

Kneller Hall
Heritage Assets Assessment *Draft v.2*
Prepared for LB of Richmond upon Thames
February 2019



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Executive Summary

The site

Kneller Hall is a Grade II listed building, set within 9.7 hectares of grounds in Whitton, in the London Borough of Richmond. The site remains an operational military base housing the Royal Military School of Music (RMSM) and is home to the Royal Corps of Music. The primary listed building is supported by a variety of ancillary buildings and service areas which support the work of the school as well as extensive playing fields.

The purpose of the report

The Ministry of Defence has determined that Kneller Hall is to be sold as it is surplus to requirements. Given the listed status of the building, the Ministry of Defence, through its asset management arm, the Defence Infrastructure Organisation (DIO) and the London Borough of Richmond Upon Thames have jointly commissioned a heritage assessment and structural review to better understand the history, significance and structural integrity of Kneller Hall and its ancillary buildings.

This report sets out the historical development of the site, assesses the significance of the buildings within it, identifies the nature of the existing structure and the extent of likely repairs that are necessary. The report concludes with observations for capacity for change within the site.

Historic Development

There has been a house on the site of Kneller Hall since the early seventeenth-century when Whitton Hall, as it was then known, was one of the wider estates that sprung up in the area with the expansion of fashionable Twickenham and London more generally. The estate was built close to the end of Whitton village, and the site has remained an important focal point for the village's life and identity ever since.

In 1857, Kneller Hall and a remnant of the early estate became the home of the Royal Military School of Music so starting a long and close association between the School and the community of Whitton and the wider borough. This association continues today with the site remaining the primary place of education for Britain's military musicians.

Significance

The significance of Kneller Hall resides primarily in the architecture of the Grade II listed building itself, where fabric survives from the 1847 remodelling of the building by the architect George Mair, including the spectacular Neo-Jacobean frontage onto Kneller Road and beautiful first and second floor chapel. Surviving fabric from earlier phases of the building is primarily restricted to the outer walls of the West Wing, which survive from between 1820-1832 and was completed to the designs of Philip Hardwick.

Significance is not restricted to the main building however with the surviving listed boundary walls and curtilage listed gatehouse and band practice room also having some historical significance as does the sweeping drive to Kneller Hall leading from the lodge gate. The bandstand, whilst of no architectural significance has communal value as the focus of community events held at Kneller Hall throughout the history of the School.

Structural Assessment

The construction of Kneller Hall is generally of a high standard. Historic alterations to the original structure, where block walls have been built up off of timber floors, have left some areas in poor condition for a building of this age and type of construction. Areas that have not suffered these alterations are generally in reasonable condition.

Defects can generally be addressed. Depending on when this is due to be carried out, it may be sensible to remove the partitions in the West Wing to mitigate further deterioration of the timber floors. It would also be sensible to address faulty rainwater goods and below ground drainage to mitigate further deterioration.

1.0 Introduction

1.1 Purpose

Kneller Hall has been home to the Royal Military School of Music (RMSM) since 1857, but the Ministry of Defence, which owns the site, intends to dispose of it in 2020. It is the only large potential redevelopment site in the Whitton area and therefore presents a unique opportunity for regeneration.

The asset management arm of the Ministry of Defence, the Defence Infrastructure Organisation (DIO) is working in partnership with the London Borough of Richmond upon Thames (LBRuT) to develop a masterplan and development brief for the site in consultation with the local community, which it is proposed will be adopted as a Supplementary Planning Document (SPD). This Historic Assets Assessment was commissioned by the partnership to set out the heritage constraints and opportunities which will affect development of the site. It also includes a structural assessment of Kneller Hall.

1.2 Scope

The site is located in Whitton, an area that lies to the west of Twickenham stadium, from which it is separated by Spray Lane. The site is bounded to the north by Kneller Gardens, to the south by Kneller Road and to the west by Whitton Dene.

The site includes the Grade II listed building of Kneller Hall and its associated ancillary buildings and grounds.

1.3 Methodology, sources and limitations

This report is based on a site visit undertaken on 30 November 2018, as well as desk-top and archival research at the National Archives and the Richmond Local Studies Library.

It is the nature of existing buildings that details of their construction and development may be hidden or may not be apparent from a visual inspection. The conclusions and any advice contained in our reports — particularly relating to the dating and nature of the fabric — are based on our research, and on observations and interpretations of what was visible at the time of our site visits. Further research, investigations or opening up works may reveal new information which may require such conclusions and advice to be revised.

We were not able to access all of the building on inspection visits as access is restricted in places due to structural or security issues. Nevertheless, this report provides a robust starting point for providing a better understanding of the significance of the historic environment as it relates to the Kneller Hall site.



Figure 1: Site location

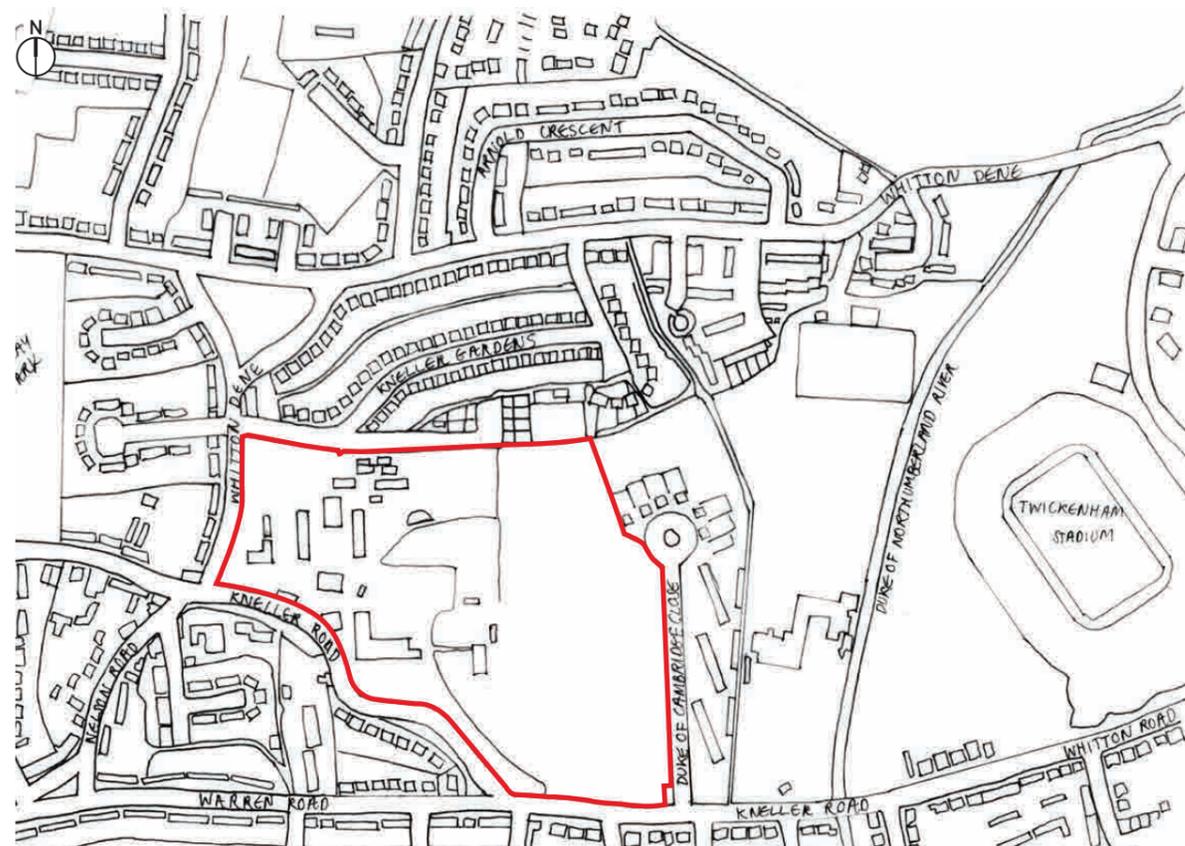


Figure 2: Site plan

— Site boundary

2.0 Site description

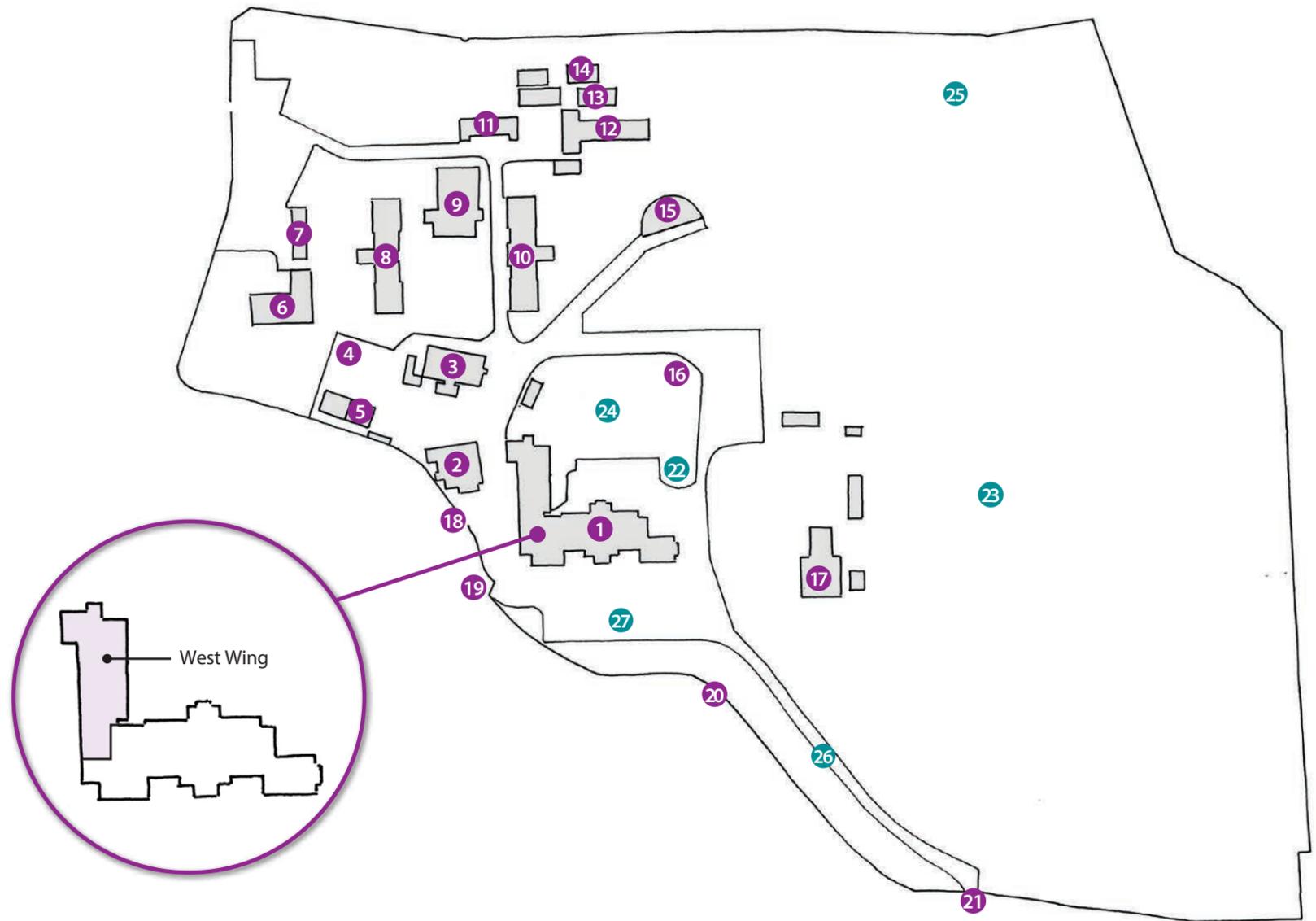
2.1 Introduction

Kneller Hall has been the home of the Royal Military School of Music (RMSM) since 1857. The main building (1) (referred to as simply Kneller Hall throughout this report) dates to 1848 and contains classrooms, offices, catering facilities and the school’s chapel, as well as a small museum dedicated to the history of military music. Two other historic structures – the Guardroom (2) and Band Practice Hall (3) – stand close to the main building on its west side. The north-west corner of the site is occupied by modern accommodation blocks, music practice rooms, recreational facilities and storerooms (5–14).

To the north of the main building is a sunken lawn (23) dating to the nineteenth century including a fountain, and beyond the lawn a modern bandstand (15). This replaced earlier bandstands and remains an important feature of the site. It continues to be used for public concerts.

The eastern half of the site is an area of open space used as a sports ground (19), with a group of associated, modern buildings, including the sports pavilion (18). The sports ground is periodically used for hospitality purposes linked to events at Twickenham Stadium, which is located to the east of the site.

The western half of the site is bounded by a wall and railings of various ages (20–22) including four eighteenth-century piers. A line of railings separate the Parade Ground (27) from Kneller Road, allowing good public views of the front of Kneller Hall.



Structures
 Landscape

- | | | | |
|----------------------|---------------------------|-----------------------------|--------------------------------------|
| 1 Kneller Hall | 8 Accommodation Block 2 | 15 Bandstand | 22 Memorial Garden |
| 2 Main Guardroom | 9 Kitchen and Mess Hall | 16 Bandstand Control Centre | 23 Sports Ground |
| 3 Band Practice Hall | 10 Accommodation Block 1 | 17 Sports Pavilion | 24 Rear lawn |
| 4 Garden Wall | 11 Quartermaster's Stores | 18 Main Gate | 25 Former lake site |
| 5 Store House | 12 Teaching Bunkers | 19 Gatepiers | 26 Historic approach to Kneller Hall |
| 6 NAAFI | 13 Practice Rooms | 20 Listed Boundary Walls | 27 Parade Ground |
| 7 Music Library | 14 Percussion Hall | 21 Lodge Gate | |



2.2 Heritage designations

Kneller Hall and its boundary walls are Grade II listed (for list description see 8.3 on page 37). The four gate piers along the boundary wall are also designated at Grade II (for list description see 8.3 on page 37). The site is located within the LBRuT's Whitton Archaeological Priority Area.

Listed status also extends to ancillary buildings that have, or had, a functional relationship with the main building at the time it was listed. This applies only to those ancillary buildings that pre-date the introduction of the planning system in 1948. Such structures are referred to as 'curtilage listed buildings' as they occupy land closely associated with the primary listed building: its 'curtilage'.

Determining the exact curtilage of any building is a complex question and much will depend upon the facts of the individual case. The key considerations are the physical layout of the buildings; the ownership past and present; and, the function of the buildings and spaces past and present.

Based on our understanding of the development of the site, we have identified the following curtilage structures which are likely to be treated as coming under listed building protection, because of their date (pre-1948) and their ancillary relationship to Kneller Hall as the Royal Military School of Music:

- The Guardroom
- The Band Practice Room
- The Garden wall behind the Band Practice Room.

The extent of the boundary walls included in the listing of Kneller Hall is not made explicit in the list description. The walls are situated around most of the west side of the site, as shown in Figure 3.

2.3 Planning context

The planning history of the site is appended to this report (Appendix A on page 44).

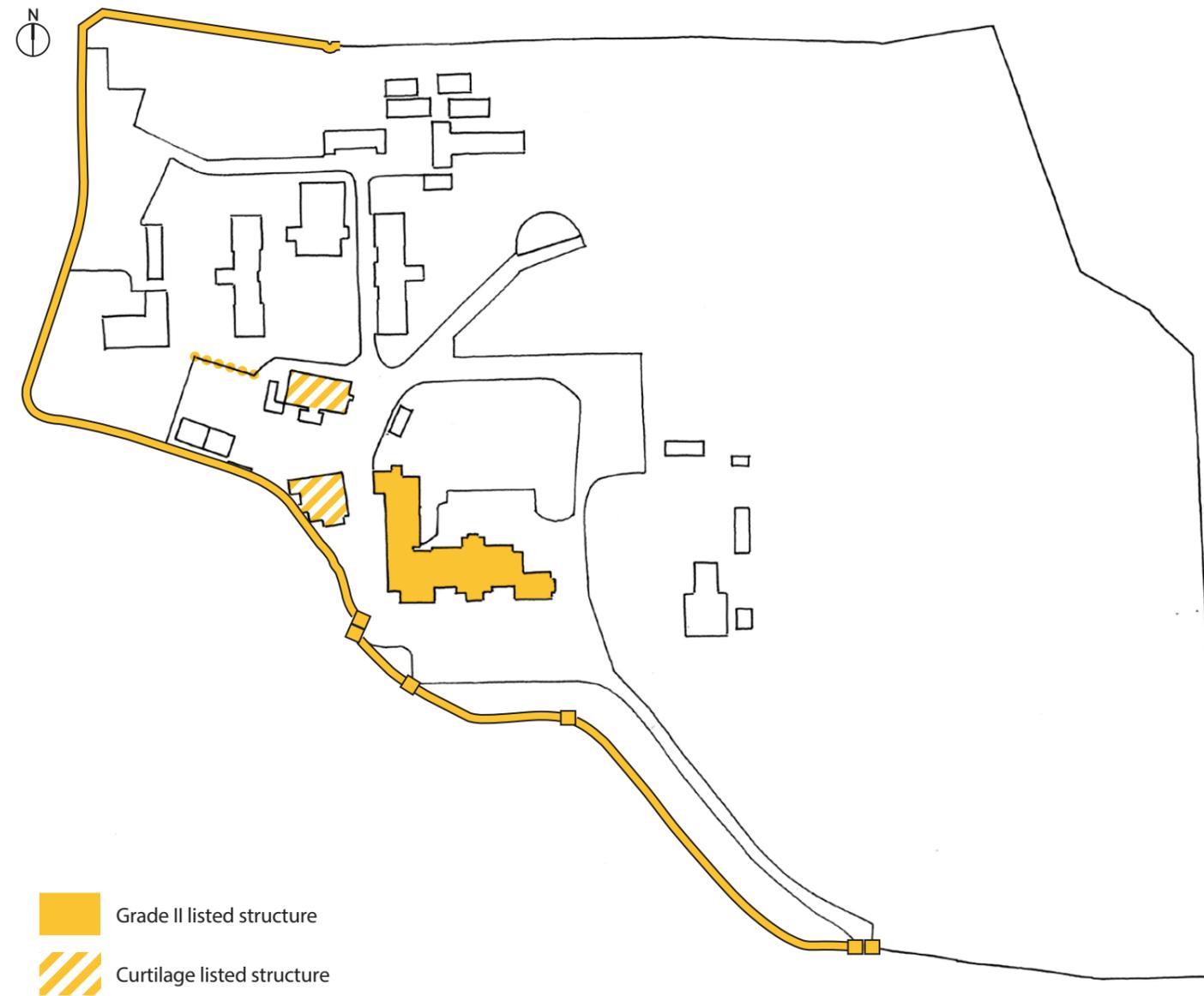


Figure 3: Heritage designations plan

3.0 Historical development

3.1 Summary

There has been a house on the site of Kneller Hall since 1635, at which time the house was named Whitton Hall. Sir Godfrey Kneller (c.1648 - 1723), court painter to William and Mary, bought Whitton Hall in 1709 and promptly demolished it to build a large mansion, which has been suggested to have been built in 1711 to the designs of Sir Christopher Wren. The only depiction of Kneller's house is an engraving by Kip dated 1715 (Figure 6 on page 8). The house was renamed Kneller Hall after Sir Godfrey's death.

Kneller Hall was sold in 1757 to Sir Samuel Prime, a prominent London lawyer, who is reported to have extended the building and its grounds. No drawings exist of these alterations. In 1813 Kneller Hall passed into the ownership of Charles Calvert (1768 - 1832), a wealthy brewer and Whig MP for Southwark, and the building was once again expanded. Calvert employed Philip Hardwick (1792 - 1870), architect of Euston Station, to build two new wings to the building, each hosting a drawing room. These works again are not documented in plan drawings.

In 1847, the building was acquired by the government's Council on Education with the view to converting Kneller Hall into a training college for teachers of pauper children. In order to facilitate this, George Mair was employed to refurbish the building. Designs from 1847 suggest that Mair initially intended to vertically extend the existing building, which consisted of sections of Kneller's original 1711 house and the later additions carried out under Prime and Calvert's ownership. These designs, however, were not realised and alternative drawings from 1848 and 1849 present the building as realised, which is largely what survives today. Written accounts of Mair's work at Kneller Hall speak of the central block of the existing building being found structurally unstable and therefore demolished. It is likely that on discovery of structural issues, Mair revised his initial plan to extend the existing building. None of Kneller's original house is therefore believed to survive.

The training college was not a success, and in 1856 the facility closed and was passed into the hands of the War Department, who at the behest of the Duke of Cambridge adopted the site as the first School of Military Music; the function Kneller Hall continues to serve today. Various changes have been made to the wider estate over the course of the School's history, with additional outbuildings constructed to enable the institution to continue to develop.



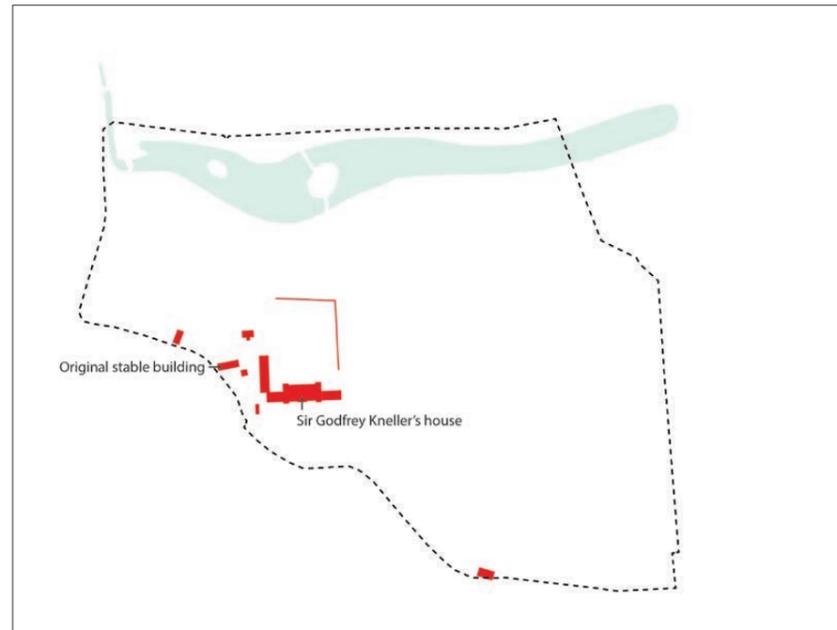
Figure 4: Phase plan

3.2 Development of the site

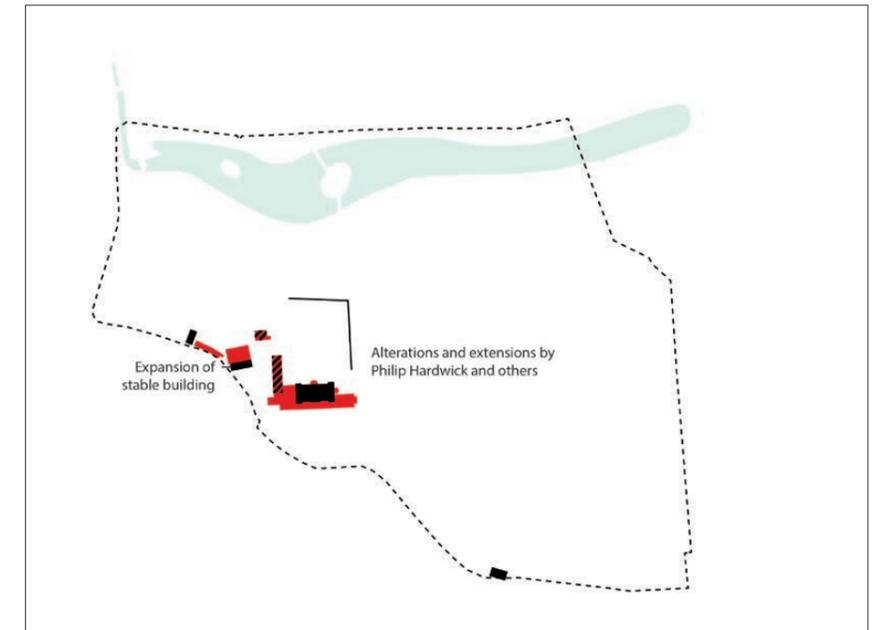
The drawing on this page shows our best understanding of the development of the site from 1711 until the present day. The drawings show that the majority of the outbuildings that exist today were added in the mid-twentieth century.

Since these drawings are based on historical maps and architectural plans there are gaps in our knowledge, and they therefore represent our best understanding of the site's development.

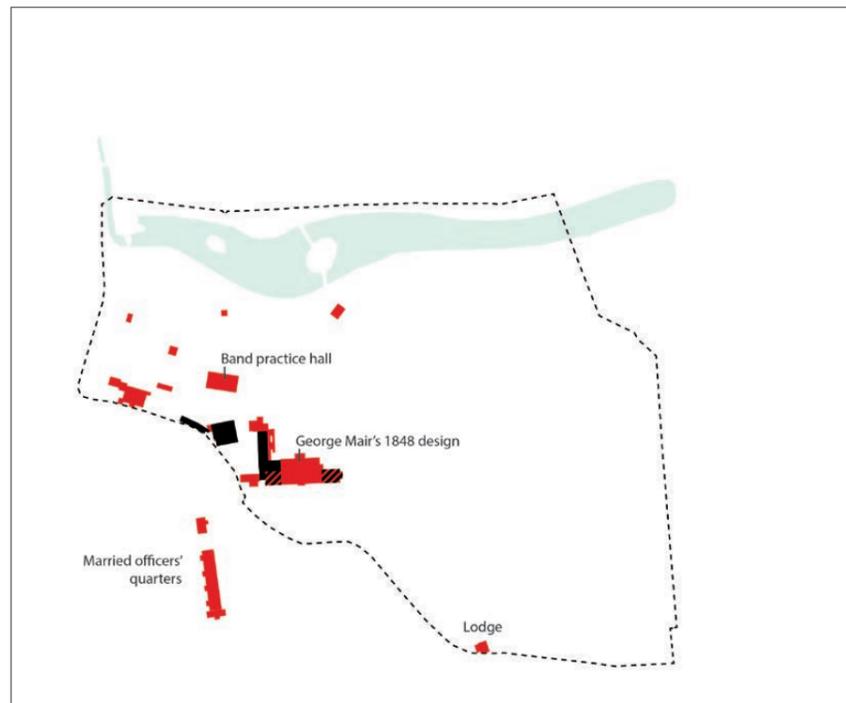
- New buildings
- New extensions to upper storeys
- Existing buildings



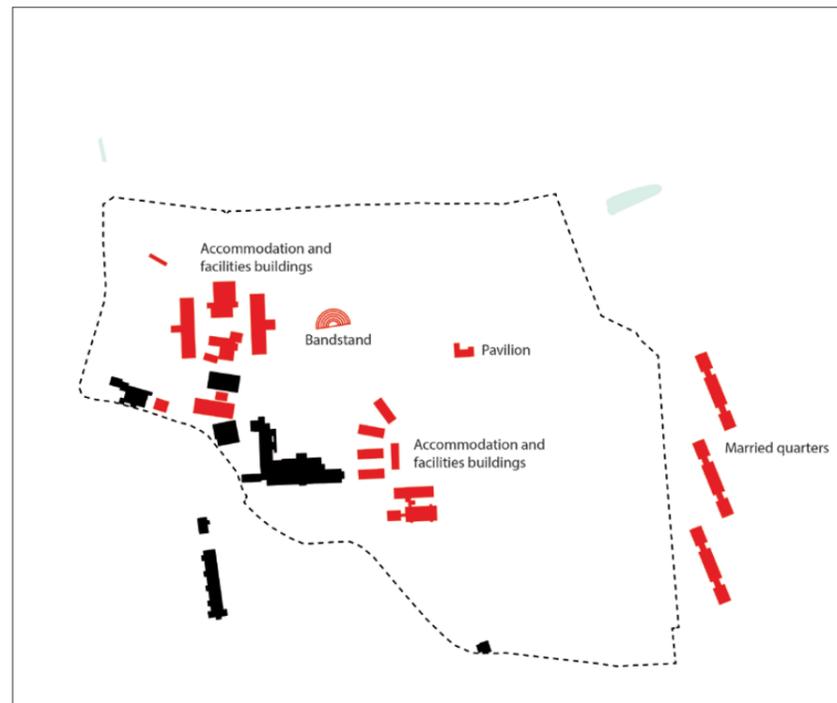
1711



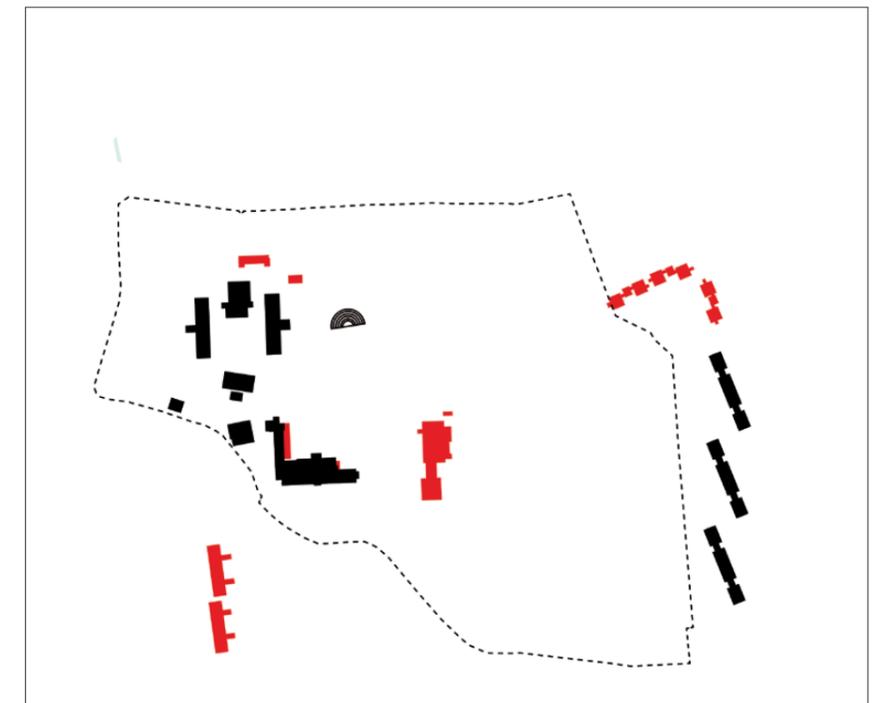
1820s-1830s



1848-1915



1934-61



1974-87

Figure 5: Historical development of site

3.3 Detailed history of Kneller Hall

This section of the report offers a detailed history of the main building of Kneller Hall. An account of other structures on the site and the surrounding landscape is addressed separately in sections 3.4 (other structures) and 3.5 (landscape).

3.3.1 Early history

The settlement of Whitton has medieval origins, with the first precise reference coming from an undated grant by Thomas de Valery, the Lord of the Manor who died in 1219. Mention is made to Radulfus, son of Gilbert of Whitton, indicating ownership going back to the 12th century (Twickenham Local History Society). Whitton was located in the parish of Twickenham as part of the Isleworth Hundred, along with the village of Heathrow.

3.3.2 Seventeenth Century

There has been a house on the present site since 1635. The first property was built by Edmund Cooke (c1585 - 1642), a local gentleman and member of the vestry, between 1635 and 1646. The house was known as Whitton Hall and with twenty hearths as recorded in the 1664 Hearth Tax, was the fourth largest property in Twickenham parish (Twickenham Museum).

3.3.3 Eighteenth Century

For the purposes of clarity, the following sections are divided to demonstrate the developments of Kneller Hall under its various owners.

Sir Godfrey Kneller (c1648 - 1723)

Having passed through a number of owners in the second half of the seventeenth century, the house was purchased in 1709 by Sir Godfrey Kneller (c1648 - 1723), a German-born painter. Kneller had moved to England in around 1676 and became the court painter to William and Mary in 1688 (some of his paintings can still be seen at Hampton Court Palace). His position in the royal court at Hampton Court made Whitton a convenient location for Kneller, and having bought Whitton Hall, he demolished the existing house and began construction of a new building. There has been speculation as to whether the designs were those of Sir Christopher Wren, but this cannot be confirmed (Harris 1970). At this time Kneller also had the road in front of his house diverted (Twickenham Museum). The only known illustration of Kneller's new home dates to 1716 and shows an elegant Queen Anne style house set in a formal landscape with outbuildings to the northwest of the site. Following Sir Godfrey's death in 1723, the house was renamed Kneller Hall by his widow. There have historically been rumours that Kneller was in fact buried in the grounds of his house, but these have never been confirmed (*Illustrated London News* 1977).

Sir Samuel Prime (1701 - 1777)

Kneller Hall was sold in 1757 to Sir Samuel Prime (1701 - 1777), a London lawyer, who extended the property to accommodate his large family. This extension is likely the additional servants' wing which the Prime family built to the northwest of the house (Twickenham Museum), located on the site of an existing outbuilding which can be seen in Kip's rendering of Kneller's original house (Figure 6 on page 8). Prime also extended the grounds of the building, demolishing several houses opposite the building's entrance and expanding the front landscape up to the boundary of what is today the A316 Chertsey Road (Harris 2005). Postcards from the early nineteenth century show a more informal landscape, with a lake to the north-east of the house. These landscape changes are possibly the result of landscape architect Humphry Repton's involvement in making improvements to the estate grounds for the Prime family (Harris 2005). A description of the house as it was in the time of Sir Samuel Prime's son gives the most extensive account of the estate and supports details seen in Kip's earlier engraving:

It is a large well-built brick house, with a handsome front and two wings. The inside is finished with elegance. The staircase, which is large was painted by La Guerre. One of the wings is a dining parlour, the other a library. The out offices are extensive and convenient. Mr Prime, since the death of his father, Sir Samuel Prime, has made very considerable alterations, particularly in the gardens and grounds, and enlarged them by additional purchases. The house, which was before hid by high walls and trees, is now very conspicuous, the walls removed, and the whole thrown quite open. On the opposite side of the road he has taken down some old houses, and has opened a prospect into Surrey and the adjacent country, and into his own grounds and extensive plantations on that site. There is a handsome lawn to the road, with a coach way around it to the house, and guarded by a half-circular range of ironwork, at each end of which are two gates with dwarf stone piers, with antique vases in the top.

History and Antiquities of Twickenham, Edward Ironside, 1797.

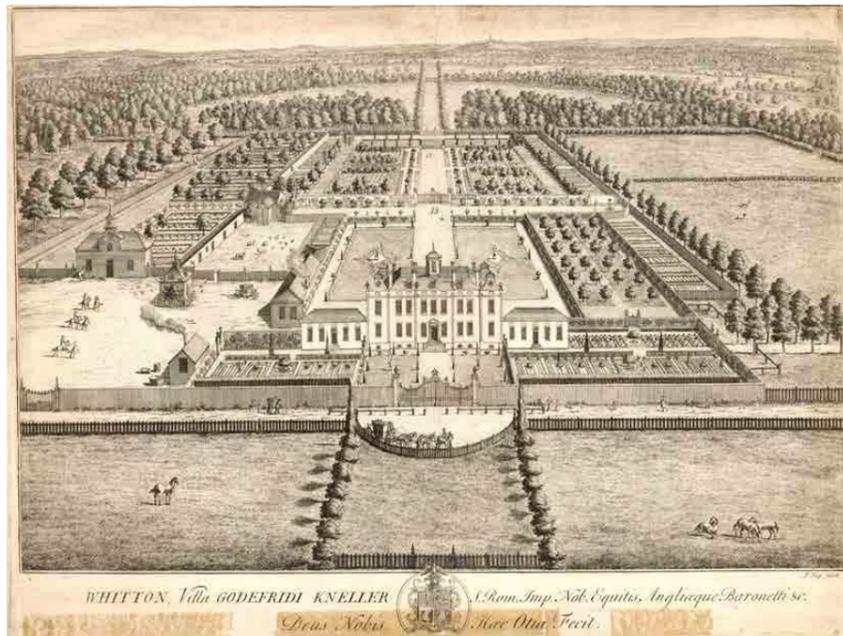


Figure 6: Kip's 1715 engraving of Sir Godfrey Kneller's Whitton Hall

3.3.4 Nineteenth Century

Charles Calvert (1768 - 1832)

The house passed out of the Prime family in 1813 into the hands of Charles Calvert (1768 - 1832), a wealthy brewer and Whig MP for Southwark, and the building was once again expanded. Works were executed to the designs of Philip Hardwick (1792 - 1870), who added a drawing room to the east and west ends of the building. Forming new wings to the house. Though the precise date of Hardwick's additions is not known, it is likely that Hardwick was working on Kneller Hall between 1820 and 1832.

A plan of 1847 represents the closest approximation of Kneller Hall's form prior to the extensive rebuilding that took place between 1848 - 49. A comparison of this plan with Kip's engraving suggests that the north-west 'Office building' was also a Hardwick addition to Kneller Hall as it is an extension of the outbuilding previously located on part of the site; a hypothesis which is supported by the wing's fabric today.

The plan broadly divides the house into its various stages of development, with the 'centre building' representing the location of Kneller's original house and wing 'A' and wing 'B' marking Hardwick's drawing room additions.

Committee on Council of Education (1846 - 56)

In 1841, after the death of Charles Calvert's widow, Jane, Kneller Hall was put up for auction, and in 1846 was purchased by Mr Morris Emmanuel. The next year, Emmanuel conveyed the estate by indenture to Sir James Shuttleworth, then secretary to the Committee on Council of Education. The property was acquired by the government with the view to being converted from a residential property to a training facility for teachers of pauper children and opened as such in 1850. The architectural changes made in order to accommodate this new use were designed by George Mair, and were carried out in 1847 - 49 by John Kelk, later builder of the Albert Memorial (LB Richmond Local History No. 64). It is Mair's designs that form the majority of the building as it exists today.

An elevation drawing Figure 7 dating to 1847, prior to building works beginning, illustrates a proposed front elevation to Kneller Hall that was never implemented. The design demarcates in red the height of the existing building on the site and a comparison with Kip's eighteenth century engraving (the only known illustration of the building prior to 1847) appears to suggest that development works were to be limited to the vertical extension of the existing structure in matching Queen Anne style.

Kneller Hall in 1847, retained a close resemblance to the central building seen in Kip's 1715 engraving, at least in terms of roof line. Although it is unclear when the cupolas which topped Kneller's original house were removed, the drawing clearly shows a form that corresponds to that of Kip's depiction. Additionally, the drawing offers a sense of the shape of the building's side and rear elevations, including full-height bay windows to the north and east.

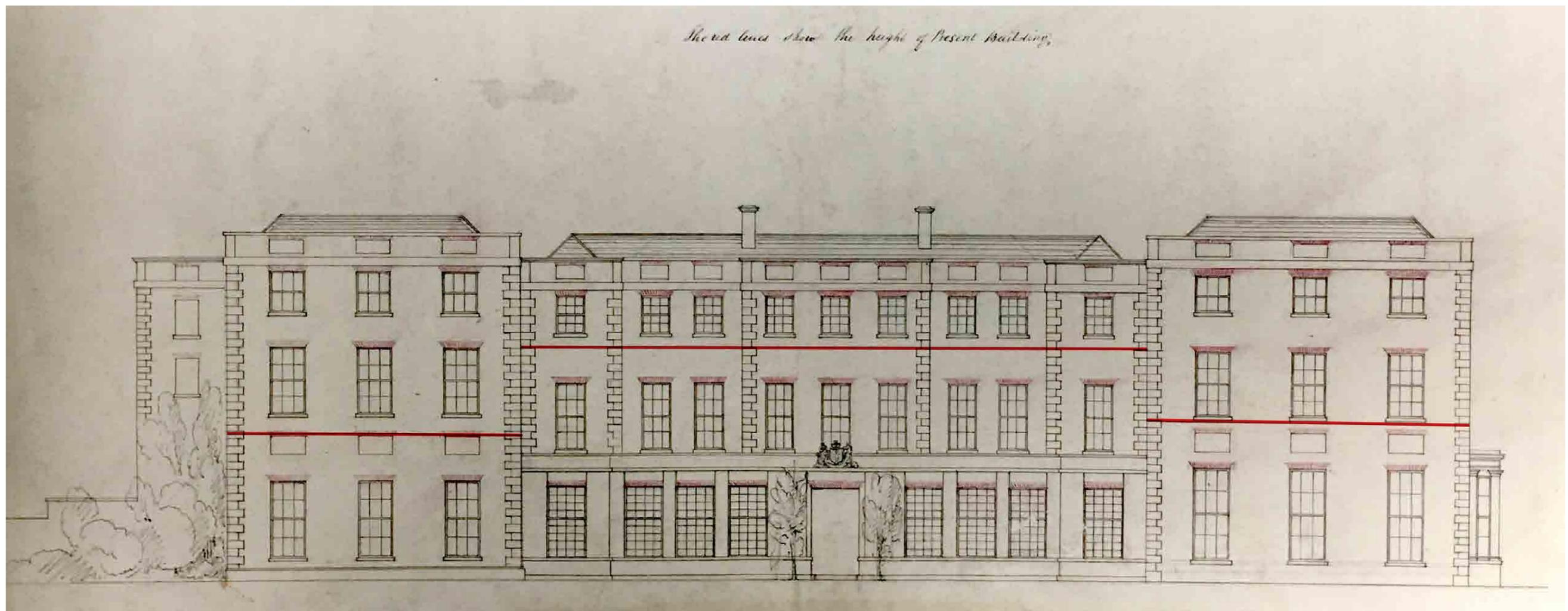


Figure 7: 1847 proposal for the entrance elevation of Kneller Hall, unrealised (red line enhanced for clarity)

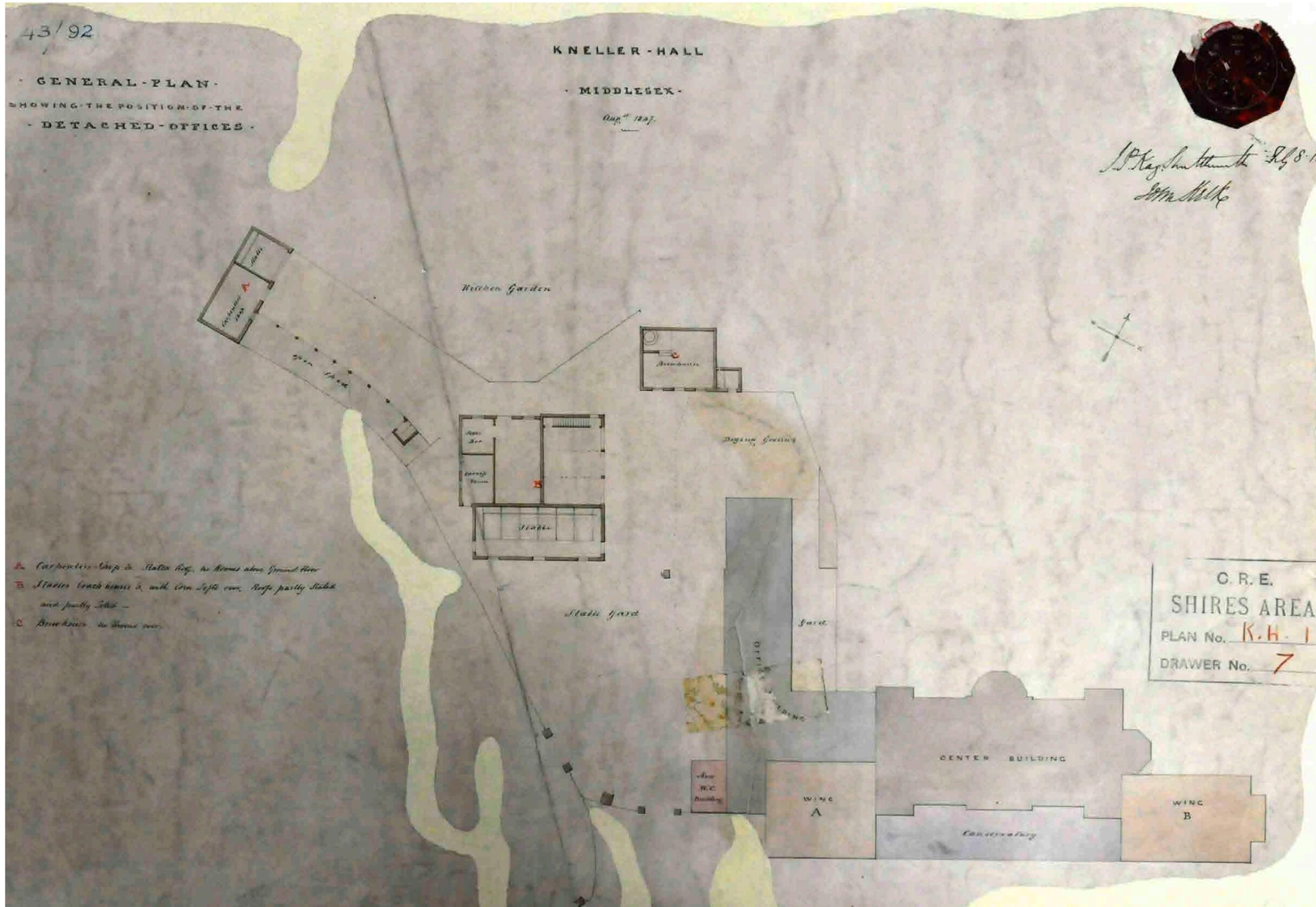


Figure 8: 1847 site plan showing the existing building divided into its various sections and the three outbuildings to the northwest

When the 1847 – 49 developments were proposed, the central block (the only remaining section of Sir Godfrey Kneller’s original house) was found to be structurally unsound. It is likely that Figure 7 on page 9 represents the initial design proposal prior to this discovery.

The central block was demolished, leaving only Philip Hardwick’s later wings and the servant’s quarters to the north-west wing. Mair’s designs for the building were reworked to those which were realised, dated 1848 and 1849 (Figure 10 on page 11).

Hardwick’s wings were refaced in red brick and Bath Stone (Twickenham Museum) and extended vertically by two storeys. The main block of the building was rebuilt to three storeys, with two turrets and a three storey bay window constructed to form a projecting central section to the front elevation, replacing the single turret of Kneller’s original house. An elaborate arcade was built across this central section, bringing it in line with the projecting wings on either side, but despite the appearances the main entrance was redirected to the north of the building. A new washroom was also constructed to the west of the west wing which, based on an analysis of historic maps of the site, seems to have only been removed in the 1960s.

It is not possible to discern from the plan drawings to what extent the northwest wing of the building was altered. Outbuildings to the northwest of the house were retained, most notably the stable block.



Figure 9: This view of the east wing from the north appears to show the height of Philip Hardwick’s drawing room extensions prior to their extension in 1848

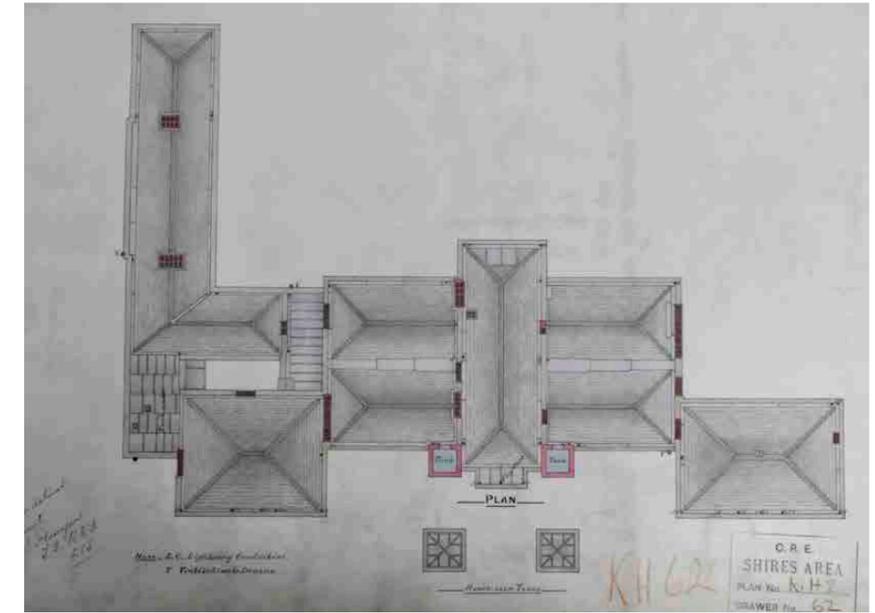


Figure 11: 1885 roof plan of as built to Mair’s 1849 designs

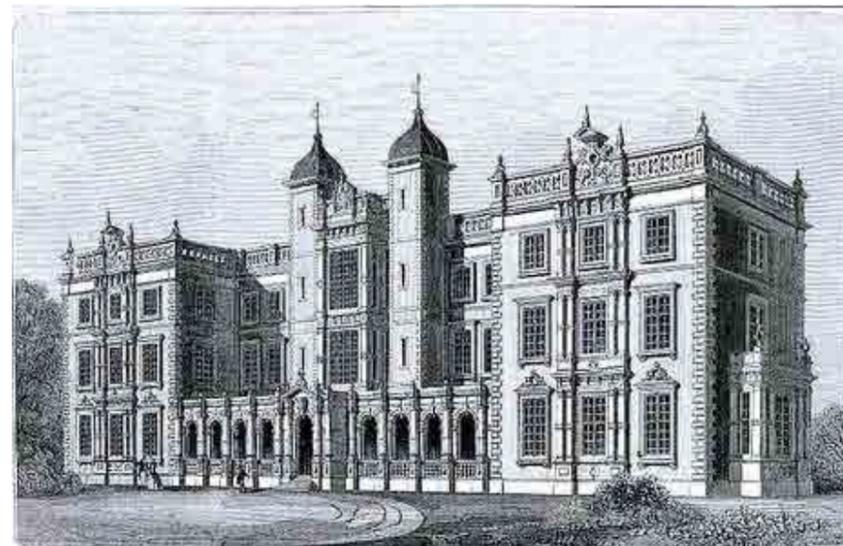


Figure 12: Illustration of Kneller Hall as built in The Builder, 1850



Figure 10: 1849 drawings showing details of the front elevation’s central section

The Royal Military School of Music

The training college was not a success and the facility closed in 1856. In 1857 Kneller Hall was acquired by the government's War Department to serve as a music school for military bands. This followed the expressed desire of the Duke of Cambridge (1819 – 1904) for the establishment of such a school in Britain, having become concerned about the comparatively amateur quality of the country's military musicians after seeing the organisation of those of the French army during the Crimean War (*New Penny Magazine* 1899).

In 1884 the boundaries of the site were revised and in the 1890s an additional building was constructed to the southwest of the site to provide accommodation for married officers. This was located behind the public house which still exists today on Kneller Road (the Duke of Cambridge) and can be seen on a plan from 1900. Map records suggest that these quarters were demolished at some point in the 1960s.

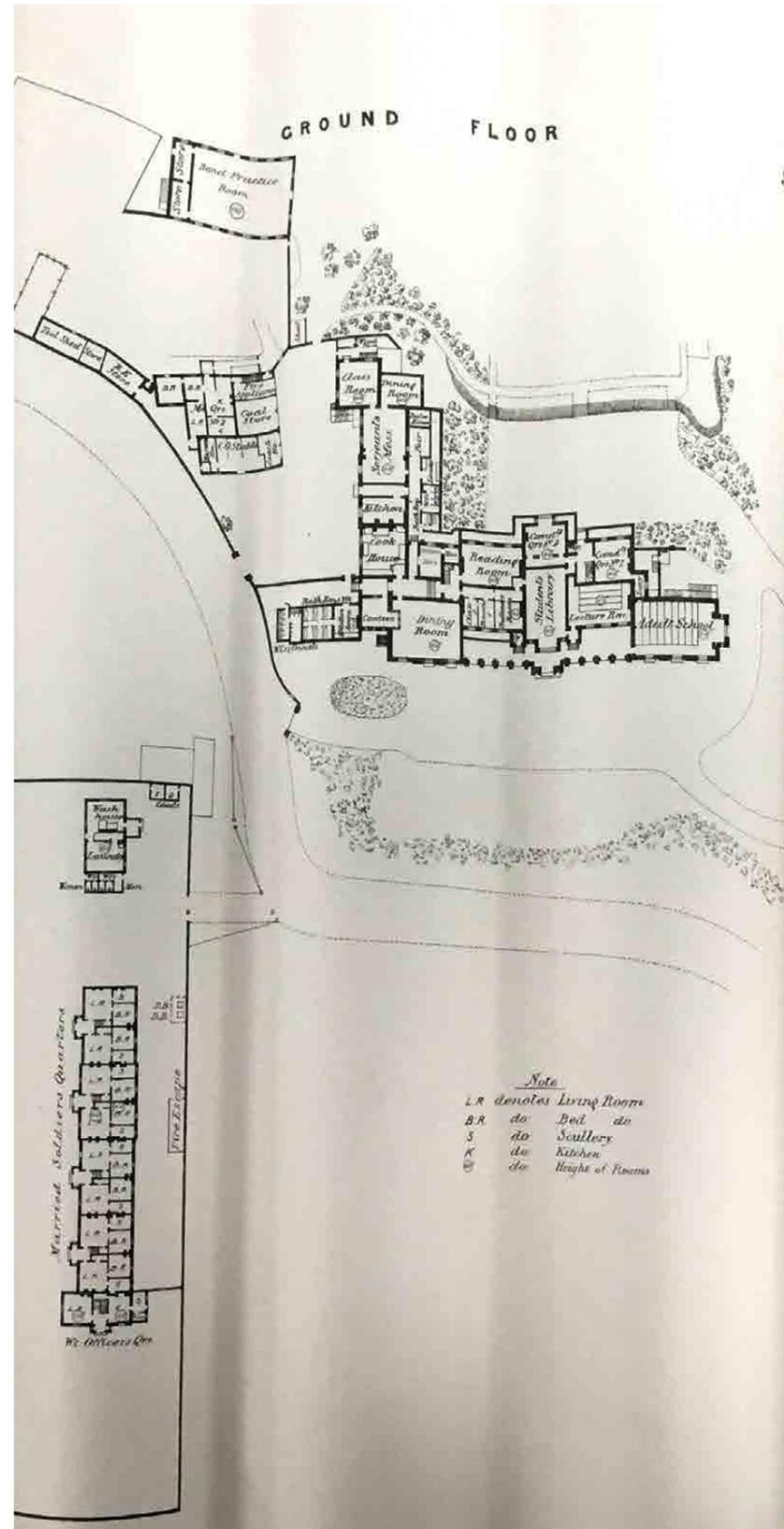


Figure 14: Site plan from 1900 (corrected 1909) showing married officers' quarters and the addition of a band practice room to the north of the stables building



Figure 16: Students practising their instruments in 1918

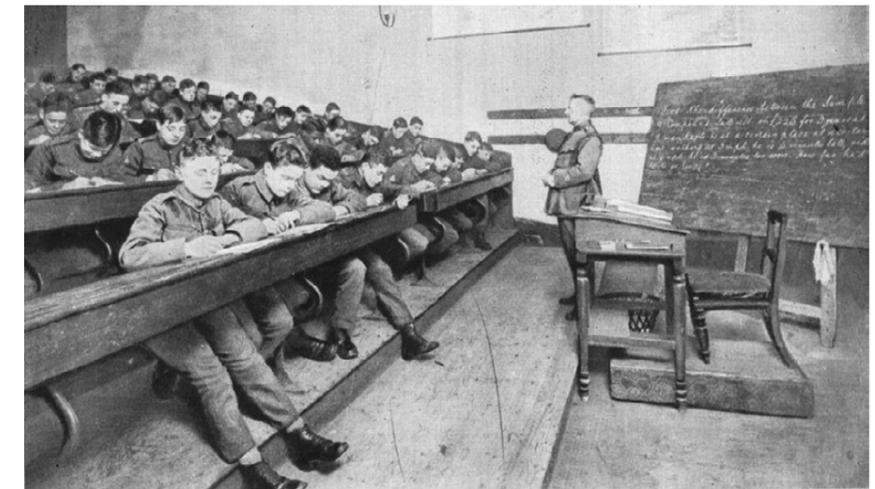


Figure 15: Classroom pictured in 1918

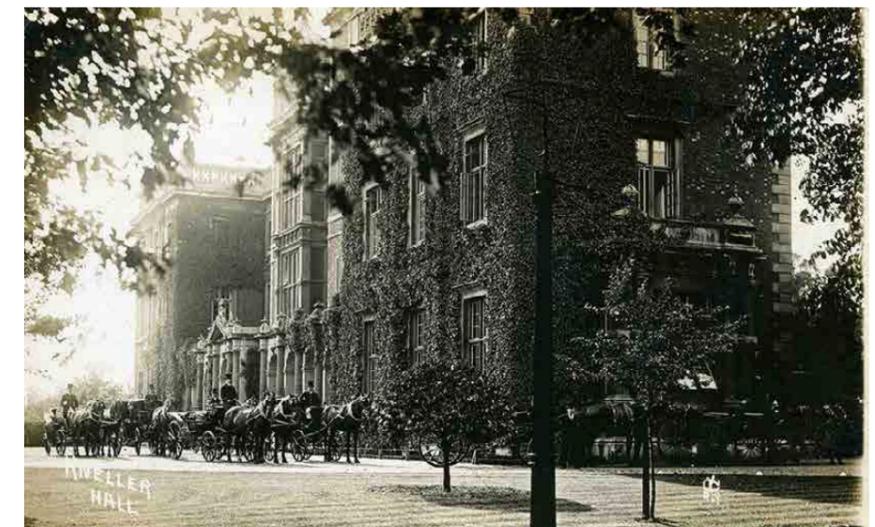


Figure 13: Front parade ground, 1899, showing an extensive creeper across the building's facade

3.3.5 Twentieth century

Various changes were made to the site over the course of the twentieth century to enable the Royal Military School of Music to continue to develop as a centre for learning. During the Second World War, Kneller Hall served briefly as the General Headquarters for the Home Forces, returning as the School in (c.1948).

In the 1920s, Kneller Hall's stonework was in poor condition and a survey was commissioned to assess the extent of damage and to make recommendations for its restoration. Restoration of the exterior stonework of the building was carried out again in 1990 by Calder Ashby surveyors and was undertaken to the designs inferred from engravings and photographs in the absence of access to original drawings (*Building* 1990).

The pair of staircases to the north of each of the building's wings appear, based on internal fabric, to have been added in c.1970. In the case of the western staircase, this was built within the existing northwest wing, but the eastern staircase involved the removal of an 1848 oriel window and the construction of an additional section, built to mimic the 1848 design of the main house.



Figure 17: Front elevation as captured by the stonework inspector in 1921



Figure 18: Postcard from 1908 with the 1848 bay window shown on the left

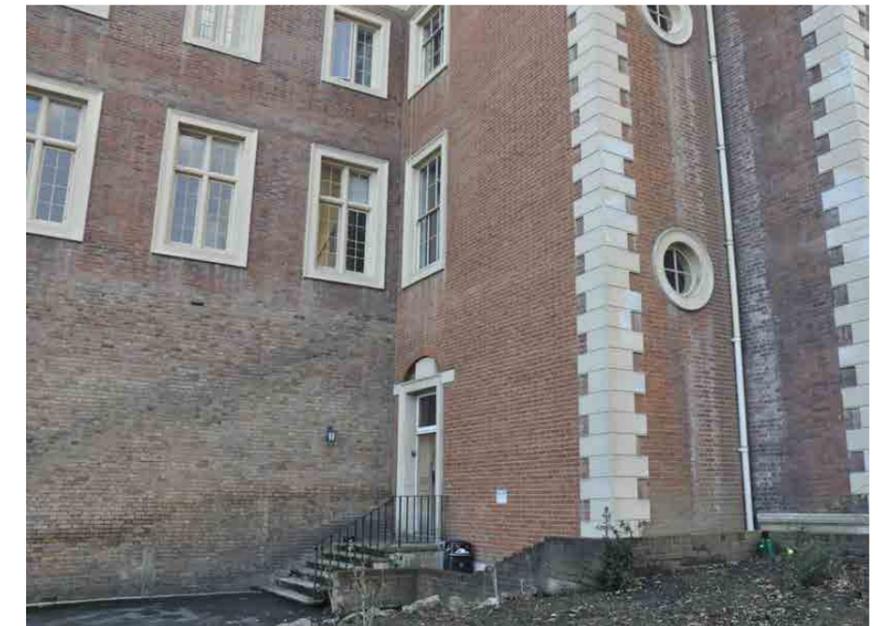


Figure 19: Additional section built to the north of the eastern wing in c.1970 to accommodate a new stairwell

3.4 Other structures

The area surrounding the main building has housed many outbuildings over time. The majority of the remaining outbuildings date to the mid-twentieth century and are today used as residential and training accommodation and recreational facilities for the Royal Military School of Music. The drawings on page 7 show the development progression of the wider site.

Surviving structures of historic interest on the site are the Guardroom, the former band practice hall, the bandstand and the lodge gate. Later, twentieth century additions to the site are of little historical or architectural interest beyond their association with Kneller Hall's long-standing function as the home of the Royal Military School of Music. A more detailed history of these buildings is offered in the following section of this report.

The Guardroom

The Guardroom, originally the stable building, is Kneller Hall's oldest outbuilding and though greatly altered has been located on the same site since 1711. Sometime before 1847 the stable building was expanded, and when Kneller Hall passed into the control of the War Department this extension was used as quarters for married officers.

Aerial photographs from c.1930s show the south facade of the guardroom still resembling that depicted by Kip in 1715. The most significant alterations appear to have been made to the guardroom in the 1960/70s, when the front portico was added.

Former Band Practice Hall

The former Band Practice Hall to the north of the guardroom dates to around 1900 and is associated with Kneller Hall's use as the Royal Military School of Music.



Figure 20: Aerial view from c.1930s showing the front elevation of the guardroom more closely resembling that of 1711. The former band practice room can be seen behind



Figure 21: The Guardroom pictured in 1970



Figure 22: The former Band Practice Hall

Lodge Gate

The lodge gate to the south of Kneller Hall appears, based on visual inspection, to pre-date the 1848 building and is likely a vestige of earlier building phases on the site, probably Sir Samuel Prime's eighteenth-century additions. The gate is named as such because of the lodge originally located within the gate which served as the main entrance to Kneller Hall until at least the 1920s. The lodge was demolished in the 1960s or 1970s and it is reasonable to suppose that it was at this time that the main entrance to Kneller Hall moved to its current location, which was historically a service yard entrance.



Figure 23: The lodge gate pictured in c.1898



Figure 24: The lodge gate pictured in 1922



Figure 25: The lodge gate today

The bandstand

Since becoming the home of the Royal Military School of Music in 1857, Kneller Hall has hosted regular public concerts and the bandstand has come to be associated with this wider community engagement.

The earliest record of a bandstand in the grounds of Kneller Hall is its presence on the 1915 Ordnance Survey map. A new wooden bandstand was built in the grounds of Kneller Hall by the Royal Engineers in 1921. This was declared unsafe and rebuilt in 1927, and was replaced again in 1955. The current bandstand on the site was constructed in 1996 (LB Richmond Local History) together with a small control room.

Twentieth century structures

In the twentieth century a large number of additional structures were built in the immediate surroundings of Kneller Hall. These are all associated with the continued use of Kneller Hall as an active educational facility and the home of the Royal Military School of Music. The majority of these buildings serve as accommodation, teaching, catering and recreational facilities.

In isolation, these buildings are generally utilitarian in appearance and their small amount of interest lies in the evidential value they hold through their association with Kneller Hall's long-standing use as the Royal Military School of Music.



Figure 26: Postcard from c.1900 showing the concert arrangement prior to the construction of its first bandstand

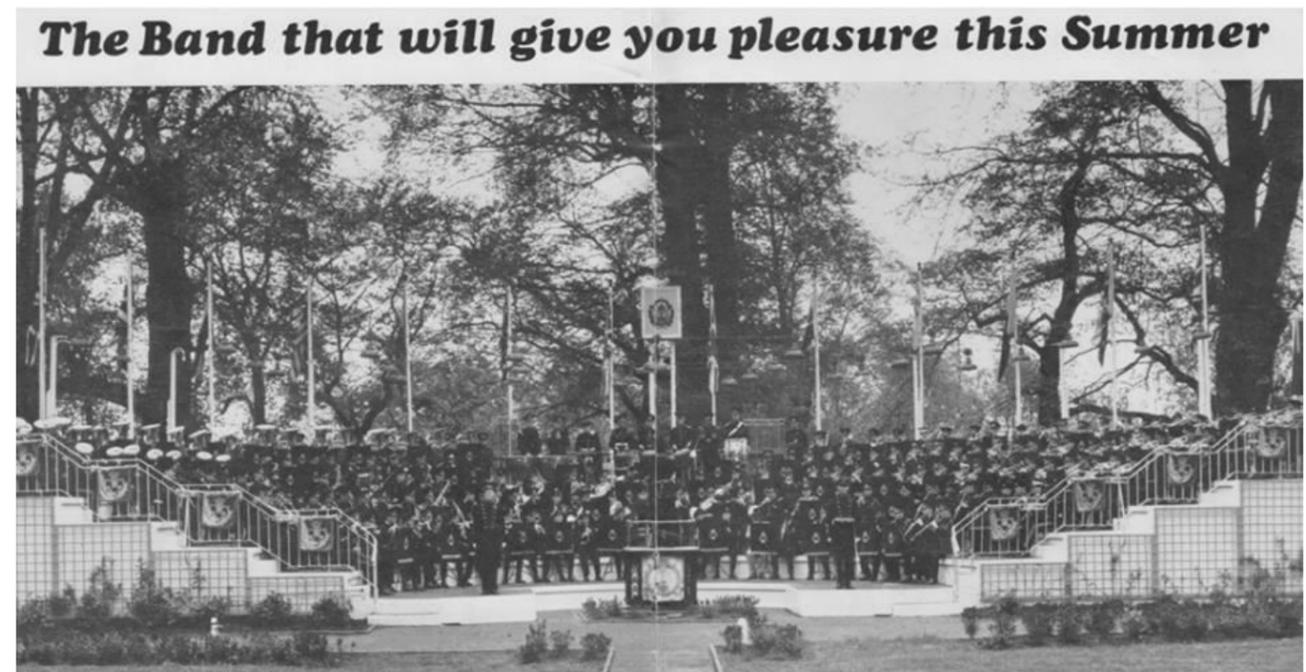


Figure 27: Poster advertising the summer concert series at Kneller Hall in 1968

3.5 Landscape

3.5.1 Eighteenth century

When Sir Godfrey Kneller built his residence on the site in 1711, Whitton was very much a rural settlement on the outskirts of London. The original grounds of Kneller Hall were formally landscaped reflecting the fashion of the day, as can be seen in Kip's engraving.

Reflecting the increasing fashion for more naturalistic and landscape design, Sir Samuel Prime favoured a more natural setting for his house and extended the grounds considerably in the second half of the eighteenth century, with the boundary to the south stretching to the current A316 Chertsey Road (Harris 2005).

Edward Ironside's late-eighteenth century account of the gardens is brief, but provides the first mentions of the water feature in Kneller Hall's grounds. His description of 'running water' is suggestive of the local water source which appears to have been diverted at some point in the early-nineteenth century to form a considerable lake.

In the gardens to the back front is a very fine piece of running water, of considerable extent, over which is thrown a neat wooden bridge. The plantations in all the grounds are considerable and extensive; and there is a gravel walk quite round them, agreeably shaded from the sun in the summer.

History and Antiquities of Twickenham, Edward Ironside, 1797

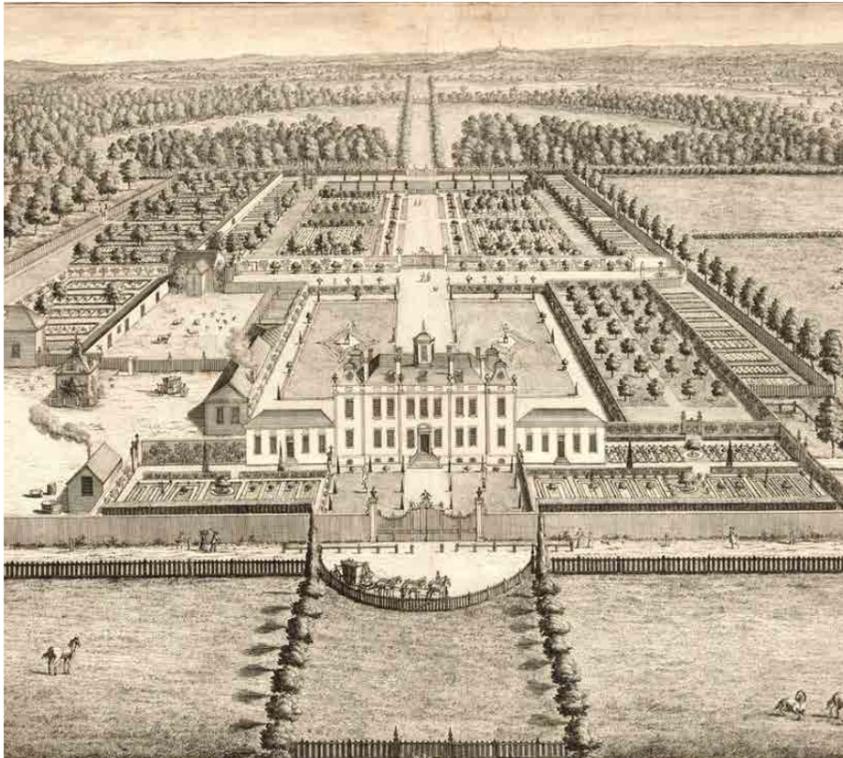


Figure 28: Kip's 1715 engraving of Whitton Hall showing the formal landscape

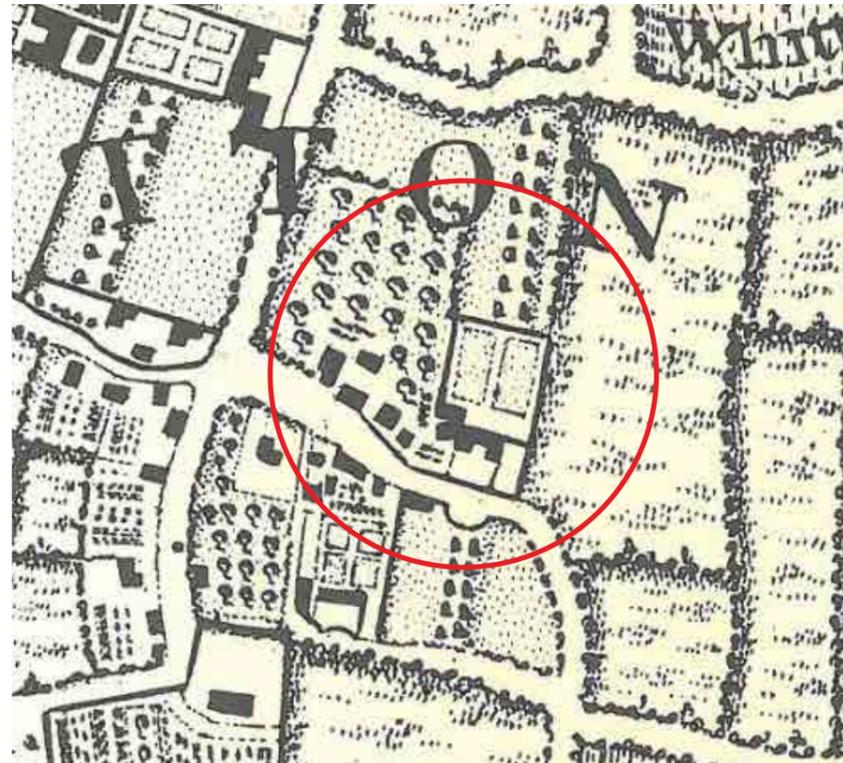


Figure 29: Roque's 1762 map shows Kneller Hall retaining a formal landscape



Figure 30: This 1786 map shows the less formal landscape of Kneller Hall and the extent of the rural surroundings

3.5.2 Nineteenth century

Notes on Kneller Hall held in the Richmond Local Studies Library speak of the unexplained shrinking of the estate, which when auctioned in 1841 was listed as 102 acres but in 1847 was barely half this size (LB Richmond Local History).

The auctioneer's description of Kneller Hall gives, in the absence of plans, a description of the estate as it appeared in 1841 and offers a full account of the surrounding landscape:

'a capital and noble mansion known as Kneller Hall... stables, coach house, a wood yard, a melon yard and kitchen gardens, together with extensive Pleasure Grounds which are most tastefully disposed in Lawns, Parterres, and Plantations of Lauristinus and other Plants, in the highest state of perfection and luxuriancy; they are laid out to produce the most beautiful effect; amongst which must not be overlooked the various Belts, interspersed with Gravel Walks, the beautiful and extensive Lake, with the Bridges from one Islet to another, the Rustic Boat House, the Water Fall, the Pavilion- and though last, not least- the picturesque Groups of Trees scattered about the Park like Grounds'

The mention in this description to bridges between islands on the lake, a waterfall and boat house clearly illustrates that the lake was an important and celebrated feature of Kneller Hall's landscape and grounds whilst it functioned as a private residence. Photographs from the late-nineteenth century show its verdant, tree-lined perimeter and suggest that the lake continued to be an attraction and it is possible therefore that its decline in the 1960s (Harris 2005) was one of necessity rather than choice. It is not known whether this was drained or emptied naturally with the general lowering of the water table in the south east of England.

The 1841 auctioneer's description can be usefully paired with the 1869 OS map, which shows a planned and well-planted landscape to the north of Kneller Hall, with open land to the east. By this time trees lined the southern boundary of the site and an avenue from the Lodge Gate to the main house.

The 1869 map also helps to illustrate the clear distinction between the open and unplanted grounds to the east and the landscaped areas to the north and directly surrounding Kneller Hall. Despite the interruption of the landscape around Kneller Hall by the construction of numerous buildings in the twentieth century, there remains such a distinction between the playing fields and the immediate surroundings of the main building. The parterre to the north of Kneller Hall also remains discernible today as a formal lawn.



Figure 31: This 1907 photograph shows a bridge over the lake as described by the auctioneer in 1841

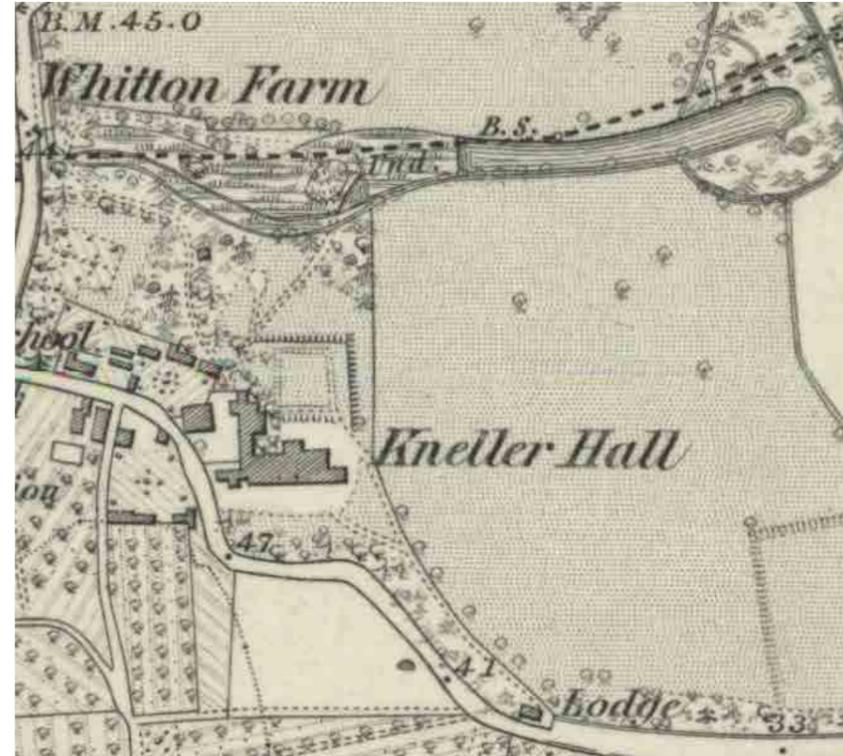


Figure 32: 1869 Ordnance Survey map



Figure 33: 'Picturesque groups of trees' as they appear today in the grounds

3.5.3 Twentieth century

In the early twentieth century Kneller Hall's landscape remained largely unchanged. An exception was the planting of a row of trees leading towards the bandstand, which first appears on historic maps in 1915. This avenue appears to mark the same route as a pathway which led from Kneller Hall to one of the bridges over its lake. It remains today as an approach to the bandstand from Kneller Hall and its ancillary buildings.

Towards the middle of the twentieth century, as additional buildings were constructed in Kneller Hall's immediate surroundings, the historic planned landscape began to be broken up. The 1934 OS illustrates however that the lake remained a prominent feature of the landscape and the parterre remained a formal garden space.

By 1961 the lake is marked on maps as a pond, though its original outline is included. A tennis court was constructed to the east of the bandstand. Areas surrounding the boundaries of Kneller Hall's grounds remained well planted with trees, with the planted avenue from the Lodge Gate remaining the primary means of entry to the site.

By the 1970s the landscape had been further encroached upon by new buildings, but the site of the former lake was left largely undeveloped, with its perimeter planting still suggesting the outline of the lost water feature. A playground was constructed at the eastern most end of the former lake site. The Lodge Gate was demolished in around the late-1960s, but the avenue of mature trees was retained.

The open land to the east of Kneller Hall is today designated as Metropolitan Open Land and is used as playing fields. The playing fields are occasionally used for temporary hospitality facilities during events at the nearby Twickenham Stadium. There remains a subtle difference in character between the open fields and the former lake site to the north, which is less level and retains some of the naturalistic planting which historically surrounded the lake.



Figure 34: The avenue of trees leading towards the bandstand



Figure 35: The lawn to the north of Kneller Hall



Figure 36: The historic approach to Kneller Hall from the lodge gate

4.0 Assessment of significance

4.1 Assessing significance

Assessing significance is the means by which the cultural importance of a place and its component parts is identified and compared, both absolutely and relatively. The purpose of this is not merely academic, it is an essential component of supporting the effective conservation and management because the identification of elements of high and lower significance, based on a thorough understanding of a site, enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site. The assessment identifies areas where no change, or only minimal changes should be considered, as well as those where more intrusive changes might be acceptable and could enrich understanding and appreciation of significance.

Statutory designation is the legal mechanism by which significant historic places are identified in order to protect them. The designations applying to Kneller Hall are listed in section 2.2 on page 5. However, it is necessary to go beyond these in order to arrive at a more detailed and broader understanding of significance that considers more than matters archaeological and architectural-historical. Here, this is achieved by applying the criteria set out in English Heritage's *Conservation Principles, Policies and Guidance* (2008), a document that has helped to bring a much-needed clarity to the use of the term 'significance.'

Conservation Principles describes four different value groups that contribute to the significance of a place:

- **Evidential value:** derives from the potential of a place to yield primary evidence about the past. It can be natural or man-made and applies particularly to archaeological deposits, but also to other situations where there is no relevant written record;
- **Historical value:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. A place may *illustrate* some aspect of the past, and thus helps to interpret the past, or be associated with an important person, event or movement;

- **Aesthetic value:** this may derive from conscious design, including the work of the artist or craftsman; alternatively it may be the fortuitous outcome of the way a building or place has evolved; and,
- **Communal value:** regardless of their historical or aesthetic value, many places are valued for their *symbolic or social* role, often as a source of identity to people and communities. This may encompass a spiritual or commemorative role.

The assessment of significance is usually an amalgam of these different values, and the balance between them will vary from one case to the next. What is important is to demonstrate that all these values have been considered. This is achieved by assessing the significance of the whole site relative to comparable places, and the relative significance of its component parts.

This assessment begins below with an overview followed by more detailed discussion of Kneller Hall, the other structures on the site, and the landscape. Finally, at the end of the chapter, a series of plans graphically express the significance of Kneller Hall. The reader may find it useful to refer to these throughout.

High significance	1848 phase that contributes to the national importance of the building, including internal features and fittings; pre-1848 fabric where it survives.
Moderate significance	Later fabric which has historical or communal value as part of the site's occupation by the Royal Military School of Music
Some significance	Ancillary space of less historical and architectural interest; additional structures associated with the building's use as the Royal Military School of Music.
Neutral significance	Little or no contribution to significance, for example postwar fabric.
Detracts from significance	Detracts from the significance of designated heritage assets, for example partition of a significant space, non-appropriate repair materials or modern additions.

4.2 Overview

Within the wider site, Kneller Hall is the building of primary historic and architectural interest and is of the highest significance, along with the guardroom, parts of whose structure have been associated with the house since 1711. Further to the significance derived from its aesthetic value, Kneller Hall is of high significance for the historical value of its longstanding association with the Royal Military School of Music, which has been housed in Kneller Hall since its establishment in 1857. Kneller Hall is also of high significance for its communal value, which whilst not easily plotted on a map, is vital to the understanding of the building. The building's historic connection with the surrounding area's development and its continued presence within the streetscape are intangible indicators of this communal significance.

The curtilage listed former band practice hall to the north of the guardroom is considered to be of moderate significance for its association with Kneller Hall's use as the Royal Military School of Music. The bandstand is considered to be of some significance for its communal value, since although of no architectural interest has hosted concerts for more than one hundred years and is the locus of public engagement with the site.

Kneller Hall today largely represents the 1848 building designed by George Mair, with the exception of the north-west wing, which appears to be of earlier fabric and to date from some time before 1847, probably between 1820-37. Most of the 1848 plan form is discernible today, and where this corresponds to primary spaces such as reception rooms and the chapel these are of high significance for their historical and aesthetic value. Where the plan form of ancillary spaces remains, this is considered to be of moderate significance for its historical value. Surviving internal fixtures from the 1848 phase of building are of high significance for their historical and aesthetic value. The twentieth-century subdivision of internal spaces and suspended ceilings detract from the significance of Kneller Hall, as does the poor structural condition of the northwest wing.

The following, more detailed assessment of significance is divided by location, starting with the main building of Kneller Hall, followed by other structures on the site and the surrounding landscape.

4.3 Kneller Hall

4.3.1 Exterior

The south elevation of Kneller Hall forming the public face of the building and substantially unchanged from Mair's 1848 design, is the principal elevation of the building and is of **high significance** for its aesthetic and historical value.

The section of the north elevation dating to Mair's 1848 phase of building is also of **high significance** for its aesthetic and historical value. The one to two storey buildings connected to the north elevation and northwest wing are of **some significance**, since although structures have existed on the site since 1848, these do not appear to be of historic fabric and are of little historical or architectural interest.

The east elevation is of **high significance** for its aesthetic and historical value, with the exception of the 1970s stairwell addition which is of **neutral significance**.

The west elevation is of **high significance** for its historical value. Despite having historically housed ancillary spaces of less architectural interest, the wing is the earliest surviving fabric within Kneller Hall, though the patching in the brickwork suggests there have been multiple interventions over time.



Figure 37: View of northwest wing from the east, showing the patched brickwork and the subsidiary building in front



Figure 38: Western elevation of west wing

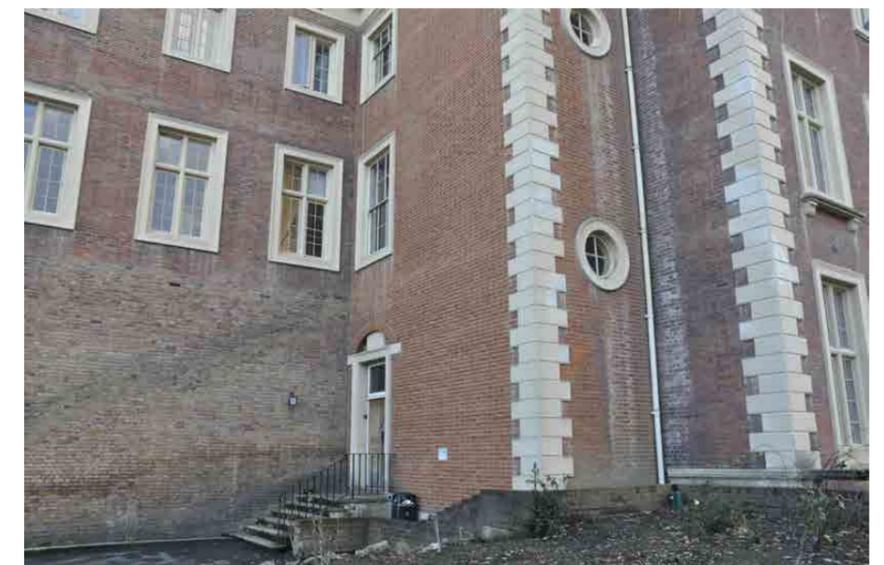


Figure 39: Exterior of 1970s staircase extension

4.3.2 Interior

Where they survive and are discernible, 1848 volumes of primary spaces, such as the reception rooms and the chapel, are of **high significance** for their historical and aesthetic value. Ancillary spaces in the west wing, which was historically subsidiary to the main house, and the upper floors of the main building which retain their 1848 proportion are considered to be of **some significance**. Secondary spaces on the ground floor, such as the current Museum of Military Music, are of **moderate significance**. Where original volumes have been subdivided with partition walls, these walls **detract from the significance** of the listed building. Where this subdivision is non-reversible, such as the demolition of original walls, these spaces are of **neutral significance**.

An absence of original plans for the northwest wing makes it impossible to determine the extent of any pre-1848 plan forms in this part of the building. Where volumes remain as they existed in 1848, these are of **some significance** for their historical interest.

The c.1970 stairwells, added to the north of the west and east wings of the main building, are of **neutral significance**.

Where internal fixtures and fittings remain from the 1848 phase of building, these are considered to be of **high significance** for their historical value. This includes features such as cornices, panelling and skirting, as well as larger fittings such as the staircase from the hallway at the southern entrance.

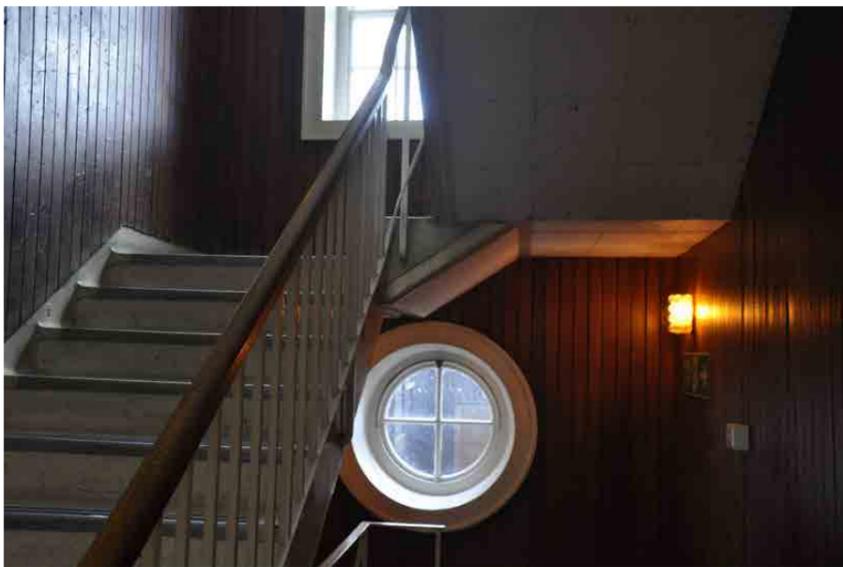


Figure 40: Eastern 1970s stairwell extension

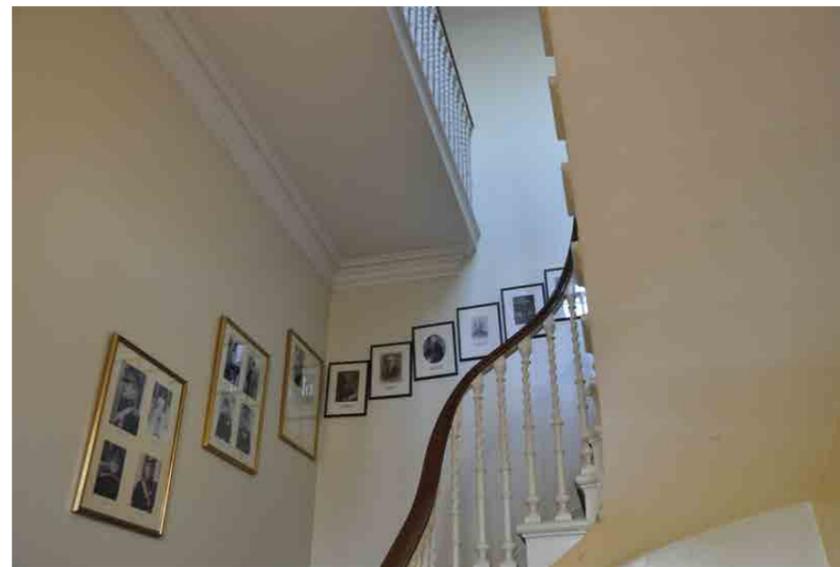


Figure 41: 1848 stairwell and bannister between first and second floor levels

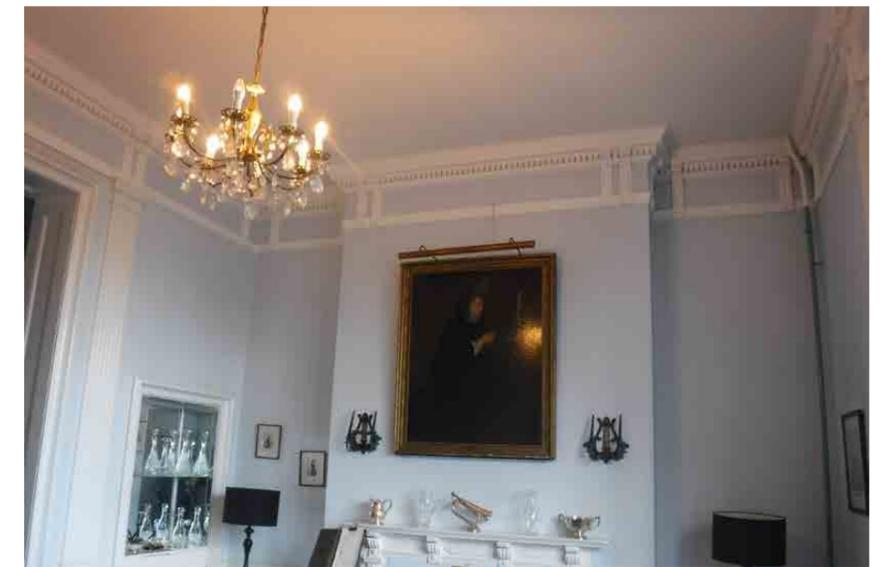
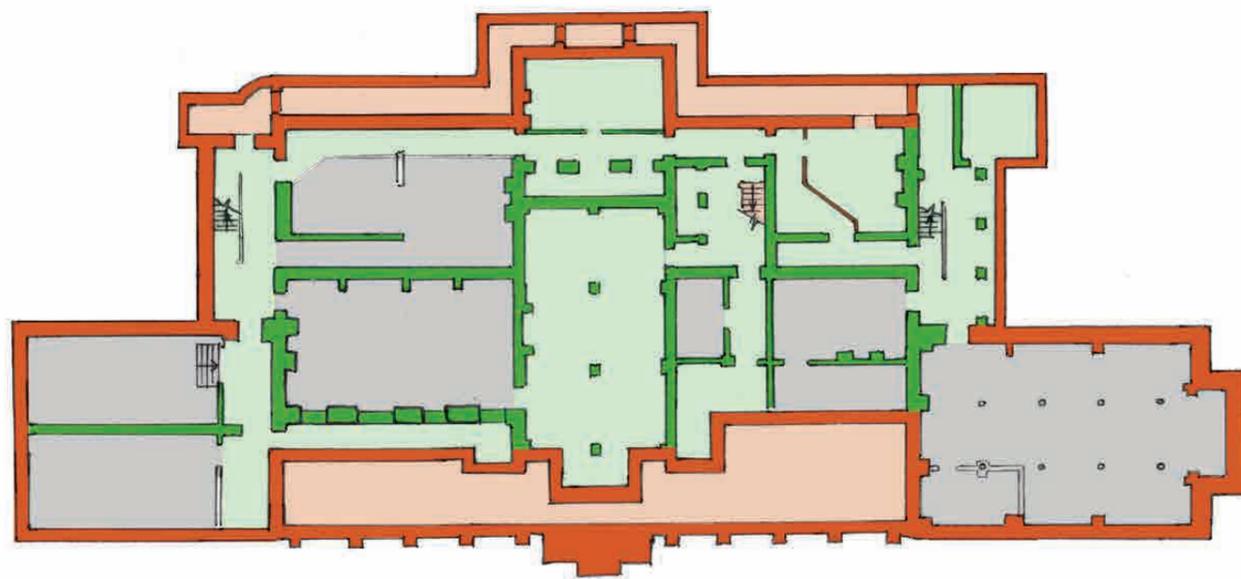


Figure 42: Ground floor dining room

4.3.3 Significance drawings of Kneller Hall

- High significance
- Moderate significance
- Some significance
- Neutral significance
- Detracts from significance
- Not assessed

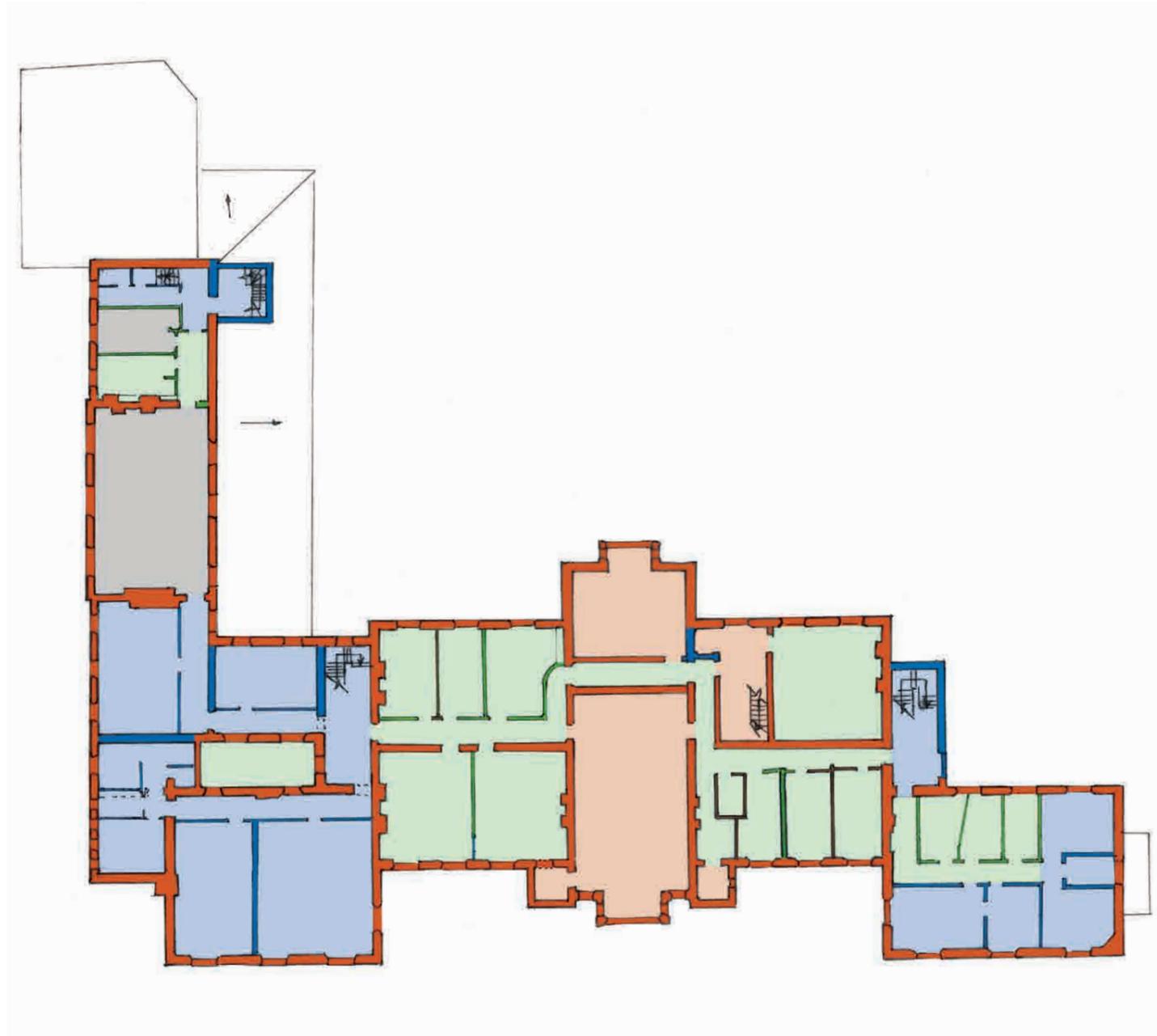


Basement

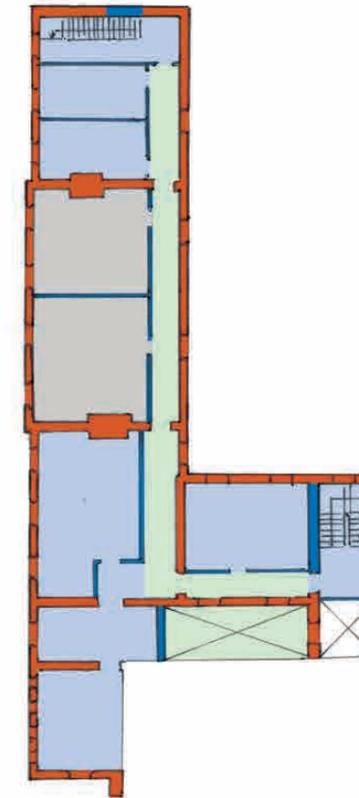


Ground floor

-  High significance
-  Moderate significance
-  Some significance
-  Neutral significance
-  Detracts from significance
-  Not assessed



First floor

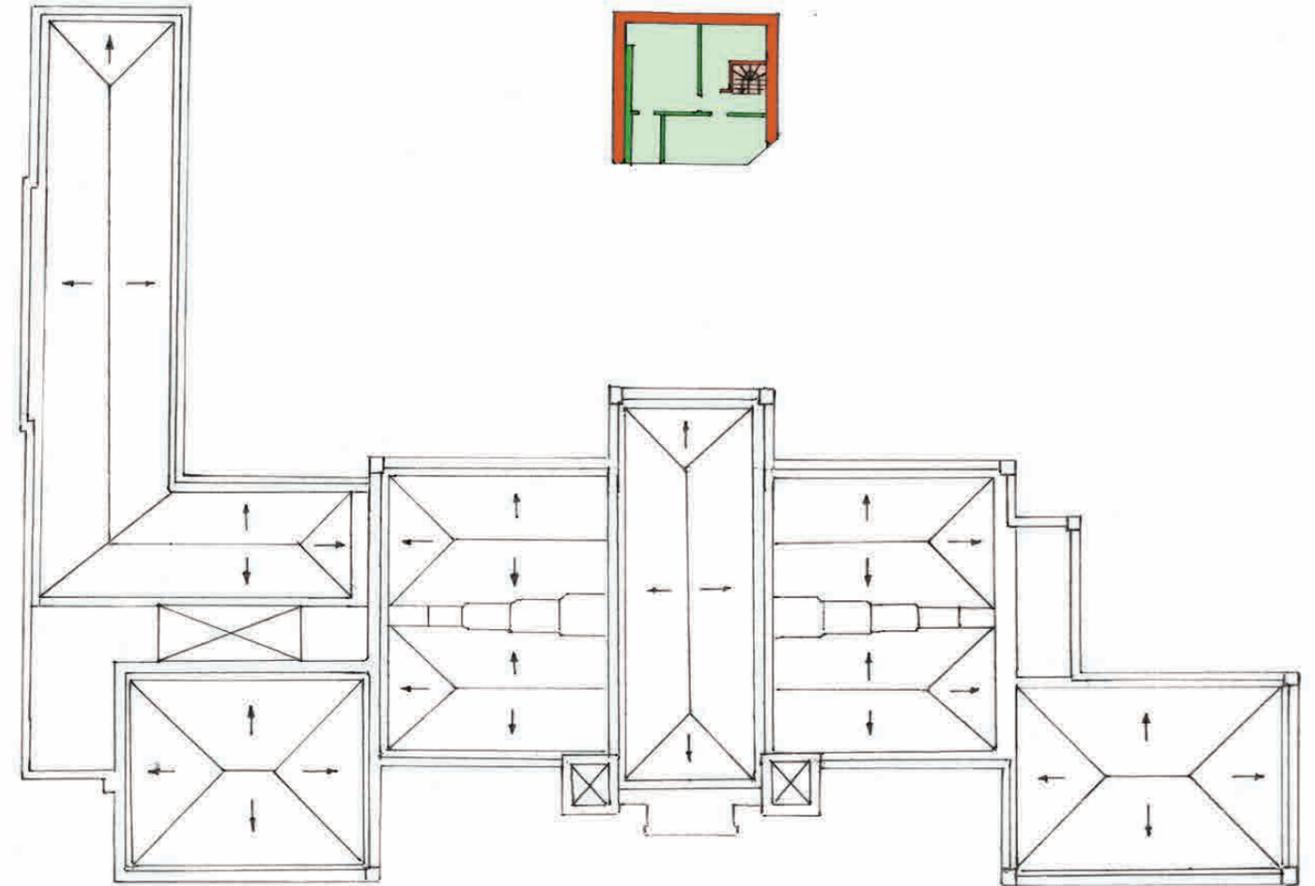


First to Second floor mezzanine

-  High significance
-  Moderate significance
-  Some significance
-  Neutral significance
-  Detracts from significance
-  Not assessed



Second floor



Roof

4.4 Other Structures

The numbering of the structures corresponds to those provided on the site plan in section 2.1 of this report.

Structure	Significance	Comment
2 Main Guardroom	Moderate	The guardroom has its earliest foundations in 1711 but has been altered over time, most extensively in the mid-twentieth century, but remains of some historical value.
3 Band Practice Hall	Moderate	The Band Practice Hall dates to around 1900 and is of historical value for its association with Kneller Hall's use as the Royal Military School of Music. Later additions to the south and west of the building detract from this significance.
4 Garden wall	Some	The garden wall does not appear to be of historic fabric but marks a change in level in the rear garden which can be seen on historic maps of the site. As such it has some historical value as an indicator of earlier phases of landscape design at Kneller Hall.
5 Store House	Neutral	The Store House is of post-war fabric and is not considered to be of historical, aesthetic or communal value.
6 NAAFI	Neutral	The NAAFI building is of post-war fabric and is not considered to be of historical, aesthetic or communal value.
7 Music Library	Neutral	The Music Library is of post-war fabric and is not considered to be of historical, aesthetic or communal value.
8 Accommodation Block 2	Neutral	Accommodation Block 2 is of twentieth century fabric and is not considered to be of historical, aesthetic or communal value.
9 Kitchen and Mess Hall	Neutral	The kitchen and mess hall are of post-war fabric and are not considered to be of historical, aesthetic or communal value.
10 Accommodation Block 1	Neutral	Accommodation Block 1 is of twentieth century fabric and is not considered to be of historical, aesthetic or communal value.
11 Quartermaster's Stores	Neutral	The Quartermaster's Stores is of post-war fabric and is not considered to be of historical, aesthetic or communal value.
12 Teaching Bunkers	Neutral	The Teaching Bunkers are of post-war fabric and are not considered to be of historical, aesthetic or communal value.
13 Practice Rooms	Neutral	The Practice Rooms are of post-war fabric and are not considered to be of historical, aesthetic or communal value.
14 Percussion Hall	Neutral	The Percussion Hall is of post-war fabric and is not considered to be of historical, aesthetic or communal value.

Structure	Significance	Comment
15 Bandstand	Some	The current bandstand is not of historic fabric or of architectural interest, but is of communal significance having hosted concerts for more than one hundred years and being the locus of public engagement with the site
16 Bandstand control centre	Some	The bandstand control centre is of post-war fabric but is considered to be of historical and communal value for its association with the bandstand.
17 Sports pavilion	Neutral	The Sports pavilion is of post-war fabric and is not considered to be of historical, aesthetic or communal value.
18 Main gate	Neutral	The main gate is not considered to be of historical, aesthetic or communal value.
19 Gatepiers (listed)	High	The gatepiers, along with the adjoining sections of boundary wall, are of historic fabric and though not in active use as an entrance today is considered to be of historical and aesthetic value.
20 Listed Boundary Walls	Moderate	The listed boundary walls have a long association with Kneller Hall and demark the historic boundary.
21 Lodge Gate	High	The Lodge Gate appears to date from before 1847 and is of aesthetic and historical value, being of historic fabric and marking the former main entrance to Kneller Hall. This significance is reflected in its inclusion in the list description of Kneller Hall.

4.5 Landscape

Landscape element	Significance	Comment
22 Memorial Garden	Some	A memorial garden, supporting the scattered remains of former band leaders, is an active site of remembrance and has some communal value.
23 Sports ground	Some	The sports ground is designated as Metropolitan Open Land and is of historical and communal value for the green setting it provides to the Grade II listed Kneller Hall. This open setting corresponds to the historically rural surroundings of the building.
24 Rear lawn	Moderate	The lawn and its fountain and terracing have been part of the landscape of Kneller Hall's immediate surroundings in some form since the eighteenth century and is of historical and aesthetic value.
25 Former lake site	Some	The former lake site is informally planted and differs in character from the open fields to the south of it. This difference in character is of historical value in suggesting the location of the former lake on the site.
26 Historic approach to Kneller Hall	High	The avenue of mature trees clearly marks the historic approach to Kneller Hall from the Lodge Gate to the south and as such is of historical value.
27 Parade Ground	Moderate	The Parade Ground provides an impressive setting for Kneller Hall and allows public views of the main façade from Kneller Road. It also has historic/communal significance as the parade ground for the Royal Military School of Music on its 150 year history.

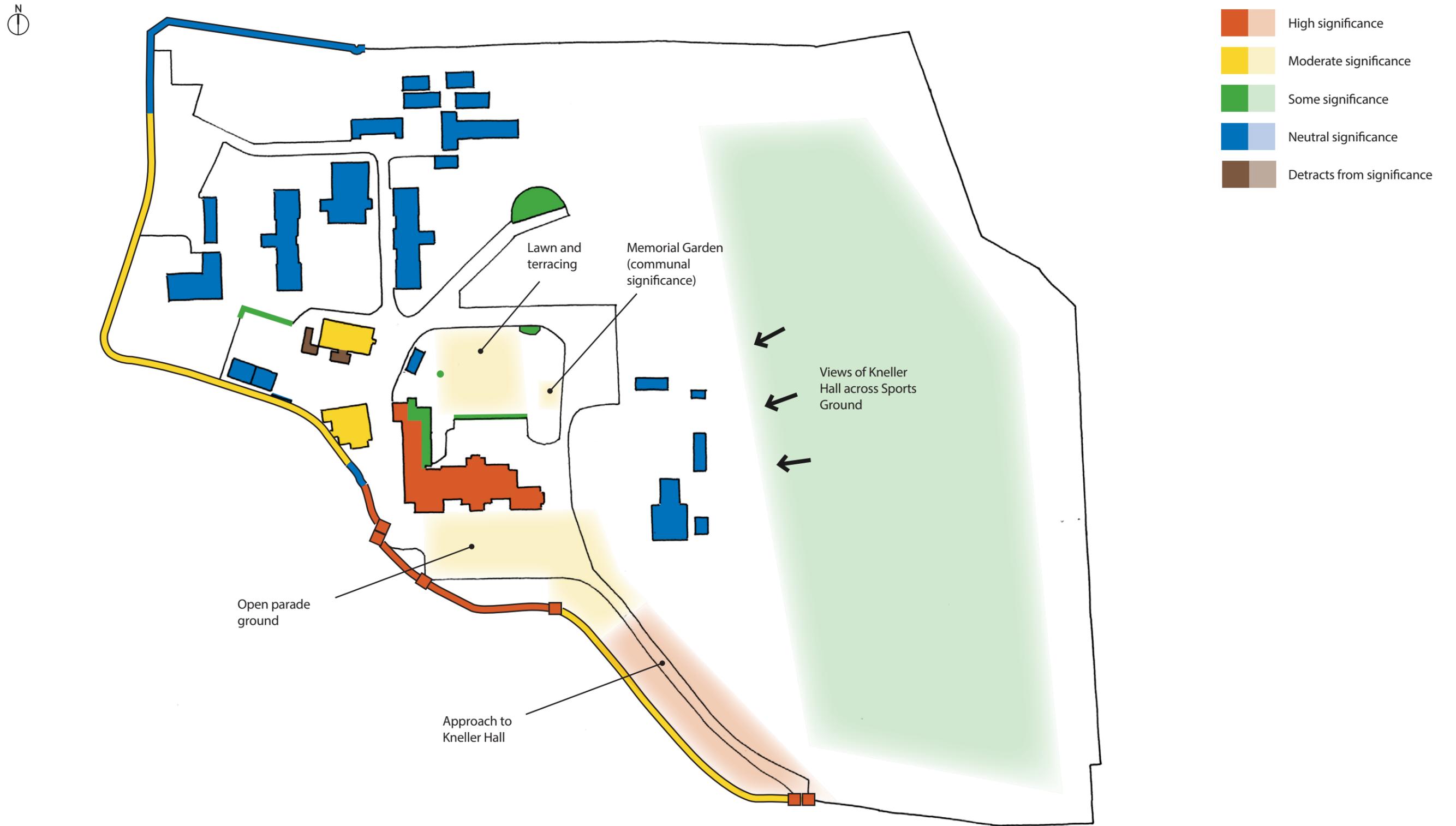


Figure 45: Significance of the site

4.6 Communal significance

The architectural or historical significance of a building or place can be identified on a drawing or marked on a map but the shared values and a shared history of its site, its communal value, transcends bricks and mortar. It can be difficult to define this intangible significance on any map but communal value, what makes a place special, is understood by the people that use and value a particular place.

Kneller Hall occupies an important place in the life, history and community of the people of Whitton. It has been the primary building and institution in the village for 150 years as the village, and Twickenham, have grown around it. It acts as a bridge between the civilian community of Whitton and Kneller Hall's other communities: military musicians both serving and retired.

Kneller Hall has trained military musicians for over 150 years and the community in and around Whitton holds the Corps of Army Music and the Royal Military School of Music in special affection enhanced by the regular interaction of these two communities. The focus of this interaction are the

Concerts in the Park held at Kneller Hall, five or six of which are performed annually. The bandstand, whilst an unprepossessing structure, forms the focus of this activity and embodies the communal, shared history of these two communities. The affection held by the community is also evidenced by the granting of the Freedom of Entry to the Borough to the School and the Corps of Army Music.

The concerts are performed outdoors in the grounds, with the listed building forming a striking backdrop but it is the experience of the concerts themselves and the shared interaction of the civilian and military communities that is of high communal value, more than any individual building or space. The School also supports Whitton's Remembrance Sunday commemorations.

A third community should also be reflected in any understanding of the communal value and significance of the site. Kneller Hall has been the home of the Royal Military School of Music for 150 years. The majority of the army's musicians whether serving and retired, living or deceased, were trained at Kneller Hall. It is a focal point of remembrance and for many

of this unseen community of servicemen and women and their families, Kneller Hall represents an emotional connection to the Corps of Music. Many of these people come together with the current and surrounding community in the annual musical events at the site lending them a particular poignancy.

Civilian-military partnership, musical outreach and the annual concerts held by the School all have high communal value which contribute to the historic significance of the site. Future development at the site should respond to Kneller Hall's high communal value, expressed primarily through musical performances and community outreach undertaken by the School. Kneller Hall's importance as a place of remembrance for 150 years of service personnel and the wider community that support them should also inform any proposal for the site.



5.0 Structural assessment

5.1 Introduction

As noted earlier in this report, we have carried out an initial structural assessment of the condition of Kneller Hall. This is based on a visual review of areas of the existing building seen during our site visit of 30 November 2018 and the available record information. We were not able to access all areas of the building, a summary of the areas we were able to see is included in Appendix B. This assessment provides a summary of the general nature of the existing structure we have seen and its condition, including the nature and extent of likely repairs that are needed.

5.2 Geology

Based on the local geological map and a record borehole log from the British Geological Survey, the ground conditions comprise made ground over a layer of river terrace deposits comprising sands and gravels. Beneath this is London Clay. There is perched ground water on top of the impermeable London Clay within the river terrace sands and gravels. Based on archive drawings Kneller Hall is founded in the sands and gravels.

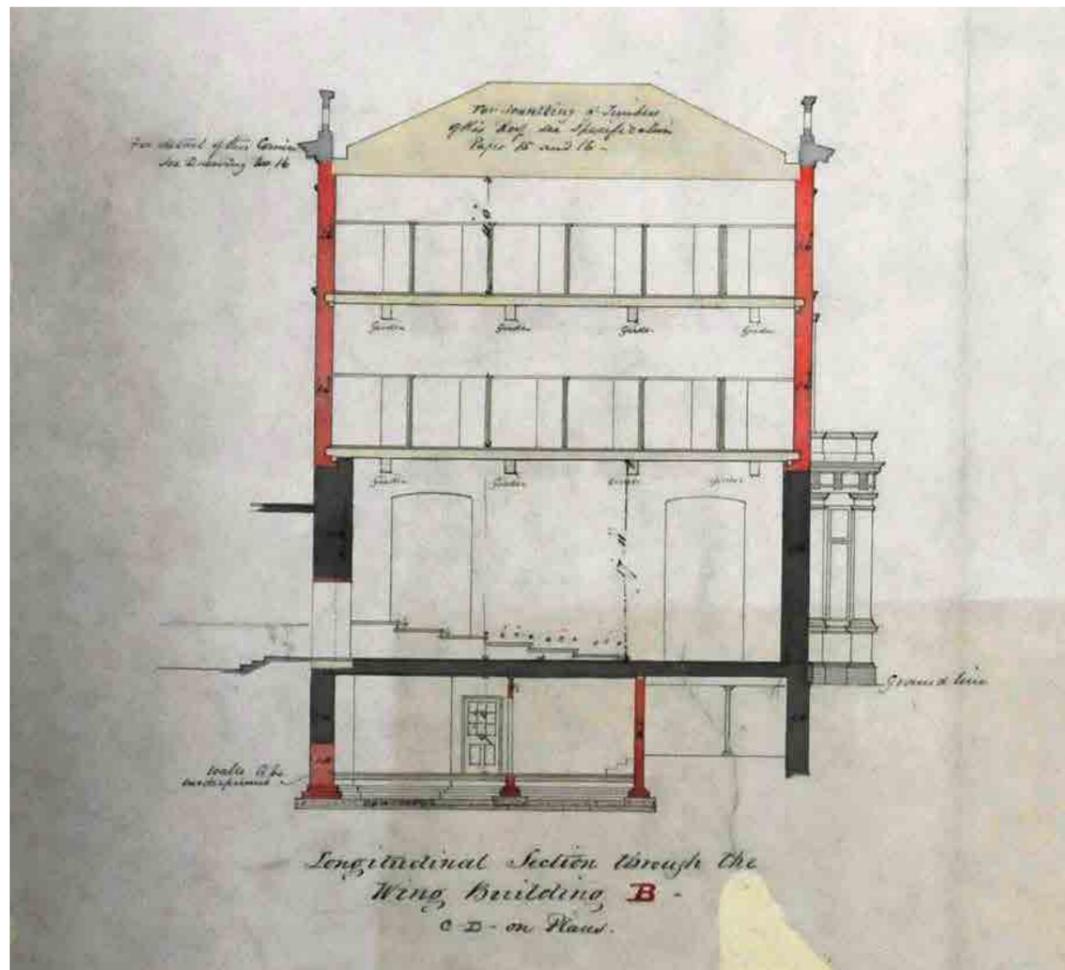


Figure 47: Section extract from archive drawings showing building foundations

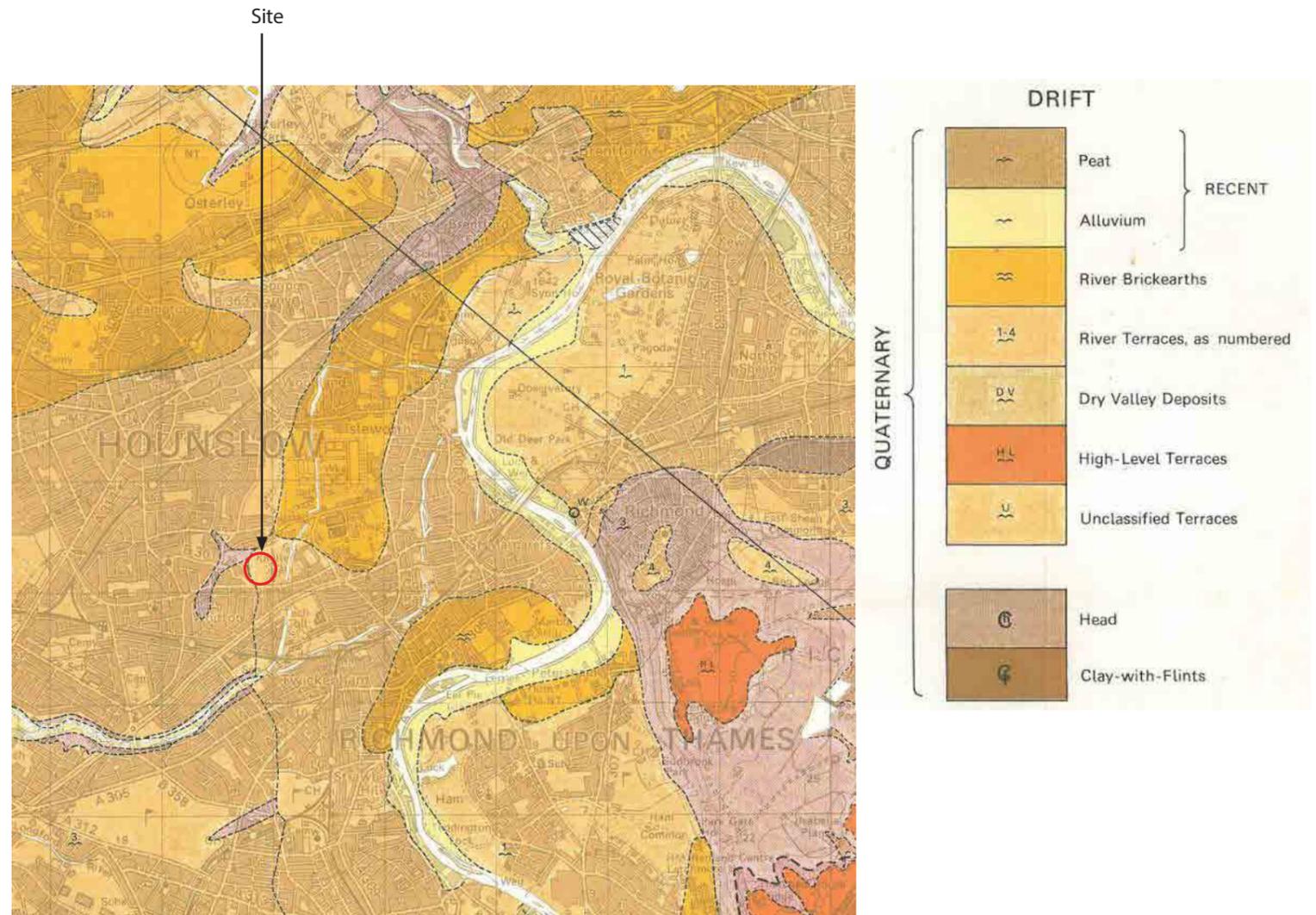


Figure 48: Geological map of local area

5.3 Summary of Existing Structure

5.3.1 General

We visited site on 30 November 2018 to view Kneller Hall. As part of our overall study, we also visited the National Archives at Kew and retrieved some archive drawings of the building. We worked on the roof refurbishment of Kneller Hall in the 1980's and we have also retrieved our record drawings from our archives, which have provided us with an understanding of the roof structures. The knowledge gained from our visit and desk study has given us a general understanding of the building's overall structural arrangement and condition. In order to summarise this, the existing building has been divided into three zones as shown on the diagram to the right.

5.3.2 Structural Arrangement

The majority of the building is three storeys above ground with a single storey basement, apart from zone 1 which has no basement and has an additional mezzanine between the first and second floors. Generally, all the buildings are constructed in loadbearing brick masonry walls. The roofs are generally pitched with hipped ends. They consist of rafters supported on purlins which span between king post trusses. The floor structures vary and these are summarised below.

Zone 1

There are timber joisted floors in Zone 1 which span between external masonry walls.

Zone 2

In Zone 2 the floor structures are also timber joisted spanning between masonry walls. In some areas the timber joists are supported on cast iron beams, which span between masonry walls as shown on drawings SK02 to SK05.

Zone 3

The floors in Zone 3 are similar to Zone 2, apart from the ground floor of the chapel which is fan vaulted masonry.

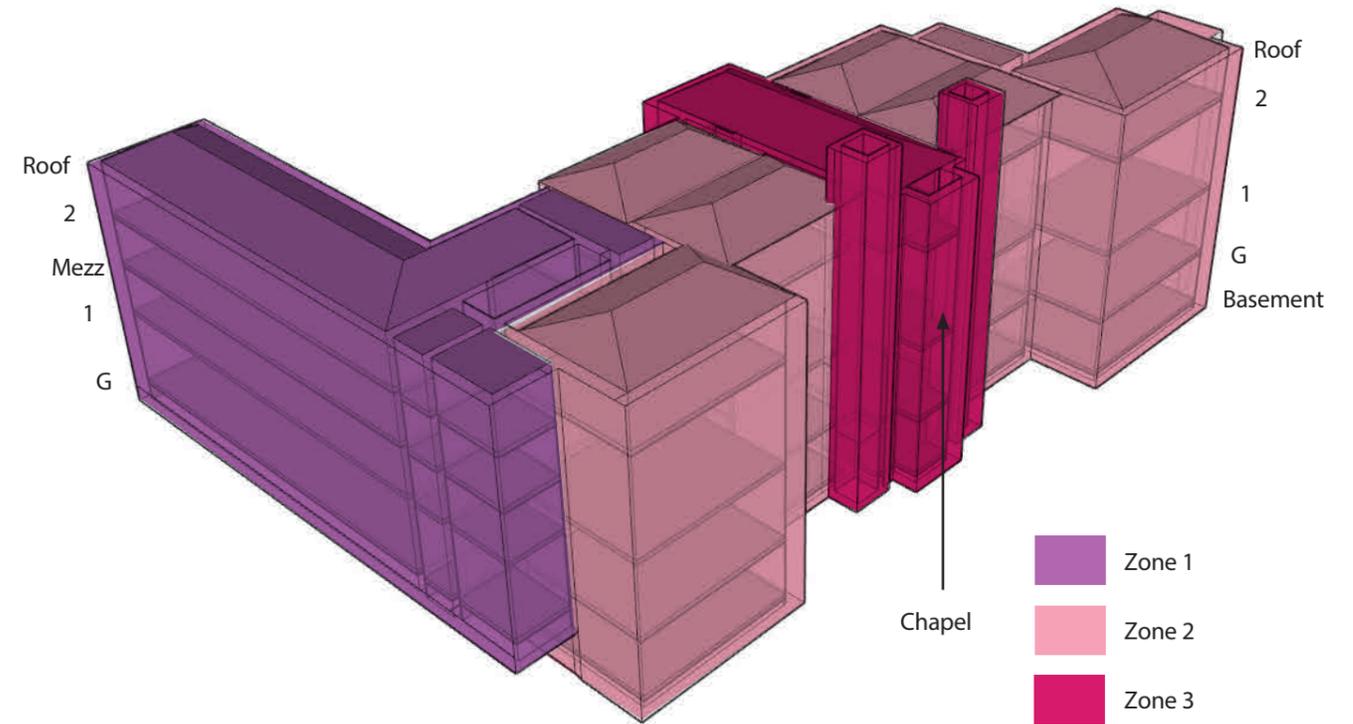


Figure 49: Key diagram showing building's zones



Figure 50: Ground floor structural arrangement

5.3.3 Summary of Condition and Likely Repairs

Overall Strategy

Generally the original quality of the construction of Kneller Hall is of a high standard. However historic alterations to the original structure have in some cases been poorly conceived. In particular the upper floors of the West Wing (Zone 1) have been closed off due to concerns about their structural condition as a result of previous inappropriate alterations. These will be discussed in further detail below. The other areas are generally in a reasonable condition for a building of this age and type.

We have set out the degree of likely repairs needed to the existing structure on our drawings and these are categorised as follows. Where the condition we have seen is likely to only require some local repairs the condition is noted as reasonable. Areas where more extensive repairs are required we have indicated the structural condition fair. The structure is recorded as poor where significant structural intervention will be necessary to deal with the defects we observed. We have identified these categories to the areas which we have accessed and reviewed visually on drawings SK01 to SK06. For areas which we have not accessed, we have provided summary notes indicating the likely repairs needed, based on available archive information including a condition survey report carried out in 2016 by Amec Foster Wheeler and our understanding of buildings of this type and age. However, this will need to be confirmed once better access is available.

Zone 1 (West Wing)

As described above, the mezzanine, second floor, and the north end of the first floor are not currently in use. In these areas, heavy blockwork partitions have been built up off the original timber floors. The timber floors in these areas are sagging considerably. In these areas, the blockwork partitions should be removed and opening up works should be carried out to confirm the condition of the timber floors. It is likely that significant repairs to the timber floors will be needed. Repairs are also likely to be needed to decayed timber joists where they are in contact with damp external masonry walls.

The external walls in the north-west corner of the wing are bulging. It is likely, based on our observations that the facing brickwork is delaminating from the rest of the wall behind. This is particularly noticeable on some of the window reveals where there is cracking in the brickwork. Elsewhere there are other local defects to the elevation that will need to be addressed.

We noted a number of areas where rainwater goods are blocked and these should be cleared to mitigate further water ingress into the structure of the building. The current issues with water ingress mean the timber roof members are likely to be decayed in these areas and repairs may be needed to these.

We have not accessed the main roof of the west wing. Repairs to the roof should be allowed for where rafters are in contact with damp external masonry at eaves.



Figure 52: Partitions at second floor



Figure 53: Blocked rainwater goods



Figure 54: Open plan ground floor

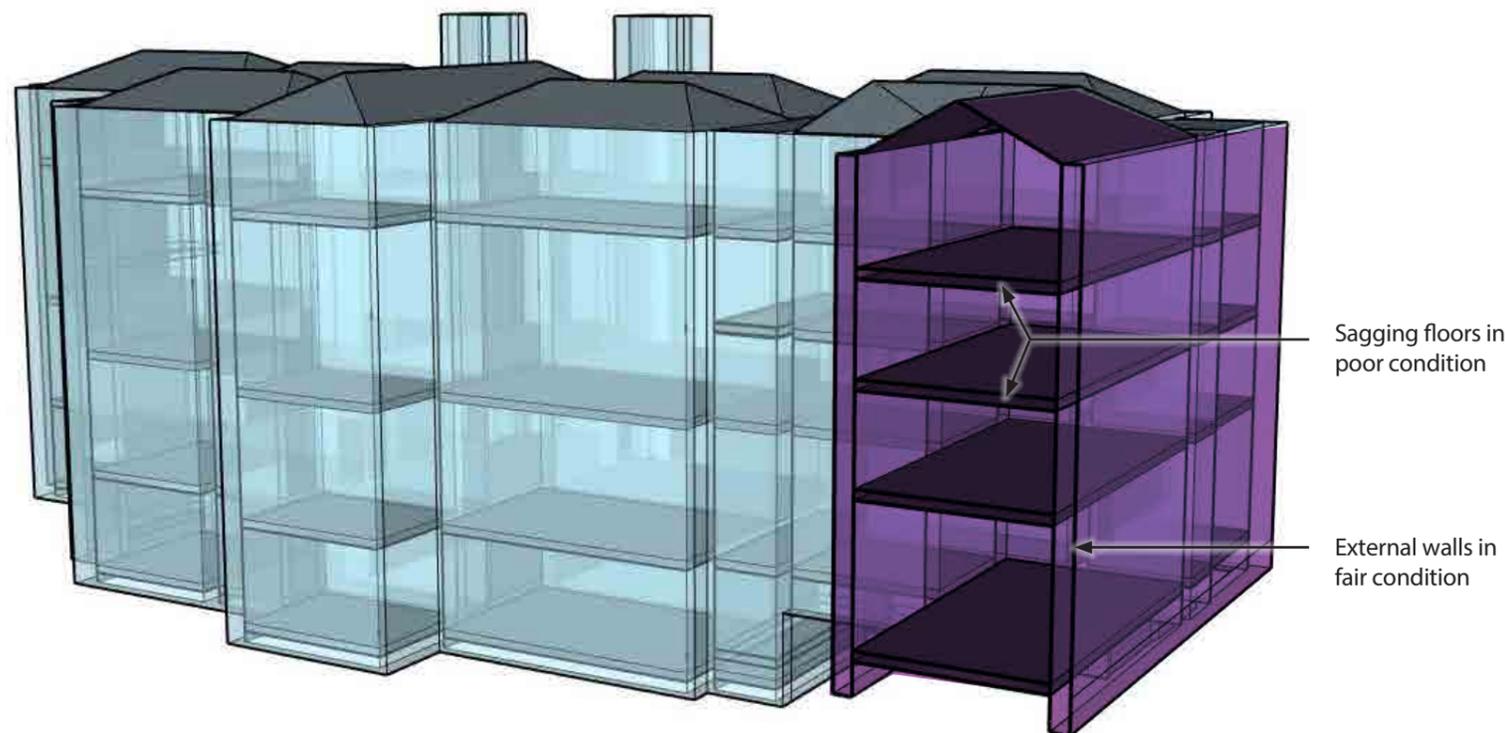


Figure 51: Section diagram of Zone 1

Zone 2

At basement level, the areas we accessed were generally in a reasonable condition, apart from the lightwells and basements which project beyond the footprint of the building. These areas are suffering from water ingress and damp. We noted standing water in the northern light-wells which suggests the below ground drainage system is defective. The below ground drainage in this area should be jetted and cleared and a CCTV survey should be carried out to confirm its condition. An allowance should be made for repairs to the below ground drainage in this area.

In this zone we noted several floors which are springy or sagging. This suggests there may be defects in the floors in these areas, and their condition should be investigated. At ground floor, room G23 is notably

springy. At first floor, rooms F22 and F23 are springy and sagging. In addition, the adjacent corridor is sloping toward the rooms to the north. Significant repairs should be allowed for to the floors in these areas as noted on drawings SK02 and SK03. Where timber joists are in contact with damp masonry walls, in particular at ground floor, repairs should be allowed for to address timber decay. We also noted cracking to the cantilever stone stair in the basement and repairs to this should be allowed for.

Although we have not accessed the roof, we noted some areas of water ingress at second floor ceiling level, which suggests water may be penetrating through the roof. Repairs to timber rafters are likely to be needed in these areas, particularly at eaves level where the rafters and wall plates are in contact with damp masonry walls.

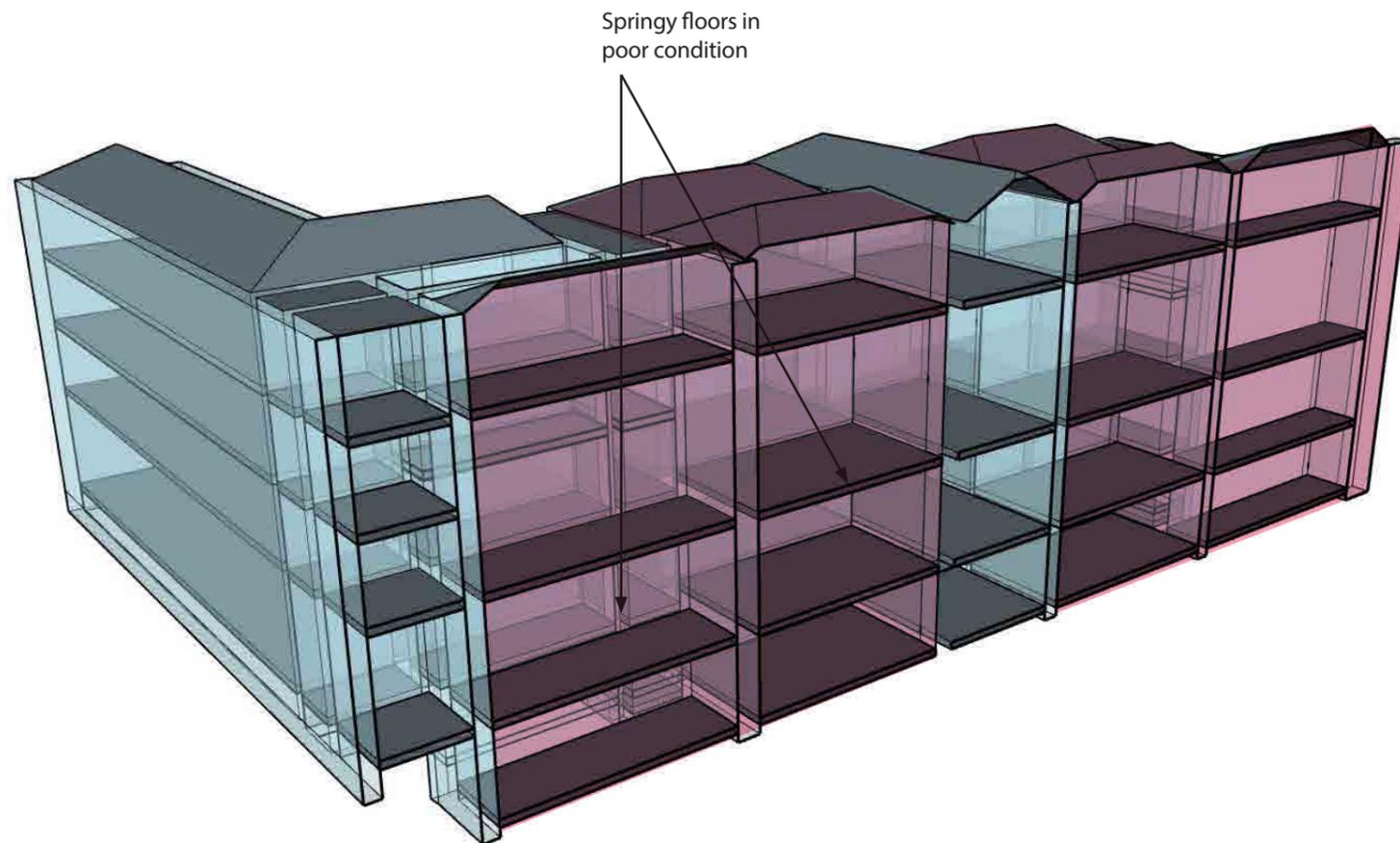


Figure 55: Section diagram through Zone 2



Figure 56: Blocked drainage network at northern lightwells

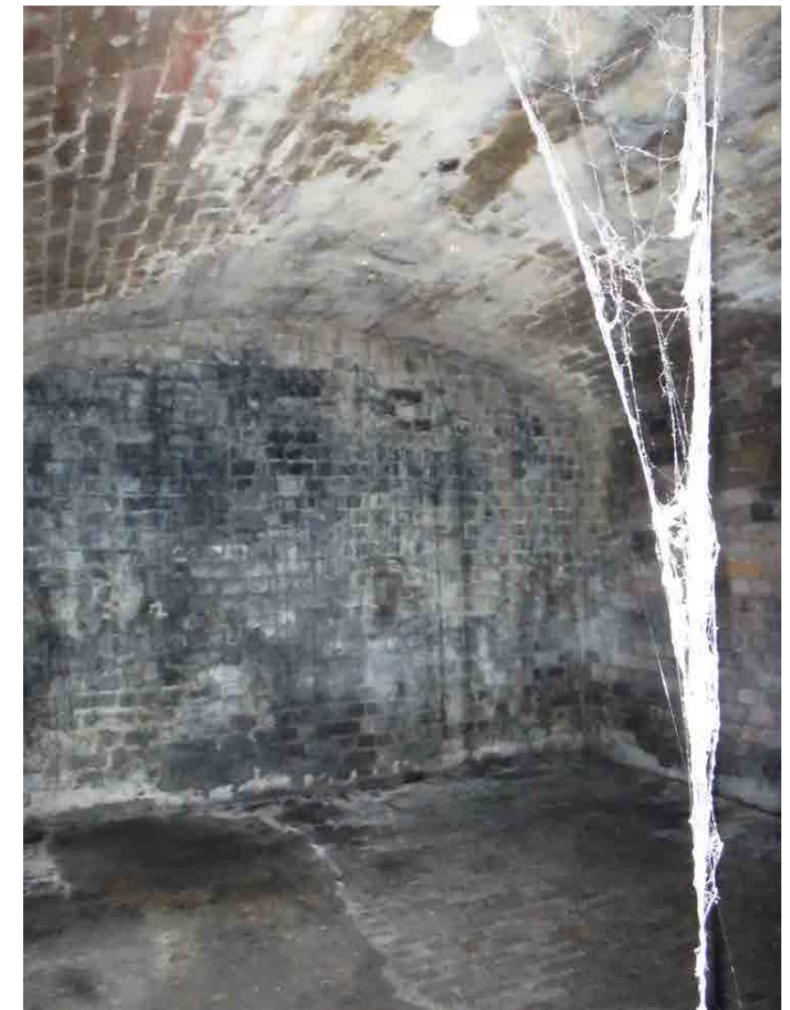


Figure 57: Damp basement

Zone 3

This area is generally in a good condition for its age and type of construction. We noted that the loft rooms (T01 to T04) showed signs of water ingress and minor cracking to plaster. Repairs to decayed roof timbers should be allowed for in this area similar to Zone 2.

5.4 Conclusions

We have undertaken a visual review of areas of the existing structure and these notes summarise its general nature and condition and the extent of repairs that are likely to be needed.

The construction of Kneller Hall is generally of a high standard. However historic alterations to the original structure, where block walls have been built up off timber floors, have left some areas in poor condition for a building of this age and type of construction. Areas that have not suffered these alterations are generally in a reasonable condition.

We have set out the likely repairs needed to the existing structure on our drawings and categorised them into three categories depending on their condition and this is summarised on drawings SK01 to SK06.

The defects noted can generally be addressed as part of the next refurbishment. However depending on when this is carried out, it may be sensible to remove the partitions in the West Wing to mitigate further deterioration of the timber floors. It would also be sensible to address the faulty rainwater goods and below ground drainage to mitigate further deterioration.

Providing that the identified defects are addressed, Kneller Hall could continue to be used for residential and office use or converted to other uses such as hotel or commercial. A key aspect of refurbishments of this kind is integrating new services into the existing structure and this would need to be carefully considered.

At the next stage, all areas of the building should be accessed and opening up works should be carried out to further establish the condition of the existing structure and the details and extents of repairs needed. Access to the roofs and roofspaces should be provided and a specialist timber survey may be needed to confirm the condition of the roof.



Figure 58: Signs of water ingress in the loft

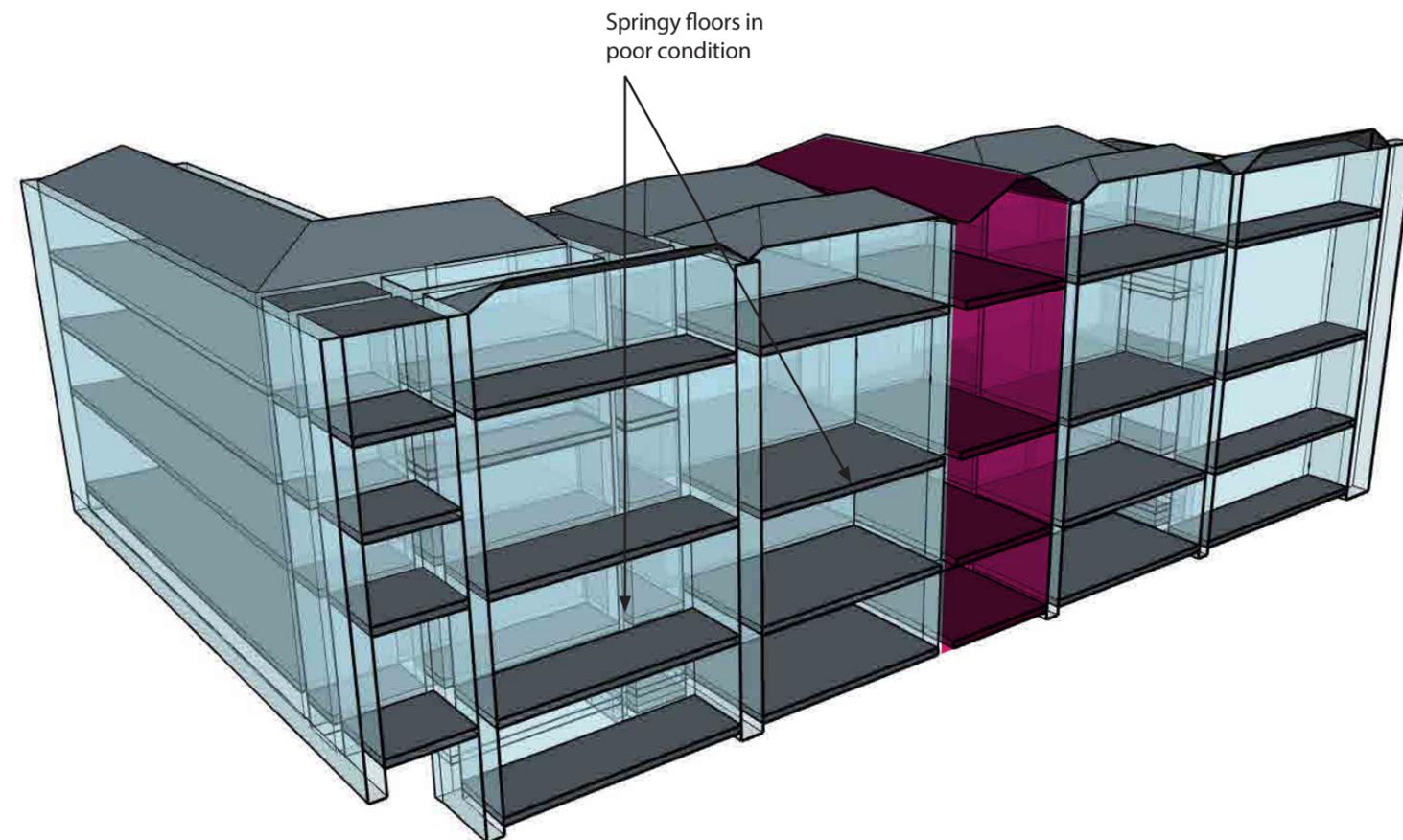


Figure 59: Section diagram through Zone 3

6.0

Future use and management

6.1 Capacity for change

The following assesses the capacity for change in terms of heritage impacts; other planning considerations may apply.

6.1.1 Kneller Hall

West Wing

The West Wing is an integral part of the Kneller Hall's development and not, as may appear at first glance, a functional addition to an otherwise fine historic structure. It is also important to the understanding of Kneller Hall's history as a military establishment. The significance of this part of Kneller Hall, however, relates largely to the exterior. The interiors have been greatly altered over time, and none appear in their current state to be of special interest either historically or architecturally, although there will be evidential value in any early fabric.

Retention of the highest significance fabric in the West Wing would leave scope for considerable change internally. The removal of internal blockwork partitions, which is recommended for structural reasons, would provide scope for internal rearrangement to suit a variety of new uses, with new lightweight partitions employed where necessary.

Before any alterations, repairs are needed, especially on the mezzanine and second floor.

The Chapel

The Chapel (F24 and S36) is architecturally and historically the most significant single room within Kneller Hall, deriving its significance from its virtually complete set of high quality original joinery, its spatial qualities, its high quality stained glass (including inscriptions). The memorial plaques contribute considerably to the Chapel's historic interest and would be covered by listed building protection as fixtures.

The scope for significant changes to fabric in this room is therefore limited, but it will be important to find a future use so that it does not become neglected. Any new use should retain the double height space and retain the historic fittings. A case might be made for removal of the memorial plaques, within the context of the heritage benefits of any overall scheme for the building.

Other interiors

Kneller Hall retains a large amount of original mid-nineteenth-century internal fabric such as doors, windows, cornices, chimneypieces and other architectural details. Rooms G32–36 (the Officers' mess, sitting room, hallway and staircase) have a strong domestic character which should be retained. Some original details remain on upper floors and these should also be retained.

There is an opportunity to restore or better reveal original plan forms in the main building by removing later partitions (e.g. in rooms G25–28 and G38–41).

Access

Kneller Hall has several existing entrances, which make it suitable for multiple occupation and a number of discrete uses. Only one of these, however, has step-free access, namely the north entrance into G34. There may be scope for additional accessible entrances into the eastern stairwell G42 by adding an external ramp and into G12 by removing the fencing around the outdoor bar area and extending the car park up to the east side of the West Wing. More substantive interventions should be focused in areas where the least historic fabric survives, such as within the southern end of the West Wing.

The two 1970s staircases may provide opportunities for the insertion of new lifts, since neither contribute to Kneller Hall's significance. Moreover, the eastern staircase is built within a modern stair tower, which has more scope for intervention than the nineteenth-century fabric. Another opportunity may exist, for an external lift at the north-east corner of the West Wing, where a stairwell leading from G14 to F02 exists. A well-designed lift tower in this location would not harm the appearance or setting of Kneller Hall and may be an enhancement.

The doors into G29 the Upper Museum, which are treated architecturally as the main entrance, but have not been used as such for many years, could be reinstated as an entrance, although step-free access could not easily be achieved from this location.

6.1.2 Other structures

Gate posts and boundary walls

The boundary walls and the railings in front of Kneller Hall are listed, as are four earlier gate piers. The walls, railings and piers should generally be retained in situ and repaired as necessary. The Main Gate and their flanking

walls and railings, however, are modern and present an opportunity for creating an improved entrance which will enhance the setting of Kneller Hall. West of the Main Gate the walls have been much altered and at the north end of the site are entirely modern. There may therefore be scope for new entrances at some points, and the re-opening of Whitton Dene Gate could be done without any harm to the significance of the boundary wall. Some widening of the existing entrance could potentially be justified.

Guardroom, Band Practice Room and garden wall

The Guardroom and Band Practice Room have an important historical and visual relationship with Kneller Hall itself, and form the historic core of the site. Although both make use of traditional building materials and forms, neither is of outstanding architectural interest.

Both buildings are considered to be protected by the listing of Kneller Hall, as curtilage structures. They should be retained for their group value with Kneller Hall, but both have scope for adaptation to new use. There is an opportunity to improve the external appearance of both buildings by removing later accretions, pipework, cables, aerials etc.

A third historic structure is the garden wall behind the Band Practice Room, which appears to date from the nineteenth century and later had a glasshouse built against it. This should also be retained as a landscape feature.

Modern structures

The remainder of the structures on the site are neither listed nor are they curtilage structures and do not merit retention on heritage grounds. The buildings in the north-west corner of the site could be redeveloped, although care would be needed to ensure the scale and density of development did not harm the setting of Kneller Hall. The Whitton Dene Gate could be re-opened to provide another access point for any development in this area.

Removal of the buildings on the east side of Kneller Hall would enable re-landscaping of the area, enhancing the setting of Kneller Hall and views of it across the sports ground. Although in the post-war period, various structures have occupied this area, historically it was clear of buildings and returning it to this state would enhance appreciation of Kneller Hall in views across the Sports Ground and in the approach from Lodge Gates.

Buildings have historically existed at the Lodge Gate and there may be opportunities for small scale development along Kneller Road.

7.0 Landscape management

Two key aspects of the landscape need to inform its future management:

- enhancing historic features or characteristics;
- its contribution to the setting of Kneller Hall.

Remaining historic features are limited, but surviving aspects from the mid-nineteenth century are significant. Retaining and enhancing these features should be part of the approach to managing the site's landscape. In so doing, the setting of Kneller Hall will also be enhanced.

Removal of the buildings on the east side of Kneller Hall would enable re-landscaping of the area, enhancing the setting of Kneller Hall and views of it across the sports ground. Although in the post-war period, various structures have occupied this area, historically it was clear of buildings and returning it to this state would enhance appreciation of Kneller Hall in views across the Sports Ground and in the approach from Lodge Gate.

The long approach to Kneller Hall from Lodge Gate is an historic approach to Kneller Hall and is also a very attractive one, enabling a good appreciation of the building's architectural qualities, framed by trees, before arriving on the Parade Ground where the whole of the main façade is revealed. Ensuring the Parade Ground remains open is important not just to this experience of the building, but also to the way it is experienced from the public views into the site from Kneller Road.

The sunken lawn on the north side of Kneller Hall has long constituted an important part of the building's setting, although it appears to have been more open in the nineteenth century. It provides a good place from which to appreciate Kneller Hall's attractive north elevation, but it was also part of views out of the building towards the lake to the north. Retaining and enhancing views in both directions should be part of the management of the landscape.

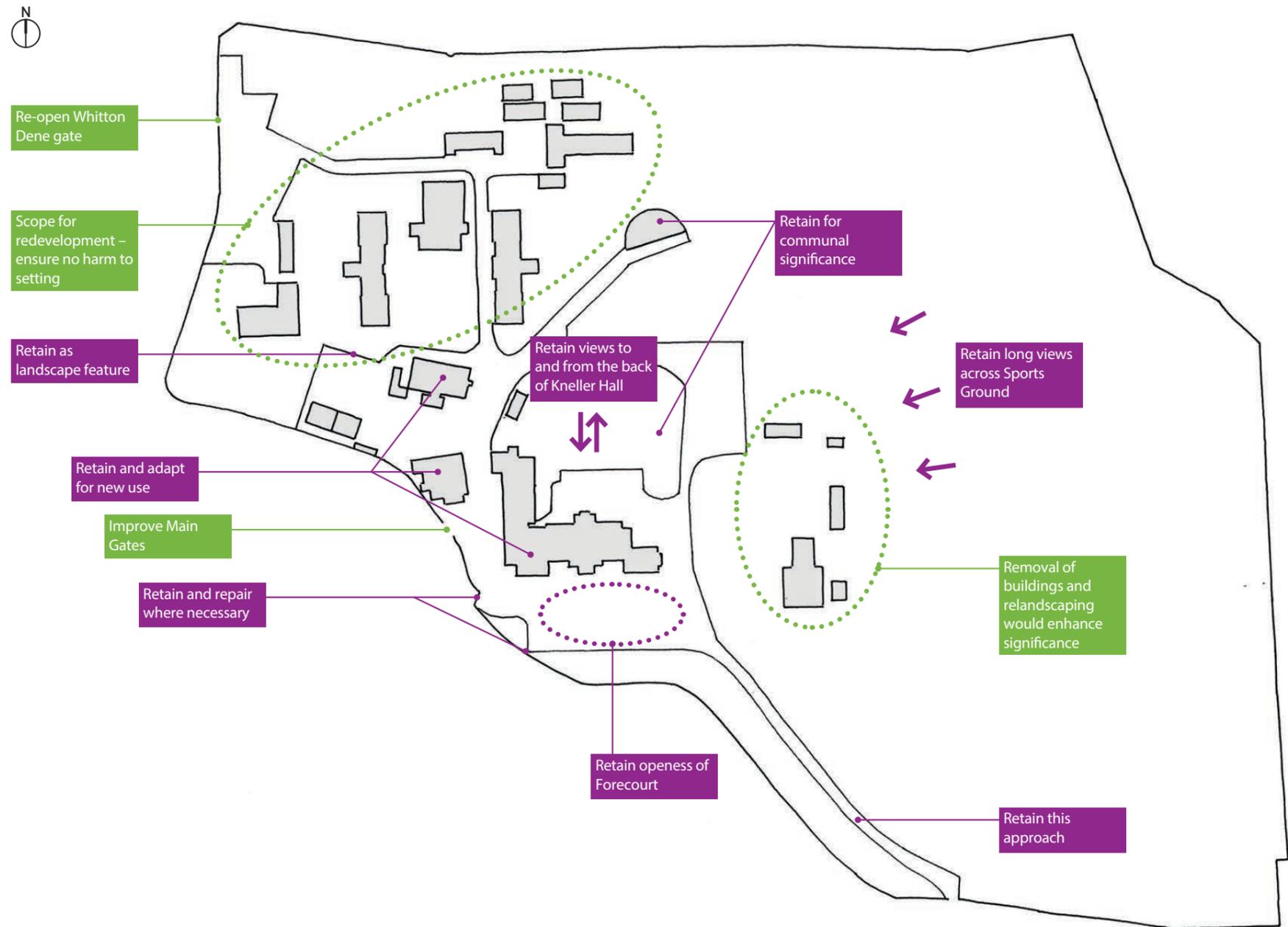


Figure 60: Capacity for change

8.0 Supporting Information

8.1 Primary sources

Records and architectural plans held at the National Archives.

Records held at the Richmond Local Studies Library.

8.2 Secondary sources

Coomber, Matthew. 'Band Aid: Kneller Hall', *Building*, Vol. 255, No. 7675, Nov. 30 1990.

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New Penny Magazine, 'The Military School of Music', Kneller Hall, 1899.

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The Musical Times, Kneller Hall, Vol. 62, No. 945, Nov.1, 1921.

The Strand Musical Magazine, 'Military School of Music at Kneller Hall', April 1897.

8.3 Entries on the National Heritage List

Listing descriptions are shown on the following pages.



GATEPIERS TO ROYAL MILITARY SCHOOL OF MUSIC

[Be the first to contribute](#)

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1065381

Date first listed: 25-Jun-1983

Statutory Address: GATEPIERS TO ROYAL MILITARY SCHOOL OF MUSIC, KNELLER ROAD

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1065381_pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 08-Nov-2018 at 11:41:24.

Location

Statutory Address: GATEPIERS TO ROYAL MILITARY SCHOOL OF MUSIC, KNELLER ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Richmond upon Thames (London Borough)

National Grid Reference: TQ 14671 74154

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. 5028 KNELLER ROAD

Gatepiers to Royal Military School of Music TQ 1474 16/3

II

2. Probably early C19. Four gatepiers, stucco, corniced with swags and urns on fluted pedestals. Probably C18 at main entrance and at other end of railed part of boundary wall.

Listing NGR: TQ1467174154

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 205541

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



KNELLER HALL AND BOUNDARY WALLS ROYAL MILITARY SCHOOL OF MUSIC

[Be the first to contribute](#)

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1065380

Date first listed: 25-Jun-1983

Statutory Address: KNELLER HALL AND BOUNDARY WALLS, KNELLER ROAD

Statutory Address: ROYAL MILITARY SCHOOL OF MUSIC, KNELLER ROAD

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1065380.pdf](#)

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This copy shows the entry on 08-Nov-2018 at 11:41:18.

Location

Statutory Address: KNELLER HALL AND BOUNDARY WALLS, KNELLER ROAD

Statutory Address: ROYAL MILITARY SCHOOL OF MUSIC, KNELLER ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Richmond upon Thames (London Borough)

National Grid Reference: TQ 14685 74191

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. 5028 KNELLER ROAD

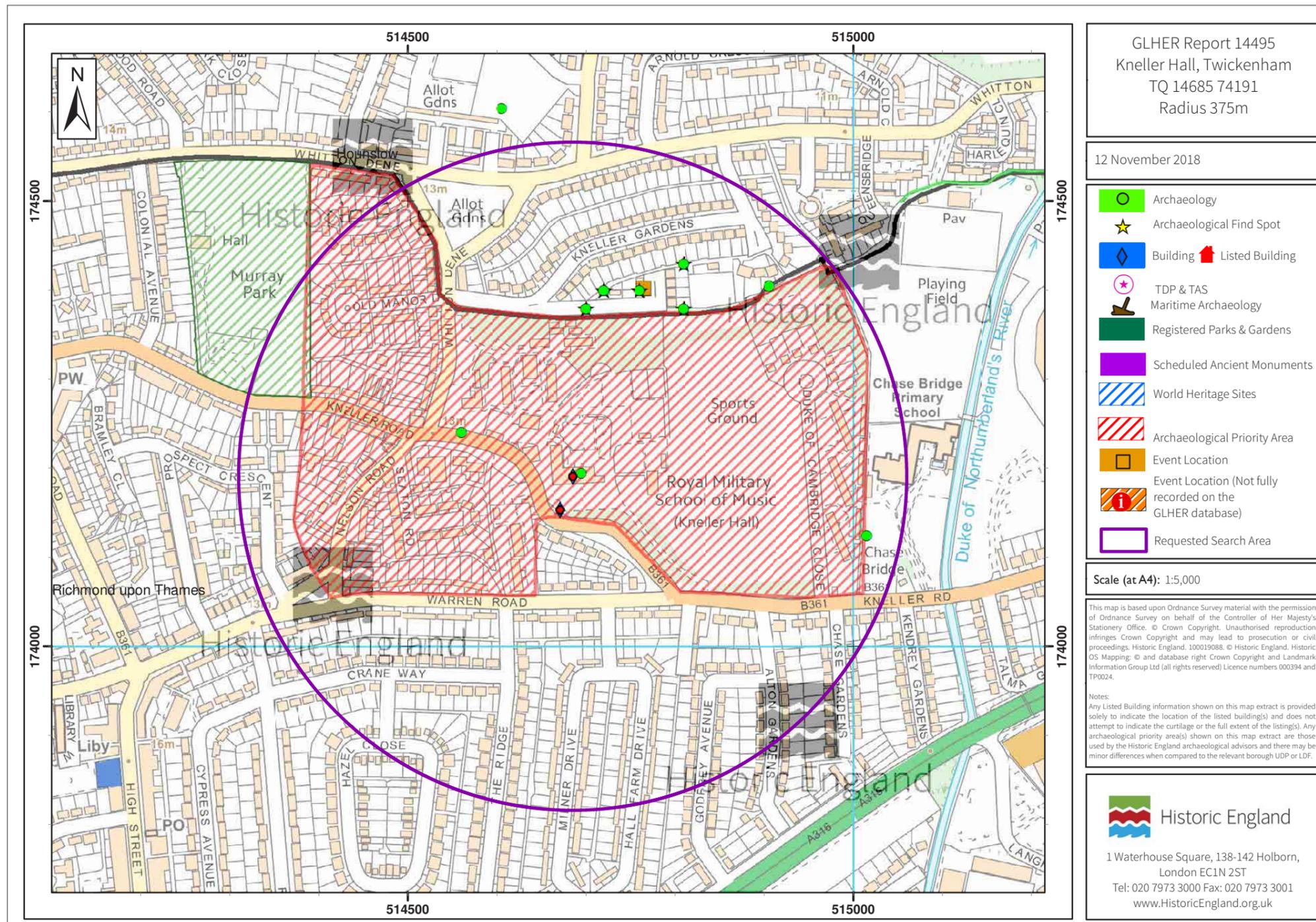
Royal Military School of Music, Kneller Hall and boundary walls TQ 1474 16/1

II

2. Originally built 1709-11 for Sir Godfrey Kneller, much altered and extended to its present elaborate neo-Jacobean form by George Mair, 1848. A particularly fine symmetrical main elevation (east front): Brick and stone, 3 storeys, 'E' plan form, the projecting centre containing the entrance, having a large square, 3-storey bay window, mullioned and transomed, crowned by an elaborate parapet with a coat of arms. The bay window projects beyond flanking square towers with flush bonded quoin stones, stone storey bands and slit windows, each tower crowned by a cornice and leaded ogee cupola. On either side, 3-bay recessed wings link the centre composition with 3-bay projecting wings, all with rusticated quoins, mullioned and transomed windows with architrave surrounds and pierced parapets, the centre bays of each wing front being enriched with superimposed orders of coupled pilasters and crowned by an elaborate open strapwork gable, crowned by a little pediment. The projecting wings are linked to form an entrance court behind an open arcaded stone screen with a Doric order with mannered details. Balustraded guard each arched opening with the exception of the centre bay which is treated as a projecting pediment entrance containing steps up toward the door in the centre of the bay range. Later additions to limited interest. Interior not seen, but stained glass in windows of central bay.

Listing NGR: TQ1468574191

8.4 Historic Environment Record search results



8.5 Relevant planning policy

8.5.1 Regional policy

The London Plan (March 2016)

In July 2011, the Mayor published an updated spatial strategy for London, the London Plan. This has subsequently been updated several times in order to ensure that it is in line with emerging Government Policy. A new London Plan, although currently in draft, is still a material consideration in planning decisions.

Policies relevant to the Kneller Hall project are contained in:

- Chapter Three: London's People;
- Chapter Four: London's Economy;
- Chapter Five: London's Response to Climate Change; and
- Chapter Seven: London's Living Spaces and Places.

These are outlined in the table below.

Policy		
No.	Title	Relevant text
3.3	Increasing housing supply	The Mayor will seek to ensure the housing need is met through provision consistent with at least an annual average of 42,000 net additional homes in London which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners.
3.4	Optimising housing potential	Taking into account local context and character...development should optimise housing outputs for different types of location.
3.5	Quality and design of housing developments	Housing development should be of the highest quality internally, externally and in relation to their context and to the wider environment. The design of all new housing and developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationship with, and provision of, public, communal and open spaces, taking particular account of the needs to children, disabled and older people.
3.7	Large residential developments	Proposals for large residential developments including complementary non-residential uses are encouraged in areas of high public transport accessibility.
3.10	Definition of affordable housing	Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
3.13	Affordable housing thresholds	Boroughs should normally require affordable housing provision on a site which has capacity to provide 10 or more homes.
3.19	Sports facilities	Development proposals that increase or enhance the provision of sports and recreation facilities will be supported.
4.3	Mixed use development and offices	Elsewhere in London, mixed use development and redevelopment should support consolidation and enhancements to the quality of the remaining office stock in the types of strategically specified location identified in paragraph 4.12.
4.6	Support for and enhancement of arts, culture, sport and entertainment	The Mayor will and the boroughs and other stakeholders should support the continued success of London's diverse range of arts, cultural, professional sporting and entertainment enterprises and the cultural, social and economic benefits that they offer to residents, workers and visitors.

Policy		
No.	Title	Relevant text
5.3	Sustainable design and construction	Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.
5.4	Retrofitting	The environmental impact of existing urban areas should be reduced through policies and programmes that bring existing buildings up the Mayor's standards on sustainable design and construction.
7.2	An inclusive environment	The Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design.
7.4	Local character	Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of the surrounding buildings. It should improve an area's visual or physical connection with natural features. Buildings, streets and open spaces should provide a high quality design response that: has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.
7.6	Architecture	Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. Buildings and structures should: be of the highest architectural quality be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm comprise details and materials that complement, not necessarily replicate, the local architectural character
7.8	Heritage assets and archaeology	Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their setting should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.
7.9	Heritage-led regeneration	Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.
7.17	Metropolitan Open Land	The Mayor strongly support the current extent of Metropolitan Open Land (MOL), its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.

8.6 Local policy

8.6.1 London Borough of Richmond upon Thames – Local Plan (July 2018)

The Council's new Local Plan was formally adopted in July 2018. This replaced the previous Core Strategy (adopted April 2009) and Development Management Plan (adopted November 2011). The new Local Plan sets out policies and guidance for the development of the borough over the next 15 years to 2033. The policies relevant to Kneller Hall are summarised below.

Policy		
No.	Title	Relevant text
LP1	Local character and design quality	The Council will require all development to be of high architectural and urban design quality. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.
LP2	Building Heights	The Council will require new buildings, including extensions and redevelopment of existing buildings, to respect and strengthen the setting of the borough's valued townscapes and landscapes, through appropriate building heights.
LP3	Designated Heritage Asset	The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough.
LP7	Archaeology	The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance.
LP13	Green Belt, Metropolitan Open Land and Local Green Space	The borough's Green Belt and Metropolitan Open Land will be protected and retained in predominately open use. Improvement and enhancement of the openness and character of the Green Belt or Metropolitan Open Land and measures to reduce visual impacts will be encouraged where appropriate.
LP22	Sustainable design and construction	Developments will be required to achieve the highest standards of sustainable design and construction to mitigate the likely effects of climate change.
LP28	Social and Community Infrastructure	Development proposals for 10 or more residential units should assess the potential impacts on existing social and community infrastructure in order to demonstrate to the Council that there is sufficient capacity within the existing infrastructure to accommodate the needs arising from the new development.
LP30	Health and Wellbeing	The Council will support development that results in a pattern of land uses and facilities that encourage: 2. Access to green infrastructure, including river corridors, local open spaces as well as leisure, recreation and play facilities to encourage physical activity. 3. Access to local community facilities, services and shops which encourage opportunities for social interaction and active living, as well as contributing to dementia-friendly environments. 6. An inclusive development layout and public realm that considers the needs of all, including the older population and disabled people.
LP34	New Housing	The Borough's target is 3,150 homes for the period 2015-2025. The following amounts of housing are indicative ranges in these broad areas of the borough to 2025: Whitton – 100 approx. units.

Policy		
No.	Title	Relevant text
SA14	Kneller Hall, Whitton	<p>Appropriate land uses include residential (including affordable housing), employment (B uses) and employment generating uses as well as social infrastructure uses, such as health and community facilities. Any proposal should provide for some employment floorspace, including B1 offices. The Council will expect the playing fields to be retained, and the provision of high quality public open spaces and public realm, including links through the site to integrate the development into the surrounding area as well as a new publicly accessible green and open space, available to both existing and new communities.</p> <ul style="list-style-type: none"> It is acknowledged that conversion or potential redevelopment for residential uses may be needed to support the protection and restoration of the listed building. The provision of residential uses (including affordable housing), will need to respect the site's setting within the historic core of Whitton and ensure that any proposal integrates well within the existing surrounding area and existing Whitton community. It is expected that this site will provide some employment uses (B uses), including lower cost units suitable for small businesses, the voluntary sector, creative industries and scientific and technical businesses including green technology. Other employment generating uses, such as a hotel, may also be supported. Social infrastructure and community uses, such as leisure, sport and health uses, should be incorporated and the need for such facilities should be fully explored. It is expected that the existing playing fields will be retained and where possible upgraded, such as with ancillary facilities, including changing provided to support the use of the playing fields, provided that any existing ecological benefits and the openness and character of the Metropolitan Open Land is retained and, where possible enhanced. <p>Any redevelopment proposal for the whole site will require the restoration and enhancement of the existing Grade II listed building (Kneller Hall). The reuse of this historic building offers an excellent opportunity to ensure the site incorporates and promotes a cultural and historic legacy of the 'home of military music'. Any development should be sensitive to the significance of the historic building and respond positively to the setting of the listed building.</p> <p>Parts of the site are designated as Metropolitan Open Land and development in this area would not be acceptable. There is an expectation that any redevelopment proposal improves the character and openness of the Metropolitan Open Land.</p> <p>Any scheme will need to ensure that the site establishes a positive relationship with the surrounding area. This should also include increased permeability for pedestrians and cyclists through the site.</p> <p>A Masterplan / site development brief will be prepared in conjunction with the Council and in cooperation with local communities. This will guide future development and land uses for this site, and determine the appropriate scale, form and design of development, ensuring that the scheme also contributes to the vitality and viability of Whitton as a whole.</p>

8.7 Local guidance

8.7.1 Whitton and Heathfield: Village Planning Guidance (Supplementary Planning Document) (July 2014)

This document was produced by the Council working closely with the community. Its primary purpose is to establish a vision and planning policy aims for, and assist in defining, maintaining and enhancing the character of, Whitton and Heathfield Village. Kneller Hall is located in Character Area 6.

8.7.2 Design Quality (Supplementary Planning Document) (February 2006)

This document provides the overall context for design guidance in the borough and applies to the design of all new buildings regardless of use or size. The advice contained within it should be taken into consideration when designing individual buildings, groups of buildings, redevelopment and infill schemes, extensions and even minor building works.

8.7.3 Small and Medium Housing Sites (Supplementary Planning Document) (February 2006)

This document provides design advice for the majority of residential development which are likely to be proposed in the borough. It offers guidance on residential character, infill and backland development and home design.

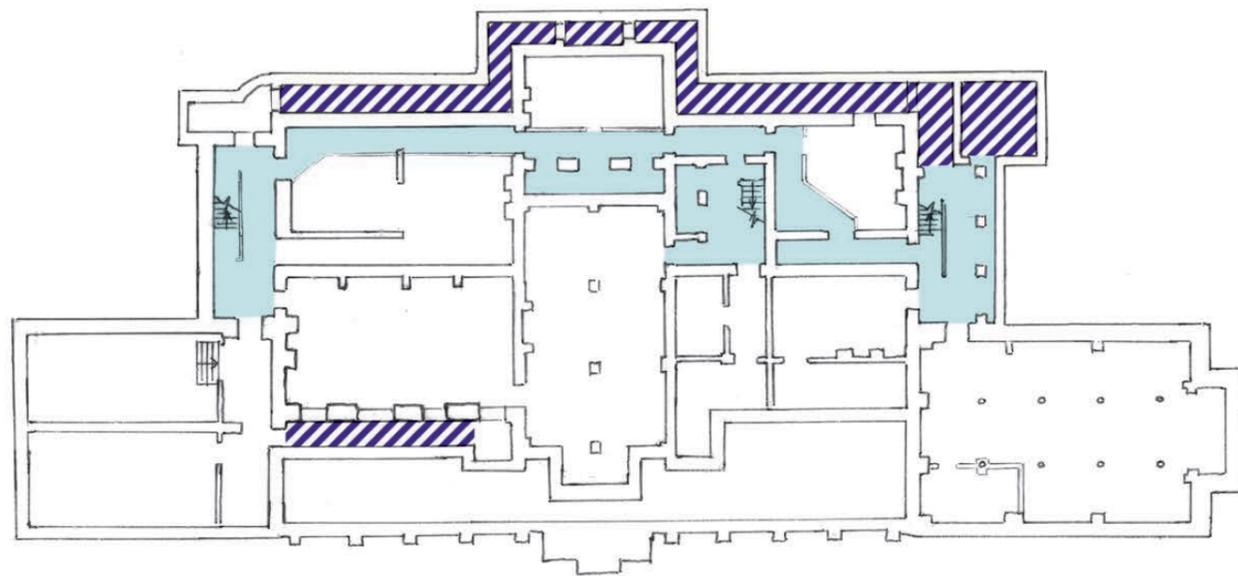
Appendix A: Planning history

Application Number	Status	Proposal
15/1419/DD01	granted permission 03/11/2015	Details pursuant to conditions U8747 (Materials) and U87048 (Construction Method Statement) of plan...
15/1419/FUL	granted permission 11/08/2015	The erection of temporary structures and temporary use as an Operations and Logistics compound and ...
15/0080/LBC	granted permission 10/03/2015	Proposed Structural Alterations works at Third Floor of Sergeants Mess Annexe.
14/2785/FUL	granted permission 22/08/2014	Temporary use of an open field for the parking of up to 1200 cars for a period of 3 days between 22n...
13/3019/FUL	granted permission 14/10/2013	Proposed pitched roofs in place of flat roofs to Buildings 1, 2, 6 and 11.
11/1778/LBC	granted permission 28/07/2011	Repair Works Within The Valley Of The Roof Of Building 04 (Guard Room) Which Is Leaking. Works To ...
10/2800/LBC	granted permission 23/12/2010	Installation of 100mm down pipes to main building and guard house.
10/2799/FUL	granted permission 23/12/2010	Installation of above and below ground cables within the site.
08/3983/LBC	granted permission 23/12/2008	Internal modifications To The Existing Guardroom Within Building No.4 To Upgrade Existing Facilities
08/0665/LBC	granted permission 06/05/2008	Installation of small A/C plant, with pipework running thru internal floors and against internal walls
06/2982/FUL	granted permission 26/10/2006	Provision Of Weather Protection To Existing Band Stand In The Grounds Of Kneller Hall.
06/1069/PS192	granted permission 11/05/2006	Use Of The Land For Holding Public Concerts On 1 Day Per Calendar Year .
06/0614/LBC	granted permission 07/04/2006	Proposed construction of a chair store with forklift garage and fuel store.
06/0569/FUL	granted permission 07/04/2006	Construction Of Chair Store Incorporating Parking Garage For ForkLift Truck And Fuel Storage.
05/0229/C84	subject to objection 15/03/2005	Installation of a gatehouse at the main gate.
04/3827/LBC	granted permission 12/01/2005	Repair Works To The Brickwork Boundary Walls.
04/3136/C84	decided as no objection with provisos 04/04/2005	Installation of an automatic barrier system and traffic control plates inside the main gate.
04/2932/C84	decided as no further action be taken 28/07/2005	Erection of a single storey office block.
03/2737/C84	decided as no objection with provisos 16/10/2003	Erection Of Portable Disabled Toilet Facilities
03/1868/FUL	granted permission 20/08/2003	Temporary Erection Of Marquees For Corporate Hospitality On The Sports Grounds For Rfu Rugby Match ...
01/0742	granted permission 19/06/2001	Erection Of Marquees For Corporate Hospitality On The Sports Ground On Rugby Match Days At Rfu Stad...

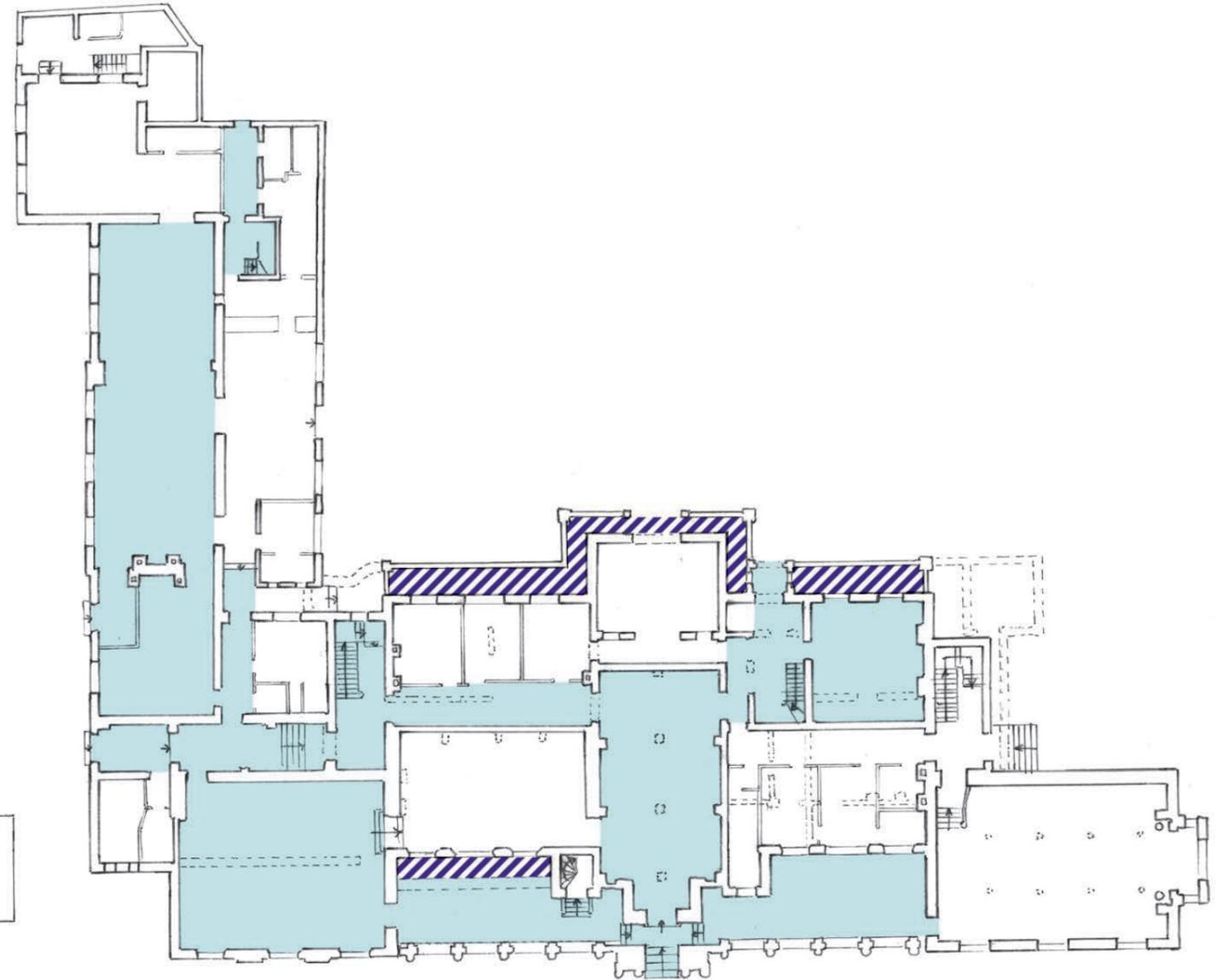
Application Number	Status	Proposal
99/2049	Decided the Council raises no objection 27/09/1999	Development Of New Practice Accommodation For Solo Instrumentalists At Rssm Kneller Hall
99/1633	granted permission 27/08/1999	Erection Of 13050 Sq.m Of Marquees To Facilitate The Official Rugby World Cup Hospitality Clients. ...
98/1783	granted permission 02/11/1998	Temporary Erection Of A Hospitality Marquee On Sports Ground And Parking Of 70 Vehicles On Seven Oc...
97/1847	decided as no objection with provisos 18/09/1997	Stonework And Window Repairs Together With Installation Of Pigeon Wires.
97/1601	granted permission 07/10/1997	Erection Of Temporary Hospitality Marquee For Up To 200 People For 8 Rugby Match Days Between 15.7....
95/1775/C84	Decided the Council raises no objection 20/07/1995	Replacement Of Bandstand(amendment To Previous Scheme Submitted Under 94/2950/c84).
94/2950/C84	decided as no further action be taken 06/01/1995	Replacement Bandstand
94/0358/C84	decided as no further action be taken 21/04/1994	Replacement Of Bandstand
93/1240/C84	Decided the Council raises no objection 28/04/1994	Demolition Of The Existing Quartermasters Stores Building & 12 No Garages. Construction Ofnew Multi...
93/0411/C84	Decided the Council raises no objection 26/04/1993	Internal Works To West Wing Of Kneller Hall.
92/1128/C84	Decided the Council raises no objection 15/10/1992	Improvement To Perimeter Security (Amended Scheme).
91/1747/C84	Decision Unknown 18/10/1991	Proposed Foundation Treatment Of New Wall Adjacent To Tree
91/1189/C84	Decision Unknown 20/08/1991	Provision Of Perimeter Security Fencing.
91/0557/C84	withdrawn by the applicant 16/05/1991	Improvement To Perimeter Security.

Appendix B: Summary of areas covered by structural assessment

- Areas accessed by ABA on 30 November 2018
- Denotes areas viewed from above or from adjacent areas



Basement



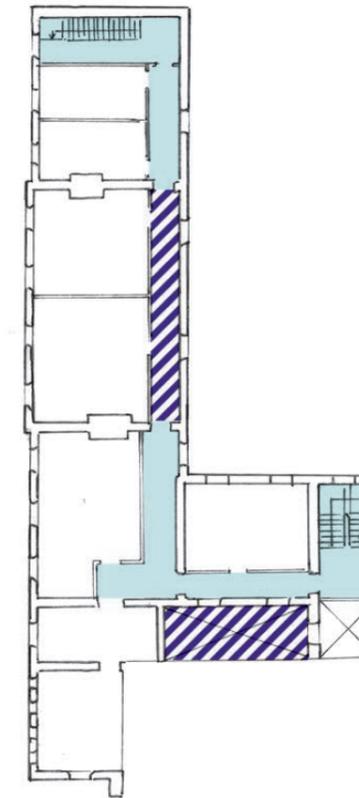
Ground floor

KNELLER HALL HERITAGE ASSETS ASSESSMENT	
AREAS POSSIBLE TO ACCESS DURING ABA SITE VISIT	
1875/30 / SK10	
DECEMBER 2018	Alan Baxter

- Areas accessed by ABA on 30 November 2018
- Denotes areas viewed from above or from adjacent areas



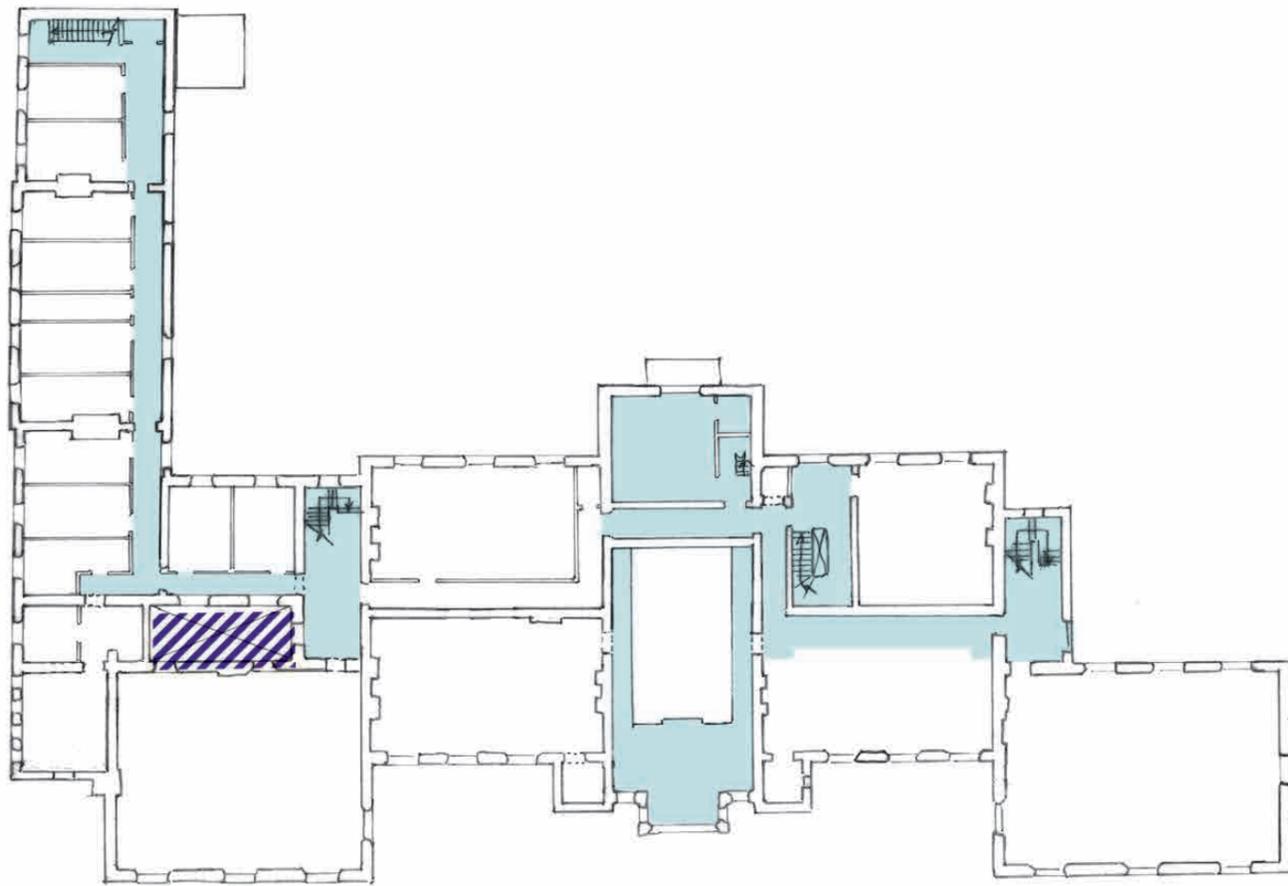
First floor



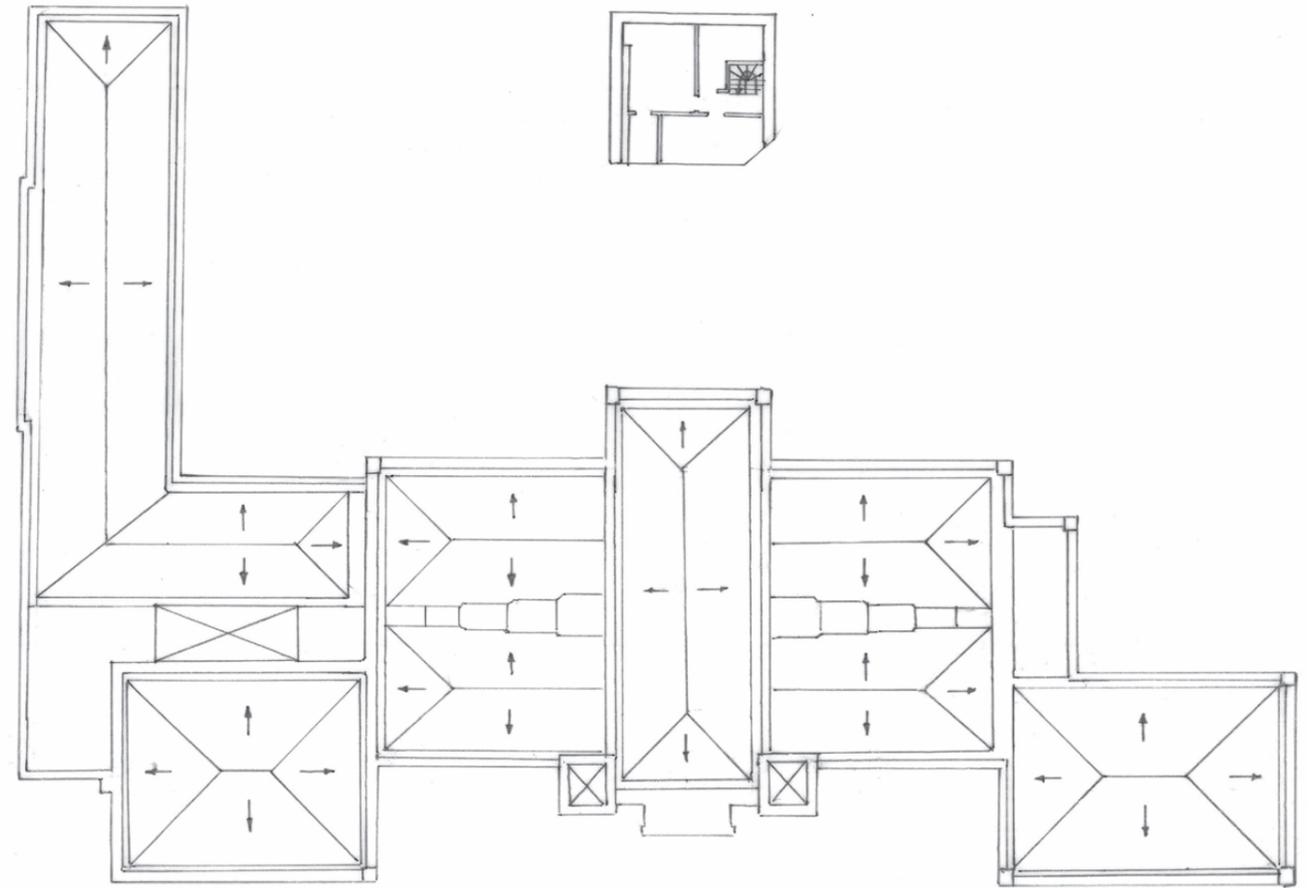
First to Second floor mezzanine

KNELLER HALL HERITAGE ASSETS ASSESSMENT	
AREAS POSSIBLE TO ACCESS DURING ABA SITE VISIT	
1875/30 / SK11	
DECEMBER 2018	Alan Baxter

- Areas accessed by ABA on 30 November 2018
- Denotes areas viewed from above or from adjacent areas



Second floor



Roof

KNELLER HALL HERITAGE ASSETS ASSESSMENT	
AREAS POSSIBLE TO ACCESS DURING ABA SITE VISIT	
1875/30 / SK12	
DECEMBER 2018	Alan Baxter

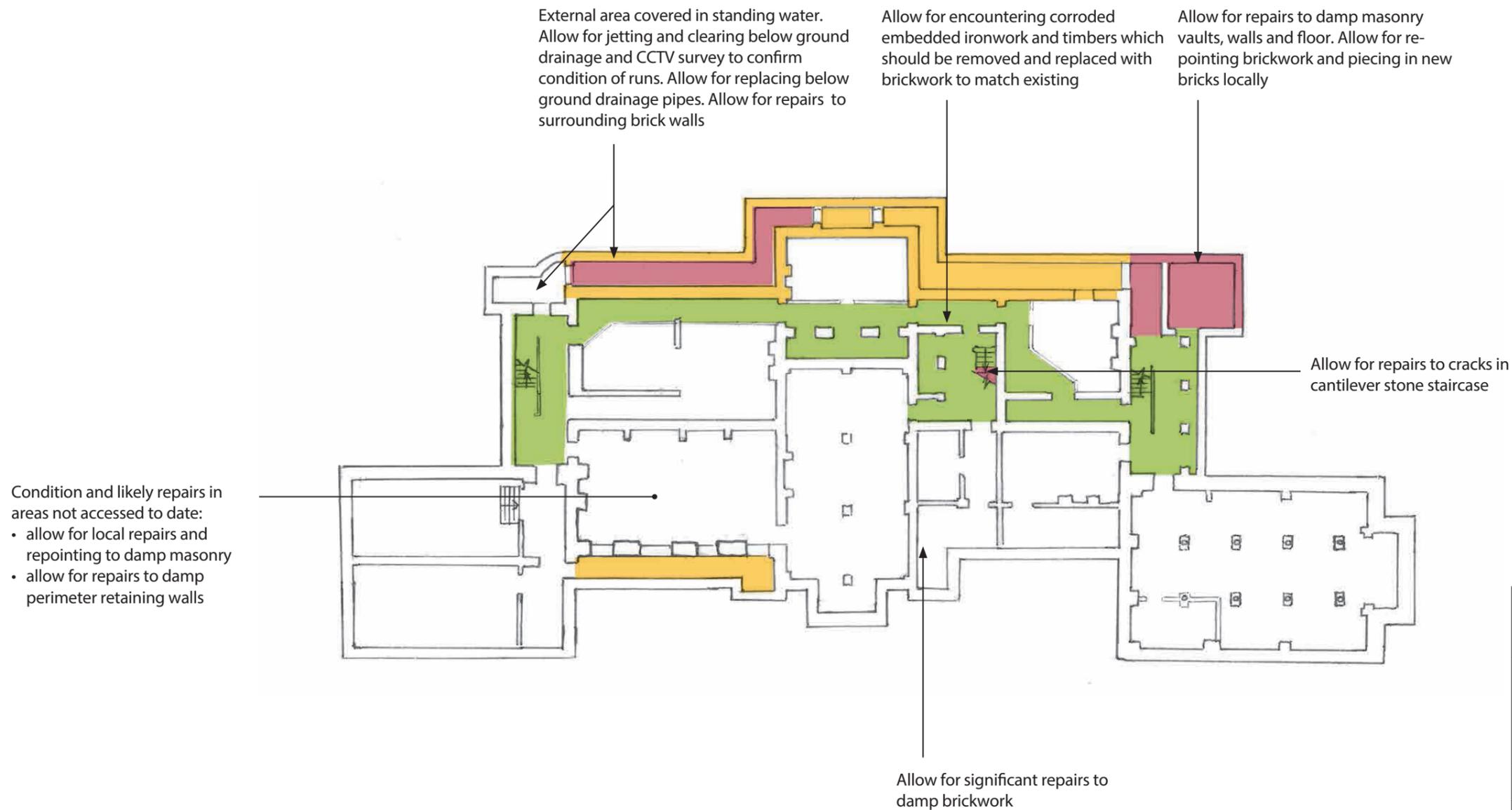
Appendix C: Summary of structural condition and repairs

KNELLER HALL HERITAGE ASSETS ASSESSMENT	
1875/30	
DECEMBER 2018	Alan Baxter

- Structure in reasonable condition
- Structure in fair condition
- Structure in poor condition
- Areas that are not coloured have not been seen by us during our visit

Notes:

1. These drawings show an indication of likely repairs based on initial observations during our site visit. No physical opening up works have been carried out.
2. This drawing is to be read in conjunction with all other relevant engineers and architects drawings.
3. The repair allowances shown provide an indication of the likely works expected based on observations made during one site visit and available record information. The proposed extent of repairs needs to be defined in more detail as part of the next design stage when opening up works have been completed.



KNELLER HALL HERITAGE ASSETS ASSESSMENT	
SUMMARY OF STRUCTURAL CONDITION AND REPAIRS BASEMENT LEVEL	
1875/30 / SK01	
DECEMBER 2018	Alan Baxter

- Structure in reasonable condition
- Structure in fair condition
- Structure in poor condition
- Areas that are not coloured have not been seen by us during our visit

Notes:

1. Refer to drawing 1875/30/SK01.



KNELLER HALL HERITAGE ASSETS ASSESSMENT	
SUMMARY OF STRUCTURAL CONDITION AND REPAIRS GROUND FLOOR LEVEL	
1875/30 / SK02	
DECEMBER 2018	Alan Baxter

- Structure in reasonable condition
- Structure in fair condition
- Structure in poor condition
- Areas that are not coloured have not been seen by us during our visit

Notes:

1. Refer to drawing 1875/30/SK01.

Allow for significant repairs to NW corner of West Wing wall. Allow for a plumbline survey. Allow for pinning the front skin back to the main body of the wall. Allow for RC elbow ties at corners and cross walls

Allow for repairs to decayed joist ends adjacent to external walls. Allow for significant repairs to timber floors and removing blockwork partitions

Allow for encountering significant defects in timber floor

Condition and likely repairs in areas not accessed to date:

- allow for local repairs to timber floors where in contact with damp masonry involving splicing joists ends

Allow for repairs to gutters and RWPs, to architect's details. Allow for timber repairs to rafters

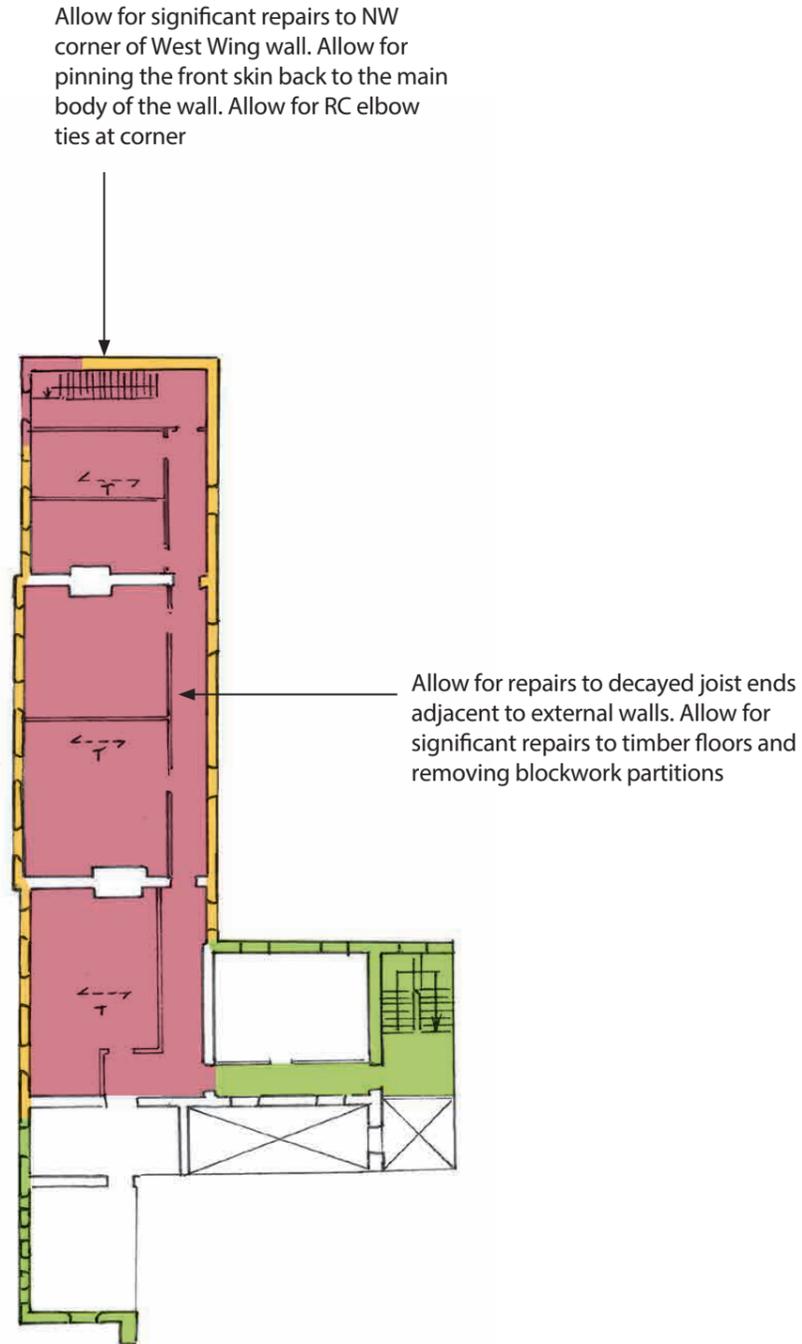
Allow for repairing local defects to external walls. Allow for replacing decayed timber lintels with pre-cast concrete lintels (~10%) and allow for local brickwork repairs

Allow for repairs to gutters and RWPs, to architect's details. Allow for timber repairs to rafters. Allow for repairs to skylight

Allow for corrosion repairs to ends of iron beams at external walls and timber joists



KNELLER HALL HERITAGE ASSETS ASSESSMENT	
SUMMARY OF STRUCTURAL CONDITION AND REPAIRS FIRST FLOOR LEVEL	
1875/30 / SK03	
DECEMBER 2018	Alan Baxter

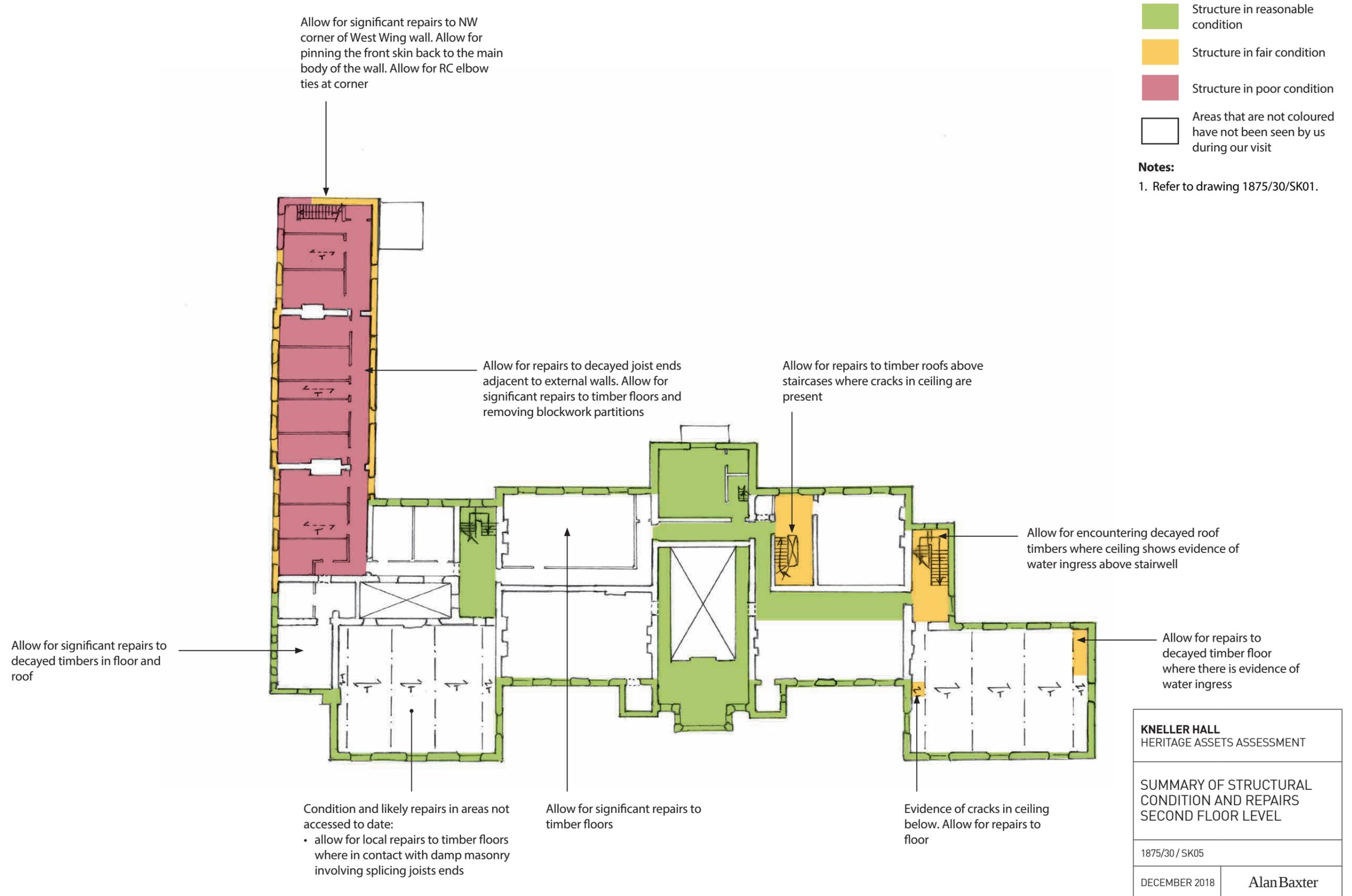


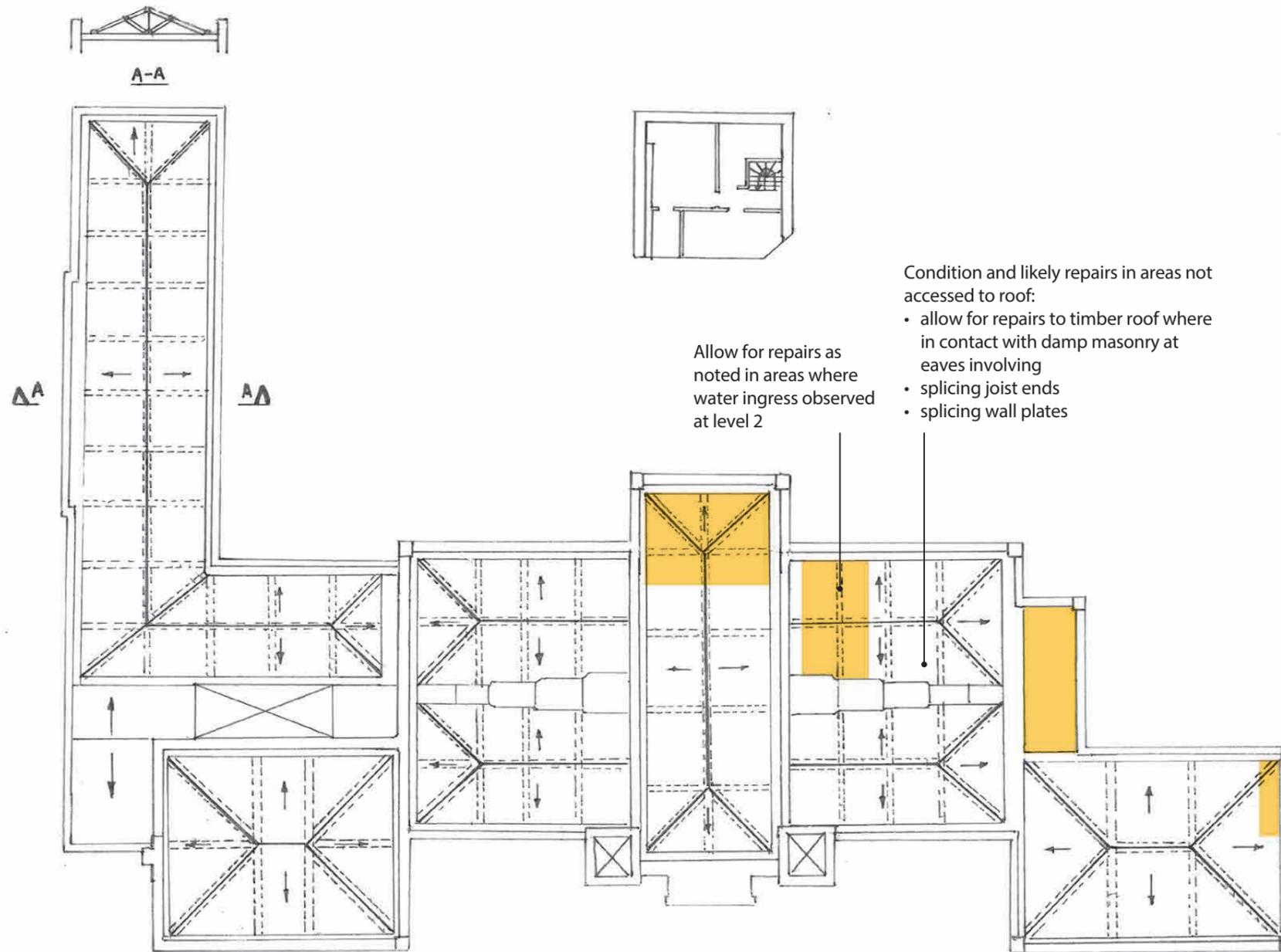
- Structure in reasonable condition
- Structure in fair condition
- Structure in poor condition
- Areas that are not coloured have not been seen by us during our visit

Notes:

1. Refer to drawing 1875/30/SK01.

KNELLER HALL HERITAGE ASSETS ASSESSMENT	
SUMMARY OF STRUCTURAL CONDITION AND REPAIRS MEZZANINE LEVEL	
1875/30 / SK04	
DECEMBER 2018	Alan Baxter





KNELLER HALL HERITAGE ASSETS ASSESSMENT	
SUMMARY OF STRUCTURAL CONDITION AND REPAIRS ROOF LEVEL	
1875/30 / SK06	
DECEMBER 2018	Alan Baxter

Alan Baxter

Prepared by Clemency Gibbs, Nicolas Chapple and Lloyd Kershaw

Reviewed by Alice Eggeling

Draft issued January 2019

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