

ROSEBERY COUNTY JUNIOR SCHOOL,
ROSEBERY STREET - STORER ROAD,
LOUGHBOROUGH

HISTORIC BUILDING
PHOTOGRAPHIC SURVEY

TRIGPOINT CONSERVATION & PLANNING LTD.
REPORT DATE: 1ST JUNE 2009
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Summary

Trigpoint Conservation & Planning has been engaged by Mr Tony Carroll of PAC Ltd., the buildings' owner, to undertake a photographic survey of the Grade II listed, former Rosebery County Junior School in Loughborough.

The archive will be deposited with the Leicestershire Museums Service.

1. Introduction and Scope of the Survey

- 1.1 This record has been prepared by Stephen Bradwell & Ramona Usher of Trigpoint Conservation & Planning Ltd. prior to alterations to convert Rosebery School to residential use.
- 1.2 Charnwood Borough Council has granted planning permission for the change of use of the existing school buildings to provide 14 residential units and listed building consent for the associated works to the buildings (application ref. nos. P/08/1945/2 & P/08/1914/2 respectively). Following the County Council's Senior Planning Archaeologist's (SPA) recommendations, conditions were attached to these grants of consent requiring the submission and implementation of an agreed programme of archaeological work. As the proposals make provision for alterations to the existing buildings the SPA has subsequently published a brief for this work, recommending the need for a photographic survey to record the buildings prior to their alteration and specifying the scope of the survey.
- 1.3 To address the SPA's requirements a photographic survey has been carried out in accordance with an agreed project design, along with the preparation of an accompanying written report and a drawings record (Appendix 1). A site visit and photographic survey was completed on Thursday 28th May 2009. The photographic survey was carried out using a 35mm SLR camera, with HP5 Ilford monochrome film, and a digital camera. The digital images, which are included in this report, were taken as RAW image files and converted to TIFFs, and these will be transferred to a CD-rom for the archive.

2. Site Location and Setting

- 2.1 The former Rosebery County Junior School was built at the end of the 19th century by the Loughborough School Board and it is situated at the junction of Rosebery Street and Storer Road, about ½ mile to the north-west of Loughborough town centre [NGR SK 5271 1989] [Map 1]. It is within the Loughborough Civil Parish, and the Loughborough Storer Ward.
- 2.2 The school stands within a wider area of Victorian terraced housing, referred to locally as 'Messenger's Village', as the area housed both the workers and owners of Messenger & Co., a firm which specialised in building conservatories and glasshouses. The school and its associated grounds are bordered by Rosebery Street to the northwest, Storer Road to the northeast, and George Street to the southeast. The site fills the entire area between these roads, and is terminated by the late Victorian terraced houses to the southwest.

3. Previous Work and Archaeological Survey

- 3.1 A desk-based archaeological assessment of the site was undertaken by the University of Leicester Archaeological Services (ULAS) for Leicestershire County Council prior to the disposal of the school [see Parker, M (2207) *An Archaeological Desk-based Assessment for Rosebery School, Rosebery Street, Loughborough* ULAS Report No. 2007-046]. The report noted that the site had a low potential for the occurrence of buried archaeological remains.
- 3.2 There have been no previous assessments/surveys of the standing buildings.

4. Statutory Designations

4.1 The building was listed on 27th March 2007 (Grade II) and is located in the Ashby Road Conservation Area (designated in April 2002). It was not listed when the published Conservation Area Character Statement was adopted in November 2005; however it was included on a list of prominent local buildings. The accompanying Conservation Area Management Plan noted that 'although not technically at risk, (the building) is currently empty and its long term future is unsure.'¹

4.2 The extensive listed building entry describes the building and its local history as follows:

Former school, built in 1897 and extended c.1899. Designed by George H. Barrowcliff for the Loughborough School Board in a mixed Renaissance Revival style. Figure 2

MATERIALS: Red brick with terracotta mouldings, tile roof, copper-clad cupola and spire.

PLAN: A double-height central hall, with single-storey classroom ranges on three sides and a corner entrance for teachers. A smaller hall for infants was added to the SE with classrooms to one side and cloakrooms to another. Figure 2

EXTERIOR: The main front to Storer Road is a long single-storey red-brick classroom range with a gabled roof and eight cross-gables. The four bays at the lower end were built for the junior school in 1897 and the four bays at the higher end for the infants' school c.1899. The junior end has alternating small and large gables, while at the infants end there are two large gables in the centre with smaller ones on either side. The original C19 timber-framed windows survive. Each bay has three windows, a large mullion and transom window flanked by two smaller sashes, with the sash windows in the smaller gable bays being under the main roof. The last bay at the top end of the infants' range has only one window. There are terracotta mouldings over the windows; the ones in the smaller gables are scroll-shaped and have little cartouches with the monogram 'LSB' for Loughborough School Board. The gables have terracotta coping and hip-knobs. The end gables have terracotta pediments and scrolls at the apex and prominent chimney stacks. Plate 1
Plate 2
Plate 4

Behind the classroom range rises the roof of the central hall, which was re-covered in pantiles in 1990. The two gable-ends have terracotta pediments, scrolls and semi-circular mouldings. The SE gable-end also has a round-arched window with hood mould. There are prominent chimney stacks at either end, the SE one with its original capping. In the centre of the roof is an octagonal wooden bell-cote with a cupola with copper fishscale tiles, surmounted by a copper-clad spire. The original heavy bell cast by John Taylor & Co. of Loughborough was removed for safety reasons and is now in the care of the Leicestershire Museums Service along with other school memorabilia. Plate 3
Figure 1

The Rosebery Street elevation presents an interesting composition of masses, with the gable-ends of the central hall and classroom range at the back and two classroom gable-ends in front. One of these is angled to fit the street corner and has a hip-knob and 'LSB' cartouche. Next to it, also at an angle, is a flat-roofed teachers' entrance block with a recessed doorway and boot-scraper. It has a Plate 5

¹ Ashby Road Conservation Area Management Plan - page 4 (Undated) (Assumption is that it was published in 2002 the same year as the Appraisal.)

terracotta string-course, crenellated parapet with terracotta coping, and terracotta plaques inscribed 'Rosebery Street Board Schools' and '1897'.

Plate 6

The small toilet block added to the left of the teachers' entrance in the later C20 and the extension to the boys' entrance block on the NW side are not of interest.

To the rear facing the playground is a further classroom range with four cross-gables with hip-knobs and terracotta scrolls over the windows. On the left side is the extended boy's entrance block which has a terracotta string-course, crenellated parapet with terracotta coping and a boot-scraper similar to those on the teachers' entrance. The infants' hall has two cross-gables also with hip-knobs and terracotta scrolls over the windows. The temporary classroom block and shelter in front of the infants' hall are not of interest.

Plates 7 & 8

Plate 9

Plate 11

INTERIOR: *The principal feature is the fine wooden ceiling in the central hall, which consists of square matchboarding panels laid in different directions, punctuated by ventilation panels with floriated piercework. The heavy tie-beams are supported by buttresses with ornate triple-scroll brackets and wooden braces with single brackets. The hall retains its original glazed partitions to the classrooms, with a wide moulded cornice above. The doors, architraves, clerestory windows, chimney-piece, parquet flooring and dado are all original. The matchboarding rising from the chimney-piece to the ceiling appears to be a later addition, possibly due to changes in ventilation. The equipment store on the SE side of the hall is not of interest. The classrooms have false ceilings but retain their original roofs above. The infant's hall in a plainer style retains its original roof and mouldings as well as a glazed-brick fireplace.*

Plates 12 & 13

Plate 14

Plates 15 & 29

SUBSIDIARY FEATURES: *On Rosebery Street, there are iron railings and a pair of red-brick gate piers with large terracotta ball finials and terracotta plaques inscribed 'boys' on the left and 'entrance' on the right. On George Street, there are iron railings and a pair of red-brick gate piers with large terracotta ball finials and terracotta plaques inscribed 'girls' on the left and 'infants' on the right. On the SW corner of the site, abutting No. 1 George Street, there is a further red-brick gate pier with a large terracotta ball finial. A long red-brick wall with buttresses marks the rear boundary of the playground, from Rosebery Street to George Street. At right angles to it, in the centre of the playground, there is a buttressed wall which originally divided the playground into areas for boys and girls/infants.*

Plate 16

Plate 17

Plate 8

HISTORY: *Rosebery School was built for the Loughborough School Board in two successive phases. The junior school was built in 1897, the date which appears on the Rosebery Street front, and was designed to accommodate 300 boys and 300 girls. The infants' school was designed in 1899 (according to a dated plan by the architect) and was built soon after, as it appears on the 1903 Ordnance Survey map. Both phases were designed by George Harry Barrowcliff (1864-1924), who was educated at Loughborough Grammar School. He was articled to George Hodson in 1881, and commenced independent practice in Loughborough in 1888. In 1899 he formed the partnership of Barrowcliff & Allcock. Barrowcliff's design for Rosebery junior school and a floor plan were illustrated in the Building News of 24 December 1897.*

The school was named after the Earl of Rosebery, Prime Minister in 1894-95 and Leader of the Liberal Party until 1896. It was built to serve an area historically referred to as 'Messenger's Village', as it housed both the workers and owners of the internationally-renowned firm of Messenger & Co., which specialised in building

conservatories and glasshouses. Founded by Thomas Goode Messenger in Loughborough High Street in 1858, Messenger & Co. moved its factory to Cumberland Road in 1884 and was further extended in 1895. The building of Rosebery School to the east of the factory site in 1897 is closely related to this expansion.

The Conservation Area around Ashby Road and Storer Road survives as an almost complete Victorian urban community, illustrating the rapid development of Loughborough town during the latter years of the C19 and early years of the C20. The historical Ordnance Survey maps show that in 1886 the area between Ashby Road and the railway line to the north was covered in fields and groves. By 1903 a complete transformation had taken place. A row of gentlemen's villas was built along Ashby Road, and the area to the north was densely packed with streets of terraced houses, in a grid pattern largely following the outlines of the old fields. Alongside the terraced houses were a handful of larger buildings: Rosebery School, St Peter's Church and Sunday School, the Messenger factory (Midland Horticultural Works) to the west, and the Loughborough Union Workhouse to the east.

The building continued in use as a school until July 2006.

SOURCES:

Ordnance Survey maps for 1886, 1903, 1904.

'New Schools for the Loughborough School Board' (illustration), *The Building News*, 24 December 1897.

RIBA, *Directory of British Architects 1834-1914* (Continuum, 2001), Vol. 1, 123.

Charnwood Borough Council, *Ashby Road Conservation Area Character Statement* (adopted November 2005).

SUMMARY OF IMPORTANCE:

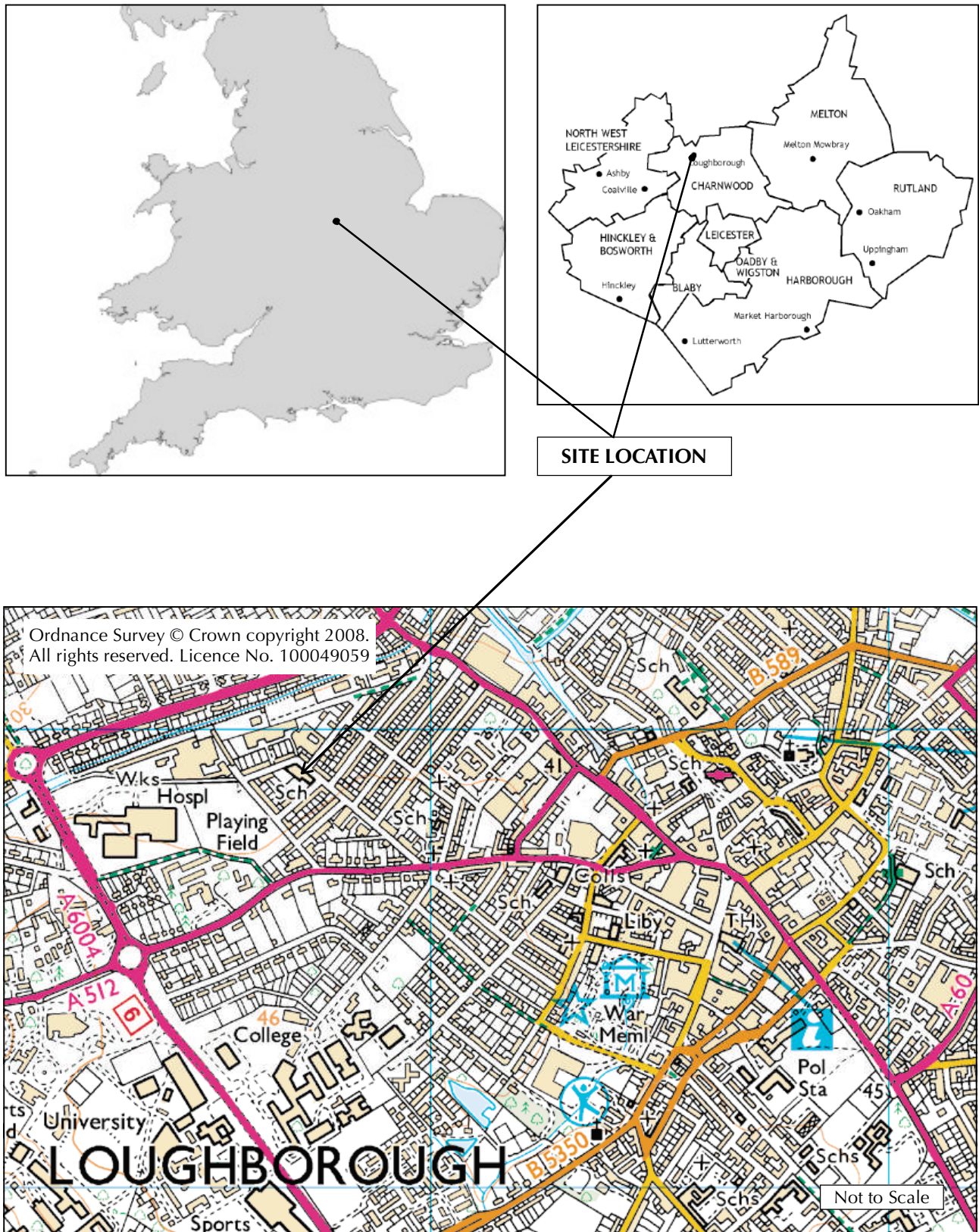
Rosebery School was designed in two successive phases for the Loughborough School Board by George Barrowcliff. The junior school was built in 1897 and the infants' school c1899. It survives as a high-quality and intact example of a late C19 board school, with impressive massing and fine detailing both externally and internally. It retains its plan-form of single-storey classrooms around a double-height assembly hall. Significant features include an octagonal bell-cote with copper cupola and spire, terracotta scroll and cartouche mouldings, and a fine wooden panelled ceiling in the central hall. A number of subsidiary features survive including gate-piers with terracotta plaques indicating separate entrances for boys, girls and infants. The school occupies a prominent position in the conservation area and has added historical interest in connection with 'Messenger's Village' and the rapid development of Loughborough in the late C19.

5. Summary of the Building's Type, Age and Materials

5.1 In addition to the features highlighted in the extensive list description, the following features are also worth noting:

General Description

5.2 Rosebery School was purposely designed as a primary school and is made up of two basic components, the junior school, at the northern end of the building, and the upper infants' school, at the southern end of the building, and although these were built in two phases some 2 years apart, 1897 and 1899 respectively, they were designed by the same architect, George Harry Barrowcliff, and as result have a similar architectural style.

Map 1: General Location Plans

Moulded terracotta panels on the Rosebery Street elevation of the junior school read: 'ERECTED 1897' and 'ROSEBERY STREET BOARD SCHOOLS', although the street view of the former is partly obscured by a modern small extension [Plates 5 & 6].

- 5.3 This building was purposely designed as a primary school, and it continued to be used as a school until its closure in 2006, when it was deemed no longer fit for purpose.

Historic Development

- 5.4 The rapid development of the area to the north of Ashby Road in Loughborough is clearly depicted by early Ordnance Survey (OS) maps. The First Edition 1884 OS map shows this as a largely undeveloped area given over to orchards and small fields [Map 2], although urban development is encroaching from the east as Loughborough begins to expand along Ashby Road. By the time of the 1903 OS map the area has been taken over by a grid of Victorian terraced streets with the notable institutional buildings of St Peter's Church and Rosebery School, both phases of which had been built by 1903 [Map 3].

Exterior

- 5.5 The overall site is comprised of the principal school building with its long frontage to Storer Road [Plates 1 & 2] and associated gated entrances on the Rosebery Street (boys entrance) and George Street (girls and infants entrance), [Plates 16 & 17], that lead into a large school yard on the west side of the school buildings. The yard is divided by a low buttressed, brick wall [Plate 8], no doubt originally to separate the boys from the girls and infants. The original surface of the yard had been lost, and now has a concrete and tarmac finish.
- 5.6 The building runs lengthwise on a south-east to north-west axis; with a long frontage to Storer Road. The original junior school range was built in 1897 at the northern end of the site, at the junction of Storer Road and Rosebery Street, and a second range for infants was added in 1899 to the southeast of the original building, extending the school buildings towards George Street. As the extension was built very soon after the original building and designed by the same architect, the materials and detailing of the two are very similar. The difference in phases is however apparent from the sequence of the cross gables on the Storer Road elevation [Plate 1]. The George Street elevation is terminated with a gable end [Plate 1], while the Rosebery Street elevation displays various forms and massing, with the tall gable end of the main hall and classroom range rising above the single story teachers' entrance to the front [Plates 5 & 6].
- 5.7 The principal building materials are red brick, with terracotta used extensively for the architectural detailing, for example: hip-knobs on the gable ends, mouldings over windows, scrolls and cartouches [Plate 9]. The pitched roofs are covered in plain tiles, and the central ridge of the original 1897 building is mounted with a bellcote [Plates 7 & 8]. The original bell by John Taylor & Co of Loughborough was removed due to concerns for its stability, and it is now in the care of Leicestershire Museums Service [see Figure 1].
- 5.8 Other than the two gated pupil entrances there is no single principal entrance, the elevation to Storer Road has no substantial doorways, the teachers appear to have entered the building off Rosebery Street, up a short flight of winding stone steps leading up to a panelled door [Plate 6], and the children via entrances directly from the school yard. The original girls' and infants' gate entrance is on George Street through two brick piers, finished with terracotta ball finials and moulded terracotta plaques inscribed 'GIRLS' and 'INFANTS' [Plate 17]. The boys' entrance on Rosebery Street is wider than the girls' and infants' entrance, and it also has the same style



Figure 1: The original Rosebery School bell. This was mounted in the cupola above the main roof of the junior school hall, it has now been removed and is in the care of Leicestershire Museums Service.²

of piers, with moulded terracotta plaques inscribed 'BOYS' and 'ENTRANCE' on the gate piers [Plate 16].

5.9 The open frontages to Rosebery Street and George Street allow views across the school yard between George Street to Roseberry Street and are defined by existing metal railings. These are quite plain and probably not original. However a short run of original cast-iron railings is found on the southwest elevation of the infants' wing, with a rounded arch profile set into a stone coping, and a thick moulded top rail [Plate 18]. There is a gate at a right angles to the railings, matching their profile.

5.10 Much of the original cast iron rain water goods also remain, with moulded hopper heads to be seen on most elevations.

Internal

5.11 The original plan form of the buildings has remained intact with very similar, internal arrangements in both the junior and infants' school ranges, with classrooms situated off a central open hall [see Figure 2]. Later additions, including the extended boys' entrance and the inappropriate prefabricated building to the southeast, have not affected this plan form and in themselves are relatively reversible.

5.12 The passageway between the junior and infants' halls remains [Plate 19], along with the original round arched doors at the head of the main 1897 hall: the northeast doorway is low and wide, with three lower panels, two glazed upper panels with a fixed light over [Plate 20]; the southwest doorway is narrower with two glazed panels over two solid lower panels [Plate

² From: <http://www.worldsbiggestfan.com/saverosebery/artefacts.htm> - accessed: 31.05.09



Map 2: Extract from the First Edition 1884 Ordnance Survey map



Map 3: Extract from the Second Edition 1903 Ordnance Survey map

21]. In addition there is a fixed solid lower panel with fixed light over to one side, all finished with a fixed light above.

- 5.13 The classrooms are all very similar in form and appearance and are accessed directly from the respective halls with glazed timber screens against the hall [see Figure 3 & Plates 12, 14 & 22]. In the main 1897 hall the screens between the classrooms and the main hall have panels, divided into five sections. These are composed of four fixed sections, with the door in the fifth. The solid lower panels have bolection mouldings, with glazed panels above, two over four [Plates 14 & 22]. Every second glazed upper section has a bottom-hung window, opening into the classroom for background ventilation. In the 1899 Infants wing, the panels are divided into three: two fixed sections with a solid base, with the door in the third [Plates 23, 24 & 25]. Original glass remains in many of these screens, with imperfections indicative of its historic nature.
- 5.14 Glazed screens to the hall and windows to the external walls allow light to flood into the classrooms but the window cills were raised to prevent pupils from seeing outside and being distracted from their work. The utilisation of light is also apparent in both halls with clerestory windows allowing light to flood in at a high level [Plates 12 & 14].
- 5.15 Internally the classrooms have a high dado rail, below which are glazed tiles, originally a cream/pale yellow colour, these tiles are now painted over, and above cream painted walls [see Figure 3 & Plates 24, 25 & 26]. The flooring in many of the 1897 classrooms is divided into two by two types of flooring, with herringbone parquet flooring in one half of the room and by parquet strip flooring in the other half, providing a visual and physical division between the pupil's area within the classroom and the teacher's area.
- 5.16 In addition to light, the classrooms also needed heating and ventilating. Background ventilation was achieved via shafts set within the walls in both the 1897 and 1899 buildings. The ventilation was regulated with small bottom-hinged flaps in the classrooms [Plate 27].
- 5.17 Whilst there is no evidence of any heating in the 1897 junior school classrooms there were two fireplaces at either end of the central hall, although only one fireplace remains against the northwest end of the hall (now covered over with matchboarding) [Plates 12 & 28]. This fireplace is also flanked on either side by doors with solid lower panels, four glazed panels above and with fixed panels on either side, the upper parts are glazed. These are also finished with an arched fixed light above [Plate 28].
- 5.18 There is now no visual evidence of a fireplace at the opposite end, despite the fact this is indicated on the historic plan and a chimney rises through the end gable [see Figure 2 & Plate 3]. However a low partition has been constructed in front of the fireplace and the original fireplace may be concealed behind it.
- 5.19 Within the 1899 infants' hall one fireplace remains [Plate 29], finished with brown glazed tiles and each of the classrooms appear to have been heated, although the glazed tile surrounds have been painted over and the fireplaces blocked [Plates 24, 25 & 26].

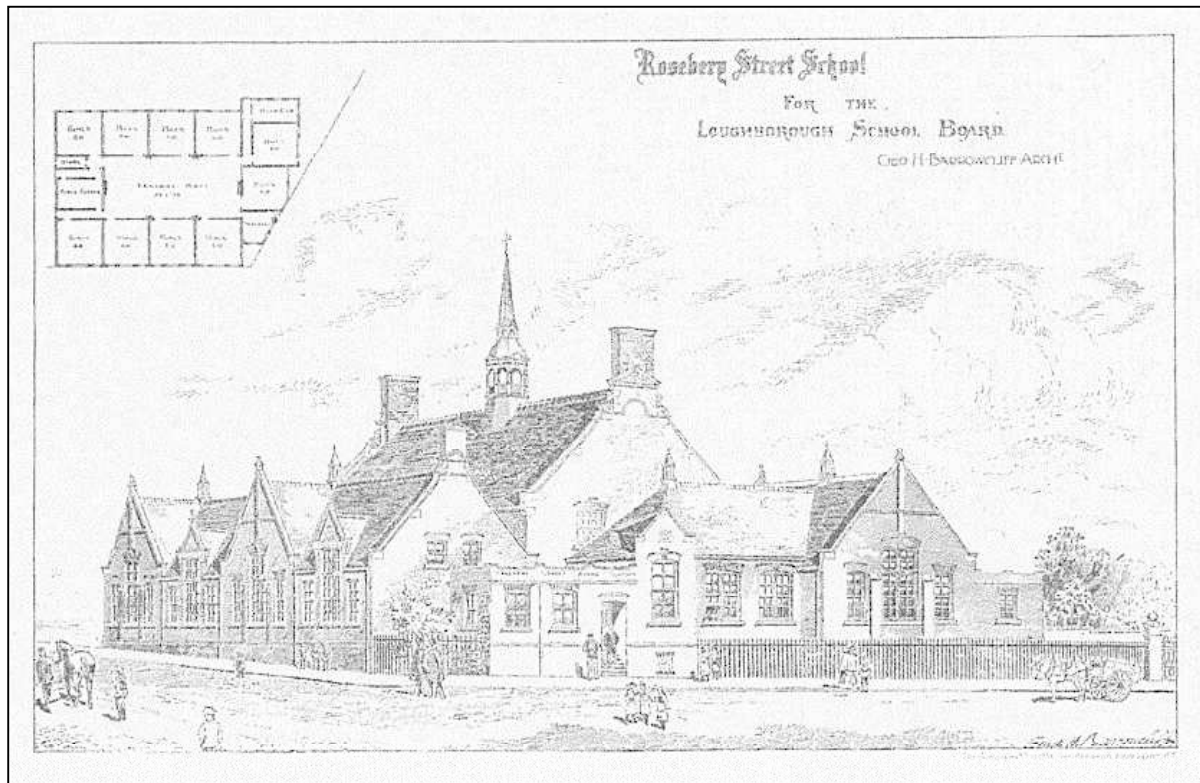


Figure 2: Original architects drawings of the Junior School. These show the layout of the Junior School and the main elevation to Rosebery Street and the alternating gable range to Storer Road. The cut-away corner at the junction of Rosebery Street with Storer Street, shown with a tree, has now been infilled by a flat roofed extension.³



Figure 3: Class of 1915. This shows a drab brown glazed screen to the main hall and the cream glazed tiles below the dado and darker walls above.³

³ Taken from *Rosebery School Loughborough 1897-1997* - Compiled by Eric Oldham

6. Archive Deposition

6.1 Following the approval of the SPA, the photographic and digital archive along with a copy of this report and architect's drawings will be deposited with the Leicestershire Museums Service.

6.2 The deposited archive will comprise of:

- One copy of the written report;
- One set of black & white prints with negatives and contact sheet;
- One CD-rom with colour digital photographs in TIFF format and contact sheet;
- Photographic Register;
- One sheet of existing plans and elevation drawings.

6.3 A copy of the final report will also be deposited with the English Heritage National Monuments Record in Swindon.

6.4 In addition, a summary of the project will be submitted to the 'Transactions of the Leicestershire Archaeological and Historical Society' and electronic version of the report will be submitted to the OASIS scheme for publication.

Stephen Bradwell MA MRTPI IHBC

1st June 2009

Appendix 1: Photographic Record

The photographic was carried out on Thursday 28th May 2009, the weather was bright with some clouds.

List of Plates

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Plate 1: View looking north-west towards main frontage to Storer Road and the return along George Street



Plate 2: View of the alternating gables along the Storer Road frontage



Plate 3: View of the south east gable of the main hall from George Street



Plate 4: View of the north west gable of the main hall to Rosebery Street



Plate 5: View of the Rosebery Street elevation



Plate 6: View of the teacher's entrance off Rosebery Street and 'Rosebery Street Board Schools' plaque



Plate 7: View looking south-east from Rosebery Street across the playground elevation towards of the junior school boys entrance



Plate 8: View looking north from George Street towards the playground elevation of the junior school



Plate 9: Typical window detail overlooking the playground with central gable with hip-knobs and terracotta scrolls over the windows



Plate 10: Internal detail of the junior school boys entrance



Plate 11: Detail of the boot-scraper adjacent to the boy's entrance



Plate 12: Internal view of junior school hall looking towards Rosebery Street elevation showing matchboarded ceiling with clerestorey and gable fireplace



Plate 13: Internal view of junior school hall looking towards George Street elevation showing matchboarded ceiling and clerestorey



Plate 14: Internal view of junior school hall showing original glazed partitions to the classrooms, with a wide moulded cornice above and clerestorey windows



Plate 15: Internal view of infant school hall looking towards George Street elevation



Plate 16: Detail of gate piers at the boys entrance off Rosebery Street



Plate 17: Detail of gate piers at the girls and infants entrance off George Street



Plate 18: Original cast-iron railings at the entrance to the infants' school



Plate 19: Internal view of corridor between infants school hall and junior school hall



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Plate 21: Internal view of doorway at the head of the junior school hall leading into corridor along the rear of the junior school hall



Plate 22: Detail view of glazed screens between junior school classroom and the hall



Plate 23 : Internal view of infant school hall showing glazed screens between classroom and school hall



Plate 24: Internal view of infant school classroom showing blocked chimney (marked by white vent) and glazed tiles beneath the high dado rail and the glazed screen to the school hall



Plate 25: Internal view of infant school classroom showing blocked chimney and glazed tiles beneath the high dado rail and the glazed screen to the school hall



Plate 26: Internal view of infant school classroom showing blocked chimney and glazed tiles beneath the high dado rail



Plate 27: Internal view of infant school classroom showing bottom-hinged flaps in the back wall used to provide ventilation



Plate 28: View of fireplace against the northwest end of the junior school hall along with its flanking doors



Plate 29: Oblique view of fireplace in the infants' hall finished with brown glazed tiles

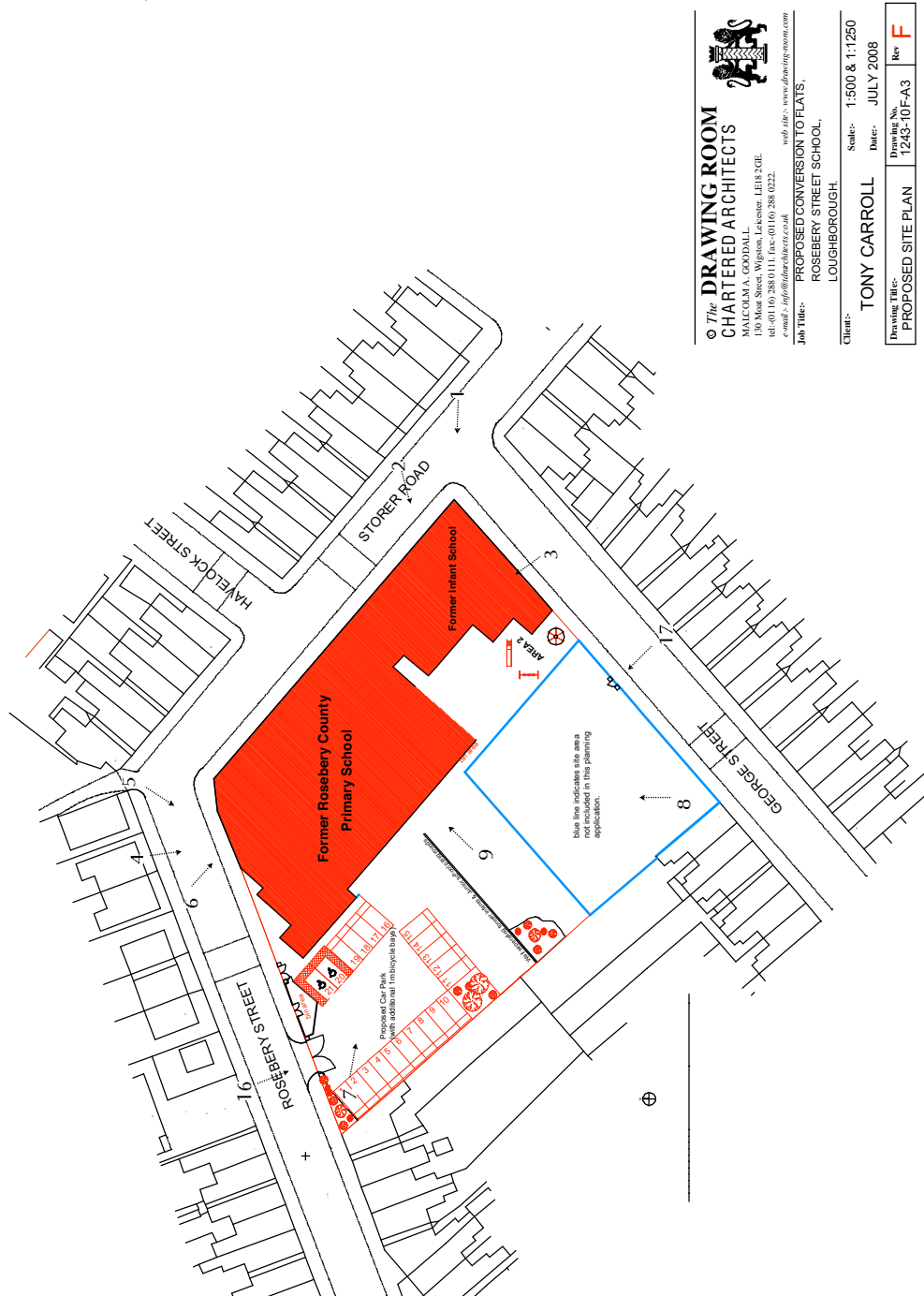
Figure 4: Key to Photographs - External Views

Figure 5: Key to Photographs - Internal Views

