

**GAYNES PARK MANSION AND STABLE BLOCK
THEYDON GARNON
EPPING
ESSEX**

DESK-BASED ASSESSMENT AND HISTORIC BUILDING RECORD



**Essex County Council
Field Archaeology Unit**

October 2010

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CONTENTS

1.0 INTRODUCTION

2.0 BACKGROUND

2.1 Site location and description

2.2 Planning background

3.0 AIMS AND OBJECTIVES

4.0 METHODOLOGIES

5.0 DESK-BASED ASSESSMENT

5.1 Medieval

5.2 Post-medieval

5.3 Modern

6.0 BUILDING RECORD

6.1 General description

6.2 The house

6.3 The stable block

7.0 DISCUSSION

8.0 CONCLUSION

ACKNOWLEDGEMENTS

BIBLIOGRAPHY

APPENDICES

Appendix 1: Heritage Appraisal by Martin O'Rourke

Appendix 2: Contents of archive

Appendix 3: EHER summary

FIGURES

- Fig. 1 Location & block plan
- Fig. 2 Phase plan of house and stables
- Fig. 3 Map of Hill Hall estate in Theydon Mount and Theydon Garnon, 1657 (T/M 455)
- Fig. 4 Chapman and Andre map of Essex, 1777 (plate 16)
- Fig. 5 Colour print of Park Hall, 1818 (I/Mb 352/1/2)
- Fig. 6 Tithe map of Theydon Garnon, 1838 (D/CT 350B)
- Fig. 7 First edition 25" OS map, 1872 (sheet 50.15)
- Fig. 8 Second edition 25" OS map, 1896 (sheet 50.15)
- Fig. 9 1920s OS map
- Fig. 10 House elevations
- Fig. 11 Pre-refurbishment house plans
- Fig. 12 Stable elevations
- Fig. 13 Stable plans

PHOTOGRAPHIC PLATES

- Cover shows the west elevation in 1976 (ERO B 655B)
- Plate 1 West elevation in 2001(ECC Planning)
- Plate 2 West elevation during survey
- Plate 3 Entrance porch on west side
- Plate 4 South elevation viewed from lake in 1976 (ERO B 655B)
- Plate 5 South elevation during survey
- Plate 6 North elevation during survey
- Plate 7 East elevation during survey
- Plate 8 Arts and Crafts stair tower c.1900, in courtyard
- Plate 9 Detail of first floor window of stair tower
- Plate 10 Main entrance in 2007 (Derelict buildings.co.uk)
- Plate 11 Remains of tiled floor in entrance porch
- Plate 12 View from entrance hall to lobby in 2007 (Derelict buildings.co.uk)
- Plate 13 Décor remains in western porch and lobby area (inserted stair)
- Plate 14 Stair hall in 2007 (Derelict buildings.co.uk)
- Plate 15 Imperial staircase in 2007 (Derelict buildings.co.uk)
- Plate 16 Drawing room viewed to south in 1976 (ERO B 655B)
- Plate 17 Drawing room during survey

- Plate 18 Tiled floor in inner hall
- Plate 19 Library viewed to west in 1976 (ERO B 655B)
- Plate 20 Kitchen/pantry in north wing during survey
- Plate 21 18th century roof in north wing
- Plate 22 18th century ceiling on first floor over stair hall
- Plate 23 Second floor over west wing (1870) viewed to north-west
- Plate 24 Second floor corridors viewed to south
- Plate 25 Second floor bedroom in south wing
- Plate 26 Tiled fireback in second floor bedroom
- Plate 27 Roof construction over south wing
- Plate 28 Basement viewed to north during survey
- Plate 29 Stable block viewed to south-east
- Plate 30 Stable block viewed to north-east
- Plate 31 Stable block and house viewed from rear (north-west)
- Plate 32 Stable block and wagon lodge 5 viewed from rear (north-west)
- Plate 33 Original panelling and windows in main stable 2
- Plate 34 Outline of former stall on dividing wall to stable extension (south)
- Plate 35 Hay loft over stable 2
- Plate 36 Passage in stable 3 viewed to yard (west)
- Plate 37 Former loose box in stable 3 viewed to east
- Plate 38 Original tackroom in stable 3 viewed to south-east
- Plate 39 First floor feedstore in stable 3 viewed to north
- Plate 40 Wheel window at north end of stable 3
- Plate 41 Blocked roof access in feedstore
- Plate 42 North wing of stable block (4): south elevation
- Plate 43 South wing of stable block (6): north elevation
- Plate 44 Boundary wall/south wall of south range of stable block
- Plate 45 Interior of late 19th century stable extension
- Plate 46 Typical interior to south wing (6) of stable block

**GAYNES PARK MANSION AND STABLE BLOCK
THEYDON GARNON, EPPING
ESSEX**

DESK-BASED ASSESSMENT AND HISTORIC BUILDING RECORD

Client: AWC Ltd Partnership

FAU Project No.: 2166

NGR: TL 484 017

Planning Applications: EPF 1007/09 & EPF1008/09; EPF/1910/09 & EPF/LB/1913/09

OASIS No.: 81414

Dates of Fieldwork: 16th & 19th March 2010

1.0 INTRODUCTION

This report describes the results of an Historic Building Survey and Archaeological Desk Based Assessment by Essex County Council Field Archaeology Unit (ECC FAU) on a Grade II* listed 18th/19th century mansion house and associated stable block. The work was commissioned by AWC Limited and carried out in accordance with a brief issued by the Historic Environment Management team of Essex County Council (ECC HEM) who also monitored the work on behalf of Epping Forest District Council (EPDC).

The house is undergoing refurbishment and conversion into seven flats and building works are well-advanced. Rooms have been stripped-out and there are few original fixtures and fittings surviving. The stables, which are contemporary with the house, are to be refurbished as part of a neighbouring wedding venue. The main object of the building recording and desk-based assessment phase of work was, as much as possible, to make a record of the house before the conversion began and to identify earlier phases of the house through the built fabric. An archaeological evaluation was carried out by ECC FAU on the site of four proposed new houses to the south of the house in March 2010 (Germany 2010).

Copies of the report will be supplied to ECC HEM and the Essex Historic Environment Record (EHER) at County Hall, Chelmsford. The archive will be stored with Epping Museum. An OASIS online record has been created at <http://ads.ahds.ac.uk/oasis/index.cfm>.

2.0 BACKGROUND

2.1 Site location and description

Gaynes Park Mansion is located in an area of undulating countryside c. 2km to the east of Epping and 1.3km north-east of Theydon Garnon (Fig. 1). The site is surrounded by open countryside to the west, south and north, including arable fields, with the house located at the top of a steep-sided valley. A wedding venue complex is located to the immediate east and north-east of the site, utilising the former home farm buildings, east of the stable block.

The house is an important Grade II* mid Victorian gothic revival mansion incorporating elements of a late 18th and early 19th century Georgian house known as Park hall. The house comprises three wings, with main entrance to the west and a courtyard to the east. Much of the early house is hidden beneath the gothic façade. At the time of the survey the house was undergoing refurbishment. The brick stable block stands to the north of the house, a once quite grand structure that is now partly derelict.

2.2 Planning background

Planning applications for the refurbishment of the mansion to 7 flats, construction of a new rear garage block and 4 new houses (EPF 1007/09 & EPF/1008/09) was submitted to Epping Forest District Council in June 2009, and subsequently approved by English Heritage. The plans involve extending, altering and refurbishing the Listed building for residential purposes (07/1171/07/TTGLB). A subsequent planning application (EPF/1910/09 & EPF/LB/1913/09) to convert the disused stable block to ancillary accommodation for the existing wedding venue was submitted to Epping Forest District Council in October 2009. In view of the impact of the Grade II* listed status of the house, curtilage listing of the stable block and the impact of the proposed works upon their historic integrity, ECC HEM advised Epping Forest District Council that a historic building record should be made before building works took place. EFDC duly placed a planning condition in accordance with PPG 16 and a brief of works was subsequently issued by ECC HEM (ECC HEM 2009).

3.0 AIMS AND OBJECTIVES

The desk-based assessment sought to use documentary and cartographic sources to inform the overall historical development of the house and parkland, and to place it in a local, regional and/or national context.

The purpose of the historic building survey was, as stipulated in the brief (ECC HEM 2009), to record the house and stable block, the former largely retrospectively. Ordinarily this would involve an external and internal descriptive record addressing materials, architectural elements, historic fixtures and fittings and internal layout, plus full photographic record. However, in this instance the brief recognised that the internal record of the house would be limited and based largely on reports, plans and archive material prepared before the works began. Fortunately, work had yet to start on the stable block, so this was to be recorded to RCHME level 3 (1996) standard

4.0 METHODOLOGIES

In order to complete the Desk Based Assessment a search was made of readily available cartographic and documentary sources relating to the site. The assessment was carried out in accordance with standards laid out in the *IFA Standard and Guidance for Archaeological Desk-Based Assessments*. The sources consulted included:

- Essex Historic Environment Record
- Historic documents held by the Essex Records Office
- Cartographic and pictorial documents held in the Essex Records Office
- Architectural Journals (The Builder, etc)
- Existing research
- The developer, especially pre-conversion photographs

It should be noted that other documents are probably held by the Chisenhale-Marsh family, who formerly owned Gaynes Park.

The study area included Gaynes Park Mansion and its immediate environs (a radius of 750m surrounding the site). Further details of the site history may be found in an appraisal of the house produced for English Heritage by Martin O'Rourke (appendix 1).

The building record of the house was undertaken in difficult circumstances, as virtually the whole house was being worked on and access was limited to those areas and times when safe opportunities arose. Because of this, movement around the building was complicated, especially the upper floors that, with the staircases removed, were often accessed by ladder. Internal plans created before the rooms were stripped-out were annotated to record any surviving historic features or structural changes, where evident, but the totality of the works

meant that apart from part of the early roof, this was confined to relatively minor features such as tiled floors, etc.

Recording the stable block in its pre-conversion state was possible by annotating existing architect's drawings. The north wing was in a perilous state, having partially collapsed, and was only recorded externally. The other two wings were relatively safe and most areas accessible. The top floor of the carriage house, which now forms part of a small modern house, was not recorded but external photographs are included in the report.

A series of photographs (digital and 35mm black & white print) were taken to provide a record of the buildings in their current condition. For the house this comprised a general external record, with work in progress, and internally any architectural detail/historic fixtures and fittings that remained. Such internal shots are limited in number and largely show the bare fabric of the building. General external shots were taken after the main elevations had been repaired and other parts demolished. General and detailed photographs were taken internally and externally of the stable block apart from the north range, which was only photographed externally.

A representative selection of photographs is reproduced at the back of the report as plates 1-46, including some from documentary and other sources. All pre-refurbishment photographs included in the report are from these sources and do not provide a comprehensive record of the house prior to works being carried out.

5.0 DESK-BASED ASSESSMENT

5.1 Medieval (1066-1485)

- 5.1.1 The earliest reference to a manor at Gaynes Park dates to the 13th century, though it was also known as the manor of Theydon Garnon until the 14th century (Powell 1956). As a result it is difficult to differentiate the two manors in documentary descriptions. The current name (Gaynes Park) is thought to have derived from a former owner, John Engaine, who was granted the manor of 'Tayden Garnet' in 1274.
- 5.1.1 Very little evidence relating to the actual house and grounds survives; however, the surviving evidence does document the ownership of the property. As such there is a very detailed history of ownership available within the Victoria County History (volume 4, Powell 1956), but this will not be repeated in detail within this report.

5.2 Post-medieval (1485 – 1854)

- 5.2.1 The manor passed into the King's possession in 1507 as the previous owners, Viscount Welles and his wife Cecily, daughter of Edward IV, died without a living heir. An Act of Parliament in 1503 decreed that the manor was to be held by the king for 10 years upon their deaths, whence it would then pass to Lord Willoughby. Lord Willoughby sold the manor to William Fitzwilliam in 1508 stating that he would prosecute the manor out of the king's hands. Gaynes Park remained in the Fitzwilliam family until the early 17th century (Powell 1956).
- 5.2.2 A map dated to c. 1657 depicts the manor as Park Hall (fig. 3, Essex Record Office (ERO) T/M 455) and suggests it may have been owned by the Earl of Anglesey, having been purchased by a William Turner, possibly acting on behalf of the Earl. During the 17th century Gaynes Park Hall was 'a fairly well-built brick house with gardens, orchards, yards, stables and outhouses with brick walls, 18 fish ponds...three acres of ground within the walls' (ERO D/DAC 228). This house existed in 1696 but had been demolished by 1740. The manor then passed to Viscount Valentia in 1761. The Chapman and André map of 1777 shows the house one quarter of a mile to the north of the original location of Gaynes Park Hall (fig. 4). This map also shows the manor buildings located along the northern edge of a track linking the manor to Epping.
- 5.2.3 In about 1792 Park Hall was sold to Sir Thomas Coxhead, who probably rebuilt the house soon after (appendix 1). The new house was constructed on a broadly symmetrical U-shaped plan on the south side of the track. Fig. 5 shows a water colour painting of the house dated to 1818 (ERO I/Mb 352/1/2-4). The main west elevation of the house is shown as a two-storey structure with a white façade and a central entrance porch flanked by Venetian windows. The stable block, which is also shown, was probably built sometime between 1805 and 1818 (appendix 1). The 1838 Tithe Map (fig. 6, ERO D/CT 350B), shows Park Hall, the stable and the home farm. The woodland shown in the 1777 map has decreased slightly in area and is also no longer present to the west of the house.
- 5.2.4 Gaynes Park was re-built between 1868 and 1870 by Thomas Chisenhale-Marsh, as a large stone mansion of Bath and Reigate stone (Powell 1956) that incorporated elements of the earlier Park Hall. In comparison with the Tithe Map of 1838, the First Edition Ordnance Survey of 1872 (fig. 7) shows few alterations, small extensions aside, to the layout of the manor, indicating that mainly the external elevations of the

house were altered. At the same time a north wing was added to the stable block and the home farm (present wedding venue) was rebuilt.

5.2.5 The Second Edition OS map of 1896 (fig. 8) shows very slight changes to the courtyard layout and to the service/outbuildings to the east. A fountain is shown on the western approach, which is no longer present, while the south wing has been added to the stable block, built onto the existing yard wall.

5.3 Modern (1900-present day)

5.3.1 Minor additions and alterations were carried out before the 1920s, probably in the Edwardian era (appendix 1). According to appendix 1, the north side of the south wing was re-faced in 'Arts and Crafts' brickwork in 1900 when the gabled stair turret was built, housing a 17th century style oak staircase and providing grander but more private access to the best family bedrooms. Figure 9 (New Series OS map, c.1920) shows a more formalised layout, with a circular carriage park outside the main door and landscaping to enhance the fountain. An extension has been built onto the front of the service wing and another apparently on the east end, both of which are no longer standing.

5.3.2 In 1976 the house and nine acres of garden and grounds were sold at auction for £80,000 (B 6558). A Jewish boarding school was established and the interiors re-organised. There is no record of the school or how long it lasted for, and it is not mentioned in the List description which was compiled in 1984 (LBS 118030). After the school closed the house was left empty and boarded up.

5.3.3 The house was included in the ECC Buildings at Risk Register in 2001 where it is described as 'poor' and requiring urgent roof repairs. At the time it was vacant and again up for sale (ECC 2001). Since then the house remained empty apart from a period of time when it was occupied by squatters (H. Conroy pers. comm.).

6.0 BUILDING RECORD

6.1 General description

External repairs were carried out to the house prior to the survey, but the interiors had been completely stripped-back to severe dry rot in the timbers and wet rot in the brickwork (T. White pers. comm.). Builders were working on the new internal layout of the flats, so walls

and stairs had been removed, doorways cut through and old ones blocked in as part of the conversion work. Much of the basis of this report is therefore based on documentary records such as the 1976 sale catalogue (B 6558) and a historic building appraisal produced before work began (appendix 1). The latter covers the architecture and development of the house and provides a certain amount of detail on the entertaining rooms of the ground floor. Photographs from the sale catalogue are included in this report as plates.

Based on this information, the building phases to Gaynes Park are summarised as follows (fig. 2)

- Late 18th century Park Hall built on a 'U'-shaped plan c. 1792.
- Early 19th century alterations and construction of stable block (pre-1818)
- Extensions and re-cladding of main elevations 1868-70. Movement of entrance from west to north. Second floor added, dining room extended
- Edwardian re-modelling of stair tower and other alterations

The stable block stands to the north-east of the house with the late 19th century home farm behind (fig. 1). The stable is not Listed but several of the other buildings are, now mainly part of the wedding venue.

- Outbuildings to east of courtyard LBS 118032 (demolished)
- Open barn LBS 118033
- Outbuildings to north of courtyard complex LBS 118034
- Viewing bay LBS 118035
- Entrance lodge LBS 118046

6.2 The house

Gaynes Park is built on an asymmetric plan around the late Georgian red brick core of Park Hall. The bricks used are soft reds with a coarse fabric and dimensions of c.220 x 110 x 60mm laid in English bond, which suit an 18th or early 19th century date (Ryan 1996). The principle elevations to north, east and south are raised to three storeys and faced in grey Bath and Reigate stone, topped by Tudor Gothic style features and detailing. The roofs are typically grey slate and the chimneys have red brick stacks ending in long buff-coloured clay patterned chimney pots.

The main elevations generally show stone facing with stone banding to each level and stone crossed transome windows of various sizes, depending on the size/status of the room, that generally reduce in size from the ground floor upwards, giving an increased perspective of

height. The walls are finished with ornate railings, pendants, finials and other architectural paraphernalia.

The main entrance is on the north side, replacing the original Park Hall entrance on the west side (fig. 5), while part of the pre-1870 exterior remains on. An early 20th century flat-roofed service structure built onto the east end was demolished as prior to the survey and was therefore not recorded. Further service rooms attached to the rear of the west wing and accessed through the courtyard were also demolished due to unstable, shallow foundations (Harvey Conroy pers. comm.). Plans and elevations of both of these structures prior to demolition are included in the report as part of the record.

6.2.1 External description

The major elevations display heavy Tudor Gothic features providing a “Romantic external appearance” (appendix 1). On approach to the mansion, the dominant side is the **west elevation** (plates 1 & 2), representing the former main façade of Park Hall shown in the 1818 painting. A gabled crosswing at the north end, with thin turrets either side projecting outwards, contains the 1870 dining room. Adjacent is a side entrance with Tudor arch and moulded naturalistic spandrels over the door which is approached by a flight of stone steps with an iron railing to the side (plate 3). Continuing southwards are four bays with feature gables (LBS 118030), each like the crosswing, decorated with stone coping, finials and balls. Each of the three levels is uniformly fenestrated with stone crossed transome windows, the largest of which are on the crosswing, of five crossed lights, lighting the dining room and major first floor bedroom. The former entrance in front of the stairs is lit by a four-light crossed-transome window on the ground floor, followed by a range of two-light windows on the drawing room and single windows on the drawing room extension (fig. 10a). Above, the first floor is lit by a three-light crossed-transome window on the landing within a range of four two-light windows. The top floor is lit by three-light crossed transome windows, those in the main part connected by diamond pierced rail parapets with four large gargoyles attached. Each level is defined by stone bands as are the tops of the turrets.

The **south elevation** (plates 4 & 5) which fronts onto the lake and gardens contains similar and contrasting themes mixed together. It is divided into five bays, each of different form. From the west, the gabled end of the main range terminates with characteristic gargoyles and the single-storey drawing room projects forward from beneath, topped with a stone balustrade. Beside it is a tall three-storey entrance porch with dentillated balcony reached by an internal stair. Again the doorway has a Tudor arch and carved spandrels, leading to the inner hall (fig. 11a). The middle bay ends with a shaped gable, while next to it is a three-storey bay window that lights the library, decorated with a pierced stone parapet (fig. 10b).

The end bay returns to the pointed gable dominant on the first bay and west elevation (fig. 10b). A doorway is cut into the window here, and between bays four and five, a small window is missing (fig. 10b). A balustraded stone parapet links the bay window to the bays either side. A foundation stone laid on this side bears the inscription 'CM Sept 7 1868'.

By contrast, the main **north elevation** juxtaposes the two styles of Georgian and Victorian gothic (fig. 10c, plate 6). At the time of the survey the demolished early 20th century extension was being replaced by a shorter extension built over the hip of the Georgian elevation. The Georgian part remained unchanged in 1870 because of its utilitarian function, housing the kitchen and main service rooms. The exterior is faced in creamy stock brick (re-faced between 1805 and 1867, appendix 1) over an English-bonded red brick core and, given that the west end was extended in 1870, almost three-quarters of the early elevation is exposed. The exposed three bays of the service range display sash windows with stone sills and gauged brick heads rather than the Venetian windows seen on the front in the 1818 print (fig. 5), which were more decorative and probably saved for the more prominent elevations. Those on the ground floor are arched nine-over-six windows in recessed panels, connected by a brick band. The two floors are separated by a second brick band; those windows above are six-over-six sashes with flat arches below a moulded stone pediment (plate 6).

The gothic western half is occupied by the main entrance porch, containing two stout heavily-studded doors in a 4-centred arch supported on slender gothic columns (plate 10). Above the door is set a stone panel containing six-light wooden windows, the top parts of which have blind stone arches. A three-light transome window is located above, within the pointed gable, which has the same diamond/cross motif recorded on the west elevation, a geometric design feature, and a pair of gargoyles above the entrance (fig. 10c) holding (blank) shields either side.

The **east elevation** (fig. 10d, plate 7) has received less architectural treatment than the other sides because of its location at the rear of the house. It is clear from the mainly low architectural standard of the courtyard (apart from the stair tower) that this was a service area. It is also the most affected by the current building works, which comprise extensions to the north and south wings and a replacement structure at the back of the west wing, seen in progress in plate 7. The only surviving historic part of this elevation is the east end of the south wing (fig. 10d), which has stone cross transome windows set on three levels offset to the centre. A parapet runs around the top on a dentilled cornice and stone bands run between the floors to match those on the other elevations. The new extension on the north side will improve the window imbalance in this part of the building but will also hide the east

face of the Arts and Crafts stair turret, which is shown in fig. 10d, though this side lacks the architectural interest of the courtyard elevation (fig. 10e). The elevation shows few features apart from small multi-pane sash windows on the stair landings and rainwater pipes. The stair tower rises to three levels, the first two of which are in exposed brickwork, while the top floor is plastered, with a medallion in relief in the centre of the gable (plate 8). Mock Tudor leaded windows light the levels, fitted with iron fasteners, while the top lights in the bottom set are decorated with a row of alternating blue and green stained glass roundels (plate 9).

At the back of the courtyard is the demolished side of the west wing, which is illustrated more clearly on fig. 10f. This appears to have been a very utilitarian range, bare brick, without any of the embellishment afforded to the main elevations. There are two doorways on the ground level and a mixture of modern casement windows added on all levels between and cut into the more orderly flat-arched sash windows frames that rise through the levels (fig. 10e). The east end of the north wing has also been demolished; some of which is datable to the early house but mostly comprising a two-storeyed flat roof projection that was added on the north front sometime around 1900 as butler's quarters (appendix 1). There is little of interest on the north elevation, included for completeness of the record, with the exception of the wall-mounted bell (fig. 10g, appendix 1).

6.2.2 Internal description

Building works were at an advanced stage, with the whole interior stripped back to bare walls for plasterboarding. Windows had already been replaced and any redundant doorways had been blocked and new ones inserted. Therefore there was very little remaining of value to record. In the following descriptions, pre-refurbishment photographs are used, where they exist, to show some of the main rooms and provide a general understanding of the standard of décor and furnishings before the demise of the house. These are combined with internal photographs recording the condition of the building at the time of the survey and plans drawn before work started. Where required, reference is made to observations made during the heritage appraisal.

With the rooms stripped bare it is difficult to comment on observations and interpretations made in the historic appraisal, but details are included where decorative remains survive. Many modern partition walls shown on the plans appear to have been added during the Jewish school period to provide boarding rooms, etc and have been removed, along with some 19th century internal walls. It has therefore become more difficult to follow the routes of circulation of the historic house, particularly on the upper floors and service areas that appear most affected by the development.

Ground floor

The ground floor contains the large entertaining rooms and family rooms in the west and south wings (dining room, drawing room, library, etc) and service rooms in the north wing (pantry kitchen, etc).

The main porched entrance on the north wing leads into a small entrance hall. Both porch and entrance hall had coloured geometric tiled flooring, some of which remains in the porch, though the floor in the entrance hall has been almost completely removed. Plate 11 shows the remains of the floor in the entrance porch and also the inner casing for the original bell pull beside the main door. From the entrance hall, there was access to the pantry on the left (ERO B6558), and dining room on the right, or through the lobby to the stair hall (fig. 11a). The **dining room** was fully-panelled with matching fire surround and portrait spaces (Listed buildings Online). Unfortunately no photographs exist of this room. In the 18th century house the original front entrance led into the stair hall and then left into the former dining room or right into the existing drawing room (appendix 1).

Decoration inside the **entrance hall** and **lobby** comprises high skirting boards, dado rails and dentilled cornice (plate 12). This had all been removed at the time of the survey and new stairs inserted into the lobby, but similar decoration survives in the porch (plate 13). As with the porch and entrance hall, the tiled floor is continued into the **stair hall** (plate 14). The imperial staircase is a major and original part of the 18th century house that linked the ground and first floor formal areas. Scrolled handrails and twisted balusters define the first flight of stairs, changing to scrolled iron work up to the first floor gallery, with its ionic columns (plates 14 & 15). It then continues upwards to guest bedrooms on the first floor of the west front (ERO B6558), which is higher because of the taller ceilings of the entertaining rooms below.

The stair hall exited out to service rooms in the demolished east block or through into the **drawing room**, one of the main entertaining rooms. According to appendix 1 there was a great deal of décor dating to c.1900: “dixhuitieme” wall panels and “foliated ceiling decoration” made from *carton Pierre*, a fine Edwardian papier mache (appendix 1). Plate 16 provides a view of the room from 1976, fully-furnished, with moulded ceiling and cornice, black and gilt architraves to the doors and carved pediments (ERO B6558). A neo-classical white marble fireplace stood on the east wall, with caryatids (female figures) supporting the entablature (appendix 1). Unfortunately the room had suffered from extensive dry rot and plate 17 shows the view today. The high ceiling joists were probably reused from the early house (appendix 1) and the same may be true elsewhere in the house. After the southern

extension was built this was the largest room in the house, giving it the larger proportions of a ballroom (appendix 1 & fig. 11a).

From the drawing room the inner hall is crossed to reach the library (fig. 11a). The **inner hall** retains a geometric tile floor, different to that in the entrance porch and lobby with its use of predominantly circular motifs (plate 18). In former days it led to the servant's hall and externally out onto the lake and garden (ERO B6558).

The **library** was the second largest room in the house. Three of the four sides of the room were lined with book shelves and ladders up to a mid-height gallery (plate 19). The book shelf divisions were divided by carved fruit and flowers and leaves were carved on the shelf edges (Listed buildings online), though the backing to the bookcases was in plywood (appendix 1), indicating a certain degree of modern intervention.

The study and office are believed to have been part of a former billiards room extension (appendix 1). The 1976 sale catalogue mentions an Adam fireplace and wood-strip floor in the **study**, while the **office** appears to be more of a utility room (ERO B6558).

No historic detail is available of the north wing service/kitchen area or service rooms in the demolished areas. Plate 20 indicates a huge chimney breast on the south wall containing a blocked-in oven/fireplace with a large arched open hearth for a range just to the west and another blocked example on the other side. In the pantry next door (fig. 11a) the dividing wall has been removed, but there are rails along the walls for panelling.

First floor

The first floor contained two guest suites, six bedrooms and one master suite (ERO B6558). Given the degree of damage to the layout, these are difficult to place in anything more than general terms. Precise locations of rooms mentioned in the catalogue are uncertain, but rough positions of main bedrooms are given in fig.11b.

The main guest bedrooms were on the west wing and the master suite overlooked the lake to the south (appendix 1). An L-shaped corridor connects the three wings (fig. 11b) on this and the second floor. The modern stud walls in figure 11b, removed during the stripping-out, are likely to date to the time of the Jewish school.

Due to the advanced stage of the building works, there was little of value to record on the first floor and access within the west and south wings was difficult. The main point of interest was in the north wing where the original roof remains. The roof was exposed in the last three

bays of the wing, which is the only part of the house (except for the demolished eastern block) that was not lost when the second floor was added in 1870. Two bays were exposed consisting of heavy c.30cm-wide beams spanning the brick walls and supporting a king post roof frame (plate 21). In its construction, the king post is strapped and pegged to the beam and the struts pegged either side at 45° to the principle rafters, with the top of the king post forked to receive the ridge piece. Longitudinal timbers span the bays that originally held ceiling boards, evidenced by wide slots on their edges. Some of the timbers, especially the rafters, show signs of reuse, perhaps originating from the earlier house. Elsewhere, on the west wing, the first floor ceiling joists were exposed, which were also substantial. Heavy binding joists span across the stair hall with deep floor joists lodged on and reinforced with herringbone strutting (plate 22), added to strengthen the new second floor (former attic) in 1870.

Second floor

The second floor was more easily accessible. This level was created entirely in the 1870 works and was approached by two staircases at either end and the stair tower, leading onto the L-shaped corridor (fig. 11c) and a series of rooms, comprising seven bedrooms and a laundry room (B 6558). Partition walls are occasionally constructed of red brick but more often than not in primary-braced narrow studwork, all machine-sawn and plastered (plates 23 & 24), suiting the late date. Again, little remained to record beyond the occasional later door frame (plate 23) and many of the rooms were being plasterboarded during the survey. In the main bedroom of the south wing (fig. 11c, plate 25) were the remains of a green tiled Victorian back hearth, decorated with bird tiles (plate 26), more of a contemporary style than the entertaining rooms on the ground floor. The roof frame above is a simpler affair than the 18th century version, a relatively light structure of machine-sawn rafters, thick purlins and tie rods (plate 27).

Elements of the original shallower-pitched roof trusses were observed either end of the corridor where the chimneys are built around the cross beams (which now support the second floor) and the remains of the primary rafters, sawn through either side but trapped in the chimney (plate 24). The angle indicates the earlier roof was wider, and pitched at 25°, which would make it a comparable height to the former roof of the 18th century eastern block and would have covered the service corridors that were placed under a flat roof in 1870.

Basement

The basement had also been cleared before the start of the survey. A visit was made from the steps along the south front and a photograph taken for record purposes. The photograph

(plate 28) shows a tall vaulted ceiling supported on wide brick arches. Part of the north end had collapsed under the passage behind the library and was sealed off (fig. 11d)

6.3 The stable block

The stable block, which stands to the north-east of the house, is to be incorporated into the existing wedding venue. It consists of an early 19th-century two-storey linear range with central carriage house and stables/utility buildings either side and later 19th century ranges either end, all set around a west-facing yard. The buildings have not been properly used and maintained for some time and the north range is in the process of falling down. Carriage doors have been removed and/or altered, and windows boarded-up, though most are still present. A small modern house has been built onto the back of the carriage house, incorporating its top floor. Each component is described separately in the following descriptions.

6.3.1 Carriage house and stables (1-3)

The original early 19th century structure was quite elegant in its day and features as a grey almost dream-like building in the watercolour print of 1818 (fig. 5). It is an eight bay asymmetric structure on two levels, built from red brick with tiled roofs. The carriage house projects slightly from the range and retains its boarded clock tower mounted on the hipped roof (plate 29). Matching wings extend to the south and north side presenting a symmetrical main elevation. The north (end) elevation is covered in ivy and overlooks wagon lodge 5, while the south elevation adjoins stable extension 6, which forms part of the south range (fig. 1). The main elevations are described below.

External description

Carriages were admitted through two tall arched doorways on the main west elevation (plates 29 & 30). Brick bands extend to the recessed arches of the stable doors and windows either side (fig. 12a), formed from gauged brickwork. The doors and glazed fanlights in the arches above have been removed and boarded-up. On the first floor are inserted windows, probably dated to the 1960s or 70s when the house behind was built, cut into earlier ones shown on the 1818 print (fig. 5). The roof tiles are probably replaced.

The wings either side have central doorways with glazed fanlights (seen internally) flanked either side by arched windows that in general remain *in situ*; round arch-headed sash windows with thin glazing bars only properly viewed internally (fig. 12a). Between the windows and doorway of the south stable (2) are iron tethering rings for the horses, which are absent on the other side, suggesting an ancillary function to the north side (3). Hatches

above the doors are located either side for bringing feed and hay up into the lofts. The door frame of the south stable (2) is painted 'Victorian green' and leads onto a semi-circular stone paved area (fig. 13a). The exterior of the north stable (3) has been altered in the modern period by cutting out one of the windows to form a larger opening, and exchanging the boarded loft hatch for a glazed version. This side has a roof vent to a first floor feed store. An open-sided timber shed (4), possibly a former wagon lodge was built on the north end in the mid 19th century, partially observed in figure 12a and described in this section.

The rear elevation (east) is much less formal than the front. The south stable wall is bereft of any features apart from a row of vents (fig. 12b). The back of the carriage house is partly hidden by the modern house (plate 31). The main feature here is a modern window on the first floor which has been inserted into an existing segmental brick arched window aperture (fig. 12b), probably one of a pair originally. It is possible the top floor was used as accommodation for the groom, which was common on larger estates. Similar arched heads are located above the three doorways on the elevation of building 3 to the north end of the house (fig. 12d). The largest of these (plate 32) provides access into the courtyard through a passageway and the other two into one of two rooms either side. The middle door is blocked, while the third provided direct access to the loft stairs (fig. 13a). A flat-arched window stands towards the north end of the elevation, perhaps a later addition, and there is a second loft hatch above the passage door (fig. 12d).

The open-sided shed, probably used as a wagon lodge by the farm, has a timber-frame and weatherboarding to the upper part. The lower part was built open-sided with curved braces between post and wall plate but the east side was filled-in with machine-sawn studs in the later 19th century (plate 32). It is currently full of old farm equipment.

Internal description

The interior of carriage house (1) (plate 29) was formerly panelled but is now rather plain: the lower parts of the walls plastered below white-painted brickwork. The ceiling is plastered too and the binding beam has been boxed-in, but formerly exposed with the joists. The floor above this was converted when the house was built and was therefore not recorded.

In the southern stable (2), the three bays are split by a modern wall. Good wall panelling survives south of this artificial division (plate 33), but has been removed and re-plastered to the north. Stall dividers have been removed throughout, but their outlines remain on the south wall beside the timber stair, which is a recent replacement (plate 34). Judging from the spacing of those in the stable extension, there are likely to be four stalls here. Access to the

stable extension (6) is by a door behind the stair (fig. 13a). Above is a well-built hay loft, with access by a drop hatch over the stable extension to the south (fig. 13b). A stud wall divides the loft and carriage house beside modern water tanks. A doorway appears to have once linked the two, but is now blocked (fig. 13b, plate 35).

The roof structure is common to both wings of the original stable block and is well-built with good-sized components. Its form is the clasped-purlin, with collars supported on long braces, all fully-pegged except for side struts that are nailed (plate 35). The main timbers are 20cm-wide, cut square and neatly-pegged.

The north wing of the original range (3) appears to contain ancillary rooms to the main stable, though their exact function is unclear. There are two rooms either side of a central panelled passage that leads from front to back (fig. 13a, plate 36). The room on the south side of the passage is separated by a timber partition and has a concrete floor. The main point of interest is the stair up to the first floor (plate 37), which appears original and could be reached directly from the back. Part of the north side has been enclosed in modern boarding and the room was formally divided by a modern partition contemporary with a raised floor, close to the blocked door (fig. 13a, plate 37). Walls and ceiling joists retain whitewash. The presence of a drain in the floor suggests horses were kept here, perhaps as a loose box. On the other side of the passage (north) is the second room. This was formerly divided down the middle by a timber partition (fig. 13a, plate 38) into two areas, forming a tack room on one side (with shelves) and a perhaps a stall the other side. The walls are lined to mid-height with vertical timber boarding. Stairs lead up to a hatch onto the first floor above, which is a rather cramped space compared to the floor on the other side, with modern partitions and six feed bins occupying each side of the three bays (fig. 13a & plate 39). The gabled end wall contains an elegant wheel window (plate 40) that together with modern glazing to the former loft hatch on the front provides good light. The opposite end contains a second flight of steps to an aperture in the roof, which is now blocked (plate 41).

6.3.2 North range (4 & 5)

The north range (plate 42) was built during the major works of 1868-70 and contains a prominent three-bay brick range (4) and less prominent two-bay open-sided wagon lodge at the back (5) (fig. 13a). The main elevation is in a ruinous state, virtually collapsing into the yard and was recorded externally only, while the timber structure at the back was also only recorded externally (see section 5.3.1) because it was impossible to enter. The open-sided north end and rest of the range on this side are covered in ivy (plate 32).

External & internal descriptions

This end is built from Flemish-bonded red bricks under a slate roof, hipped to the west. The courtyard elevation (fig. 12b) shows a range of three six-over-six pane sash windows (now boarded) lighting each of the three rooms inside. The door to the western bay is ledged and boarded and has an iron ventilation grill to one side (plate 42). There are no features on the north elevation apart from a toilet (fig. 13a).

Figure 13a shows gullies for horses in the two end rooms. The central room has a red and grey diagonal tile floor and a probable fireplace. Such features may suggest this was a later tack room.

6.3.3 South range (6 & 7)

The south range (plates 42 & 31) was built in the late 19th century to add extra stabling and coach garaging, completing the existing layout around the courtyard. It consists of an L-shaped three-bay stable extension built of red brick under a tile roof, hipped to the west like the north range. Because it was built onto the existing boundary wall between house and farm, the range is canted slightly towards the south (fig. 13a).

External description

The main elevation facing the yard is in a poor state. Half the coach doors are modern replacements that lack the relative elegance of the original ledged and battened doors (plate 43). Two carriage doors are located on the garage in the corner, while the garage at the west end has a separate singular access and a tripartite carriage doorway that is mainly modern (fig. 13a).

The rear part of the range (east) is built off the hip of the original stable. The main features are the two six-pane tilting windows on codestone sills and corrugated iron roof, the slates having been stripped-off (plate 31). The south elevation is built onto the existing boundary wall (plate 44) and originally provided an entry into the stable at the eastern end (fig. 13a), which was recently blocked.

Internal description

Inside the stable extension (6), much of the cream-coloured wall panelling remains and until recently wooden partitions survived along the south side, terminating in cast iron posts that divided the stalls (fig. 13a). Scars for former stall dividers on the east wall and accompanying tethering rings (one per stall) suggest facilities for six horses and on the north wall are scars for troughs (plate 45). Channels and cast iron gullies in the floor meant that liquid waste was

drained away (fig. 13a) and the hatch from the main hay loft meant hay could be transferred easily (fig. 13a).

The two garages (7) have few items of interest and can be described together. Both have their original floors made of 4 inch stable blocks in the eastern garage and 7 x 3 inch brick setts in the western one. The walls and ceilings are painted white, all shelving is modern and the areas lit by fluorescent lights (plate 46).

7.0 DISCUSSION

The present house is believed to date to the **late 18th century**, built on a symmetrical U-shaped plan form around a courtyard open to the east with a main entrance on the west side. Its essence is captured on the 1818 print (fig. 5), which shows a plastered exterior and Venetian windows (popular in the second half of the 18th century) either side of a projecting flat-roofed porch situated below a low pitched roof with short chimneys. With the interiors stripped-out during the survey, the raw constructional elements of the 18th century house were viewed: the thick red brick walls and heavy king post roof with its hipped east end over the service wing and evidence of the former roofline on the western range. The stable block has early 19th century characteristics suggesting the print was commissioned shortly after it was built (appendix 1).

The building works of 1868-70 masked most of the earlier structure in stone cladding and added complex elevations providing a mix of Gothic and Tudor elements: sharply-pitched roofs and gables, square-headed stone-transomed windows, oriel and bay windows and tall and elaborate chimneys, finished off with all manner of architectural features and ornamentation. Following the movement of the main entrance to the north side, a more complex internal layout was introduced with the addition of the north entrance porch, extending the dining room and elongating the drawing room at the south end. A new second floor was added to all but the north wing service area, greatly increasing the floor area. Its new roof is notable for its lighter construction in machine-sawn timbers, typical of the late 19th century.

Inside, the major family and entertaining rooms within the house were well-furnished and of high quality, reflecting the wealth of the Chisenhale-Marsh family and their status. Internal spatial layout and documentary evidence provides important information on the different areas of the house and likely room function. It was common and fashionable for grand

houses of the period to have a large retinue of domestic staff, many of whom would have 'lived in'. The main entertaining/family rooms were at the front while the servants rooms were at the back of the house within the north wing and the demolished eastern block. Service routes on the ground floor were demarcated by an L-shaped corridor marking the boundary between family and service zones and linking the kitchens and other service rooms to the entertaining rooms in the west and south wings. The same corridor continued on the first and second floors with access to the master suite and guest bedrooms, located on the prominent elevations. Demarcation of servant and family zones represented the boundaries between the domestic/working and family/entertaining functions of the house and in many ways the social hierarchies of Victorian society.

The development of the stable block was accomplished in several phases. The main core around the carriage house especially retains significant historic interest within the context of the house, grounds and historic farmstead. Although affected by subsequent development which has inevitably resulted in the loss of fixtures and fittings, some interiors remain, particularly in the stables that retain panelling, doors and windows, and evidence for grand horse stalls built with iron posts. Almost all of the windows remain, which are attractive features in their own right. It would appear from the evidence that the original stables were upgraded at the same time as the house was refurbished and then extended in the latter part of the century. The exact function of some areas is unclear; mainly those in the dilapidated north range, but good interiors also survive on the first floors to either side of the carriage house as feed and hay stores. The top floor of the carriage house was probably lived in by the groom, which was generally the case as horses and carriages were valuable commodities.

8.0 CONCLUSION

Gaynes Park is a unique grade II* listed 19th century Gothic Tudor mansion. Through background research, earlier surveys and the current work, a good idea of its development has been obtained and brought together for the record. It is likely that further information rests with the family, who remain in the area. Had the interiors survived, including those on the upper floors and service rooms, a much fuller record could have been made, particularly with regard to the décor and fixtures and fittings which, judging from the interiors included in the sale catalogue from 1976 were of good quality.

The house was built by a wealthy family in a prominent position in the landscape. Its grounds made for a fine parkland setting with boating lake' grotto and formal gardens, landscaped to afford the best views from, and to, the house. The home farm stands to one side, with the grand stable block on show from the house. During the Victorian era fashions for revivals in earlier architectural styles came to the fore and in the later years many high status structures (domestic and municipal) were influenced by the Gothic and Tudor forms. Gaynes Park Mansion is good example of the grander, more ornate version, containing many architectural features and expensive detail. As such it has high architectural significance and was probably built by a recognised architect, whose identity is unfortunately unknown despite the level of research undertaken.

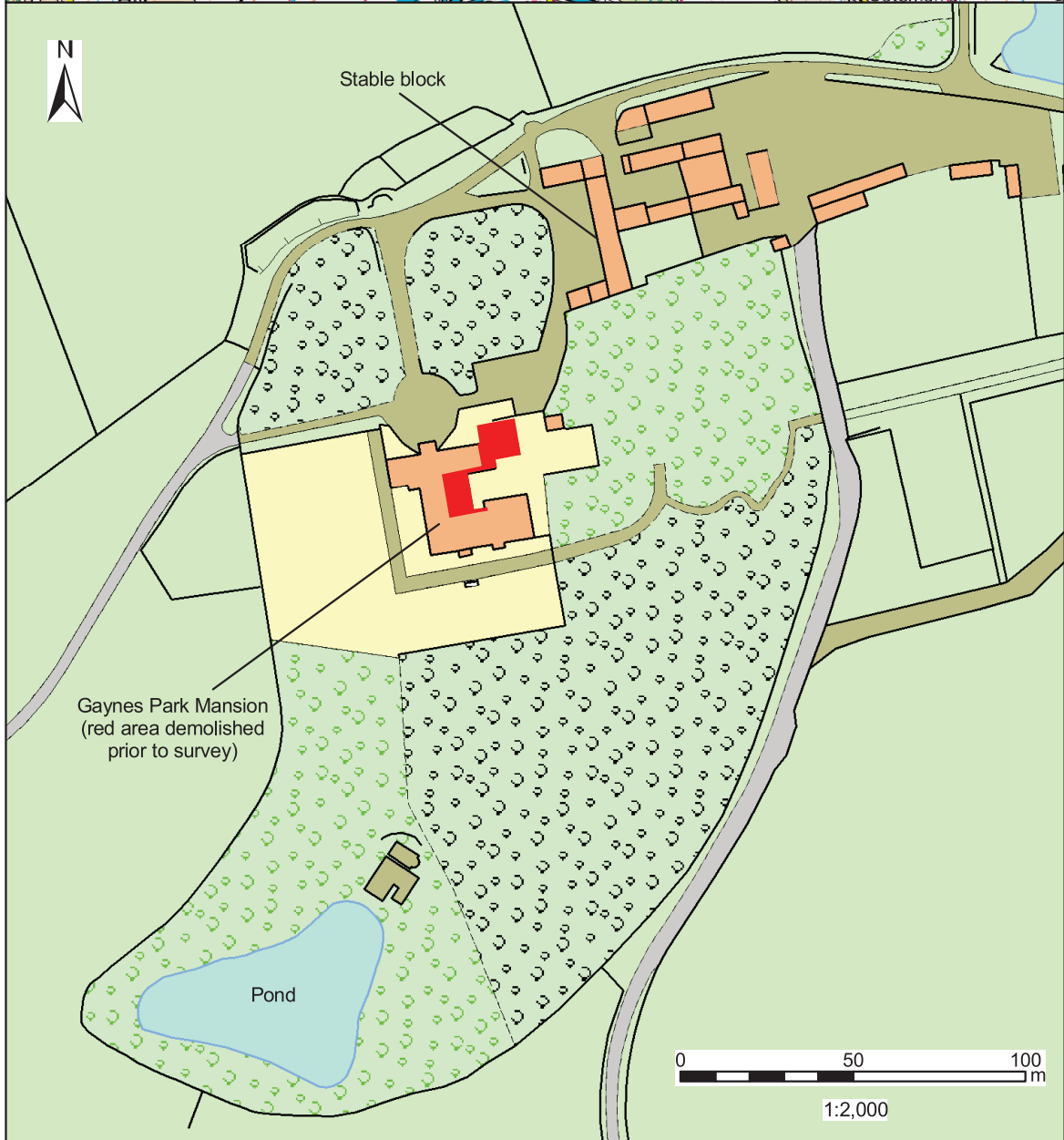
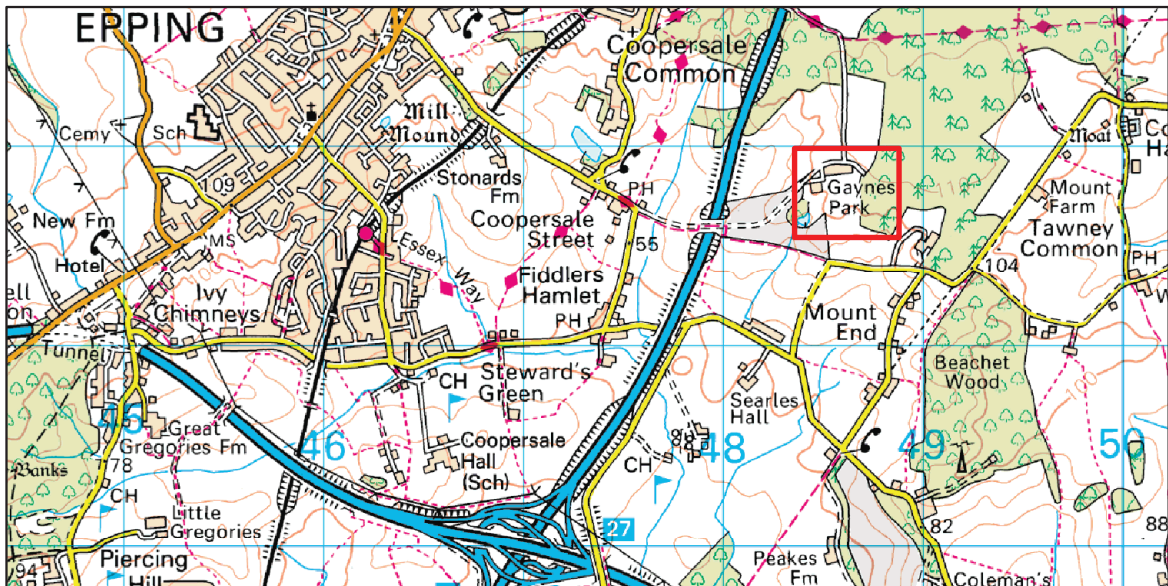
Current building works are designed to have little impact on the external fabric of the building, the main parts of which have been restored to their former condition. Later additions have been removed and replaced with new build sympathetic to the house, approved by English Heritage. Thus the house retains much of its historic character externally despite the loss of the interiors, which had been ravaged by damp. Despite the circumstances however, opportunities seldom arise to record grand houses of this period and a valuable record has been made.

ACKNOWLEDGEMENTS

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Fig.1. Site location and block plan



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Fig.2. Phase plan

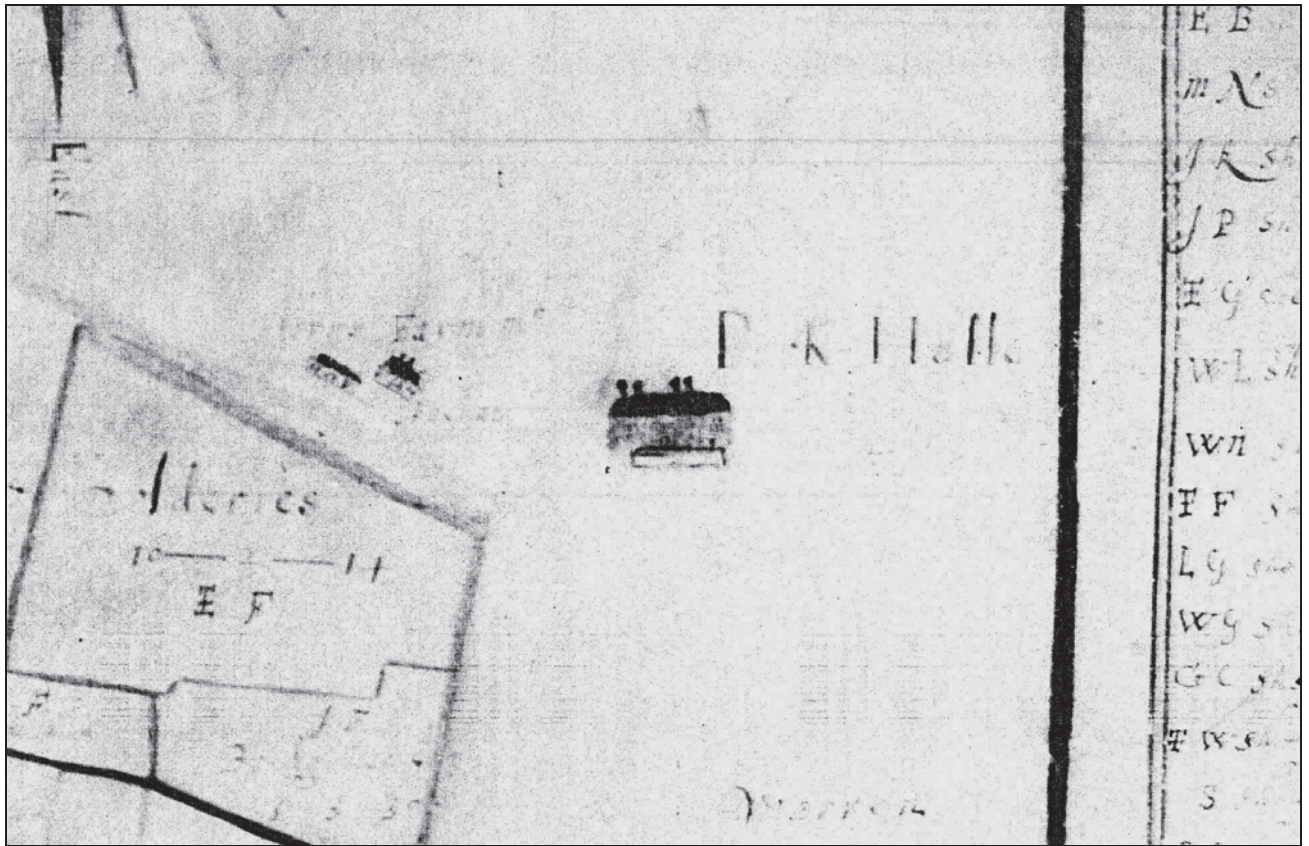


Fig. 3 Map of Hill Hall estate in Theydon Mount and Theydon Garnon, 1657 (T/M 455)

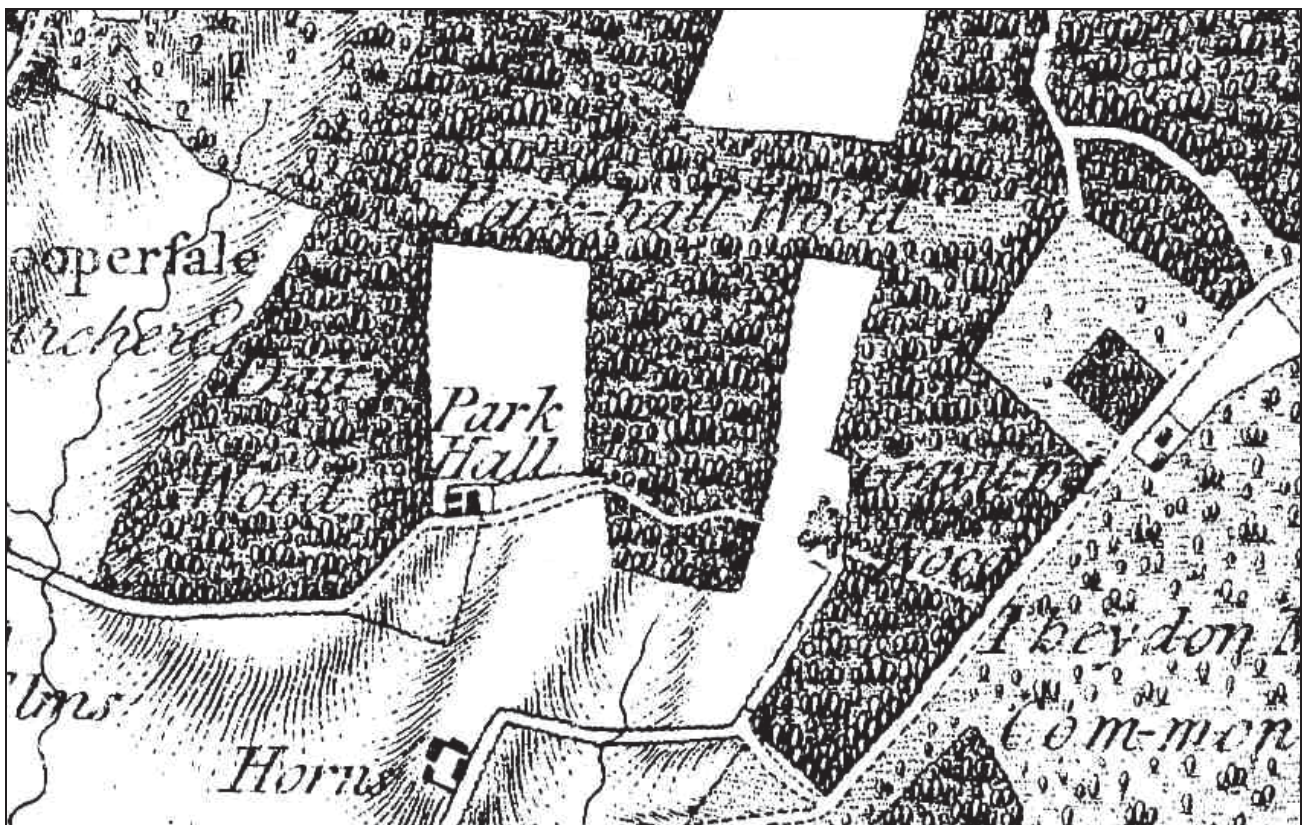


Fig. 4 Chapman and Andre map of Essex, 1777 (plate 16)



Fig. 5 Colour print of Park Hall, 1818 (I/Mb 352/1/2)

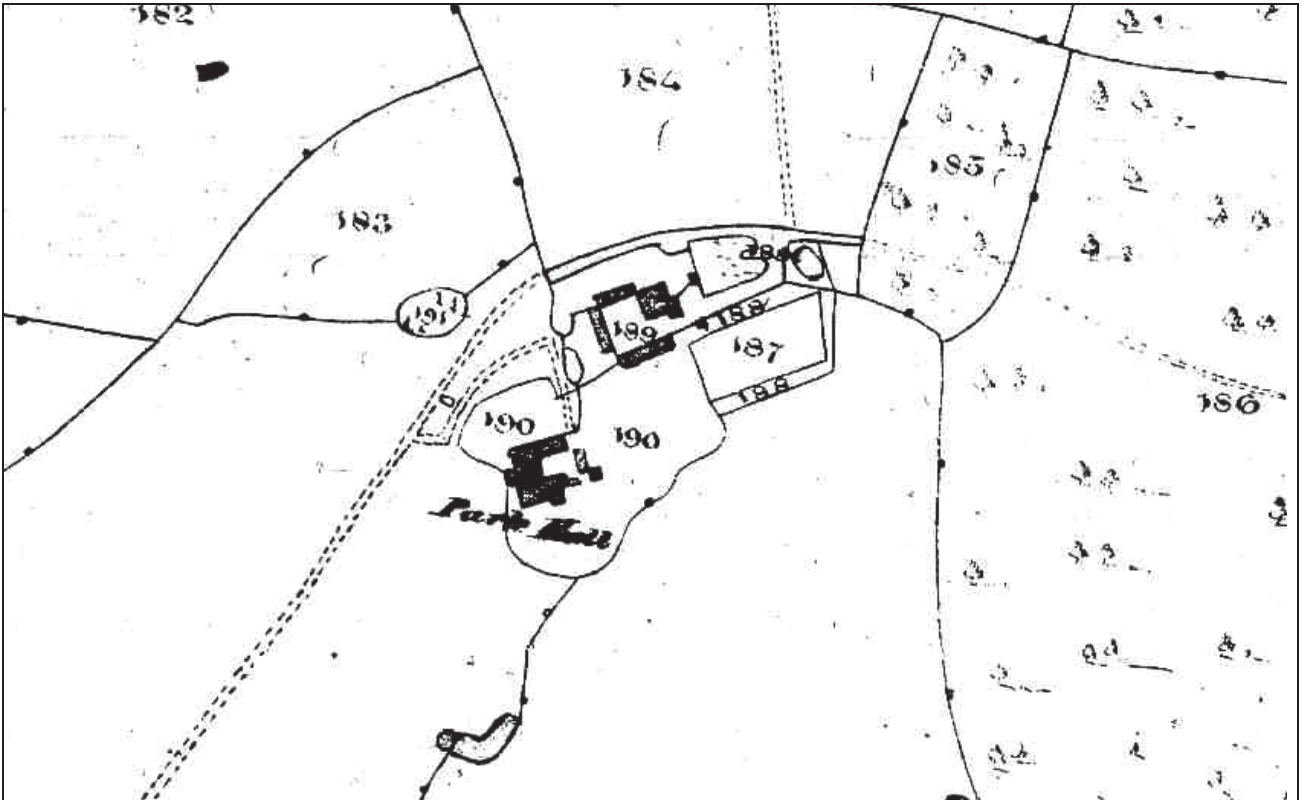


Fig. 6 Tithe map of Theydon Garnon, 1838 (D/CT 350B)

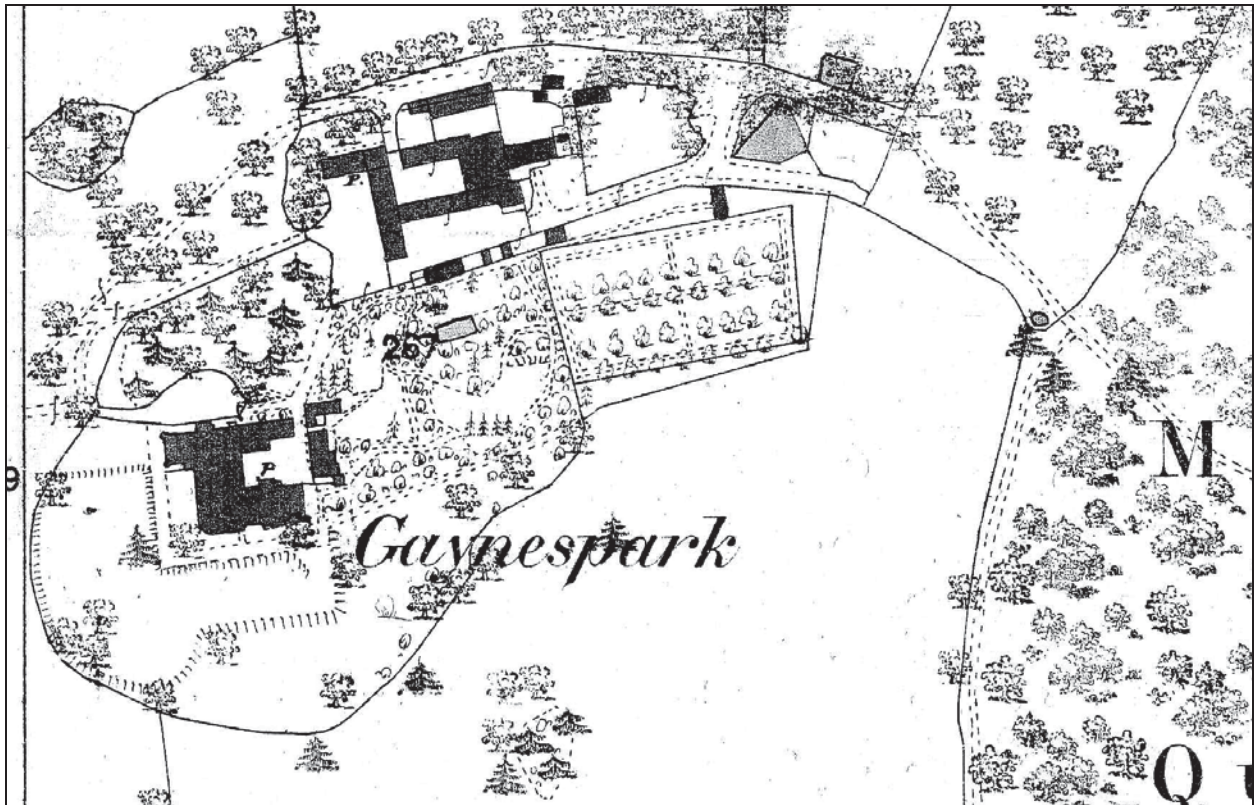


Fig. 7 First edition 25" OS map, 1872 (sheet 50.15)

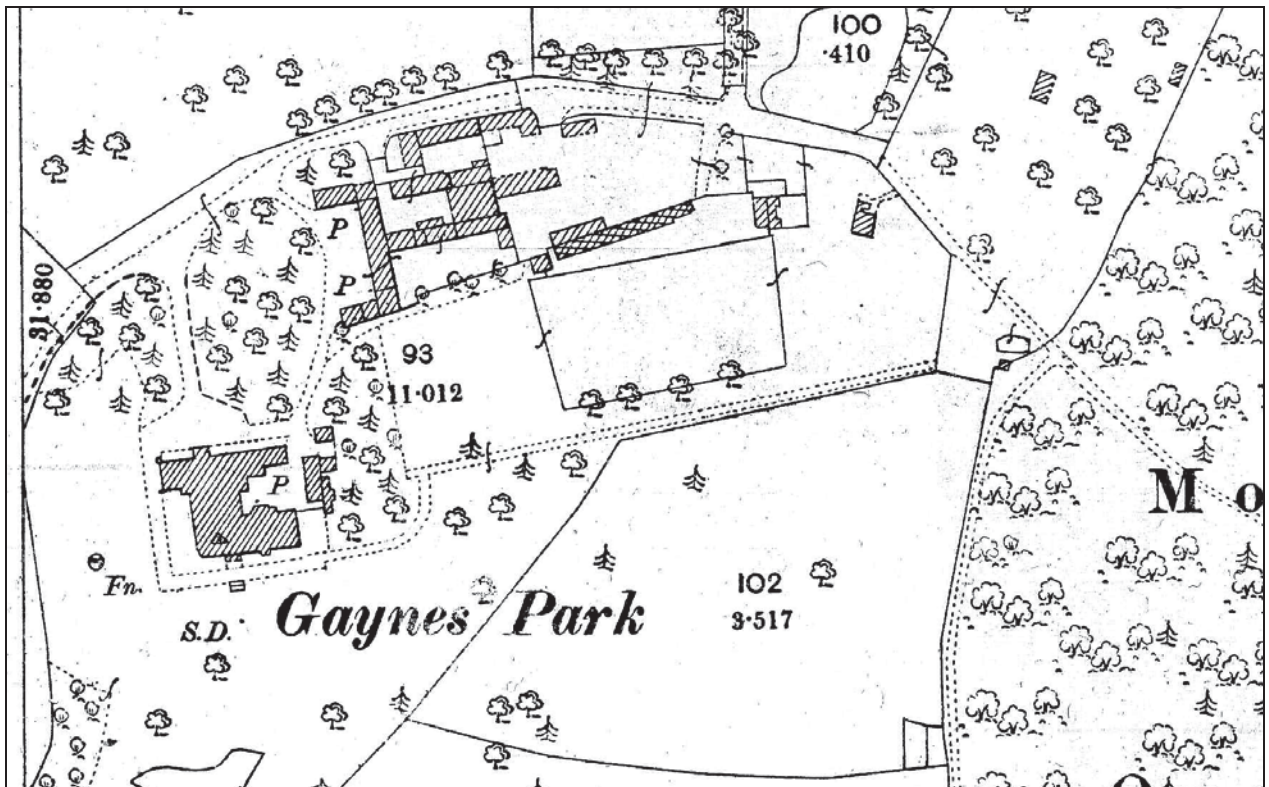


Fig. 8 Second edition 25" OS map, 1896 (sheet 50.15)

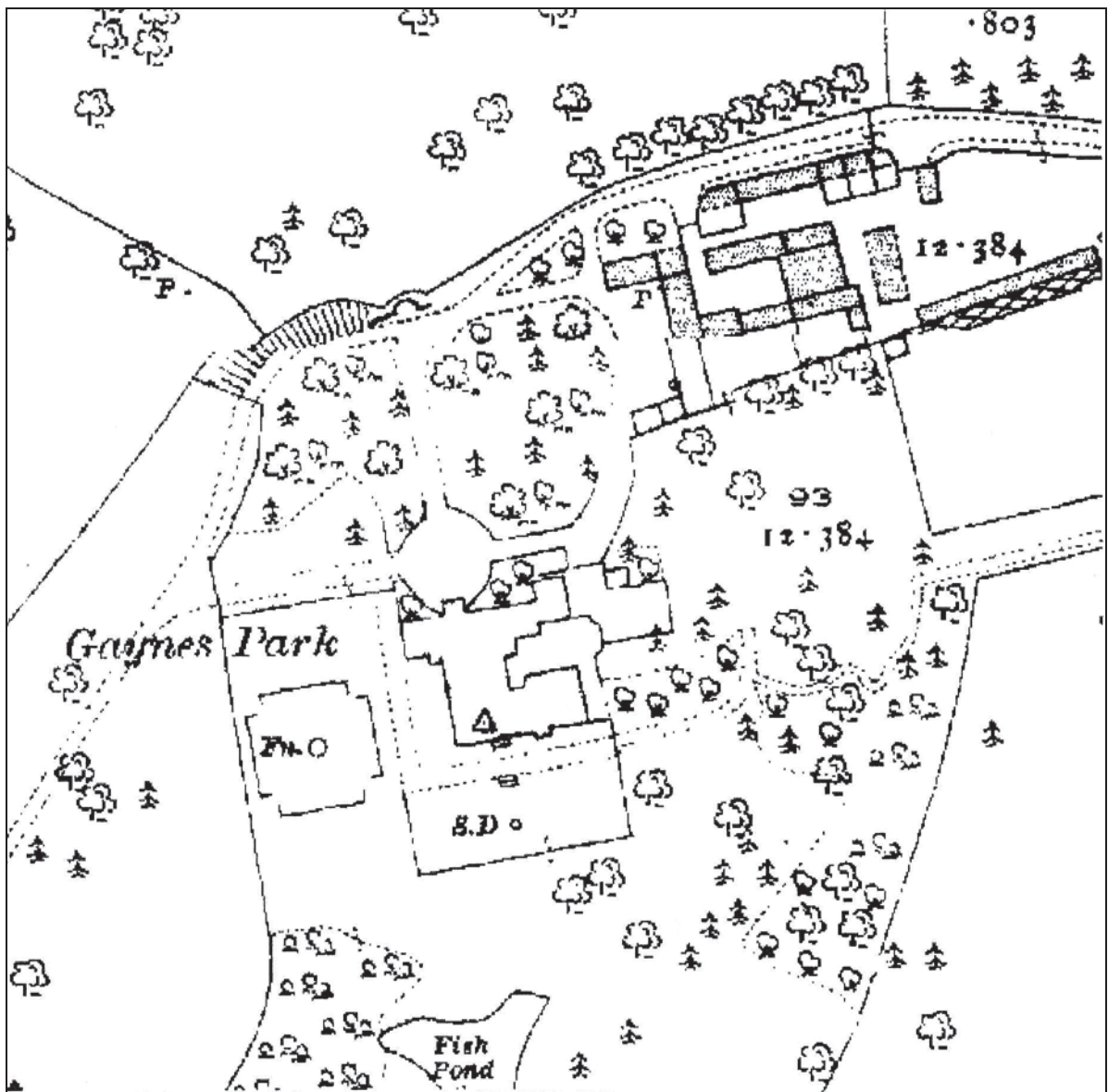


Fig. 9 1920s New Series 25" OS map (ECC ViewEssex)

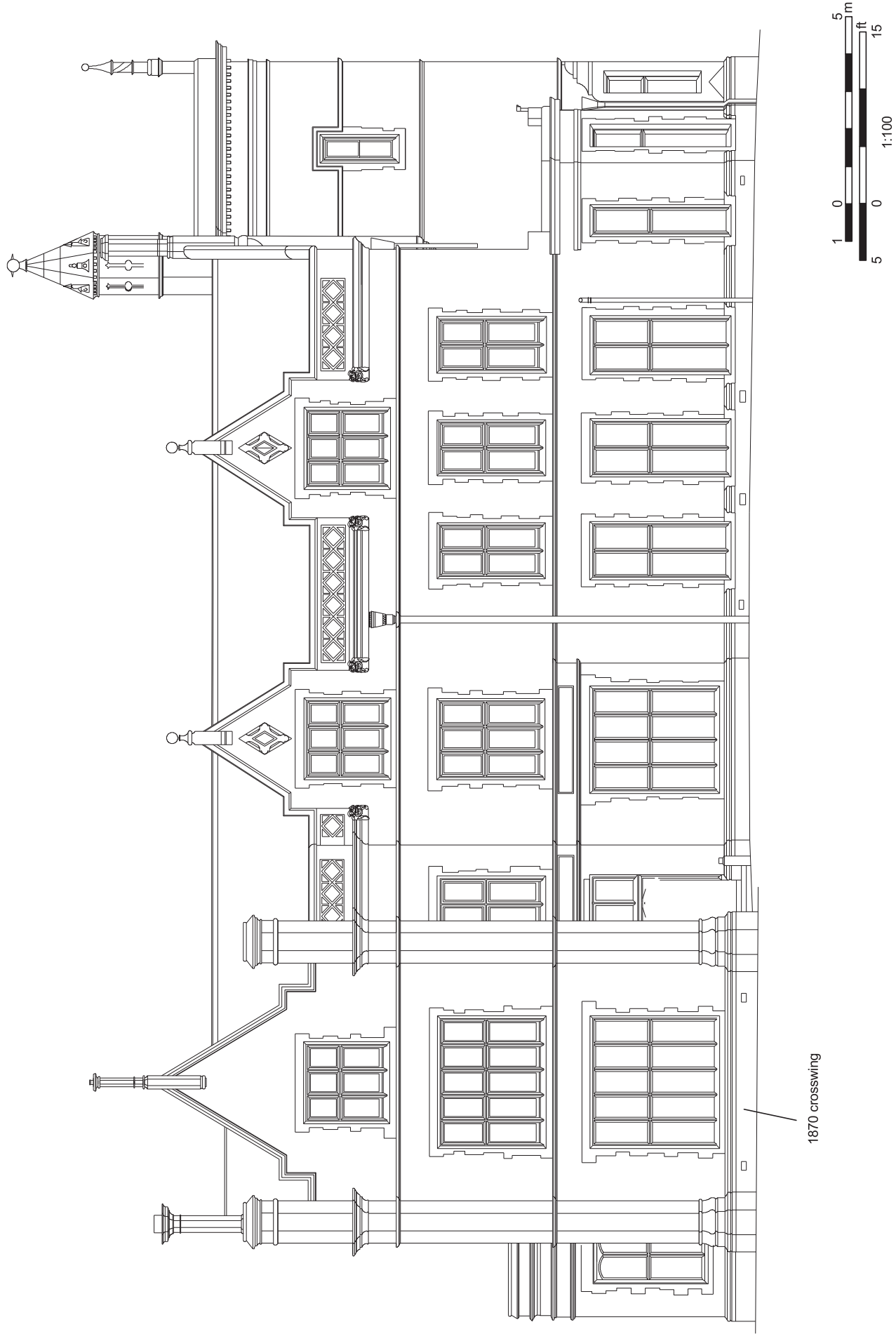


Fig. 10a. West elevation

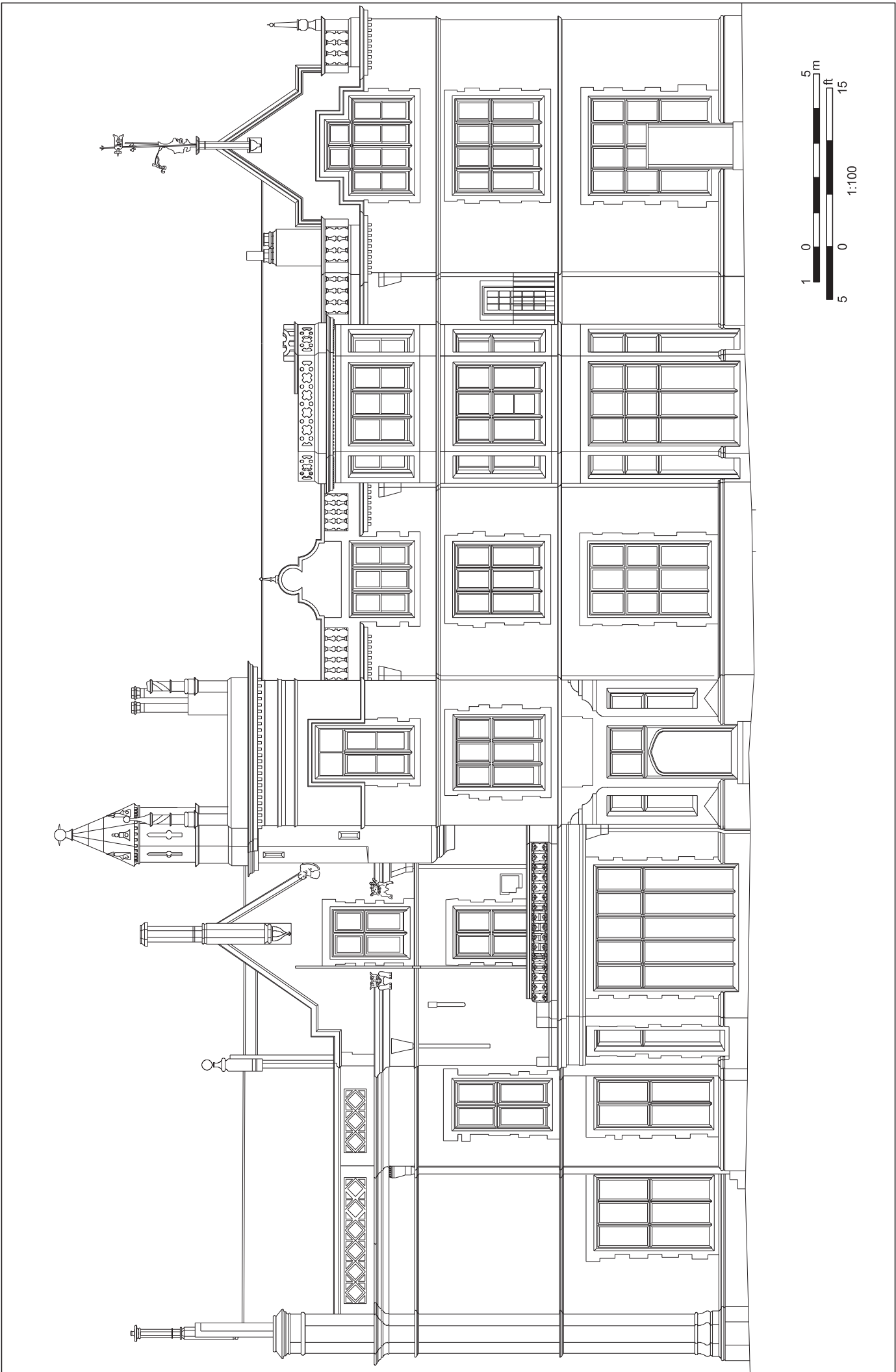


Fig. 10b. South elevation

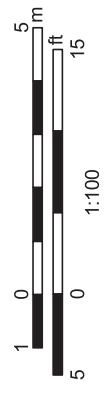
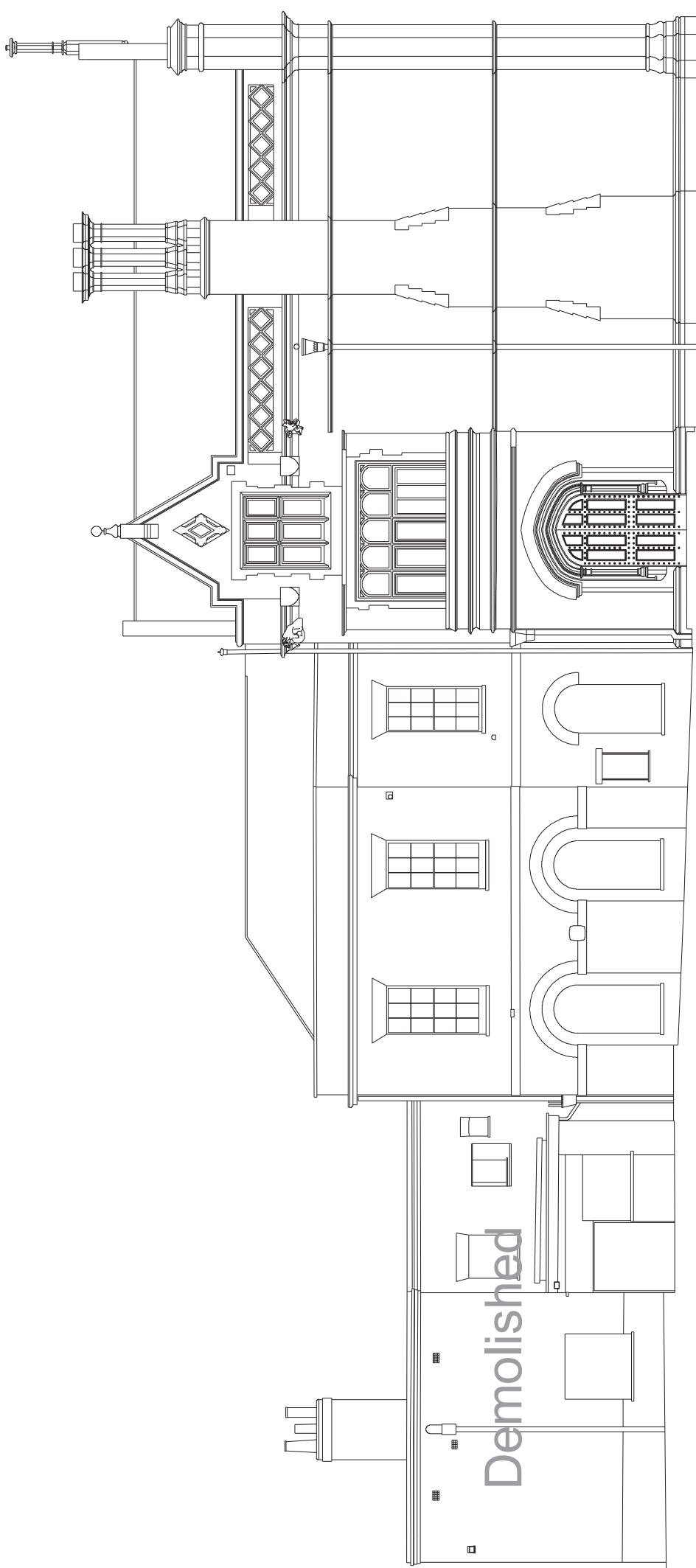


Fig.10c. North elevation

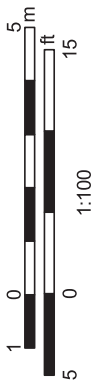
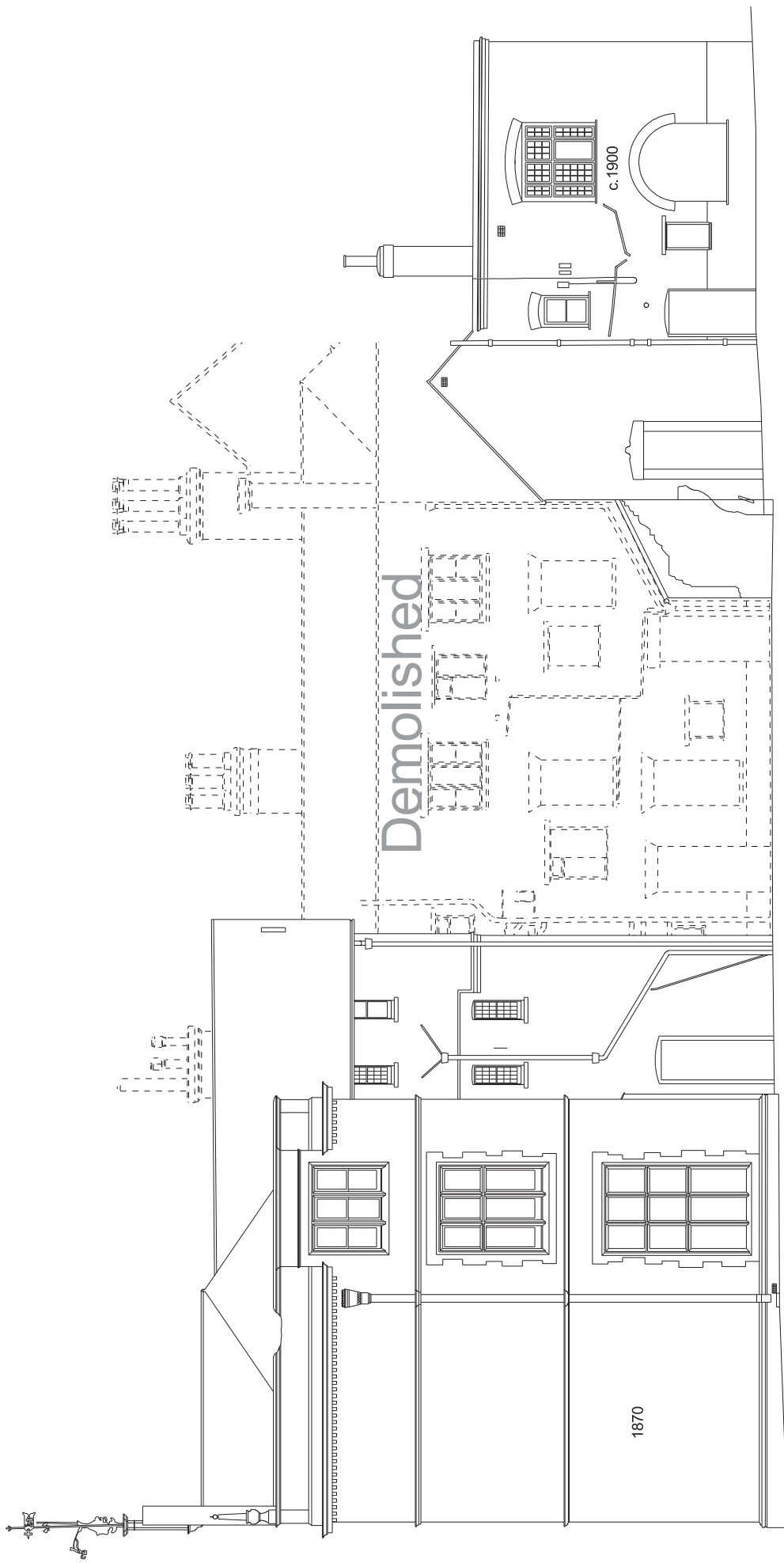


Fig.10d. East elevation

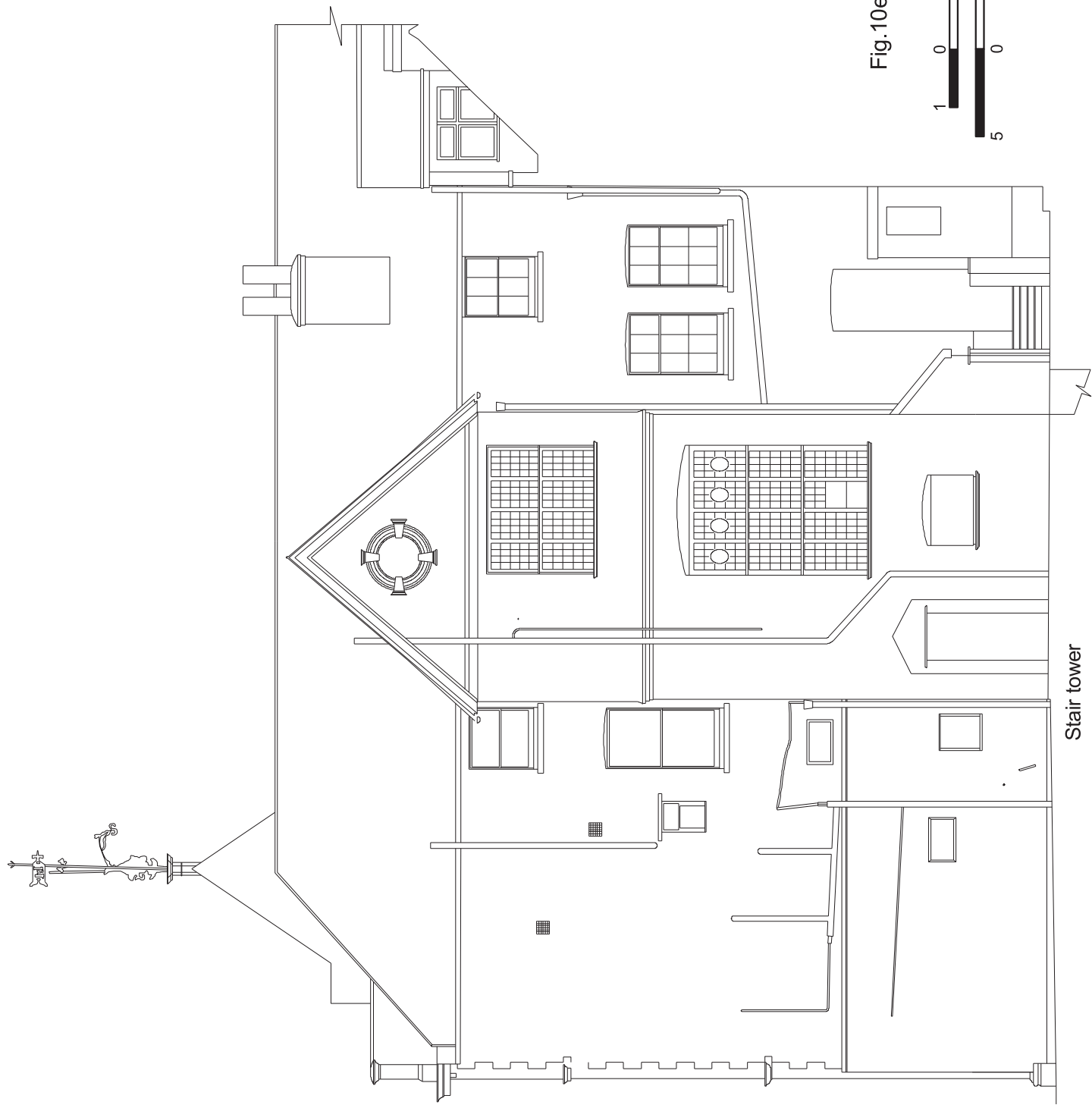
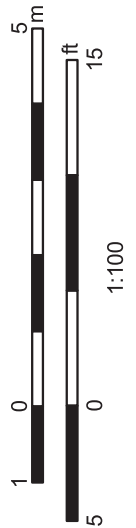


Fig.10e. Courtyard elevation west



Stair tower

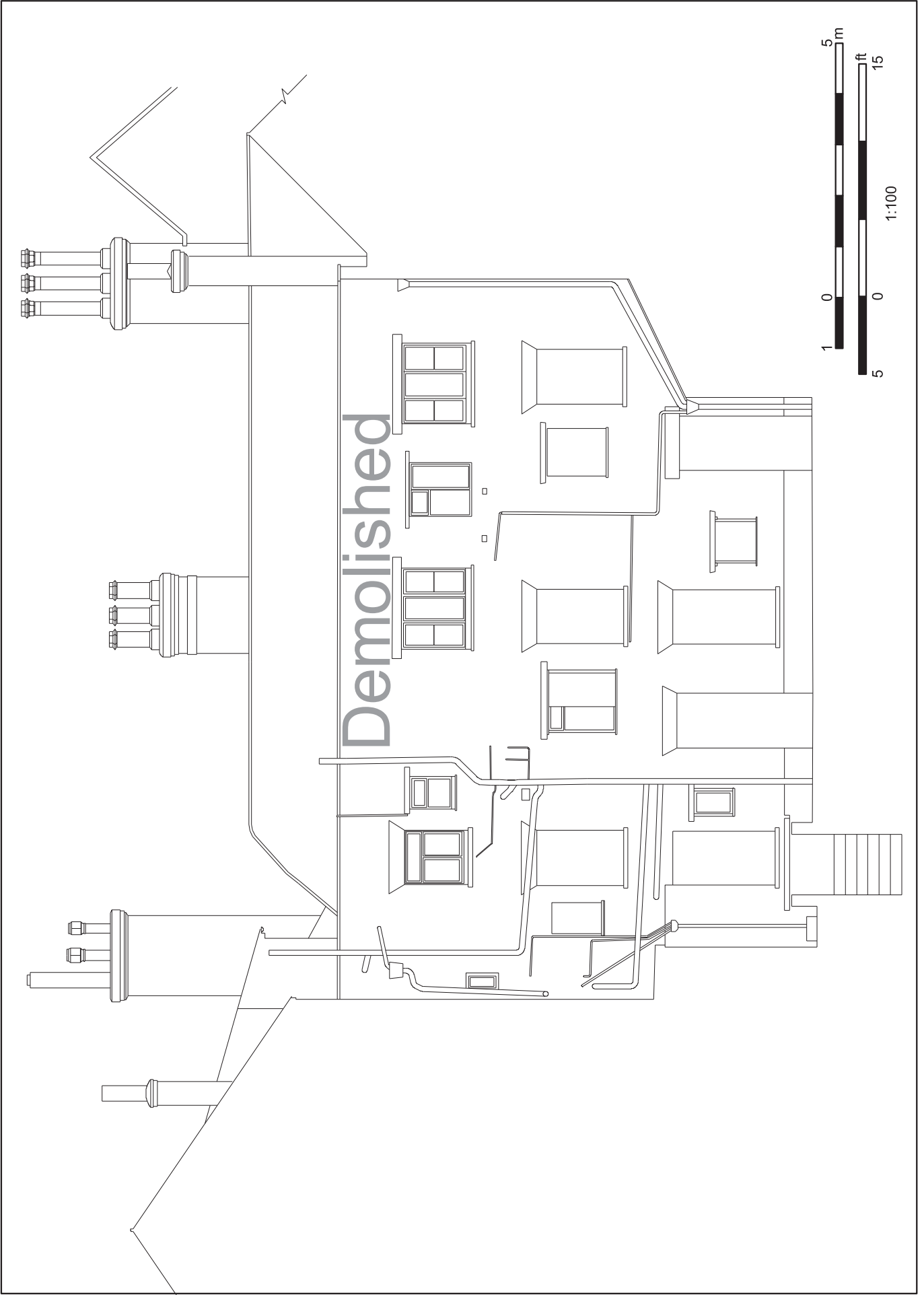


Fig. 10f. Courtyard elevation east

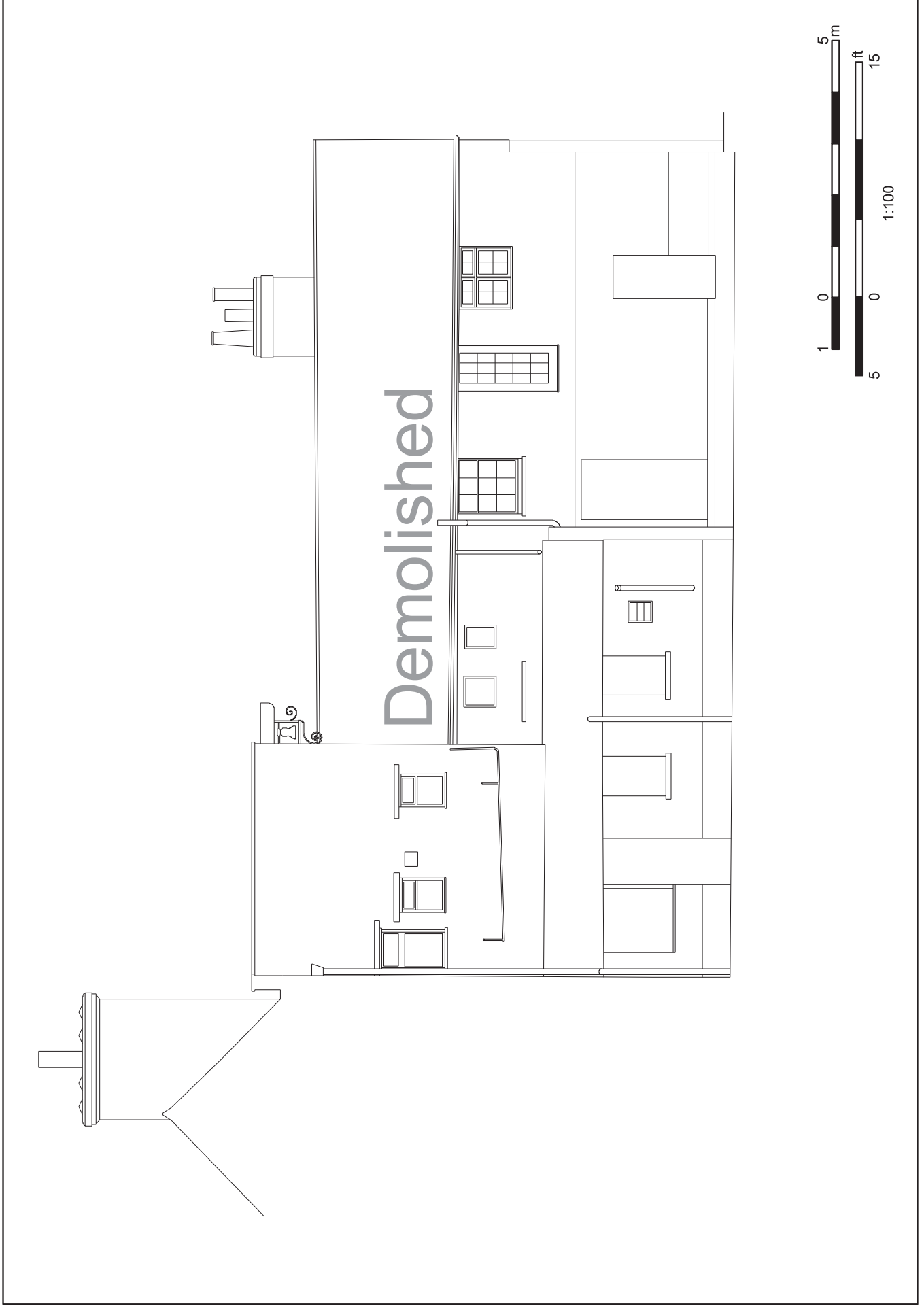


Fig.10g. Courtyard elevation north (c.1900)

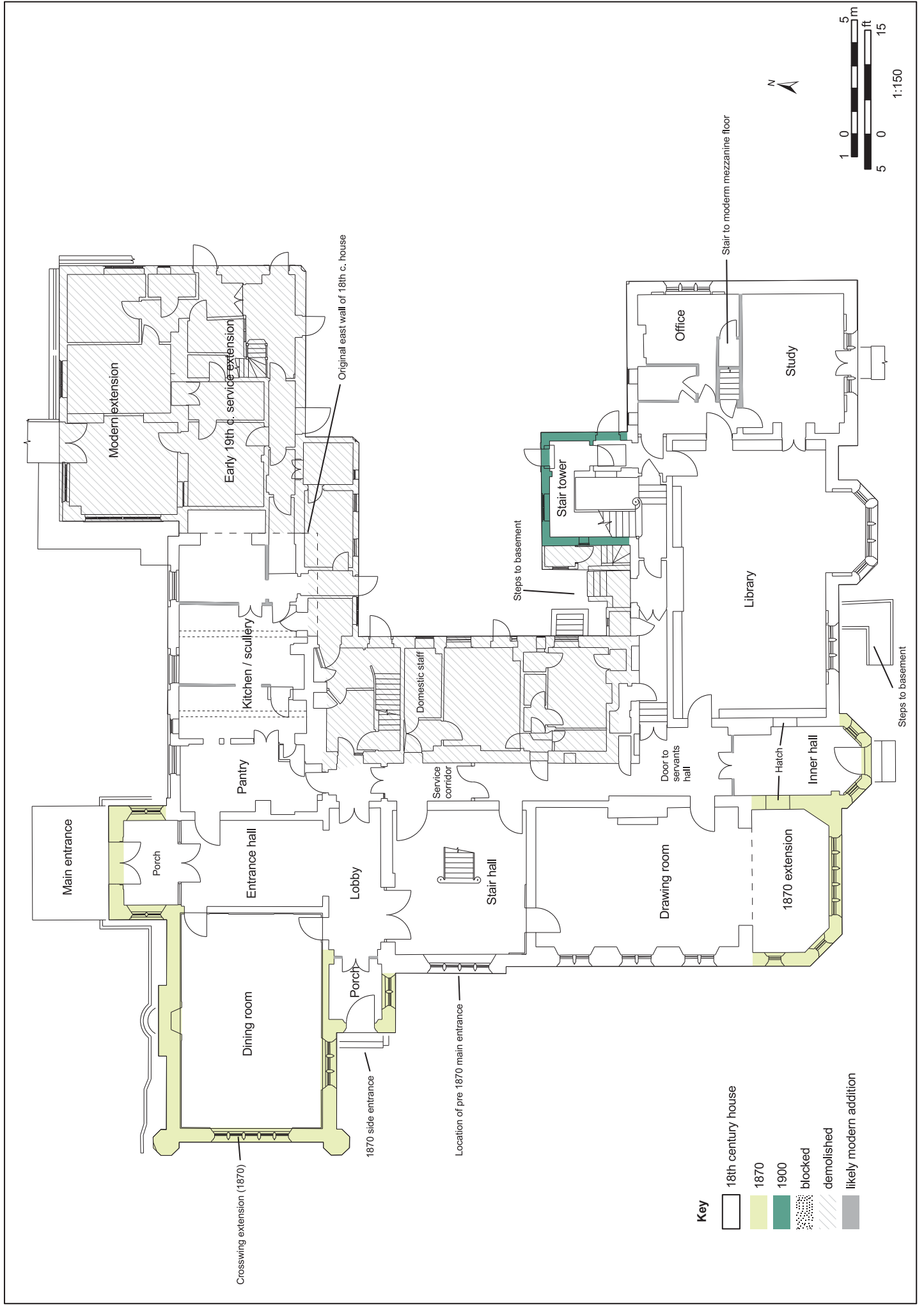


Fig.11a. Ground floor plan

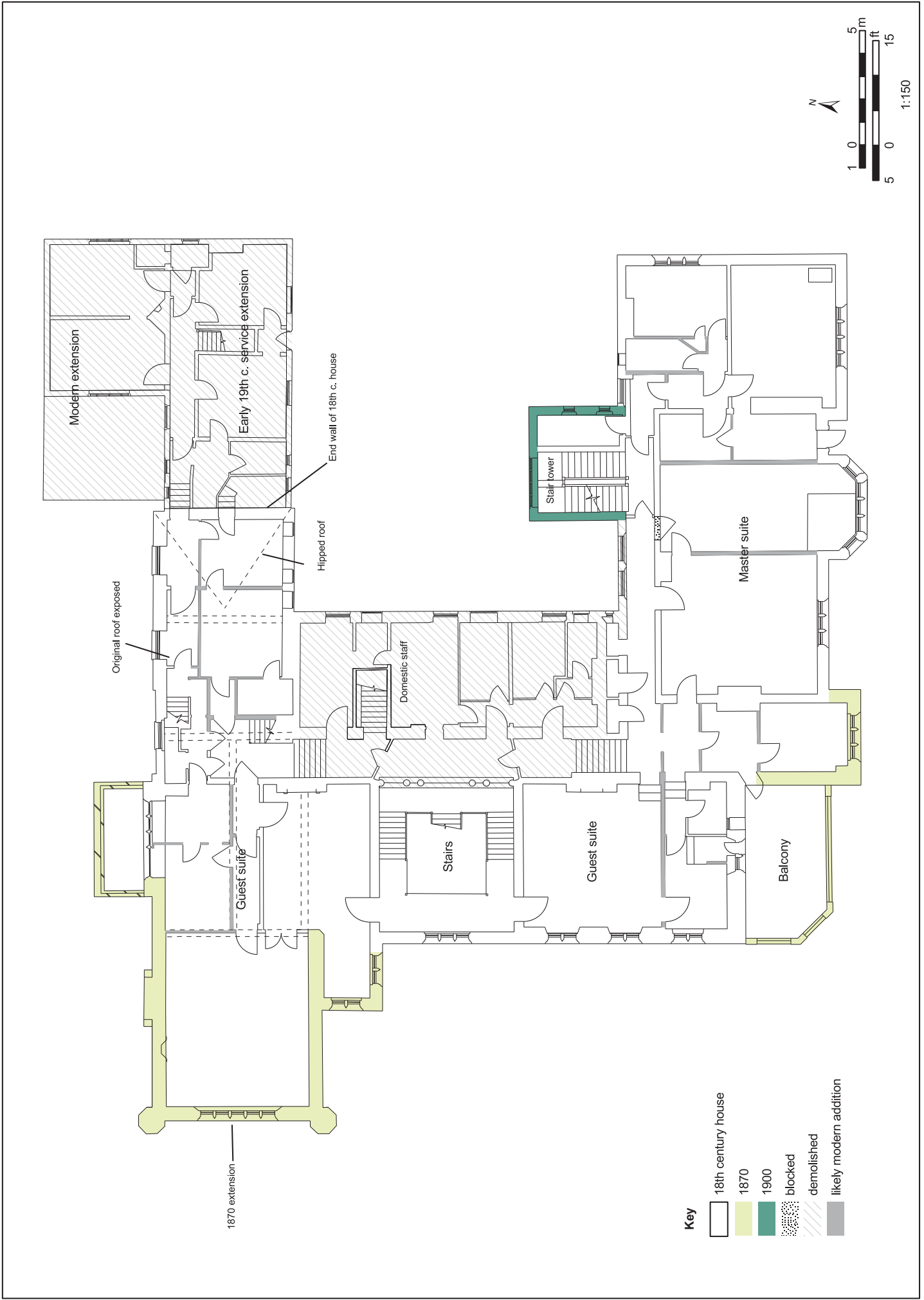
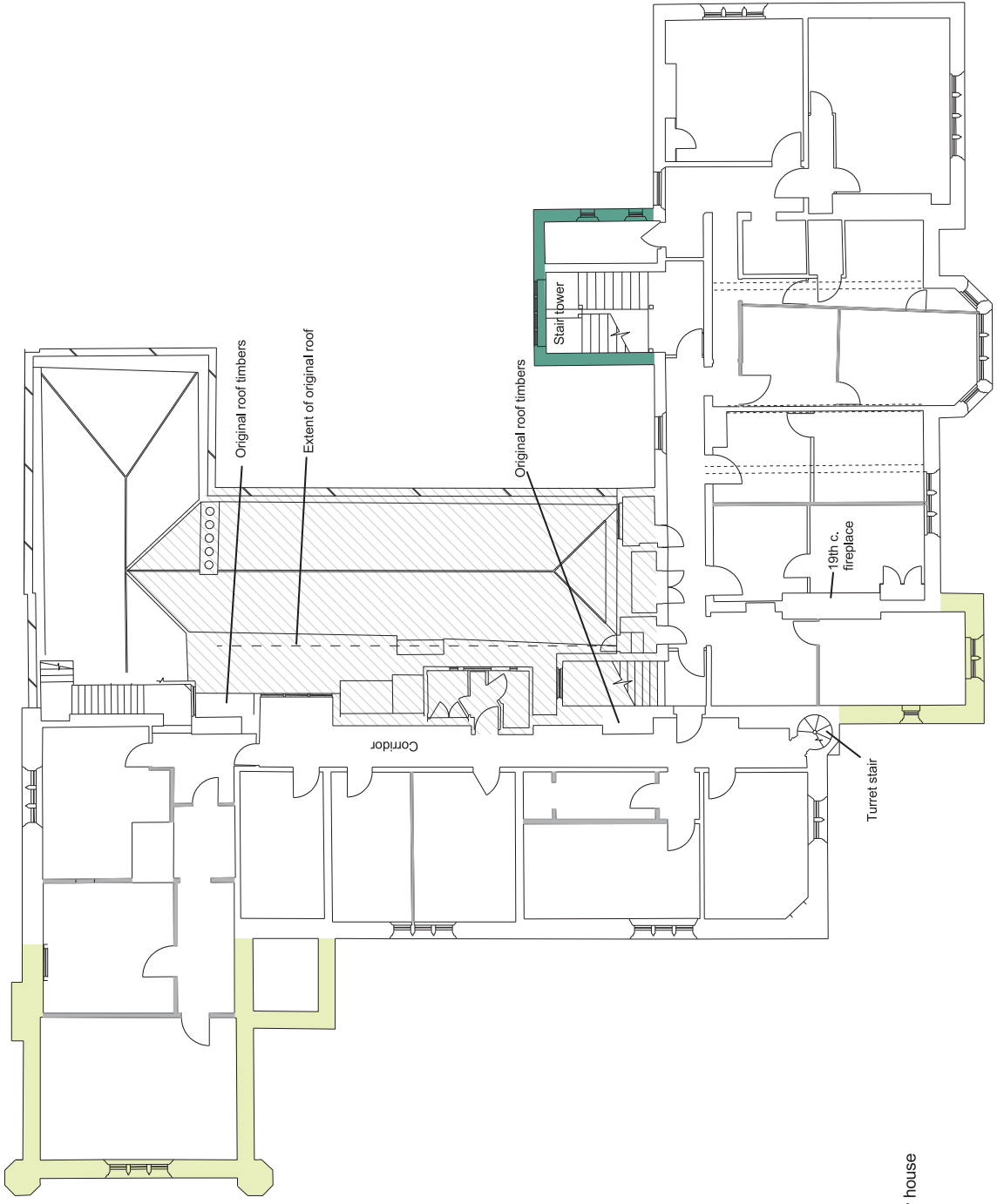


Fig.11b. First floor plan



- Key**
- 18th century house
 - 1870
 - 1900
 - blocked
 - demolished
 - likely modern addition

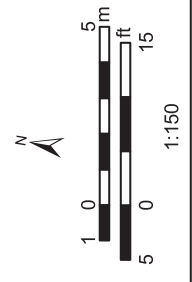


Fig.11c. Second floor plan

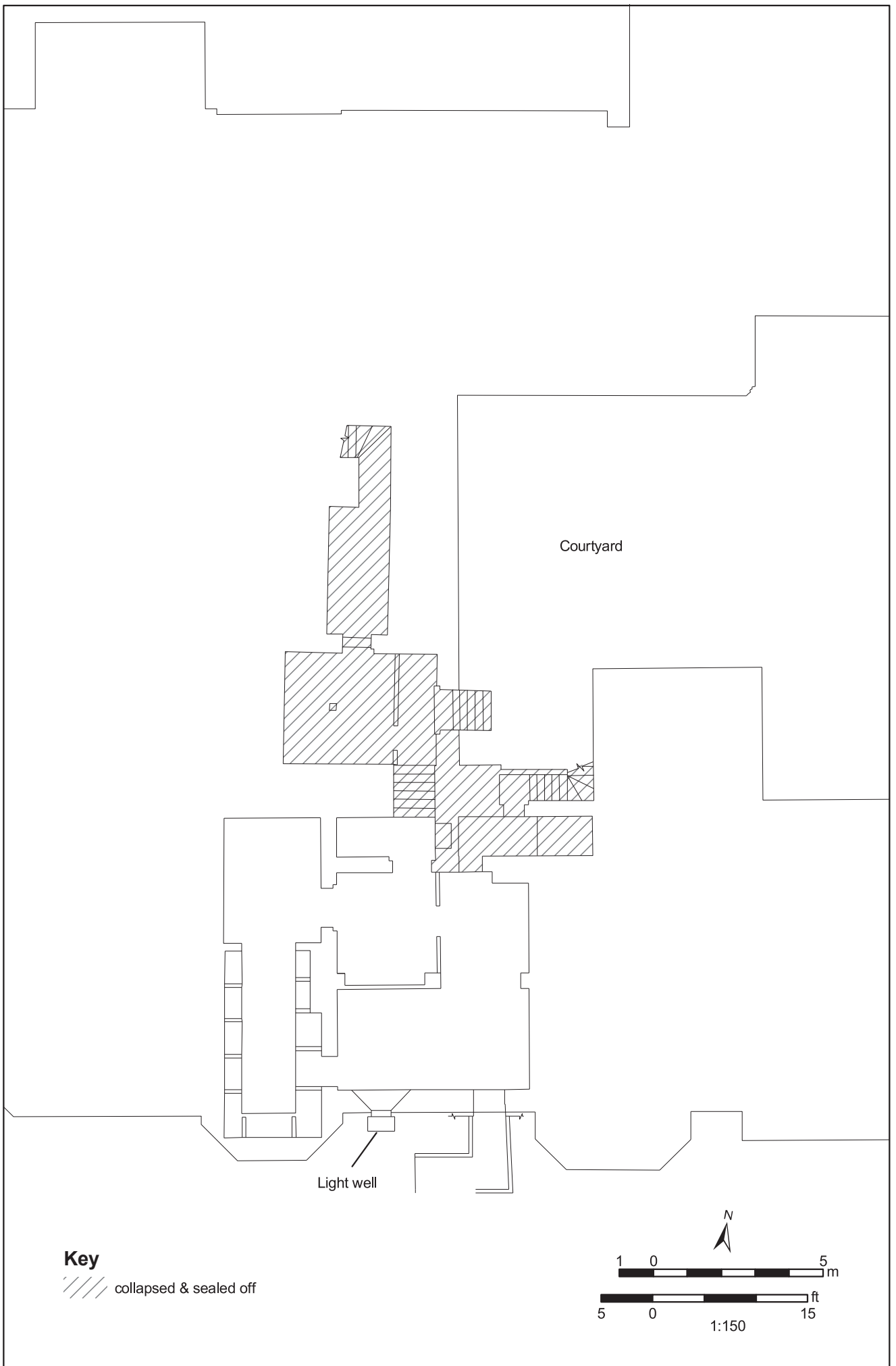


Fig.11d. Basement plan

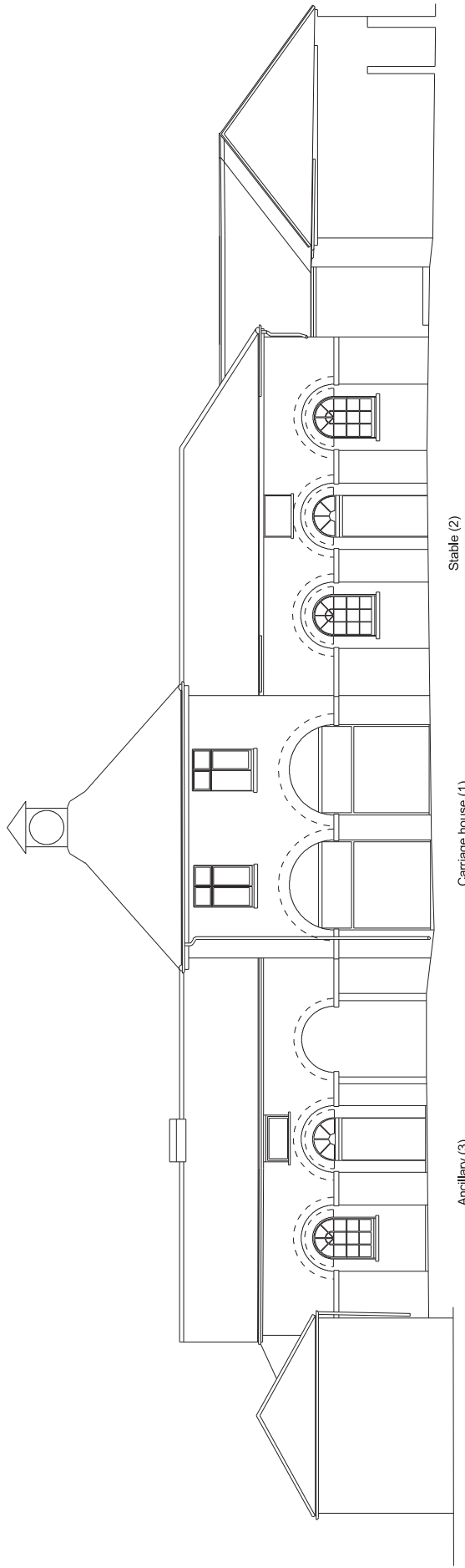


Fig.12a. Courtyard elevation (west)

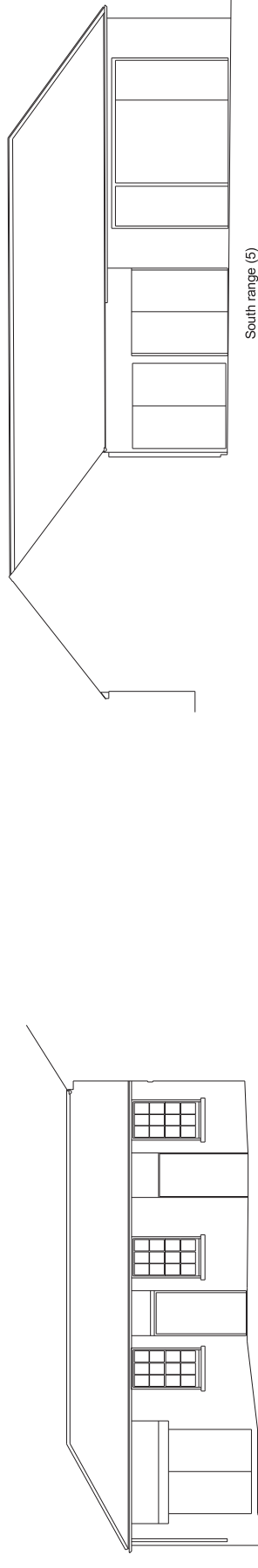
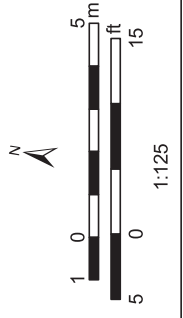


Fig.12c. Courtyard elevation (south)



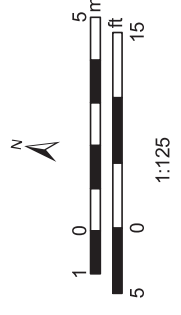
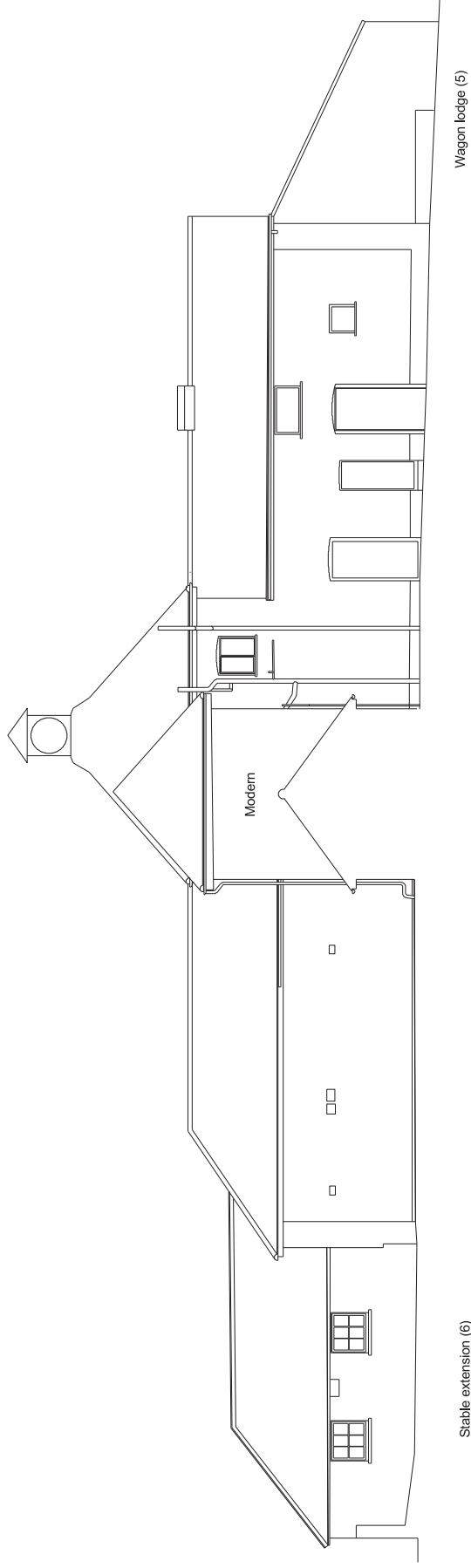


Fig.12d. Stables rear elevation

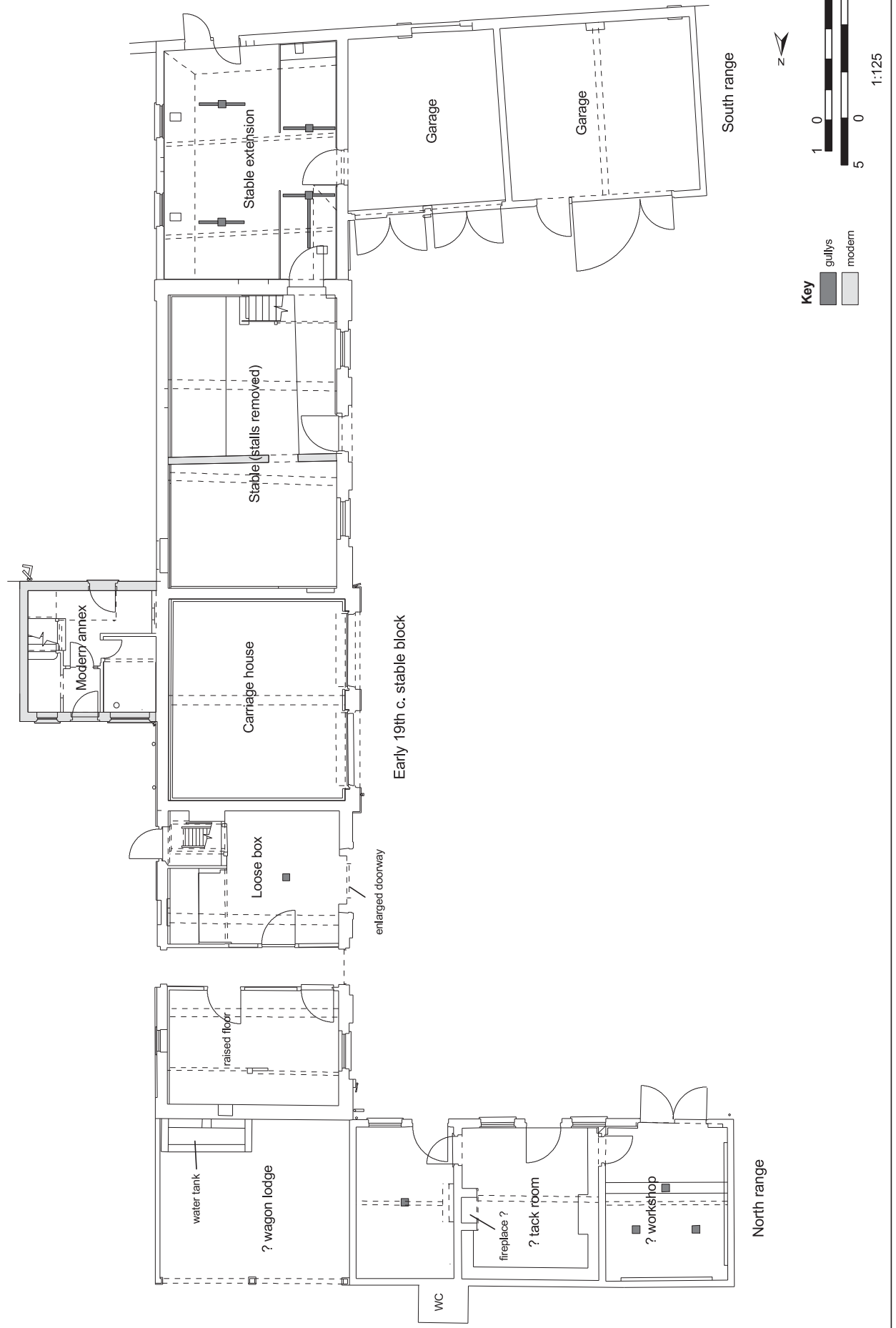


Fig.13a. Stable block ground floor plan

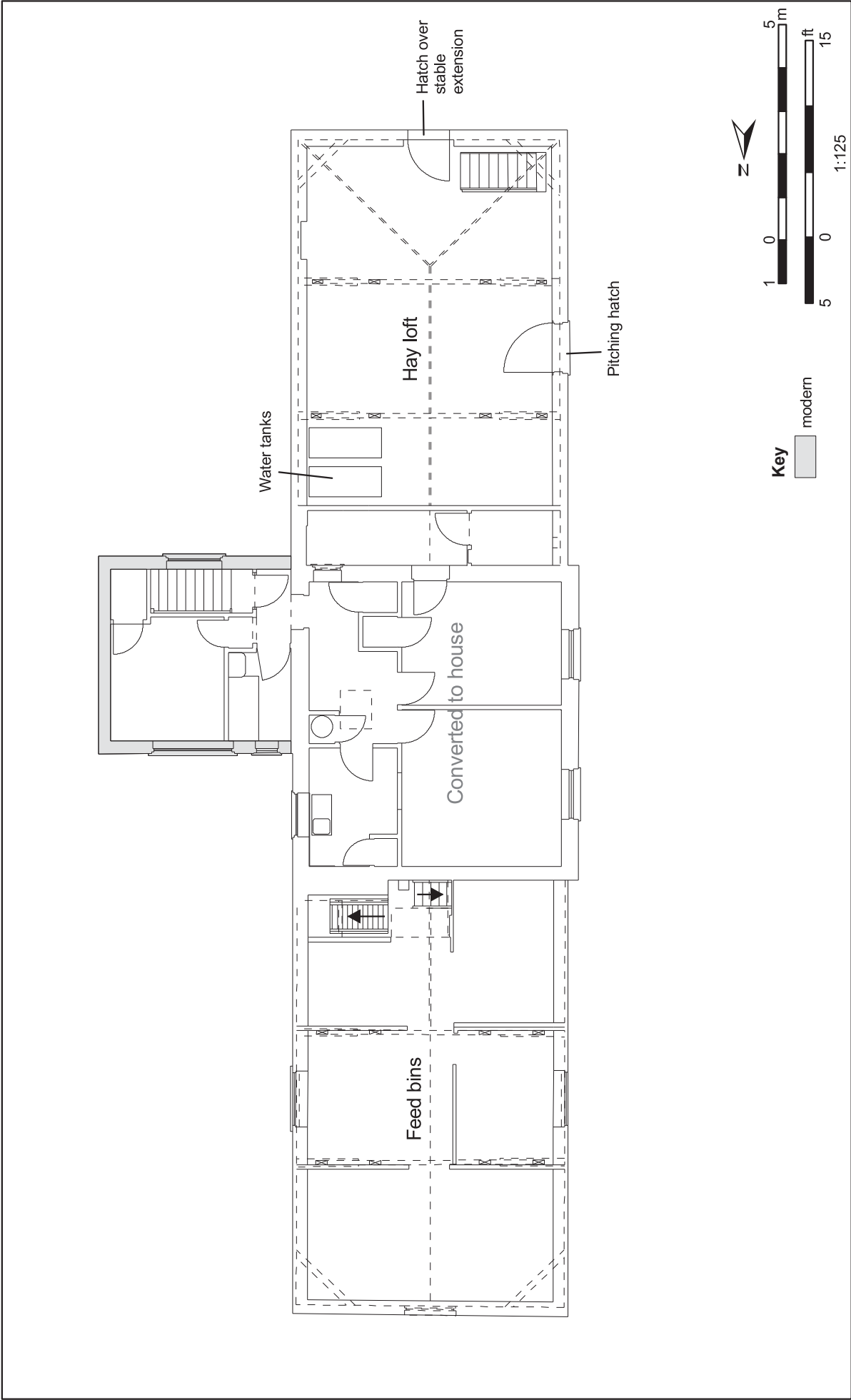


Fig.13b. Stable block first floor plan

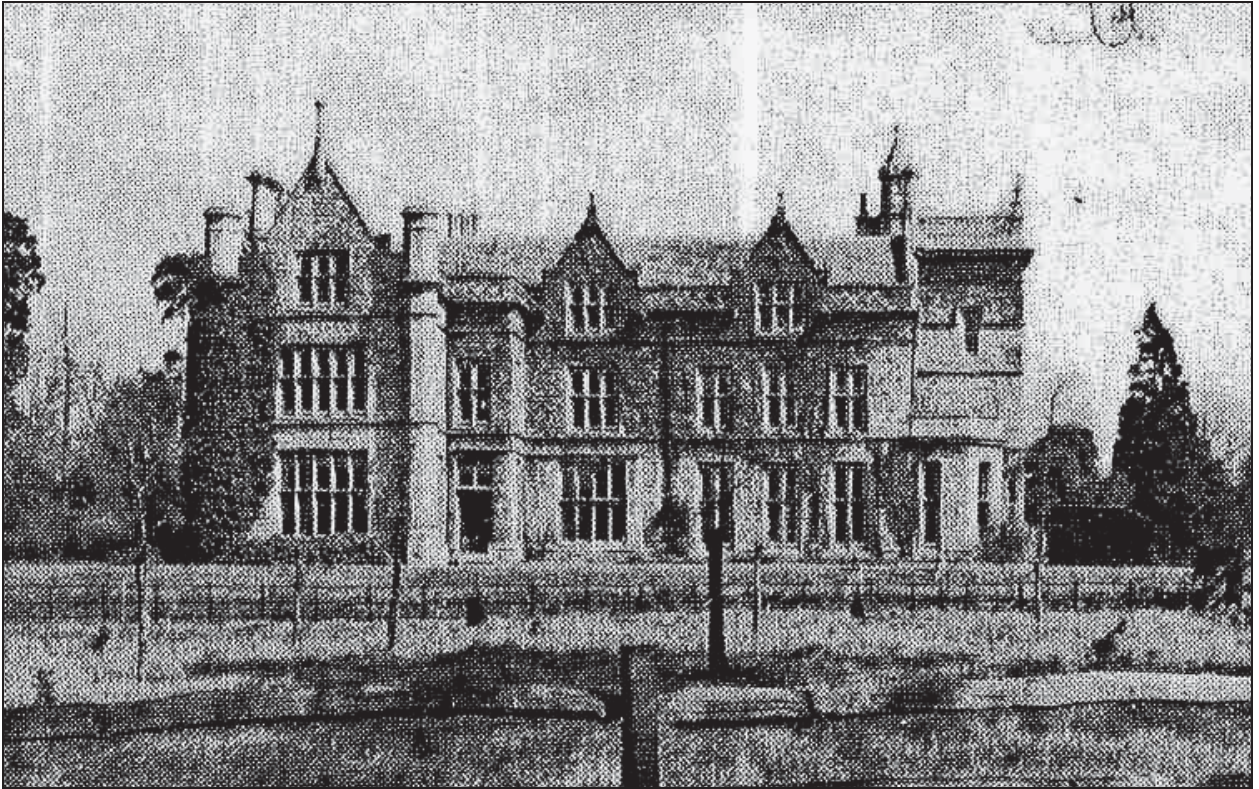


Plate 1 West elevation in 2001(ECC Planning)



Plate 2 West elevation during survey

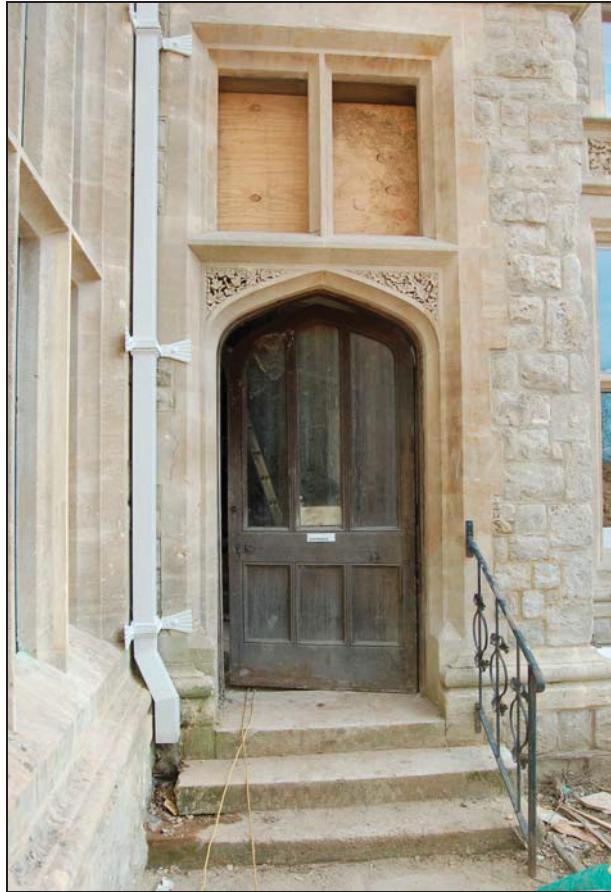


Plate 3 Entrance porch on west side



Plate 4 South elevation viewed from lake in 1976 (ERO B 655B)



Plate 5 South elevation during survey



Plate 6 North elevation during survey



Plate 7 East elevation during survey



Plate 8 Arts and Crafts stair tower c.1900, in courtyard



Plate 9 Detail of first floor window of stair tower



Plate 10 Main entrance in 2007 (Derelict buildings.co.uk)



Plate 11 Remains of tiled floor in entrance porch



Plate 12 View from entrance hall to lobby in 2007 (Derelict buildings.co.uk)



Plate 13 Décor remains in western porch and lobby area (inserted stair)



Plate 14 Stair hall in 2007 (Derelict buildings.co.uk)



Plate 15 Imperial staircase in 2007 (Derelict buildings.co.uk)



Plate 16 Drawing room viewed to south in 1976 (ERO B 655B)



Plate 17 Drawing room during survey

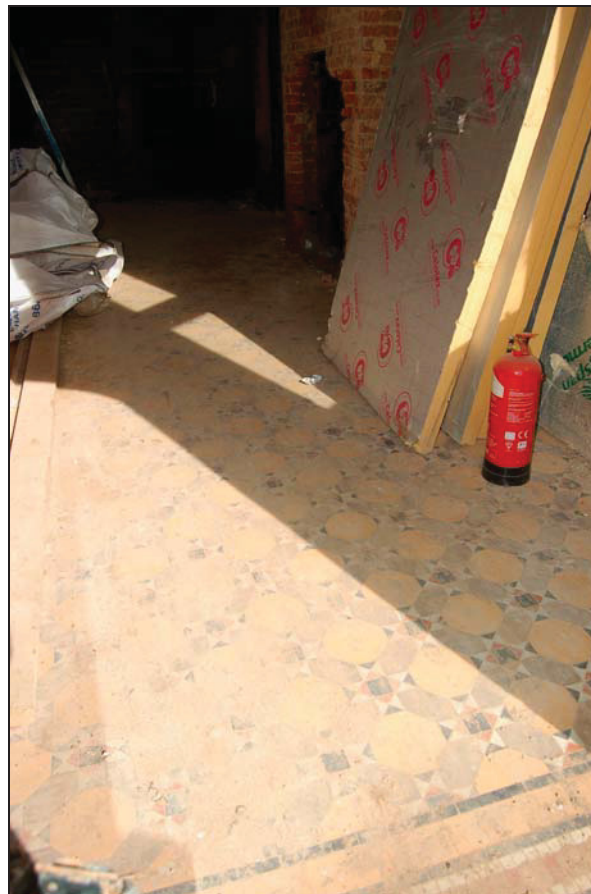


Plate 18 Tiled floor in inner hall



Plate 19 Library viewed to west in 1976 (ERO B 655B)



Plate 20 Kitchen/pantry in north wing during survey



Plate 21 18th century roof in north wing



Plate 22 18th century ceiling on first floor over stair hall



Plate 23 Second floor over west wing (1870) viewed to north-west



Plate 24 Second floor corridor viewed to south



Plate 25 Second floor bedroom in south wing



Plate 26 Tiled fireback in second floor bedroom



Plate 27 Roof construction over south wing



Plate 28 Basement viewed to north during survey



Plate 29 Stable block viewed to south-east



Plate 30 Stable block viewed to north-east



Plate 31 Stable block and house viewed from rear (north-west)



Plate 32 Stable block and wagon lodge 5 viewed from rear (north-west)



Plate 33 Original panelling and windows in main stable 2



Plate 34 Outline of former stall on dividing wall to stable extension (south)



Plate 35 Hay loft over stable 2



Plate 36 Passage in stable 3 viewed to yard (west)



Plate 37 Former ?loose box in stable 3 viewed to east



Plate 38 Original ?tackroom in stable 3 viewed to south-east



Plate 39 First floor feedstore in stable 3 viewed to north



Plate 40 Wheel window at north end of stable 3



Plate 41 Blocked roof access in feedstore



Plate 42 North wing of stable block (4): south elevation



Plate 43 South wing of stable block (6): north elevation



Plate 44 Boundary wall/south wall of south range of stable block



Plate 45 Interior of late 19th century stable extension



Plate 46 Typical interior to south wing (6) of stable block

GAYNES PARK THEYDON GARNON, ESSEX

A HERITAGE APPRAISAL OF THE EXISTING BUILDING AND ITS HISTORY

A DESCRIPTION AND APPRAISAL OF THE PROPOSED REPAIR WORKS,
CONVERSION AND ENABLING DEVELOPMENT.

1 EARLY HISTORY OF GAYNES PARK

- 1.1 Gaynes Park Manor is of 13th century origin, a sub division of the Manor of Theydon Garnon. John Engaine held the manor in the 13th century and a corruption of his family name appears to be the origin of the word "Gaynes".
- 1.2 Gaynes Park, like a number of Essex country estates, was attractive to successful London men. In 1515, the manor was held by Sir William Fitzwilliam, Merchant Taylor, Merchant of the Stable of Calais and Alderman of the City of London. By 1662, Lord Anglesey held the manor from whom it eventually passed to the son of the 6th earl, Viscount Valentia in 1761, who failed to secure his claim to the earldom.
- 1.3 Gaynes Park was sold to Thomas Coxhead in 1792. Thomas was another successful City merchant who also had strong links to east London. In 1789, he had bought from the Earl of Jersey a landholding known as Broomfield, 78 acres of development land in Bethnal Green which must have proved extremely lucrative. He was knighted in 1793.
- 1.4 Sir Thomas Coxhead had a long term relationship with Sarah Marsh of Ashwell, Hertfordshire. They lived together at Gaynes Park, and produced two "natural" sons, William and Thomas. Sir Thomas' continuing strong London links are shown by his decision to have his son, Thomas Coxhead Marsh, christened at Union Wharf, Wapping.
- 1.5 Thomas Coxhead Marsh inherited his fathers London estate in 1811. The 17 houses and 100 acres in Bethnal Green and Mile End Old Town must have made him a wealthy man at a time of rapid development in East London. He died in Paris in 1847, a noted merchant and London magistrate and left his estate to his brother, William who had inherited Gaynes Park at his father's death.
- 1.6 By 1846, Gaynes Park estate included 718 acres in Theydon Garnon as well as 18 acres in Theydon Mount. In 1847, following Thomas' death, his brother William Coxhead Marsh inherited the London estate. William was a barrister and a member of Lincoln's Inn.

- 1.7 In 1867, William's son Thomas, also a barrister but of the Inner Temple, inherited Gaynes Park. He became Thomas Chisenhale-Marsh upon marrying an heiress in 1846. Thomas acquired the Manor of Theydon Garnon in 1858. The estate now ran to some 1361 acres with a gross rental of £2357. Thomas was rich, professional but also learned. He published a translation of the Essex portion of the Domesday Book.
- 1.8 Gaynes Park passed to William Swaine Chisenhale-Marsh in 1875 (High Sheriff of Essex 1892-3) and then Hugo Atherton Chisenhale-Marsh in 1929. The family sold Gaynes Park in 1975 after which it went into institutional use. It has been derelict for some years.

2 DEVELOPMENT OF THE HOUSE AND GROUNDS

- 2.1 The original Gaynes Park house was located about a quarter of a mile south of the current site. It was described in the 17th century as being a well-built brick house with orchards, yards, stables and outhouses. It was demolished in 1740 and a new house constructed on the current site. The Chapman and Andre map of 1777 (illustration 1) shows a square plan quite unlike the house that exists today and it seems likely that the house was again rebuilt perhaps with a good deal of reused timber to form the later 18th century core of the present day house. Presumably, this work was carried out by Thomas Coxhead upon his purchase of the property.
- 2.2 The 19th century partial re-cladding of Gaynes Park has not concealed the substantial original form of the house. The house was "U" in plan, having a west facing frontage with north and south wings projecting eastwards. The 1818 view of the west elevation (illustration 5) shows a ground floor canted entrance bay positioned to enter what is still the main stair hall.
- 2.3 The original plan form of the stair hall survives as a compartment complete with Neo-Classical cornice. To the north of the stair hall was the dining room, with a drawing room to the south, its surviving 18th century window linings sadly now ravaged by dry rot. Prior to the house sale of 1975, the drawing room had a fine neo-classical white marble chimney piece with caryatids supporting the entablature.
- 2.4 The original detail and form of the southern wing are uncertain due to the almost complete 19th century rebuilding of that part of the house. The north wing, however, shows continuous red brick construction providing a service wing for kitchens and service areas. The eastern end of this range was rebuilt in the later 19th century or early 20th century, the whole range having been raised to two storeys soon after the first 18th century building campaign.
- 2.5 The north and south wings are linked across the rear of the west main building by an original three story bedroom block, with stairs either end to give access to bedrooms in the other two wings. It seems clear that the south first floor block contained the master suite of bedrooms, with much inferior bedrooms over the northern kitchen

wing. The west wall of the west wing bedrooms retain their 18th century window linings. The front west wing was only two storeys to allow for the taller main rooms.

- 2.6 The roof structures over the west and north wing are of late 18th century date. The northern roof has king posts while the western structure has collars and clasped purlins. The timber appears to have been reused, perhaps from the original house.
- 2.7 William Coxhead Marsh, son of Sir Thomas Coxhead lived at Gaynes Park from 1805 till 1867. He was responsible for the next campaign of building. The stock brick north elevation with semicircular window arches dates from this time. It is possible that this treatment was continued around to the west elevation, albeit with Venetian windows as shown on the dubiously accurate 1818 view (illustration 5). It is also possible that the northern service wing was heightened at this time. The Soanic chimney pieces in the first floor north wing with their attenuated Neo-Classicism must date from this period.
- 2.8 On grounds of architectural style, it would seem that the stable block was also added during this period, so that William's contribution can be seen as adding and elaborating his father's work at Gaynes Park.

3 THE GOTHIC REFACING AND ALTERATIONS 1868-70

- 3.1 By 1867, the family estate was perhaps at its most prosperous and capable of supporting the ambitious building plans of Thomas Chisenhale-Marsh who had inherited in 1867. His architect is unknown, but the re-facing of three elevations (south, west and part of the north facades) in Bath and Reigate stone was carried out in a confidently assured neo-Tudor Gothic style, transforming Gaynes Park from a reticent neo-classical house to a Romantic and striking feature in the landscape.
- 3.2 The foundation stone of the south elevation is inscribed "CM Sept 7 1868" marking the inception of works. The main entrance was moved from the west to the north, producing a not altogether happy relationship between the new spacious entrance hall and an oddly mean access to the original stair hall. This modification did, however, have the positive effect of removing carriages from the principal garden southern elevation. The new entrance hall took up much of the original dining room space, which was replaced in a new south western extension.
- 3.3 The re-fronted west and south fronts were raised with attic storeys and the ground floor rooms of the south wing raised in height. This provided the scholarly Thomas Chisenhale-Marsh with a galleried library and an eastern extension for a billiard room. This room is now divided by a modern first floor, but the full height south window is still in evidence. To fill the awkward corner formed by the deeper-plan south wing, the west wing drawing room was extended south with a single storey

extension producing a scale of space closer to a ballroom than an intimate living room.

- 3.4 The raising of the south wing building height and the gabled attic storey provided a varied romantic roofline, further given interest by Tudor-style tall terra cotta chimney pots by Lundy of Stamford and Doulton of London. Apart from the 18th century roof on the northern wing which retains its peg tiles, the other roofs are covered in Westmorland slate on original slopes with Welsh and manufactured slate elsewhere.

4 LATER CHANGES

- 4.1 William Swaine Chisenhale-Marsh inherited the estate in 1875, but it was not until about 1900 that he continued the work of Thomas Chisenhale-Marsh. The north face of the southern wing was faced in "Arts & Crafts" brickwork, with a gabled stair tower housing a substantial oak 17th century-style staircase. This was presumably to provide a grander but more private access to the best family bedrooms.
- 4.2 A two storey building was added to the east end of the north wing. This is rather meanly detailed with a flat felted roof. Its use is unclear but it may have been butlers accommodation easily reached from the adjacent servant's hall.
- 4.3 There are a number of internal fittings in important rooms which are not contemporary to the 18th century building or the more significant 19th century Tudor Gothic alteration works. The dining room, which is largely of 1868-70 vintage, has Honduras Cedar panelling fitted by Hugo Atherton Chisenhale-Marsh in the early 1950s. A significant outbreak of dry rot here and in the rooms above was supposedly treated at this time, but has returned due to lack of maintenance.
- 4.4 The main stair hall is clearly a melange of different fittings. While the compartment itself, with a neo-classical cornice and good quality stone cabochon floor belongs to the late 18th century, the timber cut string staircase is, in stylistic terms if not in origin, associated with the earlier part of that century. The scale of the staircase as well as the quality of the craftsmanship fit uneasily into the space, appearing over-stretched and lacking in gravitas where a more robust or elegant design would have been expected. In similar vein, the Ionic screen serving the stair half landing sits incongruously in style and scale with both the timber Palladian-style stair and the neo-classical compartment. It seems more typical of a late 18th century stair to have been cantilevered off a side wall and delivering, perhaps via a half-landing or winders, to a gallery landing.
- 4.5 The form of the original stair hall can only be speculation but it seems most likely that the existing timber stair and the Ionic screen are an early 20th century decorator's fantasy.

- 4.6 Thomas Chisenhale-Marsh's impressive re-cladding and partial rebuilding of the house included a spacious library, doubtless to house his scholarly book collection. Given the high quality in design and execution of the external re-cladding works, the existing library fittings appear of a lower quality and probably of a later date than circa 1870. It seems likely that the library fittings (or their elaboration) date from the William Swaine Chisenhale-Marsh campaign of circa 1900. Today, much of the carved decoration to the bookcases is missing and the chimney piece has been stolen. The bookcase backing is, in many cases, modern plywood.
- 4.7 A further example of the palimpsest nature of the house is the drawing or ballroom south of the main stair hall. The room retains its 18th century window linings, (although now gravely affected by dry rot). Its original proportions have been significantly altered by the single storey southern extension, circa 1870. The interior finish was in the form of dixhuitieme wall panels and foliated ceiling decoration all carried out in "*carton pierre*", a kind of fine papier mache popular with Edwardian decorators. Both the materials and stylistic characteristics indicate a date of circa 1900. Some years ago, this room lost its decorative over- doors and chimney piece and now the *carton pierre* decoration has fallen victim to the extensive dry rot infestation.

5 HERITAGE SIGNIFICANCE OF GAYNES PARK

5.1 The relative historic interest and significance of Gaynes Park can be described in a descending order of importance.

- The Romantic external appearance of the building and its place in the Essex landscape. This extends from the immediate garden, woodland, surrounding parkland and the larger panorama of the Essex countryside. The Gothic gabled transformation of the house produced a remarkable landmark made more accessible by views fortuitously opened up by the construction of the M11 motorway.
- The external architecture and fabric of the building set in a simple but designed garden/parkland setting.
- The internal plan of the building or at least its main characteristics and features which explain the development of the house and link the external architecture with the internal evidence of how the house developed and was originally used.
- The survival of internal or external features such as doors, cornices window linings etc which are of historic interest and contribute to the interest and understanding of the house.

Appendix 2: Essex Record Office sources

Ref	Date	Description	Comments
ERO T/M 455	c.1657	Copy of Map of Theydon Mount and Theydon Garnon	-
ERO D/DAC 228	c. 1650	Particular	-
ERO I/Mb 352/1/2-4	1818	Park Hall, Theydon Garnon, near Epping, Essex, the seat of Marsh Esq (Gaynes Park)	Drawn by I. Harsell. Aquata. D. Hawell. Published 1, May 1818 by I. Hassell, London
ERO D/CT 3 50 B	1838	Theydon Garnon Tithe Map	-

Appendix 3: Contents of Archive

Site name: Gaynes Park, Theydon Garnon, Essex

Project no.: 2166

Index to the Archive:

Document wallet containing:

1. Introduction

- 1.1 HEM design brief
- 1.2 FAU written scheme of investigation
- 1.3 Client/archive report
- 1.4 Unbound version of report
- 1.5 CD containing digital photographs, architect's drawings & copy of report, pdf-formatted

2. Site Archive

- 2.1 Photographic record (digital prints & monochrome 35mm prints & negatives)
- 2.2 Photographic registers
- 2.3 Site notes and annotated architect's drawings

Appendix 4: EHER Summary Sheet

Site Name/Address: Gaynes Park, Theydon Garnon, Essex	
Parish: Theydon Garnon	District: Epping Forest
NGR: TL 484 017	OASIS Record No.:
Type of Work: Building recording & desk-based assessment	Site Director/Team: Andrew Letch ECC FAU
Dates of Fieldwork: 16th & 19th March 2010	Size of Area Investigated: N/A
Curating Museum: Epping	Funding Source: AWC Ltd
Further Work Anticipated? Hope not	Related EHER Nos. 3740
Final Report: Summary in EAH	
Periods Represented: Late 18th-century onwards	
<p>SUMMARY OF FIELDWORK RESULTS:</p> <p>A desk-based assessment and building recording project was carried out on a Grade 2* listed late 18th century mansion house known as Gaynes Park prior to conversion to flats. The stable block to the north was also recorded, before it is converted as part of the existing wedding venue of the home farm. The assessment showed that an earlier house had existed to the south of the site which had been demolished by 1740. A new house was built to the north by 1777 was replaced in the late 18th or early 19th century by a much larger house (Park Hall) which forms the basis of the house today. Park Hall was in the Georgian style two-storeys with low roof, Venetian windows and an entrance on the western side surrounded by parkland. The stable block to the north was built in the early 19th century, quite grand with a clock over the carriage house. Between 1868 and 1870 the house was enlarged, extended upwards and re-faced in stone, based in the 'Tudor gothic' style complete with pointed gables, gargoyles and a variety of architectural features. The main entrance was relocated to the north side. A north wing was added to the stables, though this is now derelict. A southern wing was added in the late 19th century to provide extra carriage space and stables.</p> <p>By the time the survey was commissioned, conversion works were well underway and it was a busy building site. 18th, 19th and 20th century service blocks had been demolished and new buildings going up in their place; the interior of the house was completely stripped to bare brickwork; old openings had been blocked and new ones created; new windows inserted throughout. Therefore a proper record of the house was impossible and the survey had to rely heavily on documentary evidence. The stable block was not affected and the main block has some architectural merit, though is not unusual of its type or setting. It has been badly-affected by a first floor house conversion and lack of internal features. Some panelling remains inside the stable and evidence for fancy iron-posted stalls. The arch-headed windows remain. The two wings have fared less well, the north wing was collapsing into the yard and the southern one deteriorating through damp and misuse.</p> <p>The exercise was a useful one in recording the stable and collating information on the house and its history, but very little of value could be gained from the building record and it is likely that more information still resides with the family.</p>	
Previous Summaries/Reports: none	
Author of Summary: Andrew Letch	Date of Summary: 14th July 2010