2.96 & 3.73m

Location: Eastern apsidal room

Description: This is a fully modernised classroom with a rubberised floor, suspended ceiling with integral lights and a basin against the south wall. There are doors opening into the adjacent rooms at the southern end of the east and west walls.

Room S12 (Plates 148-149)

Size: 13.28 × 1.58m, height 3.01m

Location: Internal corridor between the stairwells

Description: As an internal corridor there are no windows. There are two doors in the north wall leading to classrooms and another two in the south wall leading to a former store and ladies rest room.

Room S13 (Plate 150)

Size: no measurements taken

Location: Western stairwell

Description: This is similar to the other stairwell with the exception that this also has a lift installed.

Room S14 (Plate 151)

Size: no measurements taken

Location: Southwest corner of the building

Description: This area was initially a pantry. General store, pastry preparation area etc. It is currently undergoing building work.

Room S15 (Plates 152-5)

Size: no measurements taken

Location: Northwest corner of the building

Description: Formerly the restaurant/café, this is now the college library. There is an issue desk to the right of the door, and an integral office at the western end of the room. Otherwise the room has the usual fittings and fixtures associated with an educational library.

Room S16

Size: no measurements taken

Location: Southern end of west range

Description: This is a small cloakroom area with three cupboards against the east wall and a high level window in the south wall.



Plate 14: North elevation looking southwest



Plate 15: North elevation looking southeast



Plate 16: North elevation: central block



Plate 17: North elevation: western end



Plate 18: West elevation



Plate 19: West elevation: southern end



Plate 20: Maintenance Block: west elevation



Plate 21: Southeast leg: west elevation



Plate 22: East elevation: northern end



Plate 23: East elevation: central section



Plate 24: East elevation: southern end

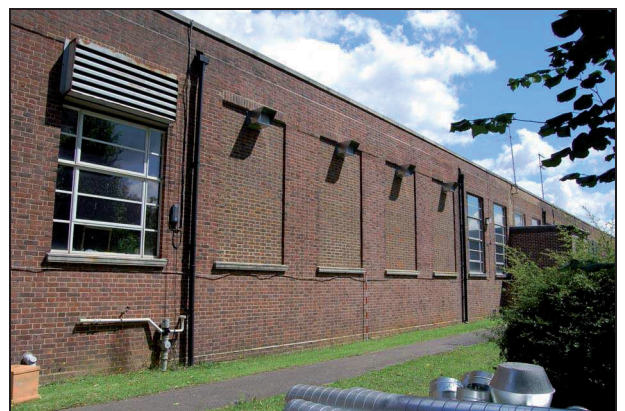


Plate 25: South elevation: central section



Plate 26: South elevation: eastern end of main range



Plate 27: Reception (G1): south wall



Plate 28: Reception (G1): looking west



Plate 29: Reception (G1): looking east

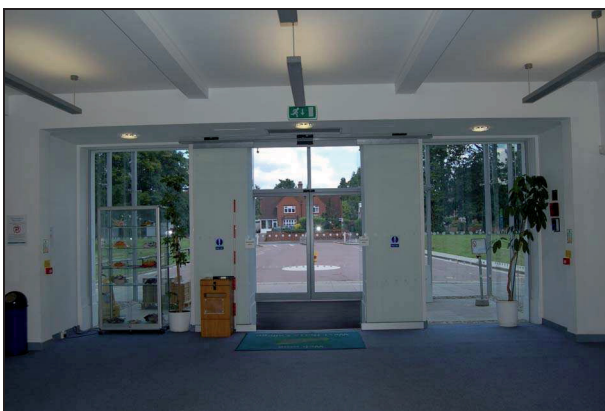


Plate 30: Reception (G1): main entrance

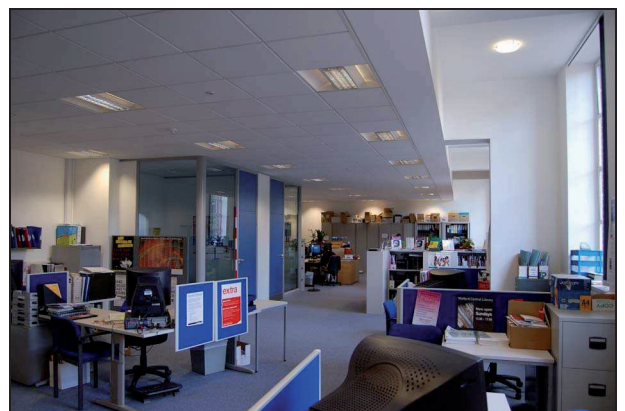


Plate 31: Room G2: looking west



Plate 32: Room G2: looking east



Plate 33: Room G3: looking northeast

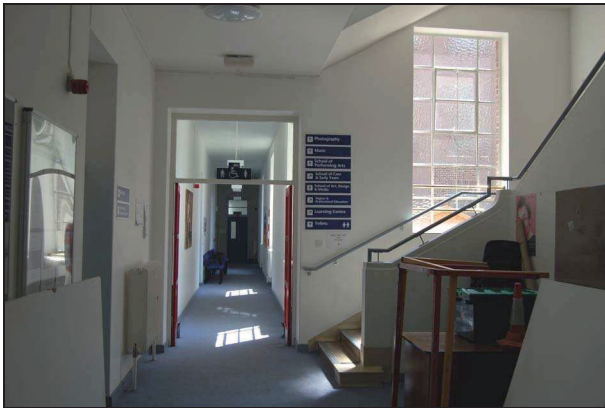


Plate 34: Room G4: looking east



Plate 35: Corridor G5: looking east



Plate 36: Room G6: northwest corner

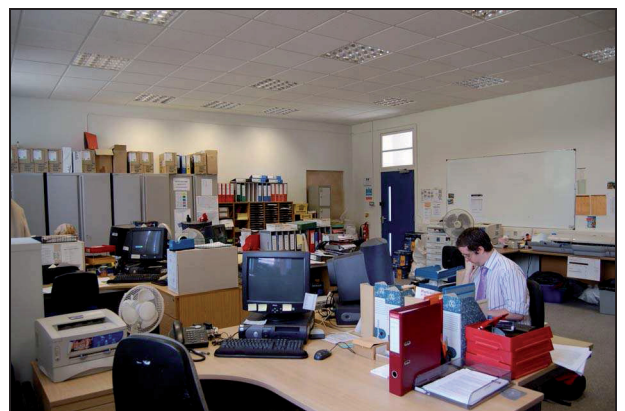


Plate 37: Room G6: southeast corner



Plate 38: Room G7: west wall



Plate 39: Room G7: northeast corner



Plate 40: Corridor G8: looking south



Plate 41: Corridor G8: looking north

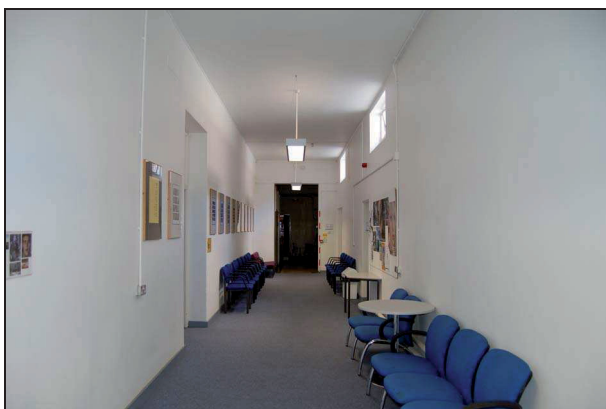


Plate 42: Corridor G9: looking west



Plate 43: Corridor G9: looking east



Plate 44: Dance Studio (G10): northwest corner



Plate 45: Hall (G11): southwest corner



Plate 46: Hall (G11): looking northwest



Plate 47: Northern end of hall (G11)

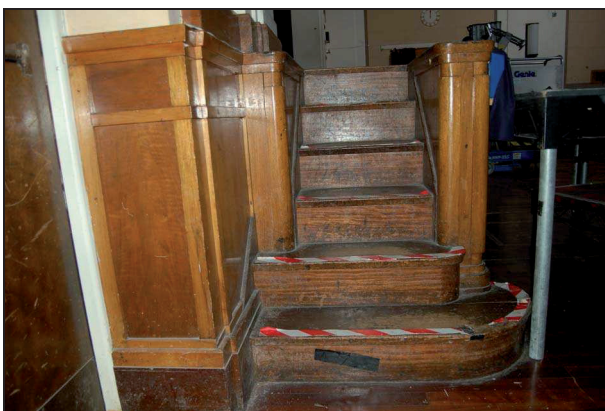


Plate 48: Hall (G11): stairs to stage



Plate 49: Corridor G12: looking west



Plate 50: Corridor G12: looking east



Plate 51: Corridor G13: looking north



Plate 52: Room G14: northwest corner



Plate 53: Room G14: southeast corner

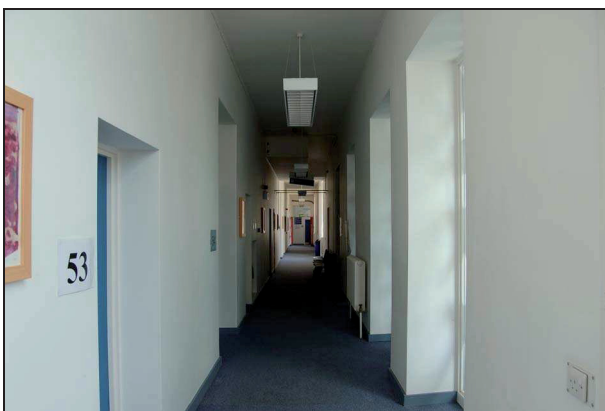


Plate 54: Corridor G15: looking north

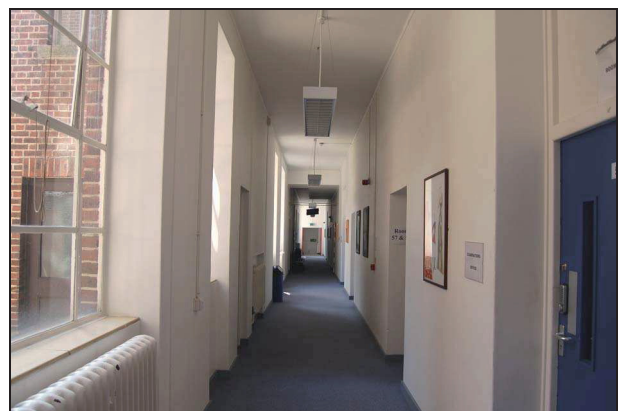


Plate 55: Corridor G15: looking south

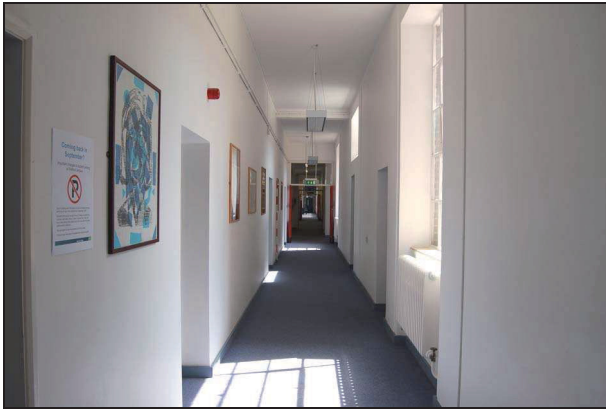


Plate 56: Corridor G16: looking west

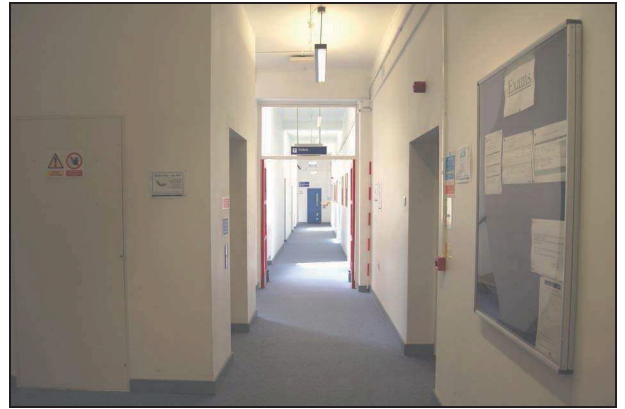


Plate 57: Corridor G16: looking east



Plate 58: Reprographics (G17): looking south



Plate 59: Reprographics (G17): looking north



Plate 60: Room G18: looking north



Plate 61: Room G18: looking south



Plate 62: Photo Studio (G19): southwest corner

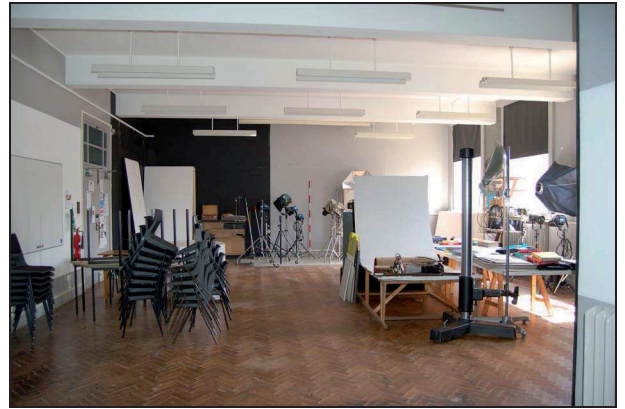


Plate 63: Photo Studio (G20): east wall corner



Plate 64: Refectory (G21): southwest corner



Plate 65: Refectory (G21): northwest corner



Plate 66: Coffee Shop (G22): southeast corner



Plate 67: Coffee Shop (G22): north wall



Plate 68: Room G23: looking west



Plate 69: Press detail



Plate 70: Room G24: southwest corner



Plate 71: Room G24: mixing room detail



Plate 72: Room G25: southwest corner

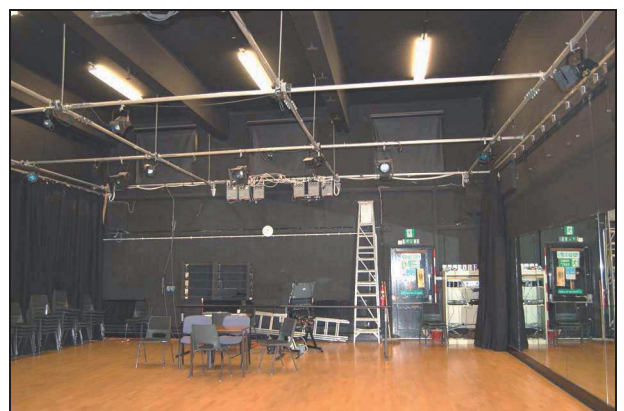


Plate 73: Room G25: north wall



Plate 74: Room G26: north wall



Plate 75: Corridor G27: looking north



Plate 76: Students' Courtyard: north elevation

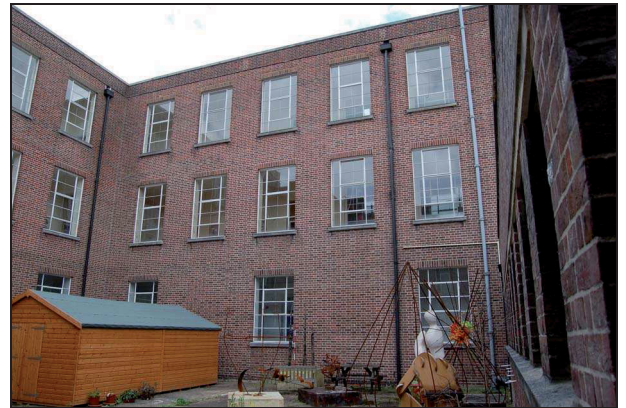


Plate 77: Students' Courtyard: east elevation



Plate 78: Students' Courtyard: south elevation



Plate 79: Students' Courtyard: west elevation



Plate 80: Memorial Garden: west elevation



Plate 81: Memorial Garden: north elevation



Plate 82: Memorial Garden: east elevation



Plate 83: Memorial Garden: south elevation



Plate 84: Eastern stairwell (F1): looking east



Plate 85: Eastern stairwell (F1): looking west



Plate 86: Eastern stairwell (F1): north wall



Plate 87: Room F2: north wall



Plate 88: Room F2: southeast corner

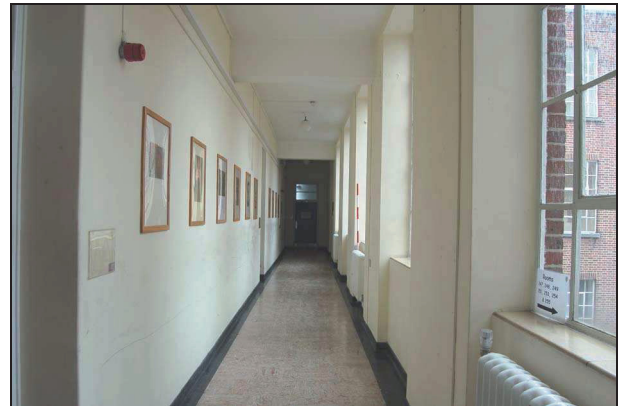


Plate 89: Corridor F3: looking east

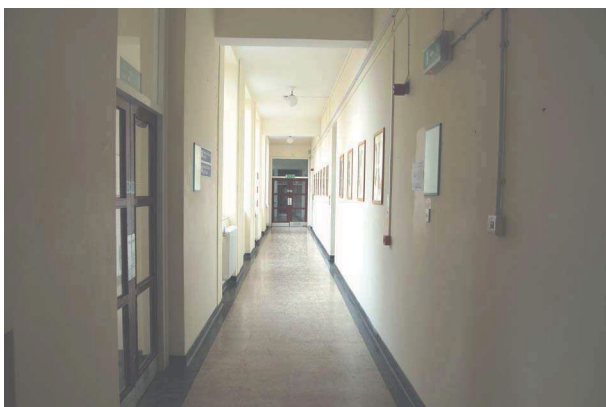


Plate 90: Corridor F3: looking west



Plate 91: Art Room (F4): north wall



Plate 92: Corridor F5: looking south



Plate 93: Corridor F5: looking north



Plate 94: Room F6: east wall



Plate 95: Room F6: west wall

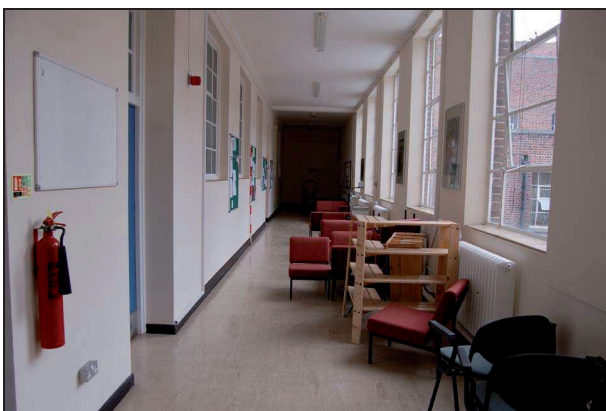


Plate 96: Corridor F7: looking west



Plate 97: Corridor F7: looking east



Plate 98: Room F8: east wall



Plate 99: Room F8: west wall



Plate 100: Room F9: southeast corner

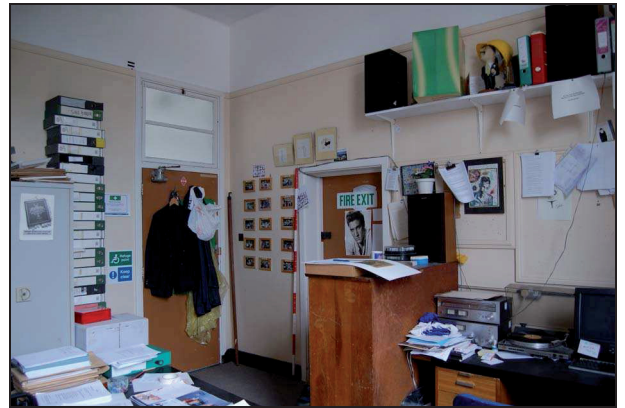


Plate 101: Room F9: northwest corner



Plate 102: Room F10: southwest corner



Plate 103: Corridor F11: looking north



Plate 104: Corridor F11: looking south



Plate 105: Room F12: looking west



Plate 106: Room F12: looking east



Plate 107: Room F13: looking northwest

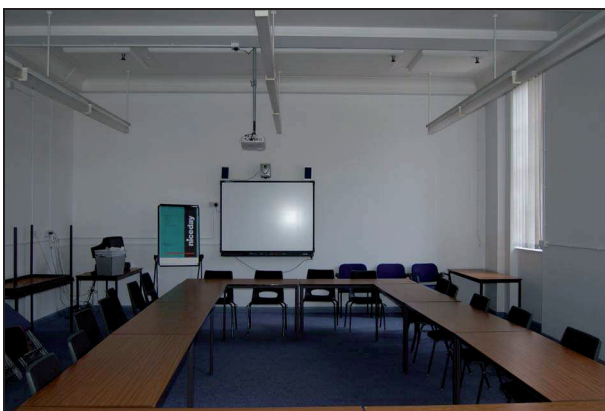


Plate 108: Room F13: west wall

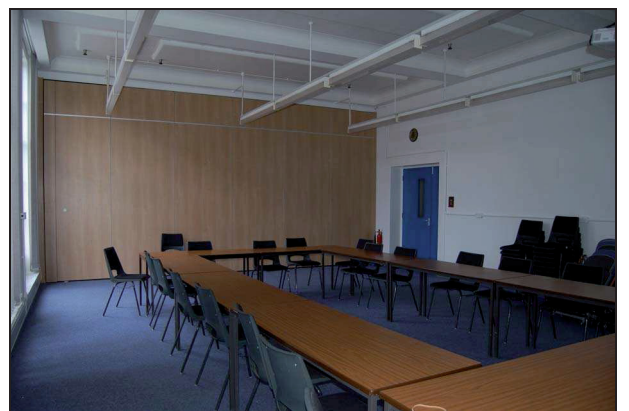


Plate 109: Room F13: east (partition) wall



Plate 110: Western stairwell (F14): looking west



Plate 111: Corridor F15: looking west

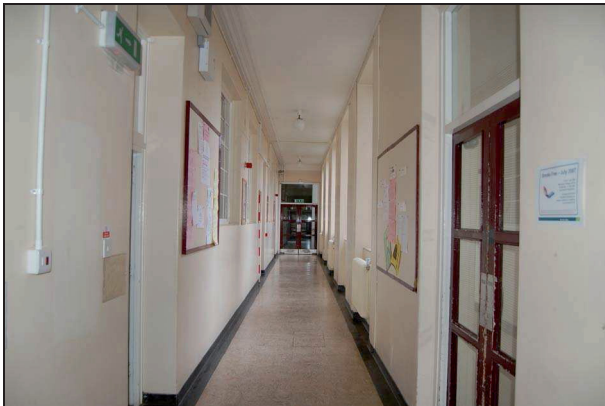


Plate 112: Corridor F15: looking east



Plate 113: Room F16: north wall



Plate 114: Room F16: southwest corner

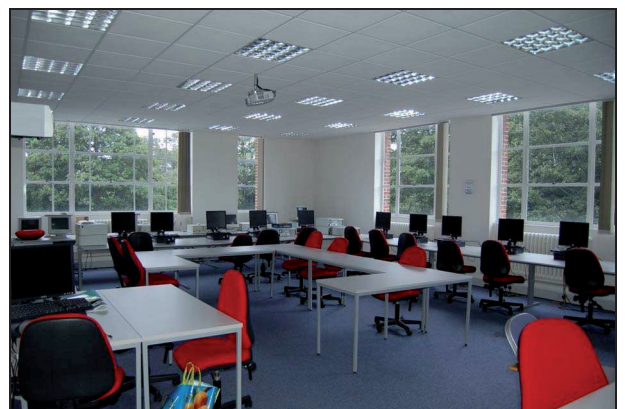


Plate 115: Room F17: northwest corner



Plate 116: Corridor F18: looking south



Plate 117: Corridor F18: looking north



Plate 118: Room F19: southwest corner



Plate 119: Corridor F20: looking east



Plate 120: Corridor F20: looking west



Plate 121: Corridor F21: looking north



Plate 122: Prayer Room (F22): southwest corner



Plate 123: Room F23: southwest corner



Plate 124: Room F23: northeast corner



Plate 125: Lecture Hall (F24): looking northeast



Plate 126: Lecture Hall (F24): looking southeast



Plate 127: Room S1: southeast corner



Plate 128: Stairwell S2: looking northwest



Plate 129: Stairwell S2: north wall



Plate 130: Room S3: south wall



Plate 131: Room S3: east wall

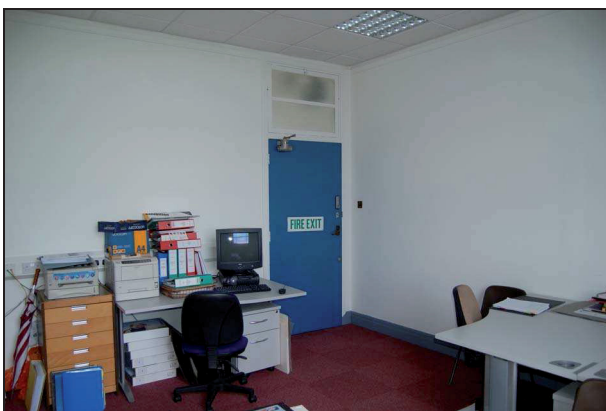


Plate 132: Room S3: northwest corner



Plate 133: Room S4: east wall

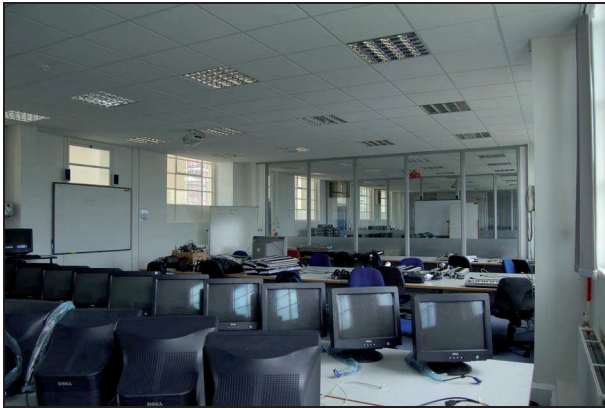


Plate 134: Room S4: looking northwest



Plate 135: Room S4: west wall



Plate 136: Corridor S5: looking north



Plate 137: Corridor S5: looking south



Plate 138: Room S6: looking northeast



Plate 139: Room S7: looking northwest



Plate 140: Room S7: looking southwest



Plate 141: Corridor S8: looking east



Plate 142: Stairwell S9: looking northeast



Plate 143: Stairwell S9: half landing to east



Plate 144: Room S10: looking east



Plate 145: Room S10: south wall



Plate 146: Room S11: north wall



Plate 147: Room S11: south wall



Plate 148: Corridor S12: looking west



Plate 149: Corridor S12: looking east

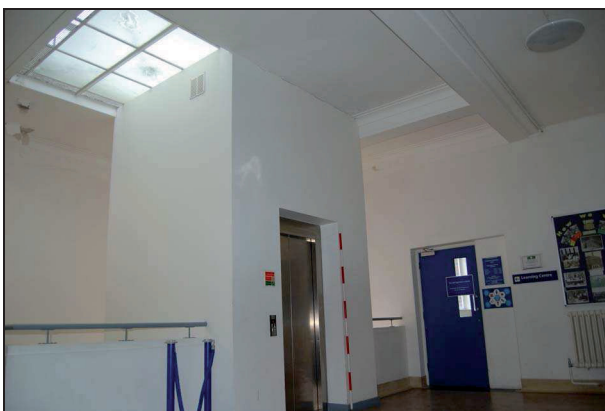


Plate 150: Western stairwell (S13): looking southwest



Plate 151: Room F14: under construction



Plate 152: Library (F15): looking west

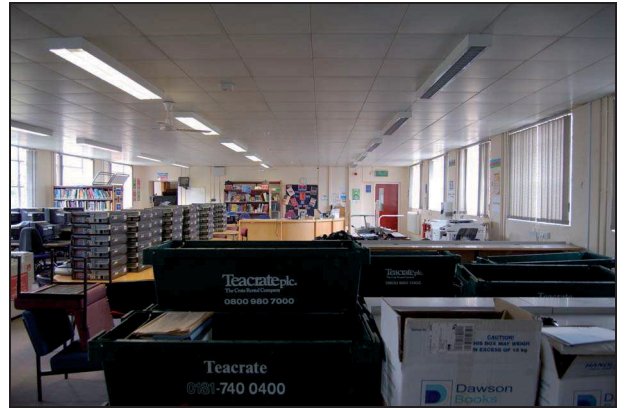


Plate 153: Library (F15): looking east



Plate 154: Library (F15): looking south



Plate 155: Library (F15): looking north



Plate 156: Detail of fire extinguishers in arch on second floor

5 Knutsford House

5.1 General (Fig. 12)

Knutsford House was built as a nurse's home for the Peace Memorial Hospital, which started life as Watford District Cottage Hospital in the 1880s. The Peace Memorial Hospital was founded on the same site as a memorial to those who fell in the First World War, and the new buildings were officially opened by Princess Mary in 1925. The hospital moved to Vicarage Road in 1965 and became part of Watford General Hospital and the remaining services were moved to the old workhouse site in 1985. The other hospital buildings associated with Knutsford House were demolished in 1986.

Knutsford House is an H-shaped building, orientated northwest to southeast. For the purposes of this report, the front elevation is considered to face north. There are some associated temporary buildings, which were not surveyed due to their poor condition and the western side of the House was inaccessible due to the presence of a badger's sett.

The central section housing the main front and rear elevations is 3-storey and the front cross wings are 2-storey. The rear cross wings are single storey.

The brickwork, which is largely brown and red bricks, is in Flemish Bond and the few window arches are in soldier course form. The windows and most of the doors are metal Crittal-type, and some of the first floor doors have Juliet balconies. The roofs are flat.

The building was purchased by West Herts College a few years ago and has been used as a store. A ground floor plan dated 1983 has been used to identify the rooms of dubious function.

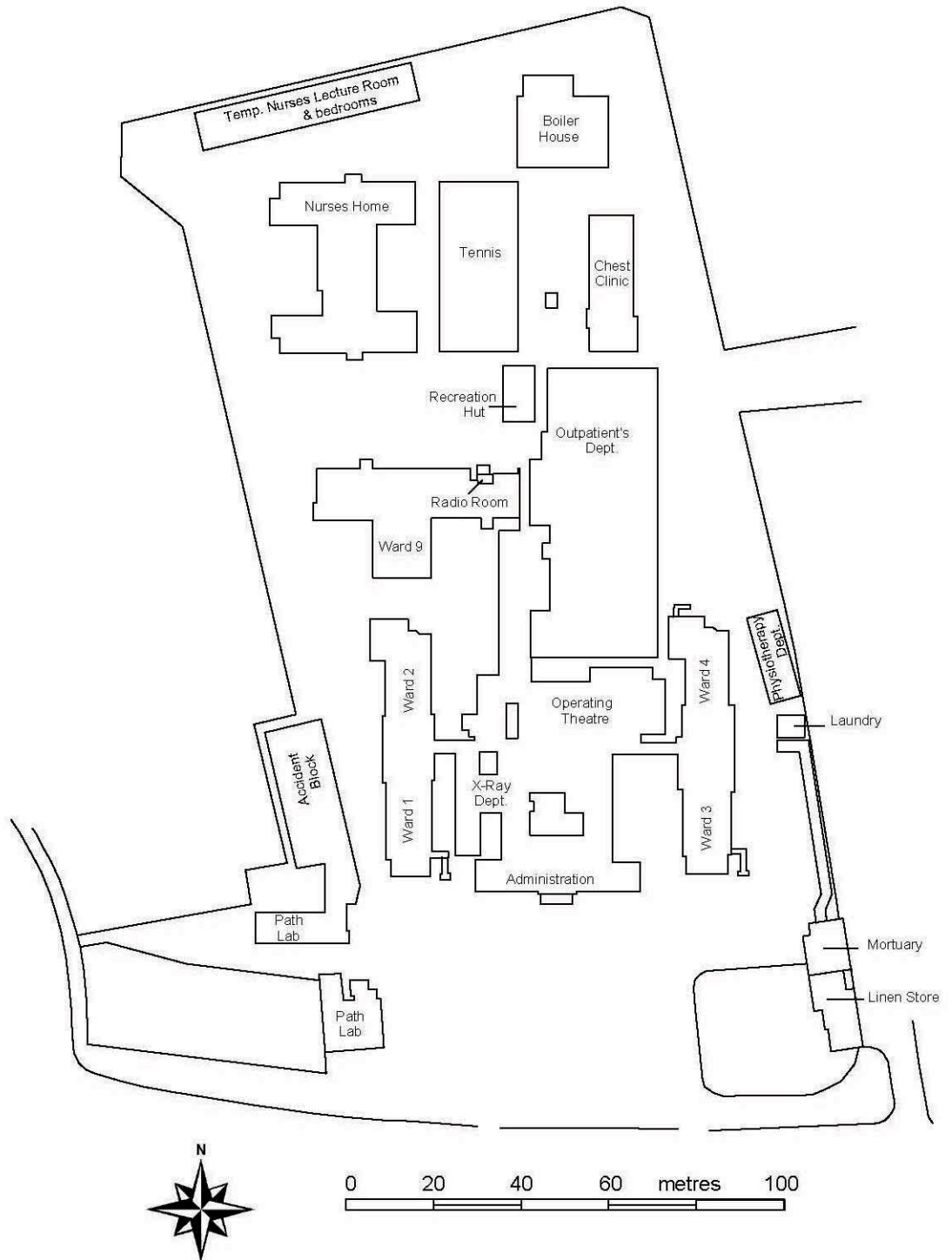


Figure 12: Memorial Hospital Layout 1959 (scale 1:1500)

5.2 North Elevation (Plates 157-160)

This is the main elevation of the building and has a double wooden door under a porch that opens into the front corridor. The porch forms part of a lintel that extends along the front of the building. The window to either side of the door and those in line above them are narrow openings with a soldier arch and brick sill. The other windows in the upper floors, which have 6 lights, have a timber sill but no arch. The ground floor windows have 8 lights are set on a continuous concrete sill and have brick pilasters between.

The north elevations of the cross wings have a double door at both levels, the upper set opening onto a small balcony with a wrought iron balustrade.

5.3 South Elevation (Plates 161-164)

There are 6 double doors and two 6 light windows in the ground floor of the south elevation. Four of the doors are in the central section of the elevation, which steps out at ground floor level. The two windows are to the west of this. As with the north elevation, the porch over the double doors form a low level string course that extends across all the elevations to the rear and there is a pilaster between each opening. There are nine 10-light windows on the first floor and six 6-light windows and three double doors with balconies on the second floor. There is a small vent above each opening on the upper floors.

The south elevation of the eastern cross wing has two double doors with a pilaster between and a round window to the west of them. The south elevation of the western wing has a temporary building abutting it.

5.4 East Elevation (Plates 165-166)

The northern end of this elevation has two floors with four 8-light windows on the ground floor and four 6-light windows in the first floor. There are no relieving arches or masonry sills but there is a vent over each opening. To the south of the windows is a stair turret with a continuous window over the ground floor door.

The southern end of the east elevation has two double doors on either side of a centrally located round window. There is a pilaster between each set of double doors and a continuous concrete lintel above them.

The east elevation of the southern end of the western cross wing has three windows united under a continuous concrete lintel. They also have a soldier arch, a concrete sill and a pilaster between each window.

5.5 West Elevation (Plate 167)

The west elevation was largely inaccessible due to the presence of a badger's sett at the southern end of the range and a heap of scrap furniture at the northern end. Nonetheless, four 8-light windows were observed on both the ground and first floor of the northern end of the cross wing and a stair turret to the south of them.

The west elevation of the southern end of the eastern cross wing has three double doors under a continuous lintel and a pilaster at the southern end.

5.6 **Ground Floor** (Fig. 30)

General

The building is accessed by a door in the north elevation, which opens into a lobby that in turn opens into a corridor. There are four large interconnecting rooms on the southern side of the corridor and a series of smaller rooms on the northern side of it as well as in the cross wings. Although the building apparently functioned as a clinic, there is no reception room.

The stairs at either end of the central block have wrought iron balustrades with a wooden handrail. There is a sluice room under the eastern stair and a lift to the side of the western stair. There are 13 risers to a half landing and a continuous window from this point up.

All the focal rooms including the corridors and stairwells and a representative selection of the smaller rooms were recorded in detail for this report. The information is given below.

Room G1 (Plates 168-171)

Size: 12.77 × 7.37m, height 3.05m

Location: South east corner of the building

Description: This large function room is orientated north-south and was recently used by the Watford Operatic Society. It has a round window in a recess in the south wall and two glazed double doors to the east of it. There are four glazed double doors and a round window in the east wall and three more glazed double doors in the west wall. The fireplace in the east wall was largely obscured and is likely to have held an electric fire as there is no chimney breast. The walls are painted and there is coving, a picture rail and a pelmet over each glazed door. There is parquet flooring. The room is accessed by a double door with a window above in the north wall and a concertina door leading to Room G3.

Room G2

Size: 2.74 × 2.71m, height 2.88m

Location: North of Room G1

Description: This is a lobby area opening to a corridor to the west (Room G7) and the stairwell to the east as well as Room G1 to the south. The doors are all different. That to Room G1 has a window above, that to the corridor (G7) stands within an arch and has a single glazed pane and that to the stairwell has two glazed panes. The floor has an indeterminate covering. The walls are painted and have coving and skirting boards.

Room G3 (Plates 172-176)

Size: 7.30 × 4.99m, height 3.03m

Location: West of Room G1

Description: This is another function room (known as the Bourne Room) that has concertina doors to the rooms on either side. It has skirting boards and coving and the

walls and ceiling are painted. It has a door below a 3-light window in the north wall to the corridor (G7) and three glazed double doors in the south wall, which is recessed. There is a wooden parquet floor in this and the neighbouring rooms. There is a fireplace in the north wall with a brick chimney breast and marble and wood surround and hearth. It appears to have originally been for a gas fire and an electric one was installed at a later date.

Room G4 (Plate 173)

Size: 6.98 × 5.61m, height 3.03m

Location: West of the Bourne Room (G3)

Description: This is the Royle F. Bristowe Room, which was clearly also a function room. It has concertina doors to room G3 and G5 as well as a glazed door beneath a 3-light window that opens to the corridor (G7). There are three glazed double doors in the south wall, a parquet floor and the walls are painted with coving and skirting boards.

Room G5 (Plates 177-178)

Size: 4.69 × 4.44m, height 3.02m

Location: West of the Royle F. Bristowe Room (G4)

Description: This, the L.J. Dipple Room is a food serving area with a tiled counter as well as tiled walls and a vinyl floor. There is a concertina door to Room G4 and a glazed door under a 3-light window in the north wall. There are two 6-light windows and a large vent in the south wall.

Room G6 (Plates 179-180)

Size: 3.57 × 3.11m, height 2.99m

Location: West end of front elevation

Description: This is a bedroom/office with a window in the north wall and a built in cupboard in the corner to the west of it. There is a blocked and painted fireplace in the east wall and a glazed door beneath a 3-light glazed window in the south wall. The floor is carpeted and there is coving to the walls, which like the ceiling are painted.

Room G7 (Plates 181-182)

Size: 22.03 × 1.38m, height 3.02m

Location: East-west corridor

Description: This gives access to the two cross wings as well as to the rooms immediately to the north and south of it. The floor is of either vinyl or rubber and the walls, which have coving and skirting boards, are painted. There are two arches in the corridor as well as a number of fire doors and doors into individual rooms. The latter are generally under a 3-light window. There are no other windows in the corridor, which is lit by strip lights.

Room G8 (Plates 183-185)

Size: 5.16 × 3.07m, height 2.99m

Location: East of the main door

Description: This room has been subdivided to include a WC, a room housing a public phone and the main room. The purpose of this room was uncertain as there is a basin and cupboards against the south wall, quarry tiled floor and skirting and evidence for a partition, vent and electrical supply against the north wall. The 1983 plan shows

that this was a changing room, and it is possible that the partitioned area held a wash basin or similar.

There are two 10-light windows in the north wall and a plain door beneath a 3-light window in the south wall.

Room G9 (Plates 186-8)

Size: 4.09 × 3.69m, height 2.99m

Location: East end of north elevation

Description: This is a kitchen with part tiles walls, quarry tiled floor and a 10-light window in the north wall. It is accessed by a glazed door in the north wall, which has a 3-light window above it. There is a gas cooker against the south wall, evidence for a sink below the window and a cupboard to the north of the mains room, which lies off the east wall.

Room G10 (Plates 189-190)

Size: 3.11 × 2.67m, height 2.99m

Location: Northern end of the eastern crosswing

Description: Known as the 'Edgar Margaret Room', this was either a bedroom or consultation room and has a window in the east wall and a door beneath a single glazed window in the west wall. There are cupboards around a basin on the north wall and shelves in an alcove to the west of the basin. The walls have skirting boards and are painted, as is the ceiling. The floor is carpeted.

Room G11 (Plates 191-194)

Size: no measurements were taken

Location: Western cross wing

Description: These are the stairs and the adjoining corridor that is orientated north – south in the western cross wing. There are 3 steps down to a door that opens into a portakabin.

Room G12 (Plate 195)

Size: 6.04 × 3.04m, height 2.99m

Location: Southern end of western cross wing

Description: This was latterly a sitting room with a faux fireplace in the west wall to the south of the door. The fireplace has no hearth or grate opening, the entire structure is tiled. There are two 10-light windows in the east wall and one in the south wall. The walls and ceiling are painted. There is skirting and a carpeted floor.

Room G13 (Plate 196)

Size: no measurements taken

Location: North of the western stair

Description: This bathroom has been partitioned off to provide a separate bath, washing area and WC. The walls are part tiled and the basin is likely to be original.

Room G14 (Plates 197)

Size: 3.12 × 2.64m, height 2.99m

Location: Northern end of the western cross wing

Description: There is a basin/cupboard arrangement against the south wall and a window in the west wall. The door, which has a sliding sign common to surgeries, is plain and has a single glazed window above it. The walls are painted and the floor is carpeted.

5.7 **First Floor** (Fig. 31)

Room F1 (Plates 198-199)

Size: 24.70 × 1.34m, height 2.46m

Location: East-west orientated corridor

Description: This links both ends of the building and has a number of rooms to north and south of it. The walls, ceiling and skirting boards are painted and the floor is carpeted. The wiring is enclosed in a box running along the top of the wall.

Room F2 (Plate 200)

Size: 3.07 × 2.32m, height 2.46m

Location: North side of the western end of main block

Description: This opens into Room F3 to the east. Both rooms have a 6-light window in the north wall, a plain door beneath a boarded window in the south wall to the corridor (F1), skirting boards, carpets, and a basin with cupboards above and below and a built in cupboard.

Room F3 (Plates 201-203)

Size: 3.07 × 2.38m, height 2.46m

Location: East of Room F2

Description: As Room F2

Room F4 (Plates 204-205)

Size: 3.05 × 2.57m, height 2.46m

Location: South side of the western end of the main block

Description: This is to all intents and purposes similar to room F2 and F3 except that it is not linked to another room.

Room F5 (Plate 206)

Size: 2.34 × 2.05m, height 2.46m

Location: Western junction of the Lanchester Building and the cross wing

Description: This room has a door to both corridors and appears to have functioned as a utility room. There are no windows and the floor has a rubberised covering.

Room F6 (Plates 207-208)

Size: no measurements taken

Location: Western stairwell

Description: There are 8 risers to the floor above and the same to the floor below, a continuous window lighting the whole stair and a rubberised floor. A door with a single window pane opens into the kitchen (F9) and a glazed door opens into the corridors to either side.

Room F7 (Plates 209-210)

Size: 2.99 × 2.89m, height 2.44m

Location: North end of western cross wing

Description: This room has a 6-light window in the east wall and a plain door beneath a blocked window in the west wall. The walls, ceiling and skirting boards are painted and the floor is carpeted. There is a timber border set into the floor to the south of the door, presumably to prevent the bed from hitting the wall.

Room F8 (Plates 211-212)

Size: 11.78 × 1.27m, height 2.46m

Location: Eastern cross wing

Description: As F1.

Room F9 (Plates 213)

Size: measurements not taken

Location: Western cross wing

Description: This is a kitchen that has been converted from a sluice room and wash room. There is a sink beneath the window in the west wall, cupboards on either side and a door into the room in the south wall.

5.8 *Second Floor / Attic* (Fig. 32)

Room S1 (Plates 214-215)

Size: no measurements taken

Location: Corridor

Description: The walls, skirting boards and ceiling are painted and the vinyl covered floor has a carpet runner. There is a skylight and a 3-light window in the north wall lighting the WC. A recess in the south wall houses a fire hose.

Room S2 (Plate 216)

Size: no measurements taken

Location: South of corridor S1

Description: This has a basin and cupboards along the east wall, a door in the north wall and a window in the south wall. The floor has a vinyl covering.

Room S3 (Plates 217-218)

Size: no measurements taken

Location: Western stairwell

Description: There is a fire door at the head of the stairs opening into Corridor S1, a full height, 5-light window in the north wall opening onto the roof and a single light window in the south wall. Another 21-light window lights the half landing. A chute is located in the north wall to the east of the window.



Plate 157: North elevation: looking southwest



Plate 158: North elevation: looking southeast



Plate 159: North elevation: main entrance



Plate 160: North elevation of east range



Plate 161: South elevation



Plate 162: South elevation: looking northwest



Plate 163: South elevation: looking northwest

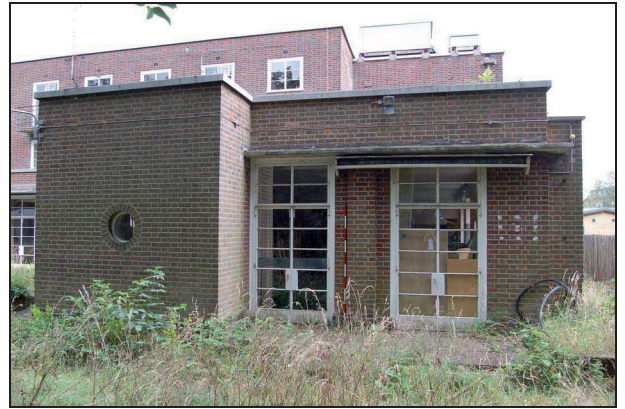


Plate 164: South elevation of east range



Plate 165: East elevation: northern end



Plate 166: East elevation: southern end

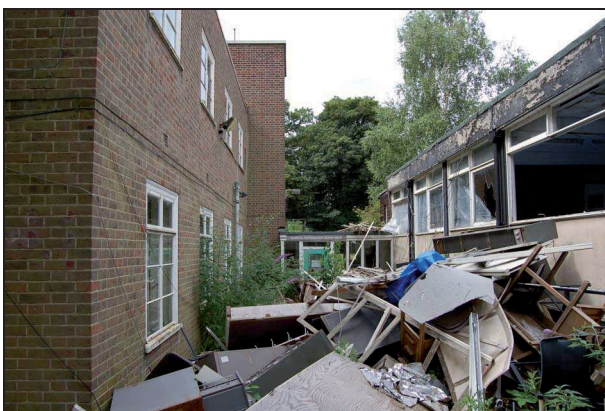


Plate 167: West elevation: northern end



Plate 168: Room G1: south wall



Plate 169: Room G1: southeast corner



Plate 170: Room G1: north wall



Plate 171: Room G1: northwest corner



Plate 172: Room G3: looking west

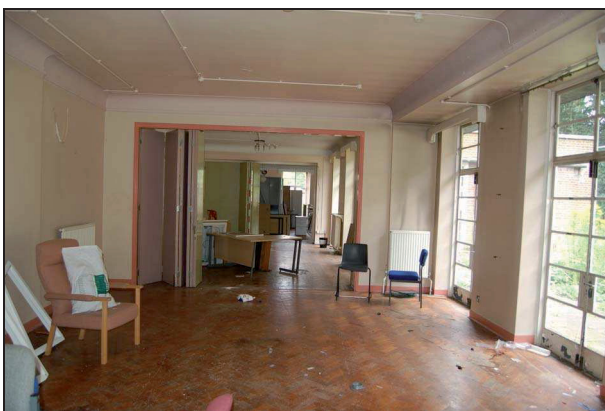


Plate 173: Room G3 & G4: looking east



Plate 174: Room G3: looking northeast



Plate 175: Room G3: fireplace detail



Plate 176: Room G3: looking southwest



Plate 177: Room G5: southwest corner



Plate 178: Room G5: northeast corner

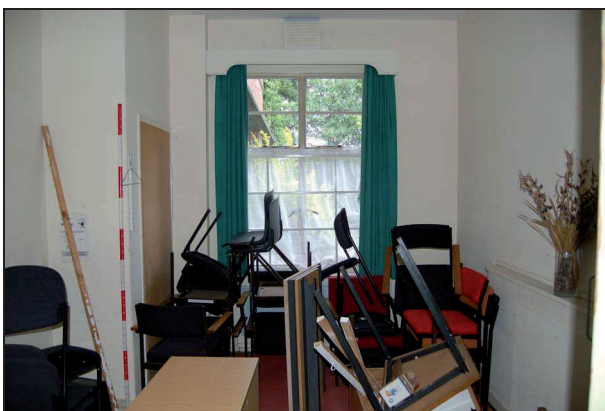


Plate 179: Room G6: north wall



Plate 180: Room G6: south wall



Plate 181: Corridor G7: looking east



Plate 182: Corridor G7: looking west



Plate 183: Room G8: looking southwest



Plate 184: Room G8: west wall



Plate 185: Room G8: looking northwest



Plate 186: Room G9: west wall



Plate 187: Room G9: east wall



Plate 188: Room G9: northwest corner



Plate 189: Room G10: east wall



Plate 190: Room G10: northeast corner



Plate 191: Corridor G11 northern end:
looking north



Plate 192: Corridor G11 northern end:
looking south



Plate 193: Corridor G11 southern end:
looking north



Plate 194: Corridor G11 southern end:
looking south



Plate 195: Room G12: looking southwest



Plate 196: Room G13: basin



Plate 197: Room G14: southwest corner



Plate 198: Corridor F1: looking west



Plate 199: Corridor F1: looking east



Plate 200: Room F2: west wall



Plate 201: Room F3: east wall



Plate 202: Room F3: north wall

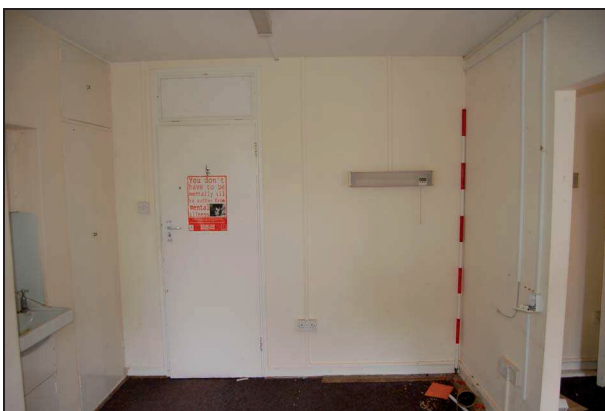


Plate 203: Room F3: south wall



Plate 204: Room F4: southwest corner



Plate 205: Room F4: south wall



Plate 206: Room F5: looking northwest



Plate 207: Stairwell F6: west wall



Plate 208: Stairwell F6: east wall



Plate 209: Room F7: northwest corner



Plate 210: Room F7: southeast corner

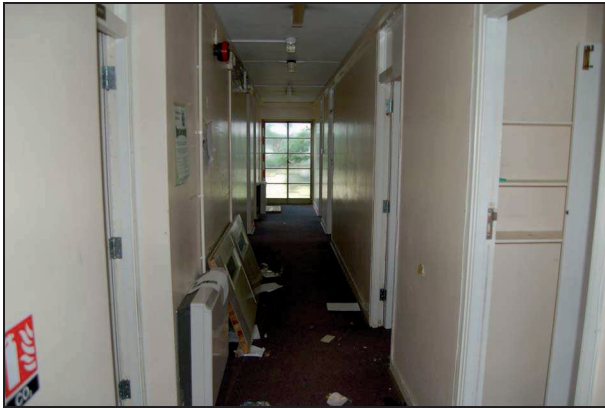


Plate 211: Corridor F8: looking north



Plate 212: Corridor F8: looking south



Plate 213: Room F9: west wall



Plate 214: Corridor S1: looking east



Plate 215: Corridor S1: looking west



Plate 216: Room S2: southeast corner



Plate 217: Stairwell S3: southwest corner



Plate 218: Stairwell S3: east wall



Plate 219: Stairwell S3: view down the chute

6 Print Block

6.1 General (Figs. 13-15 & 33)

The Print Block is located to the east of the Lanchester Building and was built in two phases. The earliest parts of it are the south and east ranges, which were officially opened on 11th July 1961. The rooms vacated by the Printing Department were taken over by the Engineering Department. The north range and the northern end of the east range was added in the 1970s and can be reached by a passage from the first floor of the Lanchester Building.

In accordance with the Design Brief, a limited recording programme was undertaken of these buildings, as they are very recent. The buildings had recently been partially stripped by the builders and the rooms therefore provided little information regarding their present use. However, the plans below show how the building was used in 1961 (Fig. 13-14) and again in 1972 (Fig. 33).

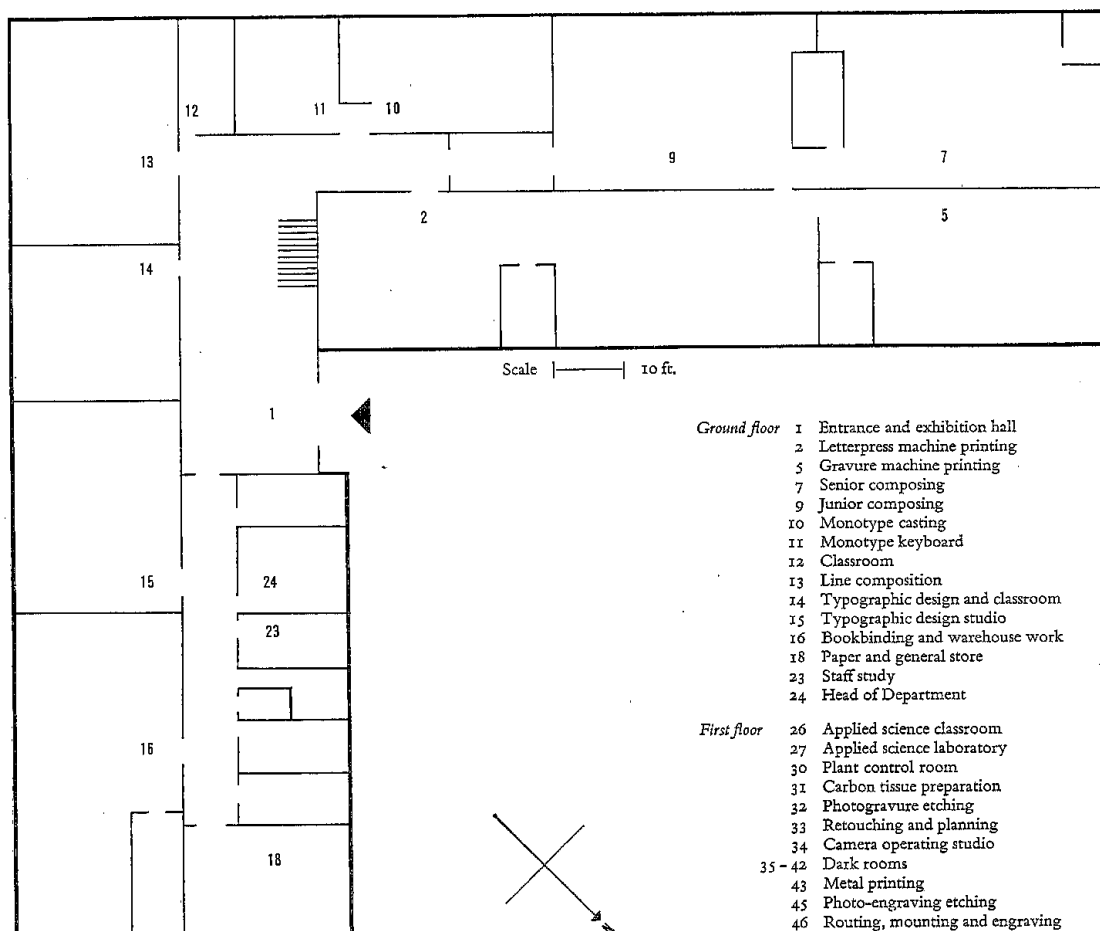


Fig. 13: Ground Floor plan in 1961 (scale as shown)

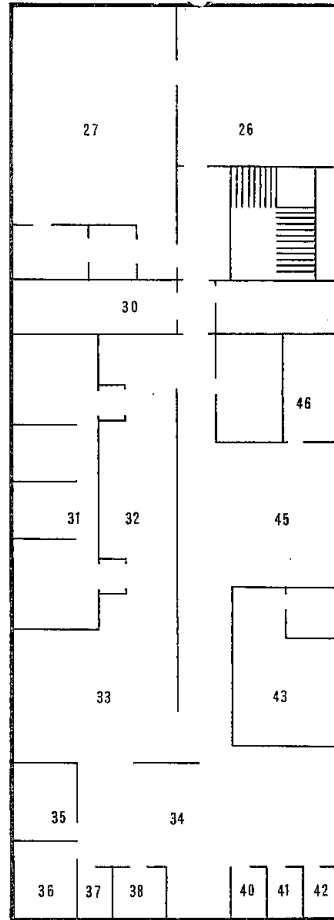


Fig. 14: First Floor plan in 1961 (*scale as above*)

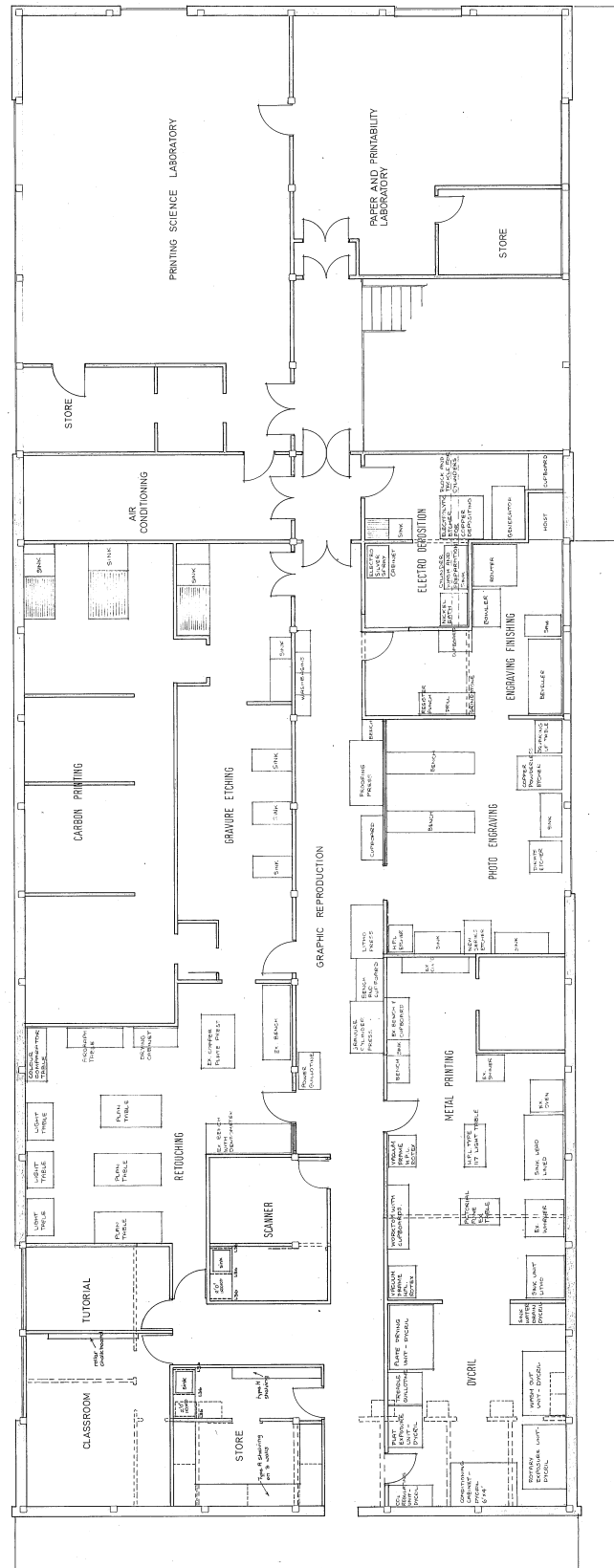


Fig. 15: First Floor plan of North Range proposed in 1971 (*not to scale*)

6.2 *South Range* (Plates 220-221)

This is a single storey building, which has a double door opening into the yard in the north wall. It is lit by a series of skylights and windows in the north wall.

6.3 *North Range* (Plates 222-225)

The north range, which has 3 floors, is accessed by double doors in the centre of the south wall and by three glazed double doors in the north wall. The windows on all three floors are continuous and there are additional windows over the entrance lighting the half landings.

6.4 *East Range* (Plates 226-229)

This is a 2-storey building with a recess at the southern end housing the main entrance and a double door towards the northern end. The west elevation, which constitutes the front of the range has timber panelling above the main entrance and the rest of the elevation is primarily painted breeze block with some brickwork towards the northern end indicating the 1970s addition.

The main staircase is located to the south of the main entrance and another lies behind the double doors towards the northern end of the range

6.5 *Ground Floor* (Fig. 33)

Room G1 (Plates 230-231)

Location: South range

Description: Orientated east-west, this has a steel frame, hard floor and windows in the north and south walls and a skylight.

Room G2 (Plates 232-233)

Location: South range

Description: Main entrance with double doors in the west wall and the staircase to the south of them. The open string staircase has 14 risers to a half landing, a metal balustrade with a wooden handrail and another handrail attached to the wall. There is a double door in the north wall with a 2-light window above and another in the south wall without an overlying window. Two high level windows light the workshop to the east of the dividing wall.

Room G3 (Plates 234-235)

Location: East Range

Description: This is a small workshop with benches running east-west, a window in the west wall and a door in the east wall.

Room G4 (Plates 236-237)

Location: East end of the North Range

Description: This is an art room with large windows in the east and north walls. It is accessed by a glass door in the north wall and by double doors at the southern end of the west wall. An office has been created in the northwestern corner of the room.

Room G5 (Plate 238)

Location: North Range

Description: This is the stairwell that is located at the western end of the range and is accessed by a door in the north wall and a double door in the south wall. The stair has a metal balustrade and handrail and 14 risers to the half landing. The stairwell is unpainted brick.

Room G6 (Plate 239)

Location: North Range

Description: Formerly the Print Seminar Room, this has recently been used for creating shop front displays. There is a glass double door in the north wall and a double door in the south wall to the corridor. A door in the west wall opens into the adjoining room.

Room G7 (Plate 240)

Location: North Range

Description: This is the main entrance into the range and has a double door in the south wall and a stair in the northeastern corner. A lift is located opposite the main entrance, and there are double doors with windows above leading into the corridors to the east and west.

6.6 First Floor (Fig. 33)

Room F1 (Plate 241)

Location: East Range

Description: This is located in the northeastern corner of the east range. It has two double doors and a window in the west wall.

Room F2 (Plates 242-243)

Location: East Range

Description: A large Art Room, this has three offices in the southwest corner and another three or four rooms in the northeast corner. The room shows the steel frame construction and integral skylight to perfection.

Room F3 (Plate 244)

Location: East Range

Description: This is the stairwell at the southern end of the range. It has three shelves for displaying artwork below the window in the west wall and a fine view of the roofline of the Lanchester Building.

6.7 Second Floor / Attic (Fig. 33)

Room S1 (Plate 245)

Location: North Range

Description: This room has been enlarged to include a smaller room that formerly lay to the east of it. There are windows in the north and the east walls, a door in the west wall and a double door and a single door in the south wall. A section of tiling has fallen from the ceiling revealing the concrete I-beam above.

Room S2 (Plate 246)

Location: Eastern stairwell

Description: The stairwell has a fixed ladder by the balustrade leading up to the roof space. There are two windows in the south wall and a double door in the north wall.

Room S3 (Plates 247-248)

Location: North Range

Description: This is a lecture room with tiered seating at the western end, where there is also a single door in the south wall. There is a double door at the eastern end of the north and south walls. The east wall has been altered recently and there is now a recess in the northeast corner.

Room S4 (Plates 249-250)

Location: Bridge Passage

Description: This links the first floor of the Print Block with the Lanchester Building.



Plate 220: South Range: north elevation



Plate 221: South Range: west elevation



Plate 222: North Range: west elevation



Plate 223: North Range: east elevation



Plate 224: North Range: north elevation



Plate 225: North Range: south elevation



Plate 226: South & East Ranges: south elevation



Plate 227: East Range: west elevation



Plate 228: East Range: east elevation (looking northwest)



Plate 229: East Range: east elevation (looking south)



Plate 230: Room G1: looking east



Plate 231: Room G1: looking west



Plate 232: Entrance (G2): north wall



Plate 233: Entrance (G2): south wall



Plate 234: Room G3: southwest corner



Plate 235: Room G3: northwest corner



Plate 236: Room G4: north wall

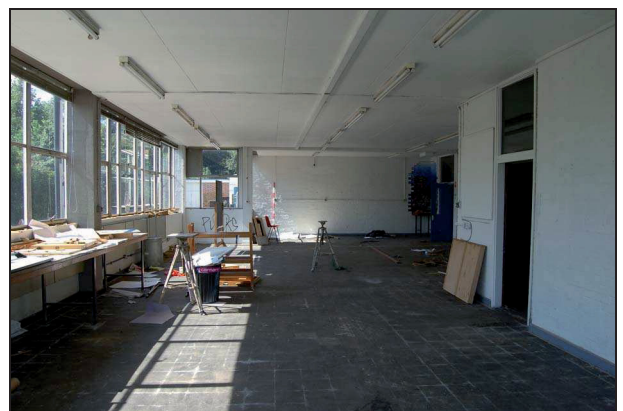


Plate 237: Room G4: south wall



Plate 238: Stairwell (G5): looking northeast



Plate 239: Room G6: looking southeast



Plate 240: Main entrance (G7): north wall



Plate 241: Room F1: looking south



Plate 242: Room F2: looking south

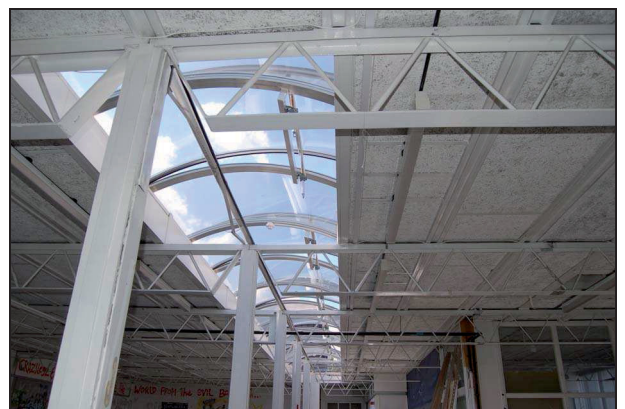


Plate 243: Room F2: skylight detail



Plate 244: Stairwell F3: looking southwest



Plate 245: Room S1: looking east



Plate 246: Stairwell (S2): looking south

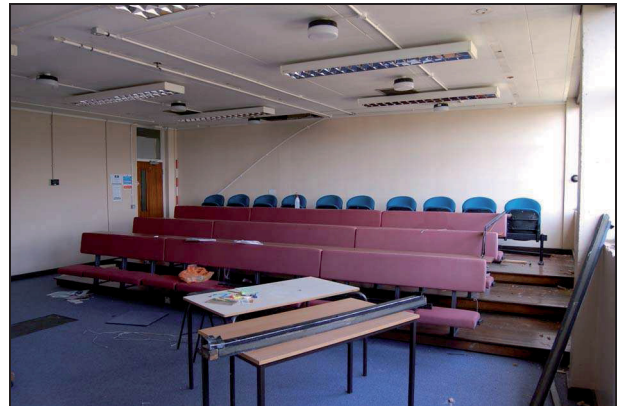


Plate 247: Room S3: southwest corner



Plate 248: Room S3: northeast corner

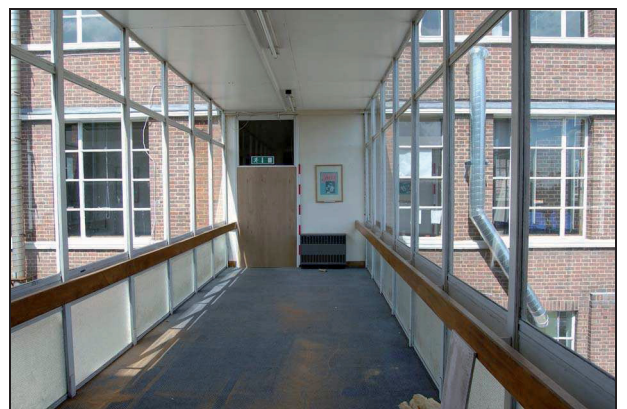


Plate 249: Bridge Passage (S4): looking west



Plate 250: Bridge Passage (S4): looking east

7 Walk-Over Survey

7.1 *Extent, Access & Present Use*

The Lanchester Building is still being used as a College of Further Education but the Print Block was being made redundant as the project started. There are a number of parking areas to the north and west of the building and further hard standing by the Print Block. The front of the college has two grass banks on either side of the drive, and there are more grass areas to the east of the Print Block and the south of the complex.

Knutsford House, which lies off Peace Prospect is being used as a store. It has a car parking area to the front and grass to the sides and the rear.

7.2 *Buildings*

Apart from the building detailed in this project, there are some temporary buildings that were inaccessible due to their condition to the west of Knutsford House.

7.3 *Services*

There is a full suite of services on both sites.

8 Statutory Constraints on Development

8.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

8.2 *Conservation Areas*

The development site lies in the Civic Core Conservation Area.

8.3 *Areas of Archaeological Significance*

The site does not lie in an Area of Archaeological Significance.

8.4 *Scheduled Ancient Monuments*

No Scheduled Ancient Monuments are affected by this development.

8.5 *Listed Buildings*

Although none of the buildings directly affected by the proposed development are listed, West Herts College is entered in the local Historic Environment Record (HER 12699). Little Cassiobury House, a Grade II* listed building that is not part of the current development proposal, lies immediately northeast of the Lanchester Building.

9 Conclusions

- 9.1 The development site lies outside the pre-modern core of Watford, in an area that was part of the landscaped gardens belonging to Cassiobury Mansion. The gardens were heavily landscaped and the area remained largely undeveloped until the college was started in 1938.

The HER records only post-medieval and modern sites within a 500m radius of West Herts College, which suggests that the area lay on the periphery of pre-medieval settlement and ritual sites.

9.2 *Archaeological Potential of the Site*

The archaeological evidence pre-dating the Roman period in Watford is scant and the likelihood of encountering archaeological remains of the prehistoric period could be considered to be low.

The proximity of a possible Roman road could suggest that archaeological remains of this period could be disturbed by any redevelopment. Whilst this is not to be ruled out, it is felt that as the main college site has undergone extensive landscaping followed by massive redevelopment the archaeological potential for Roman remains could only be considered to be low. The Knutsford House site is not likely to offer a higher potential for Roman remains.

There may be a low-medium risk of encountering park/garden evidence from the landscaping of Cassiobury and Little Cassiobury House.

9.3 *Lanchester Building*

The architectural interest of this building now rests largely on its external appearance. It has maintained the original fenestration and, with the exception of the glass entrance, the main elevation remains true to the original concept and design. Little change appears to have occurred in general to the façade of the Lanchester Building; some windows have been blocked in the south elevation and the east elevation has received a Bridge Passage to the Print Block. Similarly the courtyards have remained largely unaltered, with the exception of the additional room to the outshut on the north elevation of the Memorial Garden.

In keeping with the changing requirements of an educational establishment, the interior of the building has undergone radical alterations since it was first completed. Many of the classrooms and workshops have been completely refitted to provide the required modern technology in a fitting environment. Some of the former rooms have been combined to create larger working spaces. This is most notable on the second floor where the current building works are amalgamating several rooms and a corridor to the rear of the library. Indeed, the former library of the first floor has become two classrooms and the administrative area including the Principal's office on the ground floor is now a modern, open plan office. In contrast, two Dance Studios have been

created within the Assembly Hall, greatly reducing the capacity and flexibility of the Hall.

Despite the modernisation and the examples cited above, the floor plans of the Lanchester Building have not been excessively altered and much of the original layout has been retained. Some internal features are also still intact, most notably the staircases, including that in the Stair Turret, the corridors running alongside the stage, the stage itself and the window/blind winding mechanism in the Assembly Hall, and some of the sanitary ware in the WCs.

The Lanchester Building was initially designed as part of an imposing civic centre for Watford that also included the town hall, library and swimming baths. The construction of the major roundabout and the demolition of the swimming baths have left West Herts College isolated from its original context, yet as an individual building it works well within its current setting. It is architecturally interesting without being ostentatious or, as could easily be the case for a building of this date, claustrophobic. It has many bright and comfortable working areas, but the most important consideration for a building is whether it still works adequately for its intended purpose.

The construction of the college was temporarily halted by the onset of the Second World War. The social changes imposed by the war had a major effect on the educational system immediately afterwards, and the requirements of the building had changed before it was even completed. That the building was no longer adequate in size or layout is noted on several occasions in college committee meeting minutes during and immediately after the war (HEd/14/3/1, HEd2/103/1) This was partially rectified with the construction of the Print Block in 1961, which allowed the Engineering Department to take over the newly vacated rooms.

The changing educational environment resulted in several departments and courses going to different colleges in St Albans, Hemel Hempstead and Queens Road, Watford in the early 1960s. In turn, new courses and facilities, such as the electronic publishing suite, have been introduced. This demonstrates that, despite its limitations, the building has been able to adapt to some extent to changing needs in the decades since it was first built.

9.4 *Print Block*

This is very much a building of its time and has clearly not proven to be a long term success. This is a shame, as it was well laid out with plenty of light and open spaces in which to work. However, it is architecturally uninspiring and clearly prone to leaks, as was demonstrated during the survey.

9.5 *Knutsford House*

This is another building that stands completely isolated from its original context, as the remaining hospital buildings have all been demolished. It apparently survived this process as it was used as a health centre/clinic before being acquired by West Herts College a few years ago (Maggie Taylor *pers. comm.*) The building is fairly typical in

having been built within the requirements of the health sector. It has a series of similar rooms that could function as either nurse's bedrooms or as consultation rooms. There are a few large rooms on the ground floor, which could be multi-purpose. Indeed, one of these housed the Watford Operatic Society.

Architecturally the building is uninspiring and even less so because of its present immediate environment. This may have been different had the original hospital building survived as there would have been a group value to the complex. As it stands, there is little to recommend Knutsford House, as pleasant as it may once have been.

- 9.6** The framework for the management of archaeological issues in the planning system is currently set out in the documents PPG 15 *Planning and the Historic Environment* and PPG16 *Archaeology and Planning*. Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of Hertfordshire Historic Environment Unit.

10 Acknowledgements

The writer is grateful to West Herts College for commissioning and funding this report. Thanks are also due to Isobel Thompson, HER Officer of the Hertfordshire Sites & Monuments Record for providing access to the HER data. The assistance of the staff of the HALS is also gratefully acknowledged. Particular thanks go to Maggie Taylor, Alison Powell, Peter Hands, Graham Bingham, and the reception and maintenance staff of West Herts College for their help and patience during the survey.

The research for the assessment, and the walk-over survey, were undertaken for ASC Ltd by Karin Semmelmann MA AIFA. The building survey was undertaken by Karin Semmelmann and Bob Zeepvat, BA MIFA. The report was written by Karin Semmelmann, illustrated by Calli Rouse BA PIFA, Caroline Barclay MA, Bob Zeepvat and Karin Semmelmann, and edited by David Fell MA MIFA.

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Watford Technical College Papers	HEd 8/7/8
Papers & photographs of Watford College	D/EX760

12 Historic Environment Record Data

Sites listed below are those within the study area, *i.e.* 500m radius

CAS No	NGR	Period	Type	Description
11692	TQ 1033 9695	Post-medieval	Building	Little Cassiobury House
11693	TQ 1069 9679	Post-medieval	Pond	Former cattle pond, High Street
11988	TQ 1028 0735	Post-medieval	Reservoir	Former reservoir, Nascot Road
12699	TQ 1025 9695	Modern	College	West Herts College
12836	TQ 1043 9692	Modern	Baths	Watford Central Baths, Peace Prospect
12837	TQ 1040 9689	Modern	Air Raid Shelter	Air Raid Shelter, Peace Prospect

13 Cartographic Sources

The following maps and plans were consulted in the course of this assessment:

Date	Reference	Description
1766		Drury & Andrews map of Hertfordshire
1842	DSA4/111/2/	Tithe Map
1878		Ordnance Survey Map 25" to 1 mile
1898		Ordnance Survey Map 25" to 1 mile
1914		Ordnance Survey Map 25" to 1 mile
1940		Ordnance Survey Map 25" to 1 mile
1960	TQ 1096	Ordnance Survey Map 25" to 1 mile

APPENDIX 1 ASC OASIS Form

PROJECT DETAILS			
Project Name:	West Herts College, Watford		
Short Description:	<p>In July and August 2006 Archaeological Services and Consultancy Ltd (ASC) carried out an archaeological desk-based assessment and historic building assessment of two sites at West Herts College, Hempstead Road, Watford in response to development proposals for the site.</p> <p>The development site outside the pre-modern core of Watford, in an area where only post-medieval and modern sites have been entered in the HER. This would suggest that the area lay on the periphery of pre-medieval settlement and ritual sites. In post-medieval times, the site lay at the edge of the land belonging to Cassiobury Mansion. It is clear from the 1698 illustration that the site was heavily landscaped by this time and remained largely undeveloped until the college was started in 1938.</p> <p>The architectural interest of this building now rests largely on its external appearance. It has maintained the original fenestration and, with the exception of the glass entrance, the main elevation remains true to the original concept and design. Little change appears to have occurred in general to the façade of the Lanchester Building; some windows have been blocked in the south elevation and the east elevation has received a Bridge Passage to the Print Block. In keeping with the changing requirements of an educational establishment, the interior of the building has undergone radical alterations since it was first completed yet the floor plans of the Lanchester Building have not been excessively altered and much of the original layout has been retained.</p> <p>Knutsford House is the last surviving building of the Peace Memorial Hospital that was constructed on the site in the early 20th century. It was originally the Nurses Home and was later used as a clinic after the hospital departments were relocated. The building is fairly typical of its type and has a series of similar rooms that appear to be largely unchanged and could function as either nurse's bedrooms or as consultation rooms. There are a few large rooms on the ground floor, which could be multi-purpose. Indeed, one of these housed the Watford Operatic Society.</p> <p>The Print Block was erected in the 1960s and 70s and is a building very much of its time. It has a number of large and well-lit rooms, but suffers from building fatigue and is in the process of being dismantled.</p>		
Project Type: (indicate all that apply)	DBA & Building assessment		
Site status: (eg. none, SAM, Listed)	Grade II Listed (Local listing)	Previous work: (eg. SMR refs)	HER 12699
Current land use:	College of Further Education	Future work: (yes / no / unknown)	Unknown
Monument type:	Building	Monument period:	Modern
Significant finds: (artefact type & period)			
PROJECT LOCATION			
County:	Hertfordshire	OS reference: (8 figs min)	TQ 1028 9695
District:	Watford Borough Council	Parish:	Watford

Site address: (with postcode if known)	West Herts College Hempstead Road Watford Hertfordshire WD17 3EZ		
Study area: (sq. m. or ha)		Height OD: (metres)	
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	A. Instone (HCC)	Project design originator:	C. Barclay (ASC)
Project Manager:	B. Zeepvat	Director/Supervisor:	K. Semmelmann
Sponsor / funding body:	West Herts College		
PROJECT DATE			
Start date:	24 th July 2007	End date:	31 st Huly 2007
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	N/A		
Paper:	HALS	1 box	
Digital:	HALS	1 CD	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	West Herts College, Watford, Hertfordshire: Desk-Based Assessment & Historic Building Assessment Parts 1 & 2		
Serial title & volume:			
Author(s):	Karin Semmelmann		
Page nos		Date:	13 th August 2007

APPENDIX 2 SMR Summary Sheet

Site name and address: West Herts College Hempstead Road Watford Hertfordshire WD17 3EZ		
County: HERTFORDSHIRE		District: Watford Borough
Village/Town: Watford		Parish: Watford
Planning application reference: 9/0224/07 & 9/0226/07		
Client name, address, & tel. no: West Herts College Hempstead Road Watford Hertfordshire WD17 3EZ		
Nature of application: Demolition and construction of a new college		
Present land use: College of Further Education		
Size of application area: n/a		Size of area investigated: n/a
NGR (to 8 figures): TQ 1028 9695		Site code: 937/WHR
Site director/Organization: Bob Zeepvat / ASC Ltd		
Type of work: Desk-Based Assessment & Building assessment		
Date of work:	Start: 24 th July 2007	Finish: 31st July 1007
Curating museum: Hertfordshire Archives & Local Studies		
Related SMR nos: 12699		Periods represented: Modern
Relevant previous summaries/reports: K. Semmelmann, 2005 <i>Historic Building Recording: Little Cassiobury House, Hempstead Road, Watford, Hertfordshire</i>		
<p>Summary of fieldwork results:</p> <p>In July and August 2006 Archaeological Services and Consultancy Ltd (ASC) carried out an archaeological desk-based assessment and historic building assessment of two sites at West Herts College, Hempstead Road, Watford in response to development proposals for the site.</p> <p>The development site outside the pre-modern core of Watford, in an area where only post-medieval and modern sites have been entered in the HER. This would suggest that the area lay on the periphery of pre-medieval settlement and ritual sites. In post-medieval times, the site lay at the edge of the land belonging to Cassiobury Mansion. It is clear from the 1698 illustration that the site was heavily landscaped by this time and remained largely undeveloped until the college was started in 1938.</p> <p>The architectural interest of this building now rests largely on its external appearance. It has maintained the original fenestration and, with the exception of the glass entrance, the main elevation remains true to the original concept and design. Little change appears to have occurred in general to the façade of the Lanchester Building; some windows have been blocked in the south elevation and the east elevation has received a Bridge Passage to the Print Block. In keeping with the changing requirements of an educational establishment, the interior of the building has undergone radical alterations since it was first completed yet the floor plans of the Lanchester Building have not been excessively altered and much of the original layout has been retained.</p>		

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Author: K Semmelmann

Date: 13th August 2007