



**Richmond College, Queen's Road,  
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## **Appendix 3**

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## APPENDIX 3: DESCRIPTION OF RICHMOND COLLEGE EXTERIOR WITH PHOTOGRAPHS

### 4.1. Overview

- 4.1.1. The subject site comprises an 1840s neo-Gothic building, seven other buildings dating from the 19<sup>th</sup> and 20<sup>th</sup> centuries, and landscaped gardens including a tennis court and two entrances addressing Queen's Road.
- 4.1.2. The original building designed by A. Trimen is referred to as "the principal building" in this report, and its side service wing is referred to as "George House". There are five rear extensions to the principal building, which for ease of reference, have been labelled "A" to "E" [*Figure 1*]. The rear extensions to George House have been labelled "F".
- 4.1.3. The principal building and its adjoining George House are Grade II listed, and the locally listed Upper and Lower Cottages, Oak Tree Lodge, and Red House are within the curtilage of this Grade II listing.

### 4.2. Grounds

- 4.2.1. The grounds of the subject site are spacious and verdant, comprising lawns, mature trees and planting, tarmac/paved pathways, and a secluded tennis court [*Figure 2, Figure 3, Figure 4 & Figure 5*]. There are currently two entrances from Queen's Road: A principal entrance to the south (adjacent to the Lower Cottage), and a secondary entrance to the north (adjacent to Oak Tree Lodge). Historically, the site was also accessed from Friars Stile Road, via a footpath – but the land to the north-west (in which the footpath was located) was sold in the 1960s.

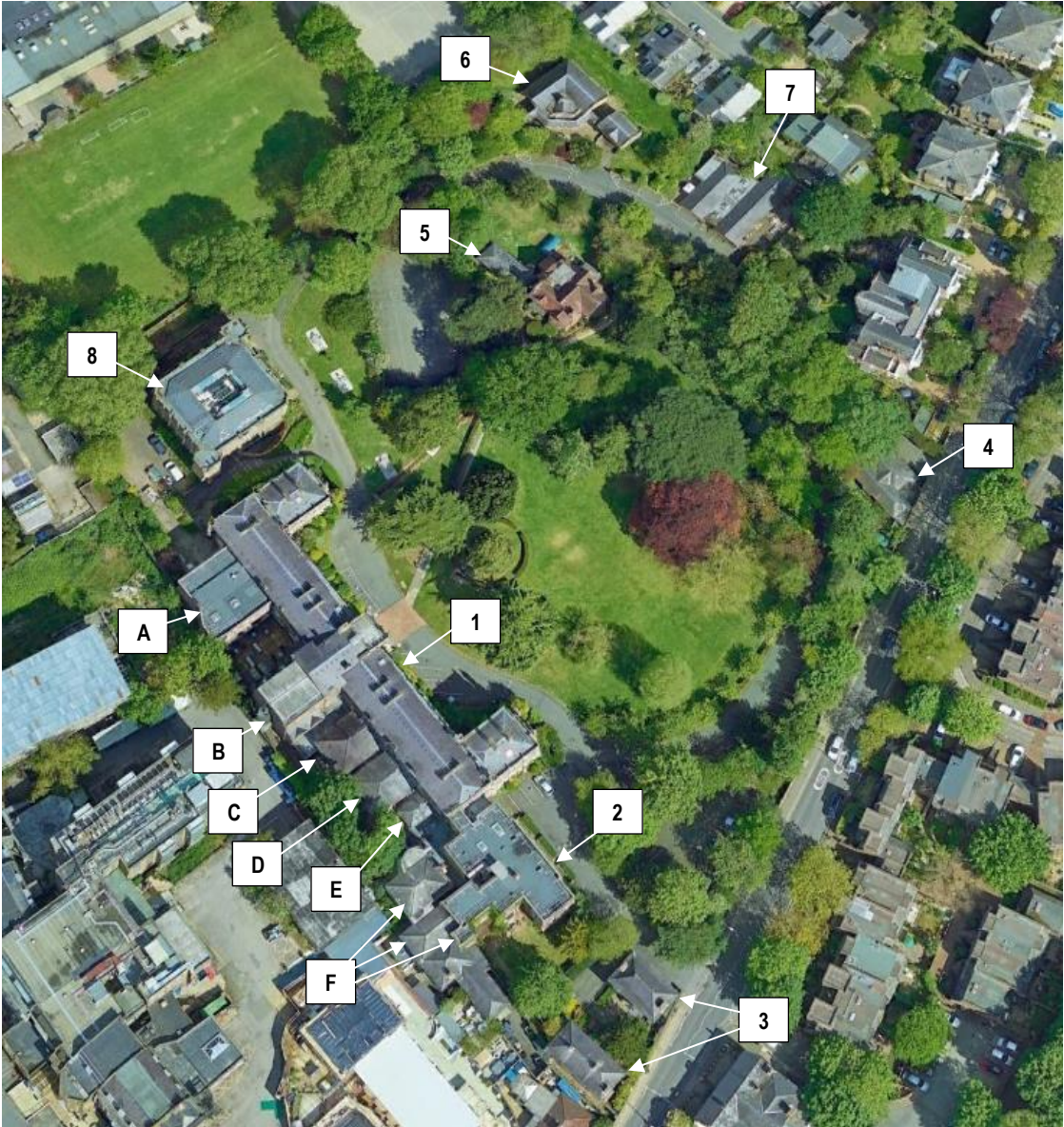


Figure 1: Aerial view photograph (Google Earth, Nov 2020). 1 = Principal part of the Richmond College building; 2 = George House; 3 = Upper & Lower Cottages; 4 = Oak Tree Lodge; 5 = Red House; 6 = Orchard House; 7 = Longley House; 8 = Sir Cyril Taylor Library; A to F = rear extensions to the principal building and its George House.



Figure 2: Southward view towards Richmond College (Grade II).



Figure 3: Southward view towards principal Richmond College building (Grade II), across landscaped gardens.



Figure 4: Southward view across landscaped gardens, with a glimpse of the principal Richmond College building (Grade II) on the right, and Sir Cyril Taylor Library.



Figure 5: Southward view, with tennis court on the left, and Sir Cyril Taylor Library on the right.

#### 4.3. Exterior of principal building

- 4.3.1. The principal Richmond College building dates from 1841-43, and it was designed by the architect Andrew Trimen. It is approximately “C-shaped”, due to the projecting eastward wings at the north and south ends

of the building. The idiom of this Bath stone building is neo-Tudor/Gothic, with a number of decorative features such as a central tower, cusp-headed mullioned windows, ogee-capped finials and pinnacles, and octagonal buttresses [Figure 6, Figure 11, Figure 12, Figure 14 & Figure 15].

- 4.3.2. The principal building was originally built with three storeys plus a basement and tower storey, but since the modern mezzanine floor was added to the ground floor in c.1989, the building now in effect has four storeys (plus basement and tower storey).
- 4.3.3. The front (north-east) elevation of the building addresses the central lawn [Figure 11], and the side (south-east) elevation addresses the principal Queen's Road entrance [Figure 6]. Its south-east end adjoins George House [Figure 7], and its north-west end is adjacent to the Sir Cyril Taylor Library [Figure 14]. The rear elevation of the principal building is more pared back in design, comprising London Stock brickwork but with decorative neo-Gothic style casement windows [Figure 16, Figure 17, Figure 21 & Figure 22].
- 4.3.4. There are five rear extensions to the principal building. The northernmost rear extension comprising three storeys (i.e. lower-ground floor, ground floor at double-height, and second floor) was designed by Edward Maufe in the 1930s [A in Figure 1]. It comprises red brickwork, with metal-framed casement windows [Figure 16 & Figure 17], and a flat roof [Figure 23 & Figure 24]. The *piano nobile* ground floor has full-height windows which are arched with keystones above them, and there are metal balustrades to the balconies. The extension to the rear of the central hall comprising five storeys (i.e. lower-ground floor, ground floor, first floor, second floor and third floor) [B in Figure 1] is modern in idiom, typical of the 1980s. It comprises red brickwork, with paler red brickwork around the fenestration. The metal-framed windows are angular, with diagonal lines which loosely evoke an impression of Gothic arches (and those at ground floor level are within slightly projecting gables) [Figure 18, Figure 23 & Figure 24]. There is a modern conservatory at lower-ground floor level with fenestration matching that of the upper floors. There is a two-storey extension (i.e. lower-ground floor and ground floor) [C in Figure 1] built c. 1897 comprising London Stock brickwork, timber-framed casements, and a hipped slated roof [Figure 20]. The more modern (i.e. likely 1990s) single-storey extension (i.e. ground floor) [D in Figure 1] has modern light red brickwork with timber-framed casements, and a hipped slated roof [Figure 19]. Furthest south-eastward is a very small single-storey extension [D in Figure 1], built in c. 1903 to provide bathrooms.

#### 4.4. Exterior of George House

- 4.4.1. The front elevation of George House generally has a neo-Georgian appearance, save for its timber-framed casement windows [Figure 7]. This three-storey building comprises red brickwork with stone quoins. There are stone lintels above the windows, and the "architraves" to the doors are in stone. Behind the tall parapet, the roof is in fact flat [Figure 25 & Figure 26]. There is a subservient two-storey red-bricked link between George House and the principal building.
- 4.4.2. The rear elevation of George House comprises modern London Stock brickwork [Figure 22], and there is a confusing collection of rear extensions of varying heights and forms [Figure 25 & Figure 26] – including a bow-shaped section (which is not quite a bow window) and there are some sash windows at ground floor level. The rear extension [E in Figure 1] generally comprises two storeys (i.e. ground floor and first floor).



Figure 6: Side (south-east) elevation of south wing of the principal building, and a glimpse of the front (north-east) elevation of George House.



Figure 7 (left): Front (north-east) elevation of George House.



Figure 8 (right): Part of front elevation of George House which adjoins the principal building.





Figure 9: Side (south-east) elevation of George House.



Figure 10: Front (north-east) elevation of the principal building.



Figure 11: North-west elevation of south wing, and front (north-east) elevation of the principal building.



Figure 12: Front (north-east) elevation of central part, and south-east elevation of north wing, of the principal building.



Figure 13: Side entrance door to south-east elevation. (See Figure 37, Appendix 4, for the interior of the door.)



Figure 14: North-west elevation of north wing of the principal building, and a glimpse of the Cyril Taylor Library on the right.



Figure 15: Details of the north-west elevation of the principal building.



Figure 16: North-west elevation of north wing of the principal building and a glimpse of its rear (south-west) elevation, and the north-west elevation of rear extension A.



Figure 17 (left): South-east elevation of rear extension A, and south-west elevation of the principal building.  
Figure 18 (right): North-west elevation of rear extension B.



Figure 19 (left): View out of corridor window (ground floor level), showing side (north-west) elevation of rear extension D.  
Figure 20 (right): View out of corridor window (ground floor level), showing side (south-east) elevation of rear extension C.



Figure 21: Roofs of extensions C, D and part of E (with a glimpse of the side (south-west) elevation of extension B), and the rear elevation of the principal building (viewed from extension E).



Figure 22: Rear of the principal building on the left, and rear of George House on the right (viewed from extension E).



Figure 23: Aerial view looking south-eastward, showing rear extensions A and B. (Google, 2023.)



Figure 24: Aerial view looking eastward, showing rear extensions A, B, C, D & E. (Google, 2023.)



Figure 25 (left): Aerial view looking northward, showing George House – notably its side (SE) elevation. (Google, 2023.)

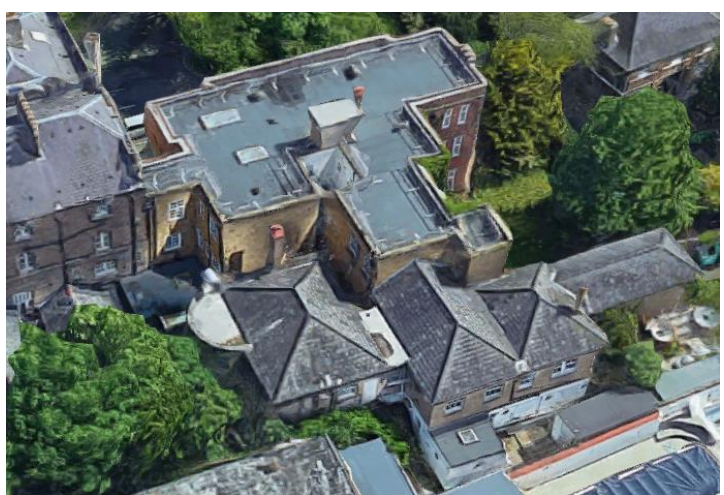


Figure 26 (right): Aerial view looking north-eastward, showing George House – notably its rear (SW) elevation and extensions. (Google, 2023.)

#### 4.5. Exterior of ancillary buildings

- 4.5.1. **Upper and Lower Cottages** [Figure 27, Figure 28, Figure 29, Figure 30 & Figure 31]: The Upper and Lower Cottages are recognised by the local planning authority as a Building of Townscape Merit – and as such they are locally listed. In addition, they are within the curtilage of the Grade II listed principal building. These two-storey cottages are similar in appearance, both comprising London Stock brickwork and hipped slated roofs with prominent chimney stacks, multi-paned timber-framed sash windows, dummy windows, and rendered coursing. The buildings are considered to make a positive contribution to the heritage significance of the subject site and the setting of the principal building, as by virtue of their architectural and historic interests.



Figure 27: Side (south-east elevations) of Upper and Lower Cottages addressing Queen's Road, and the front boundary.





Figure 28: North-westward view through southern entrance to the subject site, with the front (north-east) elevation of the Lower Lodge on the left, and the side (south-east) elevation of the principal building.



Figure 29: Front (north-east) elevation and side (north-west) of Lower Cottage in the foreground, and front (north-east) elevation of Upper Cottage to the right. (Lass O'Richmond Hill public house (locally listed) is on the other side of the road.)



Figure 30 (left): Rear (south-west elevation) of Lower Cottage.  
Figure 31 (right): Front (north-east) elevation of Upper Cottage.

4.5.2. **Oak Tree Lodge** [Figure 32 & Figure 33]: Oak Tree Lodge is recognised by the local planning authority as a Building of Townscape Merit – and as such it is locally listed. In addition, it is within the curtilage of the Grade II listed principal building. This 19<sup>th</sup> century building has unfortunately been much altered. It is single-storeyed, comprising London Stock brickwork, with a hipped slated roof with overhanging eaves which are supported by utilitarian-looking timber columns. The windows and rooflights are modern. Although the building does nothing to enhance the heritage significance or the setting of the subject site, it is not considered to detract from it either – by virtue of its pared back, indifferent appearance, and its single-storey height.



Figure 32: South-eastern view towards northern entrance. Side (north-west) elevation of Oak Tree Lodge is on the right. (Phase 1, Queen's Road Estate (Grade II) is on the other side of the road.)



Figure 33: Front (north-east) elevation of Oak Tree Lodge.

- 4.5.3. **The Red House** [Figure 34 & Figure 35]: The Red House is recognised by the local planning authority as a Building of Townscape Merit – and as such it is locally listed. In addition, it is within the curtilage of the Grade II listed principal building. Built c.1894 as a house for a tutor by the architect James Weir, this red-bricked building is an interesting example of a Victorian Arts and Crafts building. It has clay-tiled pitched roofs, mock timber-framed gables, bay windows at ground floor level (with clay-tiled pitched roofs), timber-framed casement windows and tall chimney stacks. There are later extensions to the building to the north-west, including a single-storey element (with a pitched roof), and a roof extension with a flat roof [Figure 36]. The Red House is considered to make a positive contribution to the heritage significance and its setting, by virtue of its architectural and historic interest.



Figure 34: South-west and south-east elevations of the Red House.



Figure 35: Front entrance to the Red House (to the north-east elevation).



Figure 36 (left): Aerial view of the Red House (Google, 2023).

Figure 37 (right): Aerial view of Orchard House (Google, 2023).

4.5.4. **Orchard House** [Figure 38]: Built in 1986, Orchard House has an eclectic architectural idiom incorporating Arts and Crafts features, such as prominent gables and tall chimney stacks. It is rather unusual in that the building is principally “L-shaped”, but with canted elements with separate pitched (or mono-pitched) roofs [Figure 37] – a non-traditional application of Domestic Revival features. There is also an adjoining two-storey garage which is lower in height, and with a dormer. The building has two storeys, and it comprises London Stock brickwork and slates to the roof. This building won a Commendation by the Richmond Society in 1986. The house is considered to sit comfortably within its setting. Located on the periphery of the subject site’s boundaries and behind a relatively high wall comprising London Stock brickwork, the aspects of the house which are most commonly appreciated within the subject site, are its various gable ends and its prominent chimney stack. These features are considered to add some architectural interest to the subject site.



Figure 38: North-western view towards Orchard House.

- 4.5.5. **Longley House** [Figure 39]: Longley House is a modern, rather utilitarian looking single-storey building, with three gable ends addressing the pathway. The two outer gables are broader in width and have a higher roof ridgeline than the central gable in which the front entrance is located. The building comprises London Stock brickwork, and slates to the roof. Although it does nothing to enhance the heritage significance or the setting of the subject site, it is not considered to detract from it either – by virtue of its pared back, indifferent appearance, and its single-storey height.



Figure 39: Longley House.

- 4.5.6. **Sir Cyril Taylor Library** [Figure 40, Figure 41 & Figure 42]: Built in c.2000, the Sir Cyril Taylor Library is a modern idiom building which sympathetically reflects the principal building in the proportions and patterns of its fenestration, its vertical detailing with well-articulated “pilasters”, and its use of stone dressings. In addition to being lower in height than the principal building, and it is subservient in its elegant, pared back detailing, and in its use of London Stock brickwork. Its use of uPVC in the window frames is unfortunate, but thankfully this is not considered to detract from the setting of the principal building.



Figure 40: North-westward view towards Sir Cyril Taylor Library (south-east and north-east elevations), with a glimpse of the principal Richmond College building on the left.



Figure 41: Southward view, with the principal building, and Sir Cyril Taylor Library (north-east elevation) on the right.





Figure 42: South-west elevation of the Cyril Taylor Library.