



Worthy Park House Kings Worthy, Hampshire

Historic Building Record



Planning Ref: SDNP/17/02875/FUL
and SDNP/17/02876/LIS
Accession Number: WINCM: AY 354
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Site location Kings Worthy
County Hampshire
National grid reference 450200, 132940 (SU 50200 32940)
Statutory designations Worthy Park House: Grade II* listed building
Stable block 25 m NE of Worthy Park: Grade II listed building
Planning authority Winchester City Council in partnership with South Downs National
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Summary

Wessex Archaeology was commissioned to produce an historic building record of part of Worthy Park House, Kings Worthy, Hampshire and the wall of its former stable yard prior to redevelopment works. The property is currently occupied by Prince's Mead School.

Conditional planning permission and listed building consent have been granted to provide additional accommodation for the existing school in the form of a new dining room/kitchen and teaching building. This involves part demolition, alterations, extensions and new build works at the eastern end of Worthy Park House and part demolition of the former stable yard wall. One of the conditions states the requirement for a historic building record to be made.

This report comprises a Level 1 to 2 (basic visual to descriptive) historic building record, as set out in the Historic England guidance (2016). The report is a compilation of selected photographs from a photographic survey, 'as existing' metric drawings (checked and annotated with archaeological information), and a written account informed by documentary research gathered for previous archaeological assessments on the site.

Worthy Park House is a Grade II* listed building designed by Robert Smirke and constructed in 1820. It replaced an earlier, 18th century house on site but retained part of it (since demolished) as a domestic range (identified as the 'former east wing'). Worthy Park House was a dwelling until the late 1950s when it was converted to business use (first as a training centre and later as serviced offices). It was subsequently converted to a school in 1999.

The east end of Worthy Park House has been subject to substantial changes since 1820. Most of the physical changes to the House occurred in the latter half of the 20th century, with the building's change of use a primary factor. Major phases of development that have impacted the east end of the building include the demolition of the 'former east wing' in the late 1950s, construction of the 'kitchen' block (now a classroom) in the early 1960s, removal/alteration of the interior in the 1970s to create a large open-plan canteen/dining area, and refurbishment in the late 1980s as serviced offices which involved construction of new partition walls. The development of the House from the 1950s to present means that the majority of the internal layout of the east end of the building is of modern construction and its fixtures and fittings relate to its current use as a school, rather than its original use as a dwelling.

The stable block to the north-east of the House is also listed (Grade II). It too was designed by Smirke and appears contemporary with the House. The stable yard wall to be partially demolished likewise appears contemporary with the both the House and stable block. It is a flint wall with brick lacing courses and once formed part of one a circa 1820 building within the yard as indicated by four window openings left *in situ*. The yard buildings were demolished in the mid- to late- 20th century. Also in this period, a large opening was cut in the east side of the yard, which appears to reinstate an original opening seen on an 1823 estate map.

Acknowledgements

This project was commissioned by LJE Planning Ltd on behalf of the Prince's Mead School Trust, and Wessex Archaeology is grateful to Lynne Evans and Richard White in this regard. The advice and assistance of Tracy Matthews, Historic Environment Team Archaeologist at Winchester City Council is gratefully acknowledged.

This report was researched and written by Grace Flood with illustrations by Karen Nichols. The project was managed on behalf of Wessex Archaeology by Matt Rous.

Worthy Park House, Kings Worthy, Hampshire

Historic building record

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology (WA) was commissioned by LJE Planning Ltd, on behalf of the Prince's Mead School Trust (hereafter 'the Client') to produce an historic building record of part of Worthy Park House and the wall of its former stable yard prior to redevelopment works. The property is currently occupied by Prince's Mead School.
- 1.1.2 Conditional planning permission (SDNP/17/02875/FUL) and listed building consent (SDNP/17/02876/LIS) have been granted to provide additional accommodation for the existing school in the form of a new dining room/kitchen and teaching building. The development involves part demolition, alterations, extensions and new build works at the eastern end of Worthy Park House and part demolition of the former stable yard wall; together with alterations and additions to the Coach House; new and relocated car parking and minibus parking; ancillary works and landscaping.
- 1.1.3 Conditions 19 and 20 of the planning permission and condition 5 of the listed building consent relate to archaeological mitigation. A programme of historic building recording is specifically required under condition 19.
- 1.1.4 The historic building recording was carried out in accordance with a Written Scheme of Investigation (WSI) (WA 2018), which was submitted to and approved by the Historic Environment Team Archaeologist (HEAT) for Winchester City Council in advance of the work.

1.2 Site location and layout

- 1.2.1 The Site is located on land some 150 m north of the River Itchen directly to the east of the villages of Abbots Worthy and Kings Worthy, and lies to the west of the M3 motorway along the northern edge of the B3047 road (**Figure 1**). Worthy Park House (now Prince's Mead School) lies within Worthy Park, which is part of the South Downs National Park. The house and associated lodge and stable buildings are located within Martyr Worthy parish but the surrounding parkland to north and west are within the Kings Worthy parish.
- 1.2.2 Worthy Park House is a Grade II* listed building (list entry no. 1095892), and the stable block 25 m north-east of the house is Grade II listed (list entry no. 1155825).
- 1.2.3 Worthy Park House is the main school building which is centred on National Grid Reference (NGR) 450200, 132940. It was constructed in 1820 (the list entry states circa 1829) by Sir Robert Smirke for Sir Charles Ogle and replaced an earlier 18th century house on the site. Its principal façade is to the north, and is approached from the north-east via a curving drive. The area directly in front of the House is used as a car park.
- 1.2.4 The former stable block (known at the school as The Coach House) was also designed by Sir Robert Smirke and constructed in 1829 (according to its list entry). It is located approximately 25 m north-east of the former house and faces south towards its former

stable yard, which is now used as a car park for school vehicles. The south and east sides of the former stable yard are bounded by a curvilinear flint and brick wall, which extends from the south-east corner of the stable block and curves towards the House but does not join it.

- 1.2.5 The area to the south of the stable yard is a playground and to the rear (south) of the House are school playing fields located within what was once gardens.

2 METHODOLOGY

2.1 Aims and objectives

- 2.1.1 The aims of the historic building recording exercise, in line with the ClfA' *Standard and guidance for archaeological investigation and recording of standing buildings or structures* (ClfA 2014a) and Historic England's *Understanding Historic England: a guide to good practice* (Historic England 2016), were to:

- *establish the character, history, dating, form and development of Worthy Park House, specifically its eastern end, and the former stable yard wall to be demolished; and*
- *provide a better understanding of the building and structures (where possible within the confines of the works), compile a lasting record, analyse the findings/record and then disseminate the results.*

- 2.1.2 As specified in the WSI (WA 2018), the aims have been achieved by making a record of the eastern parts of Worthy Park House and the former stable yard wall prior to their demolition, and commensurate with the requirements of a Historic England Level 1 (basic-visual) to 2 (descriptive) record as set out in Historic England guidance (2016).

2.2 Methodology

- 2.2.1 The historic building recording involved a combination of photographic survey and pre-existing metric survey and previous documentary research in order to produce the photographic, drawn and written record compiled in this report. The methodology was outlined in the approved WSI (WA 2018) and is reproduced below for reference.

Documentary research

- 2.2.2 Documentary research for the site has already been undertaken in order to inform earlier programmes of archaeological assessment related to the development (Wessex Archaeology 2013 and 2017). This involved an initial search for potential resources at a wide number of repositories/archives, followed by an examination of sources at the Hampshire Record Office and the Prince's Mead School archives. This included material deposited by the Worthys Local History Group (WLHG) and by former owners of the House the Butchart and Fry families.

- 2.2.3 The research undertaken for previous phases of work is considered sufficient to inform the historic building record. Therefore, no additional documentary research was undertaken.

- 2.2.4 A full list of sources is provided in the **References** section.

The Written account

- 2.2.5 The written account compiled in this report includes the following information:

- *the building's location (NGR and address);*

- *any statutory or non-statutory designations;*
- *the date of the record, the names of the recorders and, if an archive has been created, the location of the archive;*
- *detail of the building's form, function, date and sequence of development; and*
- *the names of architects, builders, patrons and owners if known.*

The Photographic record

2.2.6 The photographic record comprises:

- *a general view or views of Worthy Park House and former stable yard wall in their wider setting;*
- *the external appearance of Worthy Park House and the former stable yard wall.*
 - *The approach was to capture a series of oblique views that focussed on the eastern end of the building and former stable yard wall but also gave an overall impression of its size and shape of the House, former stable block and yard. Where individual elevations include complex historical information, additional views may be taken at right-angles to the plane of the elevation to illustrate this detail; and*
- *the overall appearance of the principal rooms and circulation areas within the eastern part of the building to be demolished.*
 - *The approach was similar to that outlined for the exterior photos i.e. a series of oblique views with additional photographs to illustrate any complex historical information. In some areas photography was constrained by the size and shape of the rooms (for example in corridors) so that oblique views were not always possible (or preferable).*
 - *The internal photography focussed on the older phase fabric in the part of the house targeted for demolition. However, the 1960s and later phase fabric targeted for demolition was inspected on site and the decision made to include these areas in the photographic record in order to achieve the aims and objectives of the historic building record.*

2.2.7 High quality digital images were taken with a Canon EOS 5D Mark III full frame digital camera (with 21 megapixel capability). A photographic scale of appropriate size was included in all general and specific detailed views, except where considered inappropriate or prevented by on-site conditions or health and safety concerns.

2.2.8 Photographs were recorded on WA pro-forma photographic registers and their location and direction was marked on the WSI site location plan and 'as existing' floor plans.

2.2.9 It was not permitted to include children (or images of children) in any of the photographs taken. This meant that photography in some areas was constrained to specific angles/views to avoid this.

2.2.10 A selection of the photographs is included in this report.

The Drawn record

2.2.11 The drawn record comprises:

- *a site location plan;*
- *'as existing' measured floor plans of Worthy Park House (focussed on the area to be demolished) and plan of the former stable yard wall; and*
- *elevations of Worthy Park House (focussed on the area to be demolished).*

2.2.12 The drawn record has been compiled from existing topographical surveys (RJM Surveys March 2016 and P Stubbington Land Surveys Ltd, March 2017), floor plans (P Stubbington Land Surveys Ltd, March 2017) and elevations (Daniel Forshaw Design and Conservation Architects, April 2011) supplied by the client.

2.2.13 The floor plans were checked on site for accuracy and have been annotated with additional archaeological or architectural observations, as well as to record the location and direction of photographs.

2.2.14 The 'as existing' annotated floor plans and elevations have been enhanced to appropriate standards (in line with Historic England 2016 guidelines) using AutoCAD and presented in this report and in the project archive at an appropriate scale (usually 1:50 or 1:100).

2.3 Record date

2.3.1 The historic building recording site work was carried out on 21st May 2018 by Grace Flood, a buildings archaeologist from Wessex Archaeology.

3 STORAGE AND CURATION

3.1.1 It is recommended that the project archive resulting from the historic building record be deposited with Winchester Museum. The museum has received notification of the project and an accession code WINCM: AY 354 has been issued.

3.1.2 The project archive will be prepared to the appropriate nationally recommended standards (SMA 1995; Brown 2011; ClfA 2014b), and following any specific guidelines issued by Winchester Museum.

3.1.3 The historic building archive will include:

- *a hard copy of the final report;*
- *site records;*
- *hard copies of plan and elevation drawings (in addition to those in the report); and*
- *digital photographs.*

3.2 Security copy

3.2.1 In line with current best practice (e.g. Brown 2011), on completion of the project a security copy of the written records will be prepared, in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.



4 COPYRIGHT

4.1 Archive and report copyright

- 4.1.1 The full copyright of the written/illustrative/digital archive relating to the project will be retained by Wessex Archaeology under the *Copyright, Designs and Patents Act 1988* with all rights reserved. The client will be licenced to use each report for the purposes that it was produced in relation to the project as described in the specification. The museum, however, will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use conforms to the *Copyright and Related Rights Regulations 2003*.
- 4.1.2 Information relating to the project will be deposited with the Historic Environment Record (HER) where it can be freely copied without reference to Wessex Archaeology for the purposes of archaeological research, or development control within the planning process.

4.2 Third party data copyright

- 4.2.1 This document, the historic building record report and the project archive may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of such material.

5 HISTORIC DEVELOPMENT

5.1 Introduction

- 5.1.1 Wessex Archaeology have been involved in previous phases of archaeological work at Prince's Mead School including two Heritage Assessments related to the current development (and its original submission) (Wessex Archaeology 2013 and 2017). The following section has been summarised from these reports.
- 5.1.2 The following section concentrates on the development of the current House and stable block yard, as per the focus of this historic building record.

5.2 Evidence of earlier buildings on site

- 5.2.1 There is both documentary evidence (in the form of several charters) and archaeological evidence of Saxon activity in the local area. The archaeological evidence includes a cemetery site to the west of Worthy Park House dated to the 6th-7th century (Scheduled Monument 1001817) and an associated Saxon settlement site was discovered in 1983 during works on the M3. On the site near the house, stone walls thought to be Saxon were uncovered by the Army when excavating training trenches in 1940, which suggests there was a building on site in this period (Butchart 1989). Unfortunately, a more precise location is not provided.
- 5.2.2 There is also evidence to suggest there was a 16th/17th century building on the site as 'Tudor' brickwork (dated by the bricks' form and size) was identified in the lower courses of the now demolished east wing of the former house and more 'Tudor' bricks have been unearthed and re-laid as a path in herringbone bond. If dated correctly, it is possible that this brickwork may be part of a house owned by the Capell family, who held the manor in the 17th century (Butchart 1989).

5.2.3 Several maps consulted that range from 1759 to 1811 show the site in varying scale and detail prior to the construction of the existing House and stable block. In the 18th century, Worthy Park belonged to William Evelyn who constructed a mansion in 1722 in a similar location to the existing House. Butchart (1989) states this was an 'L'-plan building but the cartographic evidence contradicts this; it shows two buildings on site - one rectangular and one 'C'-shaped in plan (**Figure 3** 1811 map).

5.3 Owners and occupiers of the current House

5.3.1 Sir Chaloner Ogle, for whom the current House was constructed, inherited the estate in 1761. He sold it to Samuel Wall in 1825 and it remained with Wall's descendants (the Rivers, Fryer and Butchart families) until the late 1950s.

5.3.2 During the Second World War, the House was used as the southern command headquarters for the Royal Electrical and Mechanical Engineers and accommodation for the Auxiliary Territorial Service.

5.3.3 After the War, Worthy Park House was still owned by the Butchart family, although they did not live there. In the late 1950s the property was sold to Currys Ltd and the House became their regional office and staff training centre.

5.3.4 Currys left the property in 1985 and it remained vacant until T S Frobisher (then based in Winchester City Centre) purchased it in 1987. They refurbished it as Business Centre with offices available to let from 1989 onwards (Anon. 1989).

5.3.5 By 1999, the property was held by the National Express coach company. The same year, Prince's Mead School took over the site, moving from Edgar Road, Winchester (newspaper cutting dated 07/05/99 in WLHG digital archive ref. S08.069). It is an independent school for boys and girls aged from 4 to 11.

5.4 Worthy Park House development (focussed on the east end of the building)

5.4.1 The development of Worthy Park House is illustrated by the series of maps and building plans presented in **Figures 3-6**.

5.4.2 Worthy Park House was designed by Sir Robert Smirke and constructed in 1820 (Page 1908, 325-32; stated as circa 1829 in the list entry). The 1823 freehold estate map is the first to show the current House (**Figure 3**). The next owner Samuel Wall added the portico (porte-cochère) to the main entrance circa 1825 (Butchart 1989, 9) and this is depicted on the Martyr Worthy Tithe map of 1841 (**Figure 3**).

5.4.3 A small single-storey structure (currently comprising two music rooms) attached to the south-east corner of the House is due for demolition. It appears on the 1823 Worthy Park estate map (**Figure 3**), so may be contemporary with the House.

5.4.4 The eastern building that formed part of the 18th century house (**Figure 3** 1811 map) was retained and incorporated into the current House as a domestic/servants range. The south wall of this 'east wing' appears to have been refaced when the current House was built as its south facing façade matches the rest of the House exterior. The wing is depicted on the 1823 estate map (**Figure 3**) and there is a clear view of it in an undated photograph (**Figure 4**).

- 5.4.5 The verandah that exists on the south side of the east end of the House appears to have been constructed in the mid-19th century and first appears on the 1870 OS map (**Figure 3**).
- 5.4.6 Most of the major development to the House appears to have occurred post-1950, after the House was converted to business use. Due to its partial collapse in 1956, the east wing was demolished. Its west wall was initially retained at a reduced height but has since been removed. The caretaker's flat, which occupied the wing before its demolition, was relocated to the second floor of the house (**Figure 5**; HRO ref. 39M73/BC9/E676). The name of the architects is unclear, possibly Bostock & Warner Architects 8 Cromwell Place SW7.
- 5.4.7 In the 1960s, the east end of the House was (re-)extended to create a single-storey, flat-roofed kitchen block within the south end of the footprint of the former east wing (proposed drawing not reproduced, HRO ref. 39M73/BC15/N158). If the construction proceeded to plan, the kitchen had an external door opening on its east side and internal door opening in the north-west corner which have been blocked. A note on the 2011 elevations of the House (Daniel Forshaw Design and Conservation Architects) indicates that a large multi-flued kitchen chimney within the east end of the House was truncated in 1968, however this date has not been corroborated.
- 5.4.8 In 1975 the Worthy Park House was damaged by fire, which affected the south side of its central block at first and second floor level. The upper floors of the building were repaired using reinforced steel beams in floors and ceilings and new fire doors and screens were fitted (Butchart 1989). A 1975 planning drawing (Parker, Hey and Rushworth Architects and Surveyors) of the existing building and proposed renovations after the fire shows east end of the building (**Figure 6**, HRO ref. W/C30/6/2/1559), which on the ground floor comprised a large canteen with a servery and counter at the east end and a hatch through to the kitchen and storeroom within the 1960s block. Dashed lines on the drawing may indicate removed wall partitions, which appear to have been demolished as part of a 1970 planning application (the 1970 plan is not very clear (HRO ref. 39M73/BC23/1749 not reproduced)).
- 5.4.9 In the late 1980s, T S Frobisher secured planning permission to refurbish the House as serviced offices (LBC ref. W/463/8/LB). The office suites, ranging from 100 to 900 sq. ft., were furnished with reproduction furniture and 'totally equipped for modern 20th century business needs' with 24-hour access to fax, photocopying, meeting and boardroom facilities as well as a telephone switchboard service. The first tenants were consulting engineers R. T. James and Partners (WLHG digital archive ref. S02.3601).
- 5.4.10 During this 1988-89 refurbishment a large wooden ring approximately 15 ft. (4.60 m) was uncovered above the ground floor ceiling within what is now the east half of classroom 2 (then identified as O.16) and perhaps edging into what is now the unisex toilets (then O.17) (Barry Shurlock, WLHG digital archive ref. D15.1113). The ring was joined to, and supported, joists running into the walls (*ibid.*). This appears to be the base of a lightwell. A square void is shown at first floor level on the 1970 plan (HRO ref. 39M73/BC23/1749) and a circular lantern light (albeit unlabelled) is depicted on the 1956 second floor plan (**Figure 5**). The ring's approximate location is sketched on a proposed layout plan by Walker Son & Packman dated 1988 (**Figure 7**, WLHG digital archive ref. D15.1113) and illustrated on **Figure 9**.
- 5.4.11 The 1988 plans (**Figure 7**) show that the majority of the east end of the House was proposed for reconstruction with the exception of the south wall. However, the proposed layout does not entirely match the current plan form, for example the 1960s kitchen block is still *in situ*; therefore, it appears the proposals were amended or not fully realised. That said, there is

enough correlation between the 1988 proposed and existing ground floor plans to suggest that the majority of the ground floor internal divisions at the east end of the House were constructed in the late 1980s.

- 5.4.12 From the list of planning and listed building consent applications on the Wiltshire City Council website, it appears that the late 1980s refurbishment of the House marks the last major phase of development for the building to date.

6 BUILDING DESCRIPTION

6.1 Stable block and yard development (focussed on the boundary wall)

- 6.1.1 According to its list entry, the stable block was designed by Smirke and constructed in 1829. However, the stable block and its yard boundary wall are both depicted on the 1823 Worthy Park estate map and so may be contemporary with the 1820 House (**Figure 3**).
- 6.1.2 The stable yard wall is depicted on the 1823 map as similar to its current plan form with a gap on the east side and south-west corner of the stable yard, so there was a gap between the wall and the House. At this time, the west end of the yard wall formed the south side of the larger of two rectangular plan buildings constructed within the yard. These structures no longer exist but four window openings remain *in situ* in the yard wall.
- 6.1.3 The 1841 Martyr Worthy Tithe map shows that the stable yard wall had been extended and ran from the south-east corner of the stable block to the south-east corner of the former east wing of the House. There are no gaps depicted in the wall, those shown on the 1823 map appear to have been blocked. It is unclear how the yard was accessed although there is a narrow passage at the north-west corner of the yard between the former east wing and the stable block.
- 6.1.4 The 1870 Ordnance Survey (OS) map (**Figure 3**) shows the stable yard had been subdivided into two large irregular plan areas with smaller enclosed spaces at the south-east and south-west corners of the yard around the circa 1820 buildings. The west end of the yard wall appears to have been altered to curve around the south-east corner of the east wing of the House, possibly to meet the verandah that exists on this side of the building. As on the 1841 Tithe map, the narrow passage appears to have been the only entrance to the yard and two structures had been constructed either side of this entrance (on the north side of the east wing and stable block).
- 6.1.5 By 1909 (**Figure 3**) the sub-divisions within the yard had been removed, but in other respects the stable block and yard layout appears unchanged.
- 6.1.6 The east wing of the House partially collapsed in 1956 and the majority of it was demolished. This increased the size of the yard. The south and west walls of the east wing were retained and formed part of the yard boundary. A 1962 planning drawing (not reproduced) shows the proposed conversion of the 'Old Coach-House and Stables' into a staff training centre for Currys Ltd (HRO ref. 39M73/BC15/M895, not reproduced).
- 6.1.7 The 1962 proposed plan (*ibid.*) shows the enlarged yard with an entrance in the east side of the yard flanked by square piers, which appears to correspond to the existing opening.
- 6.1.8 The 1963-65 OS map (**Figure 8**) shows two dotted lines within the former stable yard that may indicate different ground surfaces. It is unclear how the stable yard was accessed at this time as there are no openings shown.

- 6.1.9 At some point between 1963 and 1988 the two circa 1820 buildings on the south side of the yard were removed. The south side of the larger (western) building was retained as it formed part of the yard boundary wall and its window openings are still extant. Also in this period, the current vehicle entrance was created in the east side of the yard wall (perhaps as a result of the 1962 planning application). It is likely the demolition of the buildings and creation of the east entrance were undertaken at a similar time when the former stable yard was opened up as a staff car park and the area tarmacked over. The plan of the yard wall depicted on the 1971-88 OS map (**Figure 8**) matches its current form.

6.2 Worthy Park House description

- 6.2.1 The following description is illustrated by floor plans (**Figures 9 and 10**), elevations (**Figures 11 and 12**) and **plates 1-15**.

Exterior

- 6.2.2 Worthy Park House was built in 1820 to a classical design by Robert Smirke. It is predominantly constructed of yellow brick with Portland stone plinth, parapet and window dressings and a slate roof. In total the House measures approximately 56.2 m by 17.1 m. This excludes a portico on the (front) north side of the House that measures approximately 8.25 m by 5.05 m.
- 6.2.3 The House is L-shaped in plan. The main part of the House (approximately 42.55 m of the total length) is rectangular in plan and comprises a five-bay 'central' block flanked by three-bay wings either side. Together these elements create a symmetrical façade (**Plates 1-2**). Externally the central block appears to be two- to three-storeys high and the flanking wings are only one-storey. However, this does not match the internal layout of the House which has five different floors levels: basement, ground, lower first, upper first and second floor. Only the ground floor occupies the full footprint of the House. The lower first floor level can be seen through giant order windows in the flanking eastern wing. Similar giant order windows and blind recesses exist on the flanking west wing.
- 6.2.4 The regular sash window fenestration including giant order windows and blind windows in the north-west tower, as well as elements such as the Portland stone string courses cornices and parapets all contribute to the appearance of classical order and symmetry of this main part of the House.
- 6.2.5 At the north-east corner of the flanking east wing the House continues to project further east. This east end of the building completes the L-plan form of the House but disrupts its overall symmetry. It is this end of the building that is the focus of this report.
- 6.2.6 The asymmetrical east end of the building comprises a rectangular plan two-storey block and the one-storey 1960s 'kitchen' block (**Plate 3**).
- 6.2.7 The two-storey block has a mixture of flat and sloping roofs, which on the north side are hidden behind a yellow brick parapet wall laid in Flemish bond with masonry coping stones (**Plate 4**). This wall has one small timber-framed sash window close to ground level, which appears original and two larger PVCu casement and awning windows with concrete lintels that have been inserted. Also, areas of repointing and different patina brickwork suggest that a couple of vents have been blocked at high level. The east wall of the two-storey block is visible at lower first floor level. It is a remnant of the 'former east wing' that was demolished in the late 1950s and has been rendered. It contains one timber framed sash window that lights room 21.

- 6.2.8 The two-storey block appears part of the original 1820 House and would have formed a link between the main (symmetrical) House and the former east wing. The south wall and parts of the west and east walls of the wing are still standing and the single-storey block is located within the wing's footprint. The north face of the former east wing's south wall is visible above the single-storey block. It has been rendered (like the two-storey block east wall) and includes the remnants of a truncated chimney.
- 6.2.9 The single-storey block was constructed in the 1960s as a kitchen block for Currys (**Plates 3-4**). It has a rectangular plan form and measures approximately 7.3 m by 4.85 m. It has white-painted brick walls laid in stretcher bond and a flat roof clad in roofing felt. The north wall forms a small parapet. There is no external access to this block. It has PVCu casement and awning type windows that vary in size; two face east and one faces north.
- 6.2.10 The south wall of the east end of the House has been refronted, probably contemporary with the 1820 House. Its south elevation matches the main (symmetrical) part of the House and hides the asymmetrical components when the House is viewed from the rear (**Plates 5-6**). The wall is constructed of yellow brick in Flemish bond and has three blind arched recesses with rubbed brick heads and Portland stone sills at first floor level. These are similar to the window openings in the side elevations of the main (symmetrical) part of the House. At ground level there is a small two-light PVCu window (that appears to have been cut in) and a PVCu fire escape door with small fanlight overhead. A concrete ramp with timber plank balustrade leads to door. A metal framed verandah with timber roof structure is attached to this side of the east end of the House. It has a curved roof clad in lead sheet. This verandah previously extended around the south-east corner of the building (as seen on the 1909 OS map Figure 3) but has been truncated. The scar and remnants of lead flashing show its former roof line (**Plate 6**). Two blackboards and hooks to store ladders are fixed to the south wall beneath the verandah.

Interior

- 6.2.11 The interior ground floor level is approximately 0.1 m above the exterior ground surface to the south and 1.05 m below the ground surface to the north of the two-storey block.
- 6.2.12 The majority of ground floor interior walls are thin (0.13 m) compared to those within the main House and appear to have been constructed as part of the late 1980s refurbishment. A few pilasters, stub walls and overhead beams suggest where walls have been removed and there are several building control plans (held at the Hampshire Record Office) from the second half of the 20th century that show former layouts. However, the original layout of this part of the 1820 House is difficult to identify, given the extensive alteration.
- 6.2.13 This end of the building is internally accessed from the west off of a large stairwell with a lantern light. On both floors, an east-west corridor runs along the south side of this end of the building. All the rooms on the ground floor are accessed off of this corridor (**Plate 7**). They comprise from west to east: Room 2 (Year 1 classroom, **Plate 8**), a disabled toilet, unisex (children's) toilets (**Plate 9**) and Room 1 (Modern Foreign Languages classroom, **Plate 10**). There is no evidence on the ground floor of any fixtures or fittings relating to the former use of this end of the building, either when it was a dwelling or as a dining room/canteen and kitchen when the House was converted for business use.
- 6.2.14 It is not known whether the wooden ring that was seen during the late 1980s refurbishment still exists above the ground floor suspended ceilings (see **Plate 8**). Its approximate location is illustrated on **Figure 9**.

- 6.2.15 The lower first floor is subdivided into three areas across two levels. The east-west corridor on the south side of the building (**Plate 11**) provides access to Room 20 at its western end (not due for demolition) and steps down into Room 21 (a music room, **Plate 12**) at its eastern end. Between these two rooms there is a short north-south corridor that steps down to two toilets, male (**Plate 13**) and female. The east wall of the toilets is thin compared to others on this floor level and appears to be a later insertion.
- 6.2.16 The east-west corridor is divided into sections by arched overheads. The majority of this corridor has high ceilings but towards its eastern end the corridor through a low arched passage that is offset to the south (**Plate 14**). A recess has been cut into the south wall to accommodate this kink in the corridor. The kink may be where the corridor has cut through an earlier chimney as there is a very thick wall on the north side of the kink and a step up in the roof level above. A six-panel door within the kinked section has been cut down at the top corners to fit within the arched passage. The west arch in the kinked section is decorated with a beaded chamfer down one edge and in the corner of the corridor above this chamfer the wall juts out in a curve. The purpose of this curved overhead is unknown, but a remnant support structure from an early phase of the House.
- 6.2.17 In the north-south corridor there is another irregular overhead that appears to be a remnant of an earlier phase (**Plate 15**). The underside of this feature appears to be stepped in an arc curving east. Its purpose is unclear, but it lies approximately 1 m west of the lightwell as denoted by the wooden ring, so possibly provided structural support for this feature. It is situated towards the south end of the corridor that appears to have previously been part of the toilets (1975 plan **Figure 6**).
- 6.2.18 The lower ground floor at the east end of the building retains no fixtures or fittings related to the earlier uses of the House, although the kinked corridor and remnant irregular overhangs suggest the layout and wall fabric may include remnants of earlier phases of development.
- 6.2.19 Conversely, the current use of the House as a school is evident throughout this end of the building. School-related fixtures and fittings include lines of coat hooks along the corridors (**Plates 7, 11 and 15**), child-sized and brightly coloured toilet cubicles in the unisex toilet (**Plate 9**), a mirror in the female toilets decorated with hand-painted butterflies, child-sized tables and chairs and black and whiteboards in the classrooms (**Plates 8 and 10**) as well as temporary artwork, photographs and other displays pinned to the classroom and corridor walls (**Plates 7-8, 10 and 15**).
- ### 6.3 Stable yard wall description
- 6.3.1 The (former) stable yard wall was previously described in a heritage assessment (WA 2017) and the description has been adapted for this record. It is illustrated by the site location plan (**Figure 1**), which shows the plan form of the wall, and **plates 17-23**.
- 6.3.2 The listed (former) stable block faces south into its yard. The yard is currently used as a car park for school vehicles (e.g. minibuses) and is bounded by brick and flint wall on its east and south sides. The wall joins the south-east corner of the stable block and runs in a curvilinear arc towards the south-east corner of Worthy Park House. It ends before it reaches the House and the gap is filled by a timber fence and gate. There is also a vehicle opening in the wall on the east side of the yard that is fitted with metal gates.
- 6.3.3 The wall is constructed of a mixture of locally available flint with red brick lacing courses and is topped by masonry coping stones. **Plates 17-18** illustrate the north to west facing

side of the wall (within the yard) whereas **Plates 19-21 and 23** show the south to east facing side (outside the yard).

- 6.3.4 Brick vertical columns and horizontal lacing courses subdivide the wall into a series of bays that are filled with flint rubble. The lacing courses comprise two courses of bricks that provide horizontal reinforcement to the irregular-shaped flints. The wall increases in height at its west end (**Plates 19-20**). This high section, about 15 m long, appears to correlate to one side of the western, circa 1820 yard building (demolished). The majority of the top of wall is level, however, there is a slope either side of the high section. Within this section there are four window openings with brick dressings. The windows sills and frames have been removed and the base of the openings are ragged as a result. An iron lintel bar and other metal supports are visible within each opening (**Plate 21**).
- 6.3.5 There is a brick pier with a masonry capstone at the west end of the wall and either side of the eastern opening. The west end pier (**Plate 19**) appears integral to the wall, although a small section of its south-east corner has been cut away, possibly to make space for a fence post that has since been removed. The eastern opening (**Plate 22**) is clearly a later insertion as the wall either side of the opening has been rebuilt in brick laid in English bond. This is corroborated by cartographic evidence (**Figures 3 and 8**).
- 6.3.6 The majority of the wall appears to be of a single phase and therefore contemporary with the 1820 House and stable block. The entrance in the east side of the yard is a secondary phase which was likely constructed in the second half of the 20th century at some point between 1963 and 1985 while the site was owned by Currys Ltd.
- 6.3.7 The style and appearance of the stable yard wall appears almost identical to the walls that form the north side of the stable block, i.e. flint with brick lacing courses. It is also similar to other boundary walls on the property that are likewise depicted for the first time on the 1823 estate map, although not all of these flint walls have lacing courses (**Figure 3**).
- 6.3.8 The area to the south of the stable yard wall is both a playground and storage area, with several sheds. It is tarmacked and painted with games such as hopscotch (**Plate 19**).

6.4 Music rooms description

- 6.4.1 The area immediately south of the east end of the House is a both a circulation space and playground area with a snake painted on the tarmac (**Plate 5**).
- 6.4.2 On the south side of this area are three music rooms constructed between the south-east corner of the main House and a curved boundary wall (**Plate 23**). Each music room is named after a composer: Bach, Mozart and Shostakovich.
- 6.4.3 Two of the rooms are located within a red brick, flat-roofed single-storey structure, which appears on the 1823 estate map and may be contemporary with the 1820 House. All the music rooms are accessed from the north side via modern timber doors and do not have windows.
- 6.4.4 The third (eastern) music room (**Plate 23** left) is a recent addition to the property, constructed since the late 1980s. It is flat roofed like the brick-built music rooms but has a corrugated metal north wall.
- 6.4.5 Inside, the music rooms are cramped and irregular in plan because their size is dictated by the curved boundary wall that forms their south wall. Each room has its own piano, fitted

shelves to store sheet music and small instruments, hooks on the walls for hanging instruments such as guitars and music stands (**Plates 24-25**).

7 DISCUSSION

7.1 Worthy Park House

7.1.1 The east end of Worthy Park House has been subject to substantial changes since the construction of the current House in 1820. A primary factor is the building's change of use from its original purpose as a dwelling, to business use in the late 1950s (first as a training centre and later as serviced offices), and lastly to a school in 1999.

7.1.2 Most of the physical changes to the House occurred in the latter half of the 20th century, contemporary with or since the House was converted from its original residential use. Major phases of development that have impacted the east end of the building include the demolition of the 'former east wing' in the late 1950s, construction of the 'kitchen' block (now a classroom) in the early 1960s, removal/alteration of the interior in the 1970s to create a large open-plan canteen/dining area, and refurbishment in the late 1980s as serviced offices which involved construction of new partition walls.

7.1.3 The development of the House from the 1950s to present means that the majority of the internal layout of the east end of the building is modern (mid-late 20th century) and fixtures and fittings relate to its current use, rather than the original purpose of the House as a dwelling.

7.1.4 Conversely, when initially constructed, the oldest part of the Worthy Park House was the 'former east wing' at the east end of the building because it had been retained from the previous (18th century) house.

7.2 Former stable yard wall

7.2.1 The former stable yard wall appears to be contemporary with both the listed House and stable block. The wall fabric and cartographic evidence indicates that the wall was extended then truncated at its west end (in the early to mid-19th and late 20th century respectively). It formed the south side of a circa 1820 building within the stable yard (with four south facing windows) that was demolished at some point between 1962 and 1988. Also, the wall originally had an opening in the east side of the yard (1823 estate map) that was quickly blocked and only re-instated in the mid- to late 20th century, again at some point between 1962 and 1988.

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- Wessex Archaeology 2017 *Former Stable Yard Wall, Worthy Park House, Kings Worthy, Hampshire: Heritage Assessment*. Unpublished report ref. 70475.01

Internet sources

National Heritage List for England (accessed 25th May 2018):

Worthy Park House <https://historicengland.org.uk/listing/the-list/list-entry/1095892>

Anglo-Saxon cemetery in Worthy Park <https://historicengland.org.uk/listing/the-list/list-entry/1001817>

Stable block 25 m NE of Worthy Park <https://historicengland.org.uk/listing/the-list/list-entry/1155825>

Cartographic Sources

From the Hampshire Record Office (HRO):

- 1811 Wright, HC. Parish of Martyr Worthy (HRO: 37M72/P2)
- 1823 Lipscomb, Nat. Worthy Park Estate map (HRO: 59M90/1)
- 1841 Parish of Martyr Worthy tithe map and apportionment (HRO: 21M65/F7/153/2 and 21M65/F7/153/1)
- 1870 Ordnance Survey (25inch, Sheet 41.VI)
- 1897 Ordnance Survey (25inch, Sheet 41.VI)
- 1909 Ordnance Survey (25inch, Sheet 41.VI)

From Promap <http://www.promap.co.uk/>

- 1963-65 Ordnance Survey (25inch)
- 1971-88 Ordnance Survey (25inch)



Other resources

From the Hampshire Record Office:

- 1956 Building control plan: Worthy Park, Kings Worthy (HRO: 39M73/BC9/E676)
- 1962 Building control plan: Currys Ltd. at Worthy Park, Martyr Worthy (HRO: 39M73/BC15/M895)
- 1962 Building control plan: Worthy Park House, Martyr Worthy (HRO: 39M73/BC15/N158)
- 1970 Building control plan: Worthy Park House, Kings Worthy (HRO: 39M73/BC23/1749)
- 1975 Building control plan microfiche: Worthy Park, Itchen Valley (HRO: W/C30/6/2/1559)

From Prince's Mead School: *Worthy Local History Group digital archive*

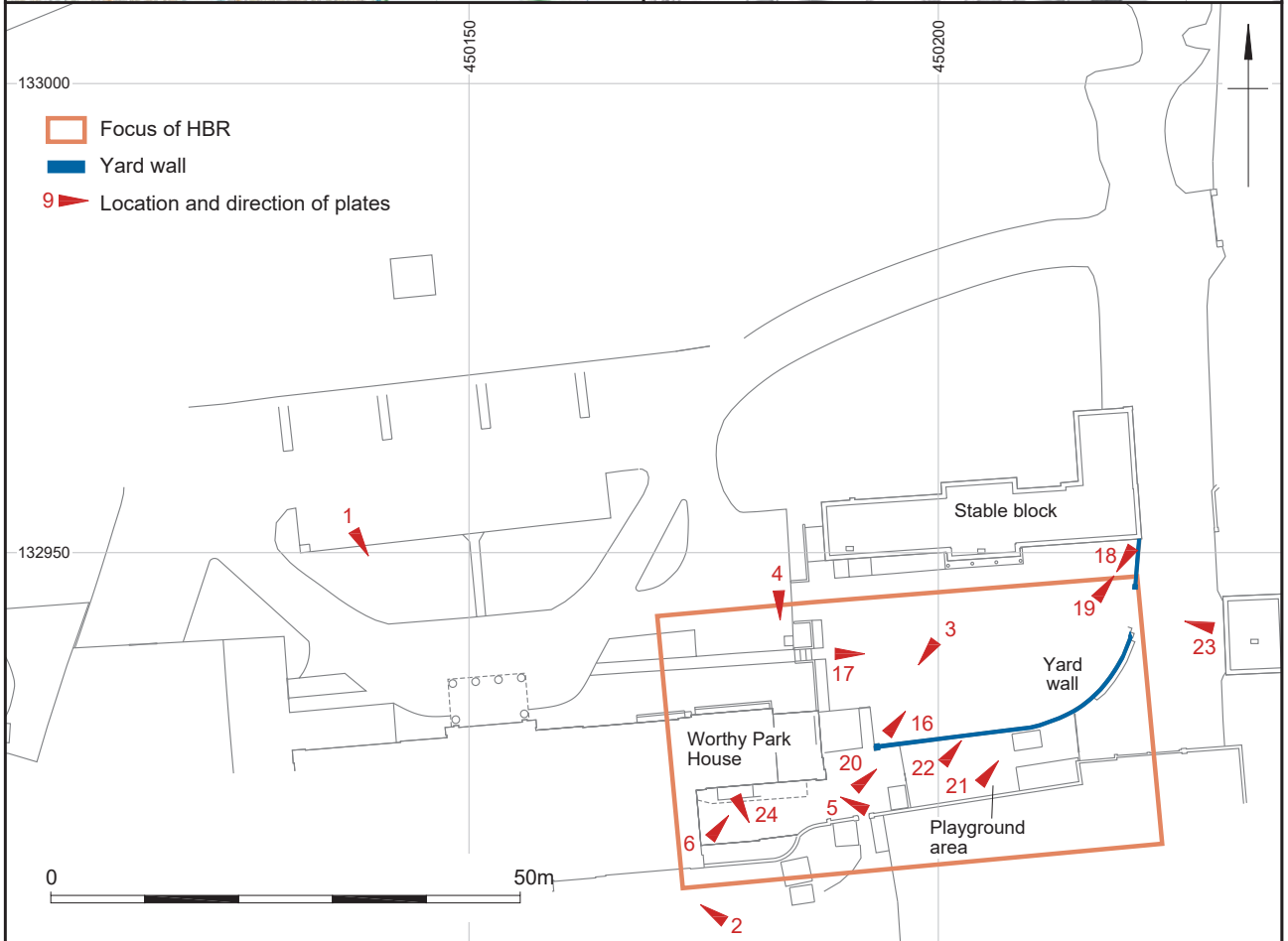
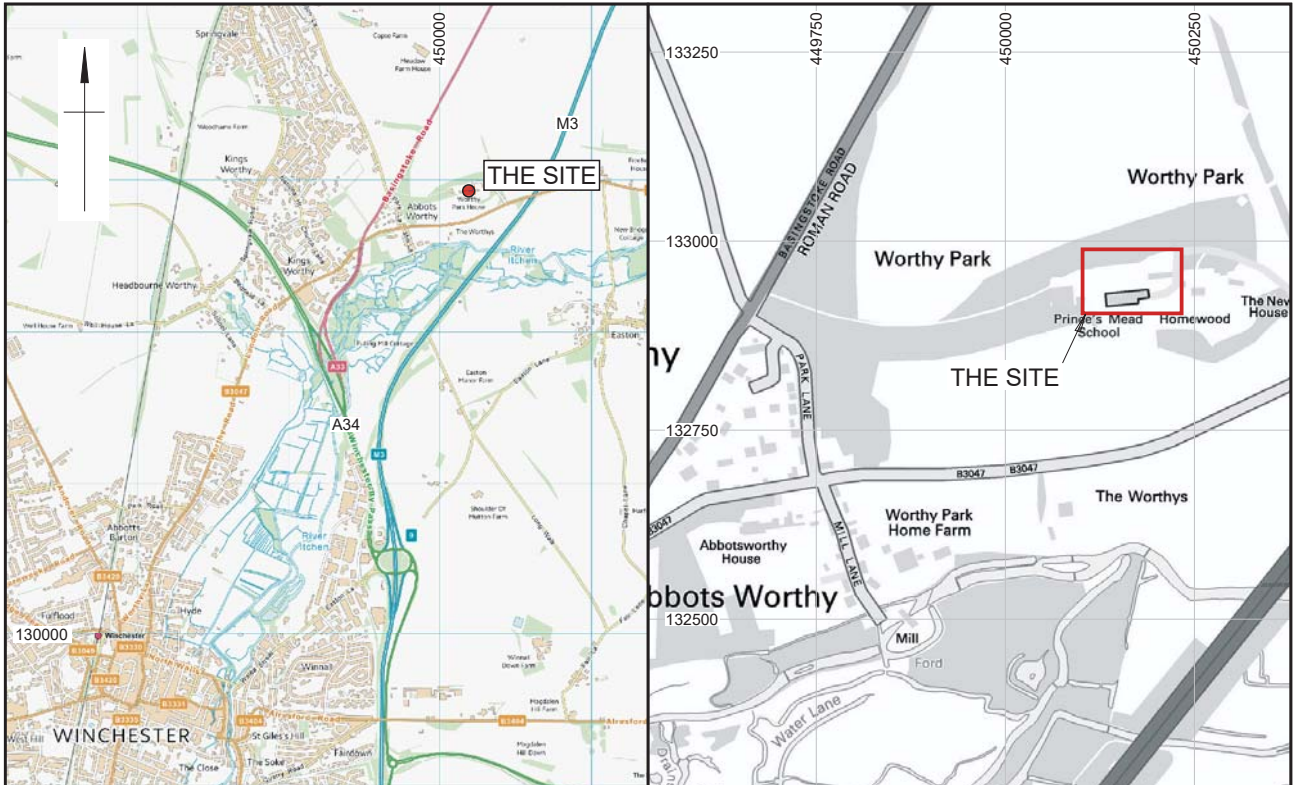
Worthy Park, refurbishment 1989. [9 pages] TS Frobisher restoration of Worthy Park House as a fully furnished office centre. With inspection notes (Shurlock, Barry) and developer's drawings (Walker Son & Packman). Ref. D15.1113

Photographs:

- Worthy Park, East Wing, Wm Evelyn's house. Built 1722, demolished in 1950s. Source: Butchart family album. Ref. P08.0104

Newspapers:

- Worthy Park House has been refurbished as a Business Centre. Furnished with period reproduction furniture. R. T. James are first tenants. HC 30 Jun 1989. Ref. S02.3601
- Princes Mead School gains planning permission to move to Worthy Park House. Extra 27 May



Coordinate system:
OSGB36
(OSTN15/OSGM15)




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Site location

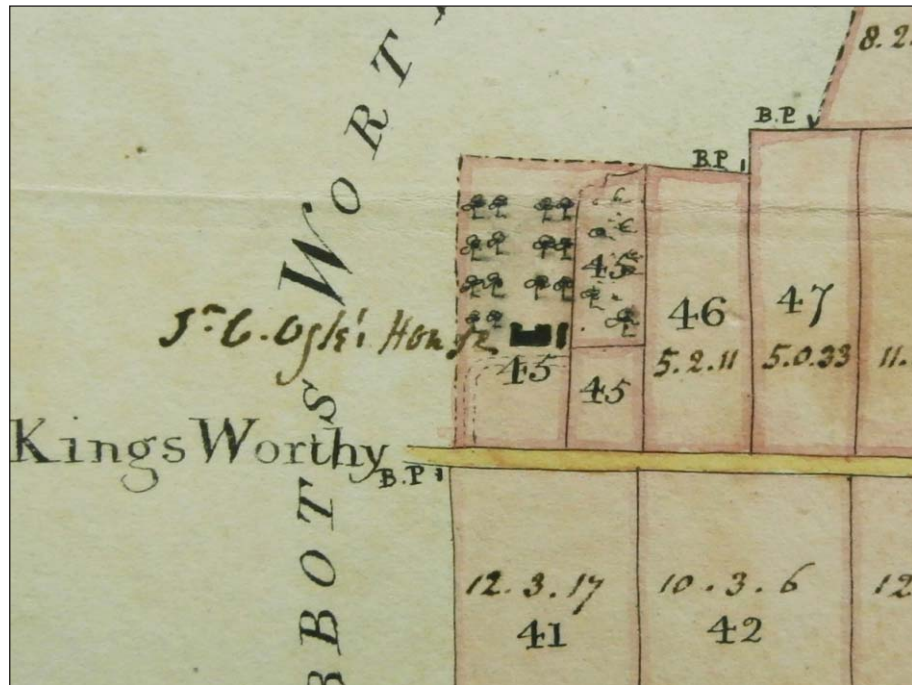
Figure 1



 <p>Coordinate system: OSGB36 (OSTN15/OSGM15)</p>	<p> Focus of HBR  To be demolished</p> <p>Site plan provided by the client. This material is for client report only © Wessex Archaeology. No unauthorised reproduction.</p>	Date:	01/06/2018	Revision Number:	0
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Demolition plan and focus of the historic building recording (HBR)

Figure 2



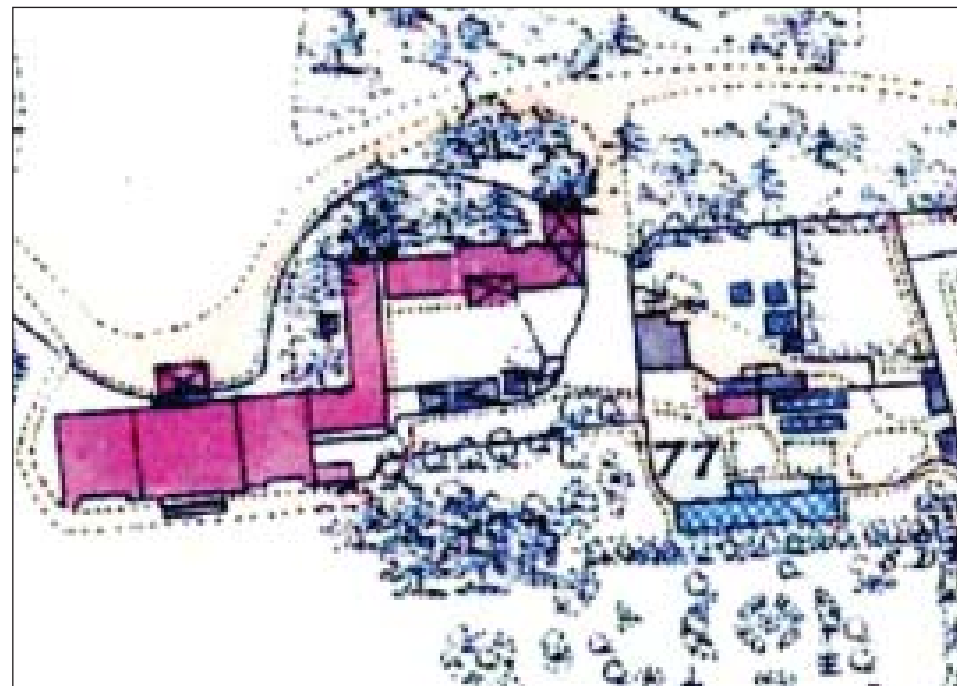
1811 Martyr Worthy parish map (HRO: 37M72/P2)



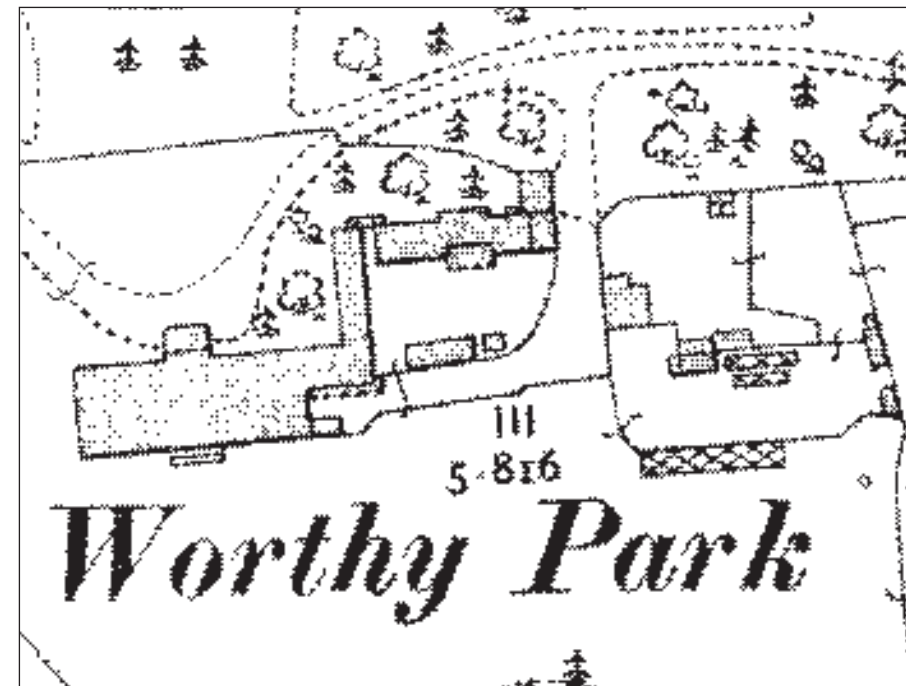
1823 Worthy Park estate map (HRO: 59M90)



1841 Martyr Worthy Tithe map (HRO: 21M65/F7/153/2)



1870 Ordnance Survey map



1909 Ordnance Survey map



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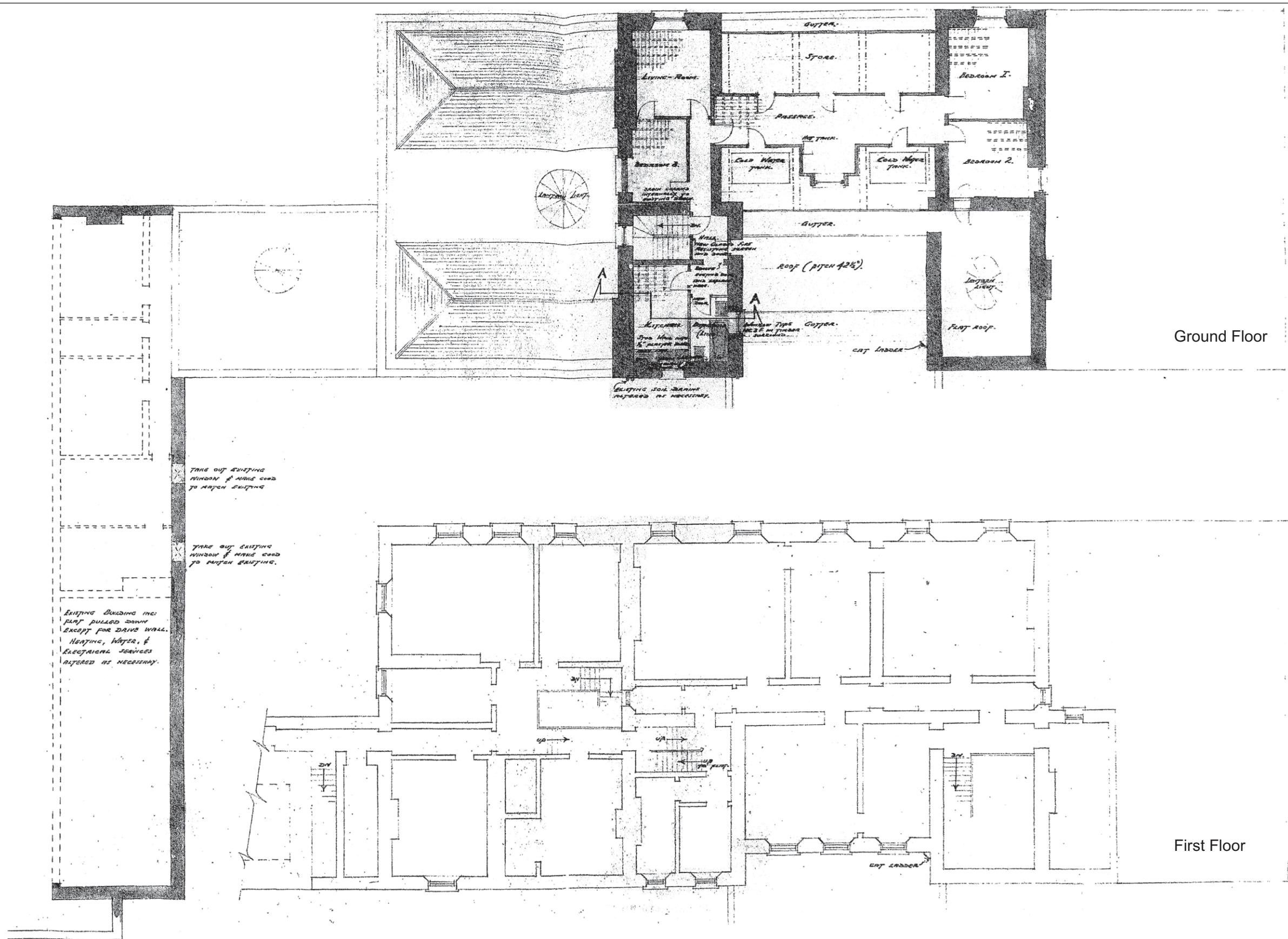
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East elevation of the former east wing, unknown date (from a Butchart family album). Sourced from WLHG digital archive at Prince's Mead School. Ref. P08.0104

Figure 4



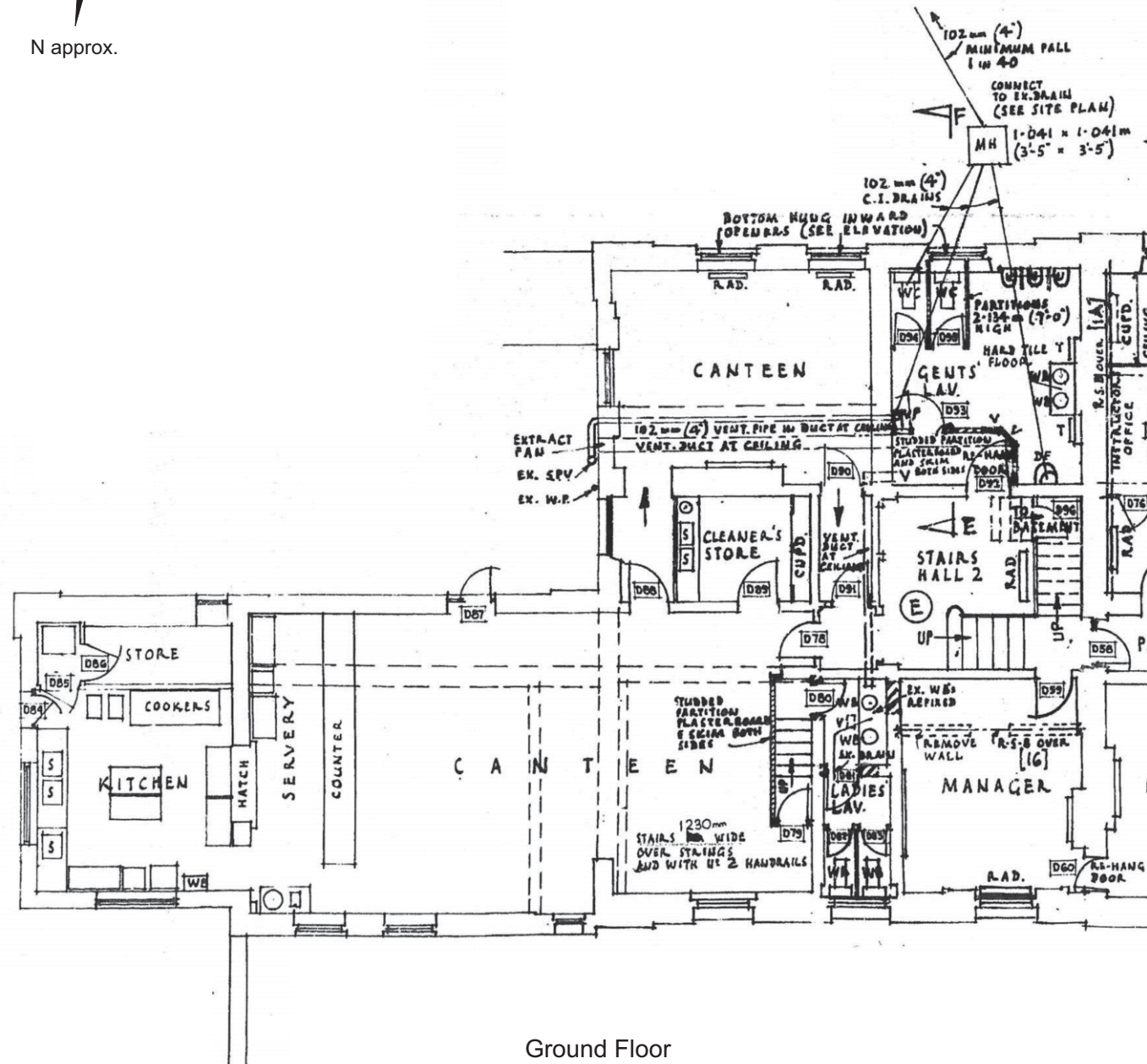
Ground Floor

First Floor

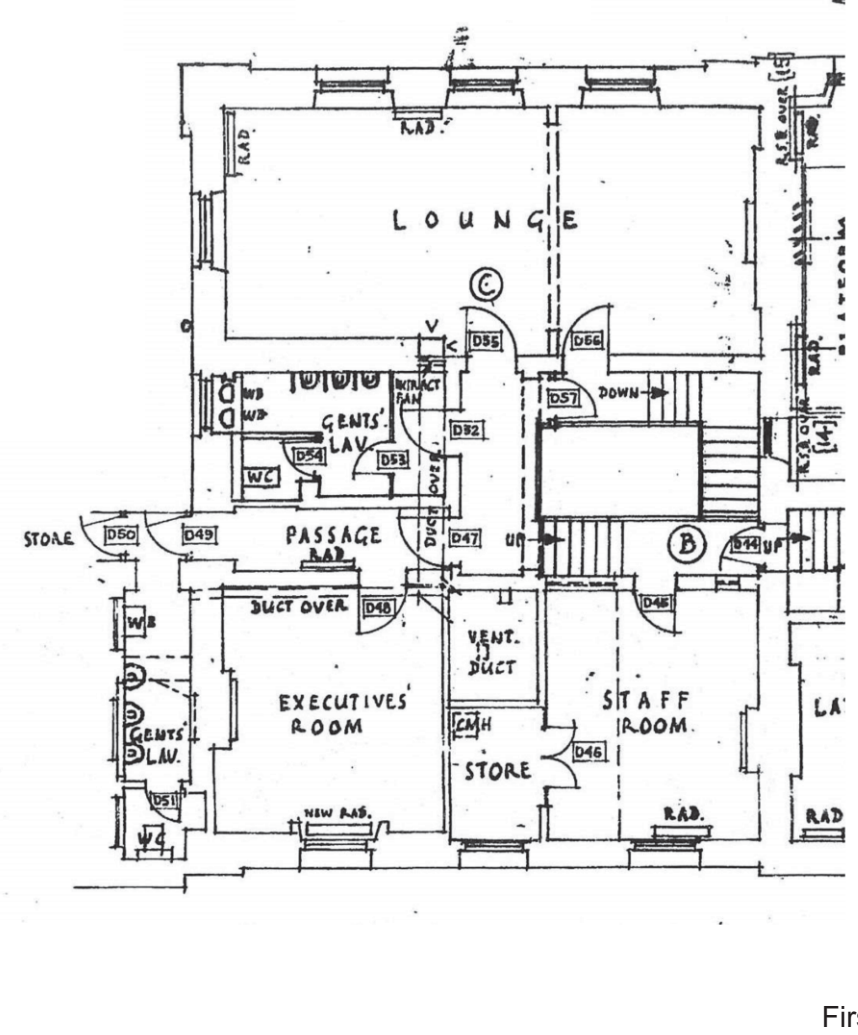


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Ground Floor

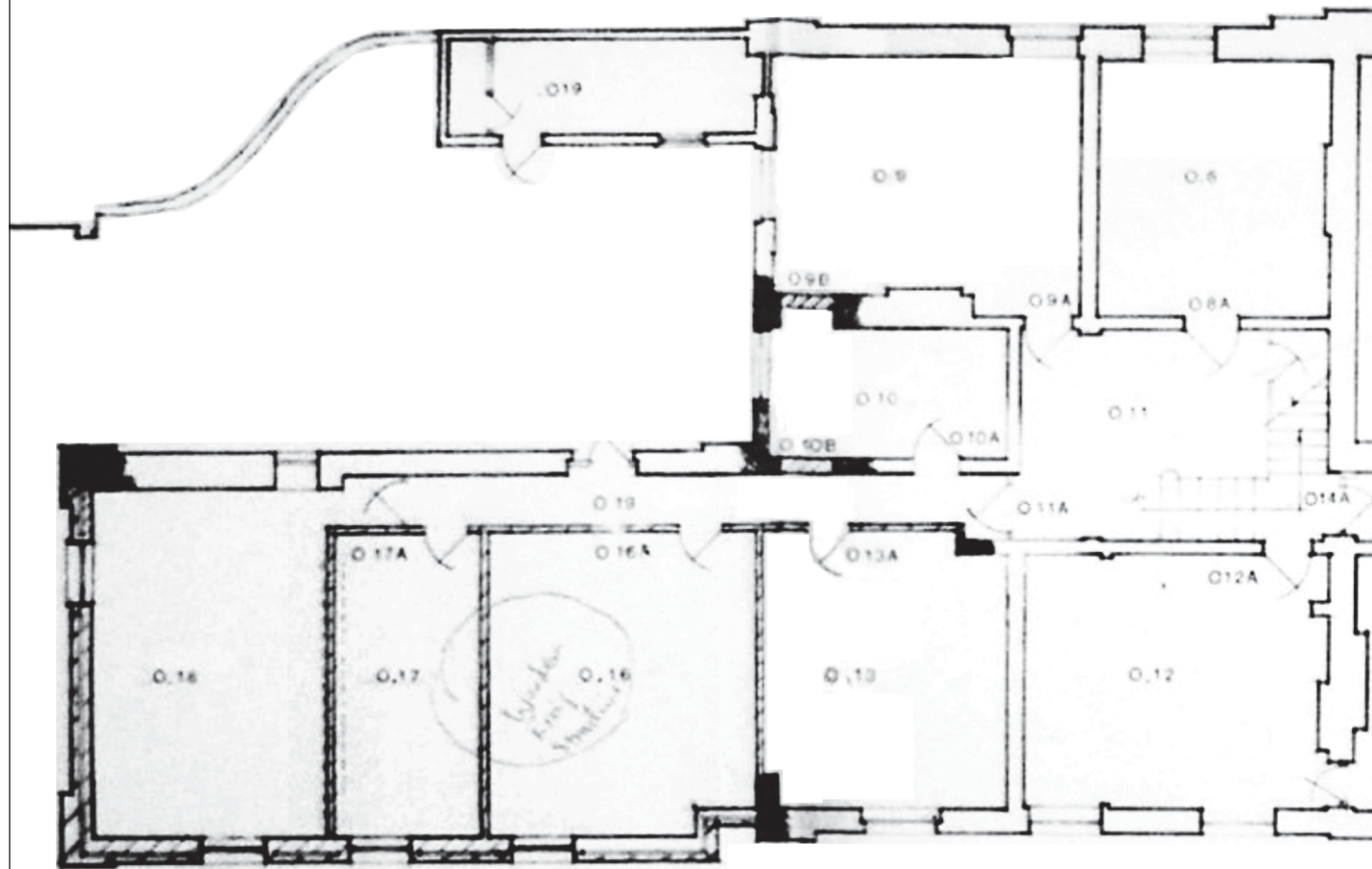


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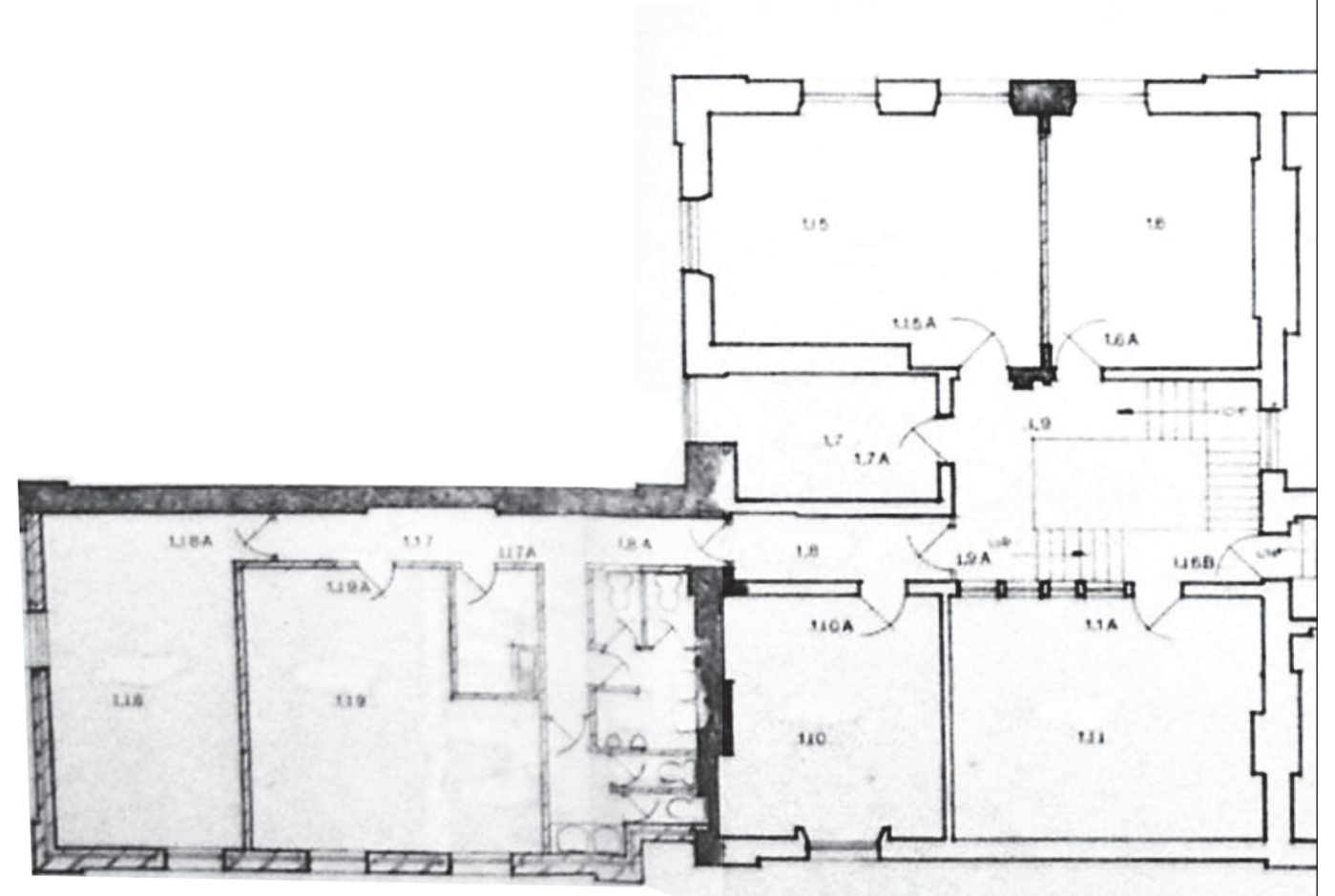


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Ground Floor

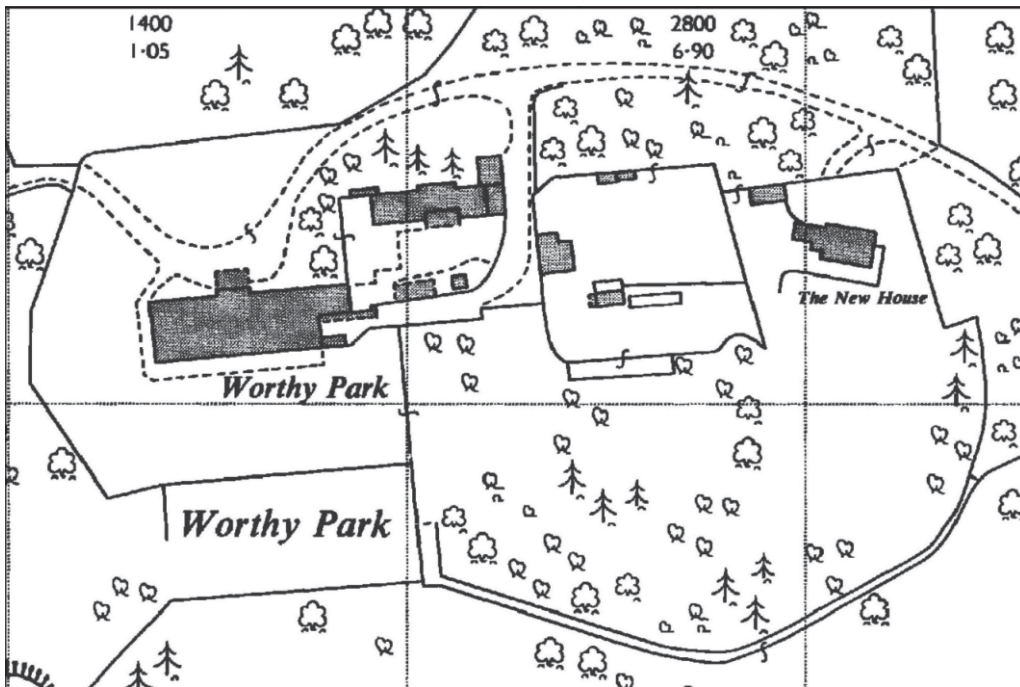


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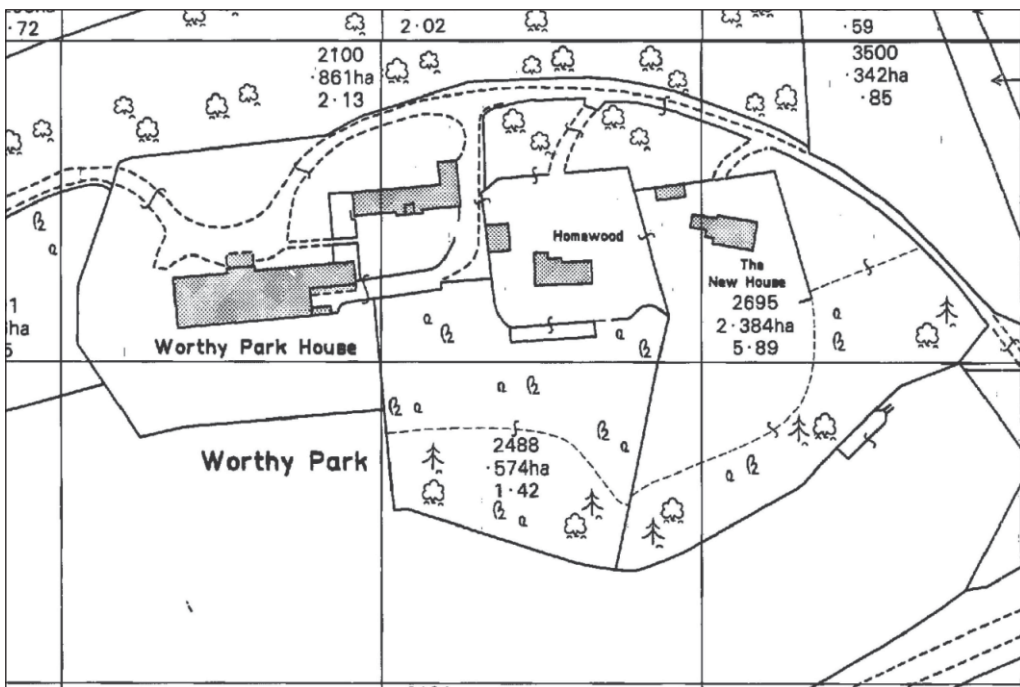


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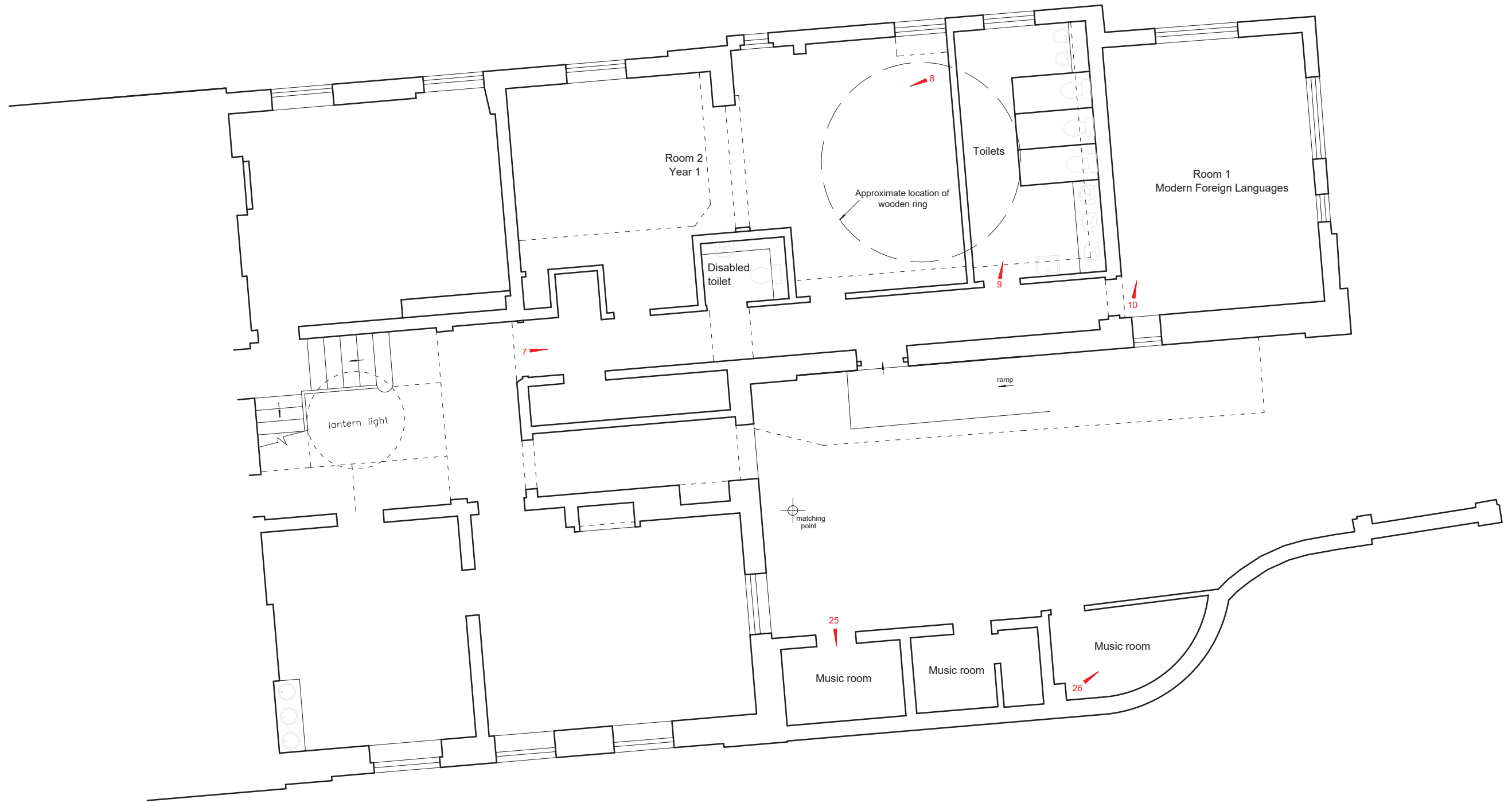


1962-63 Ordnance Survey map



1971-88 Ordnance Survey map

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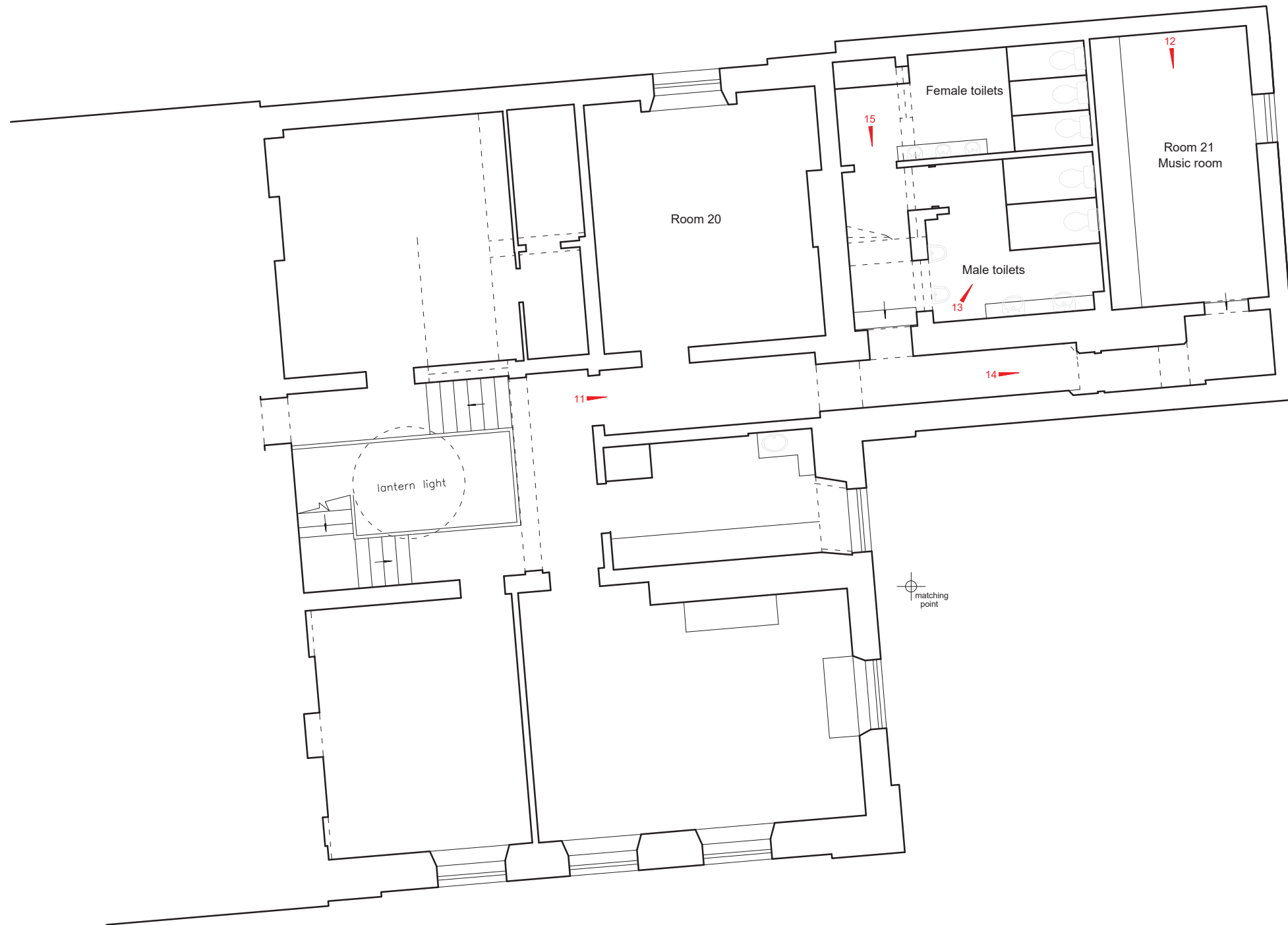
GROUND FLOOR PLAN



13 Location and direction of plates

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LOWER FIRST FLOOR PLAN

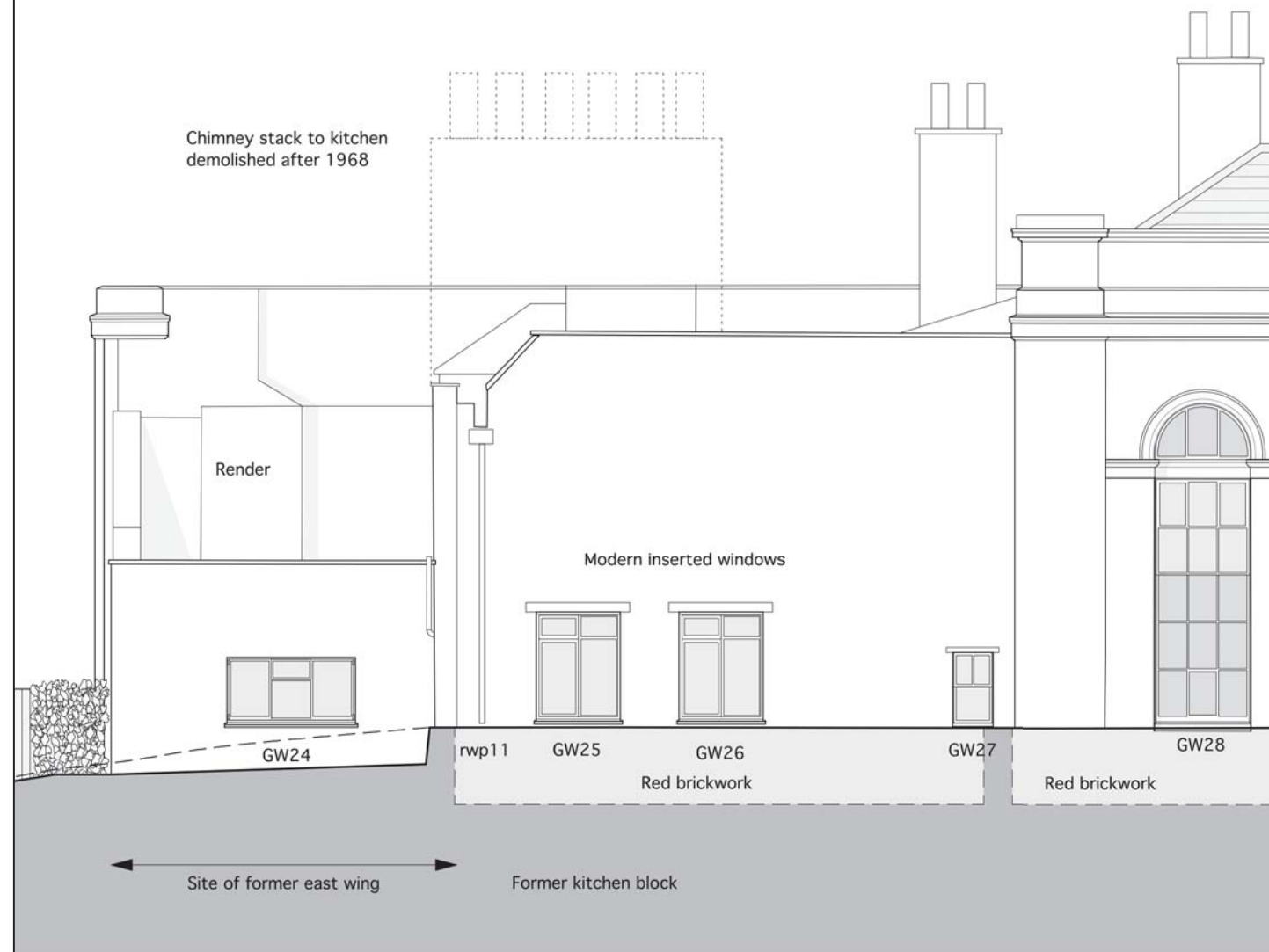


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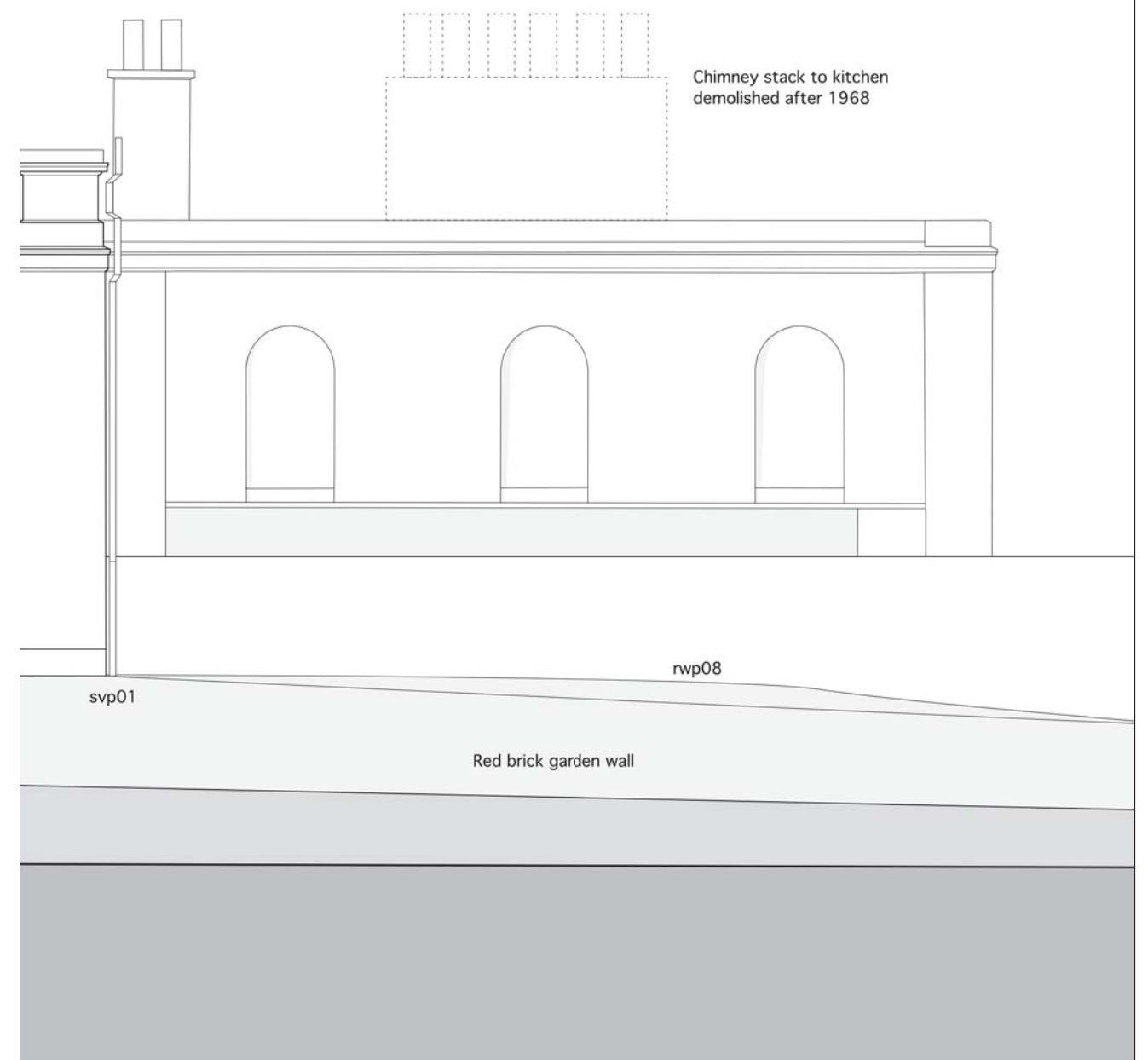
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NORTH ELEVATION



SOUTH ELEVATION



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North and south elevations of the east end of Worthy Park House

Figure 11

EAST ELEVATION



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Plate 1: Worthy Park House north (front) elevation



Plate 2: Worthy Park House south (rear) elevation viewed from the south-east


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Plate 3: East end of Worthy Park House viewed from the north-east



Plate 4: East end of Worthy Park House viewed from the north


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Plate 5: East end of Worthy Park House viewed from the south-east



Plate 6: South elevation of the east end of Worthy Park House


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Plate 7: Ground floor - main (east-west) corridor



Plate 8: Ground floor - classroom 2 (Year 1)


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Plate 9: Ground floor - unisex children's toilets



Plate 10: Ground floor - classroom 1 (Modern Foreign Languages)


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Plate 11: Lower first floor - main (east-west) corridor



Plate 12: Lower first floor - classroom 21 (Music)



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Plate 13: Lower first floor - male toilets



Plate 14: Lower first floor - arched passage offset within main corridor, also note the remnant curved overhead feature

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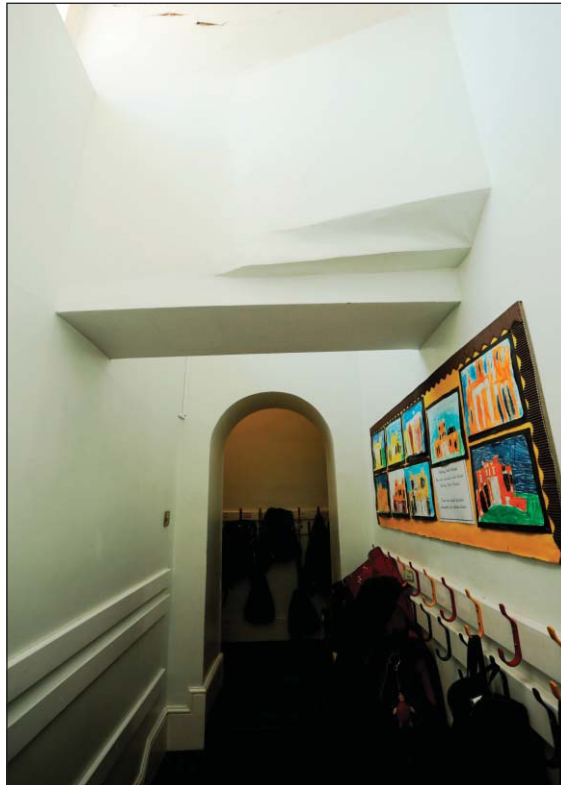


Plate 15: Lower first floor - another remnant overhead feature within the secondary (north-south) corridor



Plate 16: The listed (former) stable block


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Plate 17: The former stable yard viewed from the west with the listed stable block on the left



Plate 18: The former stable yard wall curving west to north elevation (within the yard)


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Plate 19: Join between the stable block and yard wall



Plate 20: The former stable yard wall south elevation (outside the yard)


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Plate 21: The former stable yard wall curving south to east elevation (outside the yard)



Plate 22: Detail of a window lintel within the former stable yard wall



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Plate 23: The east elevation and opening in the former stable yard wall plus the listed stable block in the background



Plate 24: The music rooms north elevation

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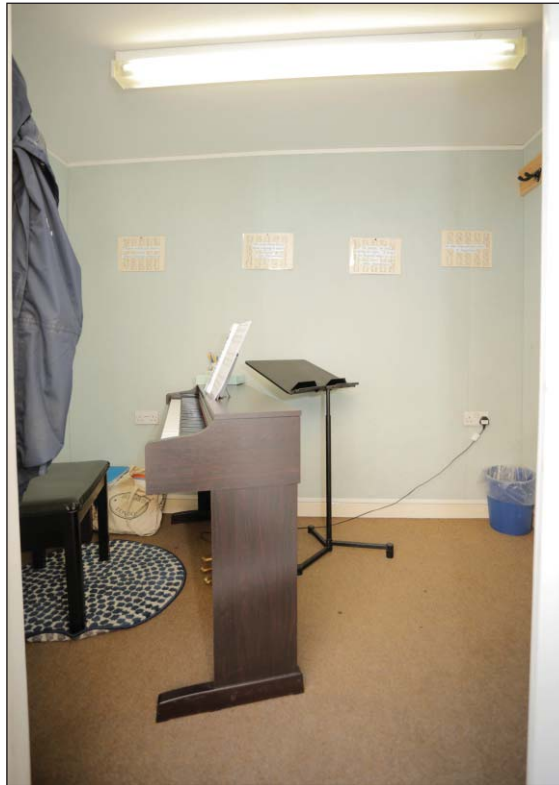


Plate 25: Interior of the west music room (within the c1820 brick structure)

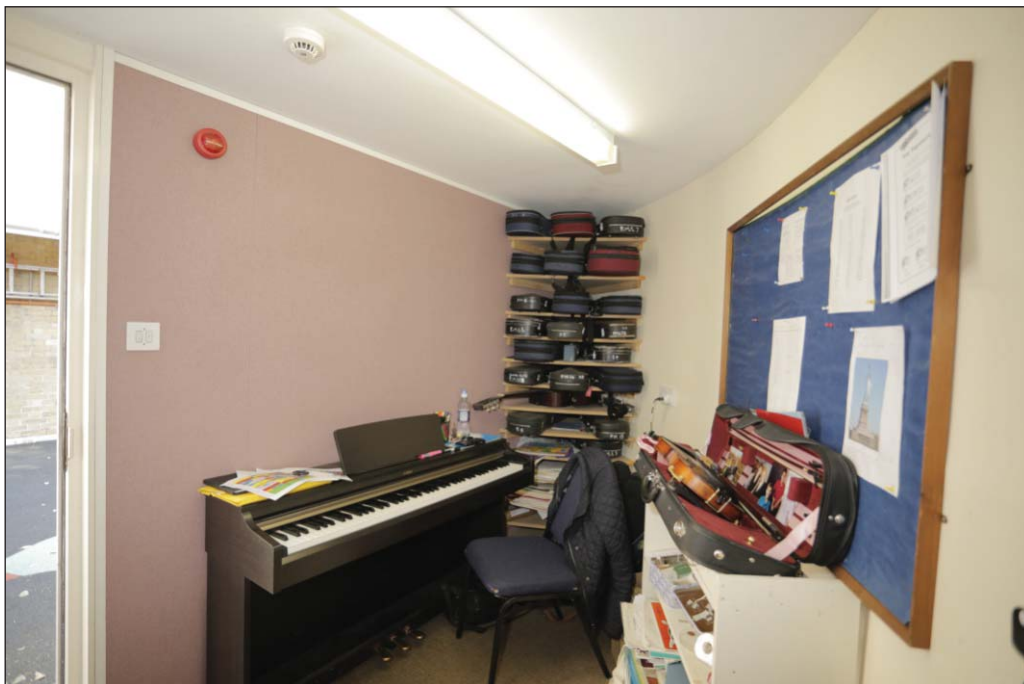



Plate 26: Interior of the east music room

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