

RECEIVED
- 5 JUL 2012
PLANNING

RIVERDALE WORKSHOP

(Titled workshop on the 1895 plans)
The open interior space of this nave & aisle structure is church-like and has a very pleasing architectural form. This space is entirely empty and unaltered except for the introduction of modern heavy-weight tracking hoist gear, heating plant and the removal of some steel ties to the western wall, which will need to be reinstated for structural integrity. Removal of these ties by torches has damaged the interior masonry in some places.
Trial cleaning of the interior print layers using a DOFF system has revealed the interior brickwork is of London clay, not gauff as the exterior. London clay is further used to the hidden back of the parapet and coping brickwork above the roof.

RIVERDALE SMITHY

(Titled Smithy on the 1895 plans)
The space is a similar but smaller form of the workshop with a central grid of columns supporting clerestory windows. It has some other fine original features: Areas of end-grain wooden cobble flooring - presumably to reduce impacts where cast iron was handled - this has been patched with concrete where cobbles are missing. Also two fine old iron hoist swing-arms attached to columns.
Evidence in the drawings and interior brickwork suggests the Smithy originally occupied a smaller area on the south side of the block, with the north side being open to and a continuation of the coal stores.

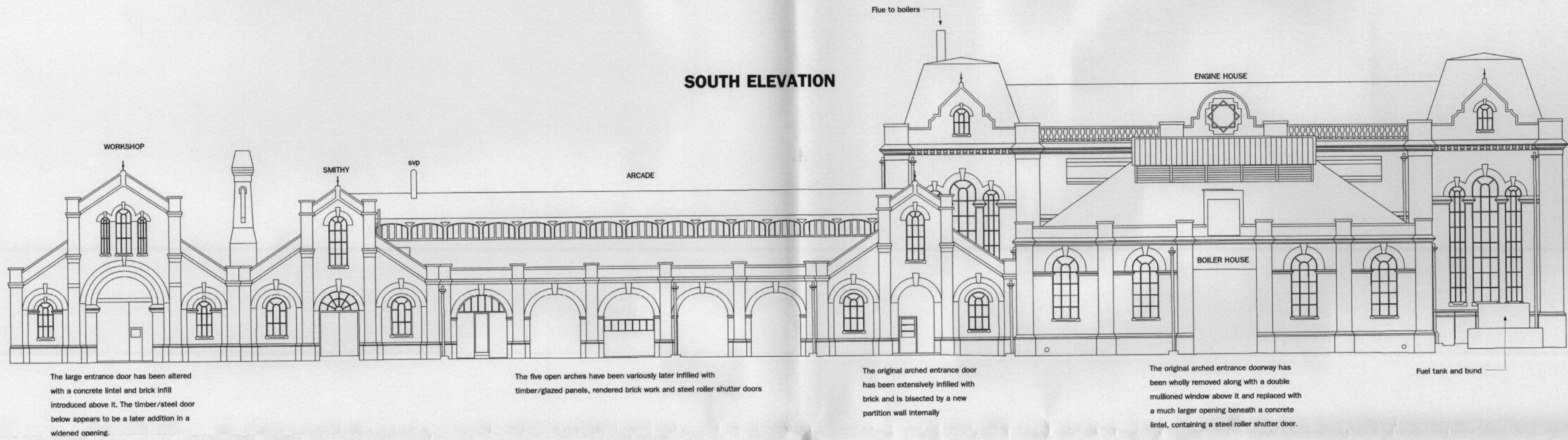
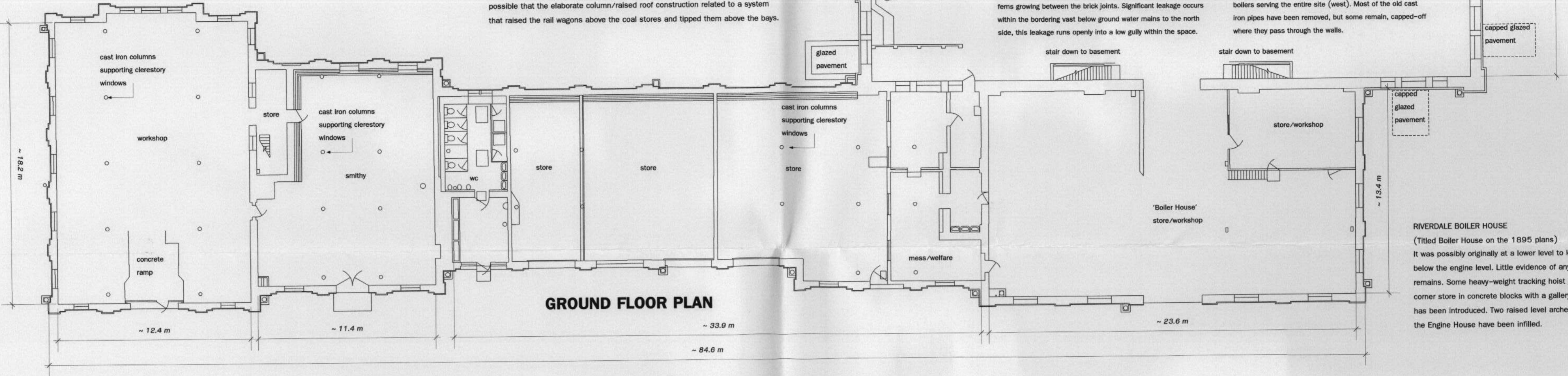
RIVERDALE ARCADE

(Titled Coal Store on the 1895 plans)
The arcade section is divided on the south face into five identical open-arched bays which align to the cast iron columns supporting the clerestory windows. The bays have been easily later subdivided internally with brick and timber partitions formed around the columns, these bays being used as stores or small workshops.
The west and east ends have been more purposefully divided to form a WC block (west) and a mess/welfare area (east). The eastern partitions bisect the original eastern entrance, where parts of the arched doorway and the window have been infilled.
Coal was delivered to site by rail, the tracks running parallel to the building. It's possible that the elaborate column/raised roof construction related to a system that raised the rail wagons above the coal stores and tipped them above the bays.

RIVERDALE ENGINE HOUSE

This enormous, full height space once housed three huge rotative steam engines which passed through the ground floor and connected to a network of large diameter cast iron pipes in the basement below. The building is empty and due to its scale any later subdivisions have been impractical for the water companies. The interior surfaces are dirty, but there is evident pattern below the later paint layers of brickwork and glazed tiles decorating the interior.
Various steels have been cut away from the walls and voids in the ground floor infilled with concrete, possibly when the engines were removed in the late 1940s.

After removal of the engines a substantial modern heavy duty hoist system, replacing an original hoist, has been added to the roof level and extensive services and electrical plant has been surface mounted to all the walls.
The connecting doorway between the Engine House and Boiler House has at some point been enlarged, the original arch removed and replaced with steel lintels, creating a squared opening.

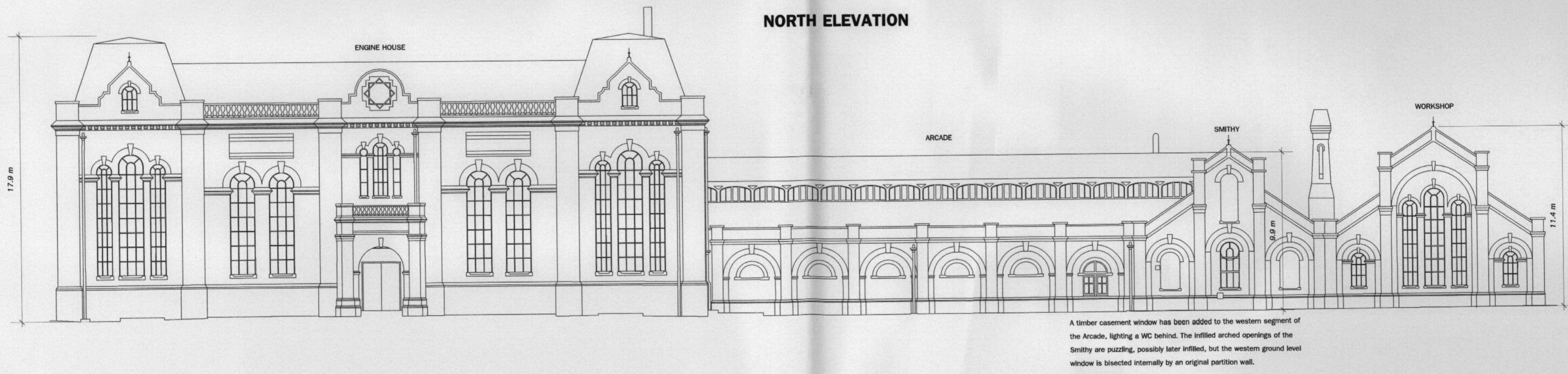


The large entrance door has been altered with a concrete lintel and brick infill introduced above it. The timber/steel door below appears to be a later addition in a widened opening.

The five open arches have been variously later infilled with timber/glazed panels, rendered brick work and steel roller shutter doors

The original arched entrance door has been extensively infilled with brick and is bisected by a new partition wall internally

The original arched entrance doorway has been wholly removed along with a double mullioned window above it and replaced with a much larger opening beneath a concrete lintel, containing a steel roller shutter door.



A timber casement window has been added to the western segment of the Arcade, lighting a WC behind. The infilled arched openings of the Smithy are puzzling, possibly later infilled, but the western ground level window is bisected internally by an original partition wall.

WEST ELEVATION



EAST ELEVATION



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NOTES:
All dimensions given in metric metres to nearest 10cm
Dimensions are approximate

This drawing is based upon information supplied by Thames Water Plc and this office cannot be held responsible for the accuracy of the information this drawing contains.

THE EXISTING RIVERDALE BUILDINGS

BELU ARCHITECTURAL DESIGN AND CONSERVATION

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Drawing title: RIVERDALE BUILDINGS, LOWER SUNBURY ROAD, HAMPTON

EXISTING BUILDINGS with notes on previous alterations

Client: BLACKHOTTLE LTD.

Scale: 1:200 Size: A1 Date: 22/01/12

Drawing No: RCO10A Revision: A - Notes amended - 28/08/12

Drawn by: KP