

A Historic Building Survey of Service Buildings  
at  
**FAWLEY COURT**  
BUCKINGHAMSHIRE



K A Rodwell  
JOHN MOORE HERITAGE SERVICES  
for  
Cherrilow Ltd  
August 2009

**A HISTORIC BUILDING SURVEY OF SERVICE BUILDINGS  
AT  
FAWLEY COURT, BUCKINGHAMSHIRE**

**CONTENTS**

|  |    |
|--|----|
| List of Figures .....                        | 1  |
| Introduction .....                           | 2  |
| Outline History.....                         | 2  |
| Sources .....                                | 3  |
| Description .....                            | 5  |
| <i>1 Riding house</i> .....                  | 5  |
| <i>2 Buildings to north &amp; west</i> ..... | 8  |
| <i>3 Service yards</i> .....                 | 9  |
| <i>4 Dairy range</i> .....                   | 11 |
| <i>5 Water tower</i> .....                   | 14 |
| Summary of Structural Development .....      | 15 |
| References .....                             | 16 |
| Appendix: Statutory list.....                | 17 |

**LIST OF FIGURES**

- Fig 1** Historic maps
- Fig 2** Phased outline plan of buildings
- Fig 3** 18th century plan of riding house and outbuildings
- Fig 4** External & 18th century internal elevations of riding house
- Fig 5** Buildings 2A-C elevations and photographs
- Fig 6** Elevations of yards (3)
- Fig 7** Elevations of dairy range (4)
- Fig 8** Elevation and photographs of water tower (5)
- Fig 9** Riding house (1) photographs; exteriors
- Fig 10** Riding house (1) photographs; interiors
- Fig 11** Yards (3) photographs
- Fig 12** Yards (3) photographs
- Fig 13** Dairy range (4) photographs



## **INTRODUCTION**

This historic building assessment was commissioned by Cherrilow Ltd to inform various proposals for new buildings, alterations and demolition at Fawley Court, Buckinghamshire and is concerned with a collection of service buildings to the north-west of the main house. These include a former riding house and an ornamental dairy both individually listed Grade II (see appendix) and a number of other buildings including a water tower not individually listed but within the curtilage of the Grade I listed mansion and standing in a park graded II\* on the Register of Parks and Gardens of Special Historic Interest.

The report has been compiled in conjunction with other specialist studies of the park including a historic landscape analysis by Dr Sarah Rutherford (Rutherford 2009) and an archaeological desk-based assessment by John Moore Heritage Services (JMHS 2009) and has been undertaken in accordance with “Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures” published by the Institute of Field Archaeologists (IFA, 1999) and with English Heritage guidelines set out in ‘Informed Conservation’ (Clark 2001). For convenience of reference the buildings have been numbered (1-5) and the survey drawings used as the basis for Figs 2 & 4-8 were supplied by KND Surveys Ltd. There are as yet no detailed floor plans of either the riding house (2) or the chapel (4).

## **OUTLINE HISTORY**

Fawley Court occupies the site of a Domesday manor and its early history is summarised in the Desk based Assessment (JMHS 2009, 8-10) and Landscape Analysis (Rutherford 2009, 7). William Freeman, a West Indies merchant acquired the estate from Sir James Whitelocke and began rebuilding the house in 1684; fitting out continued into the 1690s (Tyack 1982, 130). The new mansion was an accomplished H-plan building in Renaissance style by an unknown architect, although traditionally attributed without evidence to Sir Christopher Wren (Pevsner & Williamson 1994, 390-2). Freeman died in 1707 and bequeathed the estate to his nephew John Cook, an East India merchant who took the name of Freeman when he inherited. He developed an interest in architecture and gardening and altered the grounds, designing the Gothic folly to house some of the Arundel marbles (Tyack

1982, 134-6; 1989, 214). His son Sambrooke Freeman inherited in 1752 and maintained his father's artistic interests, becoming a member of the Society of Dilettanti. He remodelled the interior of the house after 1770 and made major alterations to the grounds which were landscaped by Capability Brown (Tyack 1982, 137-40).

After Sambrooke Freeman's death in 1782 the estate passed to his nephew Strickland Freeman who was an 'improving landlord'; by this time the estate included most of the parish and lands beyond. He undertook extensive building on the estate (ibid. 140), altered the service buildings north-west of the house and commissioned a riding house, reflecting his interest in equitation; original design drawings for these buildings survive (Figs 3-4). When he died in 1821 the estate passed to a distant cousin and it was sold in 1853 to Edward Mackenzie, a Scottish banker. His son William Dalziel Mackenzie took possession in 1880 and made major alterations to the mansion and its immediate vicinity c. 1884, building a pavilion wing to the north-west. William's son Major W R D Mackenzie sold much of the Fawley estate in 1931-2 but retained ownership of the rest until 1952.

During the Second World War the house was requisitioned as an SOE Special Training School and used by the Signals Section to train wireless operators. By the end of the war in 1945 the estate was in poor condition.

In 1953 the Congregation of Marian Fathers purchased the house and surrounding park which was used as a school for Polish boys. The school closed down in 1986 due to a lack of students of Polish origin, and the Marian Fathers converted Fawley Court into a 'Retreat and Conference Centre'.

## **SOURCES**

The documentary and cartographic sources for the estate as a whole are reviewed in the historic landscape analysis (Rutherford 2009, 5, 79) and the desk-based assessment (JMHS 2009, 11-13, 22-3). The principal archive sources are in the Centre for Buckinghamshire Studies which has extensive holding that are not fully catalogued and have not been consulted in compiling this report. Gloucestershire

Archives holds the Strickland Papers containing documents related to Fawley Court from the early-mid 18th century and the most relevant of these have been examined.

The most useful primary sources in documenting the development of the service buildings are the cartographic evidence (Fig 1), original plans and elevations of the riding house (Figs 3-4) and sale catalogues of 1853 and 1952. The most useful secondary source is Geoffrey Tyack's article *The Freemans of Fawley and their Buildings* (Tyack 1982). No copy of the earliest of the large scale estate maps dated 1763 (ibid. 134) was available but there is a map of 1783 and another of early 19th century date. There is also the Tithe map of 1840; the first edition 1:2500 Ordnance Survey map surveyed in 1875 and the second edition surveyed in 1897; these indicate changes in the layout of the buildings (Fig 2).

The large scale plan and elevations of the riding house are undated but later 18th century in style. The plan (GA D1245/FF38/A3) shows a new riding house and hunters' stable in pink superimposed on a plan of existing buildings in grey labelled according to function (Fig 3). A second pre-existing stable to the south-east, since demolished, housed saddle, cart and coach horses. A pencil sketch of the riding house itself (GA D1245/FF38/A4) shows a plan and internal elevations alongside a detail of an exercising pole. These were engraved and reproduced in Strickland Freeman's treatise on horsemanship published in 1806 (Worsley 2005, 167).

The sale catalogue of 1853 describes the service buildings as follows (GA 1245/FF53):

A covered way leads to the Meat and Game Larders, Gothic Dairy and Dairy Scullery, Laundry, Wash-house, Brew-house, and Drying Ground.

Carriage yard, with very substantial range of Brick & Tiled Buildings, containing:

Coach-House for Four Carriages, Harness Room with fire-place, Two loose Boxes, Three Three-Stall Stables, Cart-horse Stable for Five Horses, with Hay Loft, Two Corn Rooms, Two Bed Rooms, and Fruit Room over; Wood-house, Barn, and Straw Loft. Detached Horse and Cart Sheds.

Enclosed Yard, with Brick and Slated Cow house for Twenty Cows, Ox House for Four Beasts, Piggeries, Cattle Shed, and Stabling; Rick Yard, with Hay

Barn, Timber Yard and Carpenter's Shop, and Sawpit, Slaughter House, Dog Kennels, Yard, Under-keeper's Cottage and Shed.

By 1952 (CBS SB00423) the description was reduced to:

Adjacent to the Mansion is a block of roughcast and slated buildings, consisting of the former Chapel, The Dairy and The Audit Room, together with a room used by the Southern Electricity Board as a Sub-station (see Stipulations). This block fronts an open yard and is suitable for conversion into garages.

## **DESCRIPTION**

### **1 Riding house (Figs 2-4, 9-10)**

*Grade II*                      *By 1783*

#### ***Exterior***

This is a long rectangular building with an apsidal north end. It is built of brick in Flemish bond with vitrified headers and has a low-pitched hipped Welsh slate roof with overhanging eaves. It consists of a single tall storey and the elevations have a continuous shallow blind arcade of round-headed arches with a plinth, a string band at impost level and another below the eaves. The south end elevation has three bays with blind rectangular recesses surmounted by roundels in the intervening piers. The east arcade is blind; the centre has a modern door and a boarded window in the arch above the string; the west has a symmetrically inset arched window of nine lights with narrow glazing bars. The whole elevation is whitewashed. A later screen wall is butted against the east end.

The west elevation has eight bays to the turn of the apse; bays 1-3 and 5-6 from the south end have inset arched windows, bay 4 has double doors below a blind arch, bay 7 is open with modern doors and glazing and bay 8 is blind. Under the eaves there is an irregular row of small square ventilators; these are not original as they are cut through the offset eaves band. The first apse bay has a boarded lunette window and a small rectangular secondary window at a lower level; the next has a modern door and the north end bay a blocked top light with double doors below under a curved lintel of vitrified bricks. To the east the next is blind and the last in the apse mirrors the first.

The east elevation has been painted cream and has the roofs of the adjoining covered yard and cart-shed butted against it. There are double doors in bays 1, 2 and 4 from the south end, inset arched windows in bays 6 and 7, later secondary windows in bays 3 and 5 and a doorway with an arched head in bay 8.

### ***Interior***

The interior is subdivided and largely ceiled. It is divided by a transverse passage in bay 4 and the space to the north is further subdivided by an off-centre longitudinal brick wall in English bond which is exposed in the room to the north-west used as a workshop. A second brick wall closes off the apse which has a ceiled room on the ground floor and is open to the roof structure above. Three pine roof trusses are visible; these have strutted kingposts with jowled heads set on a collar braced from below with long straight diagonal ties running to the wall plates. The joints were later strapped with iron. There is a ridge board morticed into the top of the king post and two tiers of edge-set purlins mounted on the backs of the principals. The north truss has been cut and there is an RSJ inserted underneath; there is an inserted tie beam below the next truss and the remains of a boarded partition. The external walls are bare limewashed brickwork.

The adjoining room to the east is a stable with plastered walls and ceiling. Stall partitions are built into the end walls. These are vertically boarded with curved top rails and ornamental cast iron finials. There is a wide panelled door with a segmentally arched head to the central passage and another of the same type at the west end; this leads into another stable with further partitions. The passage is paved with square setts and there are doors of the same type in the south wall. A small plain room at the east end has a fireplace and there is another stable to the west (not seen) separated by an internal passage running south. The south-east corner has been converted to a garage and there are traces of first floor rooms with lath and plaster partitions. Two more king post trusses are visible.

### ***Date & Structural Development***

Two design drawings survive for this building (GA 1245/FF38/A3-4) which are attributed on stylistic grounds to Samuel Wyatt (Harris & Robinson 1984, 265) but are undated. It has been suggested (ibid. 265) that these were produced c.1770-1 when

James Wyatt was carrying out interior decoration for Sambrooke Freeman (Tyack 1982, 138-40) but the riding house is more likely to have been constructed for his nephew Strickland Freeman after he inherited in 1782. The building is shown with an entrance at the south-east corner on the 1783 map and is known to have existed in 1794 (ibid. 140 fn.83). Freeman was an 'improving' landlord (ibid. 140-1) who wrote a treatise on equitation *The Art of Horsemanship: altered and abbreviated according to the principles of the late Sir Sidney Meadows*. This was published in 1806 and contains an engraving of the riding house (Worsley 2005, 166-7). In it he advocated the inclusion of one curved end and considered overall dimensions of 120' by 40' sufficient for private use.

The plans show an open interior with an entrance porch on the south-east corner and the internal elevations have a uniform series of alternating Diocletian (semi-circular) windows set high in the wall as recommended by Freeman (Worsley 2005, 169); good indirect light was required but not too much. As this was a functional building the upper walls were left bare and limewashed above a boarded dado 5'6" high. The roof is seven bays long and a truss section is sketched in pencil; it is closely similar in form to the roof of Greenwich Hospital Chapel designed by Samuel Wyatt to cover a wide span with fairly short lengths of timber (Harris & Robinson 1984, 265). The drawing matches the existing trusses so that it is clear the building retains its original roof but the majority of windows have been altered and the entrance in the south wall removed at a later date.

The building in its present form has been subdivided into a series of stables and other rooms opening off a central passage. The partition walls are built of a similar brick to the original construction and the insertion of new doors and windows of this period is carefully done so that it is difficult to distinguish the secondary work from the original, particularly beneath later paint and colourwashes. This conversion must have taken place when the earlier ranges of stables (Fig 3) to the south were demolished and the fabric indicates a date in the first half of the 19th century. The description in the 1853 sale particulars suggests that these alterations had taken place by then and makes no mention of a separate riding house or equivalent building although the accompanying plan shows the older arrangement. It was probably copied directly from the undated early 19th century estate map (Fig 1) which also seems to have

formed the basis of the Tithe map of 1840. These alterations are unlikely to have taken place during the lifetime of Strickland Freeman who died in 1821 which places them in the second quarter of the 19th century. There have been limited further alterations to doors and windows in the 20th century and the range was not mentioned in the 1952 sale particulars.

## **2 Buildings to the north and west (Figs 2, 5)**

*Unlisted*                      *Early 19th century & mid 20th century*

To the west of the riding house at right angles is a detached wooden shed (2A) with a pitched roof of mid 20th century date. A plaque on the east gable reads Supplied by J Thorne & Sons Ltd, Bexleyheath Kent. To the north and aligned north-south is a derelict Nissen hut (2B) with a curved corrugated steel roof, a brick façade at the south end and a boarded north wall; there are three rooms inside.

North of the apse is a single-storey building (2C) with a hipped roof, partly Welsh slate and partly corrugated iron. The west wall has two distinct builds; the lower part to the height of c.1m is panels of flint rubble with brick dividers capped by three courses of brickwork, the top course edge-set. This has the appearance of a free-standing boundary wall and has been heightened in plain orange brickwork. Modern windows have been inserted at intervals but there appears to have been an original doorway, marked by brick piers at the mid-point. There is a wider brick pier at the south end and an area of modern infill below a window which may have originated as a door. The south and east elevations were originally open-sided with square timber posts at intervals. These have wooden base blocks set on brick piers and curved braces to the wall plate; a sequence of chisel cut carpenters' marks are visible with VI on the central south post and the numbers reducing northwards. The south elevation has two bays and the east three with surviving braced posts; the fourth bay is marked by a brick pier and there are two further posts to the north which appear to be reset. The whole structure has been infilled with 20th century brickwork and modern windows. The interiors were not seen.

### ***Date & Structural Development***

The building to the north of the riding house (2C) was originally an open-fronted shelter with wooden arcades on the south and east sides and a solid rear west wall.



This appears to have been built up from a pre-existing brick and flint boundary wall and one is shown in this position on the 1783 map. The sequence of carpenters' marks shows that this building was originally four bays long and this is corroborated by its plan on the Ordnance Survey maps. The northern part of the range was originally half the width but shared a common west wall. Although the style of construction suggests a date in the earlier 19th century the building is omitted from the maps of this period; it is probably one of the detached horse or cartsheds mentioned in the 1853 sale particulars. The other two buildings on this part of the site are mid 20th century; the Nissen hut (2B) must have been constructed during the Second World War; the other (2A) may be slightly later.

### **3 Service yards (Figs 2, 6, 11-12)**

*Unlisted*                      *18th century; late 19th century; mid 20th century*

On the east side of the riding house there is a part-covered yard with a pitched glazed roof extending halfway down the elevation. It is open to the north and has double gates at the south end set in a brick wall butted against the corner of the riding house. East of the gate the wall is ramped down and forms one side of a passageway leading to the service quarters in the main house. The south wall of an earlier court of service buildings to the north forms the other side. This has several builds; at the west end is the return wall of a range of buildings, largely Flemish bond brickwork on a brick and flint base. This has a straight joint to a boundary wall of brick and flint containing a blocked doorway and there is an inserted double gate at the east end. Beyond this the wall is heightened in brick to form the end of a 20th century outbuilding on the east side of the yard.

The building on the west side of this court backs onto the covered yard where the wall is flint-built to a height of c.0.5m and brick above. The southern end of the elevation has alternating doors and round-headed windows and there is a full height straight joint at the mid point (north of the gents' toilet). Beyond this the wall is banded brick and flint to a height of 1.5m and poor quality 20th century brickwork above. The wall terminates in a wide gateway into a second yard to the east. The building at the south end is used as a laundry and has modern interiors.



Inside the south courtyard the boundary wall has panels of tumbled flint and brickwork. This build standing c.1.6m high continues onto the west side where it has been heightened in Flemish bond brickwork to form the rear wall of the building described above; this has a monopitch 20th century roof of corrugated iron. The boundary wall continues to the north-west corner and returns along the north side where it is higher and has a rounded brick capping. The boarded rear wall of a wooden building in the yard to the north is set on top of it. A poor quality 20th century lean-to building, part wood, part blocks and part brick with a corrugated iron roof has been built in front of the east boundary wall which can be seen internally. The reverse of this wall is a uniform brick and flint build with a blocked arched doorway part way down.

The yard to the north has poor quality 20th century lean-to sheds built of lap-boarding and concrete blocks on the south and west sides stopping at the gate in the north-west corner. The rear wall of the building on the west side has been heightened in brick off an older boundary wall. In the angle north of the gate there is a small single-storied building with a hipped slated roof. It is open to the south but has an old brick east wall with a dentilled eaves course in bond with the north boundary wall. This is banded flint and brick and has been heightened by three courses with a rounded capping for a demolished lean-to building; there is a blocked doorway towards the mid point. A second similar building at the east end has original doors with segmental heads in the west and south walls and dentilled eaves to the west but has been heightened in 20th century brick to form a shallow monopitch roof and the east end was rebuilt at the same time.

### ***Date & Structural Development***

In this area there is no clear correlation between the map evidence and the surviving fabric. The 1783 map shows a range of buildings abutting the riding house which are identified on the large scale plan as coach-houses and carpenters' shops, cowhouse, henhouse and cart shed. It appears to have been the intention to replace at least some of these when the riding house was built. There was a pair of yards to the east but one of these was the demolished stable court. By the early 19th century the range abutting the riding house had been reduced to the size of the present covered yard. The north boundary wall is shown but not the attached buildings and other divisions are not

clear. The Ordnance Survey maps show the present arrangement; the roof to the covered yard was installed before 1898.

The structural evidence indicates that there were two conjoined yards in the space between the riding house to the west and the dairy range to the east. The north wall of the northern yard and the two attached buildings at either end are of a piece with the rebuilt north end of the dairy range, the west wall in its lower stages is contemporary and so is the south wall. The buildings on the south and west sides of the yard are 20th century, utilising these older boundary walls.

The yard to the south appears to be later and is not as wide. All three walls were originally free-standing without attached buildings and have distinctive tumbled brick and flint panels internally. The lean-to on the east side is 20th century and the gate in the south-east corner is secondary. The narrow range on the west side is built up off the boundary wall and dates to the later 19th century. It fronts onto the covered yard where the wall is also built off earlier foundations; this may be the remnants of the attached range on the east side of the riding house shown on the early 19th century maps.

The north yard dates to the 18th century and is contemporary with the alterations to the dairy range. The south yard is probably early 19th century and may date to the time when the stable range to the south was demolished. The west range in this yard is later 19th century, built by 1875, possibly on the site of a former passage and other buildings are mid 20th century.

#### **4 Dairy range (Figs 2, 7, 13)**

*Grade II*                      *Late 17th century; mid 18th century; c.1800; late 19th century*

##### ***Exterior***

This is the most easterly of the outbuilding ranges and runs the length of both service yards. It forms the east side of the northern yard and this elevation has the same brick and flint build as the north wall with a dentilled eaves course and a series of segmentally arched doorways, now mainly converted to windows.

At the junction of the two yards the build changes and the range to the south is taller, roughcast rendered and has a shallow-pitched slated roof with overhanging eaves, hipped at the south end. The façade is irregular with a variety of mainly 19th century windows. Towards the south end, forming the back wall of the dairy/chapel, there is a rectangle of exposed flint rubble with a central full-height four-centred arch flanked by lancet windows with cast iron lattice frames. The main window has modern green and yellow diamond lattice panes.

The west elevation overlooks the pleasure garden and has a knapped flint garden facade in gothic style at its south end fronting the former dairy. It is two storeys high with plinth and string courses and a projecting central porch under an overhanging shallow-pitched tiled roof. This has a reset 12th century doorway of two orders with beak-head ornament on the inner arch, said to come from Hart Street, Henley (Tyack 1982, 141). At first floor level there is a blind ashlar two-light window in Romanesque style with a semi-circular head and there are similar wooden windows in the side walls which also have two-stage buttresses. The screen walls to either side are blind with recessed roundels in the top stage; one of these is filled with a 20th century mosaic. A 20th century window has been cut into the north screen wall. This façade stands proud of the roof to the main range and the reverse of the porch is boarded with two dove holes.

The wall to the north of this façade reverts to a lower eaves level and is built of brick in Flemish bond set in coarse lime mortar with regular vitrified headers. It has a plinth with a two-stage moulding which is continuous to the far end of the range; the last bay is later flint and brick. At the mid point the roof level is reduced but the lowest seven courses of brickwork above the plinth form part of the same build. Above this level the wall is a later build of banded brick and flint which includes the gable end of the higher southern section. Extant windows are 19th or 20th century.

### ***Interiors***

The north end is used as a shed and has a 20th century door in the north wall. The east wall has an inset at a height of c.1.5m corresponding to the change of build externally and there is a strutted king post roof three bays with edge-set purlins. The bay at the north end is separated by a brick wall and has a 20th century lean-to roof in line with

the adjoining building to the west. The other end is closed off by a modern blockwork partition and there is a domestic unit (not seen internally) to the south.

To the south of this in the higher part of the range there is a large meeting room with a boarded dado, cased kingpost roof trusses and a boarded ceiling. In the south wall there is a large fireplace with a tiled hearth and a wooden surround with heavy consoles and dentils to the mantelshelf. Both this and the adjoining panelled door are late 19th century in style. To the south with access from a common lobby there is a plainly finished room with a high ceiling and a deep blocked fireplace in the north wall. There is another small plain room (not accessed internally) to the north of the chapel and two compartments at the south end of the range, all with external doors. The room on the south-west corner has a north wall of old brick and clunch with the jambs of a blocked doorway and a later timber-laced brick east wall with an internal window.

The chapel has a plastered porch with an inner four-centred arch. The main room has a wooden dado with arched panels; pairs of clustered colonnettes rise from this to a four-centred vault with wooden ribs in Tudor gothic style. The central east window is formed from a Perpendicular doorway with roll mouldings and foliate spandrels and is flanked by a pair of trefoiled side windows with an outer order of colonnettes. These are said to come from Crosby Hall in Bishopsgate, one of the Freemans' London properties (Tyack 1982, 130). A niche inside the door is also reused medieval work.

### ***Date & Structural Development***

This range was extant in 1783 and is shown at a larger scale on the riding house plan (Fig 3). At the south end there was a passage separating it from the demolished stable block and then the dairy, laundry and brewhouse labelled in sequence but not differentiated. The dairy had a porch on the east side which appears to have been supported on columns. At the north end there was a separate and slightly wider barn. Mrs Lybbe Powys writing in 1771 (Climenson 1899, 148) described Mrs Freeman as having a '*most elegant dairy in the garden ornamented with a profusion of fine old china*'. This accords with the view of the time that dairy work was a suitable activity for the mistress of the household; dairies were correspondingly built in fashionable

architectural styles (Sambrook & Brears 1996, 164-75) and occupied an intermediate position between the polite and service areas of the house, as at Fawley Court.

The Gothic façade appears to have been built by Strickland Freeman c.1800 to incorporate a Romanesque doorway brought from Hart Street in Henley (Climenson 1899, 89; Tyack 1982, 141, fn.86) and other reused architectural elements. Neither of the early 19th century maps appears to show this range very accurately; the porch to the dairy seems too far north and the north end is shown as significantly wider on the west side, which does not accord with the structural evidence. In 1853 the range was described as housing the meat and game larders, gothic dairy and dairy scullery, laundry, wash-house, brew-house. The late 19th century maps show the range in its present form and in 1952 it was described as ‘a block of roughcast and slated buildings, consisting of the former chapel, the dairy and the audit room, together with a room used by the Southern Electricity Board as a sub-station’.

The structural sequence indicates that the east wall is the oldest part of the range; the plinth and style of brickwork suggest that it is one of the original late 17th century outbuildings. The south partition wall of the dairy/chapel (exposed on the south side) appears to be contemporary; other subdivisions have later finishes. The corresponding west wall is hidden by render and its date is unknown but the northern half of the range is a uniform brick and flint build of 18th century date; this includes the north end bay and the upper part of the east wall, rebuilt on an older base. The centre of the range includes two chimney stacks, consistent with its former laundry and brewhouse functions. The range appears to have been re-roofed in the 19th century and the former laundry converted into a meeting room with a large fireplace in the late 19th century; this may be the audit room. The Gothic dairy was converted to a chapel although it is not certain when this took place. It appears to pre-date the acquisition of the house by the Marian Brothers as the Tudor Gothic woodwork of the vaulted ceiling seems later 19th century in style and the 1952 sale particulars refer to a former chapel.

## **5 Water tower (Figs 2, 8)**

*Unlisted*

*Later 19th century; by 1875*

This lies some way to the north of the other buildings and consists of a square tower of three tall storeys with a single storey annexe to the west and a boarded extension to the east. It is built of hard red bricks in Flemish bond with tuck-pointed joints and traces of red colourwash. Each stage has a string course at storey height and a single central four-light sash window; on the side elevations some of these are blind. The top of the wall has two offset dentil courses below the iron tank which is surmounted by a balustrade and a steeply-pitched lead roof with a clock face capped by a weather vane. The annexe is built in the same style, incorporating an earlier boundary wall at the west end and it has a central door in the north elevation. The interior was not inspected.

### ***Date & Structural Development***

This building is shown on the Ordnance Survey map surveyed in 1875 and stylistically is a later 19th century building. It is not mentioned in the 1853 sale particulars and must be one of the Mackenzie's improvements, combining a functional water storage tank for a new borehole with an ornamental clock tower. The annexe to the west is contemporary and the wooden structure to the east 20th century. The building has undergone minimal later alteration externally.

## **SUMMARY OF STRUCTURAL DEVELOPMENT**

***Phase 1***      ***Late 17th century*** – the brick east wall of the dairy range (4) belongs to this phase and at least one internal partition wall; elsewhere fabric is hidden by later finishes. It was originally associated with a demolished stable range to the south-west and appears to be one of the original service buildings to the 1684 house.

***Phase 2***      ***Mid 18th century*** – this phase is characterised by banded brick and flint walling and includes the whole of the northern yard (3) which has associated buildings attached to the north wall and the rebuilt dairy range on the east side; this was extended northwards by one bay. Similar walling incorporated into the outer west wall of the southern yard may be part of the range adjoining the riding house shown on the 18th century building plan (Fig 3). The west wall of building 2C originated as a freestanding boundary wall of the same type.

**Phase 3**      *by 1783* – the riding house (1) appears to have been built by Strickland Freeman to designs attributed to Samuel Wyatt. Freeman was an enthusiast of equitation, publishing a book on the subject in 1806 which included a plan of the building. As a functional structure it was plainly finished and retains its original roof.

**Phase 4**      *c.1800* – the gothic façade to the dairy (4) was also built by Strickland Freeman incorporating genuine medieval architectural elements.

**Phase 5**      *earlier 19th century* – the riding house interior was subdivided to provide stabling and coach-houses and the older stabling to the south-east demolished. This is unlikely to have taken place during the lifetime of Strickland Freeman and appear to have been carried out after his death in 1821 but before the house was sold in 1853; the sale particulars indicate that the present subdivisions were in place. The southern yard (3), which initially had three free-standing walls, was probably built at this time.

**Phase 6**      *later 19th century* – the Mackenzies built the water tower (5) before 1875 and probably the open-fronted shed (2C), although this might be slightly earlier. The west range to the south yard was also built by 1875 and the covered yard was roofed by 1897. The meeting room in the dairy range (4) was created and the chapel possibly fitted out at this time.

**Phase 7**      *mid 20th century* – to this period belong the shed and Nissen hut (2A & 2B), the infilling of 2C to form a bungalow and the wooden extension to the water tower (5). Workshops were built on the south and west sides of the north yard and the east side of the south yard (3). None of this work is good quality.

## REFERENCES

CBS – Centre for Buckinghamshire Studies

Clark, K, 2001 *Informed Conservation*, English Heritage

Climenson, E J (ed), 1899 *Passages from the Diaries of Mrs Philip Lybbe Powys*

GA – Gloucestershire Archives

Harris, E, Robinson, J Martin, 1984 New Light on Wyatt at Fawley, *Architectural History*, **27**, 263-267



Institute of Field Archaeologists (IFA), 1999, *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

JMHS 2009 John Moore Heritage Services, *An Archaeological Desk-Based Assessment of Fawley Court, Buckinghamshire*

Pevsner N, & Williamson, E, 1994 *The Buildings of England: Buckinghamshire*

Rutherford, S, 2009 *Fawley Court Historic Landscape Analysis*

Sambrook, P A & Brears, P, 1996 *The Country House Kitchen 1650-1900*, National Trust

Tyack, G, 1982 The Freemans of Fawley and their Buildings, *Records of Bucks*, **24**, 130-143

Worsley, G, 2005 *The British Stable*, Yale

## **APPENDIX: STATUTORY LIST**

### **Riding House (2)**

FAWLEY FAWLEY COURT SU 78 SE Barn (now Menagerie) 8/17 c.60m to N.W. of Fawley Court (formerly listed as Barn in the grounds of Fawley Court) 28.6.76 GV II Menagerie with later subdivision into stables and storage space. Circa 1770 altered. By Sambrook Freeman. Chequer brick, whitewashed at S end, remainder with traces of colourwash. Flat eaves. Hipped slate roof. Long single storey building with apse at N. end. Sides have shallow blind arcade of semi-circular arches, continued round apse, with band course at impost level. Some arches have arched windows with glazing bars, others have large double wooden doors. S. end has 3 arches, that to left with arched window, that to centre with thermal window. Between arches at S. end are recessed rectangular panels with roundels above. Some square ventilation holes below eaves. Attached C20 sheds. Unusual shallow trusses designed to cover wide span with short timbers. Original drawing shows thermal windows only. (E. Harris and J.M. Robinson, *New Light on Wyatt at Fawley*, *Architectural History* 27 p. 263-267).

### **Chapel/dairy (4)**

FAWLEY FAWLEY COURT SU 78 SE 8/18 Chapel c.20m. to N.W. of Fawley Court GV II Chapel, now dis-used, formerly dairy and garden feature. Late C18 - early C19. Knapped flint, mostly roughcast and colourwashed to S. side and rear. Hipped slate roof. Garden front to E. has 3 bays, the centre bay projecting. Band course, parapet with shallow gable over centre bay, buttresses. Outer bays have stone roundels, the left with C20 mosaic. Centre bay in Romanesque style with semi-circular headed 2-light stone window and re-set C12 doorway from Hart Street, Henley. Doorway has semi-circular arch of 2 orders on shafts, the outer order moulded, the inner with beakhead ornament. Rear has flint panel with 4-centred stone arch from Crosby Hall, London, and flanking lancets. Interior has 4-centred vault with wooden ribs in C16 style.



**Fig 1 Historic maps**

(all aligned with north to top)

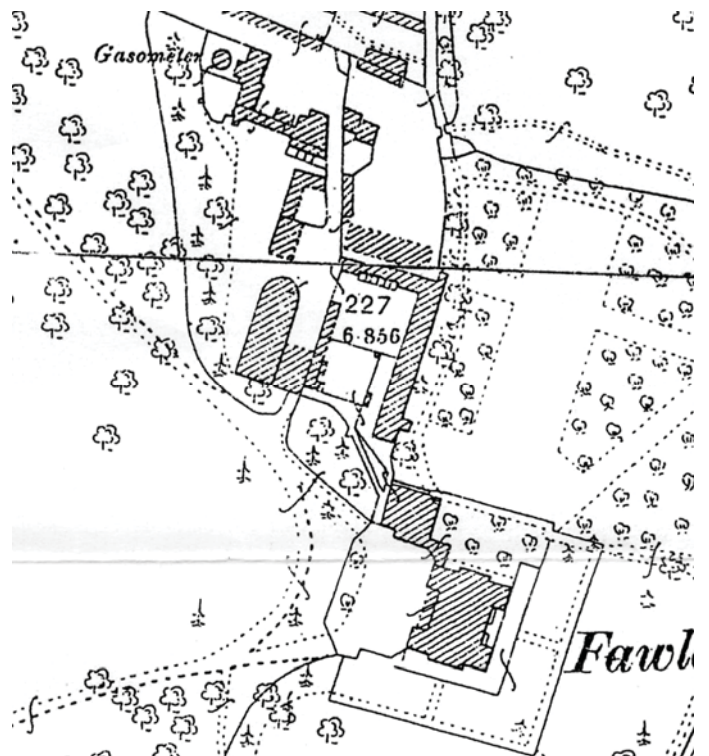
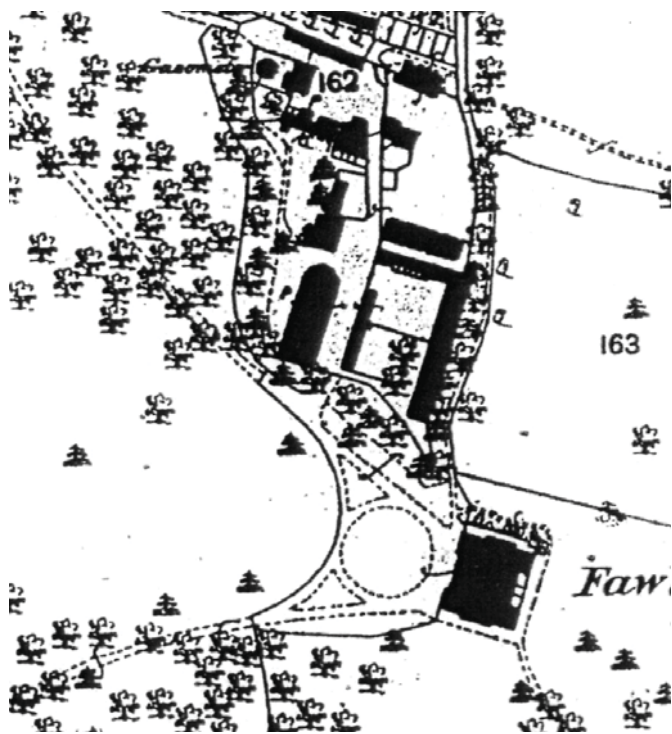
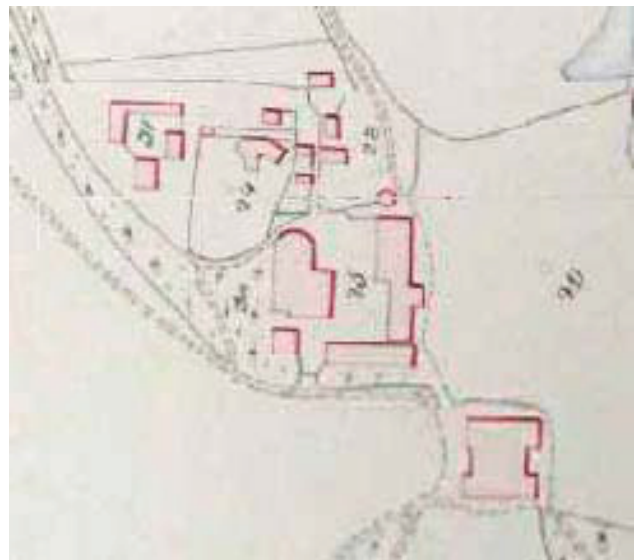
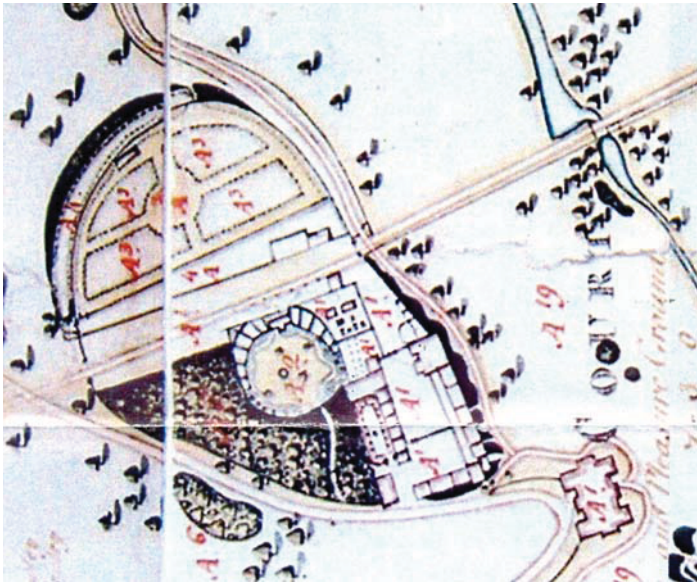
1783 estate map (Henley Museum)

early 19th century (left); from guide book (Orr, V, 1994 *Fawley Temple*)

1840 Tithe map (Centre for Bucks Studies)

1879 Ordnance Survey; surveyed 1875 (left)

1898 Ordnance Survey; surveyed 1897





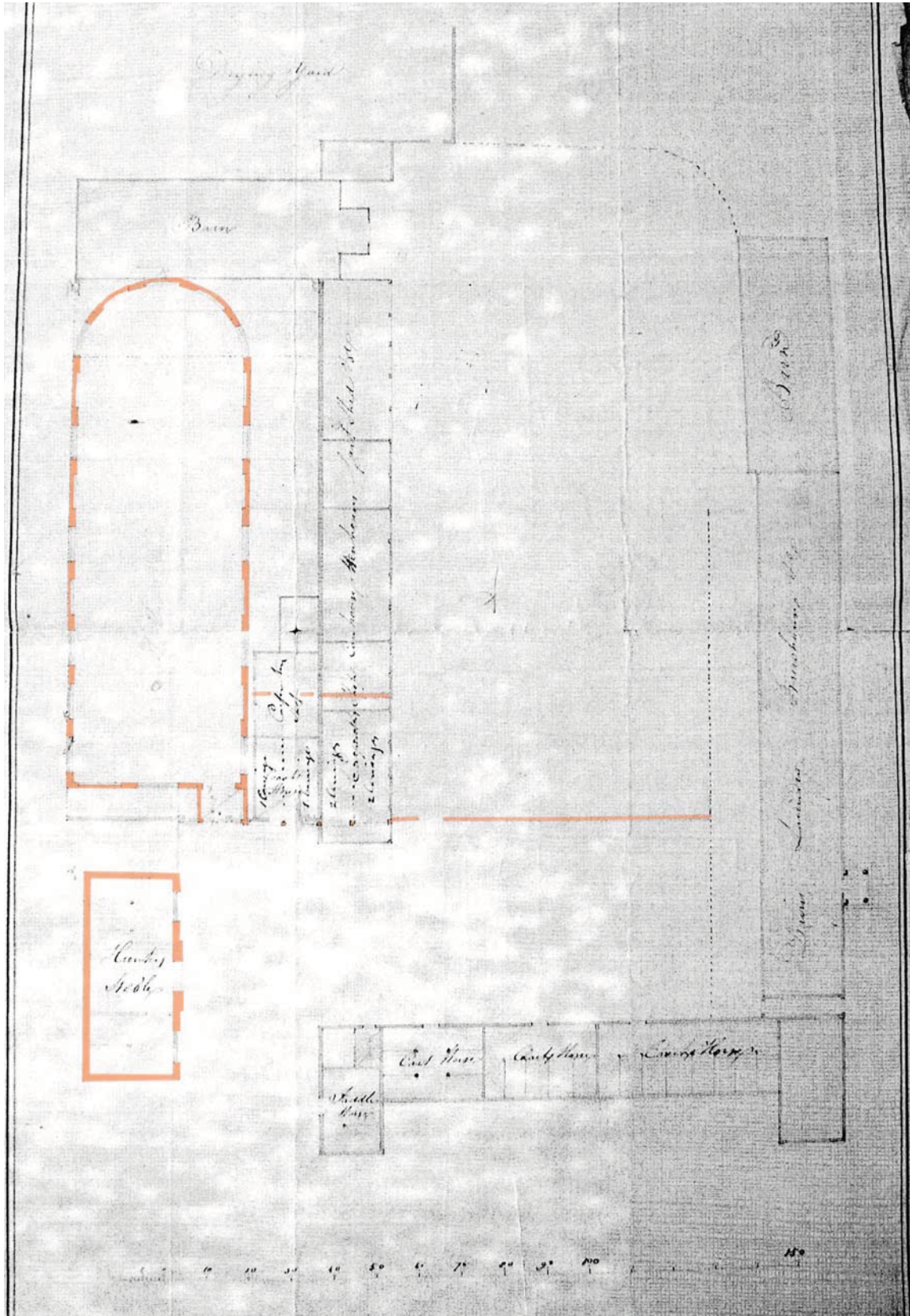
**Fig 2**

**Site plan**



**Fig 3 Plan**

Later 18th century plan of riding house and service buildings labelled with functions (GA D1245/FF38/A3). Colour reinstated on riding house and hunters' stable to the south, indicating that they were proposed and other buildings were existing. Dairy range to east is extant, stables to south were demolished in the 19th century.

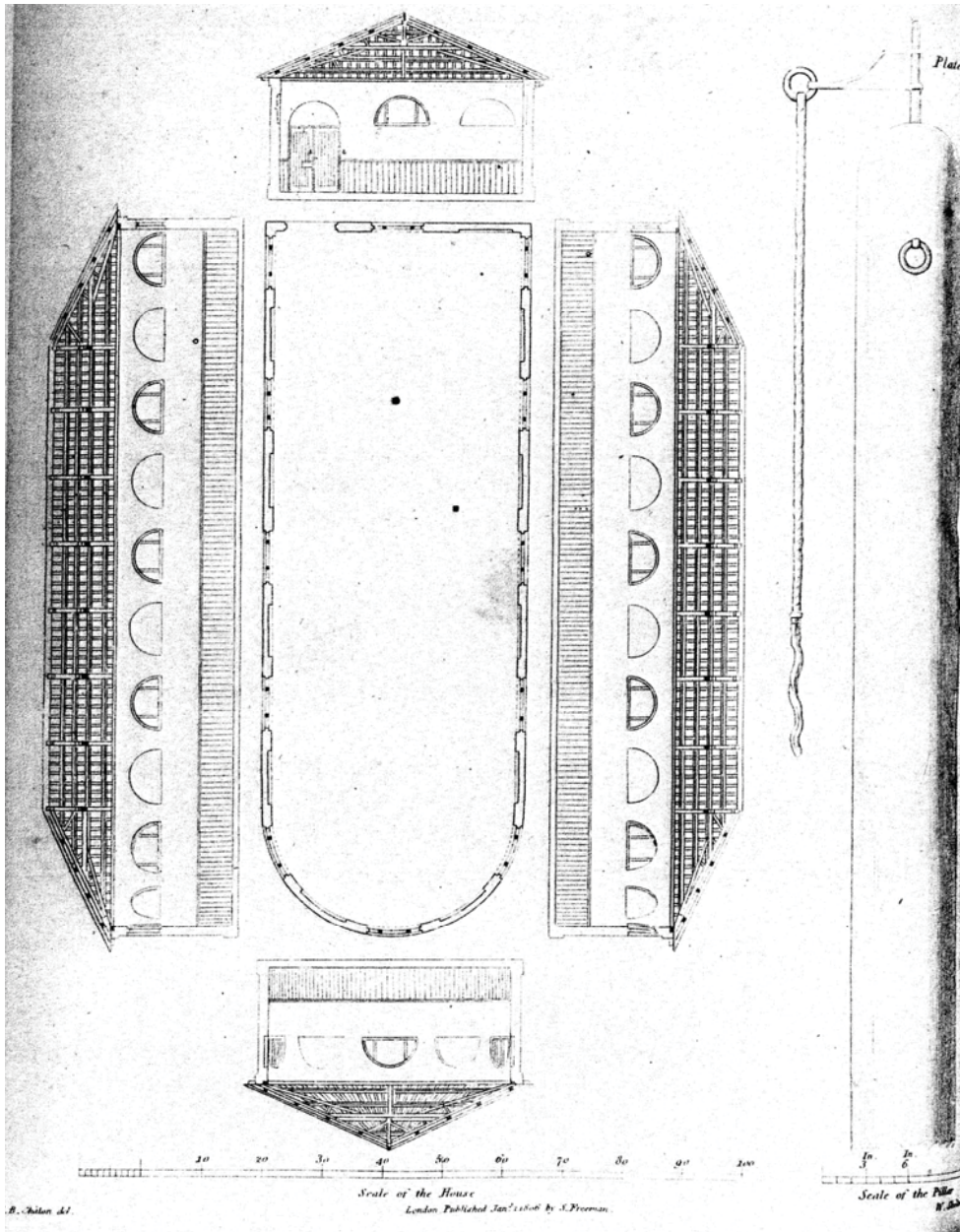




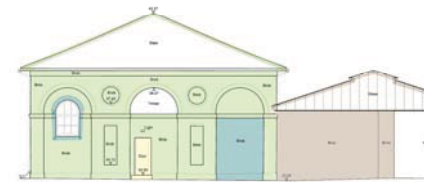
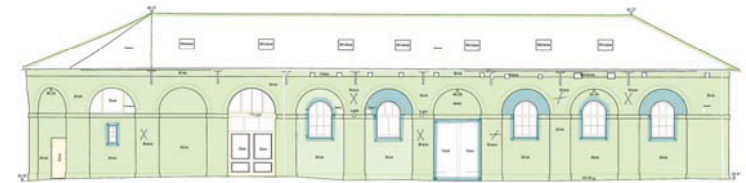
### Fig 4 Riding house elevations

Engraving of plan and internal elevations with detail of exercising pole from Strickland Freeman, *Art of Horsemanship*, 1806 (Worsley 2005, 167)

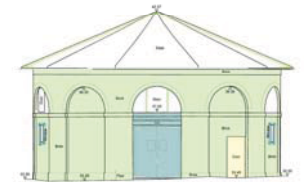
Existing external elevations (for key see Fig 2)



West

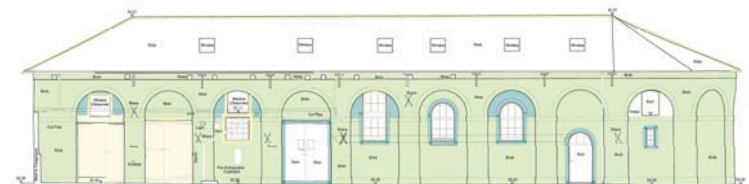


South



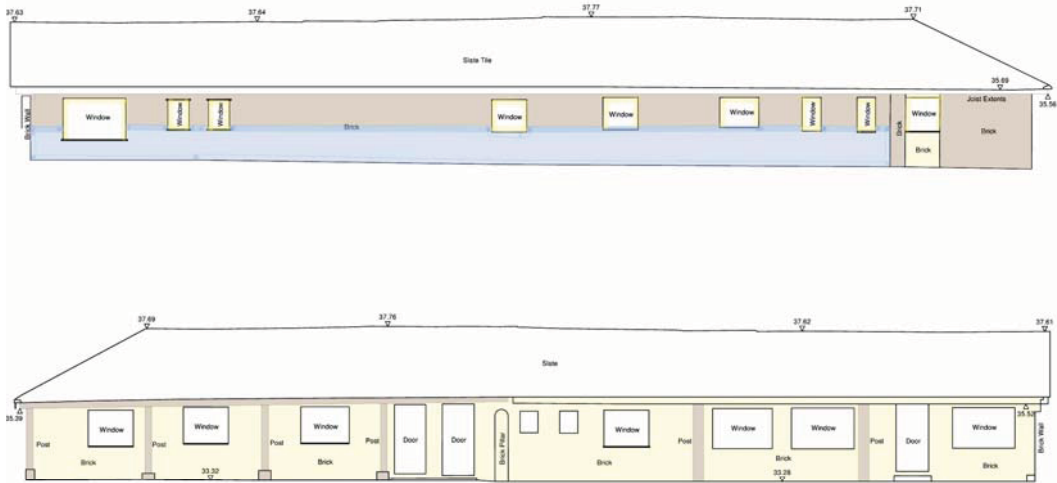
North

East





*Service buildings at Fawley Court, Buckinghamshire*



**Fig 5 Buildings 2A-C**

Building 2C elevations (see fig 2 for plan)  
West; East; South

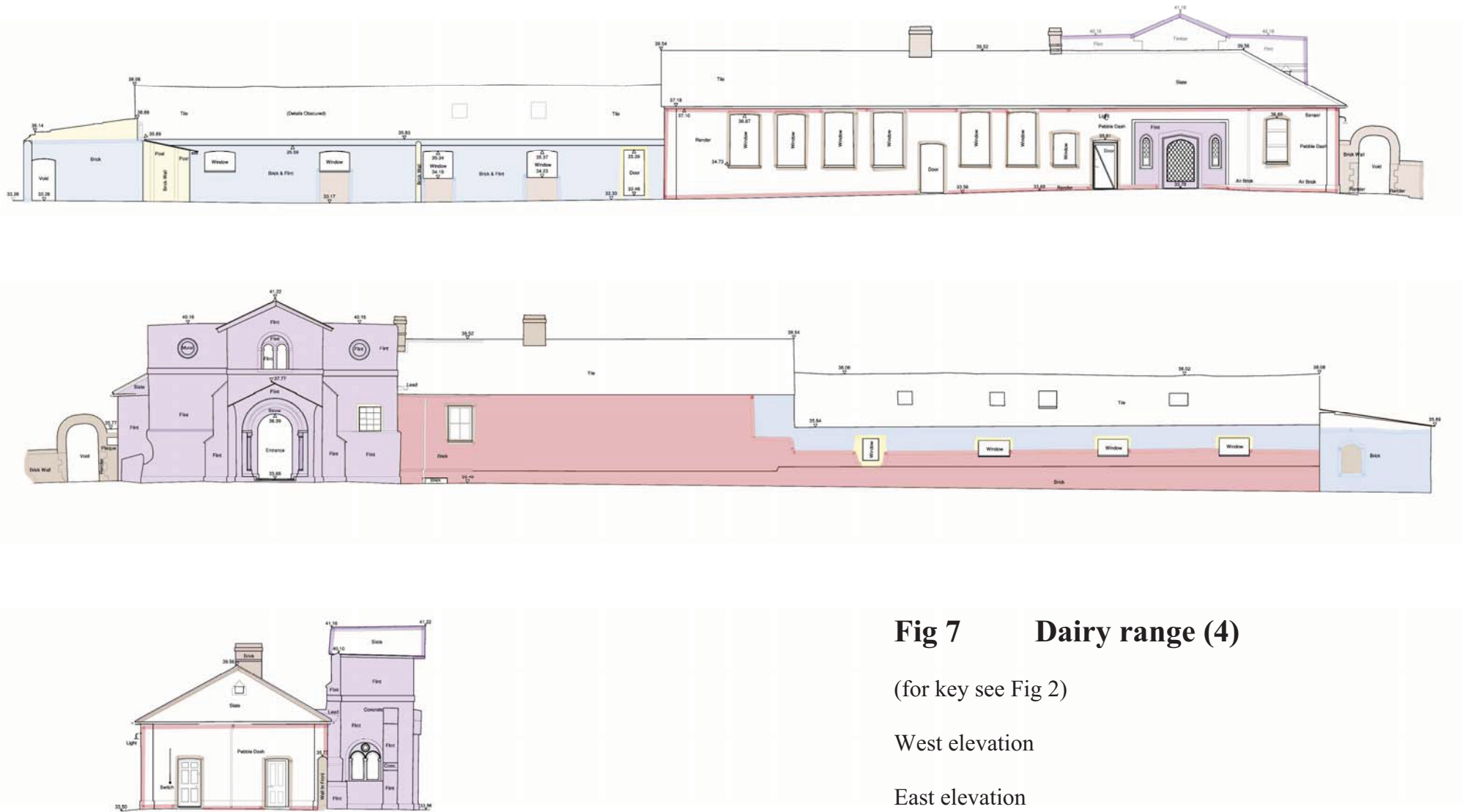
- Building 2C; east elevation (left)
- Building 2C; from south-west
- Building 2B; Nissen hut from south (left)
- Building 2A; from south





**Fig 6**  
**Yard elevations (3)**

Locations shown on key plan  
For key to phasing see Fig 2



**Fig 7 Dairy range (4)**

(for key see Fig 2)

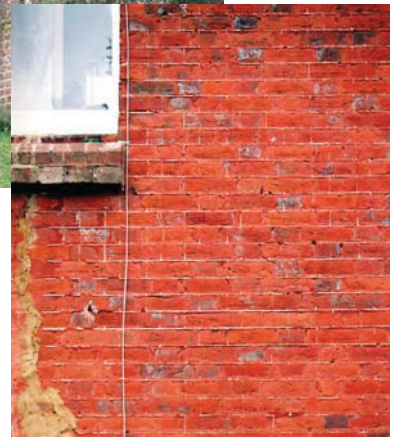
West elevation

East elevation

South elevation



*Service buildings at Fawley Court, Buckinghamshire*



**Fig 8 Water tower (5)**  
(clockwise from top left)

- View from north-east
- View from north-west
- South elevation of tower
- Detail of tuck pointed brickwork
- South elevation (for key see Fig 2)
- South elevation of annexe



*Service buildings at Fawley Court, Buckinghamshire*



**Fig 9 Riding house (1)**  
(clockwise from top left)

South elevation

East elevation under covered yard

West elevation from north-west

West elevation from south-west

View from north







**Fig 10 Riding house (1)  
Interiors**

(clockwise from top left)

Roof truss at south end

Roof truss at north end

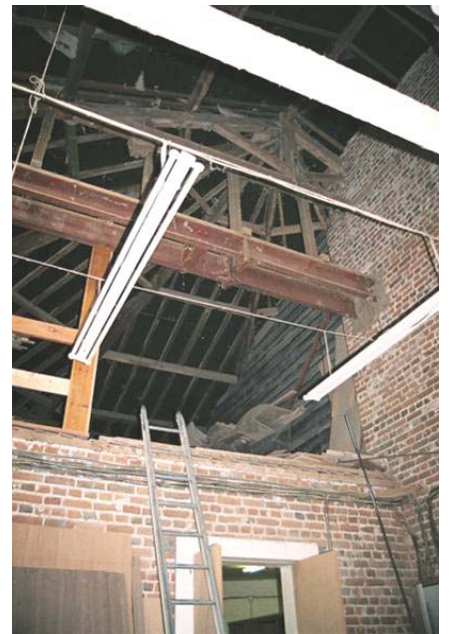
Roof truss looking into apse, north end

Cross passage looking west

Stable with boarded partition in end wall

Detail of stall finial

South wall showing former first floor





*Service buildings at Fawley Court, Buckinghamshire*



**Fig 11 South Yard (3)**

(clockwise from top left)

West wall from south-west in covered yard

Passage along external south wall looking west

East elevation of building on west side

West elevation of building on east side

External south-east corner

North wall, south elevation

Internal south-west corner



*Service buildings at Fawley Court, Buckinghamshire*



**Fig 12 North Yard (3)**  
(clockwise from top left)

- Exterior of north wall
- South elevation of north wall
- View looking south-east
- Building in north-east corner
- External north-east corner
- Interior of store at north end of dairy range looking south
- North end of dairy range west elevation looking north-east





**Fig 13 Dairy range (4)**  
(clockwise from above)

Gothic porch to chapel with Norman doorway, from north  
West elevation of chapel  
Chapel interior looking west  
Junction of flint façade and brick wall east elevation  
Late 17th century brick wall with plinth, upper courses to right rebuilt in 18th century  
South wall of chapel (reverse) showing blocked door

