

July 2024

## HERITAGE STATEMENT: HAMPTON COURT HOUSE SCHOOL, RICHMOND

Savills Heritage and Townscape have been commissioned by Dukes Education (hereafter 'the client') to provide heritage consultancy services in relation to a listed building consent application for urgent repair works to the drama school roof at Hampton Court House School, Hampton Court Road, KT8 9BS (hereafter 'the Site'). A method statement for the repair works (produced by VA Services ) is included as part of this application, with the proposals discussed in full below. The structural survey by Duffy Associates, identifying the works required, is also included as part of this application. Prior to the submission of this application, consultation was undertaken with the LPA Conservation Officer regarding the emergency stabilising works required to the drama school roof, and the scope of repair works needed subsequently. An LBC application in relation to these repair works was requested by the Conservation Officer following this consultation (pers. comm. 16.05.24).

The Site is a Grade II listed building and is also located within a Grade II\* registered park and garden of the same name. There are two further listed structures within the grounds of the school (Grade II listed Rustic Gothic Hut and Grade II\* listed Grotto) and the whole Site is within the Hampton Court Green Conservation Area. As the proposals primarily comprise internal repair works, with external roof repairs being like-for-like and the overall appearance therefore not changing, these associated heritage assets have been scoped out of this assessment. The only heritage consideration in relation to this Heritage Statement is therefore the Grade II listed building of Hampton Court House School itself.

### ***Historic background:***

Hampton Court House was constructed in 1757 by George Montague Dunk, the Second Earl of Halifax, for his mistress Mrs Anna Maria Donaldson. The house was constructed on Hampton Court Green, which bounds the Site to the south. Thomas Wright was consulted by the Earl of Halifax to design the garden, which was under construction by 1762.

In 1810, the garden was extended to the north-east with a two acre kitchen garden. A crescent walk and paddock were added later and are visible on the 1903 sale map (**Figure 1**). This map shows that the centre of the crescent walk had a folly named the 'Rose Temple' and steps leading down to a straight path, known as the Rose Walk. The crescent path backed onto a cast-iron arbour and statue of the 'Golden Lady'.

A conservatory built by the 1870's is shown as a winter garden on the sale map. This building has since been demolished, but remains of Pulhamite rockwork decorated with artificial stalactites survive adjacent to the northern boundary wall. The coloured floor here illustrates the extent of the former building. The path that runs north-west from here leads to the former bowling green and rustic alcove.

A picture gallery was added to the house in 1871, which was converted into a concert hall sometime after 1895 when August de Wette became the owner. It is likely that the adjoining conservatory was built as part of the same changes he made to the house. The current entrance of the main house, comprising a Doric porch, was likely also constructed at a similar time. As shown on Ordnance survey mapping and the 1903 sale map, the drama school appears to have been an extant part of the main building from at least the late 19<sup>th</sup> century, though has clearly undergone subsequent alteration.

In 1915, the house was bought by Hubert Gore-Lloyd. His son made use of the concert hall and invited the local Operatic and Dramatic Society to perform for the family and guests. The property was sold in 1945 to Middlesex County Council, which converted the building into a residential home for elderly ladies. It passed into the ownership of Richmond Borough Council in 1965. The house later became a children's home in 1982, run by Save the Children Fund, but closed ten years later. After numerous attempts to find new owners, the property was sold to Lady Eliana Houston-Boswall in 1998, who refurbished the house and opened it as a school in 2001. Dukes Education acquired the Site in April 2021.

### ***Significance of relevant heritage assets:***

Hampton Court House was designated as a Grade II listed building in 1976 (NHLE ref: 1254053). The house was built in 1757 by George Montague Dunk, the Second Earl of Halifax. It was altered in the 19<sup>th</sup> century, which included the replacement of its entrance, and became a school in 2001.

### ***Architectural interest***

The architectural interest of Hampton Court House is partly derived from its association with the renowned architect Thomas Wright, who designed the building and surrounding garden. He is responsible for many of the period Georgian features such as the Rococo style grotto. The house itself is designed in the Baroque style, articulated by its decorative architectural elements, including the balustrade running along the top of the building, oval windows on the first floor, and the central canted bay on the front elevation, with its dome and cupola. Further elements typical of this style are the stucco Doric pilasters on the outer bays of the house. The entrance comprises a Doric porch, which is a later 19<sup>th</sup> century addition, as is the conservatory to the north. Within this room there is a prominent Tuscan

archway and pilaster leading to the concert hall. The interiors are equally as elaborate and typical of the Baroque style, including the decorative cornicing to the first floor, which is an important architectural element within the impressive entrance hall. The drama school itself has undergone various alterations over time, though the space forms part of the building's historic structure and its lantern is of architectural interest. Overall the listed building is illustrative of the late 18<sup>th</sup> country house style and contains numerous original features of this period; the building is therefore considered to be of **moderate** architectural interest.

#### *Historic interest*

The historic interest of the building is primarily derived from its association with the British statesman George Montague Halifax, a prominent politician and tradesman. He served as the President of the Board of Trade and founded the capital of the Canadian island of Nova Scotia, Halifax.

The building is also illustrative of the development of the Georgian country house and heavily associated with Thomas Wright, a notable Georgian astronomer, architect and garden designer. The owner of the house, George Montague, the Second Earl of Halifax, was the Chief Steward of the Honour and Manor of Hampton Court Palace and the Ranger of Bushy Park. The building therefore has significant associative historic value with Hampton Court Palace and its surroundings, which is dominated by Bushy Park to the north. Hampton Court House was constructed in the same period when the palace was being enlarged and extended during the 18<sup>th</sup> century. The drama school forms part of the historic structure and development of the listed building, thereby contributing to this interest. Overall the building is considered to possess **moderate to high** historic interest.

#### ***Assessment of potential impacts:***

The proposals comprise necessary repairs to the drama school roof, as detailed in the accompanying method statement prepared by VA Services. Emergency repair works to stabilise the structure have already been carried out, though further rot and damage has now been discovered, which require additional interventions in order to be resolved and secure the area's structure for long-term use as part of the wider school.

In consultation with structural engineers (Duffy Associates), VA Services have identified that the existing drama school roof timbers are in poor condition, with serious deflection in the hip/ridge line framework. These timbers are beyond repair, with their current condition posing a clear risk to the overall structural integrity of the roof. As such the proposed solution is to remove the defective timbers and insert an internal steel frame, which will allow the existing roof structure to be retained whilst also making it structurally sound for the long-term and minimising overall fabric disturbance. The proposed methodology for these works is reproduced below:

- extend scaffolding to facilitate installation of steels
- install 4 x pad stones to structural engineers specifications at the level of the wall plate to act as a base for the new steel framework
- install steel support framework to support the existing roof structure
- remove slates and lead flashings from south-facing slope.
- cut out rotten and water-damaged timbers (rafters, slate boards and valley boards) 1m back from identified rot and replace with appropriate tanilized and treated timber. Rafter repairs to be (m10) bolted to the remaining original structure to replicate current fixings
- replacement slate and valley boards to be nailed to rafters and made good
- reinstate removed slates, replacing old mineral felt patches and damaged slates with matching reclaimed slates
- supply and fit new lead to ridge lines, hips and valley.
- install new ceiling boards (like for like) make good and decorate
- re-putty lantern light where needed and make good.

As described above, the scope of the proposed works has been devised in order to result in minimal impact on the historic fabric of the listed structure, whilst ensuring that the repair works provide an effective long-term solution in relation to the identified defects. This includes careful removal of the existing slates and lead flashing where necessary, to be reinstated once the repair works are completed, and any damaged slates being substituted with like-for-like replacements. The removal of sections of timber is also limited to the damaged sections and requisite 1m buffer to avoid any further spread, whilst the installation of the new steel framework will also be carried out sensitively in order to avoid any adverse impact on historic fabric. The replacement ceiling boards used will also be like-for-like with the existing. New lead will be installed to the ridge lines, hips and valley, as well as re-puttying of the lantern light, to avoid further water ingress in future.

The proposed repair works are therefore considered to result in no adverse impact to the listed building, and are instead wholly reparative in nature. The proposals have been carefully devised in order to be sympathetic to the character and fabric of the listed structure, and will provide a considerable benefit through remedying the previous water ingress issues and ensuring the drama school's long term structural integrity and use as part of the school. It is therefore judged that the proposed repair works will result in **no harm** to the significance of the Grade II listed building of Hampton Court House, but will instead provide a considerable **heritage benefit**.

**Conclusion:**

It is the conclusion of this Heritage Statement that the proposed repair works will result in no adverse impact to the listed building, and are instead wholly reparative in nature. The proposals have been carefully devised in order to be sympathetic to the character and fabric of the listed structure, and will provide a considerable benefit through remedying the previous water ingress issues and ensuring the drama school's long term structural integrity and use as part of the school. It is therefore judged that the proposed repair works will result in **no harm** to the significance of the Grade II listed building of Hampton Court House, but will instead provide a considerable **heritage benefit**.

This Heritage Statement is in accordance with Historic England Guidance, meets the requirements of the NPPF and provides sufficient information in regards to the heritage considerations relating to the proposals, as currently known.

**References:**

- *1903 Sale Auction Map from Richmond Local Studies Library and Archives*
- *Historic England, 2023. Search the List: <https://historicengland.org.uk/listing/the-list/>*
- *Historic Ordnance Survey maps purchased from Groundsure*
- *Hampton Court Green Conservation Area 11 Statement, London Borough of Richmond*

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Figures:

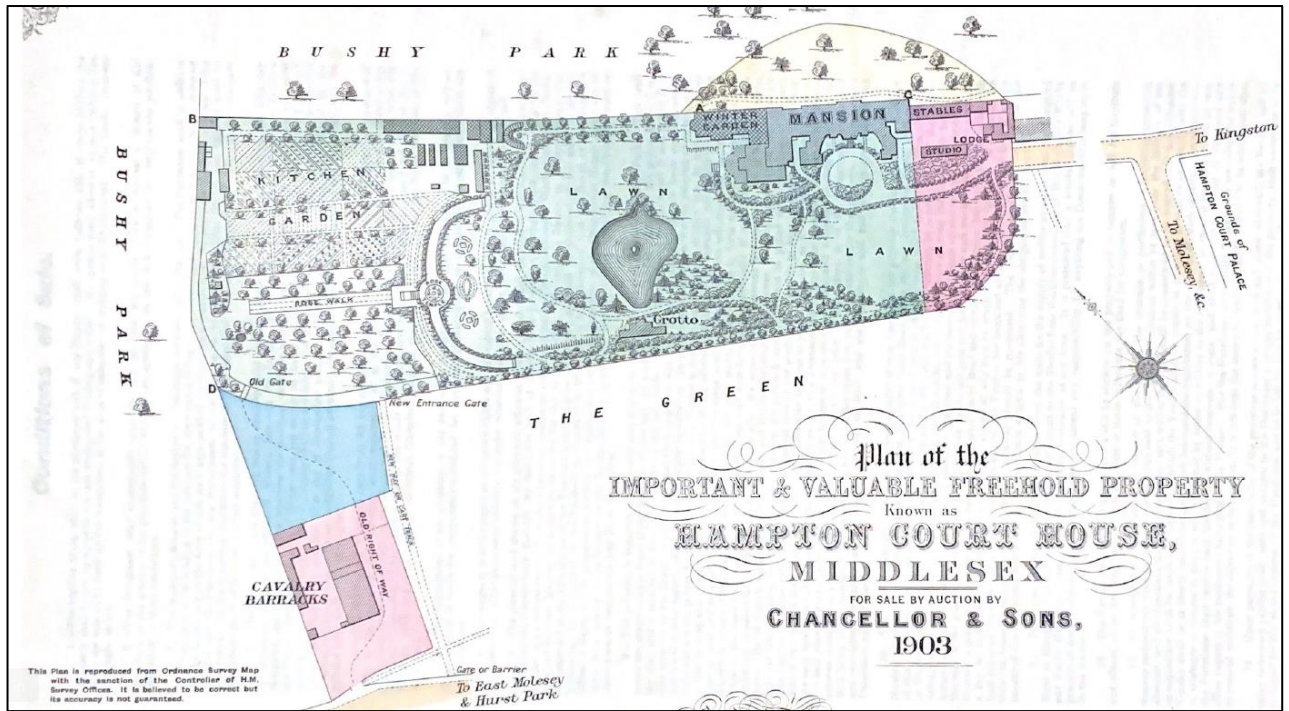


Figure 1 – Hampton Court House Plan (1903 sale auction)