

# SUNBURY BUILDING

Xaverian College, Lower Park Road, Manchester



## Historic Building Record & Structural Watching Brief

May 2024  
v2.2

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## SUMMARY OF PROJECT DETAILS

|                                    |                                                                            |
|------------------------------------|----------------------------------------------------------------------------|
| <b>TJC Project Code:</b>           | <b>G80</b>                                                                 |
| <b>OASIS ID:</b>                   | <b>thejesso1-520345</b>                                                    |
| <b>Project Type(s):</b>            | Historic Building Record & Structural Watching Brief                       |
| <b>National Grid Reference:</b>    | SJ 85311 95385 (centred)                                                   |
| <b>Postcode:</b>                   | M14 5RB (nearest)                                                          |
| <b>District/Unitary Authority:</b> | Manchester                                                                 |
| <b>Parish:</b>                     | Unparished                                                                 |
| <b>Elevation:</b>                  | c. 44m above Ordnance Datum                                                |
| <b>Planning Reference(s):</b>      | I37030/FO/2023                                                             |
| <b>Designation Status(s):</b>      | Non-designated; located within Victoria Park Conservation Area             |
| <b>Fieldwork/site survey by:</b>   | Oliver Jessop MCI(A)                                                       |
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| <b>Date:</b>                       | 16.05.2024                                                                 |
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## EXECUTIVE SUMMARY

*This report presents the results of a programme of historic building recording at the Sunbury Building, Xaverian College, Lower Park Road, Manchester M14 5RB, centred on National Grid Reference SJ 85311 95385.*

*This programme of works has been prepared to address a condition of planning consent for archaeological recording prior to the demolition of the building and has been undertaken in accordance with a Written Scheme of Investigation (WSI: TJC Heritage TJC2023.164) approved by Greater Manchester Archaeological Advisory Service.*

*The Sunbury Building is non-designated and located within the Victoria Park Conservation Area. It was built in the late-1850s as part of the Victoria Park development. As a large detached private residence, it reflects both the architectural styles of the period (externally much altered), approaches to town planning and its effect on the landscape, and ideas of social and functional hierarchy expressed within the internal arrangement and decoration.*

*Externally, the building has lost much of its original decoration, though its scale has largely been retained and it is instantly recognisable as originally being a high-quality domestic residence. Internally, there is a high level of survival of decorative finishes which indicates potential former uses of rooms and their position within the strict hierarchy present in Victorian houses. This is in terms of both social hierarchy (with access for occupants and servants separated) and the function of different rooms – indicated by the high level of decoration, size, and location within the plan form of more public-facing rooms.*

*The programme of archaeological recording has created a photographic, drawn, and analytical record of the building prior to its demolition, and has furthered our understanding of its function and development over time.*

# I INTRODUCTION

## I.1. BACKGROUND

I.1.1. This report presents the results of a programme of historic building recording and a structural watching brief at the *Sunbury Building, Xaverian College, Lower Park Road, Manchester M14 5RB*, centred on National Grid Reference SJ 85311 95385 (**Figure 1**).

I.1.2. This programme of works has been prepared in response to address condition 3 of planning consent I37030/FO/2023 for the “Erection of a three storey Class F1 (a)(Provision of education) building together with the reconfiguration of the existing car park, and associated landscaping following the demolition of the existing Sunbury building”. It has been undertaken in accordance with a Written Scheme of Investigation (WSI: TJC Heritage 2023. Report ref. TJC2023.164) approved by Greater Manchester Archaeological Advisory Service (GMAAS).

## I.2. PROJECT AIMS

### *Aims*

I.2.1. The principal aim of the project is to record the Sunbury Building, to make a permanent record in advance of demolition.

### *The specific objectives of the programme of archaeological recording are:*

- to complete the descriptive and photographic record of surviving historic fabric within areas to be affected by the proposals, prior to any change;
- to identify and record any structural evidence for the development and use of the building within areas opened up as part of the works and currently inaccessible;
- to investigate and record all below ground archaeological features, or deposits encountered during the course of the development works;
- to produce a report on the results of the monitoring and disseminate the findings; and
- to deposit the project archive in a publicly accessible repository.

### *Research Questions*

I.2.2. The following research questions were proposed to guide this programme of work, selected in consideration of the information available for the site and the published research priorities in the North West England Regional Research Framework (available: <https://researchframeworks.org/nwrf/>). In consideration of the documented archaeological potential of the site, the most relevant questions are considered to include:

1. Ind23: What evidence do we have for the improvement of urban public health during this period?
2. Ind26: How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?
3. Ind30: How have buildings changed in response to planning regulations?
4. Ind36: What impact did social and private housing estates have on the landscape?

### I.3. DISSEMINATION

- I.3.1. Copies of this report will be distributed to the Greater Manchester HER. In addition, a digital copy will be uploaded to OASIS (Online AccesS to the Index of archaeological investigations). Any digital project archive will be deposited with the Archaeological Data Service under the reference: **thejesso I-520345**. The physical project archive will be deposited with Manchester Archives.

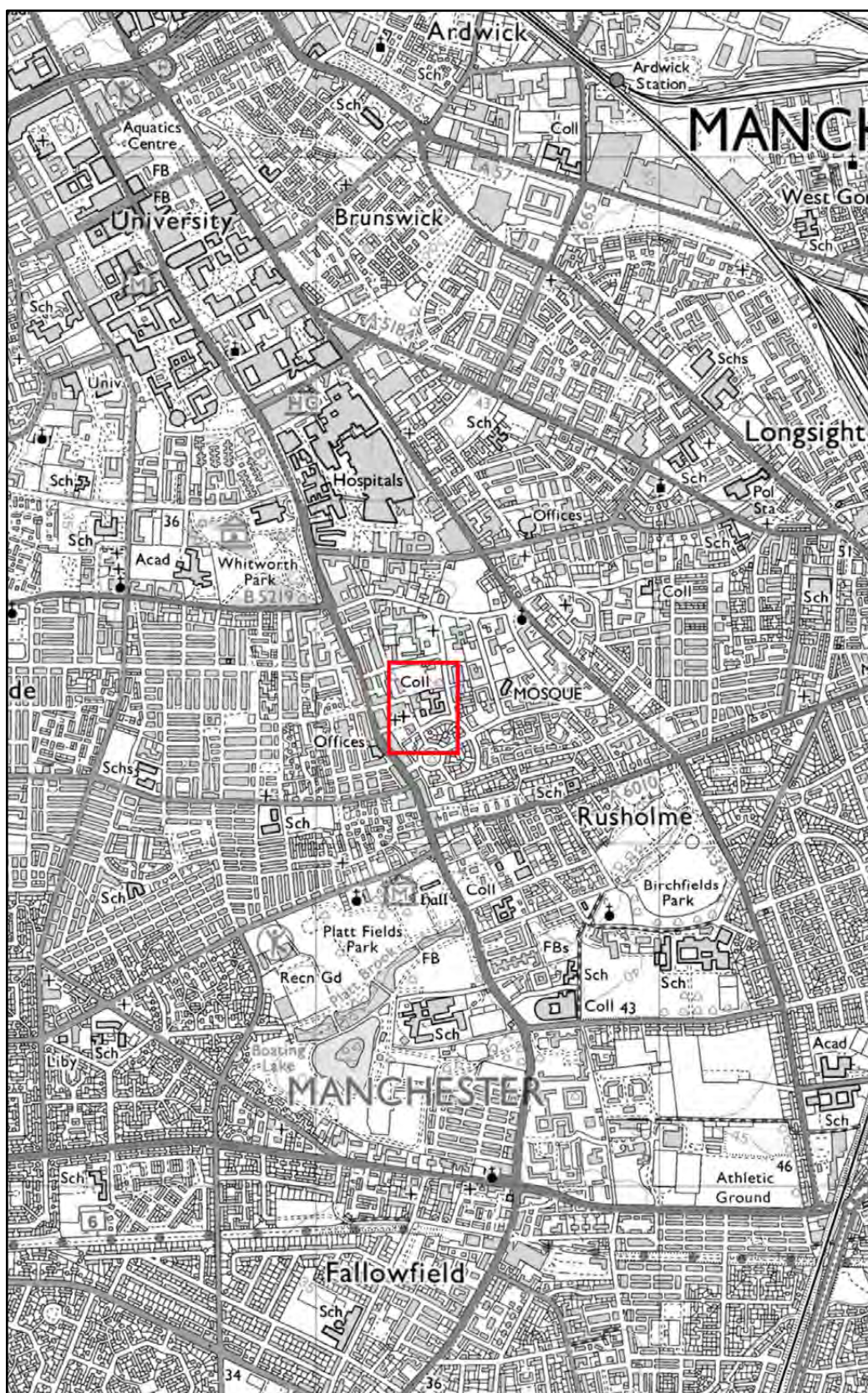


Figure 1: Site location

Based on OS map data reproduced under Licence 100056148. Ordnance Survey © Crown Copyright ©.

## 2 METHODOLOGY

### 2.1. STANDARDS

- 2.1.1. The project has been undertaken in accordance with best practice guidelines as set out by the Chartered Institute for Archaeologists (CIfA 2019 & 2020); and Historic England (2016).

### 2.2. DOCUMENTARY RESEARCH

- 2.2.1. A historical baseline was produced for the production of the WSI for the recording programme (TJC Heritage 2023. Report ref. TJC2023.164). Further documentary research was carried out during the course of the building recording and has enhanced our knowledge of the site.

### 2.3. RECORDING

- 2.3.1. An as-existing record was made of the buildings at the site prior to the commencement of the works. This was designed to be commensurate with a **Level 2/3 Record** as set out by Historic England (2016) comprising:

- A full photographic record of the buildings, and surrounding setting accompanied by a photographic viewpoint plan;
- A drawn record, comprising floor plans and a cross-section;
- A brief written description.

- 2.3.2. Plans utilised existing surveys, which were checked on site and enhanced with archaeological observations, producing scaled, annotated drawings which are included in **Appendix 3**.

- 2.3.3. All photography was undertaken using a 16.2MP Nikon D5100 with images saved in JPG and RAW format. Metric scales of appropriate size were used wherever possible. The details of each image were recorded on pro-forma recording forms and are reproduced in **Appendix 2**.

### 3 SITE DESCRIPTION

#### 3.1. LOCATION

- 3.1.1. The Sunbury Building is located in Rusholme, c.3km south-east of Manchester city centre (**Figure 1**). It sits on the Xaverian College campus and is immediately surrounded by hard landscaping, comprising a surface car park to the south and quadrangle areas between other educational buildings to the north, east, and west (**Figure 2**). The site is bounded by a stone wall to the south and west.

#### 3.2. GEOLOGY

- 3.2.1. The bedrock geology of the site is formed of Chester Formation, a sandstone. sedimentary bedrock formed between 250 and 247.1 million years ago during the Triassic period. There is a superficial deposit of Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 11.6 and 11.8 thousand years ago during the Quaternary period.

#### 3.3. DESIGNATION

- 3.3.1. The building is undesignated. The site lies within the Victoria Park Conservation Area.

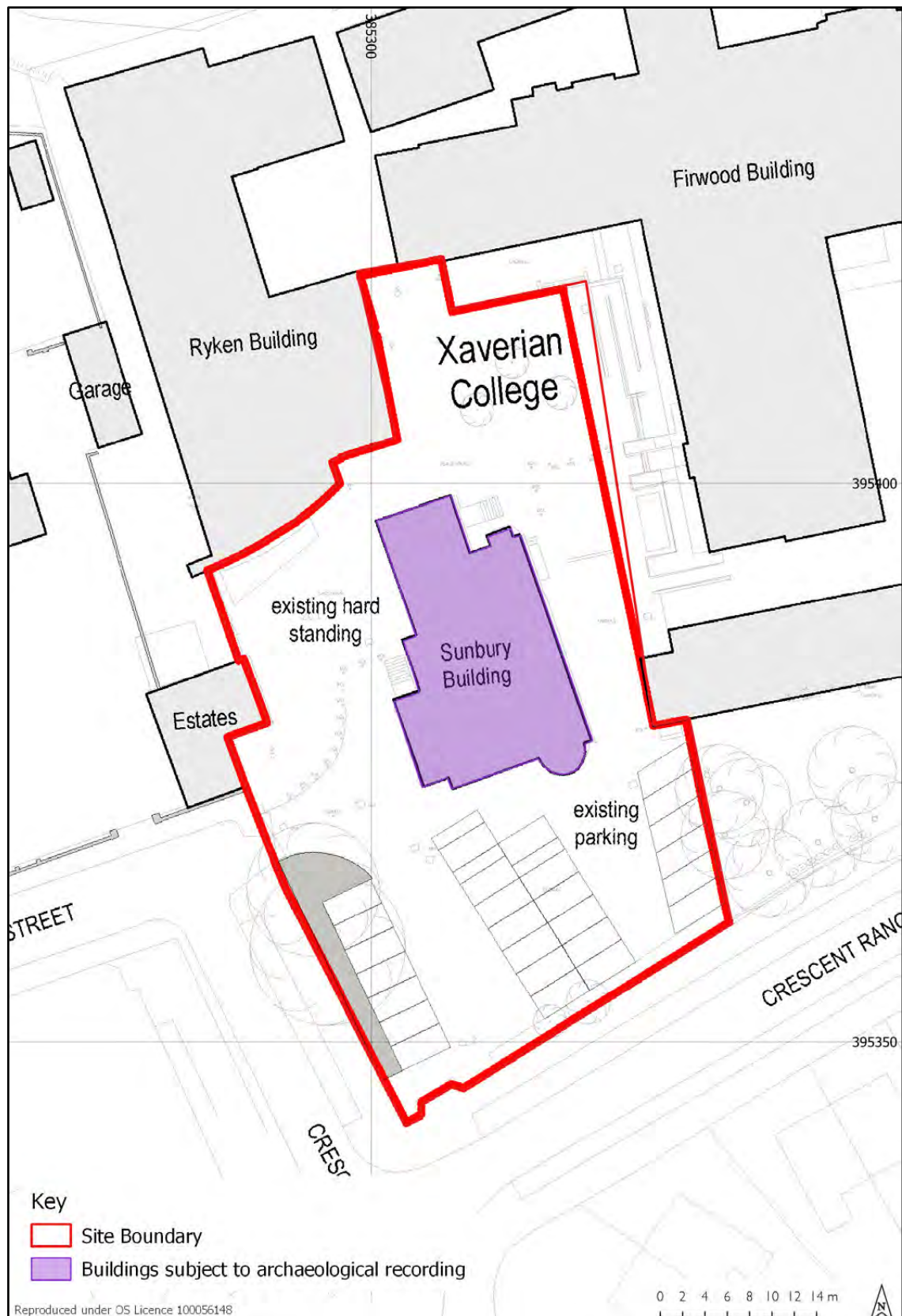


Figure 2: Site layout

## 4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

The following baseline is taken from *Sunbury Building: Written Scheme of Investigation for Historic Building Recording & Structural Watching Brief* (TJC Heritage 2023. Report ref. TJC2023.164). Further documentary research was carried out during the course of the building recording and has enhanced our knowledge of the site.

### 4.1. VICTORIA PARK, RUSHOLME

4.1.1. In the 1830s Rusholme was still an independent township. With Manchester's rapid development, those who could afford to do so were seeking to move away from the factories and smoke-filled city centre to more pleasant outlying areas. Richard Lane was commissioned to plan a 70-acre private estate in Rusholme, and the scheme was officially launched in 1837. The prospectus for the park published on the 16<sup>th</sup> April 1846 proposed the initiative as an almost "risk free" investment to the public:

4.1.2. *"A large and beautiful tract of land, skilfully laid out for the erection of handsome villas...each residence so placed as to command an advantageous prospect, without interfering with those around it, will furnish an object of great ornament and interest and, looking to the income arising both from the houses to be erected...will prove a very safe and profitable investment for capital."* Commenting on the location the prospective stated that *"The land has naturally a park-like appearance, and possesses advantages for the intended purpose, perhaps not equalled by any other...its total freedom from manufactures of every kind, and from any of their disagreeable effects."* Early in 1837 an advert stated that the park had sites for the building of *"crescents, terraces and detached houses"* (February 4<sup>th</sup> 1837). The estate was initially set up on the Tontine principal with 7500 shares of £100 each but by the 14<sup>th</sup> of August 1837 a meeting of the Proprietors sought to *"putting an end to the tenure by way of Tontine"* (extract produced on Rusholmearchive.org). By the time of the grand opening on the 31<sup>st</sup> July 1837, nine houses had already been erected. Development was initially rapid. Just two years later Love and Barton's 1839 directory of Manchester noted that Victoria Park already contained within its ring fenced 140 acres fifty gentlemen's seats and *"five miles of roads, laid out in crescents, terraces, &c., with ornamental plantations on either side; so that a few years will produce a beautiful effect, and afford many attractions which have been hitherto unknown to Manchester"*. Of the ownership of the Park the directory stated that it was *"the property of a company of gentlemen chiefly resident in Manchester...the object of the proprietors are to erect villa houses at rents varying from £100-£250 per annum free from any possible nuisances that in other situations may arise from the vicinity of smoke and manufactures; and to combine, with the advantage of a close proximity to the town, the privacy and advantage of a country residence, which, in the rapid conversion of all the former private residences of the town into warehouses, has long been deemed to be a desideratum."*

- 4.1.3. All was not well however, despite the initial rush to build in the same year as the trade directory was extolling the virtues of the project the company running it as deemed impractical and the initial company faded away (Bosdin-Leech 1937). After a period of no real direction in 1845 a new company was formed, The Victoria Park Trust. The Trust introduced tolls at the park gates, preventing non-residents using the park as a way to avoid the toll payments on the Wilmslow Road. The Trust continued to be recognised after Rusholme was absorbed into the County Borough in 1885. Just over 100 years later in 1954 the Park was absorbed by Manchester City Council and the gates and tolls removed as Victoria Park ceased to be a private estate (Rusholmearchive.org).
- 4.1.4. In the later part of the 19th century Victoria Park became a haven for the professional classes including well-known names such as “*Charles Halle, founder of the Halle Orchestra, the painter Ford Madox Brown both lived in Addison terrace; Richard Cobden lived at Crescent Gate and the Pankhurst family lived at no. 4 Buckingham Crescent in the 1890s*” (Conservation Area appraisal, online summary).
- 4.1.5. By the 1920s the area began to decline, especially after the construction of Anson Road, which bisected the park. Post war the deterioration of the area continued with many of the larger gardens in the area being sold off for redevelopment.
- 4.2. DEVELOPMENT OF THE SITE
- 4.2.1. Lane’s plan for the Park, does not appear to have included the development of the site, intending to leave the area as open space between the Wilmslow Road to the east and the main estate ([Conservation Area Appraisal](#) 2015, 12) .



**Figure 3:** Extract of Lane’s plan of proposed plots for Victoria Park (from Conservation Area Report 2015, 12 after *A Short Account of Victoria Park*, Park Trust Committee 1937)

- 4.2.2. The 1848 tithe map for the Township of Rushulme shows the site was yet to be developed, although there it appears that roads to the west and south of the site were at least laid out. The site at the time of the tithe survey was most likely the plot described as plot 246 and identified as “pasture land” owned by Joseph Denison and occupied by Thomas Cooper & Others, although the number on the available copy of the map appears to have been erased. Land to the east, now occupied by the college was also described as pasture. Plot 152 owned by Samuel Duckinfield Darbishire and occupied by Charles Broadhurst, plot 253, owned by Henry Charles Lacy and occupied by Thomas Knight (**Figure 4**).

The 1850 edition of the 1:1056 scale Ordnance Survey (OS) plan (surveyed 1849) also shows the site prior to its development, with remnants of tree lined boundaries to its east and south. Unlike the tithe map the road to the west is not marked perhaps indicating a change of plan for the layout of the park (**Figure 5**).

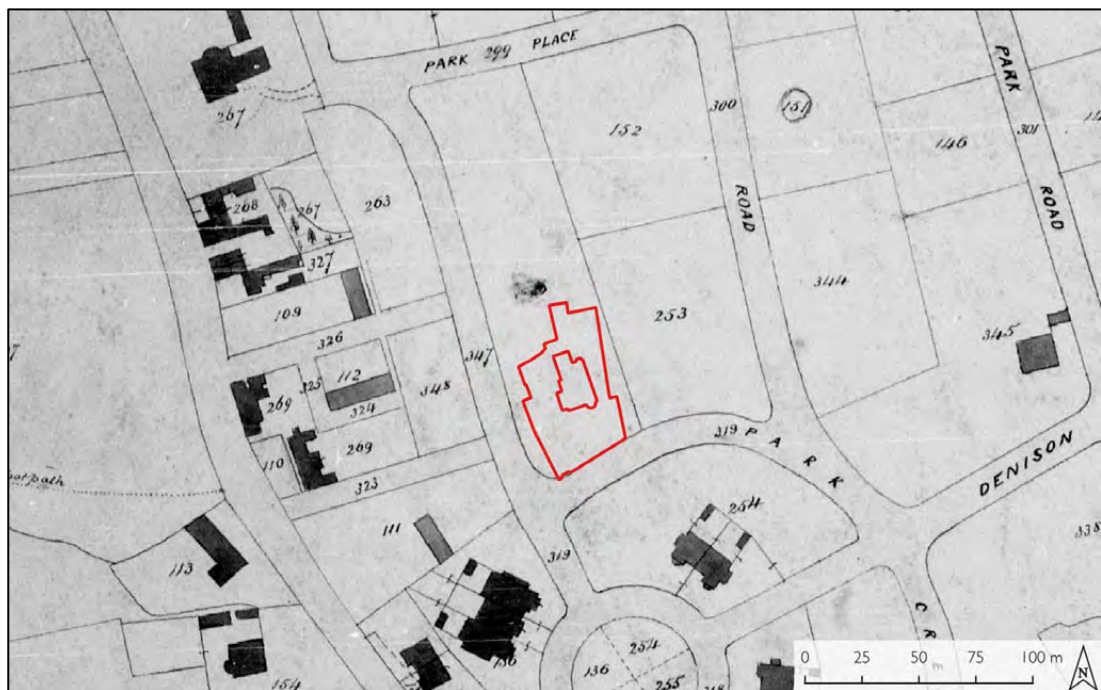


**Figure 4:** 1848 Tithe Map showing the site was still undeveloped

- 4.2.3. By the production of the 1891 1:500 scale OS plan (surveyed 1889) a large, detached property had been built within the site, named “Sunbury” (**Figure 6**). It comprises a roughly rectangular plan structure with bow window to the south, projecting bay with porch to the west, and a canted bay to the north. Surrounding it were terraced grounds with winding paths and wooded borders, and gardens to the north-east with glasshouses. The northern part of the site was subdivided off, forming the gardens of Blagdon (later Firwood) House which faced onto Park Road.

#### 4.3. OWNERS AND OCCUPIERS

- 4.3.1. In the 150<sup>th</sup> anniversary brochure for Xaverian College it is stated that the house was built in c.1856 and had been named "Vermont", the name most likely originating from the birthplace of its first owner, Carlos Chamberlin. The 1861 and 1871 Census record that Carlos Chamberlain was an American Commission Agent. The 1862 & 1863 rate books records his house and garden, was rated at £150, giving the address as Crescent Range (Greater Manchester County Record Office M10/23/5/37 & 38).

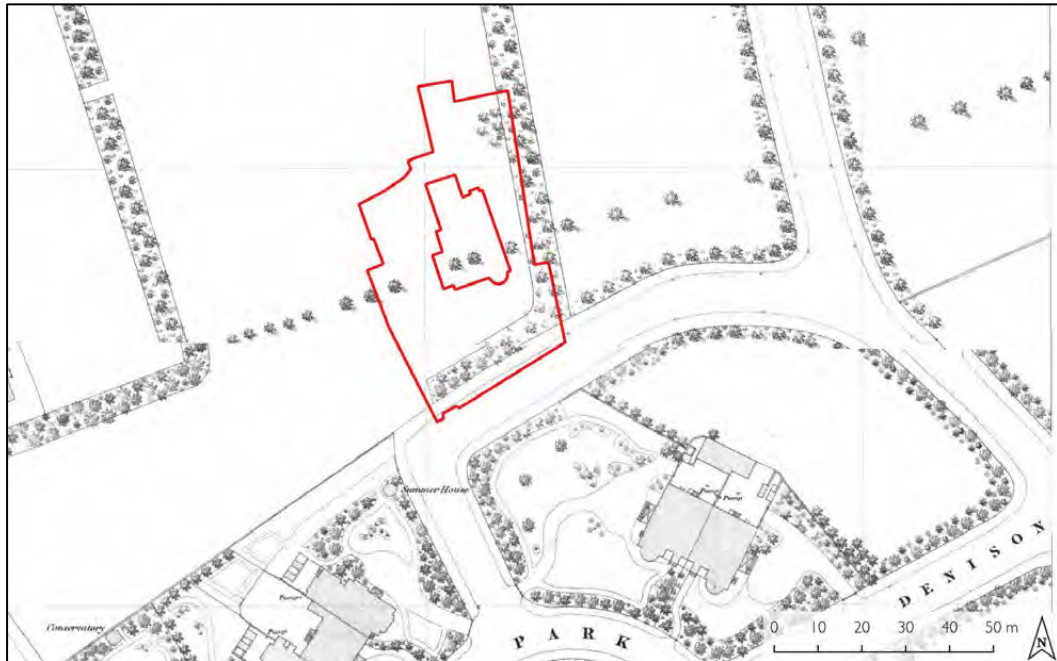


Figure 5: 1848-50 OS mapping (1:1056) showing the site was still undeveloped.



Figure 6: 1891 OS mapping (1:500) show "Sunbury". It is interesting to note that the road layout suggested on the 1848 tithe map appears not to have been entirely realised.

- 4.3.2. In the same rate books it is interesting to note that a John Barker, tenant of John Mcnish, was renting a cart shed, stable and yard in Sunbury Road with a rateable value of £20. This was perhaps the road to the west of the site seen on the 1848 tithe map and the address Sunbury Road, was later used in the Electoral Registers as the address for the house. Slater's 1876 trade directory records Carlos Chamberlin as part of the firm of Chamberlin, Donner and Co, merchant and commission agents 12-14 Ayton Street (p95).
- 4.3.3. By 1878 Ortho Horkheimer was living in Crescent Range, the property noted as being owned by John Muir Hetherington (Greater Manchester County Record Office rate book 1878 M 10/23/5/53). Hetherington's brother, T.R. Hetherington, owned and occupied and the neighbouring Blagdon (later Firwood) designed by Alfred Waterhouse who designed Manchester Town Hall and prison (GMAAS HER 8471). John Muir Hetherington was living with Thomas Ridley Hetherington in 1881 at Blagdon, both described as mechanical engineers employing 700 people at Vulcan Works, Pollard Street, Manchester (1881 Census Lower Park Road, Rusholme and Proceedings of IMECHE 1882, xxvii). In 1875, the London Gazette gave notice that the partnership of Moritz Kaufmann, Otho Horkheimer and Eugen Goldschmid had dissolved on the occasion of Kaufmann's death but would continue as M. Kaufmann 43A Lower Mosley Street and 5 Burnett Street Bradford, Merchants and Shippers under the direction of Horkheimer and Goldschmid (London Gazette March 19<sup>th</sup> 1875, 1735). The 1880 rate book gives of the property the address as Sunbury Road, noting it consisted of a house, garden and stables with a rateable value of £208 and a gross estimated rental of £245 (Greater Manchester County Record Office rate book 1878 M 10/23/5/55). The 1881 Census confirms Horkheimer's address as 1 Sunbury Road (schedule 185) and records that he had been born in Frankfurt in c.1847. The 1885 rate books appears to show a fall in the value of the property, the rateable value stated as £107, with a gross estimated rental of £220. Horkheimer remained at Sunbury until c.1889 after which electoral registers show he moved to Frankfurt House, Daisy Bank Road, Victoria Park.
- 4.3.4. After the departure of Horkheimer the house changed hands twice within a few years, the electoral registers first recording Henry Mortiz Lazarus (1889) described as a partner in the firm of Behrens and Co, Oxford Street when he died on the 17<sup>th</sup> February 1891 (Manchester Courier 4<sup>th</sup> June 1892, 8). The property then appears to have been briefly occupied by Adolph M. Lazarus Langdon who had a counting house in St James Square, Manchester. In the same year a Dr. Maurice Langdon (possibly the same person) gave his address as Sunbury, Victoria Park in the register of members of German Chemical Society (January 1891, .xlv).
- 4.3.5. By 1892 the electoral registers shown that Phillip Kessler had purchased the property. His father, William Kessler lived at Summerville, Daisy Bank Road, also within Victoria Park. It is also interesting to note that in 1889 a previous tenant Lazarus and Philip Kessler had been neighbours in Oxford Place. The 1896 rate book records that the value of the house and garden at Sunbury had again fallen

slightly to an estimated gross rental of £200 and rateable value of £166 10s. This however was still substantially more than other houses on the nearby Park Crescent which had rateable values of between £50 and £116 10s (The Roundwood). During his period of ownership Kessler extended the property using the designs of F.C. Lynde (architect). The plans for this work unfortunately do not survive, though their catalogue reference suggests the property was jointly owned with a Stanley Grove of Oxford Street (Greater Manchester Archives ref: GB127.M900/1/1/2/1/585). Kessler like many of the previous occupants was also a shipping merchant and part of the firm Kessler and Co, 33 Dale-Street, Manchester (Manchester Courier 4<sup>th</sup> February 1902, 6). In the 1901 census he was identified as a 47-year-old shipping merchant living at Sunbury with his wife, two daughters, mother-in law and five servants.

4.3.6. The census records, where the property can be clearly identified, can help us understand the size and nature of the households that occupied it.

- 1861: Carlos Chamberlain his wife, Scarlett lived with their 5 sons (George (20), Charles (17), Henry (11), Alfred (9) and Edward (4)) and 2 daughters (Emma (7) and Ida (5)). There were 5 servants: a Governess, two domestic servants, a cook and a nurse (Rusholme, Schedule 178)
- 1881: Otho Horkheimer and his wife Emma lived with their four daughters (Jennette (7), Ellen (5), Lousia 93) and Jenie (2) and her twin brother Bernard (2). There were six servants: a governess, cook, housemaid, sewing maid [?] and a head and under nurse (Rusholme, Schedule 185)
- 1901: Phillip Kessler and his wife Grace lived with their two daughters Ruth (13) and Nora (7). There was also Elizabeth Ashton (mother-in-law) and five servants: a nurse, cook, parlour maid, house maid, and a nursery and kitchen maid (dual role) (South Manchester, Rusholme St James Schedule 321).

#### 4.4. XAVERIAN COLLEGE (1907-PRESENT)

4.4.1. Xaverian College was moved to Rusholme in 1907, moving from previous premises in All Saints where it had occupied the Catholic Collegiate (formed in 1854 by Dr Turner) since 1862. Mapping dated 1907 as expected makes no reference to the move although the extension added by Kessler is clearly shown (**Appendix I.1**). The college initially took Firwood (Spiers 1976, 58) and then in 1908 the Xaverian Brothers secured Sunbury from Kessler for use by the school with a deposit of £200. The house was purchased a year later from the sum of £2000 (150<sup>th</sup> Anniversary booklet 2012, 19-20) and was used as the Preparatory School, St Anne's until it was transferred to Wilbraham Road in the 1930s (150<sup>th</sup> Anniversary booklet 2012, 19-20). An image held by the school shows the school c.1910, showing round-headed windows, prominent quoins, and a cornice (**Figure 7**)

- 4.4.2. It is interesting to note that in 1912 the electoral registers records a James Henry at Sunbury, the property still described as a dwelling house. According to the 1911 census he was a retired school master. By 1922 the electoral registers show that property was in multiple occupancy. Listed as residents were John Barry (school master), John Fielding, John Clarkson, Alphonsus Garstang, Gordon Charles (cook), Eugene MacCarthy, Leo McDermott and Philip Webb. The 1925 registers name the property as part of the school, with Richard Bashall and a James Barrett Cummings recorded as living at *"Sunbury and Xaverian College"* along with John Deering, Alphonsus Garstang, Charles Gordon, John Kerrisford, Eugene MacCarthy, Alphonus Malone and Wilfred Williams. It is not possible to say who occupied which of the college properties. In the 1920s there were almost 300 boys at the college, including 60 boarders (150<sup>th</sup> Anniversary booklet 2012, 6).



**Figure 7:** Sunbury c1910 soon after it became part of the Xaverian College  
(Reproduced with kind permission of Xaverian College)

- 4.4.3. The boundaries between the Sunbury and Firwood were no longer shown on the 1933 OS map were collectively named Xaverian College (**Appendix I.2**). No changes were made to the footprint of Sunbury during this period, although an extension to the north may have been added by the publication of the 1951 OS map (**Appendix I.3**). The main entrance to the site appears to have been moved to Thurloe Street soon after the property was adopted by the school and the Park Crescent Range entrance removed. The scale of the property in relationship to others in the area is perhaps best depicted on an aerial photograph taken in 1937 (Britain from above [EPW55075](#)). A few years later an RAF aerial photograph taken in 1946 shows the arrangement of the building, including extensions to the north ([RAF 3G TUD UK 184 VP2 5611](#)). The photographs show that by this date the grounds around the house had been cleared of planting, enabling it to link more easily with

the other college buildings on the site. No further changes to the structure are noted on subsequent mapping (see **Appendix I.4-Appendix I.7**).

- 4.4.4. Local newspapers record that by 1943 the house was occupied as the headquarters of the 174<sup>th</sup> Squadron Air Training Corps when instructors were advertised for navigation, mechanics, maths. P.T., and theory of flight (Manchester Evening News 15<sup>th</sup> April 1943, 4).
- 4.4.5. Post War the college became a grant funded grammar school offering places for 11+. In 1977 when direct grant grammar school status ended the school became a sixth form college (<https://www.xaverian.ac.uk/about/our-story/>). Sometime before 1961 a further extension appears to have been added to the northern elevation seen in the western elevation arrangement and the entrance changed to steps in the north face of the former entrance and seen on the 1951 mapping (**Appendix I.4 & Appendix I.3**).
- 4.4.6. A photograph of Sunbury from 1976, taken from Crescent Range, reveals that the entrance there had not entirely been removed. Adjacent to the gate post the name Sunbury can be easily seen. The former entrance and round-headed windows in the western façade, and the entrance steps had either been removed or covered with render (Greater Manchester Archives ref: GB127.m40259).

## 5 BUILDING DESCRIPTIONS

### 5.1. GENERAL ARRANGEMENT

5.1.1. Sunbury House comprises a detached building of broadly rectangular plan, situated towards the centre of a plot located at a corner formed by Thurloe Road and Crescent Range. The land surrounding the house is paved over and used as a carpark, although several trees survive around the perimeter of the property.

5.1.2. The property is bounded by a c. 2m tall wall of rock-faced sandstone laid to courses with horizontal dressed stone coping surmounted by modern steel railings. The south wall incorporates a splayed entrance at its righthand side with two square dressed stone gate piers with corniced pyramidal caps. The walls curve down at the point where they join the piers, creating two gentle swan necks, where the coping is carved with the word "SUNBURY". A second, 20<sup>th</sup> century, gateway is formed at the righthand side of the west wall, the piers built from coursed rock-faced sandstone with slim pyramidal capstone. Both entrances have modern steel gates.

### 5.2. EXTERIOR

5.2.1. Sunbury House comprises three principal components, constructed over two phases, with various later alterations:

|                                                      |                                                                                     |
|------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Phase 1:</b> c.1856                               | Construction of <b>Main House</b> and <b>Ancillary Range</b>                        |
| <b>Phase 2:</b> 1893 - 1908                          | Construction of <b>Extension</b> and enlargement of two-storey porch.               |
| <b>Phase 3:</b> mid-to-late-20 <sup>th</sup> Century | Various internal works comprising rearrangement of rooms, installation of RSJs etc. |

5.2.2. At its southern end is the **Main House**, a square structure of three bays of tall casement windows (imitating sashes) to each elevation with hipped slated roof containing a hidden valley (with lantern skylight) located perpendicular behind its south elevation. The structure is rendered and painted, and incorporates a chamfered plinth with regular cellar windows, sill course beneath first floor windows and deep, platt band below the eaves. A single-storey curved bay window is located at the east end of the south elevation, with a two-storey square porch protecting from the right two bays of the west elevation. The porch incorporates pilasters which frame its bays, and an entrance in its north elevation with stepped access and wheelchair lift. Observations during the structural watching brief confirmed the later extension of the two-storey porch to the south of the original.

5.2.3. Adjoining the Main House to the north is the **Ancillary Range**, a linear range of three storeys of lower floor to ceiling height compared with the Main House such that at its eaves, both are of equal height. The east elevation forms a continuation of that of the Main House, with hipped roof above, whilst its west is set back and gabled. Both elevations broadly form two bays of windows, although variations

in width and height are present. External stairs against the east elevation provide access to an external cellar door. The north elevation is only partially visible and is largely blind except for a ground floor canted bay window at its eastern edge. The elevations are rendered and painted though are without the plinth and bands of the Main House.

- 5.2.4. North of the Ancillary Range is an **Extension** forming a three-storey structure with hipped roof of two parallel, narrow spans forming a valley. The structural watching brief confirmed this as a later phase identified by straight joints in the brickwork abutting the Ancillary Range, and later inserted structural steelwork at the junction between the two. The west elevation forms a continuation of that of the Ancillary Range whilst its east elevation is set back and incorporates an entrance at ground floor with external stepped access. Fenestration to the north elevation is staggered, reflecting the presence of an internal stair tower. In the centre of the north elevation is a commemorative plaque, reading:

“THIS TABLET IS ERECTED TO PAY TRIBUTE  
TO THE WORK OF THE XAVERAN BROTHERS  
IN CATHOLIC SCHOOLS IN ENGLAND  
1848-1991  
AND ESPECIALLY AT  
MANCHESTER XAVERIAN COLLEGE  
SINCE ITS FOUNDATION IN 1862  
CONCORDIA RES PARVAE CRESCUNT”

### 5.3. INTERIOR

#### *Basement*

- 5.3.1. The basement is accessed by a straight flight of concrete stairs from the ground floor of the Main House leading to **B1**. An external stair gives access to **B9** at the north-east corner of the building. The arrangement of the basement rooms largely mimics that of the ground floor above in the Main House with further rooms to the northern end of the building, below the Ancillary Range and Extension.
- 5.3.2. The basement rooms are substantial in size and retain various elements which may be associated with their former function. Rooms **B3** & **B7** both retain fireplaces and surrounds which, while not overly decorative, are still fairly grand in terms of their scale and proportion. That to **B3** is stone with tall jambs supporting a stout mantle, while in **B7** the fireplace is in brick with an arched opening and oversized keystone, with a timber mantelpiece with an intermediate shelf. These features express a hierarchy of the spaces within the basement and may indicate the use of these rooms by a housekeeper and butler, the two highest positions of service staff.

- 5.3.3. **B2** retains cold storage shelving raised on brick piers and is accessed by a modern fire door with a 19<sup>th</sup>-century moulded timber architrave. **B4** likely had a similar function for the storage of foodstuffs, indicated by functional limewashed brick walls and flagstone flooring.
- 5.3.4. Rooms **B5** & **B6** are large rectangular rooms, **B6** having an apsidal southern end. In the west wall of **G5** are the remains of a removed fireplace. There are no other fixtures or fittings of note, but the scale and form of these rooms may suggest their original use as a kitchen and servants' hall.
- 5.3.5. Rooms **B9-13** beneath the Ancillary Range and Extension all have similar functional finishes, comprising quarry tile and flagstone floors and washed brick walls. **B12** was formerly a heated room, though the fireplace has now been removed. **B13** at the northernmost end of the building has steel girder ceiling joists and blocked lightwell windows.

#### *Ground Floor*

- 5.3.6. The ground floor is accessed from two entrances, one in the north elevation of the west porch attached to the Main House, and the other in the east elevation of the Extension. Although the direction of access through the porch has changed through time (initially from the south, then from the west, and currently from the north) this was evidently the main entrance, leading a grand L-shaped hall and staircase (**G4** and **G9**) with pilasters forming colonnades of blind archways along its elevations; 12-inch ogee skirting; deep, ornate modillion cornice, and ceiling rose. Doorways have deep ogee architraves and wide four-panelled doors. Arched doorways with glazed screens containing etched glass divide the corridor from the porch and stair hall. The staircase is of timber closed-string construction, splayed at its foot with decorative newel post, banisters, and tread brackets. Beneath, the stairs is panelled concealing the cellar stairs.
- 5.3.7. Victorian houses of the status of Sunbury House were typically laid out to a strict hierarchy with gendered circulation for occupiers and guests. The combination of layout and design motifs enables within the rooms can assist in providing a basic interpretation of this order.
- 5.3.8. The same high quality of joinery and plasterwork present in the main hall and staircase is continued in rooms **G9, G10, & G11** which identifies the principal rooms.
- 5.3.9. **Room G10** forms a large room with bow window at one end. The chimney breast here has been removed (evidenced in scars in skirting, plaster and missing section of cornice) but was evidently once situated in the centre of the east wall. The skirting has an additional frieze similar to **G9** and the cornice, whilst similarly grand, is of a different character with decorative corbels. The room's location in the south-east is commonly occupied by breakfast rooms, although the scale of the room here is perhaps more suggestive of it having formed the principal dining room. A partition in the north-west corner of the room provides some segregation of access, potentially illustrating the division of

movement of serving staff and genders after meals to their respective retiring rooms. There are blocked doors, which previously provided direct access to **G12**.

- 5.3.10. **Room G9** has lost its original fireplace but has a frieze above the skirting and additionally deep plaster cornice indicating it was a high-status space, with the foliated detailing in the cornice typically suggesting a masculine gendered space. Its position with access close to the main entrance, and its distance from the kitchens suggests a room for entertaining, potentially a drawing room.
- 5.3.11. **Room G11** contains a dark wood fire surround with inlaid panels and shield motif containing a cast iron hob grate. This form of design is traditionally associated with masculine spaces, with its location close to the main entrance making it easily accessible for visitors suggesting a use as a study. During the watching brief, the removal of the fire surround and stripping of wall coverings exposed multiple decorative wallpaper schemes which were in turn overpainted. The original scheme comprised a dark orange foliate design surviving completely behind the fire surround. On the chimney breast this design was overlaid with a yellow paper depicting thistles, which in turn was covered with a more delicate design on a pale background with pink flowers surrounded by gold beaded borders.
- 5.3.12. The function of **G12** is less clear, with the original fireplace having been replaced and ceiling scars indicating it was previously subdivided at its southern end. The former subdivisions would have enabled separate access points to the room via the blocked doors in **G10**. The skirting is of a plainer style than the other main rooms, although the lack of scarring around where previous walls and fire surrounds would have been located suggests it may be a replacement. Where the cornice survives it is of a multi-staged ogee form, evidently of status but difficult to attribute to a function.
- 5.3.13. The rear rooms of the Ancillary Wing are accessed via a doorway to the rear of the stair hall (**G6**) and structured around an enclosed and unadorned corridor (**G7**) which incorporates several steps down along its length. Decoration is limited a simple ogee skirting and narrow ogee door surrounds, with doorways containing four-panel doors.
- 5.3.14. **Room G14** is the larger of the ancillary rooms, with a narrow chimney breast containing a 20<sup>th</sup> century fireplace, canted bay window, plain ogee skirting and shallow plaster cornice. The other main ancillary room, **G13** is more greatly altered, with a wall removed to its north to extend it into an adjacent room and the loss of original fixtures and fittings. The watching brief exposed inserted paired RSJs spanning between the east and west walls and supported on a steel post in the eastern wall. The RSJ was marked "SCUNTHORPE" and flanked by the mid-20<sup>th</sup> century British Steel Corporation logo (Scunthorpe Steelworks was part of the British Steel Corporation from 1967-1999).

- 5.3.15. **Room G8** at the northern end of the building occupies the footprint of the Extension, provides an alternate entrance to the building, and contains a 20<sup>th</sup> century staircase of cantilevered concrete construction with tubular steel handrail.

*First Floor*

- 5.3.16. The first floor is accessed from two separate stairwells: the historic main stairs which rise into a landing hall (**Room F1**) in the centre of the Main House; and the later 20<sup>th</sup> century staircase in the Extension which forms a landing in **F13**. First floor rooms are accessed from these two landings and a short corridor (**F10**) that links them. As with the ground floor, there is a clear historical hierarchical order to the floor, with the principal rooms to the south accessed off of the main landing hall and ancillary rooms to the north.
- 5.3.17. The main landing hall (**F1**) continues the grand blind colonnade of the lower hallways, whilst the connecting corridor to the north (**F10**) is considerably plainer with ovolo skirting and shallow plaster cornice, with connecting doorway having narrow ogee architraves and four panel doors.
- 5.3.18. **Room F2** has a chimney breast in its north wall with wide arched timber fire surround with large corbels and central iron insert containing the remains of a register grate. Around the room is ovolo skirting, textured wallpapered dado, and a shallow plaster cornice. An exposed low plastered joist is present in the ceiling, supported on brick piers, which may represent a truncated wall which would have created a narrow room to the south of **F2**, typical of a dressing room, which extended into a room above the porch (**F6**).
- 5.3.19. **Room F7** is smaller but more ornate with a similarly grand, though distinct, fire surround, with stepped ogee skirting, decorative papered dado and deep plaster cornice. During a soft strip, the south wall was revealed to be constructed of large concrete blockwork, with narrow 19<sup>th</sup> century brick piers at either end. This arrangement suggests **F7** and **F4** were formerly interconnected, possibly with a movable partition along this wall alignment to allow subdivision of the space. Such a layout might suggest the function of the larger connected room as a dining room.
- 5.3.20. **Room F4** is similarly large and whilst lacking a fireplace (possibly removed from the east wall) it continues the skirting and dado of **F7**, further suggesting the two rooms had a joint function. A sample of the textured dado wallpaper was removed from the south wall during the watching brief. It was applied to a lime plastered surface and had two later paint schemes followed by a modern layer of plaster and subsequent paint schemes. A makers' sticker was applied to the reverse of the sample reading "Anaglypta" a brand of embossed wallpapers founded in 1887 (Anaglypta n.d).
- 5.3.21. **Room F3** is larger than **F7** and retains the skirting, dado and cornice, with a fireplace in the west wall with white marble surround. The same Anaglypta textured wallpaper is applied to the dado as in **F2**,

**F4 & F7.** During the structural watching brief, the removal of the timber dado rail exposed two former wallpaper schemes, the earliest comprised a yellow print with stylised vines or trees, overlain by a light blue wallpaper with finely embossed patterns. These two former schemes were present around the whole of the room. A door to the right of the fireplace accesses a small room above the porch (**F5**) where scars suggest a large cupboard was located.

5.3.22. **Room F11** has a chimney breast in its north wall where a fireplace may have been situated, with ovolo skirting and shallow plaster cornice. An low plaster boarded RSJ is present in the ceiling which runs through into corridor **F10** adjacent.

5.3.23. **Room F12** has a plain ovolo skirting and no cornice, with a small cupboard built-in to its north-east corner with ogee surround and four panel door.

#### *Second Floor*

5.3.24. The second floor is accessed via a staircase in Extension where a landing (**Room S1**) provides access to an L-shaped corridor leading south and east (**S5**) providing access to two large rooms (**S4 and S6**), a smaller room (**S3**), a series of two rooms with water-closet (**S7 and S8**) and cupboard (**S9**).

5.3.25. The circulation spaces have a simple ovolo moulded 7" skirting with narrow ogee moulded doorcases and four panelled doors. Walls and ceilings are unadorned with regular joists and sloping eaves visible. The staircase in **S1** is identical to that of lower floors, comprising a cantilevered concrete structure with tubular steel handrail.

5.3.26. Two rooms, **S4** and **S6**, have chimney breasts with central fireplaces comprising built-in stone surrounds with beading and shallow shelf. The one in **S6** retains decorated cast-iron insert with arched fireplace, and remains of a register hearth.

5.3.27. Observations during the structural watching brief noted the later insertion of mid-20<sup>th</sup> century RSJs at the junction between the Ancillary Range and Extension, presumably to address structural issues, or perhaps a reinforcement of the structure throughout its use as an educational building.

## 6 DISCUSSION

### 6.1. ANALYSIS OF FINDINGS

- 6.1.1. When built in c.1856, Sunbury House comprised the Main House and Ancillary Range, with historic images and mapping indicating that the principal entrance was through the south elevation of the west porch, which was originally a single bay wide.
- 6.1.2. Internal access was split in traditional front of house and back of house fashion, the original main stair surviving within grand colonnaded halls. The original back stairs have been lost, but based on planform are likely to have been located in a projecting stair tower since incorporated into the Extension (**G13/F12/S3**). These access patterns reflect the strict hierarchy often present in Victorian homes of this scale between occupants and service staff.
- 6.1.3. Internally, a good amount of high-quality decoration survives, reflecting the wealth and status of the intended occupants of Victoria Park in the mid-19<sup>th</sup> century. The surviving decorative finishes and room proportions also provide an insight into the hierarchy of spaces in terms of public and more private parts of the house. For example, the larger and grander rooms are situated towards the front of the house on both the ground and first floors; the ceiling height is also taller on the ground floor and diminishes from first to second floor where the rooms are far smaller.
- 6.1.4. Later alterations throughout its use as an educational building appear to have been localised to addressing structural flaws, perhaps a result of the structure not being intended for such a use. These included the insertion of a number of RSJs, particularly at the junction between the Extension and Ancillary range, but also at an intermediate point in **G7, G14, F10 & F11**. Other alterations included the replacement of original timber door lintels with concrete ones and patch repairs to door jambs with 20<sup>th</sup> century brick.

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- [EPW055075](#) Wilmslow Road and environs, Manchester, 1937 1 Aug 1937 Flight: AFL193708  
Photographer: Aerofilms
- [RAF 3G TUD UK 184 VP2 5611](#) Flown 7<sup>th</sup> May 1946

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1871 Carlos Chamberlain RG10/3986/17/28/100  
1881 Otho Horkheimer RG11 3912/4/2/3  
1881 Thomas Ridley Hetherington RG11/3912/5/3/5  
1901 Phillip William Kessler RG13/3683/73/51321  
1911 John Barry RG14/23779/3464/2/78/265

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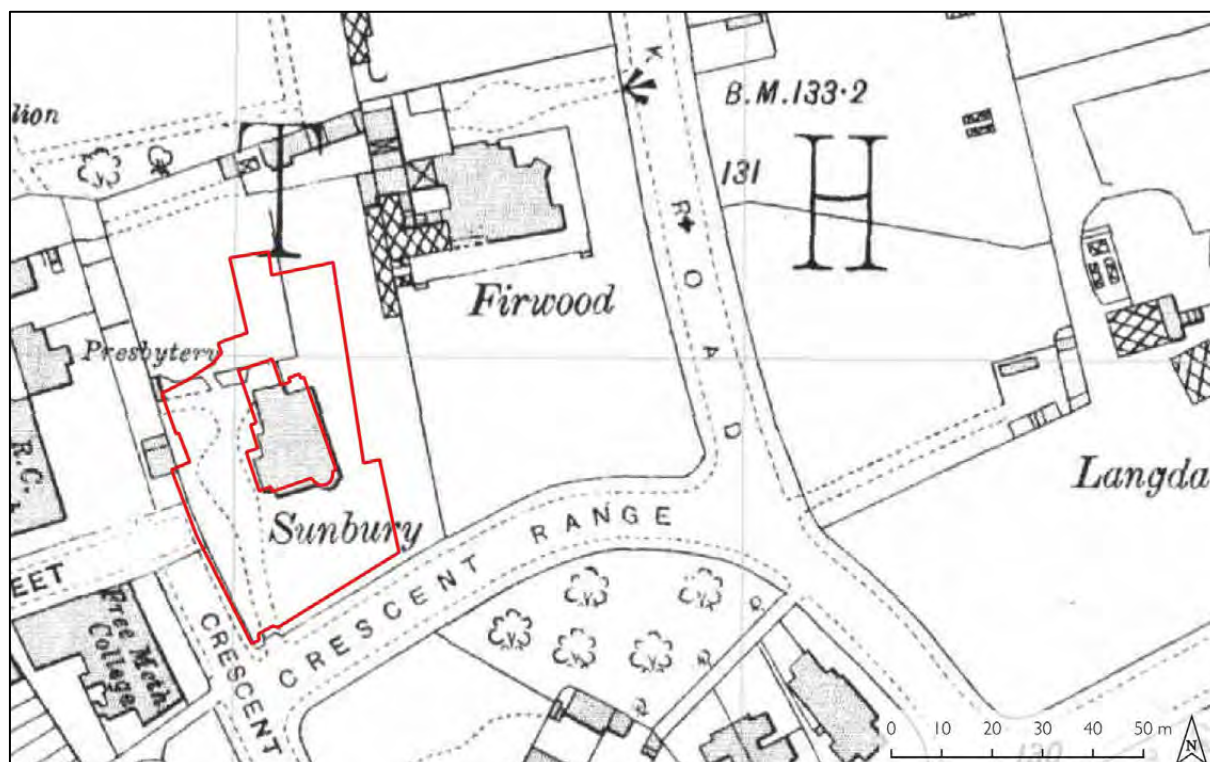
London Gazette March 19<sup>th</sup> 1875  
Manchester Courier: 16<sup>th</sup> April 1892, 4<sup>th</sup> June 1892, 4<sup>th</sup> February 1902  
Manchester Evening News: 15<sup>th</sup> April 1943

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1836 'Plan of the Victoria Park in the townships of Rusholme and Moss Side, Manchester to be sold in plots for building upon.' Manchester Central Library LS L (Acc.14785)

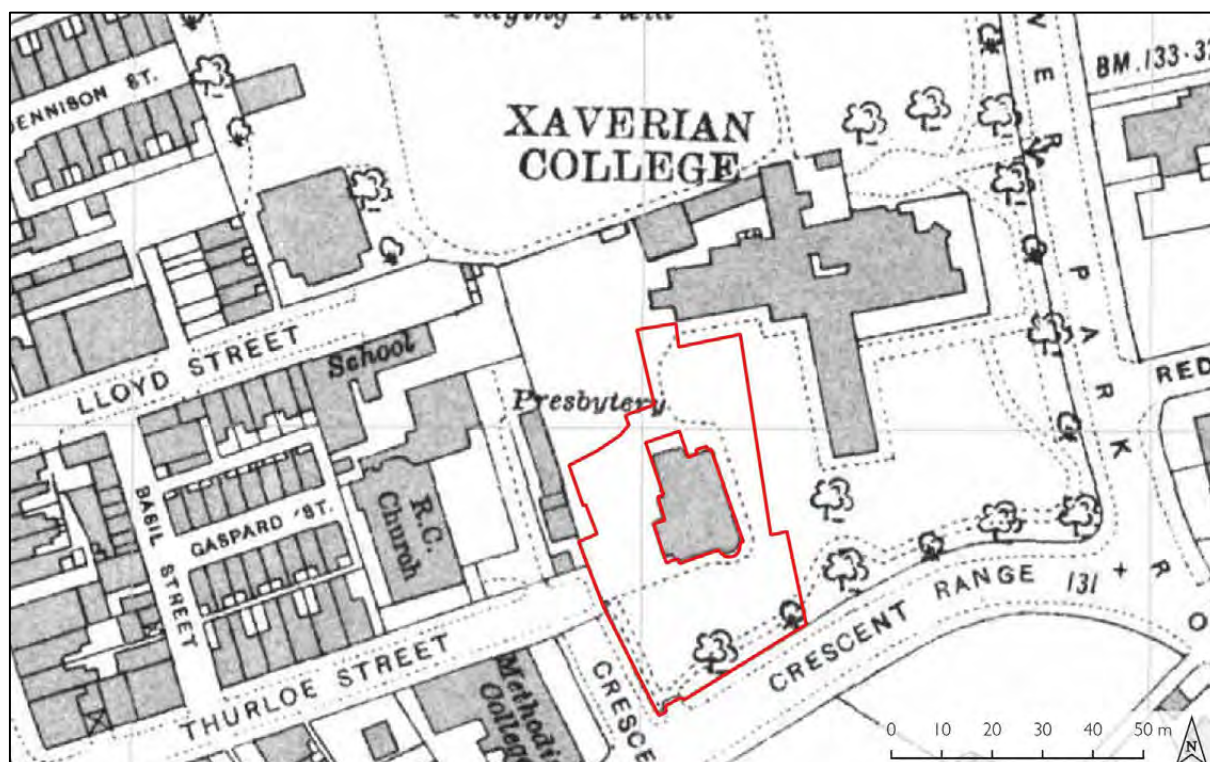
## **APPENDIX I:**

### 20<sup>TH</sup> CENTURY OS MAPPING



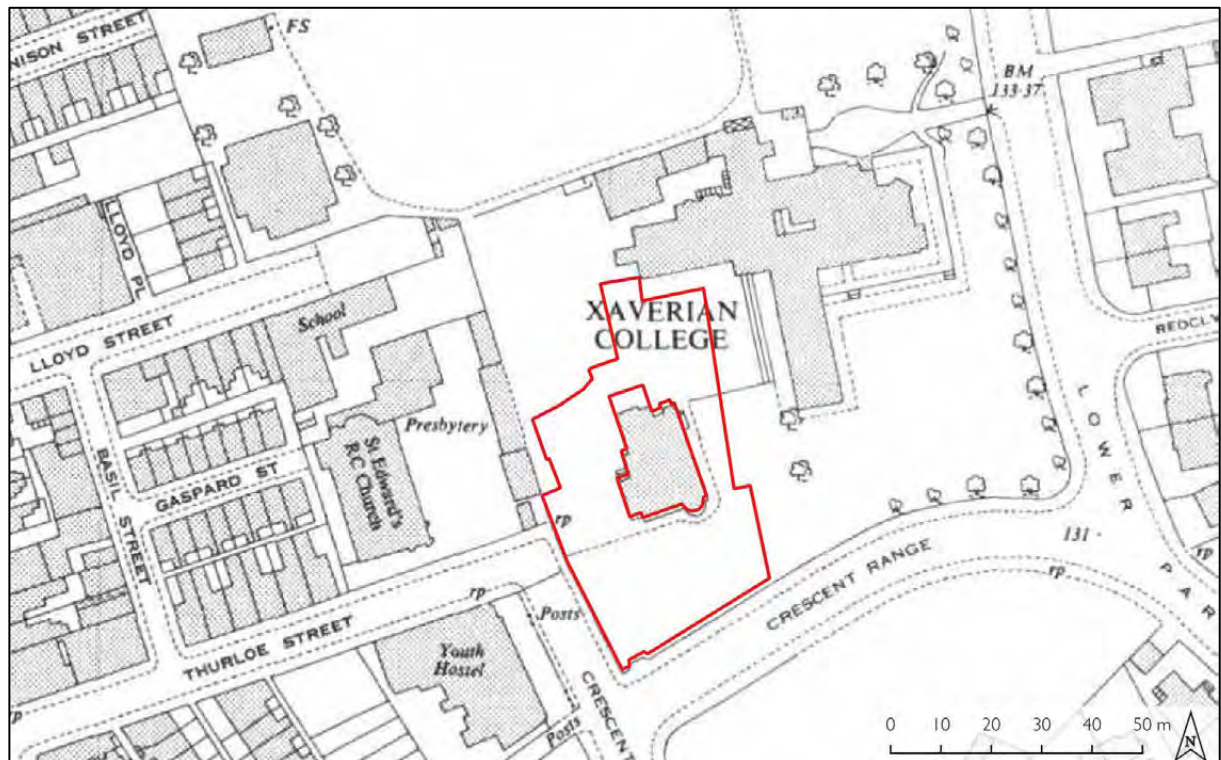
Appendix I.1 Extract of 1907 OS Map

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Appendix I.2 Extract of 1933 OS Map

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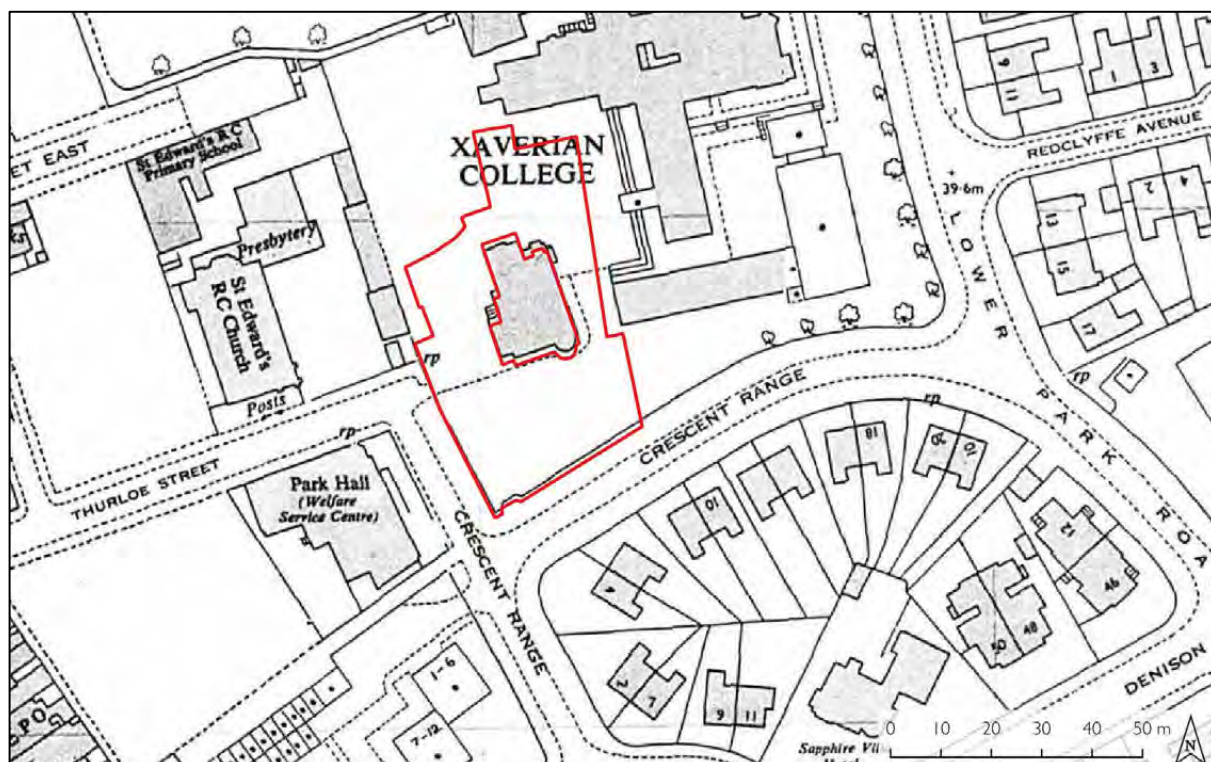
Appendix I.3 Extract of 1951 map

(Reproduced under OS Licence 100056148)



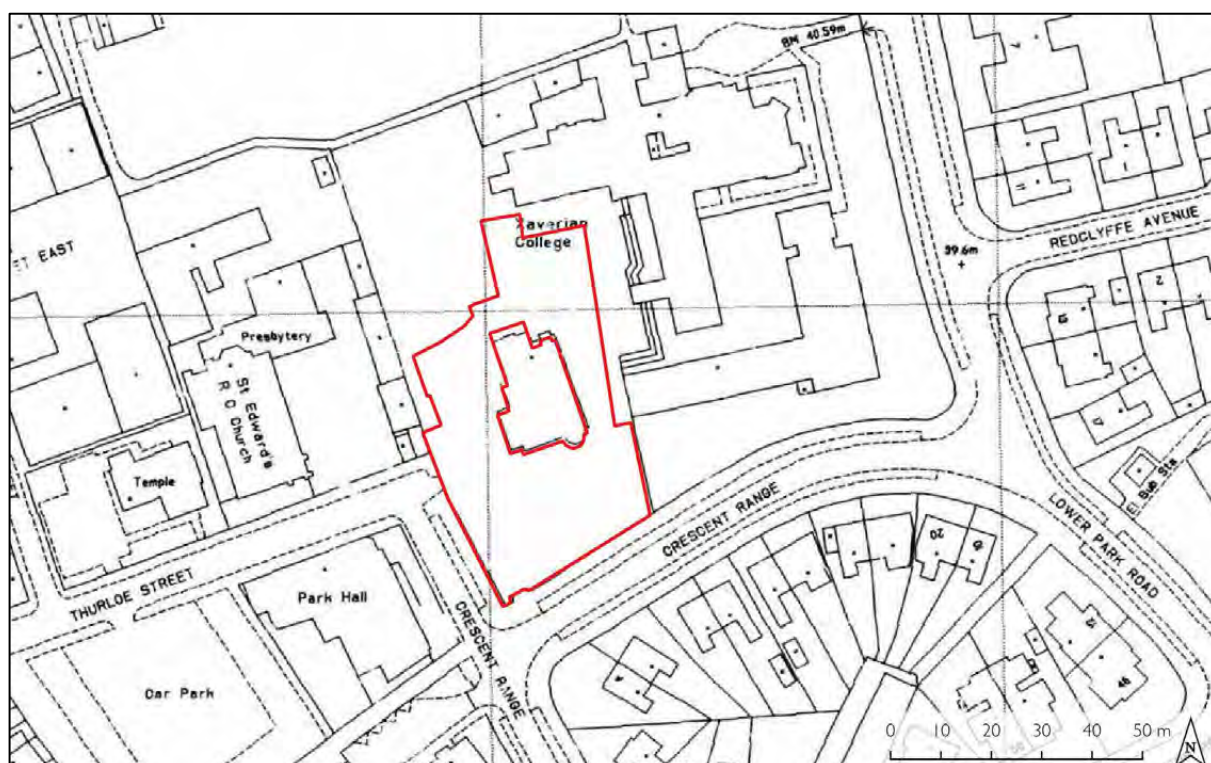
Appendix I.4 Extract of 1961-5 OS Map

(Reproduced under OS Licence 100056148)



Appendix I.5 Extract of 1979 OS map

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Appendix I.6 Extract of 1992-4 OS map

(Reproduced under OS Licence 100056148)



**Appendix I.7** Extract of 2003 OS map

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## **APPENDIX 2:**

### PHOTOGRAPHY



Appendix 2.1: Original front entrance to property looking N (D4)



Appendix 2.2: Property name on entrance from Crescent Range (D5)



Appendix 2.3: Entrance from Thurloe Street looking east (D3) (Scale 2m)



Appendix 2.4: General view of west elevation looking east (D2) (Scale 2m)



Appendix 2.5: General view of south elevation looking north (D6) (Scale 2m)



Appendix 2.6: General view of south elevation looking north (D8) (Scale 2m)



Appendix 2.7: General view of bay window on south elevation looking NW (D7) (Scale 2m)



**Appendix 2.8:** General view of east elevation looking west (D9) (Scale 2m)



**Appendix 2.9:** General view of east elevation looking south (D10) (Scale 2m)



**Appendix 2.10:** General view of east and north elevation looking south (D12) (Scale 2m)



**Appendix 2.11:** General view of north elevation looking south (D14)



Appendix 2.12: Detail of plaque in north facade (D13) (Scale 2m)



Appendix 2.13: General view of west elevation looking SE (DI5) (Scale 2m)



Appendix 2.14: General view of porch during demolition showing straight joint scar and original corner of F6 looking N (DI91) (Scale N/A)



Appendix 2.15: General view of B3, looking NW (DI59) (Scale 1m)



Appendix 2.16: Detail of fireplace B3 (DI60) (Scale 1m)



Appendix 2.17: General view of staircase B1 (DI63) (Scale 1m)



Appendix 2.18: General view B2 (DI61) (Scale 1m)



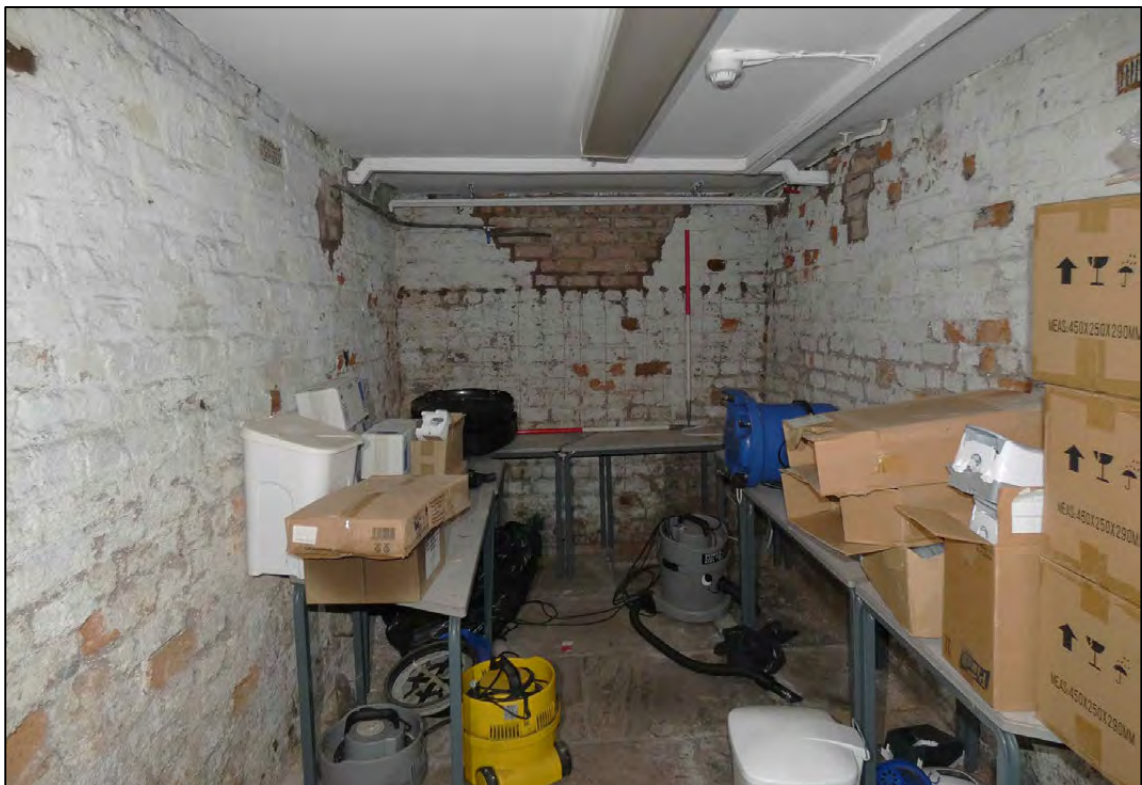
Appendix 2.19: General view of B7, following removal of partition looking north (D164) (Scale 1m)



Appendix 2.20: General view B8, looking north(D171) (Scale 1m)



Appendix 2.21: Detail of fireplace B7 (DI65) (Scale 1m)



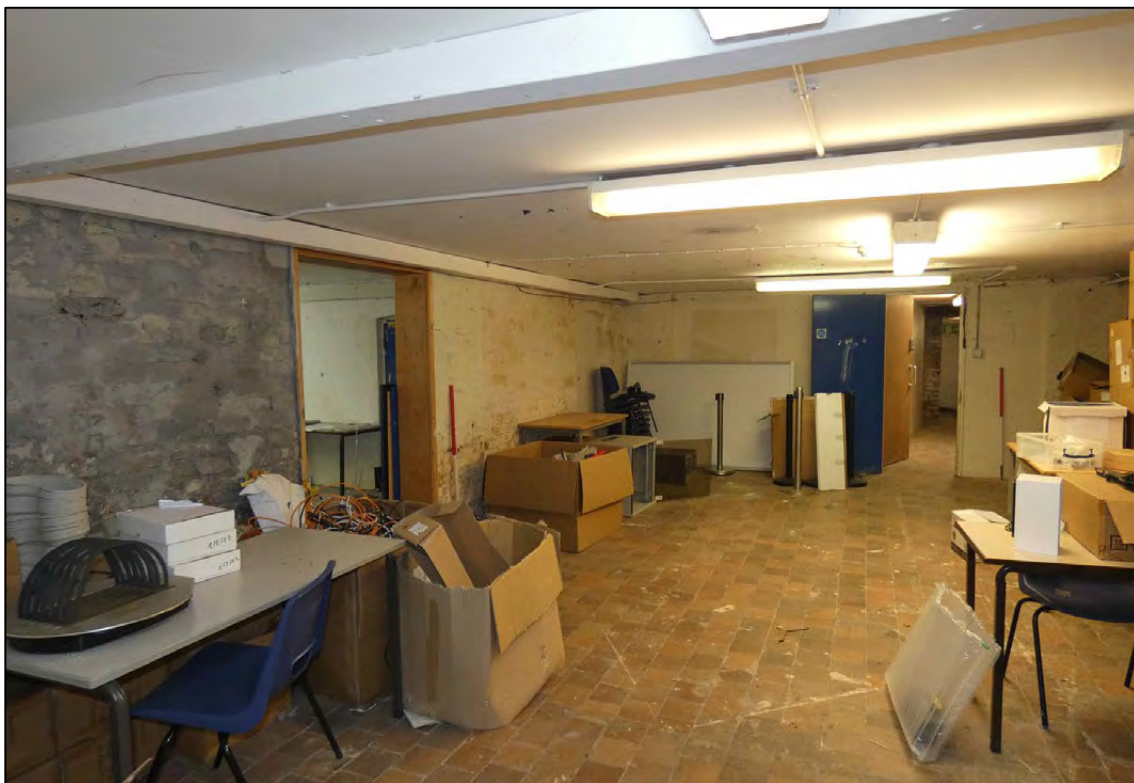
Appendix 2.22: General view of B4 (DI62) (Scale 1m)



Appendix 2.23: General view of B5 (DI66) (Scale 1m)



Appendix 2.24: Detail of removed fireplace B5 (DI67) (Scale 1m)



Appendix 2.25: General view of B6 looking north (D168) (Scale 1m)



Appendix 2.26: Detail of blocked doorway B6, looking west (D170)



Appendix 2.27: General view B9 (D172) (Scale 1m)



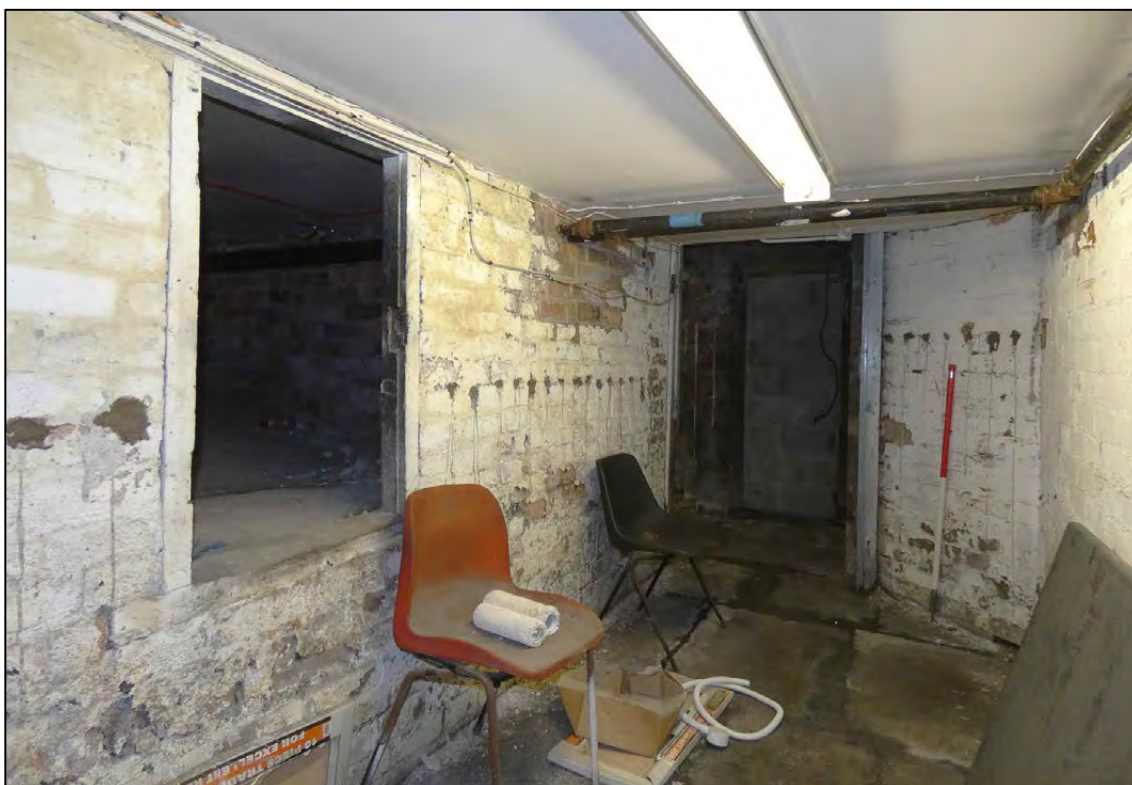
Appendix 2.28: General view of B11 (DI74) (Scale 1m)



Appendix 2.29: General view of B12 (DI75) (Scale 1m)



Appendix 2.30: General view of B10 looking west (D173) (Scale 1m)



Appendix 2.31: General view B10 looking north (D176) (Scale 1m)



Appendix 2.32: General view of B13 looking north-west (D179) (Scale 1m)



Appendix 2.33: General view of B13 looking east (D180) (Scale 1m)



**Appendix 2.34:** General view of doorway G1 (D131) (Scale 2m)



Appendix 2.35: General view G4 looking east (D130) (Scale 2m)



Appendix 2.36: General view G4 looking west (D127) (Scale 2m)



**Appendix 2.37:** General view of ceiling G4 (DI32)



**Appendix 2.38:** Detail of keystone in archway south wall G4 (DI34)



Appendix 2.39: Detail of ceiling G4 looking south-west (D128)



Appendix 2.40: General view of staircase in G5 (D123) (Scale 2m)



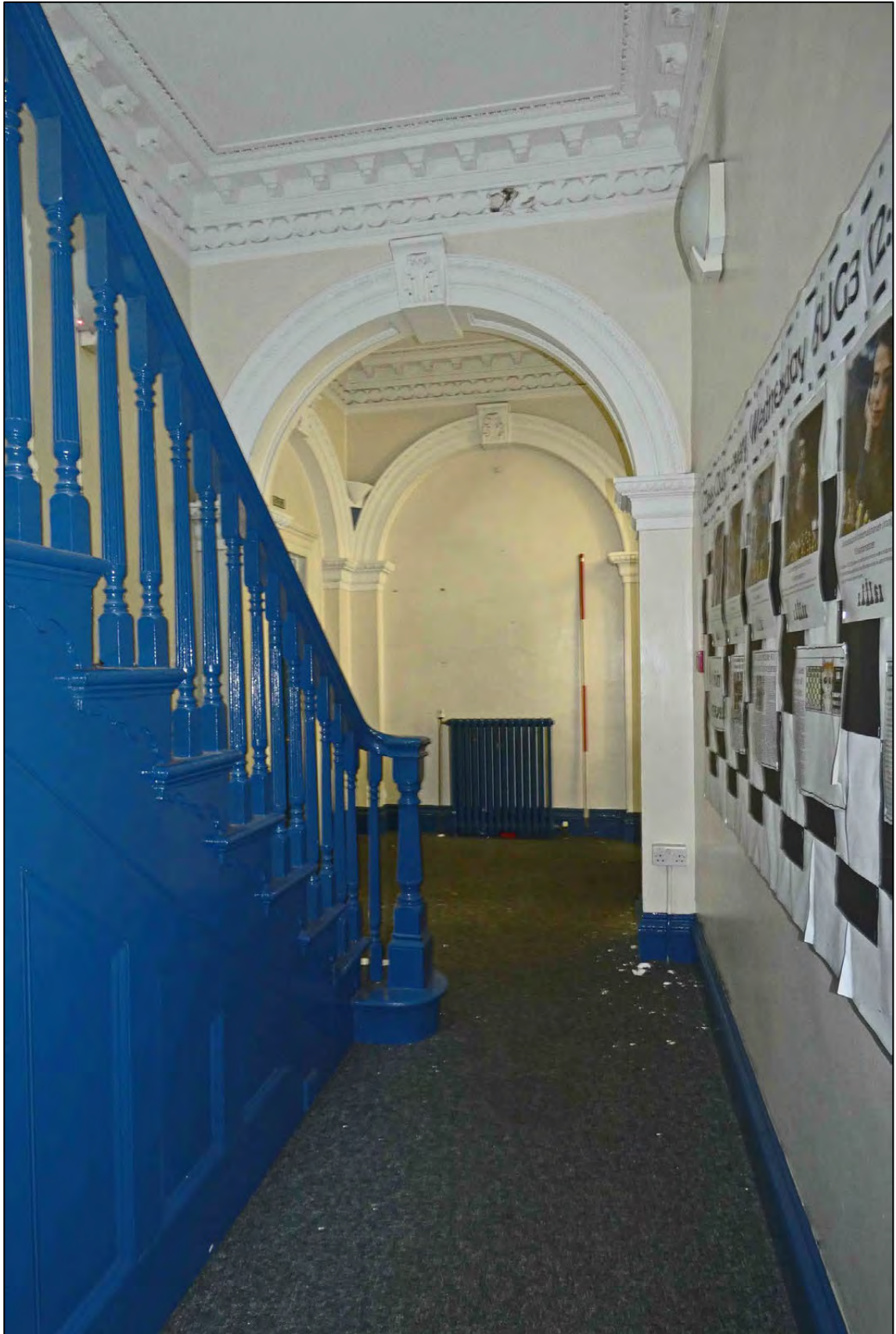
Appendix 2.41: General view of ceiling and arch details in G5, looking south (D126)



Appendix 2.42: General view of coving on staircase G5 (D102)



**Appendix 2.43:** General view of staircase G5 (D124) (Scale 1m)



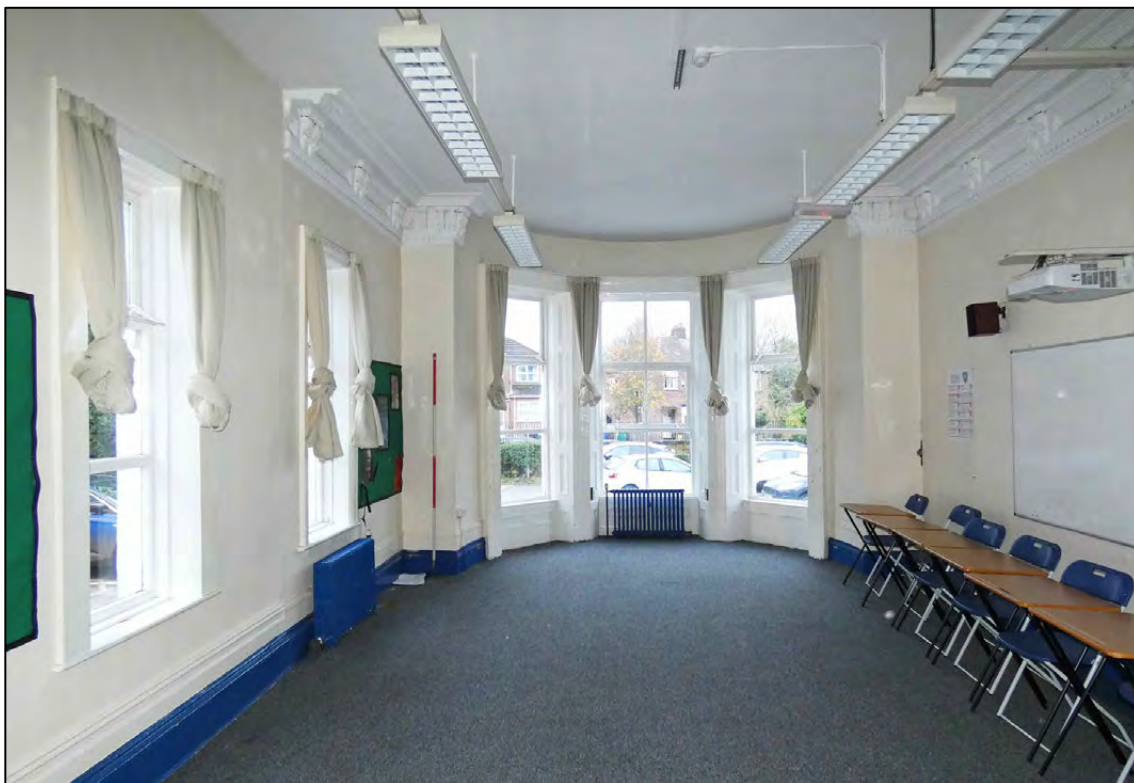
Appendix 2.44: General view of G5 looking south (D125) (Scale 2m)



Appendix 2.45: General view looking north through G6 (D114) (Scale 2m)



Appendix 2.46: General view looking up stairway G8 (D104) (Scale 2m)



Appendix 2.47: General view looking south into bay window G10 (DI47) (Scale 2m)



Appendix 2.48: General view of east wall G10 (DI48) (Scale 2m)



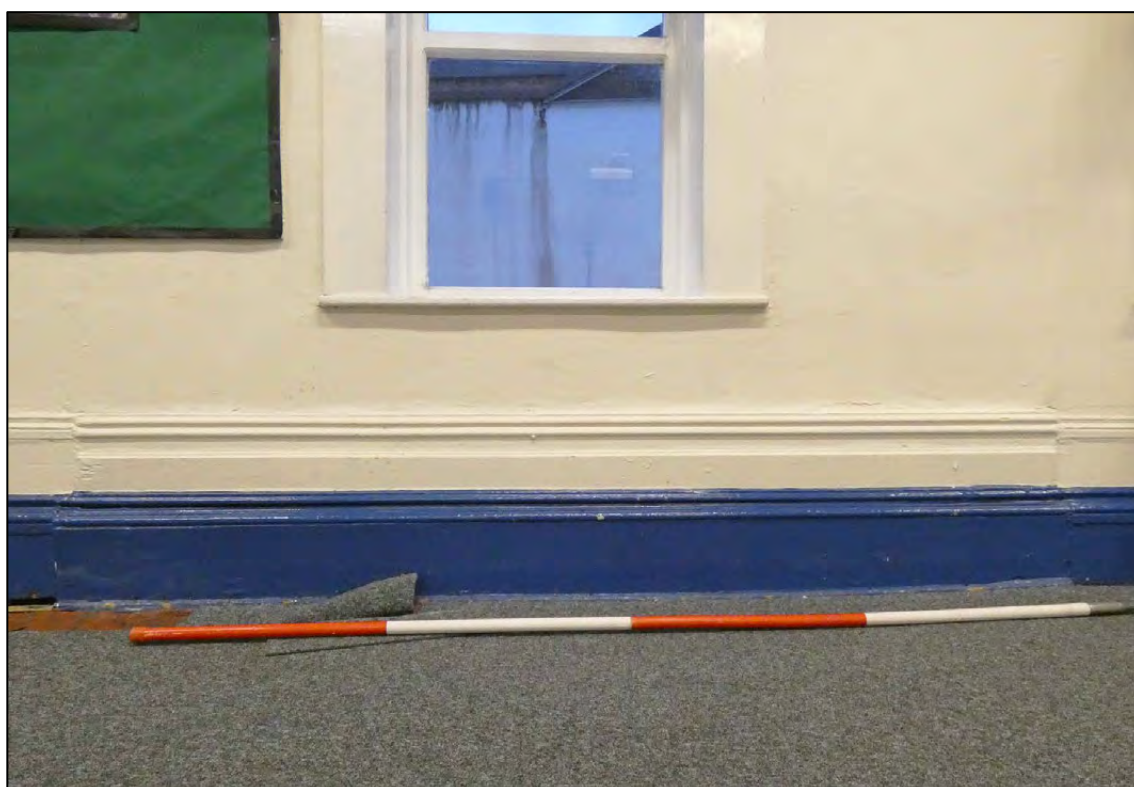
Appendix 2.49: Detail of bay window G10 (DI49) (Scale 2m)



Appendix 2.50: Detail showing missing coving suggesting removal of fireplace from east wall of G10 (DI50) (Scale 2m)



Appendix 2.51: Detail of skirting board misalignment east wall of G10 (D151) (Scale 20cm)



Appendix 2.52: Detail of skirting on east wall of G10 (D152) (Scale 2m)



Appendix 2.53: General view looking north G10 (DI55) (Scale 2m)



Appendix 2.54: General view of north wall of G10 (DI53) (Scale 2m)



Appendix 2.55: Detail of coving south-west corner of G10 (D156)



Appendix 2.56: Detail of wall paper fragment and paint decoration north wall G10 (D157)  
(Scale 5cm)



Appendix 2.57: General view G9 looking towards fireplace on west wall (D140) (Scale 2m)



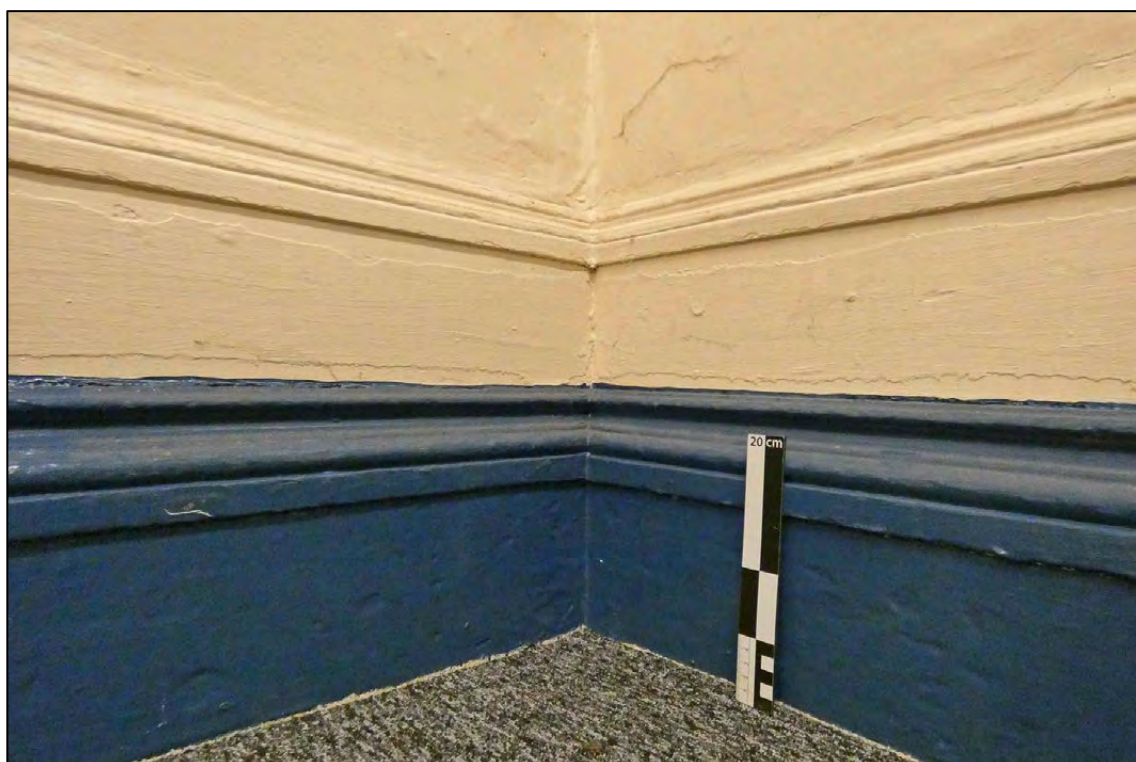
Appendix 2.58: General view of windows in south wall of G9 (D141) (Scale 2m)



**Appendix 2.59:** Detail of windows G9 (DI43) (Scale 2m)



Appendix 2.60: Detail of altered fire place G9 (DI42) (Scale 1m)



Appendix 2.61: Detail of skirting boards in south-west corner G9 (DI44) (Scale 20cm)



**Appendix 2.62:** Detail of coving in south-west corner G9 (DI45)



**Appendix 2.63:** Detail of coving on north wall G9 (DI46)



Appendix 2.64: General view of west and north wall G11 (DI35) (Scale 2m)



Appendix 2.65: Detail of fireplace G11, (DI36) (Scale 1m)



**Appendix 2.66:** Detail of window in west wall **G11** (D137) (Scale 2m)



Appendix 2.67: Detail of skirting board on east wall **G11** (DI38) (Scale 20cm)



Appendix 2.68: Detail of coving above fireplace **G11** (DI39)



**Appendix 2.69: G11** General view of wallpaper revealed behind chimneypiece during SWB looking N (Scale 1m)



**Appendix 2.70: GII** Detail of wallpaper revealed behind chimneypiece during SWB looking N (D189) (Scale 20cm)



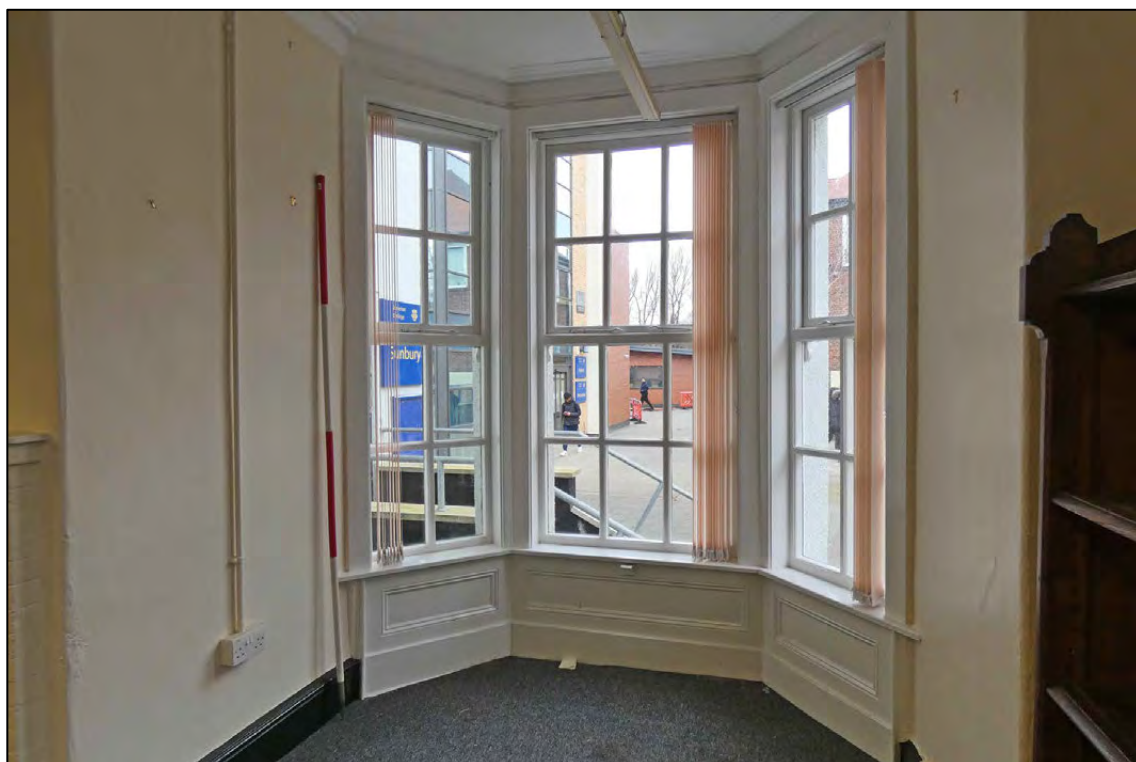
**Appendix 2.71: GII** Detail of wallpaper sample recovered from chimney breast, north wall (obverse) (D196) (Scale 20cm)



Appendix 2.72: General view of east and north walls of G14 (D109) (Scale 2m)



Appendix 2.73: Detail of fireplace G11 (D111) (Scale 1m)



Appendix 2.74: Detail of bay window G11 (DI12) (Scale 2m)



Appendix 2.75: Detail of ceiling and possible inserted RSJ G14 (DI13)



Appendix 2.76: General view of north wall in G12 (DI15) (Scale 2m)



Appendix 2.77: Detail of fireplace in north wall of G12 (DI18) (Scale 1m)



Appendix 2.78: General view of south wall G12 (DI16) (Scale 2m)



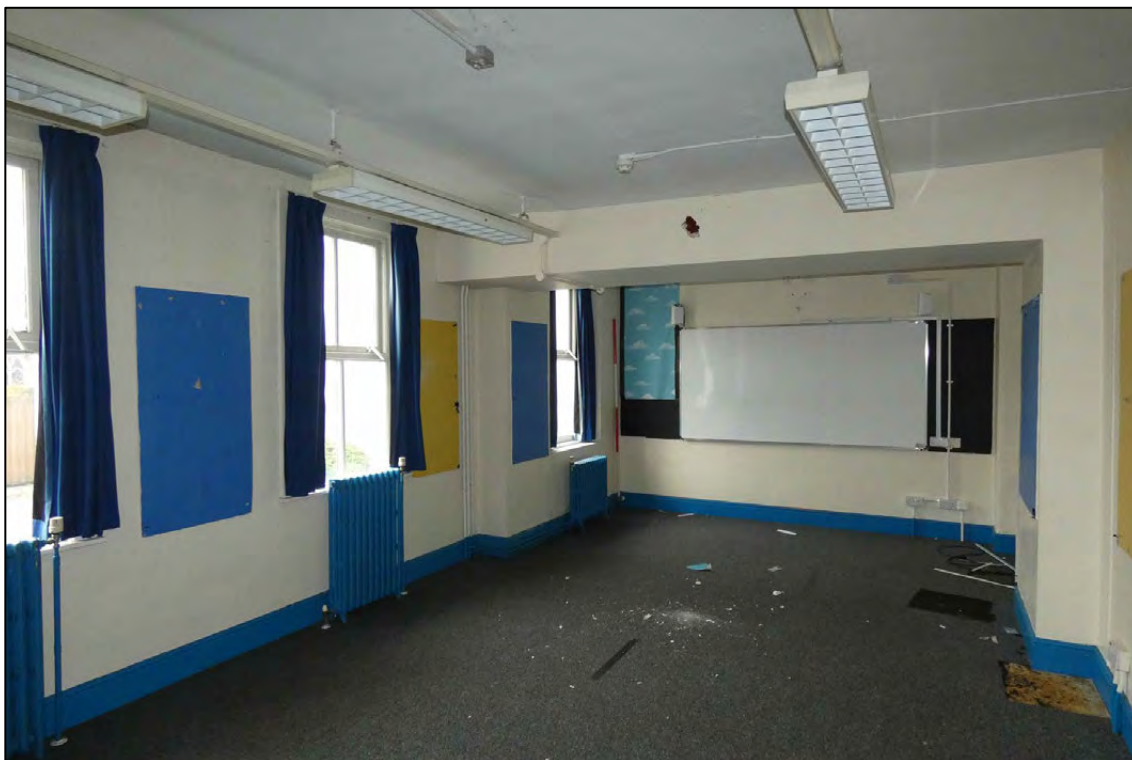
Appendix 2.79: General view of east wall G12 (DI21) (Scale 2m)



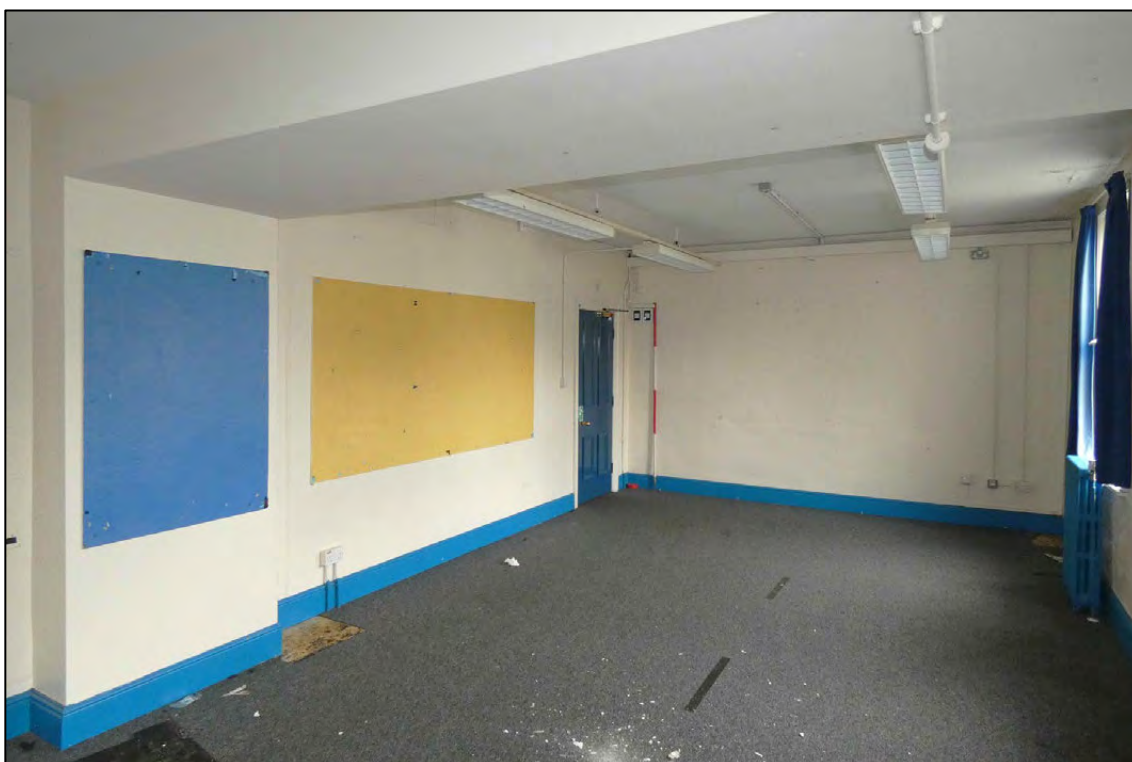
**Appendix 2.80:** Detail of skirting board west wall of **G12** (DI20)



**Appendix 2.81:** General view of ceiling **G12** (DI22)



Appendix 2.82: General view of north and west walls G13 (D106)



Appendix 2.83: General view of south and east walls G13 (D107) (Scale 2m)



**Appendix 2.84:** General view of central staircase F8 (D40) (Scale 2m)



**Appendix 2.85:** General view of staircase F8 (D39) (Scale 2m)



**Appendix 2.86:** General view of landing F8 (D41) (Scale 20cm/2m)



**Appendix 2.87:** General view of balustrades F8 (D46) (Scale 1m)



Appendix 2.88: General view of stairwell looking north F1 (D51) (Scale 1m)



**Appendix 2.89:** General view of doorway F1 to F3 looking south (D48) (Scale 2m)



**Appendix 2.90:** General view of doorways leading from **F1** to **F2** and **F3** (D47) (Scale 2m)



**Appendix 2.91:** Detail of deep coving **F1** on west wall(D50)



Appendix 2.92: Detail of sky light above stairs F8 (D43)



Appendix 2.93: Detail of coving F8 (D42)



Appendix 2.94: General view of north and east wall F7 (D53) (Scale 2m)



Appendix 2.95: Detail of fireplace in north wall F7 (D54) (Scale 1m)



**Appendix 2.96:** Detail of skirting board in north west corner F7 (D56) (Scale 20cm)



**Appendix 2.97:** Detail of coving in south-east corner F7 (D55)



Appendix 2.98: F7 General view of blockwork partition in south wall during SWB looking SE (D182) (Scale 2m)



Appendix 2.99: F7 General view of floor during SWB looking NE (D183) (Scale 1m)



**Appendix 2.100:** General view of east and south walls F4 (D57) (Scale 2m)



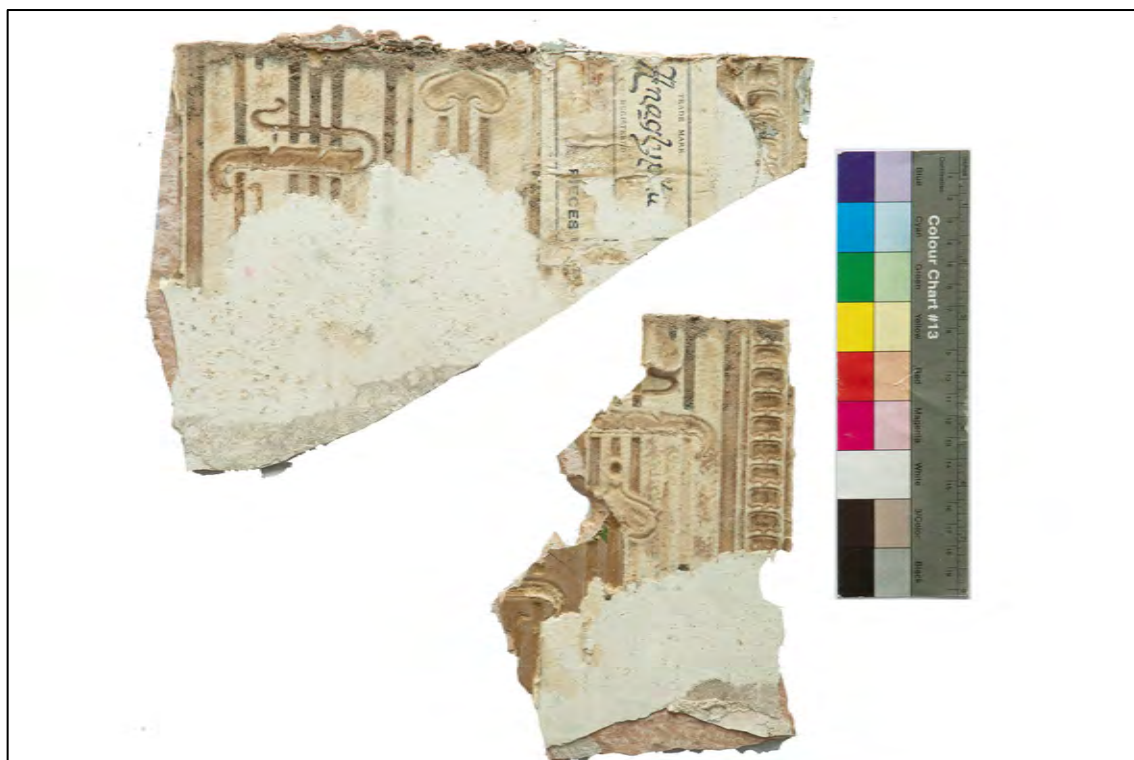
**Appendix 2.101:** General view of north and west walls F4 (D58) (Scale 2m)



Appendix 2.102: Detail of window in south wall F4 (D59) (Scale 2m)



Appendix 2.103: F4 Detail of decoration on south wall during SWB looking SE (D184) (Scale 1m)



Appendix 2.104: F4 Detail of textured wallpaper sample recovered from south wall (reverse) (D198) (Scale 20cm)



Appendix 2.105: F3 Detail of wallpaper on north wall during SWB looking N (D185) (Scale 10cm)



**Appendix 2.106: F3** Detail of wallpaper sample recovered from behind dado rail on north wall (light blue originally overlaid the orange) (D195) (Scale 20cm)



**Appendix 2.107:** Detail of paint on skirting board on south wall of **F3** (D66) (Scale 20cm)



**Appendix 2.108:** Detail of corner of F4 (D61) (Scale 20cm)



**Appendix 2.109:** Detail of skirting board in north west corner F4 (D60) (Scale 20cm)



Appendix 2.II0: General view of south and west walls F3 (D62) (Scale 2m)



Appendix 2.III: General view looking east of F3 (D69) (Scale 2m)



Appendix 2.112: Detail of window in south wall F3 (D63) (Scale 2m)



Appendix 2.113: Detail of fireplace in west wall F3 (D68) (Scale 1m)



Appendix 2.114: Detail of coving in north west corner of F3 (D70)



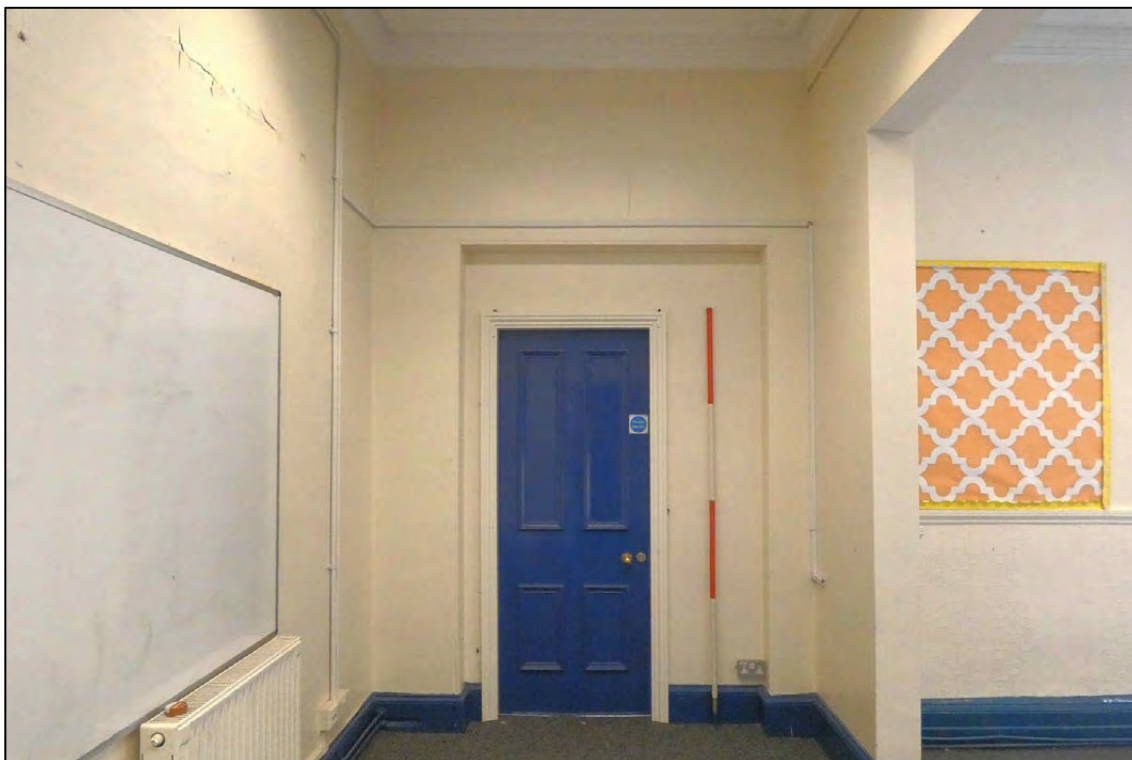
Appendix 2.115: Detail of fireplace F3 (D67) (Scale 1m)



Appendix 2.116: General view of north and west walls F2, (D93) (Scale 2m)



Appendix 2.117: General view of south and east walls F2 (D95) (Scale 2m)



Appendix 2.118: General view of doorway to F6 from F2 (D99) (Scale 2m)



Appendix 2.119: General view of fireplace F2 (D94) (Scale 1m)



Appendix 2.120: Detail of skirting board and dado rail east wall F2 (D97) (Scale 1m)



Appendix 2.121: Detail of coving in south-east corner F2 (D96)



Appendix 2.122: Detail of skirting board on east wall F2 (D98) (Scale 20cm)



Appendix 2.123: General view looking north F9 (D36) (Scale 2m)



Appendix 2.124: Detail of fireplace on north wall F9 (D37) (Scale 1m)



Appendix 2.125: Detail of coving F9 (D88)



Appendix 2.126: Detail of skirting boards in south-west corner F9 (D38) (Scale 20cm)



**Appendix 2.127:** Detail of south-west corner of F5 (D89) (Scale 2m)



**Appendix 2.128:** General view looking north-west F5 (D90) (Scale 2m)



**Appendix 2.129:** General view of ceiling F5 (D91)



**Appendix 2.130:** Detail of skirting boards in north-east corner F5 (D92) (Scale 20cm)



**Appendix 2.131:** Detail of window F6 (DI00) (Scale 2m)



Appendix 2.132: General view looking north-east F11 (D33) (Scale 2m)



Appendix 2.133: General view looking south-east F11 (D34) (Scale 2m)



Appendix 2.134: Detail of doorway from F10 to F12 (D32) (Scale 2m)



Appendix 2.135: General view of corridor F10 looking south (D30) (Scale 2m)



Appendix 2.136: General view F12 (D31) (Scale 2m)



**Appendix 2.137:** General view looking east into S7 and S8 (D17) (Scale 2m)



Appendix 2.138: General view from S5 looking towards doorways to S6 and S7 (D18)



Appendix 2.139: General view of S5 looking north (D19) (Scale 2m)



Appendix 2.140: General view of north and east walls S6 (D20) (Scale 1m)



Appendix 2.141: Detail of fireplace in north wall of S6 (D21) (Scale 1m)



Appendix 2.142: General view of north and west walls S4 (D22) (Scale 2m)



Appendix 2.143: Detail of fireplace in north wall S4 (D23) (Scale 1m)



**Appendix 2.144:** Detail looking north in corridor **S5** towards **S1** and open doorway to **S3** (D25)  
(Scale 2m)



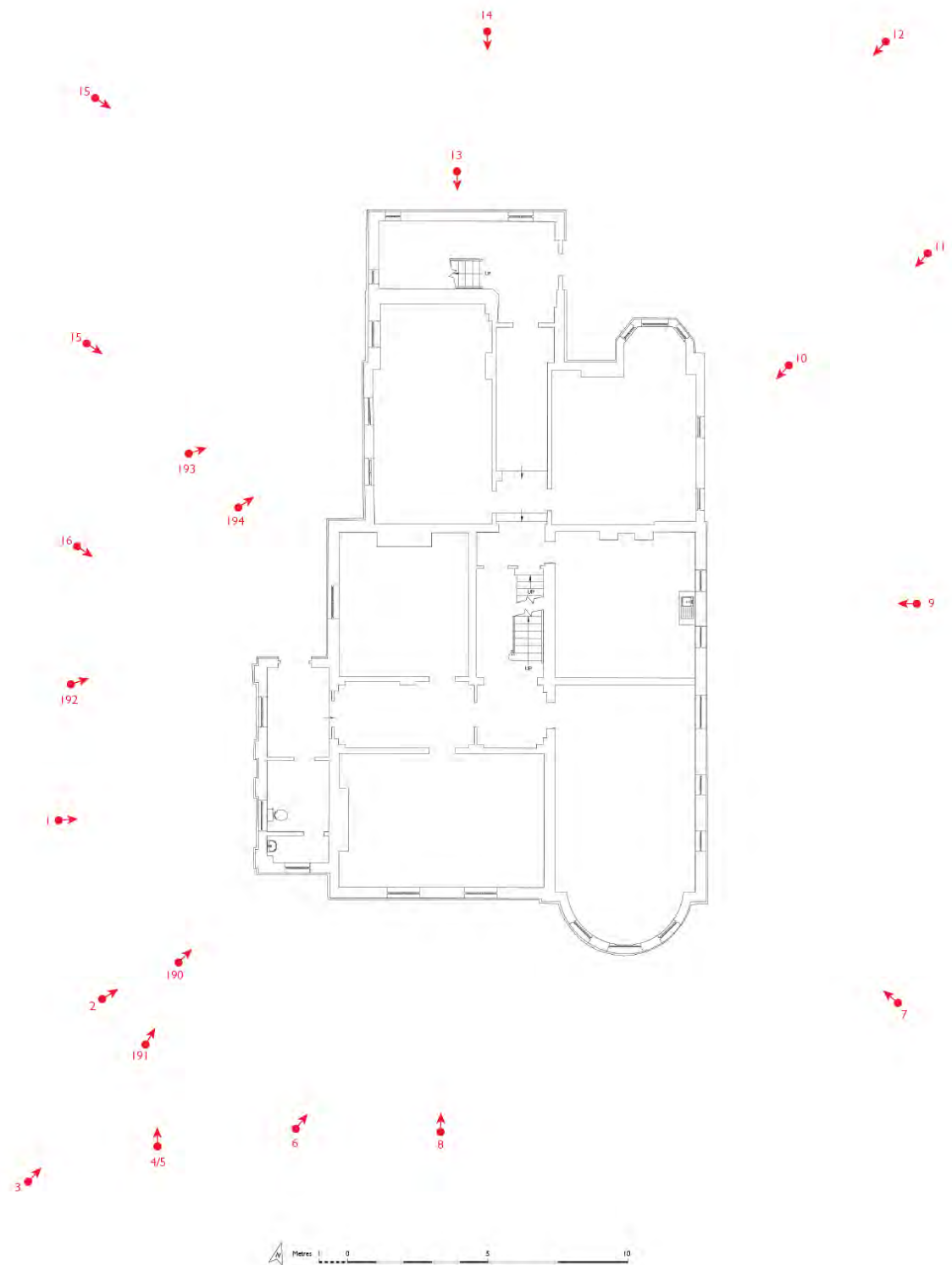
**Appendix 2.145:** General view looking west into **S3** (D26) (Scale 2m)



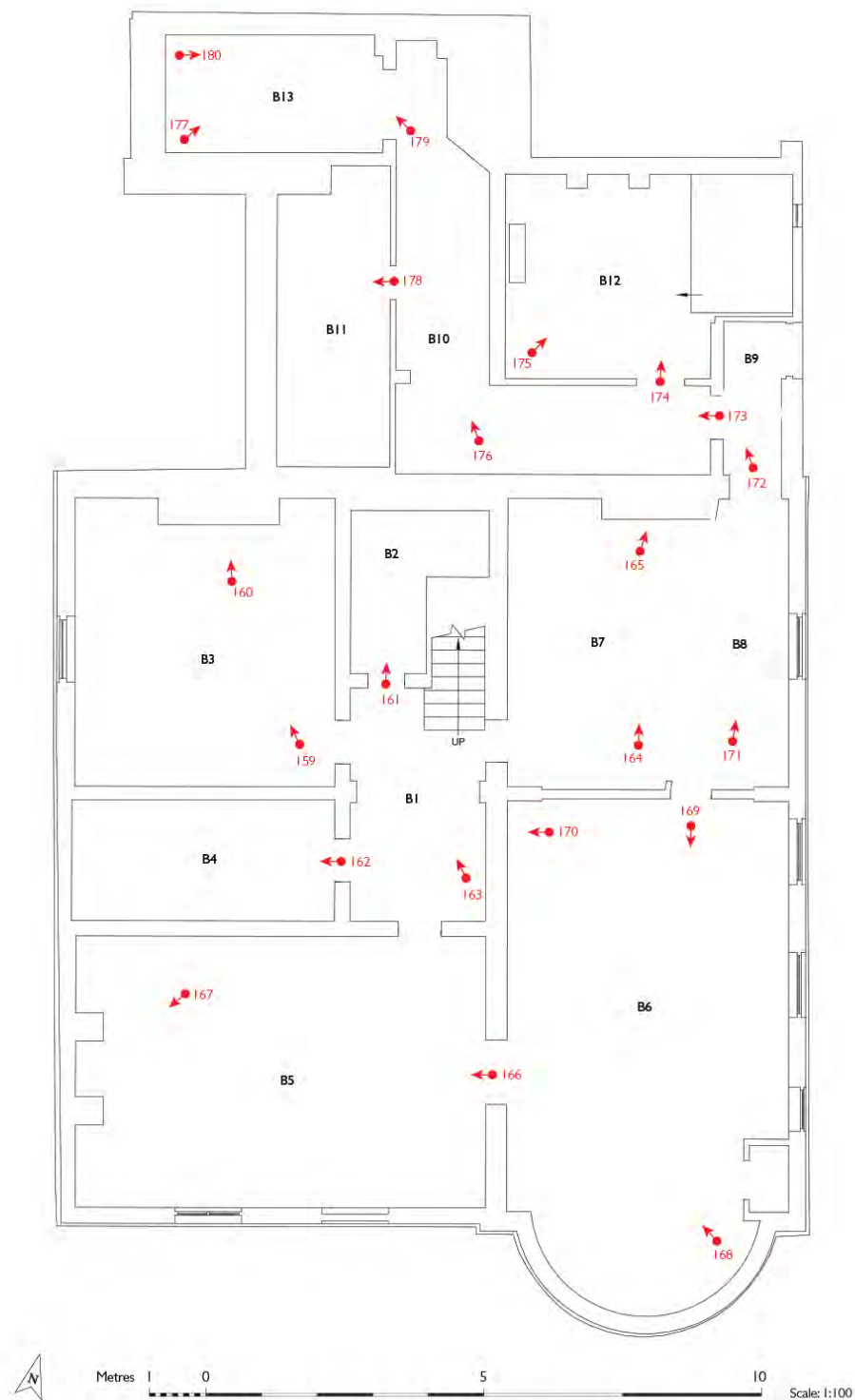
Appendix 2.146: General view of stairwell S1, looking north-east (D28) (Scale 2m)



**Appendix 2.147:** General view of inserted RSJs at junction of Ancillary Range and Extension looking NE (D193) (Scale N/A)



Appendix 2.148: External photo viewpoint plan



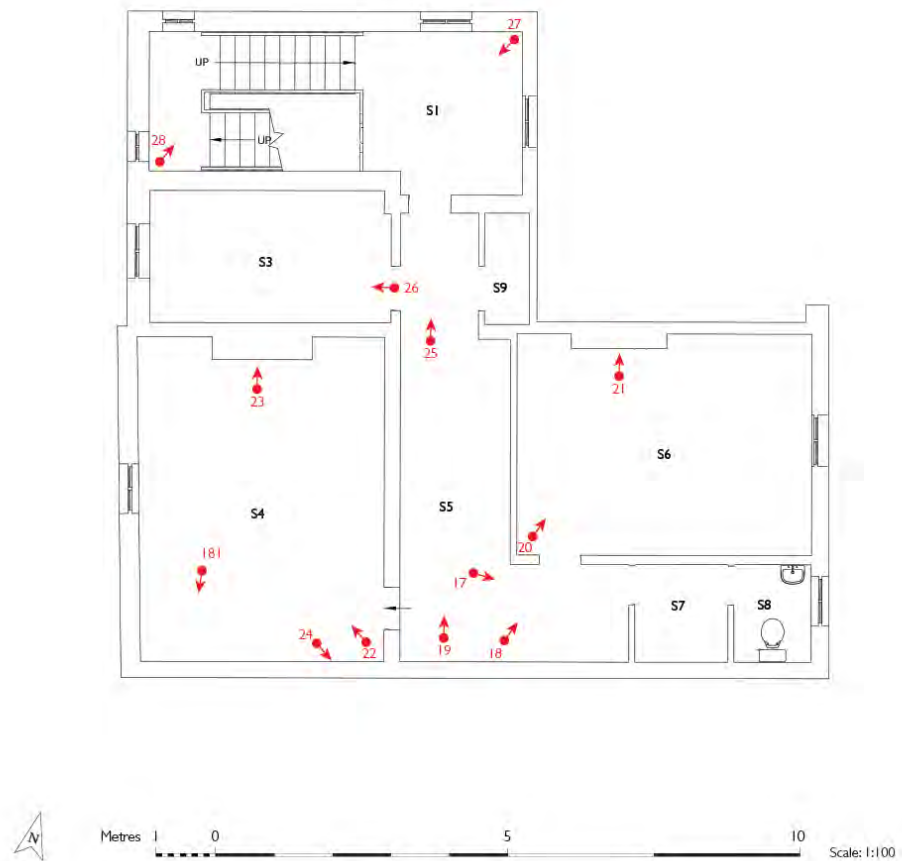
Appendix 2.149: Basement photo viewpoint plan



Appendix 2.150: Ground floor photo viewpoint plan



Appendix 2.151: First floor photo viewpoint plan



Appendix 2.152: Second floor photo viewpoint plan

## Appendix 2.153: Photo Register

| Frame | Subject  | Description                                                           | Scale | Direction | Appendix |
|-------|----------|-----------------------------------------------------------------------|-------|-----------|----------|
| 1     | External | General view of west façade                                           | 2m    | E         |          |
| 2     | External | General view of west façade                                           | 2m    | E         | 2.4      |
| 3     | External | Entrance from Thurloe Street                                          | 2m    | E         | 2.3      |
| 4     | External | Original front entrance to property                                   | n/a   | N         | 2.1      |
| 5     | External | Property name on entrance from Crescent Range                         | n/a   | N         | 2.2      |
| 6     | External | General view of south façade                                          | 2m    | N         | 2.5      |
| 7     | External | General view of bay window on south façade                            | 2m    | NW        | 2.7      |
| 8     | External | General view of south façade                                          | 2m    | N         | 2.6      |
| 9     | External | General view of east façade                                           | 2m    | W         | 2.8      |
| 10    | External | General view of east façade                                           | 2m    | S         | 2.9      |
| 11    | External | General view of east façade                                           | 2m    | SW        |          |
| 12    | External | General view of east and north façade                                 | 2m    | S         | 2.10     |
| 13    | External | Detail of plaque in north facade                                      | 2m    | S         | 2.12     |
| 14    | External | General view of north façade                                          | 2m    | S         | 2.11     |
| 15    | External | General view of west façade                                           | 2m    | SE        | 2.13     |
| 16    | External | General view of west façade                                           |       | SE        | 2.14     |
| 17    | S5       | General view looking into S7 and S8                                   | 2m    | E         | 2.137    |
| 18    | S5       | General view of doorways to S6 and S7                                 | 2m    | E         | 2.138    |
| 19    | S5       | General view                                                          | 2m    | N         | 2.139    |
| 20    | S6       | General view of north and east walls                                  | 1m    | NE        | 2.140    |
| 21    | S6       | Detail of fireplace in north wall                                     | 1m    | N         | 2.141    |
| 22    | S4       | General view of north and west walls                                  | 2m    | NW        | 2.142    |
| 23    | S4       | Detail of fireplace in north wall                                     | 1m    | N         | 2.143    |
| 24    | S4       | Detail of skirting board on south wall                                | 20cm  | S         |          |
| 25    | S5       | Detail looking north in corridor S5 towards S1 and open doorway to S3 | 2m    | N         | 2.144    |
| 26    | S3       | General view                                                          | 2m    | W         | 2.145    |
| 27    | S1       | General view of stairwell                                             | 2m    | W         |          |
| 28    | S1       | General view of stairwell                                             | 2m    | NE        | 2.146    |
| 29    | F13      | General view of stairwell at first floor level                        | 2m    | SW        |          |

| Frame | Subject | Description                                    | Scale   | Direction | Appendix |
|-------|---------|------------------------------------------------|---------|-----------|----------|
| 30    | F10     | General view of corridor                       | 2m      | S         | 2.135    |
| 31    | F12     | General view                                   | 2m      | W         | 2.136    |
| 32    | F10     | General view of doorway to F12                 | 2m      | W         | 2.134    |
| 33    | F11     | General view                                   | 2m      | NE        | 2.132    |
| 34    | F11     | General view                                   | 2m      | SE        | 2.133    |
| 35    | F10     | Detail of doorway to F12                       | 2m      | W         | 2.126    |
| 36    | F9      | General view                                   | 2m      | N         | 2.123    |
| 37    | F9      | Detail of fireplace on north wall              | 1m      | N         | 2.124    |
| 38    | F9      | Detail of skirting boards in south-west corner | 20cm    | SW        | 2.126    |
| 39    | F8      | General view of staircase                      | 2m      | S         | 2.85     |
| 40    | F8      | General view of central staircase              | 2m      | SW        | 2.84     |
| 41    | F8      | General view of landing                        | 2m/20cm | S         | 2.86     |
| 42    | F8      | Detail of coving                               | -       | SW        | 2.93     |
| 43    | F8      | Detail of sky light above stairs               | -       | SW        | 2.92     |
| 44    | F8      | General view                                   | 2m      | N         |          |
| 45    | F8      | General view                                   | 2m      | NW        |          |
| 46    | F8      | General view of balustrades                    | 1m      | NE        | 2.87     |
| 47    | F1      | General view of doorways leading to F2 and F3  | 2m      | S         | 2.90     |
| 48    | F1/F3   | General view of doorway F1 to F3               | 2m      | S         | 2.89     |
| 49    | F1      | Detail of coving on west wall                  | -       | W         |          |
| 50    | F1      | Detail of deep coving on west wall             | -       | W         | 2.91     |
| 51    | F1      | General view of stairwell                      | 1m      | N         | 2.88     |
| 52    | F1      | General view                                   | 2m      | N         |          |
| 53    | F7      | General view of north and east wall            | 2m      | NE        | 2.94     |
| 54    | F7      | Detail of fireplace in north wall              | 1m      | N         | 2.95     |
| 55    | F7      | Detail of coving in south-east corner          | -       | SE        | 2.97     |
| 56    | F7      | Detail of skirting board in north-west corner  | 20cm    | NW        | 2.96     |
| 57    | F4      | General view of east and south walls           | 2m      | SE        | 2.100    |
| 58    | F4      | General view of north and west walls           | 2m      | NW        | 2.101    |
| 59    | F4      | Detail of window in south wall                 | 2m      | SE        | 2.102    |
| 60    | F4      | Detail of skirting board in north-west corner  | 20cm    | W         | 2.109    |

| Frame | Subject | Description                                     | Scale | Direction | Appendix |
|-------|---------|-------------------------------------------------|-------|-----------|----------|
| 61    | F4      | Detail of corner or room                        | 20cm  | SW        | 2.108    |
| 62    | F3      | General view of south and west walls            | 2m    | SW        | 2.110    |
| 63    | F3      | Detail of window in south wall                  | 2m    | SW        | 2.112    |
| 64    | F3      | Detail of fragment of wallpaper                 | 20cm  | E         | 2.98     |
| 65    | F3      | Detail of end of dado rail                      | 20cm  | E         |          |
| 66    | F3      | Detail of paint on skirting board on south wall | 20cm  | S         | 2.107    |
| 67    | F3      | Detail of fireplace                             | 1m    | W         | 2.115    |
| 68    | F3      | Detail of fireplace in west wall                | 1m    | SW        | 2.113    |
| 69    | F3      | General view                                    | 2m    | E         | 2.111    |
| 70    | F3      | Detail of coving in NW corner                   | -     | NW        | 2.114    |
| 71    |         | Void                                            |       |           |          |
| 72    |         | Void                                            |       |           |          |
| 73    |         | Void                                            |       |           |          |
| 74    |         | Void                                            |       |           |          |
| 75    |         | Void                                            |       |           |          |
| 76    |         | Void                                            |       |           |          |
| 77    |         | Void                                            |       |           |          |
| 78    |         | Void                                            |       |           |          |
| 79    |         | Void                                            |       |           |          |
| 80    |         | Void                                            |       |           |          |
| 81    |         | Void                                            |       |           |          |
| 82    |         | Void                                            |       |           |          |
| 83    |         | Void                                            |       |           |          |
| 84    |         | Void                                            |       |           |          |
| 85    |         | Void                                            |       |           |          |
| 86    |         | Void                                            |       |           |          |
| 87    |         | Void                                            |       |           |          |
| 88    | F9      | Detail of coving                                |       | N         | 2.125    |
| 89    | F5      | Detail of south-west corner of room             | 2m    | SW        | 2.127    |
| 90    | F5      | General view                                    | 2m    | NW        | 2.128    |
| 91    | F5      | General view of ceiling                         |       | NE        | 2.129    |

| Frame | Subject | Description                                                | Scale | Direction | Appendix |
|-------|---------|------------------------------------------------------------|-------|-----------|----------|
| 92    | F5      | Detail of skirting boards in north-east corner             | 20cm  | NE        | 2.130    |
| 93    | F2      | General view of north and west walls                       | 2m    | NW        | 2.116    |
| 94    | F2      | General view of fireplace                                  | 1m    | N         | 2.119    |
| 95    | F2      | General view of south and east walls                       | 2m    | SE        | 2.117    |
| 96    | F2      | Detail of coving in south-east corner                      | -     | SE        | 2.121    |
| 97    | F2      | Detail of skirting board and dado rail on east wall        | 1m    | E         | 2.120    |
| 98    | F2      | Detail of skirting boards on east wall                     | 20cm  | E         | 2.122    |
| 99    | F2      | General view of doorway to F6                              | 2m    | W         | 2.118    |
| 100   | F6      | Detail of window                                           | 2m    | SW        | 2.131    |
| 101   | F6      | General view of ceiling                                    | -     | NW        |          |
| 102   | G5      | General view of coving on staircase                        | -     | S         | 2.42     |
| 103   | G5      | Detail of coving where removed for asbestos investigations | S     |           |          |
| 104   | G8      | General view looking up stairway                           | 2m    | SW        | 2.46     |
| 105   | G7      | General view                                               | 2m    | S         |          |
| 106   | G13     | General view of north and west walls                       | 2m    | NW        | 2.82     |
| 107   | G13     | General view of south and east walls                       | 2m    | SE        | 2.83     |
| 108   | G13     | Detail of skirting board                                   | 20cm  | SW        |          |
| 109   | G14     | General view of east and north walls                       | 2m    | NE        | 2.72     |
| 110   | G14     | General view of north and west walls                       | 2m    | NW        |          |
| 111   | G11     | Detail of fireplace                                        | 1m    | N         | 2.73     |
| 112   | G11     | Detail of bay window                                       | 2m    | NW        | 2.74     |
| 113   | G11     | Detail of ceiling and possible inerted RSJ                 | -     | SE        | 2.75     |
| 114   | G6      | General view                                               | 2m    | N         | 2.45     |
| 115   | G12     | General view of north wall                                 | 2m    | NW        | 2.76     |
| 116   | G12     | General view of south wall                                 | 2m    | S         | 2.78     |
| 117   | G12     | General view                                               | 2m    | E         |          |
| 118   | G12     | Detail of fireplace in north wall                          | 1m    | N         | 2.77     |
| 119   | G12     | Detail of paint schemes on north wall                      | 20cm  | N         |          |
| 120   | G12     | Detail of skirting board on west wall                      | 20cm  | W         | 2.80     |
| 121   | G12     | General view of east wall                                  | 2m    | SE        | 2.79     |
| 122   | G12     | General view of ceiling                                    | -     | SW        | 2.81     |

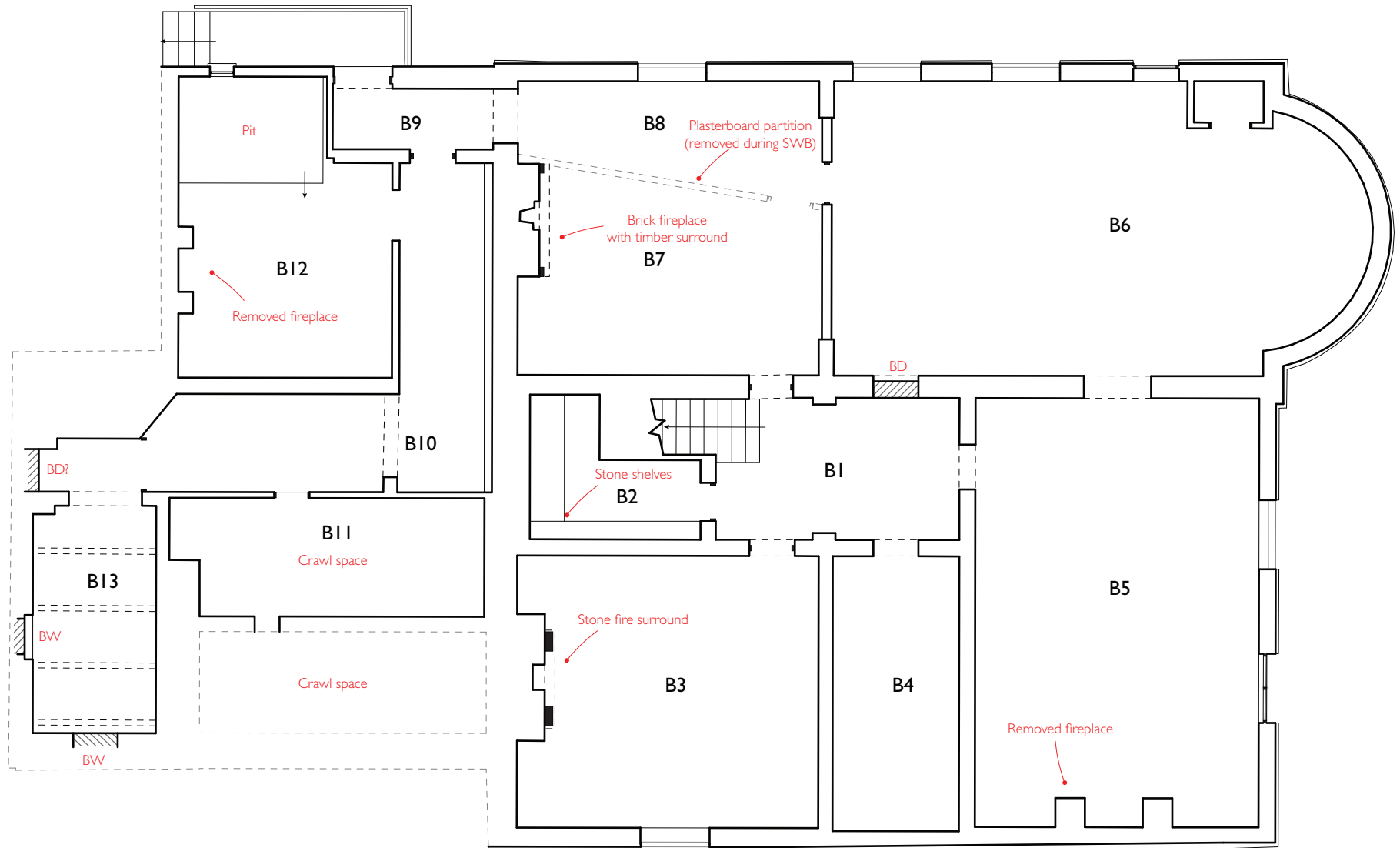
| Frame | Subject | Description                                                                  | Scale | Direction | Appendix |
|-------|---------|------------------------------------------------------------------------------|-------|-----------|----------|
| I23   | G5      | General view of staircase                                                    | 2m    | N         | 2.40     |
| I24   | G5      | General view of staircase                                                    | 1m    | NE        | 2.43     |
| I25   | G5      | General view                                                                 | 2m    | S         | 2.44     |
| I26   | G5      | General view of ceiling and arch details                                     | -     | S         | 2.41     |
| I27   | G4      | General view                                                                 | 2m    | W         | 2.36     |
| I28   | G4      | Detail of ceiling                                                            | -     | SW        | 2.39     |
| I29   | G4      | Detail of coving                                                             |       | SW        |          |
| I30   | G4      | General view                                                                 | 2m    | E         | 2.35     |
| I31   | G1      | General view of doorway                                                      | 2m    | SE        | 2.34     |
| I32   | G4      | General view of ceiling                                                      |       |           | 2.37     |
| I33   | G1      | Detail of glass etching                                                      | -     | E         |          |
| I34   | G4      | Detail of keystone in archway od south wall                                  | -     | -         | 2.38     |
| I35   | G11     | General view of west and north wall                                          | 2m    | NW        | 2.64     |
| I36   | G11     | Detail of fireplace                                                          | 1m    | N         | 2.65     |
| I37   | G11     | Detail of window in west wall                                                | 2m    | W         | 2.66     |
| I38   | G11     | Detail of skirting board on east wall                                        | 20cm  | E         | 2.67     |
| I39   | G11     | Detail of coving above fireplace                                             | -     | N         | 2.68     |
| I40   | G9      | General view                                                                 | 2m    | W         |          |
| I41   | G9      | General view of windows in south wall                                        | 2m    | S         | 2.58     |
| I42   | G9      | Detail of altered fireplace                                                  | 1m    | W         | 2.60     |
| I43   | G9      | Detail of windows                                                            | 2m    | E         | 2.59     |
| I44   | G9      | Detail of skirting boards in south-west corner                               | 20cm  | SW        | 2.61     |
| I45   | G9      | Detail of coving in south-west corner                                        | -     | SW        | 2.62     |
| I46   | G9      | Detail of coving on north wall                                               | -     | N         | 2.63     |
| I47   | G10     | General view of bay window                                                   | 2m    | S         | 2.47     |
| I48   | G10     | General view of east wall                                                    | 2m    | SE        | 2.48     |
| I49   | G10     | Detail of bay window                                                         | 2m    | SE        | 2.49     |
| I50   | G10     | Detail showing missing coving suggesting removal of fireplace from east wall | 2m    | E         | 2.50     |
| I51   | G10     | Detail of skirting board misalignment east wall                              | 20cm  | E         | 2.51     |
| I52   | G10     | Detail of skirting on east wall                                              | 2m    | E         | 2.52     |
| I53   | G10     | General view of north wall                                                   | 2m    | N         | 2.54     |

| Frame | Subject | Description                                                   | Scale | Direction | Appendix |
|-------|---------|---------------------------------------------------------------|-------|-----------|----------|
| 154   | G10     | Detail of vestibule in north-west corner of room              | 2m    | NW        |          |
| 155   | G10     | General view                                                  | 2m    | N         | 2.53     |
| 156   | G10     | Detail of coving in south-west corner                         | -     | S         | 2.55     |
| 157   | G10     | Detail of wall paper fragment and paint decoration north wall | 5cm   | N         | 2.56     |
| 158   | G10     | Detail of blocked doorway                                     | 2m    | N         |          |
| 159   | B3      | General view                                                  | 1m    | NW        | 2.15     |
| 160   | B3      | Detail of fireplace                                           | 1m    | NW        | 2.16     |
| 161   | B2      | General view                                                  | 1m    | NW        | 2.18     |
| 162   | B4      | General view                                                  | 1m    | W         | 2.22     |
| 163   | B1      | General view                                                  | 1m    | NW        | 2.17     |
| 164   | B7      | General view                                                  | 1m    | NW        | 2.19     |
| 165   | B7      | Detail of fireplace                                           | 1m    | N         | 2.21     |
| 166   | B5      | General view                                                  | 1m    | W         | 2.23     |
| 167   | B5      | Detail of removed fireplace                                   | 1m    | SW        | 2.24     |
| 168   | B6      | General view                                                  | 1m    | N         | 2.25     |
| 169   | B6      | General view                                                  | 2m    | S         |          |
| 170   | B6      | Detail of blocked doorway                                     | 1m    | W         | 2.26     |
| 171   | B8      | General view                                                  | 1m    | N         | 2.20     |
| 172   | B9      | General view                                                  | 1m    | N         | 2.27     |
| 173   | B10     | General view                                                  | 1m    | W         | 2.30     |
| 174   | B11     | General view                                                  | 1m    | N         | 2.28     |
| 175   | B12     | General view                                                  | 1m    | NE        | 2.29     |
| 176   | B10     | General view                                                  | 1m    | N         | 2.31     |
| 177   | B13     | Detail of metal ceiling joists                                | -     | NE        |          |
| 178   | B11     | General view                                                  | -     | W         |          |
| 179   | B13     | General view                                                  | 1m    | NW        | 2.32     |
| 180   | B13     | General view                                                  | 1m    | E         | 2.33     |
| 181   | S4      | Detail of lath and plaster ceiling construction               | -     | SE        |          |
| 182   | F7      | General view of blockwork partition in south wall during SWB  | 2m    | SE        | 2.98     |
| 183   | F7      | General view of floor during SWB                              | 1m    | NE        | 2.99     |
| 184   | F4      | Detail of decoration on south wall during SWB                 | 1m    | SE        | 2.103    |

| Frame | Subject        | Description                                                                                                          | Scale | Direction | Appendix |
|-------|----------------|----------------------------------------------------------------------------------------------------------------------|-------|-----------|----------|
| 185   | F3             | Detail of wallpaper on north wall during SWB                                                                         | 10cm  | N         | 2.105    |
| 186   | F3             | Detail of decorative scheme on north face of chimney breast during SWB                                               | 1m    | S         |          |
| 187   | G10            | General view of removed partition and reopened doors in north wall during SWB                                        | 2m    | N         |          |
| 188   | G11            | General view of wallpaper revealed behind chimneypiece during SWB                                                    | 1m    | N         | 2.69     |
| 189   | G11            | Detail of wallpaper revealed behind chimneypiece during SWB                                                          | 20cm  | N         | 2.70     |
| 190   | External/F5    | Detail of straight joint scar showing the later extension of the two-storey porch                                    | -     | N         |          |
| 191   | External/G3/F6 | General view of porch during demolition showing straight joint scar and original corner of F6                        | -     | N         | 2.14     |
| 192   | F1/S5          | Detail of inserted RSJs and 20th century brick                                                                       | -     | NE        |          |
| 193   | G13/F12/S3     | General view of inserted RSJs at junction of Ancillary Range and Extension                                           | -     | NE        | 2.147    |
| 194   | S9             | Detail of straight joint in brickwork at junction of Ancillary Range and Extension                                   | -     | E         |          |
| 195   | F3             | Detail of wallpaper sample recovered from behind dado rail on north wall (light blue originally overlaid the orange) | 20cm  | -         | 2.106    |
| 196   | G11            | Detail of wallpaper sample recovered from chimney breast, north wall (obverse)                                       | 20cm  | -         | 2.71     |
| 197   | G11            | Detail of wallpaper sample recovered from chimney breast, north wall (reverse)                                       | 20cm  | -         |          |
| 198   | F4             | Detail of textured wallpaper sample recovered from south wall (reverse)                                              | 20cm  | -         | 2.104    |
| 199   | F4             | Detail of overpainted textured wallpaper sample recovered from south wall (obverse)                                  | 20cm  | -         |          |

### **APPENDIX 3:**

Measured Survey



- /// Blocking
- BW Blocked window
- BD Blocked door



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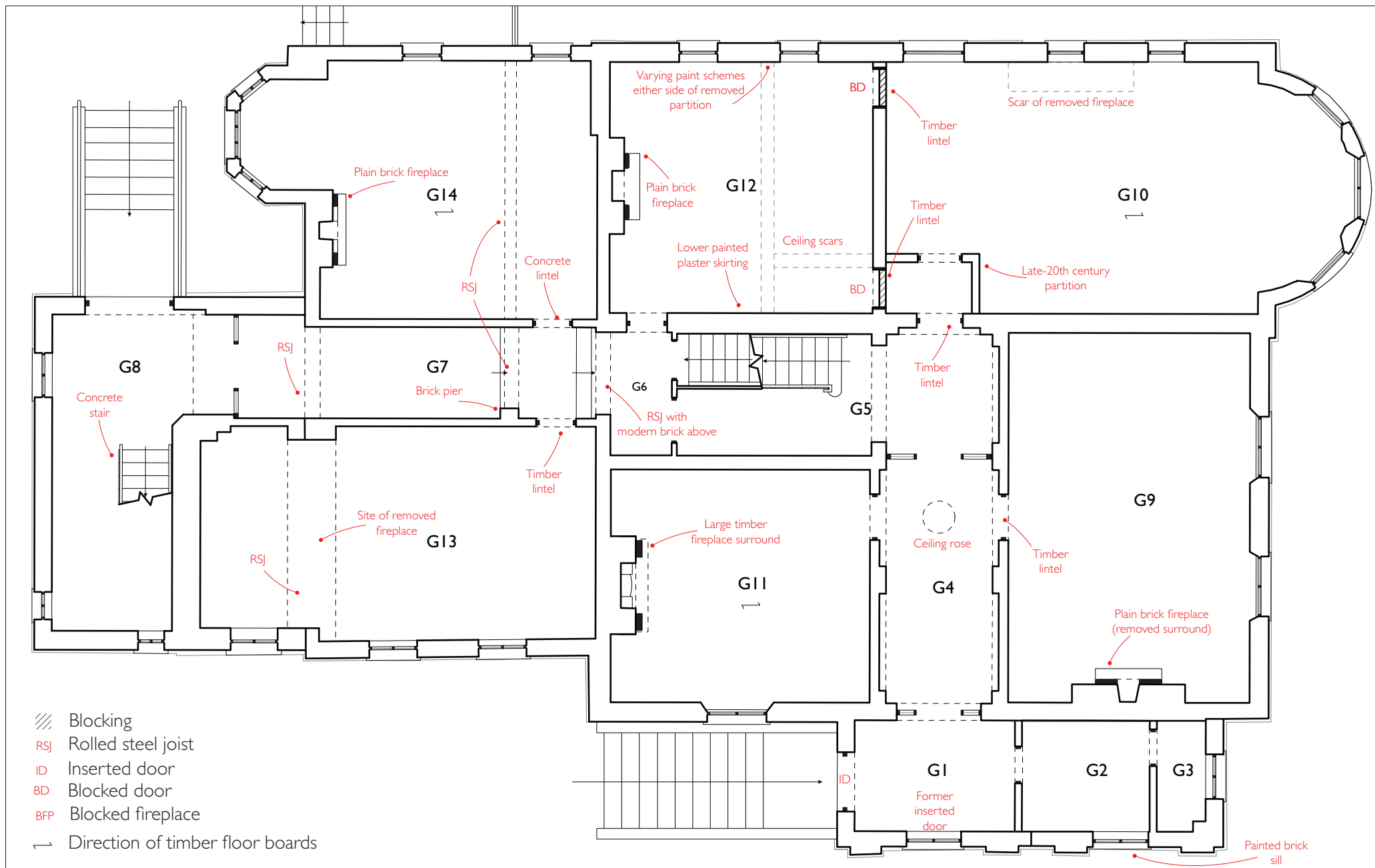


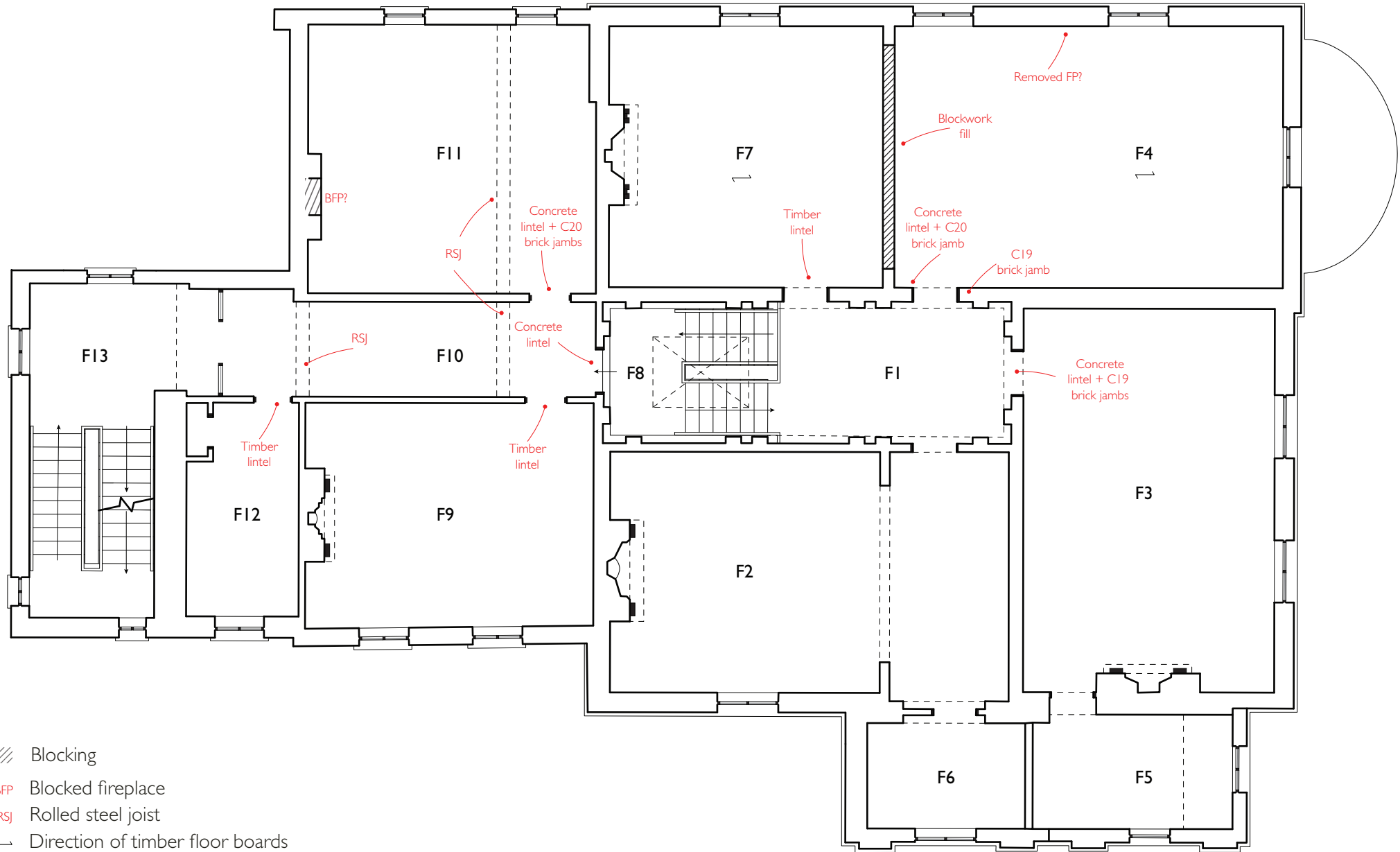
### Appendix 3.1: Basement Floor Plan

Project: G80 Sunbury Building

Drawing version: 1 Scale: 1:100 @ A4

Reference: n/a





### Appendix 3.3: First Floor Plan

Project: G80 Sunbury Building

Drawing version: 1 Scale: 1:100 @ A4

Reference: n/a



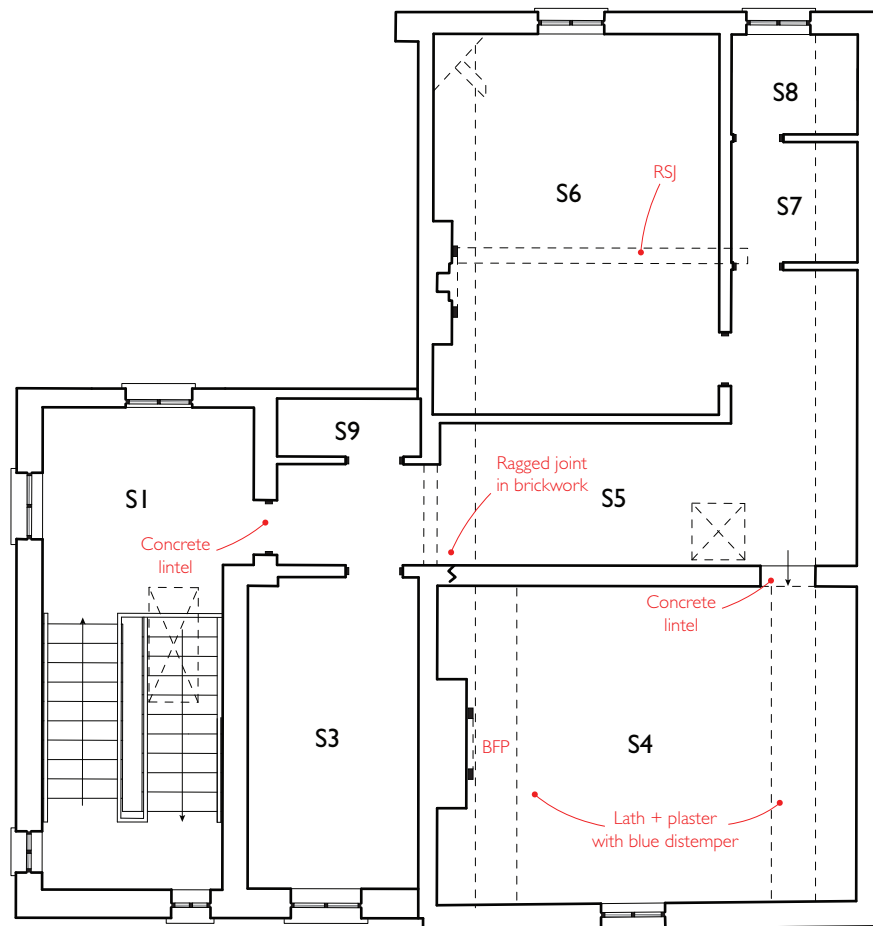
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Metres





- /// Blocking
- BFP Blocked fireplace
- RSJ Rolled steel joist
- ↔ Direction of timber floor boards



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#### Appendix 3.4: Second Floor Plan

Project: G80 Sunbury Building

Drawing version: 1 Scale: 1:100 @ A4

Reference: n/a