



**Hamilton Lodge
Parsons Hill
Great Bromley
Essex**

Level 2 Historic Building Recording

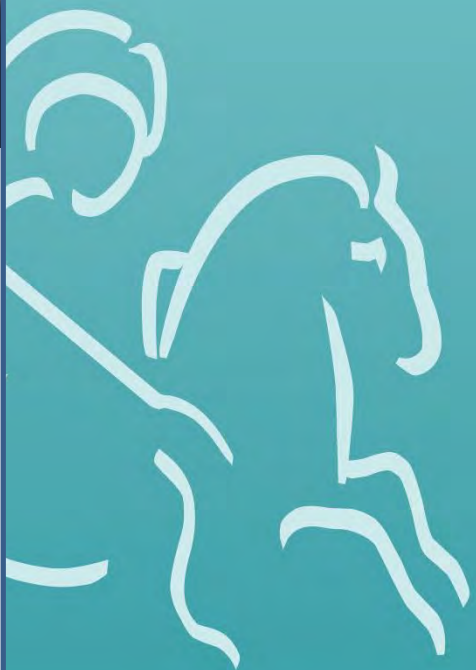


Report prepared for:
Elemento Group

CA Project: SU0444

CA Report: SU0444_1

September 2022



Hamilton Lodge Parsons Hill Great Bromley Essex

Level 2 Historic Building Recording

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CA Report: SU0444_1

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SUMMARY

Project Name: Hamilton Lodge

Location: Parsons Hill, Great Bromley, Essex

NGR: 608712, 225476

In June 2022, Cotswold Archaeology was commissioned by Elemento Group to undertake a programme of Level 2 Historic Building Recording in respect of a group of buildings comprising Hamilton Lodge along with associated coach house, walled garden remains and a gate lodge. The buildings are located on Parsons Hill, at the southern end of the village of Great Bromley, Essex. The historic building recording was conducted as a requirement of a Condition of the outline planning permission for 67 new dwellings within the Site.

The origins of the current house can be traced to the mid-19th century when it is thought to have replaced an earlier building that was itself constructed during the early 19th century. Whilst the architect is not known, it appears that the present building was likely constructed as a private house; with associated stabling, gate lodge and walled garden all carried over from the previous house. The house was historically adorned in a gothic aesthetic that incorporated a central tower, dormer windows and pronounced chimney within the principal façade. Evidently, this style was superseded by a more neo-classical aesthetic that echoed the style of the original, early 19th-century house.

The building has evolved gradually over the course of the 19th and 20th centuries during which time several extensions and reconfigurations occurred. The building was repurposed as a care home from the mid-20th century, prompting more change to the building and Site, during which time rooms within the house were further partitioned and additional bathroom facilities were added, and bedrooms made smaller. The effect of these changes was equally pronounced within the coach house, which now incorporates a modern configuration of bedrooms and bathrooms on the first floor, wholly eroding the historical arrangement of grooms' accommodation and hay loft.

Broadly, this evolution can be ascribed to six identifiable phases with the most recent changes encompassing the alterations as part of the care home function. This was in conjunction with the construction of new buildings within the Site to provide additional administrative and residential capacity. The care home closed in 2017 since when the house and site has remained vacant.

1. INTRODUCTION

- 1.1. In June 2022, Cotswold Archaeology (CA) was commissioned by Elemento Group to undertake a programme of Historic Building Recording in respect of a group of buildings (collectively hereafter referred to as ‘the buildings’) comprising Hamilton Lodge (hereafter ‘the house’), along with associated coach house, walled garden remains and a gate lodge (hereafter ‘Trelawn’). The buildings are located on Parsons Hill, at the southern end of the village of Great Bromley, Essex (NGR: 608712, 225476; Fig. 1). The buildings are not included on Historic England’s National Heritage List for England, nor are they located within a Conservation Area.
- 1.2. The Historic Building Recording has been undertaken in response to Condition 20 attached to an outline planning permission (20/00547/OUT), granted by Tendring District Council (TDC) on 15 February 2022, for residential development of the Site, including the construction of 67 dwellings with associated amenity space and services. Condition 20 states that:

‘No demolition or conversion of any kind shall take place until the applicant has secured the implementation of a programme of historic building recording in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority. The applicant will submit to the local planning authority an approved historic building report (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority).’

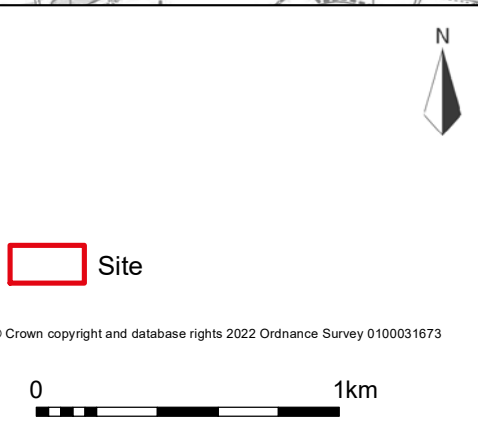
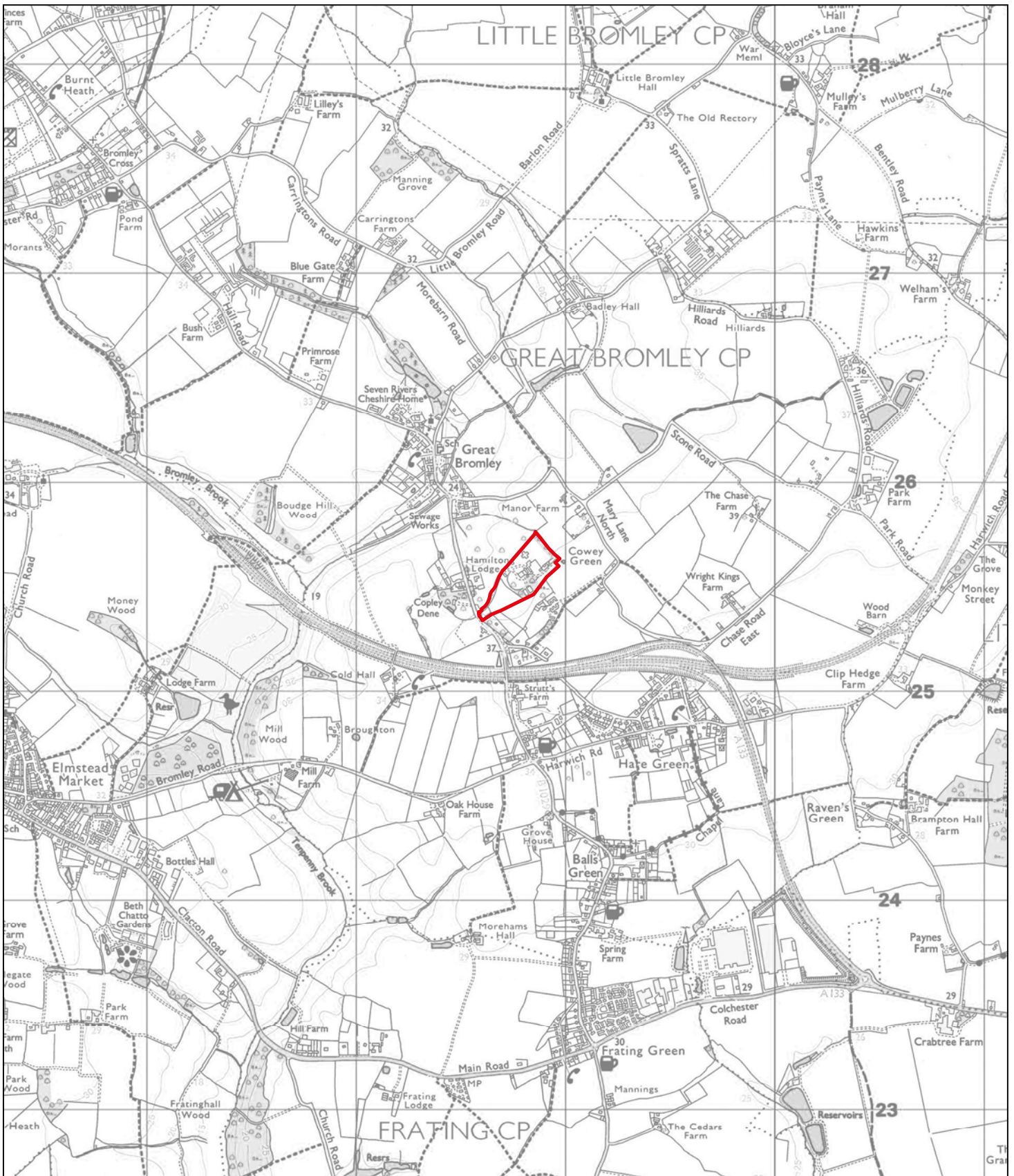
Objectives and professional standards

- 1.3. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the *Standard and guidance for archaeological investigation and recording of standing buildings or structures* published by CIfA (2020), an approved Written Scheme of Investigation (WSI), produced by Cotswold Archaeology in July 2022 (CA 2022), and a Brief for Archaeological Evaluation and Historic Building Recording (hereafter ‘the Brief’), produced by Place Services in May 2022.
- 1.4. The composition and development of the historic buildings within the Site is discussed. The objective of the survey is to produce a record of the buildings in their current state, comprising drawings, photographs and a written description, as a form

of mitigation prior to their integration within the approved development. The objective of the recording process is to understand the structural and functional history of the buildings and provide a clear record of their heritage significance. The building survey equates with a Level 2 assessment as specified within the Brief and defined in *Understanding Historic Buildings; A Guide to Good Recording Practice* (Historic England 2016).

Consultation

- 1.5. This assessment has been undertaken in accordance with a WSI, formalising the adopted scope and methodology (CA 2022). The WSI was submitted to Teresa O'Connor of Place Services who approved the document in August 2022.





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PROJECT TITLE
 Hamilton Lodge, Parsons Hill,
 Great Bromley, Essex

FIGURE TITLE
 Site location plan

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APPROVED BY	MH	SCALE@A3	1:25,000	1	

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2. METHODOLOGY

Data collection, analysis and presentation

2.1. The Historic Building Recording was guided in its composition by the *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (Chartered Institute for Archaeologists, 2020). The building recording was undertaken to Level 2 standards as defined in *Understanding Historic Buildings: A guide to good recording practice* (HE, 2016).

2.2. The key objectives of the Historic Building Recording were to produce a concise description of the buildings, and to produce a record of the buildings prior to their integration within the approved development. The recording exercise included a general record of the buildings in their current state and included the following elements:

- The completion of a photographic survey, to Historic England Level 2 standards;
- Detailed recording of any structural features that are of significance; and,
- The production of building phase plans, establishing an accurate record of the historic development of the buildings, informed by historic cartographic sources, planning history and the building inspection.

2.3. CA will make arrangements with the appropriate depository for the deposition of the site archive at the conclusion of the project.

Level 2 Building recording methodology

2.4. The building recording comprises a Level 2 record as set out in the Historic England publication *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) and the approved WSI (CA 2022). Further relevant guidance comprises the *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2020).

2.5. A Level 2 building record is defined by Historic England as a 'descriptive record'. as follows:

'This is a descriptive record, Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based.'

A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.'

Level 2 Drawn record

- A site plan showing the location of the buildings;
- Any other illustrations to support the historical analysis (such as mapping or annotated structural drawings); and,
- Annotated plans, elevations and/or sketch drawings which illustrate features, fittings and fabric including structural features including phasing and photographic location points.

Level 2 Photographic record

- A digital SLR camera was used with a sensor of a minimum of 20 megapixels
- General and specific views of the buildings internally and externally and their relationship to the wider site;
- Detailed shots of features, fabric and fixtures, both internally and externally using a photographic scale; and,
- Note: Some files may be converted to .jpeg format for use in the report, but original RAW or TIFF versions will be maintained in the project archive. Appropriate levels of Metadata will be maintained and included in the digital archive following the approach set out in the aforementioned guidance.

Level 2 Written record

- The buildings' location;
- The dates of the record and the name of the recorder;
- A summary of the buildings' and site's historic and architectural context, based upon the site inspection and the available Heritage Statement by RPS Group as well as any relevant online documentary research; and,
- Descriptive commentary and analysis of structures, features and fabric seen during the site survey including that which may reveal additional evidence and information about the historical development of the buildings and wider site over time, including the significance of the site in a local context.

Limitations

- 2.6. This record is principally based upon a historic building survey, undertaken on 12 September 2022, which has been supplemented by secondary information derived

from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources is reasonably accurate. The building survey was undertaken in favourable weather conditions. Access to the buildings was possible within most areas, and all areas of direct importance to this assessment.

- 2.7. The extremely poor condition of the house, coupled with appreciable levels of debris and damage, caused by the building's vacancy and vandalism compromised certain aspects of the survey. Where conditions of a room prevented safe and unhindered access photographs were taken from the doorway, or as near to the room as possible. In these instances a photographic scale was not used. The north-western elevation of the house was mostly visually and physically inaccessible due to mature vegetation.
- 2.8. The southern ground floor area of the Coach House was inaccessible and not entered as part of the survey. A photograph was obtained through the south-western window of the building, providing partial coverage of this space.
- 2.9. The principal built elements of the walled garden were substantially obscured by mature vegetation, allowing only partial visibility of the north-eastern wall. Similarly, the dilapidated 'vine room' at the south-eastern extent of the walled garden was inaccessible and partially substantially obscured by vegetation.
- 2.10. The focus of the survey was the physical fabric of the buildings; any objects that were not considered to be a fixture or fitting were not assessed.

3. HISTORICAL CONTEXT

- 3.1. The village of Great Bromley can trace its origins at least as far back as the Domesday Survey of 1086 when the village accommodated two manors, one called Hall and the other called Cold Hall. During Henry II's reign (1154 to 1189), the Hall manor was in the possession of William de Langvaley, connected with the de Veres family; Earls of Oxford. Whilst having close links with the King himself through marriage to the daughter of Hubert St Clare, Constable of Colchester, William was Warden of the Forests of Essex and Keeper of Colchester Castle and was one a succession of notable residents in the village over the following centuries¹. The village has remained as a small, rural settlement throughout the medieval period and into the 21st century. The character of the wider area is agricultural, characterised by small villages and scattered farmsteads (RPS 2020a).
- 3.2. The Site is located approximately 500m south of Great Bromley and incorporates the remains of the Great Bromley Lodge estate, once greater in size than it is today. The 1806 Ordnance Survey map (RPS 2020a, figure 3) records a settlement on the opposite side of Parsons Hill labelled as 'Parson'. At that time no structures were recorded within the Site.
- 3.3. The first evidence of built form within the Site dates to 1820 (Fig. 2) at which time a substantial building was recorded to the south-west of its associated courtyard buildings and formal gardens. The footprint of the building as recorded at that time is much different to the present building and likely represents a former building on the Site. The original house incorporated a pronounced projection within its south-western elevation and an apsidal feature at its north-western extent. These features appear to be confirmed on an undated lithograph of the building that also records the shape of the driveway and the buildings behind (Fig. 3). The lithograph presents the building in a neo-classical aesthetic with projecting portico supported on fluted Greek Doric columns beneath a plain pediment. The apse at the north-western extent is also depicted, combining to present a modestly sized country house that accords with Greek revival neo-classical architecture during the Regency period.
- 3.4. The arrangement in 1820 records a driveway curving to the front of the building that then returns in a further curve to enter the courtyard behind. A building at the north-eastern extent of the courtyard accords with the broad proportions and position of the

¹ From 'Pocket Histories of Essex Parishes' leaflet, undated (ERO ref: A15049)

present coach house, suggesting that this had been built by 1820. A further small building is shown in the position of the present Trelawn building (Fig.2, inset), also suggesting that this had been constructed by this time. The broad position and dimensions of the present walled garden are also recorded in 1820.

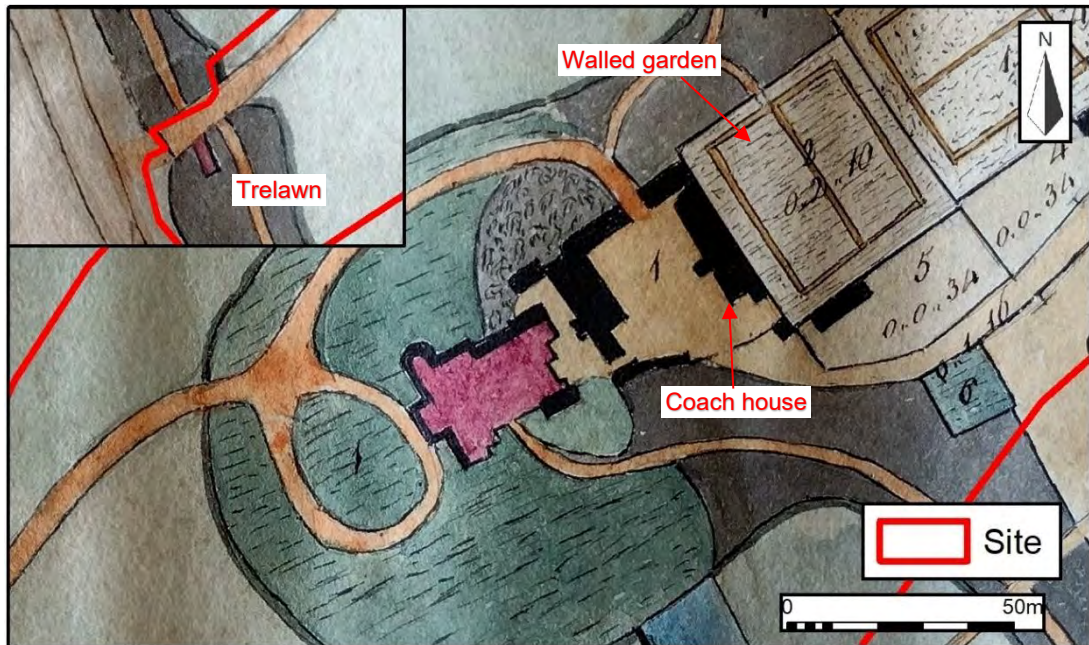


Fig. 2: Extract from map of Great Bromley, 1820 (Essex Records Office (ERO) ref: D/Dan P3)



Fig. 3: Undated lithograph of Great Bromley Lodge, likely 1820-1840 (ERO ref: SALE/B4067)

3.5. The Tithe map of 1839 (Fig. 4) records a different configuration of the building, which appears of smaller size than in 1820. The apse at the north-western extent remains

but the portico within the south-western elevation appears to have been changed to a circular form, possibly representing an appreciable alteration to the building, along with the demolition of the rear portions. It should be borne in mind, however, that the Tithe map was primarily created for the administration of the 1836 Tithe Commutation Act and so the accurate recording of building footprints was not the key purpose of the maps. Correspondingly, the map lacks the detail of the driveway and walled garden; however, Trelawn is still depicted in its correct position (Fig. 4, inset). The subsequent 1844 Tithe Apportionment records that the owner and occupier of the property was a Mrs Bateman, and the building was described as a 'mansion'.

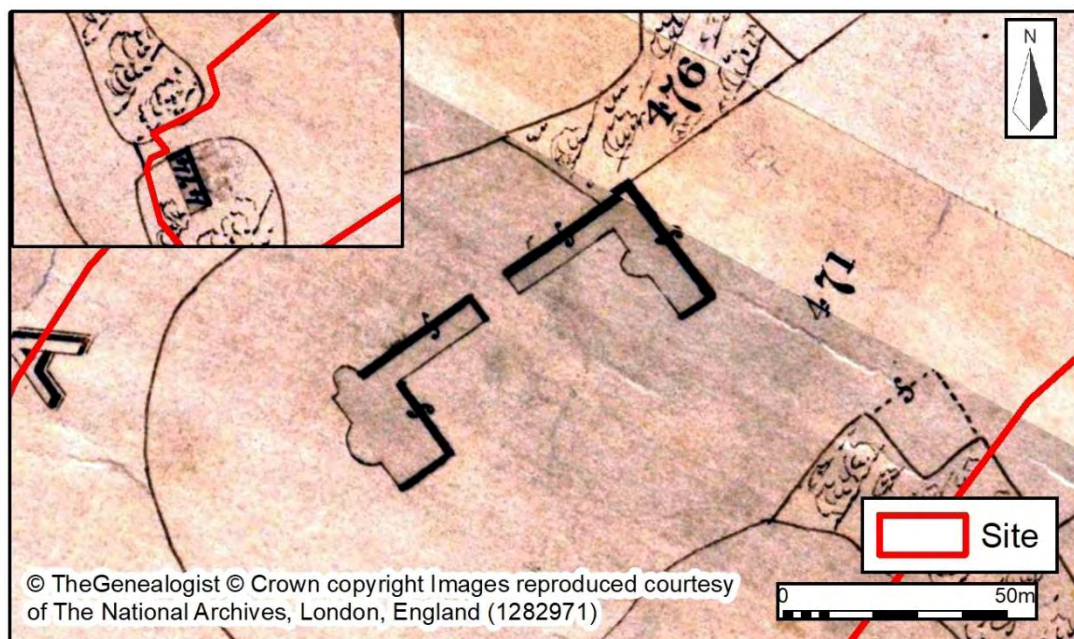


Fig. 4: Extract from the 1839 Tithe Map (thegenealogist.co.uk)

3.6. The building was next recorded in 1845 when it was the subject of a freehold sale. The sale contained several lots, including the house, which was described in terms of its layout and rooms (Fig. 5). Both the coach house/stabling and walled garden were also described as part of the sale. The accompanying plan of the estate (Fig. 6) records the building in a different configuration to that recorded on previous maps. The layout appears more modest and lacks the apse and projection of the previous building. Given the apparent substantial degree of change since 1820, it is reasonable to assume that the building of 1845 represents a new building entirely, following the previous sale of the building in 1830 (RPS 2020a). This is also borne out through an analysis of the present building's form, materials and aesthetic when compared to the neo-classical design of the earlier lithograph (Fig. 3). The sale particulars also included a ground plan of the principal building (Fig. 19), which

includes identifiable elements that form the present floor plan, such as the central passageway. Much else, however, is now different.

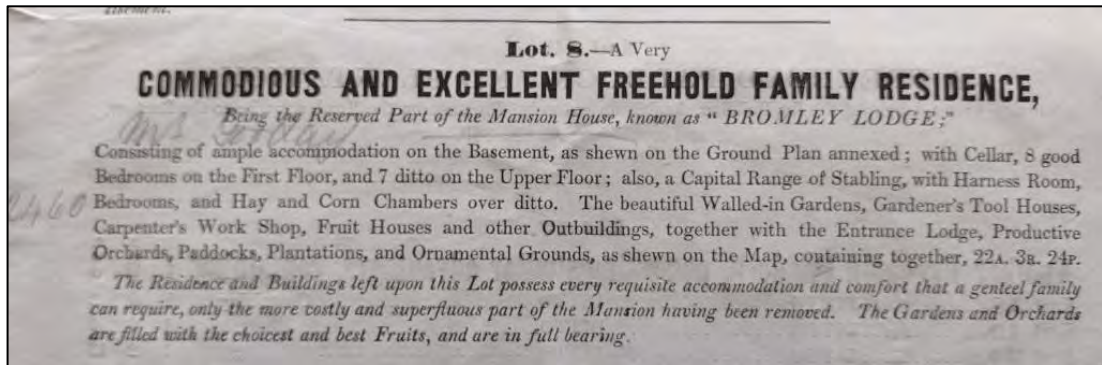


Fig. 5: Description of Great Bromley Lodge within 1845 sale particulars (ERO ref: D/Det T135)

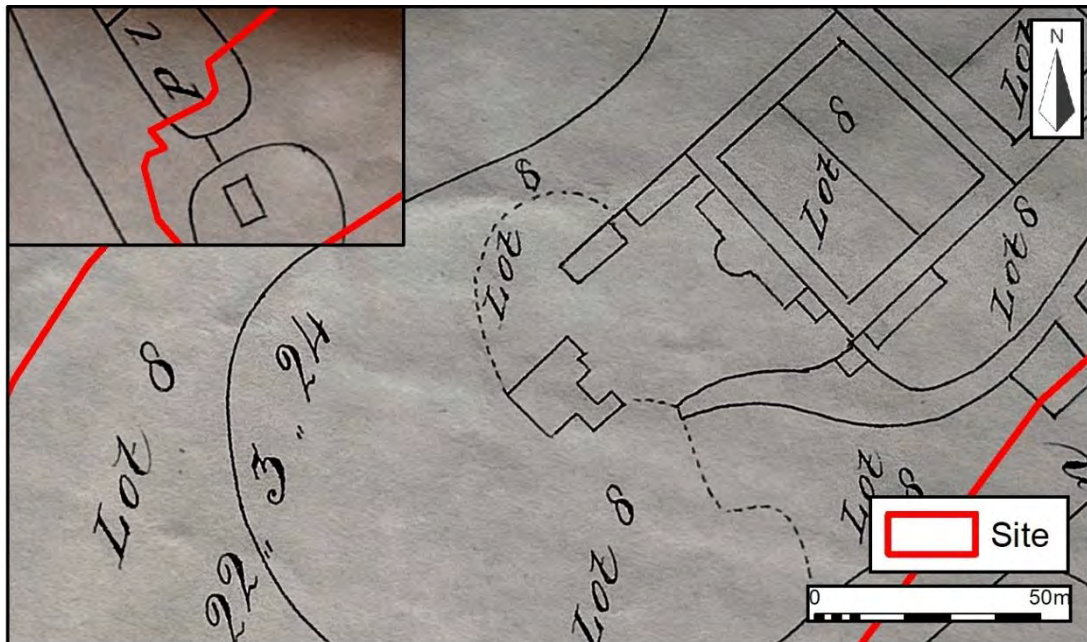


Fig. 6: Extract from plan of Great Bromley Lodge within 1845 sale particulars (ERO ref: D/Det T135)

- 3.7. Whilst the original appearance of Great Bromley Lodge (as constructed in the 1840s) is unknown, an undated postcard (Fig. 7) illustrates the appearance of the building in approximately the late 19th century/early 20th century. The postcard features a half penny stamp with the head of Edward VII so whilst the postcard was posted in the very early 20th century, it is feasible that the photograph dates to the late 19th century. The aesthetic of the building at that time was strikingly gothic, in contrast to the earlier, classical approaches to the previous building. Furthermore, the building had by then acquired an extension to the north-west, as recorded on the 1875 Ordnance Survey (OS) map (Fig 8). A glazed structure is also recorded at the south-

eastern extent of the building and also appears to be depicted on the postcard (Fig. 7). The south-western façade of the building at that time incorporated a prominent chateausque central tower feature with flanking double-height bay windows and paired sash windows in a dormer arrangement. The north-western extension featured a central chimney stack beside a further two dormer windows.

- 3.8. By 1874/75 the buildings incorporated within the walled garden were depicted, including the 'vine house' at the eastern extent. The walled garden did not feature a wall along the south-eastern alignment, as is the case in the present day.



Fig. 7: Undated postcard depicting Great Bromley Lodge in around the late 19th century/early 20th century (ERO ref: D/DU 1935/1)

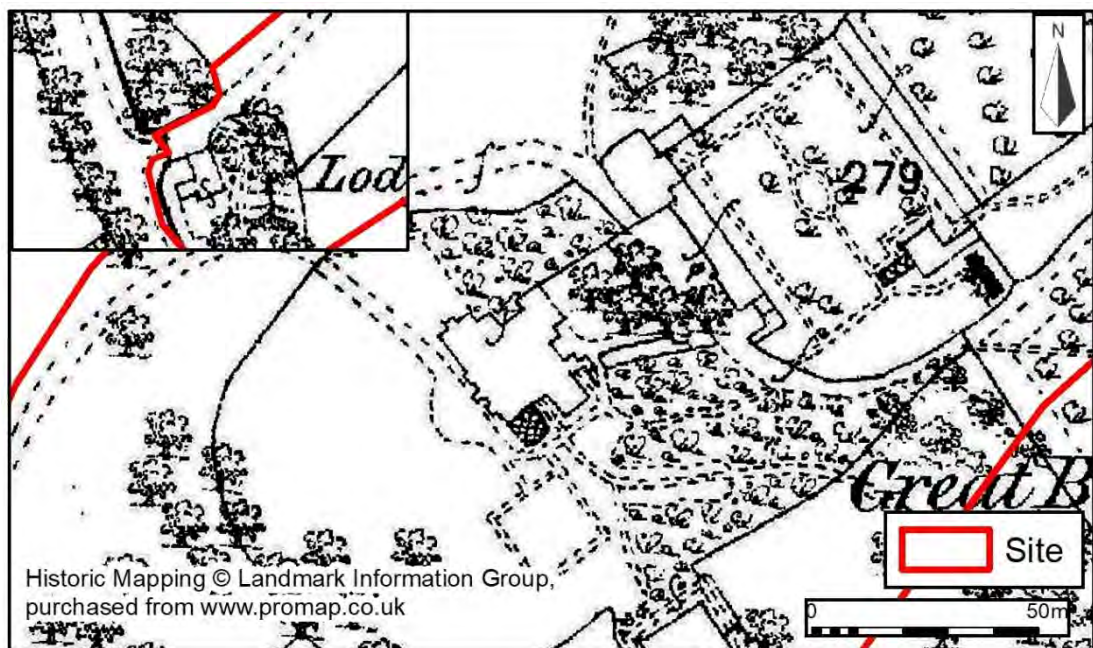


Fig. 8: Extract from the 1874-75 OS 25-inch map

3.9. The form of the building and its associated structures remained largely unchanged through 1897 and 1923 (Figs 9 and 10) except for the addition of a further glazed structure within the south-eastern elevation.

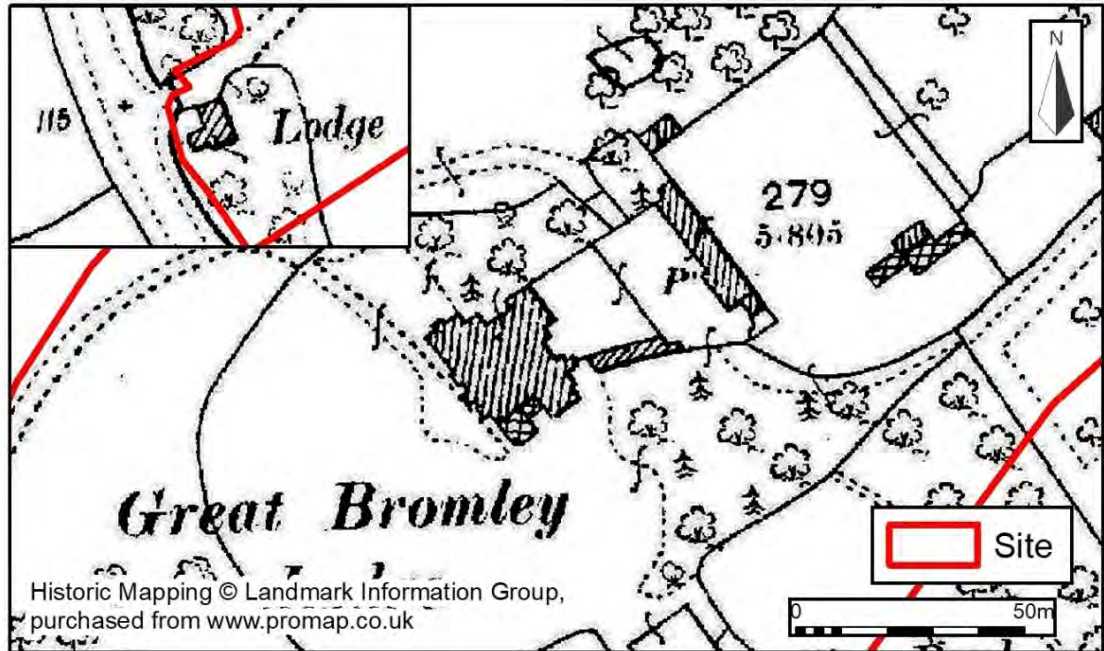


Fig. 9: Extract from the 1897 OS 25-inch map

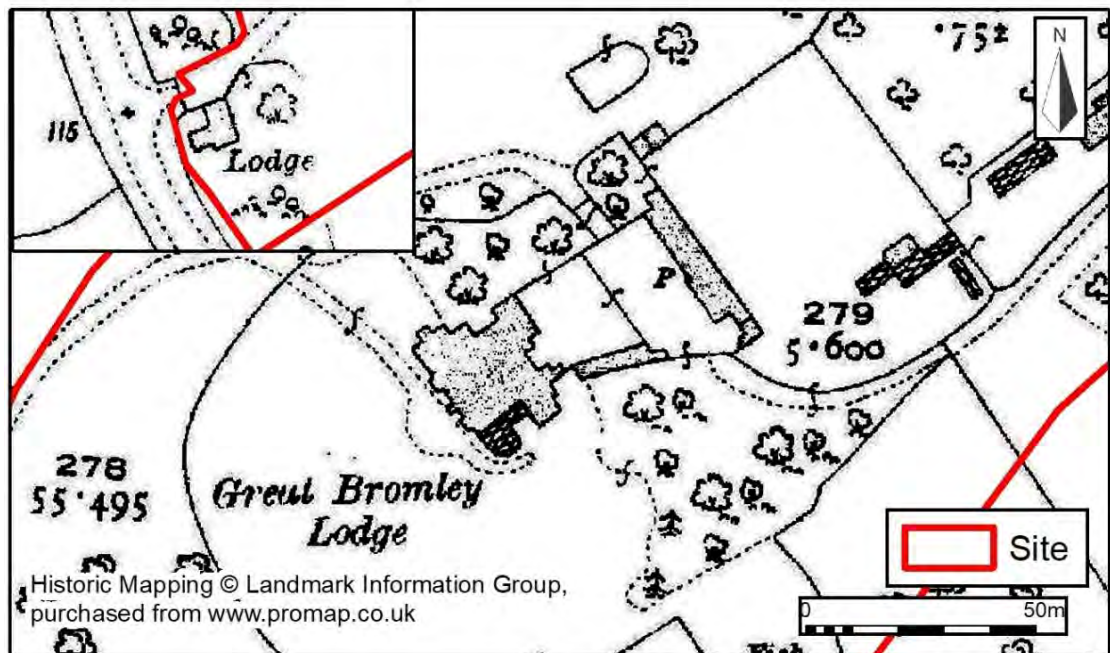


Fig. 10: Extract from the 1923 OS 25-inch map

3.10. The estate was sold in 1938 by the executors of the will of the late Lady Rice and included a photograph of the building at that time (Fig. 11). The photograph clearly

illustrates the substantial changes to the appearance of the building since the late 19th/early 20th century, where the majority of the gothic adornments had been removed and the building changed to a more restrained, neo-classical aesthetic. The chimney stack and dormer windows to the extension remained, however. The change reflected a general decline in revival styles, with the commencement of the Great War signalling an abrupt end to their popularity. Both classical and gothic styles remained popular during the Edwardian period and the building somewhat reflected this variety of styles. The former glazed element at the southern extent of the principal elevation had been demolished, as evidenced by the roof scar (Fig. 11), and was replaced by a more modest projection, with additional accretions to the east.

- 3.11. The sales particulars were supplemented by a plan of the estate, dated 1938; however, this represented a facsimile copy of the 1923 OS map (Fig. 10) and incorrectly depicted the glazed extensions that had been demolished by that time.



Fig. 11: 1938 photograph of Great Bromley Lodge (ERO ref: B664)

- 3.12. After a period during the Second World War when the building was apparently used as an 'RAF Decoding Station' (Appleby 1992), the building was acquired in 1948 by Kathleen Palmer who renamed the building Hamilton Lodge and opened a care home for elderly residents and those with learning and physical disabilities. The change in nomenclature was confirmed on the 1960 OS map (Fig. 12), which also illustrated the change to the building's principal façade and demolition of the glazed extensions. A

new structure had been constructed within the courtyard to the rear of the building whilst Trelawn had also been extended to the north by this time (Fig. 12, inset) and was labelled as 'Trelawn Farm'.

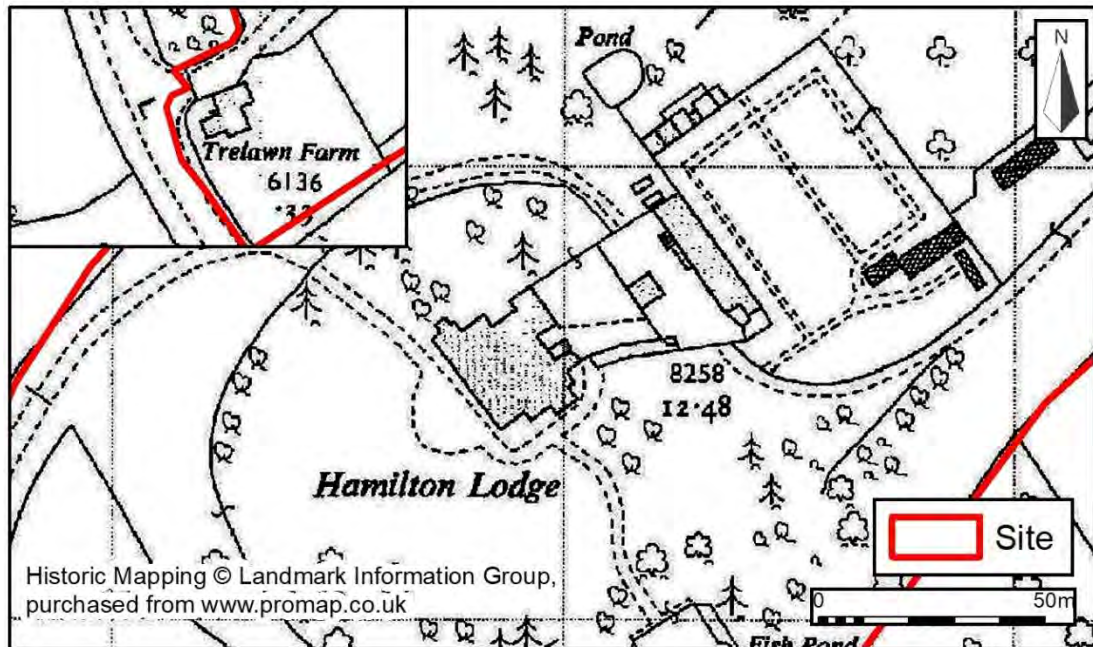


Fig. 12; Extract from the 1960 1:2,500 OS map

- 3.13. The late 20th century saw the care home's expansion and this was illustrated in 1986 through the addition of further buildings within the courtyard and the surrounding area (Fig. 13). A further programme of building was conducted later in the 20th century and early 21st century when further administrative and residential buildings were constructed to the north-west, including four substantial bungalows. The care home closed in 2017 and the building has remained vacant since.

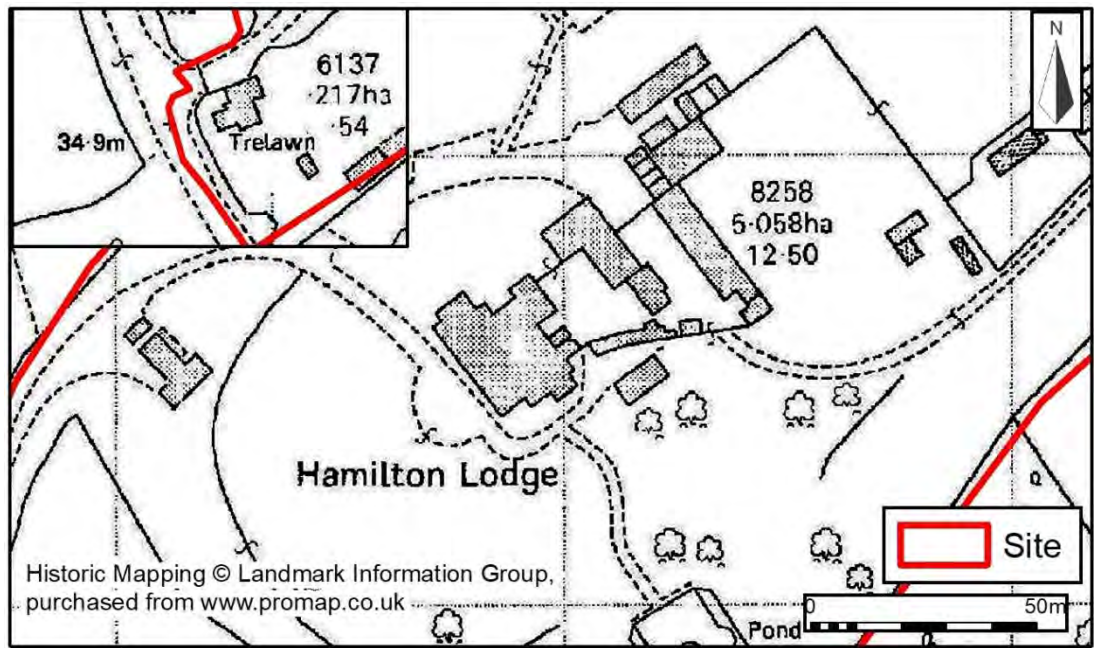
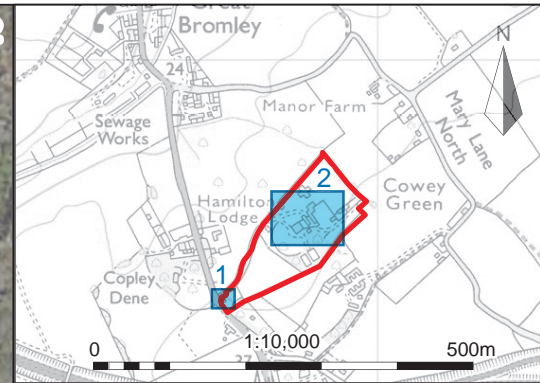


Fig. 13: Extract from the 1986 1:2,500 OS map



- Site boundary
- Hamilton Lodge
- Coach House
- Historical element*
- Walled garden and associated vine house
- Not surveyed
- Trelawn
- 7 ↖ Direction of photograph

0 1:500 25m

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PROJECT TITLE
 Hamilton Lodge, Parsons Hill, Great Bromley, Essex

FIGURE TITLE
 Site plan

<small>DRAWN BY</small> HMM	<small>PROJECT NO.</small> SU0444	<small>FIGURE NO.</small> 14
<small>CHECKED BY</small> DJB	<small>DATE</small> 26/09/2022	
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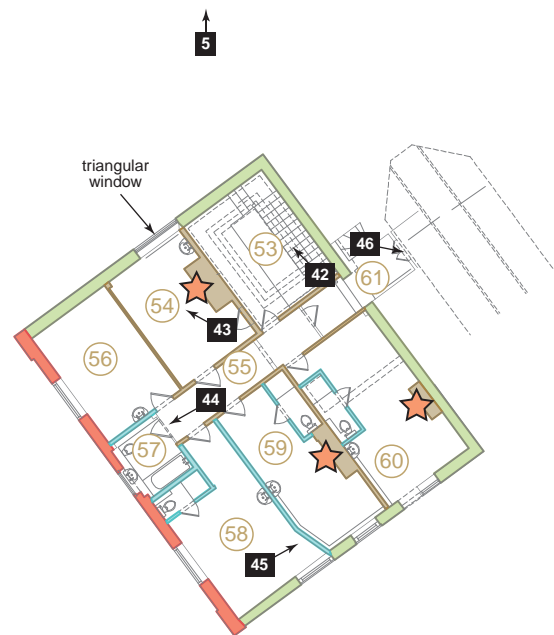
Ground floor



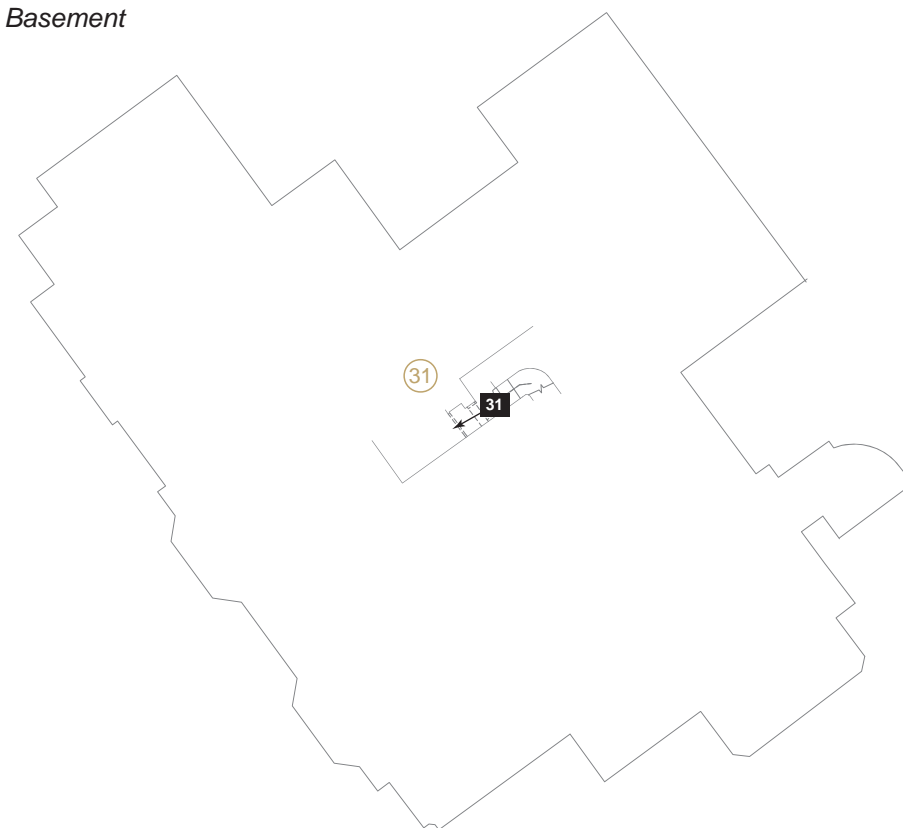
First floor



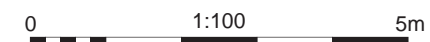
Second floor



Basement



- Phase B - 1840 house origin
- Phase C - Late 19th century gothic alteration and extension
- Phase D - Late 19th century/early 20th century refacing
- Phase E - Early 20th century alteration and extension
- Phase F - Mid to late 20th century alteration and extension
- Probable former fireplace position
- Surviving cornice
- Room reference
- Direction of photograph



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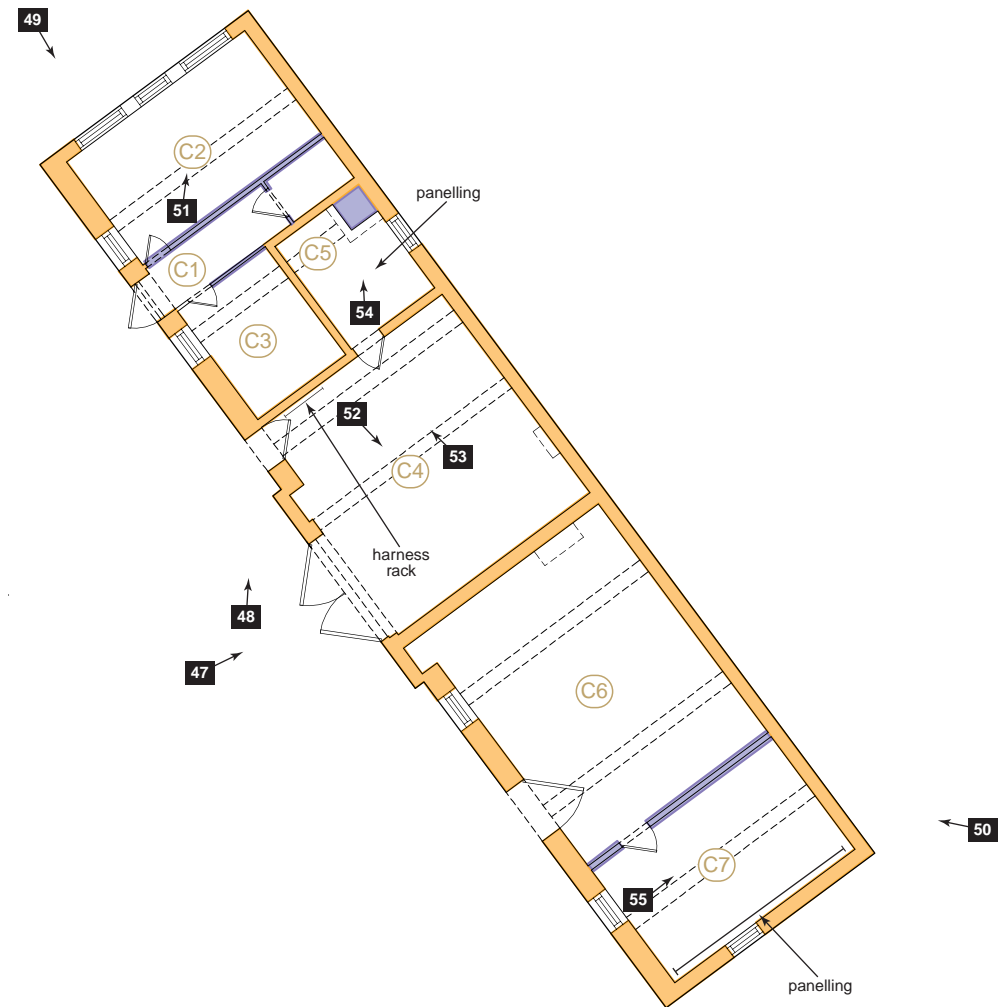
PROJECT TITLE
Hamilton Lodge, Parsons Hill, Great Bromley, Essex

FIGURE TITLE
Hamilton Lodge floor plans

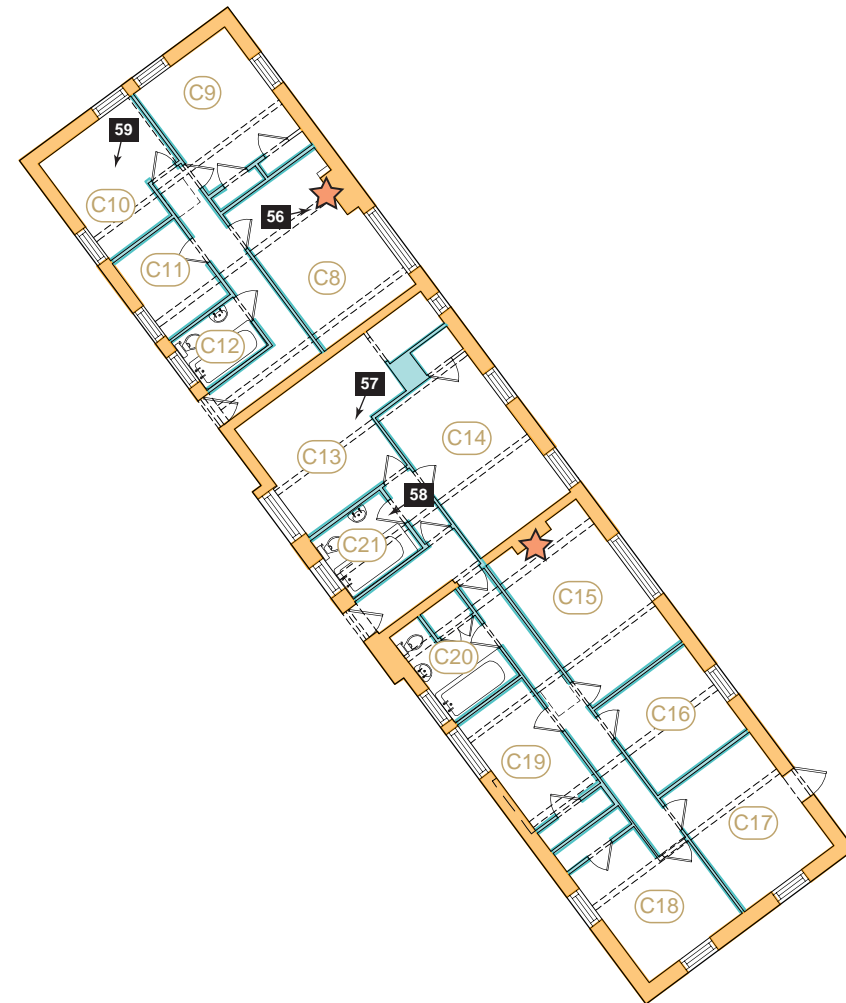
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Ground floor



First floor



- Phase A - Early 19th century built form
- Phase E - Early 20th century alteration and extension
- Phase F - Mid to late 20th century alteration and extension
- Probable former fireplace position
- 0 Room reference
- 7 Direction of photograph



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FIGURE TITLE
 Coach House floor plans

Hamilton Lodge



South-west elevation



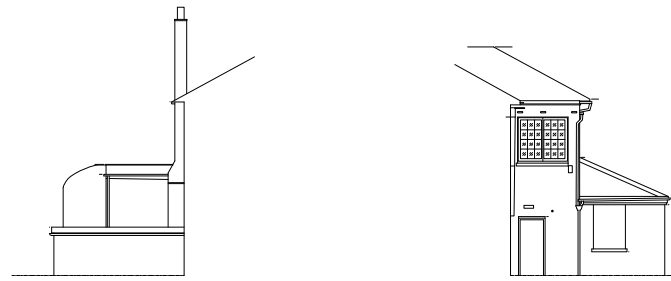
South-east elevation



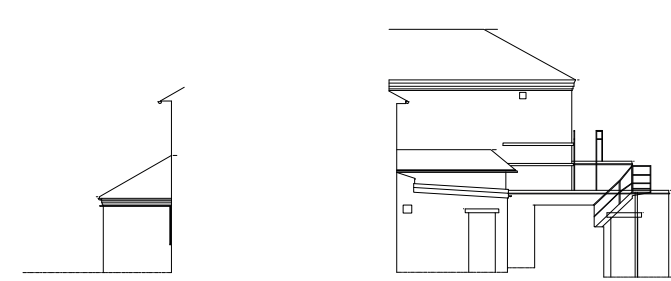
North-east elevation



North-west elevation

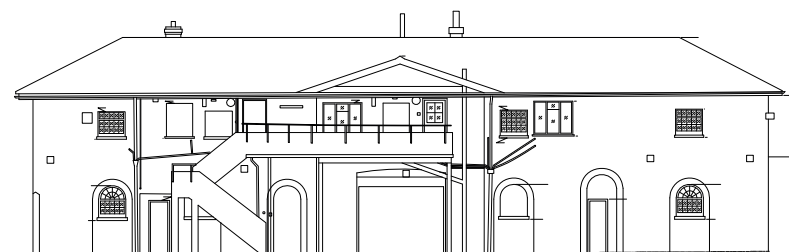


North-west elevation

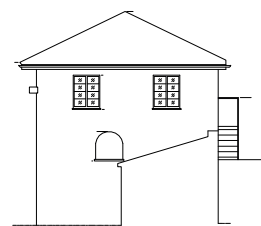


North-east elevation

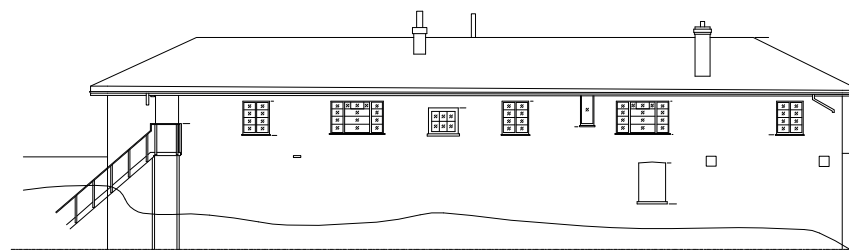
Coach House



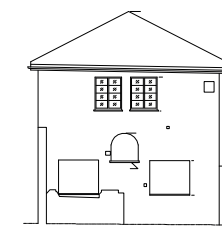
South-west elevation



South-east elevation



North-east elevation



North-west elevation



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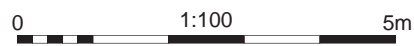
FIGURE TITLE
 Hamilton Lodge and The Coach House elevations

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The above drawing was reproduced from site measurements and is not to scale. It represents an approximation of the floor plan for heritage assessment purposes only

- Phase A - Early 19th century built form
- Phase F - Mid to late 20th century alteration and extension
- 0 Room reference
- Direction of photograph



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PROJECT TITLE
Hamilton Lodge, Parsons Hill, Great Bromley, Essex

FIGURE TITLE
Trelawn sketch plan

DRAWN BY	HMM	PROJECT NO.	SU0444	FIGURE NO.
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4. HISTORIC BUILDING SURVEY

- 4.1. This section of the record provides a descriptive account of the buildings, comprising a record of each building in turn. A site plan (Fig. 14) is provided that records the relative position of each building/structure along with selected photo locations. Existing plans and elevations have been utilised as part of this recording exercise and have been annotated with the results of the historic building survey where appropriate. They have been used to depict a broad phasing of the development of the buildings and highlight features of interest along with photograph locations (Figs. 15 to 20). Measured survey drawings were not available for Trelawn so a sketch plan has been constructed using on site measurements and observations.
- 4.2. The buildings assessed below are those identified as non-designated heritage assets by Place Services within the Brief (Place Services 2022). These comprise:
- Hamilton Lodge;
 - The Coach House;
 - The walled garden; and,
 - Trelawn (gate lodge).
- 4.3. The historic building survey begins with an external assessment of the buildings. It then progresses internally through each room in turn, providing an examination of surviving historical features and analysis of former functions and layout, based on the physical inspection of the building and in conjunction with evidence gained from primary and secondary sources.
- 4.4. Whilst rooms are referenced through the assessment, this will not represent an exhaustive account of every room within each building, in accordance with Level 2 standards (HE 2016). The intention of the assessment is to focus on those areas of greatest significance and those that constitute principal rooms and circulation areas.
- 4.5. The historic building survey has determined that the house was broadly developed across six phases; however, each phase may incorporate further sub-phases that are not discussed in this record:
- Phase A – Early 19th-century built form;
 - Phase B – 1840s house origins;
 - Phase C – late 19th-century gothic alterations and extensions;
 - Phase D – late 19th-century/early 20th-century refacing;

-
- Phase E – early 20th-century alterations and extensions; and,
 - Phase F – mid to late 20th-century alterations and extensions.

4.6. Each phase has been identified using a combination of historical maps, historical floor plans and physical inspection of the building's fabric and layout. The identification of phases is evidence-based; however, it may not represent a completely accurate attribution of date to each area of the building. It is intended that the identification of phases will aid further understanding of the buildings' development and highlight key areas of significance. Additionally, given the complex and iterative development of the building, each identified phase may incorporate further, discreet phases that have not been commented upon in this Level 2 record.

Hamilton Lodge (Figs. 14 and 15)

Exterior

4.7. The house is located towards the centre of the Site and is orientated to the south-west. The south-western elevation (Photo 1) represents the principal façade and fronts onto an open area of land that would have formally been maintained as a driveway and open garden area with the curved driveway positioned directly in front of the building (Fig. 8). The house is constructed of gault brick which has some tradition of historical use within the Tendring District, including the prominent Great Eastern Hotel in Harwich (TDC undated). The roof of the house is covered in natural slate and incorporates a hipped arrangement with the roof forming a U-shape across the principal building element. Historically, the south-western elevation presented individual hipped roof portions (Fig. 7) before these were joined to form the present U-shape, likely at the same time of the façade reconfiguration at the turn of the 20th-century (Phase D). Certainly, the roof was in its present configuration by 1938 (Fig. 11).

4.8. As discussed in Section 3, the façade of the building is a considerable departure from that which was present in the late 19th century (Fig. 7). The present façade is broadly neo-classical in style and is approximately eight bays wide across all elements and phases. The three bays of the principal, three-storey element contribute to a symmetrical arrangement of canted, double height bay windows either side of the principal entrance (Photo 2).

4.9. The brickwork of this portion of the façade is broadly consistent, with little evidence of alteration or large-scale intervention. This suggests that the façade was probably

rebuilt in its entirety in the early 20th century, a logical conclusion given the evident degree of change from the previous gothic style and fenestration configuration. However, contrary to this theory is that the present façade maintains the suggestion of pilasters and panels within the brickwork that were also present previously (Fig. 7), suggesting that the present façade is the result of heavy alteration only. For the purposes of this record, the façade will be attributed as Phase D comprising the refacing of the building in the early 20th century.

- 4.10. The left and right bays of this part of the façade are slightly recessed, allowing the central bay to project, echoing the more dramatic arrangement of the late 19th-century gothic profile (Fig. 7). The canted bay windows are aesthetically plain, reflecting a more restrained approach in comparison to the decorative square bay windows of the former gothic façade. The elevation incorporates dog-toothed brickwork beneath the eaves of the roof which is supplemented by overlapping rounded dentils at the top of each sunken panel (Photo 3).



Photo 1: South-western elevation of the house



Photo 2: South-western façade of principal building element

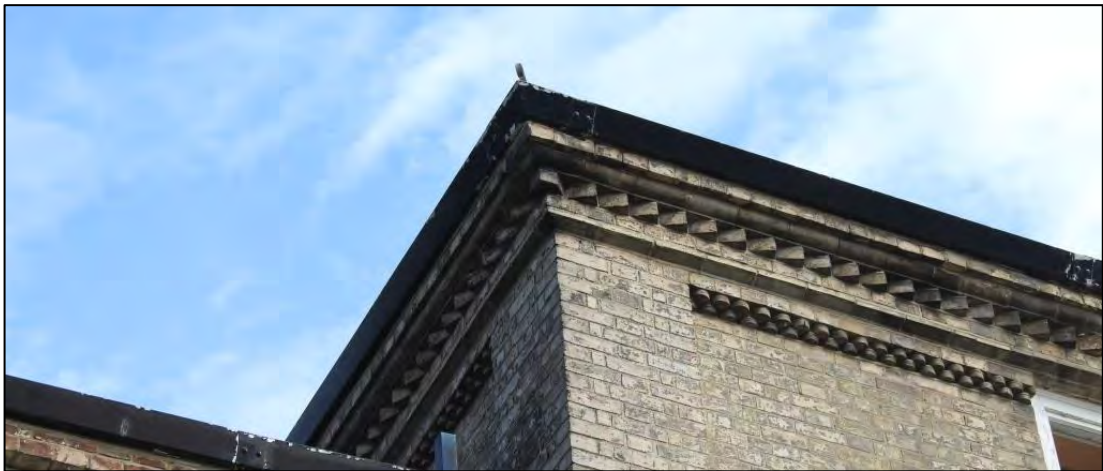


Photo 3: Detail of dog-tooth and curved dentil decoration

- 4.11. The northern extent of the south-western elevation is lower in height and forms an adjunct to the three-storey element (Photos 1 and 4). The historic map of 1845 (Fig. 6) suggests that this element was possibly added later than the original construction of the building, where it first appears in 1874-75 (Fig. 8). Nevertheless, this element formed part of the gothic aesthetic of the building (Fig. 7) and incorporated a pair of dormer windows, either side of a substantial chimney stack, which survived the refacing of the elevation but no longer exist now, replaced by a window at first floor

level (Photo 4). Beneath this central window is a relieving arch. It is evident from the configuration and areas of repair that this part of the elevation has undergone considerable alteration over time. It is evident from the photograph of 1938 (Fig. 11) that this part of the elevation remained as it was, after the reconfiguration of the principal, three-storey portion of the elevation; however, it was subsequently altered to remove the chimney and dormers at an unknown date during the mid 20th century.



Photo 4: Northern extent of south-western elevation

- 4.12. At the northern and southern extents of the south-western elevation are elements pertaining to Phase E that were constructed during the early 20th century. This includes a single-storey element at the southern extent that was subsequently extended upwards to first floor level (Photo 5). The 1938 photograph shows this element in its single-storey form (Fig. 11) and also shows the scar of a former pitched roof that likely comprised a glazed structure, as recorded on historic maps (Figs. 8 to 10) and the late 19th-century photograph (Fig. 7). The adjacent single-storey element represents an extension to Room 1 and incorporates full height concrete-formed mullion windows, also likely installed as part of Phase E. A modern fire escape has

also been installed in this area of the building, likely as part of its operation as a care home during the late 20th century.

- 4.13. At the eastern extent of the south-eastern elevation is a further two-storey projection that incorporates a gable end with pediment and plain tympanum (Photo 6). This element is clearly visible on the 1938 photograph (Fig. 11); however, the use of stretcher bond brickwork suggests that it had not long been completed by this time, possibly during the 1920s or 1930s.



Photo 5: South-eastern elevation of the house



Photo 6: Eastern extent of south-eastern elevation

- 4.14. The rear (north-eastern) elevation of the building (Photos 7 and 8) incorporates a complex configuration of extensions and alterations that suggest an organic approach to the building's reconfiguration according to requirements of its operation. A particularly stark example is a clearly 20th-century boiler flue, which has been constructed in red brick, extending from a rear projection of the building (Photo 7). The central portion of the elevation may still incorporate elements from the building's earliest guise in the mid 19th century (Phase B) and features timber casement windows beneath lintels formed of shaped voussoir bricks.
- 4.15. The northern extent of the elevation (Photo 8) comprises a combination of phased elements that evidence changes in brickwork tone and appearance, indicating an iterative approach to development. Broadly, the visible ground floor elements are likely to be contemporary with Phases E and F whilst the recessed first floor evidences an earlier projection that incorporates gault bricks and shaped voussoirs, indicative of its construction as part of Phase C. A modern extension, likely dating to Phase F, has been appended to the southern end of this projection.



Photo 7: Southern extent of north-eastern elevation



Photo 8: Northern extent of north-eastern elevation

4.16. The visible portion of the north-western elevation (Photo 9) incorporates a pair of single-storey ancillary extensions that were constructed during the 20th century. The first-floor portions of the elevation (Photo 10) incorporate further elements of Phase

B and a continuation of the decorative dog-tooth and dentil brickwork, symbolising the visibility of this elevation as visitors approached the building from the west along the driveway.



Photo 9: Partial view of north-western elevation



Photo 10: Partial view of north-western elevation, upper storeys

Interior

Ground floor

- 4.17. The ground floor of the building has evidently been subject to extensive modification, redecoration and reconfiguration. This is particularly evident when compared with an early floor plan of the building provided as part of an 1845 sale brochure for the property (Fig. 19) which records a considerably different room layout to that presently. Room 1 is still discernible as a long passage whilst the principal reception rooms are shown to the south-western side of the property, albeit the southernmost rooms are labelled as a servants hall and store room respectively. The 1845 plan also includes speculative plans for reconfiguration, including the formation of the entrance hall and drawing room.

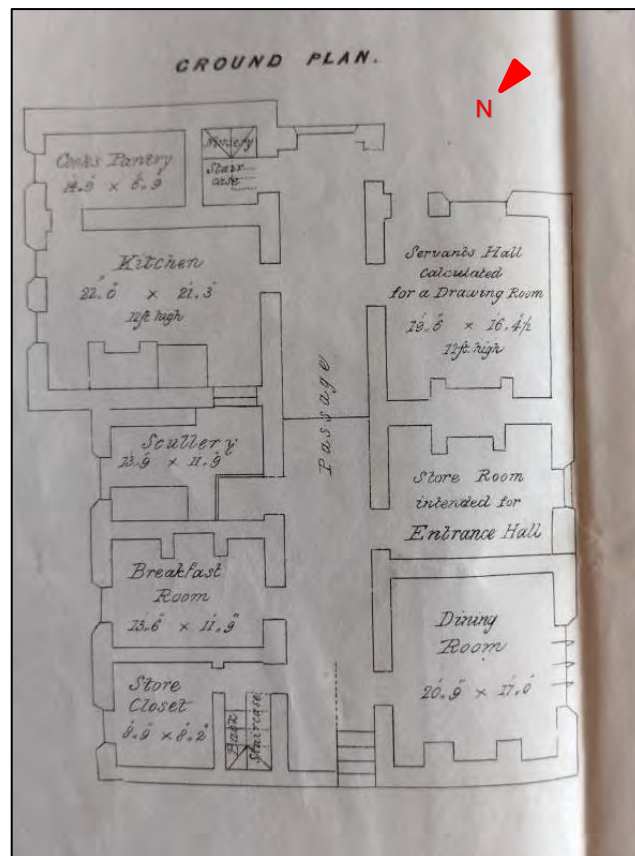


Fig. 19 Ground floor plan of Hamilton Lodge, 1845 (ERO ref: D/Det T135)

- 4.18. Room 1 (Photo 11) comprises a long and wide passage across the centre of the building that incorporates extensive use of full height panelling along each wall and decorative corning within sunken ceiling panels to create a coffered effect. The dimensions of the room are likely to have extended over time through the extension of the building to the south-east during Phase E and addition of Room 11 at the

northern extent. Even so, the room was likely to have been a relatively dark space historically, owing to the lack of windows along its central portion.

- 4.19. The panelling extends the entire length of the room and was probably installed as part of Phase D or E. Damage to portions of the panelling evidence the use of lime plaster applied to laths beneath the panels (Photo 12). Within the north-eastern wall are two separate doorways integrated within the panelling that lead to a cupboard and Room 24 respectively (Photo 13). This was seemingly to preserve the panelled aesthetic of the room and minimise the visual interruption of doorways.
- 4.20. Room 1 incorporates the principal staircase of the house, positioned to the north-western extent of the room (Photo 14). The staircase comprises a closed string with pine balusters and banister. The balusters are widely spaced and incorporate a heavy, twisted form. The newel post also incorporates a twisted post that is topped with a complex carved cap. The style is atypical for the late Georgian or Victorian periods and was likely installed in the early 20th century. The staircase has been fully enclosed using plasterboard, likely as a safety measure.



Photo 11: Overview of Room 1, looking north-west



Photo 12: Detail of panels within Room 1, showing damaged portions



Photo 13: Doorway within panelling, Room 1



Photo 14: Detail of staircase elements

- 4.21. Room 2 (Photo 15) is located at the southern extent of the ground floor and represents the southernmost of the principal reception rooms along the south-western range of the house. The room incorporates one of the canted bay windows and a coffered ceiling, illustrating the room's high status. A blocked-up chimney breast is positioned to the north-eastern side of the room, centrally within a likely previous configuration of the room. When the glazed structure to the south-east was replaced by the present extension during Phase E, it is likely that Room 2 was extended to the south-east to accommodate this new space (Photo 16).



Photo 15: Overview of Room 15, looking west



Photo 16: Overview of south-eastern extension of Room 2

4.22. Room 3 (Photo 17) comprises the principal entrance corridor to the house. It also incorporates an internal glazed porch. The status of the room is reinforced by the

decorative cornice and heavily moulded architrave detailing to the incorporated doorways to Rooms 1, 2 and 4.



Photo 17: Overview of Room 3, looking south-west

- 4.23. Room 4 (Photo 18) comprises a further principal reception room within the south-western range. It incorporates the second canted bay window and an open fireplace with fire surround. The fire surround (Photo 19) is elaborately decorated but is likely a relative late installation, possibly during the early 20th century. The ceiling beams within the room are plain in comparison to Rooms 2 and 5 and do not incorporate corncicing.
- 4.24. Room 5 (Photo 20) is positioned at the northern extent of the south-western range and is positioned within the Phase C extension to the ground floor. The south-western wall of the room would have formerly incorporated a fireplace (Photo 21), as evidenced by the former presence of a chimney stack on the south-western elevation of the house (Fig. 11). This was removed after 1938 and no replacement fireplace is evident, owing to the likely progression to central heating within the house. The north-eastern wall incorporates a decorative arched recess that likely would have accommodated a sideboard, indicating the room may have been used as a dining room (Photo 20).

4.25. Room 6 comprises a small projection at the north-western extent of the ground floor that is partitioned from Room 5. The external fabric of the room (Photos 4 and 9) and presence on historic maps is suggestive of a contemporary construction date with the adjacent range (containing Room 5); however, its original function is unknown. It may have originally formed a side entrance to the building and it appeared to originally have incorporated a hipped roof, although this has been removed and replaced by a flat example behind a red brick parapet.



Photo 18: Overview of Room 4, looking south-west



Photo 19: Detail of fire surround in Room 4



Photo 20: Overview of Room 5, looking east



Photo 21: Overview of Room 5, looking west

- 4.26. Rooms 7 to 10 comprise a series of modern additions, likely added during the early to mid 20th century. The rooms are all single-storey and incorporate no historical features. There are four Crittal-style window units across Rooms 8 to 10 that are

indicative of this period. Room 10 abuts the north-western wall of Room 11, which is highly suggestive as a former external wall owing to the extensive use of mullion windows (Photo 22). Further evidence of former external walls is the presence of a plinth along the alignment of Rooms 7 and 8.

- 4.27. Room 11 (Photo 23) forms the north-western extent of the central passageway (Room 1) and was likely added to the building in the late 19th century along with the extension to the south-western range (Rooms 5 and 6). Whilst the room incorporates some timber panelling, the room lacks the decorative coffered ceiling effect of the passageway.



Photo 22: Overview of Room 10, looking south-east towards Room 11



Photo 23: Overview of Room 11, looking north-east

- 4.28. To the north-east of Room 1, Rooms 12 to 14 comprise a kitchen/service area that, according to historic maps (Fig. 8), was present by 1875 (Phase C). Room 13 most recently functioned as a large kitchen (Photo 24) and probably incorporated a fireplace within the south-western wall, as indicated, externally, by the survival of a large chimney stack. The proportions of the room, height of the windows and depth of the chimney breast suggest that this room was designed as a kitchen historically and replaced an earlier kitchen that was located in the vicinity of the present Rooms 21 to 24 (Fig. 19). Room 14 forms a small ancillary room with no historical features.
- 4.29. Rooms 15, 16 and 17 comprise a series of ancillary service rooms, including a modern cold store lined with concrete blocks. The rooms incorporate no historical features. Their presence is suggested on historical maps dating back to 1875 (Fig. 8); however, the contrast in external brickwork and extent of replacement and modernisation indicates that the present structures were constructed during the early 20th century.



Photo 24: Overview of Room 13, looking north-west

- 4.30. Room 18 functions as a circulation space that leads to Rooms 19 and 20 and the back staircase. Room 18 incorporates an archway that may have formed part of the late 19th-century external wall of the building, prior to the construction of Room 20. The archway has been truncated by a modern suspended ceiling (Photo 25) and is characteristic of a 20th-century alteration, according with the phased addition of Room 20 during the 20th century. Room 19 comprises a small kitchenette with no historical features whilst Room 20 most recently functioned as a laundry room (Photo 26).
- 4.31. The area that formerly comprised a single kitchen space, according to the 1845 plan (Fig. 19) is presently sub-divided into Rooms 21 to 24, which predominantly function as a group of WC cubicles (Photo 27). Although the rooms are located within the notional footprint of Phase B, the present rooms contain no historical fixtures or fittings. A clue to the origins of the rooms is, however, presently visible due to a damaged ceiling in Room 21 where the timber joists and remains of lath and plaster can be observed (Photo 28).



Photo 25: Detail of archway within Room 18



Photo 26: Overview of Room 20, looking north-west



Photo 27: Overview of Room 23, looking east



Photo 28: Detail of ceiling construction, Room 21

- 4.32. Rooms 25 to 29 are accessed from the southern extent of Room 1 and most recently comprised a series of circulation spaces, WCs and a pair of larger rooms likely used as staff rooms/offices. It is clear from the presence of a blocked up fireplace within Room 26 (Photo 29) that the rooms have been sub-divided from a larger space to

create the present configuration of rooms. All partitions within this space appear to be modern and contain late 20th-century doors. The 1845 plan (Fig. 19) suggests that a smaller pair of rooms once existed in this position, one containing a back staircase, but no evidence remains of these features.

- 4.33. The present ground floor space was likely constructed as part of Phase C as evidenced by the historic maps (Fig. 8), external brickwork, and presence of a chimney stack that accords with the style of two examples that previously served Rooms 2 and 4. The reverse of the door to Room 25 retains elements of decorative beading around the panelling, suggesting that the original room incorporated an appreciably high status within the house at the time (Photo 30). The door itself appears to have been upgraded to modern safety standards.
- 4.34. Room 30 was inaccessible at the time of the survey but its curved external profile may suggest a staircase to a basement level. A further access to a basement area is located in Room 12 and leads down to a small series of rooms collectively designated as Room 31. The basement evidences alteration to its brickwork where a former access may have been bricked up (Photo 31).



Photo 29: Overview of Room 26, looking south-east



Photo 30: Detail of decorative elements on door to Room 25



Photo 31: Overview of Basement (Room 31), looking west

First floor

- 4.35. The principal staircase leads to a landing area (Room 32) wherein a further small flight of steps leads to Rooms 33 to 36 (Photo 32). The small flight of steps are likely an indication of a heightened ceiling beneath, in Room 5, evidencing the intended proportions and status of the ground floor room. Room 34 (Photo 33) comprises a

former bedroom that has evidently been sub-divided over time; the room would likely have also incorporated Room 35, which has since been annexed to create a bathroom. The change was likely made during the mid to late 20th century, as evidenced by the modern doors to each room. A modern fire escape has been created within the north-western wall of Room 34. Room 36 comprises a bedroom that likely maintains the room's historical proportions. The historical proportions of Rooms 34 and 36 are also delineated by the surviving cornices that evidence their original dimensions (see Fig. 15).

- 4.36. The landing area routes round to Room 37 which comprises a further corridor (Photo 34). The room has been sub-divided from the staircase by a glazed screen that was likely installed during the mid to late 20th century for safety and possibly acoustic purposes.



Photo 32: View of steps to Room 33 from Room 32, looking south-west



Photo 33: Overview of Room 34, looking north-west



Photo 34: Overview of glazed screen in Room 37

4.37. Room 38 comprises a further bedroom within the south-western range and incorporates a canted bay window at its south-western extent (Photo 35). A former fireplace, now blocked up, would have been positioned within the north-eastern wall.

An aperture has been formed at the northern extent of the room that illustrates the internal fabric wall pertaining to the former external wall alignment of Phase B (Photo 36). Room 39 comprises a modern bathroom within the space between Rooms 38 and 41. It is devoid of cornicing and possibly served, historically, as a small nursery or maid's room.



Photo 35: Overview of Room 38, looking west



Photo 36: Detail of wall fabric within Room 38

4.38. Room 41 comprises a bedroom that incorporates the southernmost bay window within the first floor. The room has been sub-divided to create a small WC and shower room, and to create a corridor for access to Room 42, constructed in the mid to late 20th century. The original proportions of the room are likely to have mirrored that of Room 38, as evidenced by the remains of cornicing within Rooms 40 and 41 that define the historical outline of the room (Photo 37; Fig. 15). The fireplace would have been positioned within the present Room 40 where the chimney stack has been substantially truncated to form part of the access corridor to the present Rooms 41 and 42. Room 42 comprises a modern bedroom that was constructed on top of the existing single-storey structure below (now part of Room 2).



Photo 37: Detail of cornice remains within the WC of Room 42, looking north-west

4.39. Room 43 represents a further corridor extending north-eastwards from Room 37, which provides access to Rooms 44 to 51. Rooms 44, 45 and 46 comprise a group of three rooms that function as a corridor, bedroom and bathroom. The space has likely been sub-divided and may have originated as a single large room. The rooms are all accessed by modern doors and contain no features of historical interest. Despite this, the external fabric and historical map evidence suggests that these rooms are located within the footprint of Phase B. A pair of recesses within Room 45 (Photo 38) suggest the former presence of a window and/or door aperture, illustrating a possible former access to the room.



Photo 38: Recessed areas within Room 45, looking north-west

- 4.40. Rooms 47 and 48 comprise a pair of rooms within the first floor of the eastern projection of the house (Photos 6 and 39). The rooms may have also been created as a result of sub-division with a necessary addition of a small lobby to allow for doorways to both rooms. A cornice, routing continuously around the outer wall alignments of both rooms confirms this later sub-division. A fireplace would have likely served the space from the north-eastern wall, now blocked up.



Photo 39: Overview of Room 48, looking east

-
- 4.41. Room 50 comprises a small landing within the back staircase area of the first floor. The partition between this and Room 51 bisects a window aperture (Photo 8), suggesting that the two rooms were once a single room. This is reinforced by the use of a modern door to Room 51 and the current awkward and cramped layout of the circulation areas. Further evidence of alteration is visible due to the position of the south-western wall in Room 51 which intersects the left-hand frame of a window unit (Photo 40). It is likely that the bathroom serving Room 52 and the access lobby to Room 51 represent relatively modern interventions.
- 4.42. Room 52 (Photo 41) is accessed directly from Room 32 and comprises a bedroom. The room no longer incorporates a fireplace, likely positioned within the south-western wall. There is further evidence of later sub-division where a window within the room has also been intersected by the bathroom wall partition. Owing to the degree of change and lack of corncicing and other features, it is difficult to establish the original internal layouts of Rooms 50, 51 and 52.



Photo 40: Overview of Room 51, looking north-west



Photo 41: Overview of Room 52, looking north

Second floor

- 4.43. The principal staircase leads to the second floor landing (Room 53), which incorporates a ceiling panel (Photo 42). The panel is defined by a simple geometric pattern within its centre and is bordered by the curved profile of the ceiling on all sides.



Photo 42: Panel above Room 53

4.44. Room 54 (Photo 43) comprises a small bedroom that incorporates a blocked-up chimney breast and triangular window, and is positioned within the footprint of Phase B. The shape of the window is defined by the slope of the adjacent roof of the two-storey Phase C element, further evidencing the phased approach to the building's evolution, where such a window would not have originally been conceived in this position or shape had the building been constructed as a single phase. Room 55 (Photo 44) functions as the central corridor through the second floor, providing access to all principal rooms. The configuration of doors along the corridor is likely to have changed since Phase C of the building, owing to the reconfiguration and sub-division of bedrooms.



Photo 43: Overview of Room 54, looking north-west

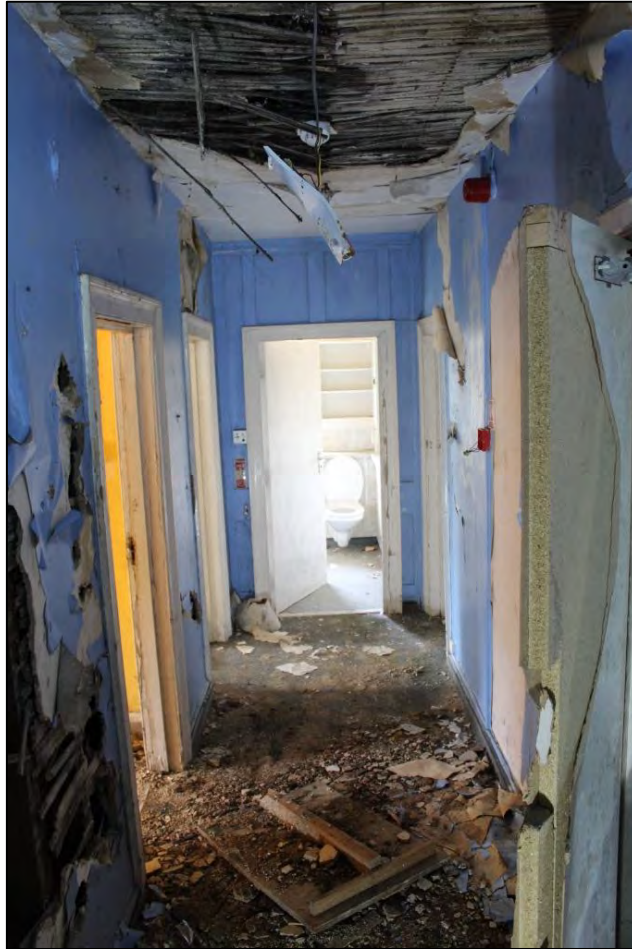


Photo 44: Overview of Room 55, looking south-west

- 4.45. Room 56 comprises a small bedroom with no chimney breast that may have formerly comprised a single bedroom with Room 54, prior to sub-division. It is possible, however, that these rooms were historically used by service staff and may therefore have maintained their relatively small dimensions. Room 57 comprises a modern bathroom that appears to have arisen as a result of the partial truncation of Room 58.
- 4.46. Rooms 58 (Photo 45) and 59 comprise a pair of rooms that may have once formed a single, larger rooms. This is evidenced by the likely presence of a fireplace at the north-eastern side of Room 59 and the awkward positioning and angle of the intervening partition wall which intersects the left hand reveal of the south-eastern window (Photo 45). Even so, the former configuration would have represented a very large room and may have been sub-divided in a different configuration that is no longer in evidence.



Photo 45: Partition between Rooms 58 and 59, viewed north-east from within Room 58

- 4.47. Room 60 comprises a further bedroom at the north-eastern extent of Phase B whilst Room 61 comprises a small landing area that serves the back staircase. An open hatch permits visual access to part of the roof structure (Photo 46), likely dating to Phase C. The structure comprises machine cut softwood timbers that include a king post truss, a typical and ubiquitous method of roof construction during the late 19th century.



Photo 46: Detail of roof structure

Coach House (Fig. 16)

Exterior

- 4.48. The coach house (Photo 47) is positioned to the north-east of the house and fronts onto a central yard that defines the space between the coach house and Hamilton Lodge. The coach house is approximately seven bays wide and incorporates a series of arch-headed windows and doors within the principal south-western elevation. The building was constructed of red brick, laid predominantly in Flemish bond, whilst the roof covering is natural slate.
- 4.49. The southern extent of the south-western elevation appears to have retained a more coherent representation of the historical apertures whilst the western side evidences more alteration, including the addition of an external staircase and consequent repositioning of a doorway to accommodate the staircase (Photo 47). The impression of an arch-headed aperture remains behind the staircase (Photo 48), indicating the likely former arrangement that would have mirrored the eastern extent of the elevation.
- 4.50. The south-western elevation incorporates a central pediment above a slightly projecting portion of the building that suggests a neo-classical approach to the building, in accordance with the original house that was demolished in the early to mid 19th century. A large carriageway entrance is positioned beneath the pediment. The arrangement of the building suggests it was constructed for coaches and horses to be accommodated on the ground floor whilst stable hands and other associated staff would have used lodgings on the first floor. This arrangement is suggested in the sale particulars of 1845, which also detail the presence of 'hay and corn chambers above'.



Photo 47: Coach house looking north-east



Photo 48: Detail of staircase and former opening

- 4.51. The north-western (Photo 49) and south-eastern elevations are broadly similar, save for the placement of some later windows. The elevations both incorporate an arch-headed window to mirror those employed on the south-western elevation. The north-eastern elevation faces into the walled garden (Photo 50) and is substantially obscured by vegetation at ground floor level. The first floor incorporates a variety of

window apertures that contain Crittal-style window units, likely installed during the early 20th century.



Photo 49: Overview of north-western elevation



Photo 50: Overview of north-eastern elevation

Interior

Ground floor

- 4.52. The northernmost extent of the ground floor incorporates Rooms C1 to C3. Room C2 (Photo 51) is accessed from Room C1 and is presently use for storage. Indicatively, Rooms C1 to C3 may have historically comprised one room and functioned as a pair of stalls or a loose box; however, no fixtures or fittings survive. The roof of each room is furnished in modern plasterboard, obscuring the structural elements of the ceiling.



Photo 51: Overview of Room C2, looking north

- 4.53. Room C4 (Photo 52) represents the likely former coach house area and is accessed via the large timber double doors within the south-western elevation. The room retains little further evidence for its former function; however, a harness rack survives on the north-western wall (Photo 53).
- 4.54. Room C5 (Photo 54) is a small room, accessed from a door within the Room C4. The room is differentiated by the use of timber panelling around its lower portions. A brick flue is also present in the northern corner of the room; however, this appears to be a later addition, probably during the 20th century. The size of the room and use of panelling suggests it was likely used as a harness room where equipment would have been stored in relative warmth.

4.55. Rooms C6 and C7 were inaccessible during the survey; however, Room C7 was visible through an open window (Photo 55). The room is presently used for storage and evidences no survival of historical fittings. There are, however, visible remains of further timber panelling on the south-eastern wall of the room, positioned in a 'raked' arrangement, suggesting the possible remains of a stall or loose box. The back wall of the room incorporates no windows, which would accord with the room's use as a stable.



Photo 52: Overview of Room C4, looking south-east



Photo 53: Detail of harness rack on north-western wall of Room C4



Photo 54: Overview of Room C5, looking north



Photo 55: Overview of Room C7, looking north-east

Second floor

- 4.56. The second floor of the coach house is entirely sub-divided into individual bedrooms and bathrooms, wholly incorporating modern (late 20th/early 21st-century) decorative

finishes and fittings. The only exception is Room C8 where an early to mid 20th-century fireplace is *in situ*, likely contemporaneous with the Crittal-style windows fitted throughout the building (Photo 56). The fireplace is set within a chimney breast extending from Room C5 on the ground floor. Rooms C8 to C12 form an independent 'apartment' from Rooms C13 to C21, which themselves form a separate apartment within the southern extent of the building. Rooms are typically decorated using a modern palette (Photo 57) and incorporate modern bathroom fittings where required (Photo 58). The only other historical fixtures present on the first floor are exposed timber beams that likely form the tie beam of the roof truss above, some of which are chamfered (Photo 59). The size of each beam suggests a degree of age and they were likely incorporated into the building during the 19th century, possibly as part of the initial phase of the building. The 19th-century configuration of the first floor has been wholly eroded over time.



Photo 56: Overview of Room C8, looking east



Photo 57: Overview of Room C13



Photo 58: Overview of Room C21



Photo 59: Detail of chamfered beam in Room C10

Walled garden (Fig. 14)

- 4.57. The walled garden is situated directly behind the coach house on its north-eastern side. Whilst the garden is heavily overgrown at present, it is likely that the area would have formerly been used for formal planting of fruit, vegetables and possibly non-edible flower and plant displays. Presently, the built aspects of the garden include the north-eastern wall alignment and the remains of a 'vine house' at the eastern extent of the area (see Fig. 14). Undated (likely late 20th century) photographic evidence records that, formerly, the garden also included an alignment along the north-western boundary that incorporated a further group of buildings at its western extent, adjacent to the north-western extent of the coach house (Figs. 20 and 21). The photograph also illustrates that the present remains of greenhouses within the garden were not present at the time, indicating that these were a late 20th-century addition.
- 4.58. The buildings at the western extent have since been demolished, seemingly along with portions of the historic wall fabric as the present, visible alignment is a modern wall (Photo 60). The extent to which the historical wall survives along the north-western alignment is unclear due to the considerable amount of vegetation obscuring the feature in this area.

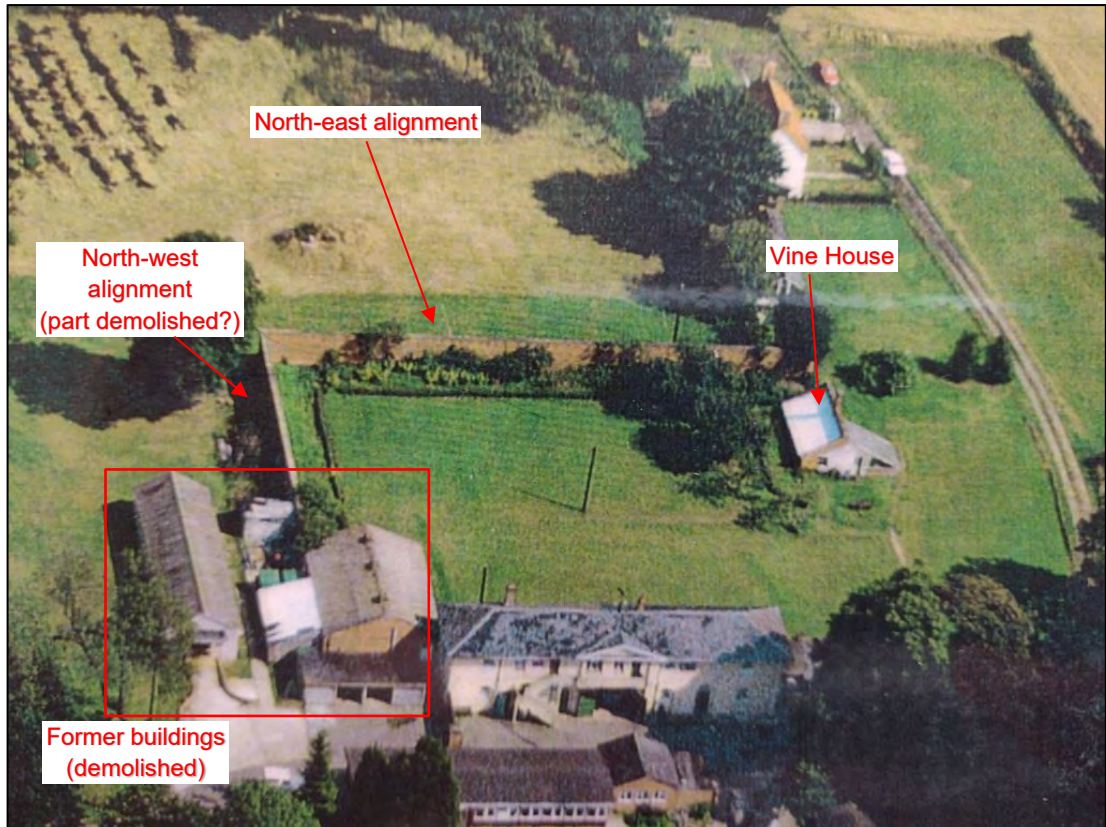


Fig. 20: Overview of the walled garden from an undated photograph (ERO ref: A15049)



Fig. 21 Overview of buildings at north-western extent of walled garden, from an undated photograph (ERO ref: A15049)



Photo 60: Interior view of the walled garden, looking north-west

- 4.59. The north-eastern alignment of the garden appears to have survived intact and retains its historical 19th-century fabric. The alignment is also obscured by vegetation but the visible elements evidence the use of red brick, laid in Flemish bond, topped with concrete coping (Photos 61 and 62). The age of the walls, as illustrated by the appearance of the brickwork and associated patina, is likely contemporaneous with that of the coach house and therefore may predate the present Hamilton Lodge. This is further evidenced by the presence of a formal garden in this position since at least 1820 (see Fig. 2).



Photo 61: Section of the north-eastern wall alignment (external view)



Photo 62: Section of the north-eastern wall alignment (internal view)

- 4.60. At the south-eastern extent of the garden is a derelict structure (Photo 63) that is indicated on late 20th-century photographs as the 'Vine House' (Fig. 22). The structure incorporated a large, glazed roof, orientated to the south-east, likely for the growing of grape vines or similar. The structure is in a ruinous state and is substantially obscured by vegetation, including unmaintained vines within the structure (Photo 64).



Photo 63: The 'Vine House', looking north-east



Photo 64: View of north-eastern wall alignment and the 'Vine House', looking south-east from inside the walled garden



Fig. 22: Undated photograph of the 'Vine House' (ERO ref: A15049)

- 4.61. A further portion of historical wall fabric remains to the south-east of the coach house but is obscured by vegetation (Photo 65). This wall forms the rear elevation of a further red brick outbuilding, abutted to the south-eastern elevation of the coach house (Photo 66). The building incorporates a functional appearance and was likely used for the storage of equipment and/or vehicles.



Photo 65: Portion of walled garden to the south-east of the coach house



Photo 66: Outbuilding abutted to the south-eastern elevation of the coach house

Trelawn (Fig. 18)

Exterior

- 4.62. Trelawn comprises a gate lodge located at the south-western entrance to the Site (Photo 67). The building is a small, single-storey brick residence with hipped concrete tile roof and rendered exterior, with lesser elevations incorporating painted brick. The northern elevation fronts onto the principal driveway to Hamilton Lodge and incorporates a projection with four, square, engaged columns that are basic in their execution and provide a classical aesthetic to the otherwise unadorned building. This approach may echo the four column arrangement within the portico of the original Great Bromley Lodge and was also likely intended to signpost the status and style of the original house to those visiting or passing by on Parsons Hill. Alternatively, the pared back classical style may be the result of alterations undertaken during the Second World War when Great Bromley Lodge was in use as a decoding station. The style of Trelawn, including the curved openings may hint toward this period.
- 4.63. The rear elevations of the building (Photo 68) are plainly presented, with no embellishment or aesthetic consideration. The impression of a former opening is discernible within the eastern elevation where a semi-circular arch remains within the brickwork (Photo 69). The building appears to have been extended during the 20th century to add a conservatory type room to the southern elevation and Room T3 to

the east (see Fig. 18). Window units throughout the building comprise timber casement units of no particular historical interest. Some appear to have been replaced in the late 20th century.



Photo 67: Northern elevation of Trelawn



Photo 68: Eastern elevation of Trelawn



Photo 69: Arch within eastern elevation

Interior

- 4.64. Internally, the building is plainly adorned and incorporates no historical fixtures or fittings. Room T1 represents the ‘hub’ of the building where surrounding rooms and the corridor is accessed from (Photo 70). The room incorporates a late 20th-century cooking appliance and associated worktops and cabinets.
- 4.65. The reception rooms and bedrooms throughout the building are plain. Room T3 incorporates an arched recess within the western wall that may have been a decorative addition or external feature of the building prior to its extension in the 20th century (Photo 71).



Photo 70: Overview of Room T1, looking south



Photo 71: Arches recess within Room T3

Site and landscape context (Fig. 14)

- 4.66. The present layout of the Site is much changed over the course of the 19th and 20th centuries; however, the demolition of late 20th-century buildings within the courtyard

has restored intervisibility between the house and coach house (Photo 72), illustrating the broad dimensions and purpose of the historical courtyard. This experience is tempered by the absence of the eastern range of buildings that had been present since the 19th century, until their demolition.

- 4.67. The house overlooks an area of garden that provides a rural outlook (Photo 73); however, this is now overgrown and no longer reflects the landscaped character of its historical form. This experience would have been reinforced by the presence of a haha (Photo 74) that remains in part to the south-west of the house and would have acted as a boundary to prevent livestock grazing in front of the house. The driveway to the house survives (Photo 75) and curves through surrounding trees before the house is gradually revealed in the view.



Photo 72: Overview of courtyard, looking south



Photo 73: Overview of front garden area



Photo 74: View north-eastwards towards the house from the remains of the haha



Photo 75: View north-eastwards along the principal driveway

5. CONCLUSIONS

- 5.1. This report presents a detailed Level 2 record of the house, ancillary structures and grounds of Hamilton Lodge in order to preserve the structures by record prior to their permitted alteration and re-development under 20/00547/OUT, of which Condition 20 relates to this recording.
- 5.2. The origins of the current house can be traced to the mid 19th century when it is considered to have replaced an earlier building that was itself constructed during the early 19th century. Whilst the architect is not known, it appears that the present building was likely constructed as a private house with associated stabling, gate lodge and walled garden; all carried over from the previous house. The house was historically adorned in a gothic aesthetic that incorporated a central tower, dormer windows and pronounced chimney within the principal façade. Evidently, this style was superseded for a more neo-classical aesthetic that echoed the style of the original, early 19th-century house.
- 5.3. The building evolved gradually over the course of the 19th and 20th centuries during which time several extensions and reconfigurations occurred. The ground floor rooms were extensively altered, connected and repurposed, including the change to staircase locations and the widespread removal and addition of internal partitions. The building was repurposed as a care home from the mid 20th century, which prompted more change to the building and Site, when rooms within the house were further partitioned and additional bathroom facilities were added and bedrooms made smaller. The effect of these changes was equally pronounced within the coach house, which now incorporates a modern configuration of bedrooms and bathrooms on the first floor, wholly eroding the historical arrangement of grooms accommodation and hay loft.
- 5.4. Broadly, this evolution can be ascribed to six identifiable phases with the most recent changes encompassing the changes as part of the care home function. This was in conjunction with the construction of new buildings within the Site to provide additional administrative and residential capacity. The care home closed in 2017 since when the house and site has remained vacant.
- 5.5. The results of this Level 2 recording and its associated report and images will be deposited in due course as per the provisions of the agreed WSI.

6. REFERENCES

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