

Ground floor

- 3.76 Upon entry to the property at the principal elevation from Kidderpore Avenue, the entrance porch provides an ante room prior to entering the main rooms of the ground floor. The glazing in the door between the entrance porch and the main entrance hallway appears to be of nineteenth century origin, if not original to the property.
- 3.77 The photograph of the entrance hall taken c. 1905 included at Figure 55, shows the interior detail of the hallway. The original balustrades on the staircase remain, albeit in places these have been damaged or lost. The principal fireplace has been replaced.
- 3.78 Original plans for Kidderpore Hall have not been found. The earliest comprehensive general arrangement plans showing the layout of the property are provided in the set drawn up by Casson Condor Architects for the proposed refurbishment in 1966. The ground floor plan of the property is shown at Figure 58, which shows the layout of rooms at the ground floor level largely as they exist today. Six rooms lead off the entrance hallway, with the grandest reception room (Room 11) to the north west of the house, where the large bay window provides an aspect into the garden. It is known that this room was used as a student common room from the years 1905-12 when Westfield College occupied the site. A photograph of this room dating from c. 1905 is included at Figure 57, which shows the existing fireplace in situ.
- 3.79 In the northeastern part of the property, two smaller reception rooms provide an aspect to the garden and access to the small terrace via openable full height windows.

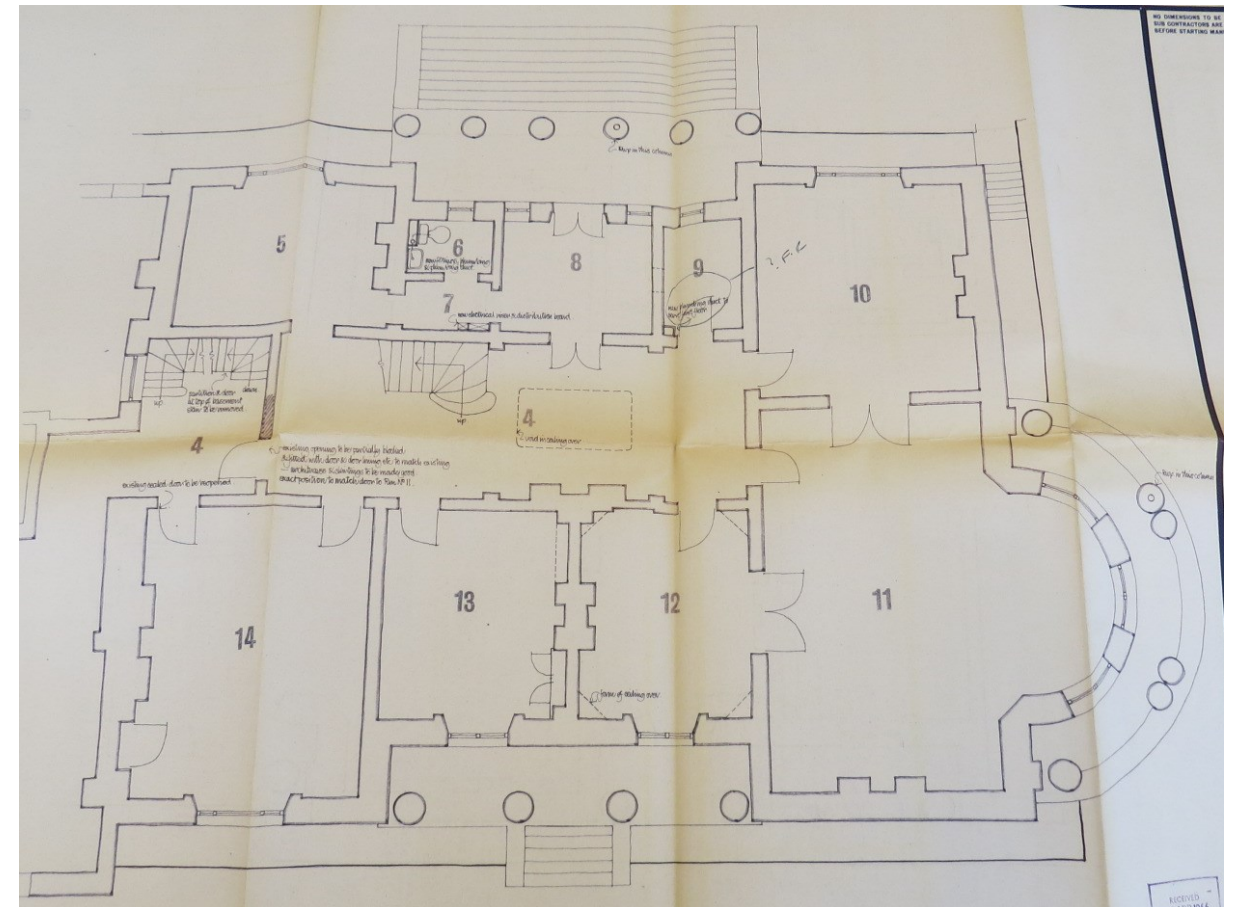


Figure 58. The Ground Floor general arrangement plan produced in 1966 by Casson Condor for the refurbishment works undertaken in the late 1960s.



Figure 57. A photograph of the ground floor front bowed room in Kidderpore Hall which was used as a student's common room from 1905-1912.



Figure 59. A photograph of Kidderpore Hall, the rear ground floor room, used by Constance Maynard between the years of 1882 and 1913.



**Figure 60.** A photograph of the double door connection between the principal reception rooms at the ground floor level.



**Figure 61.** A photograph of the principal reception room at the ground floor level.

*First floor*

- 3.80 The general layout of the planform at the first floor level largely reflects that of the ground floor. The central landing provides access to, what would once have been, bedroom accommodation for the family. One room at this floor level is now a converted kitchen.
- 3.81 The rooms, as one would expect, are less grand in proportion and decoration. The principal bedroom at this floor level would most likely have been the room which has a similar bay window arrangement as at the ground floor level. The full height windows enhance the impression of space and allow views out to the garden.
- 3.82 Our investigation of the interiors at the property in conjunction with the exterior appearance of the west elevation has revealed that the partition at the first floor level which divides the two rooms must, in fact, be a later addition. This is owing to the position of the alignment of the window. This is discussed in more detail in the Kidderpore Hall Historic Building report prepared by Scott Brownrigg.



**Figure 62.** (Left) A photograph of the west elevation taken from a location on the balcony to the bay window. The central window is divided internally by the later partition. (Right) The internal partition which cuts the window internally.



**Figure 63.** (left) The First Floor general arrangement plan produced in 1966 by Casson Condor for the refurbishment works undertaken in the late 1960s. (right) An image of the kitchenette in one of the former bedrooms at the first floor level.

*Second Floor level*

- 3.83 The planform at the second floor was originally laid out for the occupation of the staff who served the family in Kidderpore Hall. Access is provided to this floor level by two staircases, both of which lead from the first floor level to the top of the building, one of which is enclosed adjacent to the principal staircase. The staircase leading from the first to the second floor level is shown in Figure 66.
- 3.84 The rooms at the second floor level are within the roofspace. These rooms have not been maintained in recent years and the quality of these interiors is degraded. A photograph of a typical room and bathroom at the second floor level is shown at Figure 65.
- 3.85 The rooms at the second floor level are located around the central rooflight which allows light in from the A frame truss structure. This is a later, harmful addition which detracts from an appreciation of this central space. No original plans have been found for the detail of how this area was originally laid out at the second floor level.

*Basement*

- 3.86 The basement areas of Kidderpore Hall are currently the location of storage rooms and toilet facilities and can only be accessed from Bay House, not from Kidderpore Hall. This floor level does not possess interior architectural features which contribute to the significance of the building, albeit the original vaults underneath the pavement to Kidderpore Avenue remain intact.



**Figure 64.** A photograph of one of the vaults at the basement level of Kidderpore Hall located underneath the pavement.



**Figure 65.** A photograph of a typical bathroom (left) and former bedroom (right) at the second floor level.



**Figure 66.** A photograph of the decorative skylight seen from a location on the first floor level landing, and the second floor level, and the structure located over the skylight at the second floor level.



**Figure 67.** A photograph of the corridor at the basement level of Kidderpore Hall. The interiors at the basement level are, as one would expect, utilitarian in character and reflect their function as the original service areas of the residence.

*Interior architectural features*

- 3.87 Kidderpore Hall has not been in a sustained, active use for a period of ten years. The fabric of the building has suffered from lack of maintenance and in some rooms, the quality of some of the interiors has been thoroughly degraded by the effects of water ingress. Photographs of the degraded interiors are shown at Figure 68.
- 3.88 The building is clearly at risk of further decay and degradation of the quality of the internal fabric without attention. The building needs considerable attention and expenditure and is in need of modernisation. The quality of the services currently within the building are very poor, as evidenced in the photographs included in this statement.
- 3.89 Notwithstanding the poor condition of the interiors, a significant number of original and historic architectural features remain in the property. A palette of these architectural features is shown at Figure 69. Most of these features, including the balustrades to the principal staircase, the cornice and ceiling roses are original to the property.

*Summary*

- 3.90 Kidderpore Hall retains intrinsic architectural interest both in its interiors and external appearance as a mid-nineteenth century villa residence.



**Figure 68.** An image of the damage caused by water ingress at the first floor level.



**Figure 69.** A palette of architectural features which are retained within Kidderpore Hall at the ground and first floor levels. Most of these features, including the balustrades to the principal staircase, the cornice and ceiling roses are original to the property.

**The Summerhouse (n.d - Grade II listed)**

3.91 The list entry description for the Summerhouse describes the building as follows:

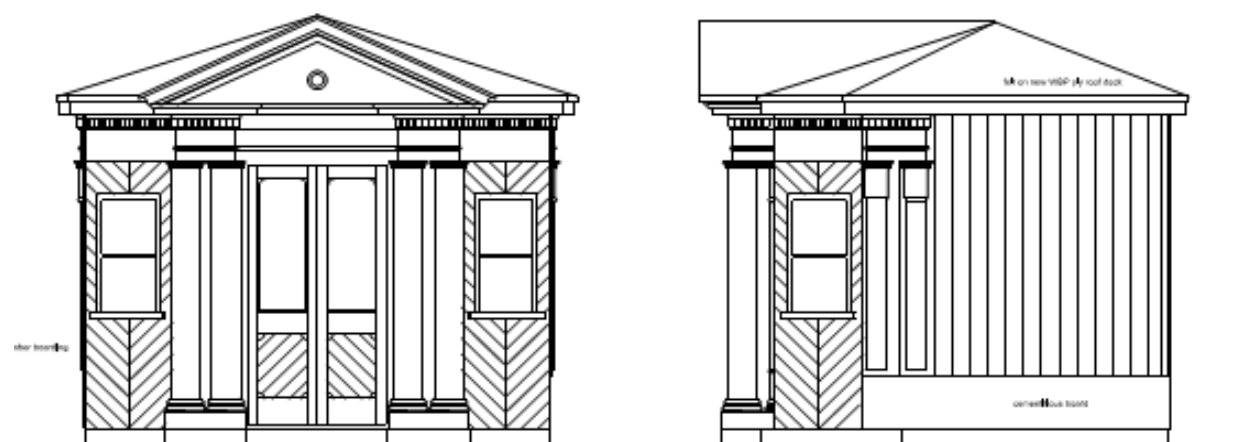
*'Summerhouse, now used to house boilers. Mid C19. Timber with concrete columns. Painted white. Rectangular plan with canted front. Classical style. Doric portico with broken pediment; double timber doors. Doric entablature runs around the building with pilasters on the returns and plain windows.'*

3.92 Research on the origin and history of the Summerhouse has not been conclusive. Its age and provenance remain uncertain. The summerhouse is not shown on nineteenth century maps. Its appearance and materials suggest, however, that it is of nineteenth century construction, albeit some of the external finishes have been replaced in more recent years. We consider that this was most likely constructed for the private enjoyment of the Cannon family of Kidderpore Hall in the 1850s to 1870s, and was perhaps moved from elsewhere in the original grounds.

3.93 The summerhouse is currently located to the north of Kidderpore Hall, within an area overgrown with shrubbery. The location of the summerhouse, on the northern boundary of the site close to the Reservoir is shown in Figure 72.

3.94 The surveyed elevations undertaken for the removal and relocation of the Summerhouse as part of the scheme approved at Appeal in 1997 are shown at Figure 70, courtesy of Paskin Kyriakides Sands Architects. The Summerhouse has windows in the front and side elevations and consists of one room only. It has not been possible to carry out an internal inspection for the purposes of this statement due to health and safety reasons. Photographs of the interior of the building taken in 2002 are included in the Historic Building report produced by Scott Brownrigg.

3.95 The Summerhouse is currently supported by scaffolding and is in a state of disrepair. The structure is clearly unstable and entry is not possible. This is a listed building at risk of being lost as a result of decay and neglect. It is not included on Historic England At Risk Register.



**Figure 70** Survey plans of the summerhouse prepared for the relocation of the Chapel consented as part of the 1997 Appeal scheme.



**Figure 71** A photograph of the Summerhouse taken in 2002. These give an indication of the physical state of the building 13 years ago.



**Figure 72** A photograph of the Summerhouse as seen from Kidderpore Hall, current date.

**Maynard Wing (1891- Grade II listed)**

- 3.96 Even before the purchase of Kidderpore Hall was completed, Westfield College Committee were discussing plans for the expansion of the buildings on the site. A competition was launched and five competitors were engaged. The Maynard Wing was to provide sixteen residential suites for students and the brief to the architects stipulated that each student was to have two rooms per suite. Plans were requested from each company which showed 'economy to good effect' according to the Westfield College archival records of that year.
- 3.97 The new building was to take the place of the additional outbuildings and sheds which occupied the site of the Maynard Wing in 1889.
- 3.98 The drawings of Mr Falconer MacDonald were the clear favourite for the Committee, whose experience articulated to J.J Stephenson and as a draughtsman in the firm of George and Peto for two years meant that he had a good working knowledge of the domestic and Queen Anne styles.
- 3.99 As one of his first commissions, and one for an institution on a tight budget, Robert employed, therefore, an economic approach to the Queen Anne style, with two long ranges of symmetrical elevations to the north and south. The south elevation faced onto open fields when it was first built, as shown in Figure 73.
- 3.100 The north elevation to Kidderpore lawn was designed to be less ornate, with a central bay block of six windows relieving the repetitive elevation to the lawn, which has simple architectural detail.



Figure 73 An architect's view of the additions to Kidderpore Hall, Falconer Macdonald c. 1891.



Figure 74 A photograph of the interior of the former laboratory building at the top of the Maynard Wing. This photograph appears to have been taken not long after the construction of the Maynard Wing.



Figure 75. The former Dining Hall within Maynard Wing, photographed c. 1905.

Exterior

3.101 The list entry description for the Maynard Wing describes the building in the following way:

*'Student residences. 1889. By Robert Falconer Macdonald. Red brick with rubbed brick and Roman cement dressings. Tiled hipped roofs with gabled dormers to south front, tall brick chimney-stacks and fishscale tiled clock tower. 2 storeys, attics and semi-basement. William and Mary style. Symmetrical design. 20 windows. Entrance in double gabled central, recessed bay with pedimented Ionic surround to round-arched doorway approached by curved double steps with stone balustrade. Gauged brick flat arches to recessed sashes with shaped rubbed brick aprons and continuous sill bands; paired above entrance and grouped in gabled flanking and outer bays. Heavy modillion eaves cornice carries up around gables, the flanking and outer bays containing Venetian attic windows. North front plainer but with similar brick detailing and central 3-storey projecting polygonal bay. INTERIOR: plain with rooms arranged off long corridors. HISTORICAL NOTE: built as a result of an open competition to provide expanded accommodation for Westfield College. The brief called for a scheme "showing economy with good effect".'*

3.102 The list description dates the Maynard Wing to 1889, but in fact it is later. The designs were not completed until 1891 following the completion of the sale by the nascent Westfield College. This is a minor point of no particular consequence.

3.103 Externally, the composition and materials of the Maynard Wing remain much the same as when it was first designed by Falconer MacDonald in 1891, and the quality of the brickwork and fine pointing remains.

3.104 There is greater architectural variety on the south elevation, where the double gable and the entrance staircase in white stone and render announce the entrance to the student block as part of a tripartite elevation composition.

3.105 The fenestration in this elevation is arranged to reflect the roof composition of hips and gable ends which are a characteristic feature of the architecture of the Conservation Area. Windows are white painted and timber sash; there are two dormer windows at the roof level. The original fanlight above the entrance doorway remains.

3.106 The heavy modillion eaves cornice which runs on the inside of the gable ends on the Maynard Wing is an architectural feature that was picked up subsequently in the design of later buildings by Falconer MacDonald at Dudin Brown Hall, and by Thompson and Walford at Lady Chapman Hall. The chimneys can be seen in the photograph at Figure 77.

3.107 The cobbled walkway outside the south elevation to Maynard can be seen in early photographs of the student wing c. 1905 and is shown currently at Figure 76. The original extent of the walkway has, however, been reduced by the later extension to the rear of Skeel Library which can be seen in Figure 78.



Figure 76 A photograph of the east elevation to the Maynard Wing photographed looking south with one's back to Lady Chapman Hall.



Figure 77 A view c. 1905 looking northeast across the tennis courts which formerly occupied the space to the south of Maynard Wing. The rear two storey extension to Skeel Library had not been built at this point.



Figure 78 A photograph of the cobbled walkway to the east of Maynard wing looking towards Kidderpore Avenue.

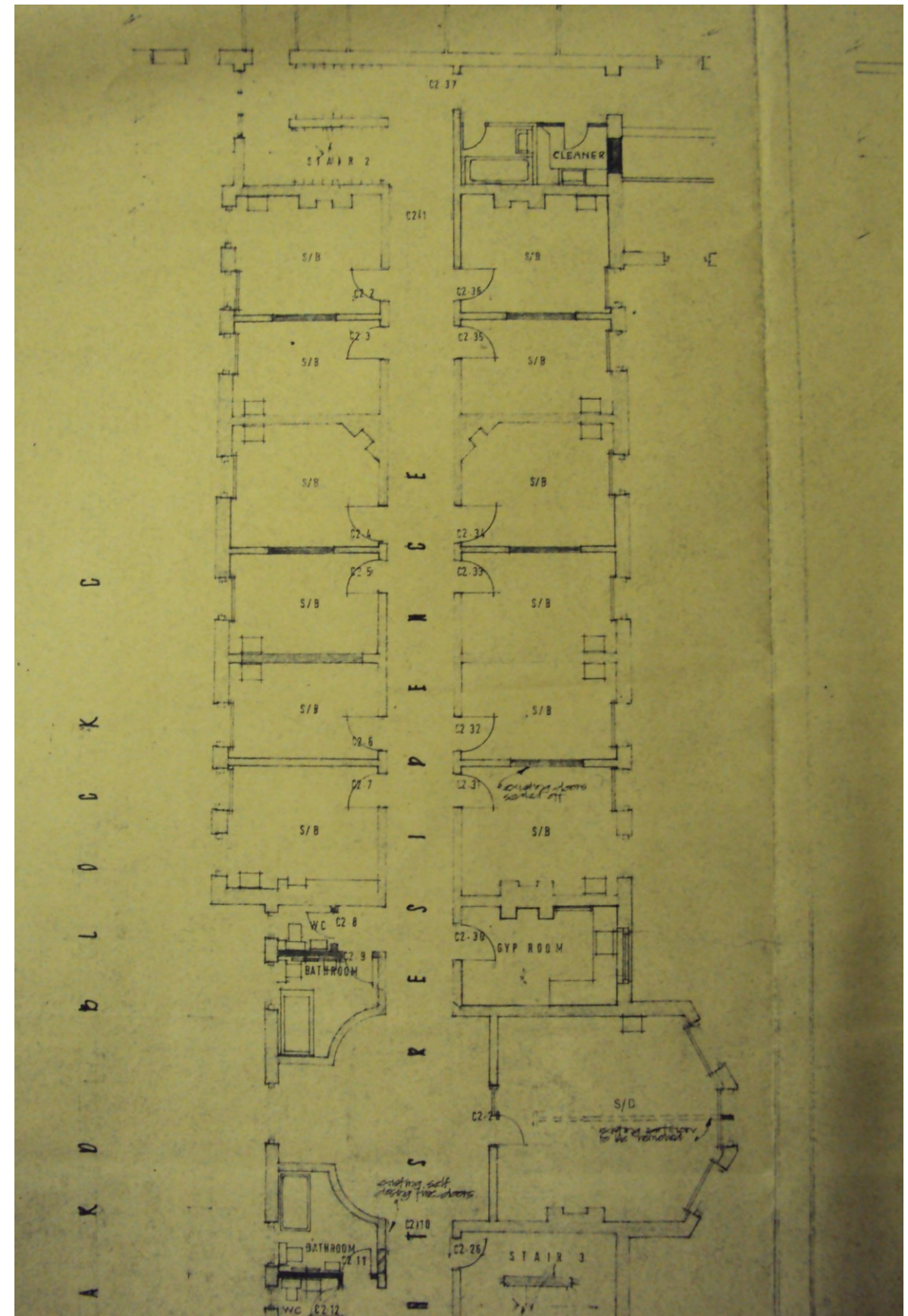


Figure 79. Image of the proposed alterations to be carried out in 1973 to increase the number of student bedrooms.