

# 1EW03 - Enabling Works Central AWHj

## Interim Report

## Historic Building Recording

## The Lodge, Doddershall Buckinghamshire

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# 1 Executive Summary

- 1.1.1 This interim report provides a summary of findings following a programme of works of Historic Building Recording (HBR) undertaken at the Lodge Doddershall, Buckinghamshire. Works of HBR were undertaken in compliance with the Project Plan for The Lodge (Doc No: 1EW03-FUS-EV-REP-CS05-007810). Works of HBR are required to produce an analytical record of the buildings prior to demolition as part of construction activities relating to Phase 1 of HS2. The level 3 historic building recording survey was undertaken on the 9th March 2020. Documentary research has been undertaken at the Northamptonshire Record Office and The National Archives to gather sources to inform the historic building recording.
- 1.1.2 The Lodge was built in 1900 as the lodge gate over the main access approach to the grade II\* listed Doddershall House. The Lodge was built following the construction of the Great Central Railway, which cut across the original approach road to Doddershall necessitating the formation of a new approach road. The lodge originally only comprised two of the three sections and may not have been used as a permanent dwelling. Historic photographs and documentation indicate that the lodge was expanded shortly after its construction to allow for a residential use of the property.
- 1.1.3 Access was possible to the majority of the building, with only one room being inaccessible. The roof structure was not accessible being obscured by modern ceiling panels.
- 1.1.4 The Lodge remained fairly unaltered on the exterior, and only underwent few modernisations on the interior. There are several features or fittings of historical interest, such as the arched doorways and timber doors, leaded glass windows, the re-purposed timber staircase and timber trusses, the projecting chimneys with octagonal brick stack, as well as potential features of the blocked off fireplaces.
- 1.1.5 The building is of historical, artistic and architectural significance as an example of Arts and Crafts architecture which may have been constructed out of earlier architectural fragments potentially from the original Doddershall Hall. Its association with the grade II\* listed Doddershall House and the development of the Great Central Railway at the turn of the 20th century, further increases its historic significance. A programme of demolition integrated recording is recommended to better reveal and document the significance.

## 2 Introduction

### 2.1 Location

2.1.1 The Lodge (NGR: 473200,219316) is located c. 1.4km to the south-west of Quainton, set back from the junction between the Quainton Road and the private approach drive to Doddershall House (Figure 1). The Lodge was constructed c. 1900 to span across the newly constructed approach to Doddershall House. The new southern approach to Doddershall House was constructed to replace the existing historic approach which had been severed following construction of the London Extension to the Great Central Railway (GCR) in 1895. The line of the GCR passes in cutting just to the north of the Lodge, the public road being carried over the railway by a single span brick-built bridge.

2.1.2 The building is a non-designated asset, associated with the grade II\* listed Doddershall House.

### 2.2 Rationale for the works

2.2.1 A programme of historic building recording (HBR) is required to record the physical fabric and setting of The Lodge prior to its demolition. A Level 3 historic building recording will provide a full and analytical account of the building, its structural development, history and setting and will consider the asset's relation to adjacent assets of the Great Central Railway.

2.2.2 The built heritage recording and analysis will contribute to the following specific GWSI: Historic Environment Research and Delivery Strategy (HERDS) objectives:

- KC43: Investigate the link between the development of the railways and broader changes in the historic landscape, such as urban settlement expansion and the decline of the canal network; and
- KC52: Understanding the pattern, form and function of post-medieval rural vernacular architecture: can we identify regional, intra-regional or temporal variations?

### 2.3 Methodology

2.3.1 The scope, rationale, aims and objectives for historic building recording are set out in the Project Plan for The Lodge (Doc No: 1EW03-FUS-EV-REP-CS05-007810) which provided the methodology for a level 3 survey in accordance with Historic England guidance (HE 2016).

2.3.2 Full access to the building was possible with the exception of the store room attached to the north side of the carriage arch. The roof structure was obscured by modern suspended ceiling panels.

## 3 Results

### 3.1 Historic Context

- 3.1.1 Doddershall has been first documented in a grant during the reign of Henry I (1100-1135), which included the 'Fields of Doddershull', granted for an annual rent by Michael of Caunford, although there may have been an earlier settlement pre-dating this. The Cramfords remained at Doddershall until the late 15th century, when it was purchased by the Pigott family. Doddershall House, their principal manor was probably built sometime during the 1530s or 1540s. The main approach to the house was from the west and by 1770 the road had been extended towards Quainton in the east to pass north alongside Doddershall House.
- 3.1.2 In 1863, land was acquired from the Doddershall estate for the construction of the Aylesbury and Buckingham Railway which passed to the east of the house. As this severed the approach road, the railway company, on the insistence of Grenville Pigott, was able to provide a crossing point to enable the drive to remain in use. No such allowance was made however in 1890 when the Great Central Railway obtained land from the estate to build another railway aligned closer to the house. As a consequence, the railway company provided a new approach to Doddershall House which originated from off the Quainton Road, to the south of the house and approaching the house from the west. The line of this new approach is shown on the OS map of 1899.
- 3.1.3 The Lodge was built to span the new approach road and though not depicted on the 1899 OS map appears to have been completed shortly after. An undated photograph (Appendix A Plate 1) shows the building shortly after completion, without the south cross wing. It is uncertain whether the current upper floor was present, as no upper floor windows are shown in the photograph. If there was a floor it may have been lit by a window set in the south gable which is not visible. The room over the carriage arch is clearly evident. The date at which the south wing was added is not recorded. The style and quality of the extension matches well with the original portions of the building and the assumption is that the extension was added shortly after the original construction.
- 3.1.4 The 1911 census of Buckinghamshire notes Thomas Hood, farm labourer, his wife Ellen and their three children Fredrick (5 years), George (3 years) and Joseph (10 months) to be residents of The Lodge at Doddershall. Only 10-month-old Joseph was noted to be born at this location, which may indicate that the family only took residence at the Lodge within the 3 years prior of 1911. This could be an indication to the time of the extension of the Lodge into a residential property. In the 1901 census, Thomas Hood was recorded as bricklayer in Willesden, Hendon. However, the Lodge was not noted in the directories between 1907 and 1920 (Kelly's Directory 1907, Kelly's Directory 1920). By 1931, the Lodge was occupied by Major Richard Harvey Lloyd (Kellys Directory 1931, 194).

### 3.2 Description

- 3.2.1 A simple annotation of an existing floor plan is provided at Plates 2 and 3. A selection of

photographs are also provided.

- 3.2.2 The Lodge is a two-storey building in Arts-and-Crafts style, straddling the access road to Doddershall House with a square headed carriage arch in its northern section (Plates 4 and 5). The front elevation faces broadly east. The Lodge is surrounded by a small garden to the north and west. A well is situated to the east of the building. The building comprises three bays: a low 2-storey central bay which is flanked by two full 2-storey gabled cross-wings, to the north encompassing a square headed carriage arch. To the north of the carriage arch is a single storey lean-to, which contains a single room, with a projecting chimney breast and decorative octagonal brick stack. The principal entrance is located within the central range and is set within a gabled porch. A secondary entrance is situated within the rear elevation of the south cross wing.
- 3.2.3 The building exterior presents a series of fabrics, principally orange- red brick set in a herringbone pattern in a timber frame, and concrete pebble dash, which is covering the central range and lower levels of the cross-wings. The roof is covered with red clay tiles. Each gable end is decorated with a wide bargeboard. The building retains its original downpipes. A variety of window styles could be observed. The predominant style noted were metal framed casement windows with leaded glass panes in a rectangular pattern. Two casement windows were noted to contain leaded glass panes in a diamond pattern. The windows over the carriage arch retain decorative and coloured leaded glass in a Queen Anne design. There is a single large projecting chimney breast to the rear of the central range above which rises a pair of decorative octagonal brick stacks. Squared single stacks are present central to the ridge on the south cross wing and on the north side of the carriage arch.
- 3.2.4 The interior of the building is of a simple layout and the rooms are plainly decorated. The ceilings in the greater part of the building have been covered with modern hardboard panelling. The front porch leads directly into the living room. A second external doorway, set beneath the carriageway, has been blocked off. The living room contains a re-used timber dog-leg staircase with a half landing (Plate 6). The staircase has square sectioned newels with barley twisted spindles and a moulded handrail. A simple brick fireplace is situated in the north-eastern corner (Plate 7).
- 3.2.5 Within the south cross wing are the dining room and kitchen on the ground floor, and a bathroom and bedroom on the first floor. Fireplaces have been blocked off in the kitchen (plate 8), bathroom and both upstairs bedrooms. A 1930s style tile fire-surround had been inserted in the dining room (Plate 9). A blocked off doorway was noted in the kitchen. The roof structure is mostly obscured by the modern ceiling panels but would appear to comprise a simple purlin roof.
- 3.2.6 The two deeply moulded cross beams noted in the first floor study and northern bedroom appear not to be part of the structure of the roof and their mouldings match the pillars that frame the exterior of the carriageway. The roof within the south cross wing appears to be of modern construction but is only observable via a small hatch (Plate 11). Noticeable cracks in the fabric were noted in the room above the archway, as well as above the doorway between the dining room and living room.

## Fixtures and fittings

3.2.7 Several features of a historical and decorative interest were identified on the exterior of the building and these comprise;

- reused timber trusses at gate,
- cast Iron downpipes and fittings,
- brick chimneys with decorative octagonal brick stacks,
- timber bargeboards to gable ends,
- timber four-centred door to the front and beneath the carriage arch.

3.2.8 Generally the interior of the building is sparsely decorated, features of historical and decorative interest comprise:

- timber doorframes, doors, and fittings throughout the house, all of a four-centred design
- leaded glass windows with metal fittings, three types observed: square style, diamond style and Queen Anne style (Plate 13),
- Reused timber staircase,
- Original arts and crafts style fire place in living room (plate 7) and slightly later fire place of c 1910/1920 in upstairs bedroom (Plate 12), 1930s fire place in dining room (plate 9)
- Blocked off doors in living room and kitchen,
- Timber flooring on first floor,
- Deeply moulded cross beams to first floor roof (plate 13 and 14).

## 3.3 Phasing

3.3.1 The building displays 2 principal phases of building

- Phase I – 1900 original construction comprising gable fronted carriage arch with single storey bay and entrance porch to south, and lean-to store to north
- Phase II- extension possibly dating to between 1910 and 1920, addition of south cross wing. The fire place in the dining room is of a simple tile form and may be slightly later c 1930.

## 3.4 Significance

3.4.1 The Lodge is a good example of the local vernacular in an accomplished Arts and Crafts style dating to 1900. The building was extended c 1910 to provide residential accommodation the style of the extension matching that of the original building.



- 3.4.2      Though the stair has clearly been reused and repurposed it could not be determined whether or not other features including moulded timber beams and decorative brick chimneys had also been reused. The four-centred doors are all likely to be original to the lodge and not reused. On balance it seems likely that all features apart from the stair are original to the building. Though the building may not retain any earlier reused fabric it retains its historic character and integrity and is considered to be of historical and architectural interest.
- 3.4.3      The Lodge has close historical and functional links with the grade II\* listed Doddershall House. The Lodge is part of the historical development of Doddershall House as a consequence of the construction of the Great Central Railway and is of historical significance evidencing a developing landscape around the house.

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## 4 Recommendations for further works

- 4.1.1 Though there was generally good accessibility to the building it was not possible to observe the roof structure or to access the store attached to the north of the carriage arch. The works have demonstrated the significance of the building as an example of the Arts and Crafts. The building is in the tudor style to match Doddershall House and the works have demonstrated that the stair has been reused and repurposed. There is potential that other elements may also have been reused including the decorative brick chimney stacks.
- 4.1.2 It is therefore recommended that a programme of demolition integrated recording is undertaken to observe and monitor demolition activities. A programme of demolition integrated recording would enable closer inspection and recording of constructional elements that would contribute to a better understanding of significance and contribute to the following HERDS objective
- KC52: Understanding the pattern, form and function of post-medieval rural vernacular architecture: can we identify regional, intra-regional or temporal variations?
- 4.1.3 The following works are recommended:
- Observe and monitor the removal of the external render and observe and record any constructional and phasing evidence.
  - Observe and monitor the removal of the chimney stacks record their structure and fabric, set aside and analyse the bricks to determine age.
  - Observe and monitor soft strip activities to remove the suspended ceilings throughout the building to observe and record the roof structure and determine the origin and purpose of the moulded timber beams.
  - Observe and monitor soft strip activities within the building, to inspect and record all currently blocked off elements such as the fireplaces and doors. Observe and record the plan form and features within the store attached to the north of the carriage arch.
  - Observe and monitor works of soft strip to remove the stair. Observe and record constructional detail, provide an analysis of original form and date.
- 4.1.4 In addition to these works demolition integrated recording should provide an enhanced floor plan survey showing presence of original features including all structural breaks, changes in fabric and other factors that assist in interpretation and phasing. Survey should provide for a detailed constructional analysis of fabric and features that may have been reused and determine through documentary study their date and origin.

## 5 References

Title	Reference
1899 Ordnance Survey map	
Census of Buckinghamshire 1911	1911 Census
Kelly's Directory of Buckinghamshire 1907	Kelly's Directory 1907
Kelly's Directory of Buckinghamshire 1920	Kelly's Directory 1920
Kelly's Directory of Buckinghamshire 1931	Kelly's Directory 1931
Understanding Buildings: A Guide to Good Recording Practice	Historic England 2016
Recording of Setting at Doddershall House	1EW03_FUS-EV-REP-CS05-003268
Great Central Railway Heritage Assets: Detailed Desk Based Assessment	1EW03-FUS-REP-CS06-008110
The Lodge, Doddershall: Historic Building Report, Buckinghamshire Archaeological Society 2013	BAS 2013

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Interim Report Historic Building Recording The Lodge Doddershall Buckinghamshire

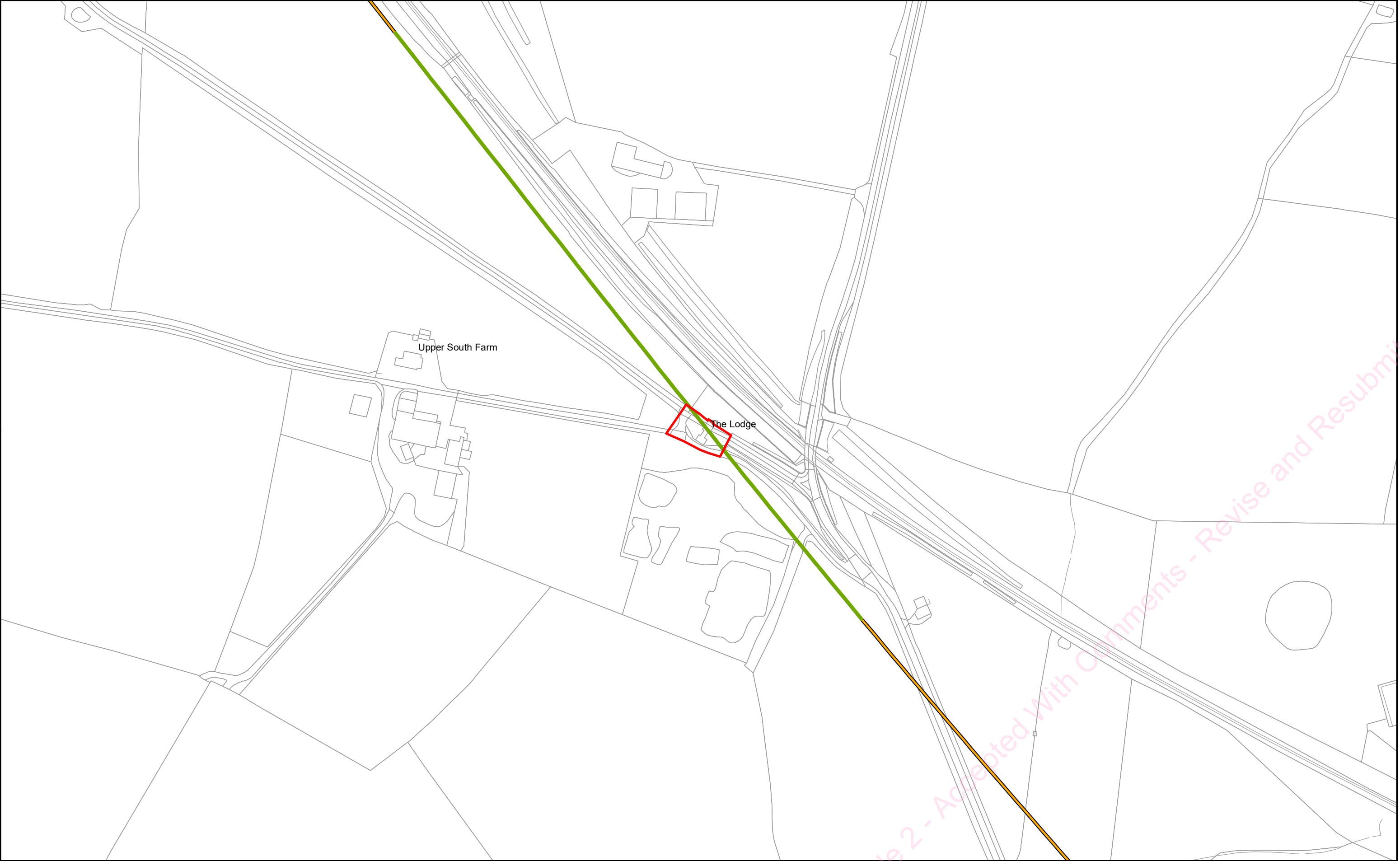
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## FIGURES

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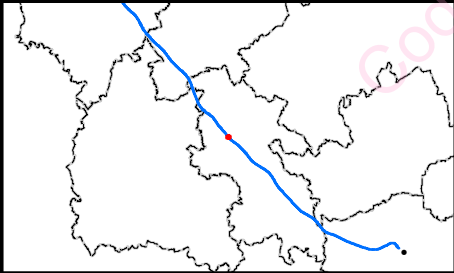
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**Legend**


- Study Area
- Cutting
- Embankment

**Phase One Final Preliminary Design alignment January 2017**



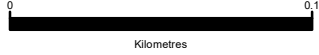

High Speed Two  
Site location

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## PLATES



Plate 1: Historic photo pf the Lodge, shortly after construction, c1900

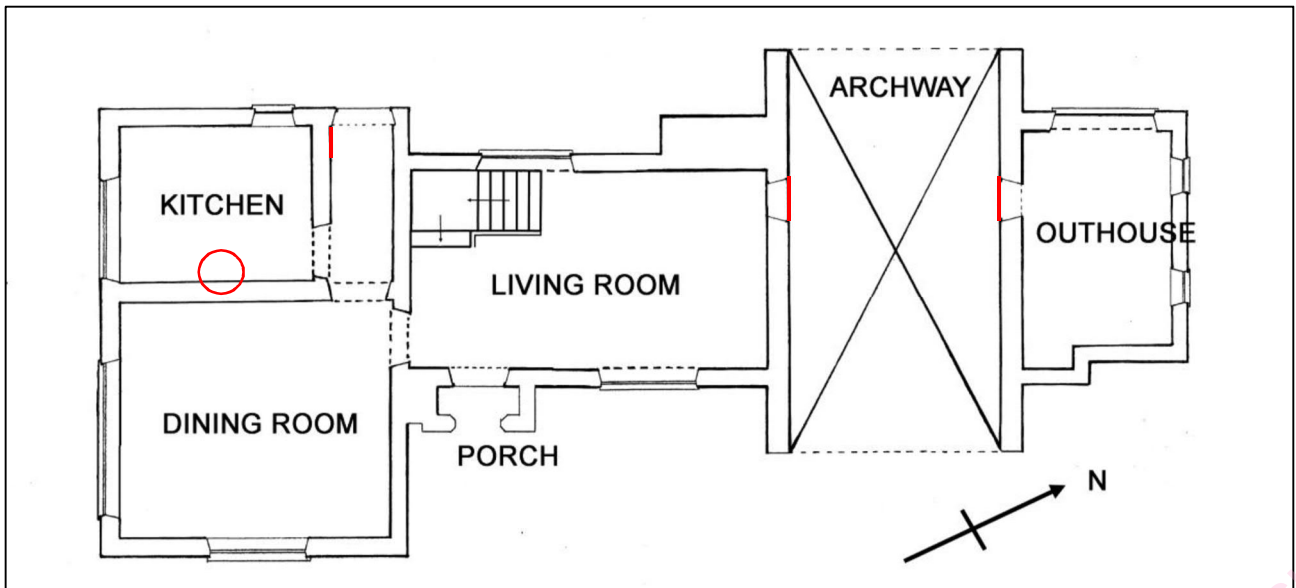


Plate 2: Ground floor plan by BAS, annotation: circle location of blocked fireplaces, line location of blocked doors

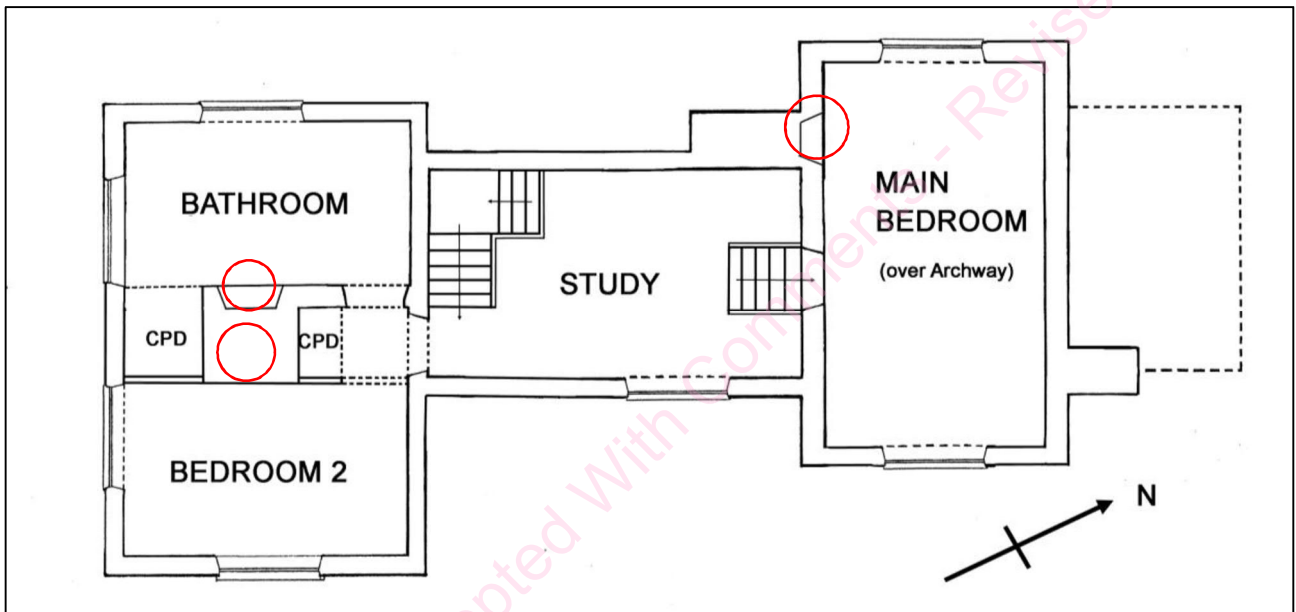


Plate 3: First floor plan by BAS, annotation: circle location of blocked fireplaces, line location of blocked doors





Plate 4: East facing elevation of the Lodge



Plate 5: West facing elevation of the Lodge

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Plate 6: Later inserted, repurposed staircase and potentially later ceiling in the Living Room



Plate 7: View to blocked door fireplace in Living Room



ion of blocked off fireplace in kitchen



g Room with leaded glass windows and tile fire surround of c. 1930



Plate 9: Dining Room with leaded glass windows and tile fire surround of c. 1930



Plate 10: Location of a blocked off fireplace in bathroom



Plate 11: Hatch to the roof space in southern wing





Plate 12: Blocked off fireplace in bedroom 2.



Plate 13: Main bedroom, with leaded glass window in Queen Anne Style and large crack in fabric



Plate 14: General view of the study, with roof truss and inserted staircase

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