



**Richmond College, Queen's Road,
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Appendix 4

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APPENDIX 4: DESCRIPTION OF RICHMOND COLLEGE INTERIOR WITH PHOTOGRAPHS

5.1. Overview

- 5.1.1. When Richmond College was listed (Grade II) in October 1974, the Lower Cottage, Upper Cottage, Oak Tree Lodge and The Red House were within the curtilage of that listing. As the current proposals do not involve any alterations to the Lower Cottage, the Upper Cottage or Oak Tree Lodge, the interiors of these buildings were not inspected for the purpose of this Heritage Statement.
- 5.1.2. The principal part of the Richmond College building which was 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, Figure 2, Figure 3, Figure 4, Figure 5 & Figure 6]. The rear extensions to George House are referred to as rear extension F [Figure 2 & Figure 3].

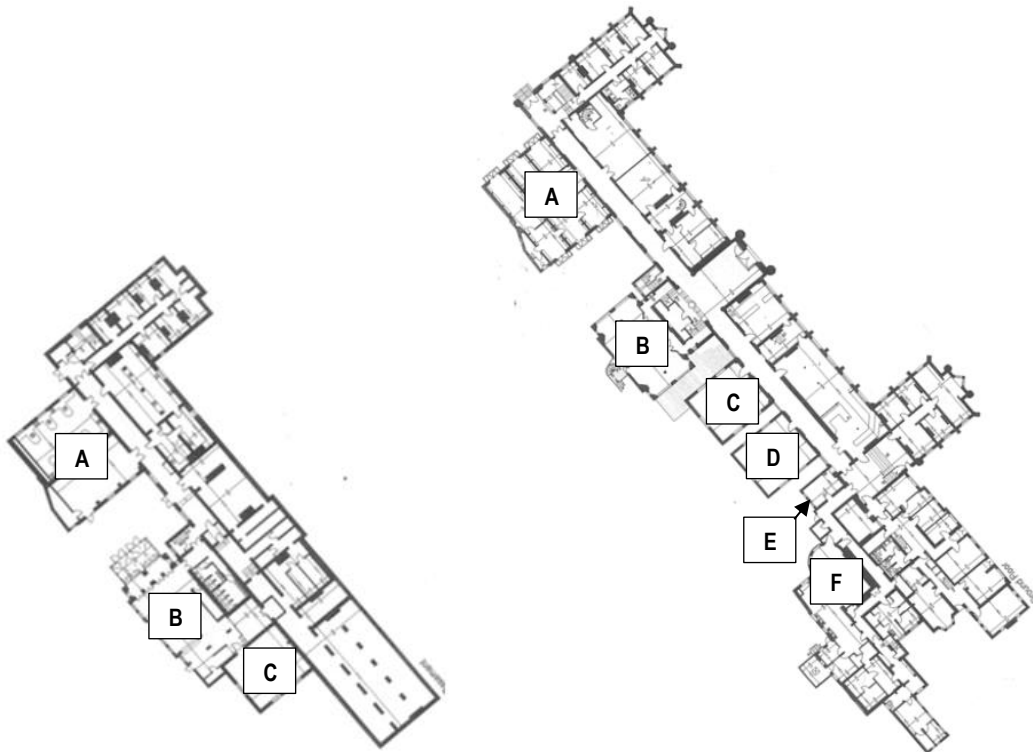


Figure 1 (left): Existing basement. Note rear extensions labelled A, B & C.

Figure 2 (right): Existing ground floor. Note rear extensions labelled A, B, C, D, E & F.

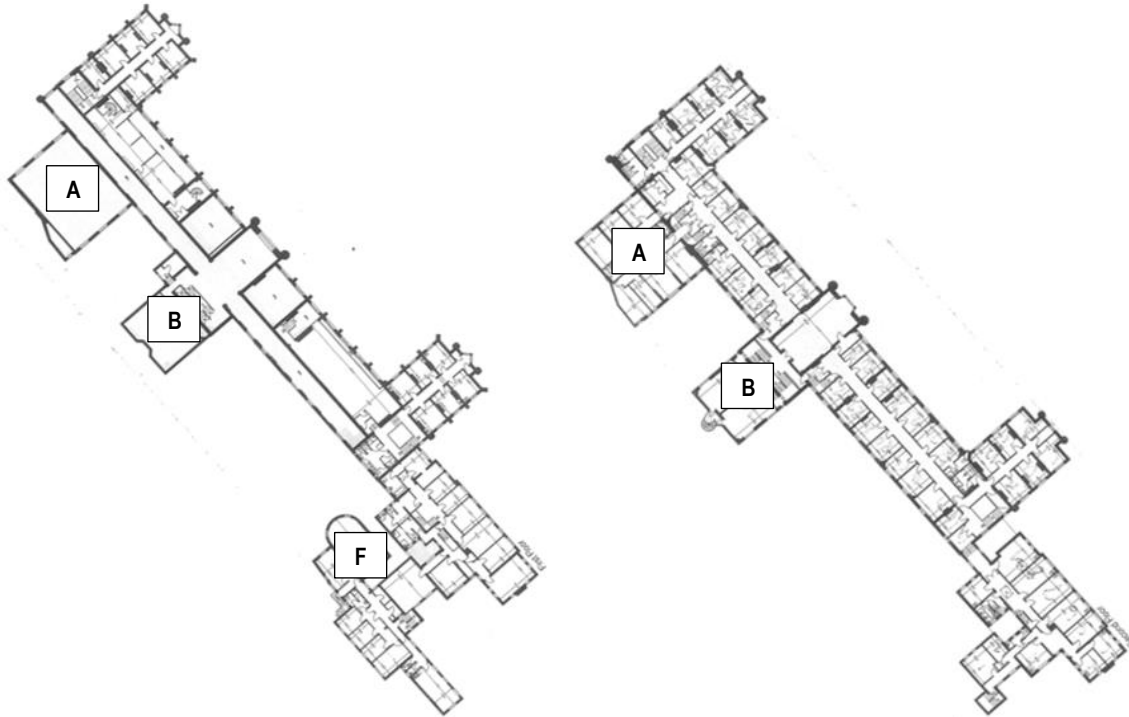


Figure 3 (left): Existing first/mezzanine floor. Note rear extensions labelled A, B & F.

Figure 4 (right): Existing second floor. Note rear extensions labelled A & B.

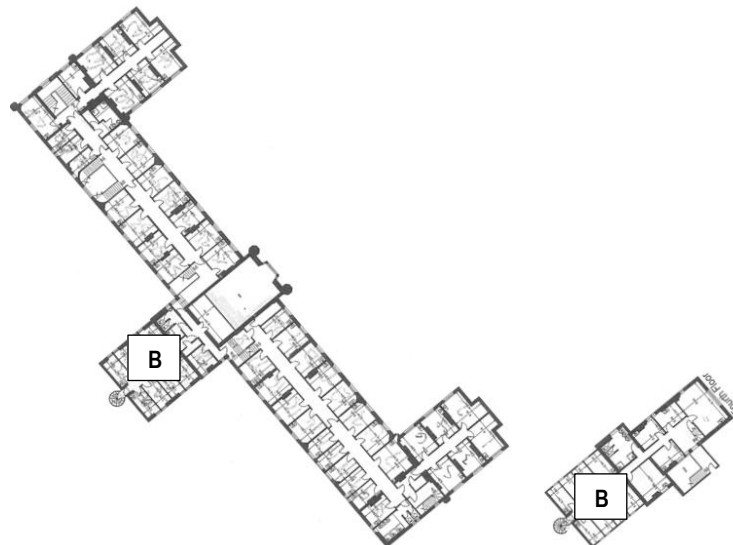


Figure 5 (left): Existing third floor. Note rear extension labelled B.

Figure 6 (right): Existing fourth floor. Note rear extension labelled B.

5.2. Interior of the principal building

5.2.1. The original planform of the building designed by Andrew Trimen in the 1840s remains legible, with its central section, its north and south wings, and its north-west and south-east corridors (together with the smaller rooms emanating from them). However, there are a number of modern alterations which have had a detrimental impact on the planform of the building – most notably the provision of a new mezzanine floor within the ground floor in 1983 (extended c. 1989). Similarly, much of the original fabric (such as skirting,

high “dado rails”, ceiling mouldings, architraves, doors, chimney breasts, and some fireplaces) has been retained – but some has been removed (such as some of the doors, fireplaces, etc.)

- 5.2.2. The mezzanine floor which was added to the central part of the building in 1983 (and extended c.1989) is now referred to in architects' plans as being the first floor. The mezzanine floor level (now the first floor level) of the central part of the building is at approximately the same height as the first floor level of the north and south wings [Figure 3]. The original first floor to the central part of the building is now referred to as the second floor (in common with the wings at second floor level) [Figure 4]; the original second floor as the third floor (in common with the wings at third floor level) [Figure 5]; and the original third floor as the fourth floor [Figure 6].
- 5.2.3. **Ground floor** [Figure 2]: The interior of the building at ground floor level comprises a central entrance hall, with two long corridors running north-westward [Figure 13, Figure 15 & Figure 29] and south-eastward [Figure 14]. The central hall has retained its original volume, although it has been somewhat altered – with modern parquet flooring, some stairs (which likely date from c.1930s) [Figure 9], a modern reception office in the former location of the central staircase [Figure 7], and a modern secondary screen around the front door [Figure 10, Figure 11 & Figure 12]. The original stained glass window has been retained, although it may only be seen when ascending/descending the stairs [Figure 8]. There are rooms to the north of the corridors, which have been much altered. Such alterations include the provision of a new mezzanine floor [Figure 17, Figure 22, Figure 31 & Figure 32] (with associated staircases [Figure 43, Figure 44 & Figure 46]), some glazed screens which sub-divide one of the principal rooms [Figure 19, Figure 20 & Figure 24], new door openings/doors [Figure 27], and the removal of fireplaces. Most of the original chimney breasts appear to have been retained, although all but one of the fireplaces have been removed [Figure 26]. Some of the original doors (including ironmongery [Figure 34]), architraves, cornicing, skirting and high “dado rails” [Figure 21, Figure 22, Figure 23, Figure 25, Figure 28 & Figure 30] have been retained (as have one of the fireplaces [Figure 21 & Figure 22]), and the original ceiling mouldings may be glimpsed in some of the rooms [Figure 16 & Figure 24]. At the end of each corridor at ground floor level, there are staircases [Figure 35, Figure 36, Figure 37 & Figure 42], and northward projecting wings containing small rooms accessed from narrow central corridors. These rooms have largely been kept intact in terms of planform and retention of chimney breasts, although some fireplaces have been removed [Figure 39, Figure 40 & Figure 41]. The skirting is pared back in design, and there is no cornicing. The staircase located at the south end of the south-eastward corridor is likely to be original, given the robust nature of that stair hall [Figure 36 & Figure 37]. The existing staircase located behind the reception desk (formerly the location of an altar), appears to date from the 1930s [Figure 9].



Figure 7: Ground floor – Hall. Note modern reception desk, and stairs.

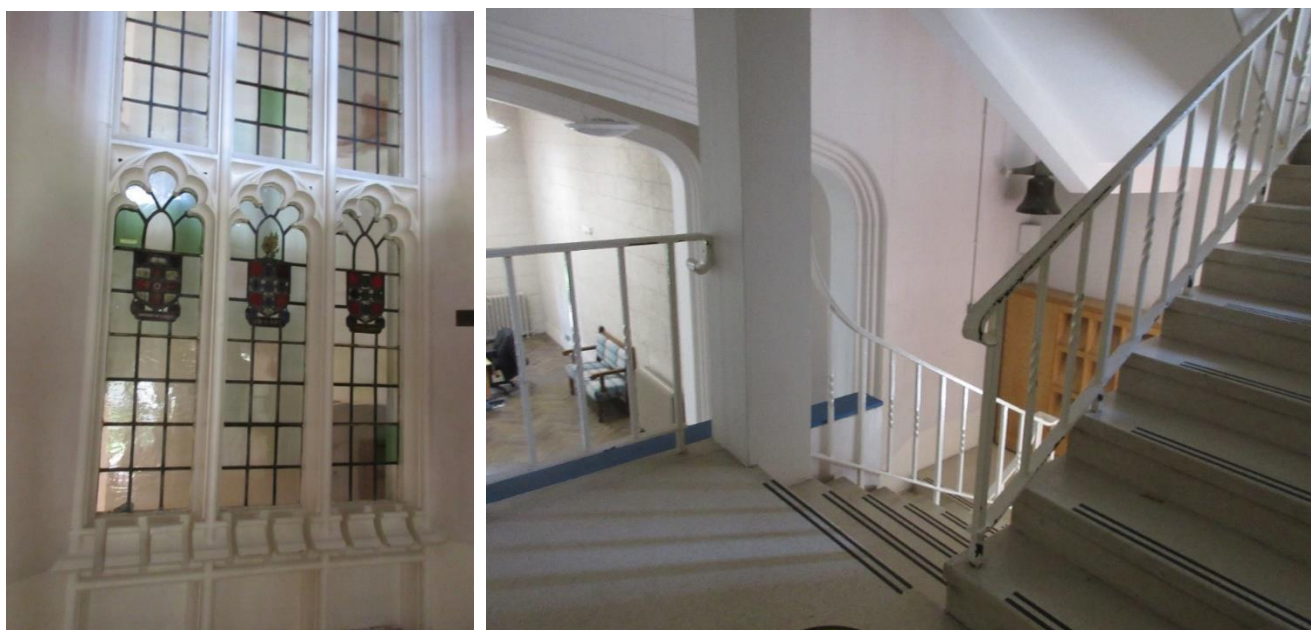


Figure 8 (left): Interior view of original stained glass window to the rear of the hall, which pre-dates the 1930s extension.

Figure 9 (right): 1930s staircase to rear of hall.



Figure 10: Ground floor – Hall.



Figure 11: Ground floor – Hall (ceiling).

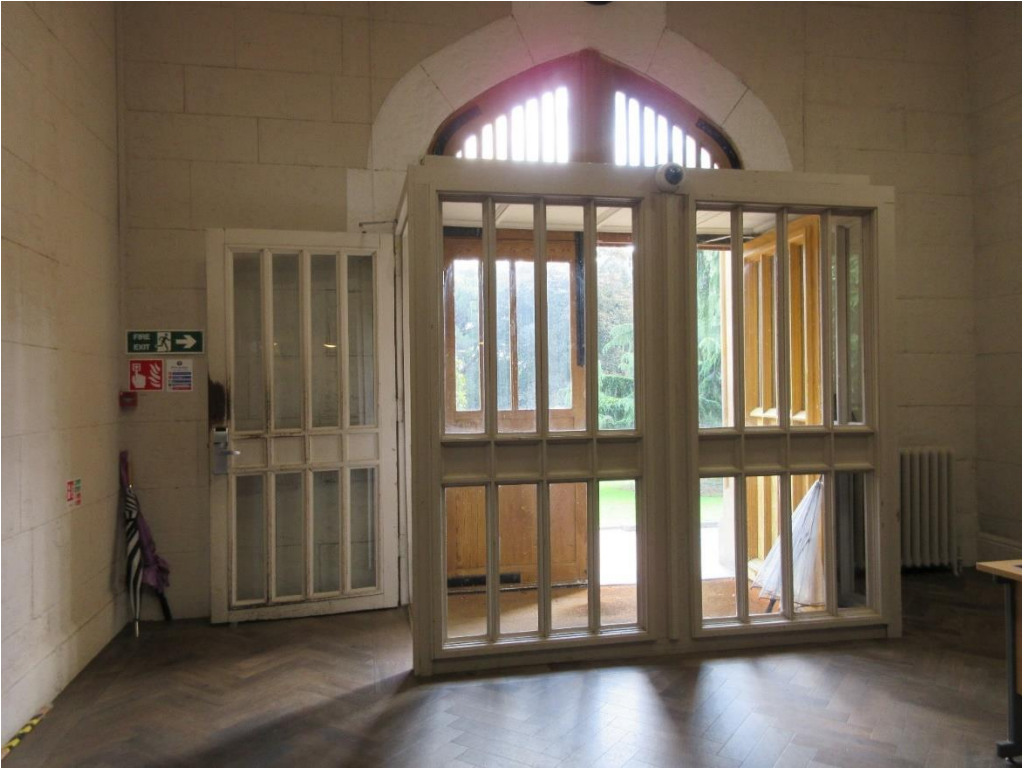


Figure 12: Ground floor – Hall. Note modern glazed screening.



Figure 13 (left): Ground floor – North-west corridor, looking north-westward.



Figure 14 (right): Ground floor – South-east corridor, looking south-eastward.



Figure 15: Ground floor – Rear-facing window in north-west corridor.



Figure 16: Ground floor – Full-height part of one of the rooms accessed from the north-west corridor.



Figure 17: Ground floor – One of the rooms accessed from the north-west corridor, with its ceiling lowered by the mezzanine floor. Note modern partition walling around original fireplace and modern spiral staircase (see Figure 18).



Figure 18: Modern spiral staircase (which leads to the mezzanine floor) and original fireplace, in ground floor room accessed from the north-west corridor (see Figure 17).



Figure 19 (left): Ground floor – One of the rooms accessed from the north-west corridor. Note modern glazed partitioning.
Figure 20 (right): Ground floor – One of the rooms accessed from the north-west corridor. Note modern glazed partitioning.



Figure 21: Ground floor – One of the rooms accessed from the north-west corridor. Note original door, chimney breast and fireplace.



Figure 22 (left): Ground floor – One of the rooms accessed from the north-west corridor. Note original door, chimney breast and fireplace. Note also lowered ceiling to form mezzanine.



Figure 23 (right): Ground floor – One of the rooms accessed from the north-west corridor. Note original door, architrave and skirting – and lowered ceiling.



Figure 24: Ground floor – One of the rooms accessed from the north-west corridor. Note ceiling, and modern partitions.



Figure 25: Ground floor – One of the rooms accessed from the north-west corridor. Note original architrave, skirting, and high “dado rail”.



Figure 26: Ground floor – One of the rooms accessed from the south-east corridor. Note chimney breast.



Figure 27 (left): Ground floor – One of the rooms accessed from the south-east corridor. Note modern door.
Figure 28 (right): Ground floor – One of the rooms accessed from the south-east corridor. Note original door and architrave.



Figure 29: Ground floor – North-westward view towards hall from south-east corridor.



Figure 30 (left): Ground floor – Original architrave and door in south-east corridor.

Figure 31 (right): Ground floor – South-east corridor. Note low mezzanine-level ceiling in the room accessed from the corridor.



Figure 32 (right): Ground floor – One of the rooms accessed from the south-east corridor. Note mezzanine-height ceiling.

Figure 33 (right): Ground floor – One of the rooms accessed from the south-east corridor. Note full-height and mezzanine-height ceilings.



Figure 34: Ground floor – One of the rooms accessed from the south-east corridor. Note ironmongery.



Figure 35 (left): Ground floor – South-east corridor, looking south-eastward towards end door.
Figure 36 (right): Main staircase by the south wing.



Figure 37 (left): Main staircase/landing by the south wing. Note newel post, balustrading and handrailing. This is the location of the proposed disability lift.

Figure 38 (right): Interior of side entrance door to south-east elevation. (See Figure 13, Appendix 3, for the exterior of the door.)



Figure 39: Ground floor – south wing.



Figure 40: Ground floor – south wing.



Figure 41: Ground floor – south wing.



Figure 42: Secondary entrance (to north-west elevation).

- 5.2.4. **Mezzanine floor to central part of building** [Figure 3]: The modern mezzanine floor is accessed by some mis-matched modern idiom staircases [Figure 43, Figure 44 & Figure 46], which are not considered to be of a quality befitting of a Grade II listed former Methodist college. The flooring at mezzanine floor level is modern laminate, and in general the materials are modern – although the original ceiling mouldings are mostly intact [Figure 45].



Figure 43 (left): Ground floor – One of the rooms accessed from the north-west corridor. Note mezzanine floor and modern staircase.

Figure 44 (right): Ground floor – One of the rooms accessed from the south-east corridor. Note modern staircase, and chimney breast.



Figure 45: Mezzanine floor – One of the rooms accessed from the south-east corridor.

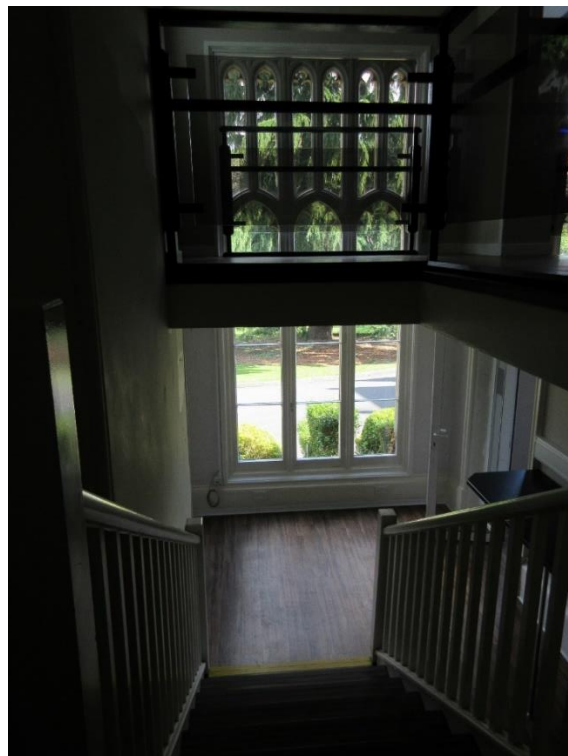


Figure 46: Ground and mezzanine floors – One of the rooms accessed from the south-east corridor.

- 5.2.5. **First floor** [Figure 2]: Before the introduction of the mezzanine floor in c.1989, there would have been no first floor to the central part of the building – but there has always been a first floor to the north and south wings. These rooms have largely been kept intact in terms of planform and retention of chimney breasts, although some fireplaces have been removed. The skirting is pared back in design, and there is no corncicing.
- 5.2.6. **Second floor** [Figure 4]: The planform at second floor level has largely been retained – with the principal north-west and south-east corridors [Figure 49], providing access to small cellular rooms. These rooms have retained their chimney breasts, and chimney pieces (which are of a pared back design befitting of second floor level bedrooms for students) [Figure 50 & Figure 51]. The room located above the central hall (which was originally used as a library, then a chapel from the 1930s, and then a theatre from the 1990s) has lost most of its historic features, and all of its historic character [Figure 47 & Figure 48]. The stairs between the first and second floors are historic and may well be original [Figure 52]



Figure 47: Second floor – former chapel.



Figure 48: Second floor – former chapel.



Figure 49: Second floor – principal corridor.



Figure 50 (left): Second floor – bedrooms accessed from main corridor.

Figure 51 (right): Second floor – bedrooms accessed from main corridor.

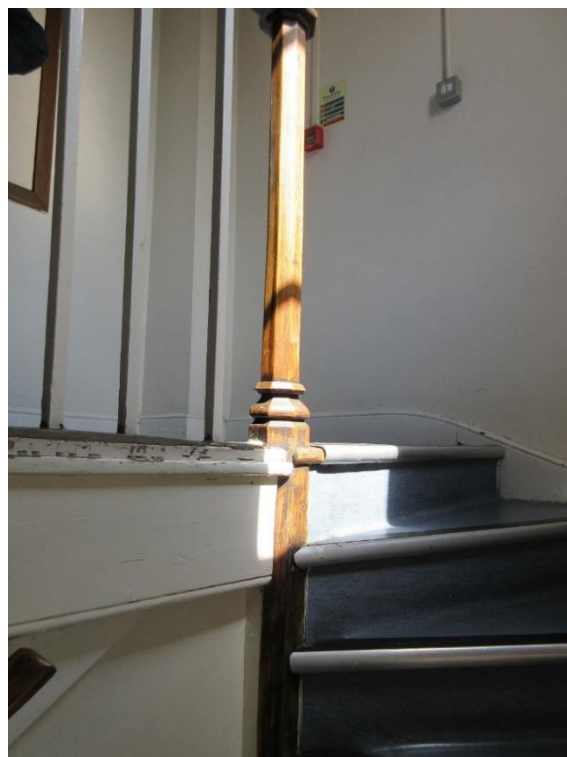


Figure 52: Stairs between second floor and third floor. Note original newel post.



Figure 53: Second floor – north wing (i.e. window at the end of the corridor).

5.2.7. **Third floor** [Figure 5]: The planform at third floor level has largely been retained – with the principal north-west and south-east corridors [Figure 55], providing access to small cellular rooms. These rooms have mostly retained their chimney breasts, and chimney pieces (which are of a pared back design befitting of third floor level bedrooms for students) [Figure 54].



Figure 54 (left): Third floor – bedrooms accessed from main corridor.

Figure 55 (right): Third floor – main corridor.



Figure 56 (left): Stairs between third floor and fourth floor.

Figure 57 (right): Stairs between third floor and fourth floor.

- 5.2.8. **Fourth floor** [Figure 6]: The planform at fourth floor level has largely been retained – with the small corridor providing access to small cellular rooms [Figure 60]. These rooms have mostly retained their chimney breasts, and chimney pieces (which are of a pared back design befitting of fourth floor level bedrooms for students) [Figure 58 & Figure 62]. There is a plaque on the wall in Latin dated 1932, making reference to a John Holland Ritson, who was a Wesleyan Methodist minister (1868-1953) [Figure 59].



Figure 58: The room at the front of the building at fourth floor level.



Figure 59: Plaque on wall.



Figure 60 (left): Fourth floor corridor above central section of building.

Figure 61 (right): Stairs with likely mid-20th century balustrading.



Figure 62: One of the rooms at fourth floor level.

5.2.9. **Basement** [Figure 1]: The basement is accessed at the north end of the building [Figure 63]. It is located beneath the north-west and south-east corridors and the north wing at ground floor level. The rooms beneath the north wing provide storage spaces [Figure 64 & Figure 65], whereas the rooms further southward are currently taken up by plant.



Figure 63 (left): Basement – Staircase.

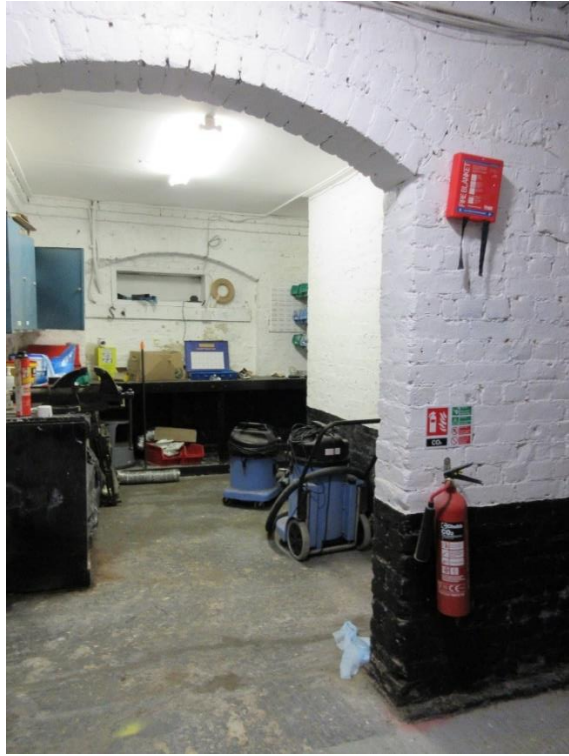


Figure 64 (right): Basement – One of the rooms accessed from the corridor.

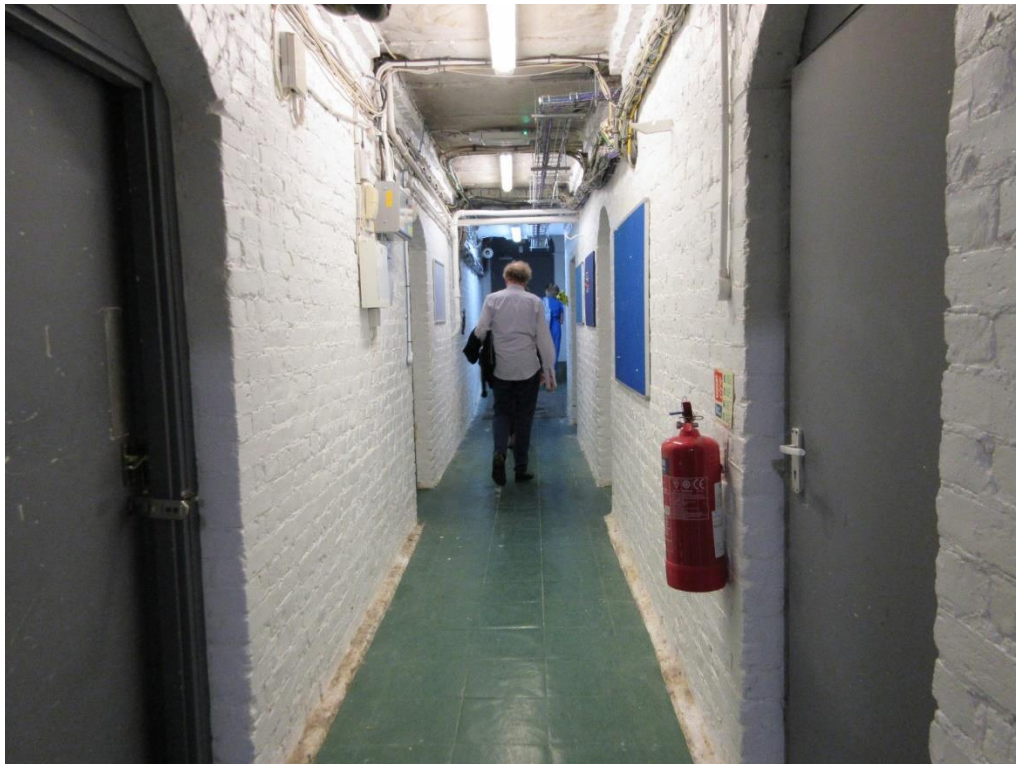


Figure 65: Basement – Corridor.

5.3. Interior of George House (including its later extensions)

- 5.3.1. The interior of George House has lost any historic character it may have formerly had, and it now has a rather institutional character. Any remaining historic skirting, architraves, doors, and stair balustrading are notably pared back in design, and there is no cornicing [Figure 66, Figure 67, Figure 68, Figure 69, Figure 70 & Figure 71].



Figure 66 (left): Ground floor of George House – room immediately adjacent to principal building.
Figure 67 (right): Ground floor of George House – one of the rooms.



Figure 68 (left): Ground floor of George House – Corridor.

Figure 69 (right): Ground floor of George House – South staircase by the secondary entrance.



Figure 70: Ground floor of George House.



Figure 71: Ground floor of George House – North staircase.

5.4. Interior of later rear extensions to the principal building, and to George House

- 5.4.1. The rear extensions to the principal part of Richmond College, and to George House [Figure 1, Figure 2, Figure 3, Figure 4, Figure 5 & Figure 6], are variously dated from the late 19th to the late 20th century. For ease of reference they have been labelled A to F, and will be described separately.
- 5.4.2. **Rear extension A** [Figure 1, Figure 2, Figure 3 & Figure 4]: This extension was built by the celebrated architect Edward Maufe in 1932 to provide a new library at upper-ground floor level [Figure 83]. It comprises three storeys (i.e. lower-ground floor, ground floor and second floor). As the ceiling height of the rooms at ground floor level is the same as that of the principal building (minus the modern mezzanine floor), the height of the building is equivalent to that of the second floor (i.e. former first floor) of the principal building. This extension is accessed from the principal building at lower-ground and ground floor levels via the north-west corridors [Figure 72], and it is accessed from the principal building at second floor level via a stairwell [Figure 84]. The rooms at ground floor level have high vaulted ceilings [Figure 73 & Figure 80]. At ground floor level, there is a lobby area [Figure 74, Figure 76 & Figure 79] providing access to rooms with built-in bookcases [Figure 75, Figure 77, Figure 78 & Figure 80]. There is a grand art deco style fireplace in one of the rooms which is rather awkwardly located off-centre from a door opening [Figure 81]. This awkward juxtaposition is due to the fact the partition walls were added later (possibly in the 1980s or 1990s). The metal-framed windows at ground floor level and basement level have some ironmongery with fan-like motifs which are repeated elsewhere in the building [Figure 82 & Figure 86]. The rooms at second floor level are comparatively pared back in appearance [Figure 85]. At basement/lower-ground floor level, there are two rooms which are pared back in design, with no notable architectural detailing [Figure 87 & Figure 88] other than the metal-framed windows with the aforementioned decorative ironmongery [Figure 86].

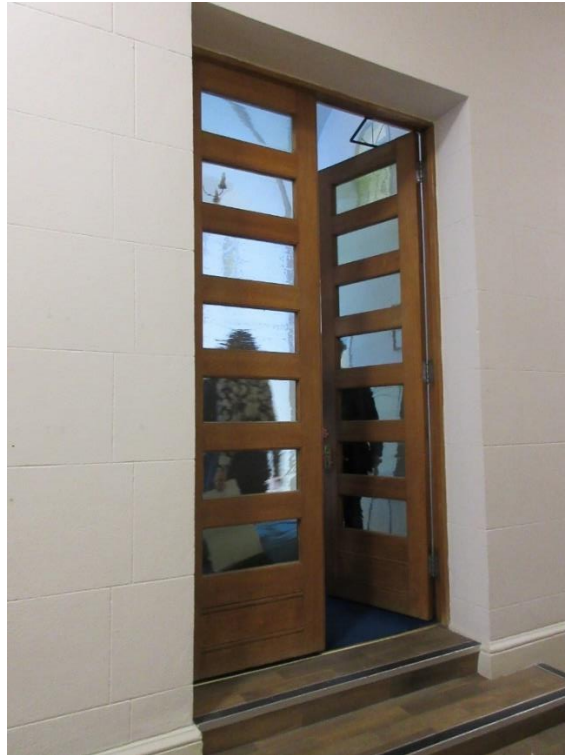


Figure 72: Ground floor – Door from north-west corridor to extension A.

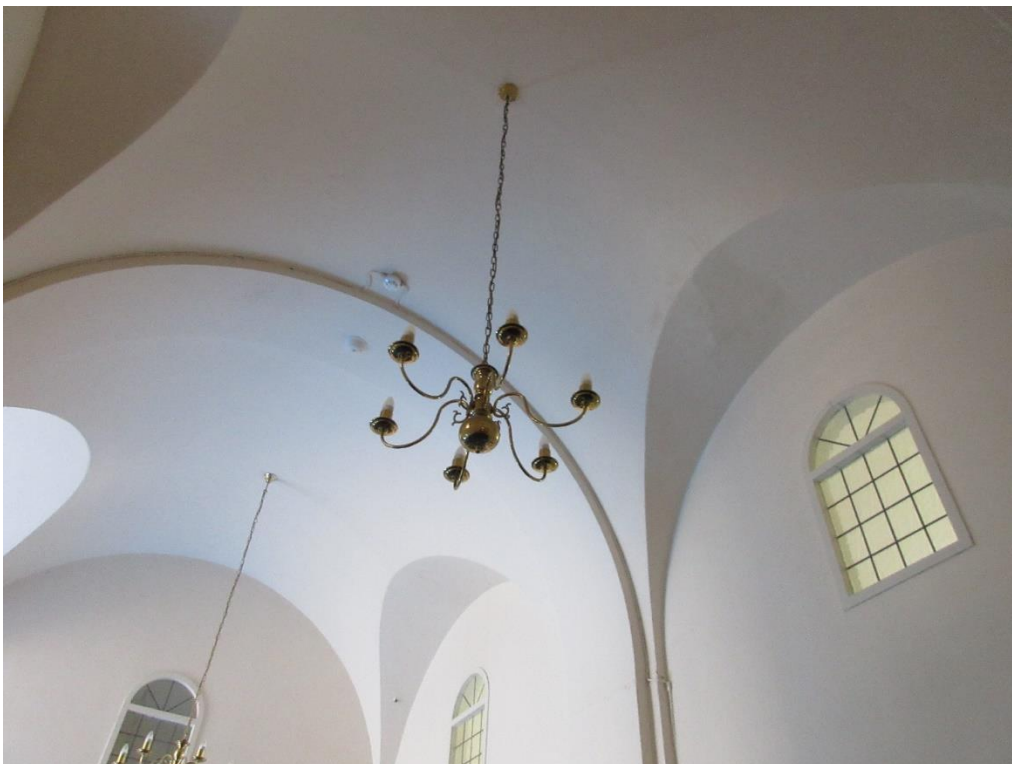


Figure 73: Ground floor of extension A – ceiling in central area.



Figure 74 (left): Ground floor of extension A – central area.
Figure 75 (right): Ground floor of extension A – one of the rooms.



Figure 76: Ground floor of extension A – Central area.



Figure 77 (left): Ground floor of extension A – The room in which the fireplace is located, looking northward.
Figure 78 (right): Ground floor of extension A – The room in which the fireplace is located, looking southward.



Figure 79: Ground floor of extension A – Central area.

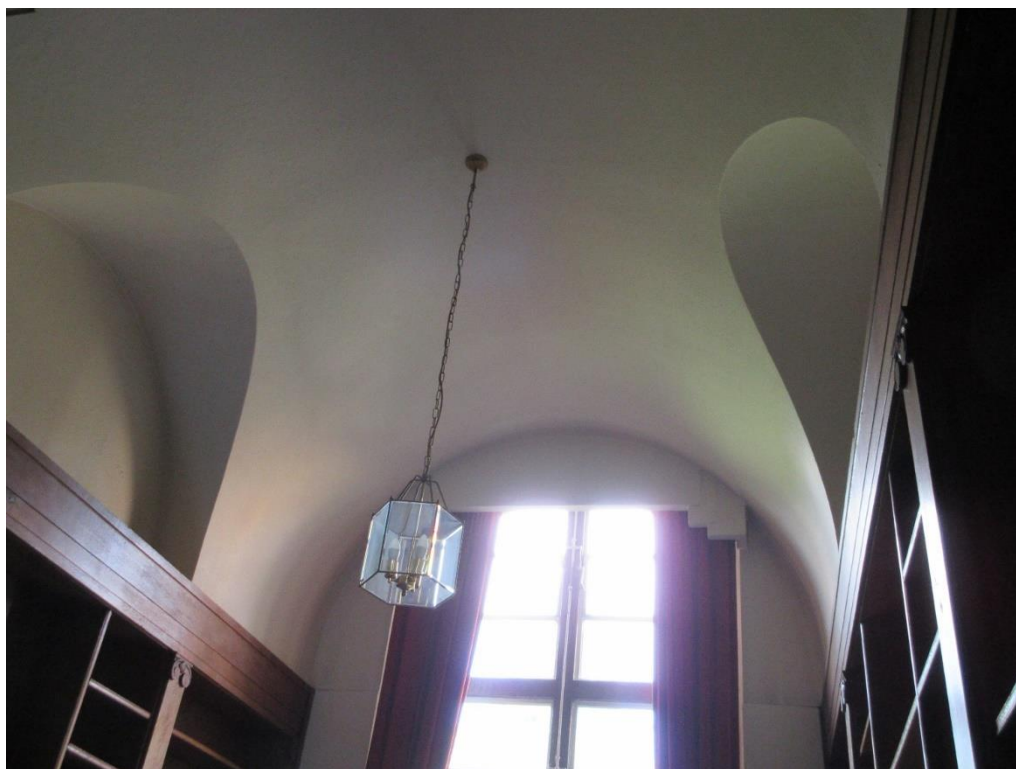


Figure 80: Ground floor of extension A – Vaulted ceiling on one of the rooms.



Figure 81: Ground floor of extension A. Note modern wall partitioning and door, and original 1930s fire surround.

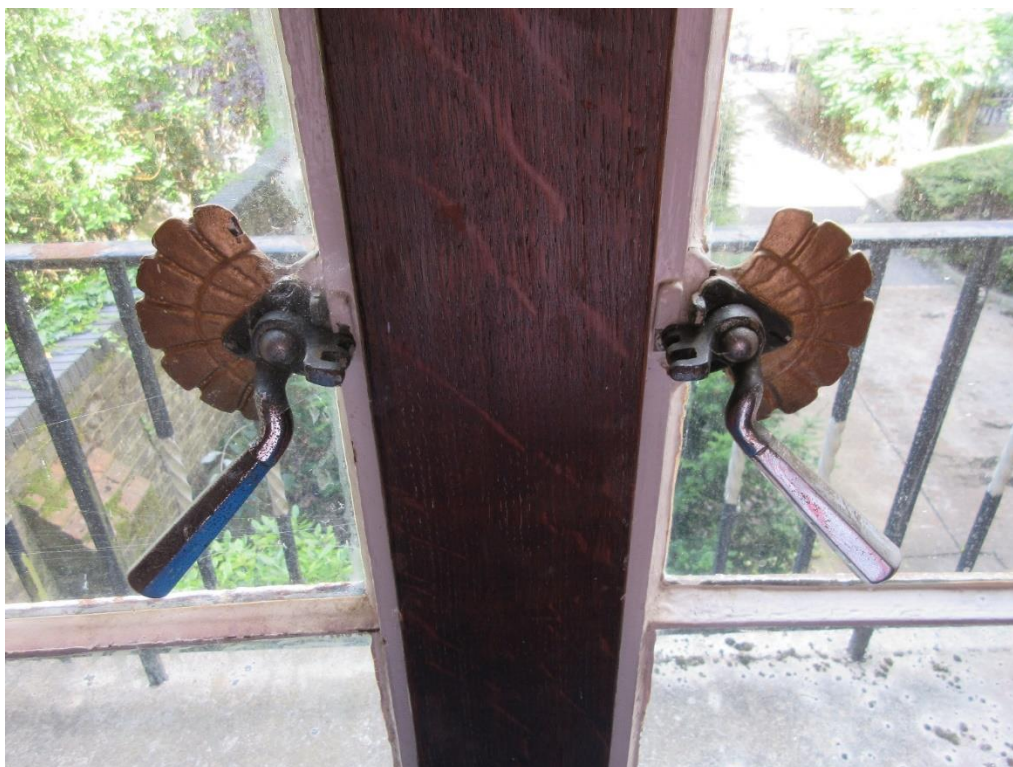


Figure 82: Ground floor of extension A – Ironmongery.

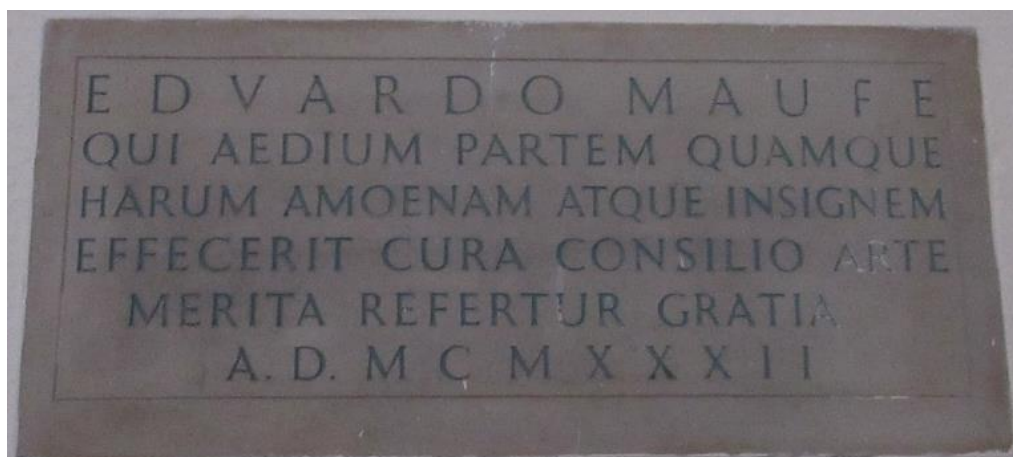


Figure 83: Ground floor of extension A – Plaque on the wall.



Figure 84: Stairs between second and third floors, with a door opening to extension A at second floor level.



Figure 85: Second floor of extension A – Rooflight in one of the rooms.



Figure 86: Basement of extension A – Ironmongery.



Figure 87: Basement of extension A.



Figure 88: Basement of extension A.

- 5.4.3. **Rear extension B** [Figure 1, Figure 2, Figure 3, Figure 4, Figure 5 & Figure 6]: This extension comprises five storeys (i.e. lower-ground floor, ground floor, first floor, second floor and third floor). It is accessed from the principal building at ground floor level via an opening to the rear of the former altar in the central hall. The interior is entirely modern – likely dating from the 1980s. The most notable architectural features of this extension are its geometric-shaped fenestration which loosely evokes Gothic arches, the decorative doors, and the varnished timber skirting at ground floor level [Figure 89, Figure 92, Figure 93 & Figure 94]. There is a staircase with metal balustrading, and floor tiles matching those at ground floor level [Figure 91]. There are two small “conservatories” at basement level [Figure 90]. A plaque on the wall commemorates a design award by the Richmond Society in 1986.



Figure 89: Basement floor of extension B.



Figure 90: Basement floor of extension B.



Figure 91 (left): Stairs from basement floor to ground floor in extension B.
Figure 92 (right): First floor of extension B.



Figure 93: First floor of extension B.



Figure 94: Fourth floor of extension B.

- 5.4.4. **Rear extension C** [Figure 1 & Figure 2]: This extension comprises two storeys (i.e. lower-ground floor and ground floor). It is accessed from the principal building via the south-east corridor. It was added to the building in the 1897, as the “Lycett Room”. Notable architectural features include concave edging to the ceiling, cornicing and a decorative fireplace [Figure 97, Figure 95 & Figure 96].



Figure 95: Ground floor of extension C.



Figure 96 (left): Ground floor of extension C.

Figure 97 (right): Ground floor of extension C.

- 5.4.5. **Rear extension D** [Figure 2]: This extension comprises a single storey (i.e. ground floor). It is accessed from the principal building via the south-east corridor. The pared back, utilitarian detailing and modern materials used both in the interior and exterior suggest that this extension was likely built in the 1990s [Figure 98].



Figure 98: Ground floor of extension D.

- 5.4.6. **Rear extension E** [Figure 2]: This very small extension comprises a single storey (i.e. ground floor). It is accessed from the principal building via the south-east corridor. It dates from 1903.
- 5.4.7. **Rear extension F** [Figure 2 & Figure 3]: This extension comprises four storeys (i.e. ground floor and first floor). It adjoins George House. Although much of it corresponds with the 1920 application, the mixture of metal-framed casements (with timber shutters) [Figure 101 & Figure 102] and timber-framed sash windows [Figure 99 & Figure 100] indicates that it was built in stages. It appears that the ceiling at ground floor level was lowered at some point, cutting off the tops of the casement windows to the north-west elevation. There is some wrought iron balustrading to the staircase [Figure 103]. The rounded room at first floor level has some three-over-three sash windows [Figure 104].



Figure 99: Ground floor of extension F.



Figure 100: Ground floor of extension F.



Figure 101: Ground floor of extension F.

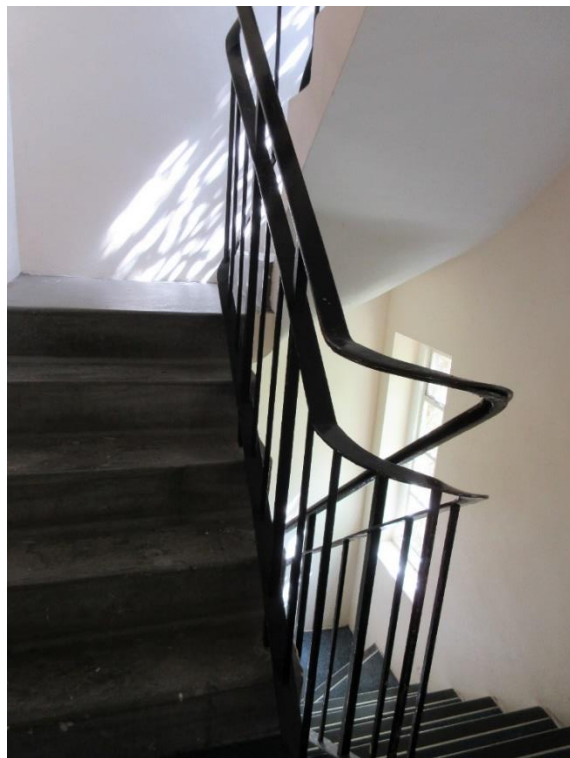


Figure 102 (left): Ground floor of extension F.
Figure 103 (right): Staircase within rear extension F.



Figure 104: First floor of extension F.

5.5. Interior of the Red House

- 5.5.1. The interior of the building has lost its historic character due to its various unsympathetic alterations over the years [Figure 105, Figure 106, Figure 107, Figure 108, Figure 109, Figure 110, Figure 111, Figure 112, Figure 113 & Figure 114]. The original planform remains largely legible, although the modern stud walling (to provide WCs, for example), have had a detrimental impact on the appearance of the building. The interior has lost many of its original architectural features such as its doors (save for one [Figure 113]) which have been replaced by modern fire doors, most of the original fire surrounds, some skirting and cornicing, and the balustrading and newel posts of the main staircase have likely been replaced [Figure 105]. The interior of the building has also suffered as a result of the use of poor quality, utilitarian materials, and the provision of unsightly wiring and boxing-in. The ceilings of some of the rooms at ground floor level (within the north-west part) have been lowered [Figure 111 & Figure 112].
- 5.5.2. There is anecdotal evidence that the Red House was built on the site of dairy. The existing basement may well be part of that. It appears that the ceiling of the basement has been lowered, and that it used to have windows [Figure 115].
- 5.5.3. The interior of the Red House is considered to make a negligible and neutral to negative contribution to the heritage significance of the listed building, due to its lack of architectural and historic interests.



Figure 105: Ground floor of Red House – Stair hall. Note modern treads and risers and skirting to the staircase, and the modern newel post and balustrading. Note also modern skirting to boxing beneath staircase.



Figure 106: Ground floor of Red House – Stair hall. Note original skirting and architraves, and modern fire doors. Note also the unsightly modern wiring.



Figure 107: Ground floor of Red House – South-east room. Note original skirting, cornicing and picture railing, and chimney breast.



Figure 108: Ground floor of Red House – South-east room. Note original skirting, cornicing and picture railing, door architrave. Note also modern door, and unsightly modern wiring and boxing-in. The proposals involve the provision of a new opening to this wall (between the south-east and south-west rooms).



Figure 109: Ground floor of Red House – South-west room. Note original skirting, cornicing and picture railing, and architrave. Note also modern door, and unsightly modern wiring and boxing-in. The proposals involve the provision of a new opening to this wall (between the south-west and south-east rooms).



Figure 110: Ground floor of Red House – North-east room. Note original skirting, cornicing and picture railing, and architrave. Note also modern door, and unsightly modern wiring and boxing-in. The windows are likely to be modern replacements. The proposals involve the provision of a new opening to this wall (between the north-west and south-east rooms).



Figure 111: Ground floor of Red House – North-west room. Note modern lowered ceiling, modern skirting, and unsightly modern wiring and boxing-in.



Figure 112: Ground floor of Red House – North-west room. Note modern borrowed light which has been cut off at the top by the modern lowered ceiling. Note original skirting and some replacement modern skirting. Note also the unsightly modern wiring and boxing-in.



Figure 113: First floor of Red House – Landing. Note original skirting and architraves, and one original door. Note also modern fire doors, and unsightly modern wiring.



Figure 114: First floor of Red House – South-west room. Note original skirting, cornicing and chimney breast. Windows may be modern replacements. Note also unsightly wiring.



Figure 115: Basement of Red House. Note original chimney breast, and window. Ceiling appears to have been lowered.