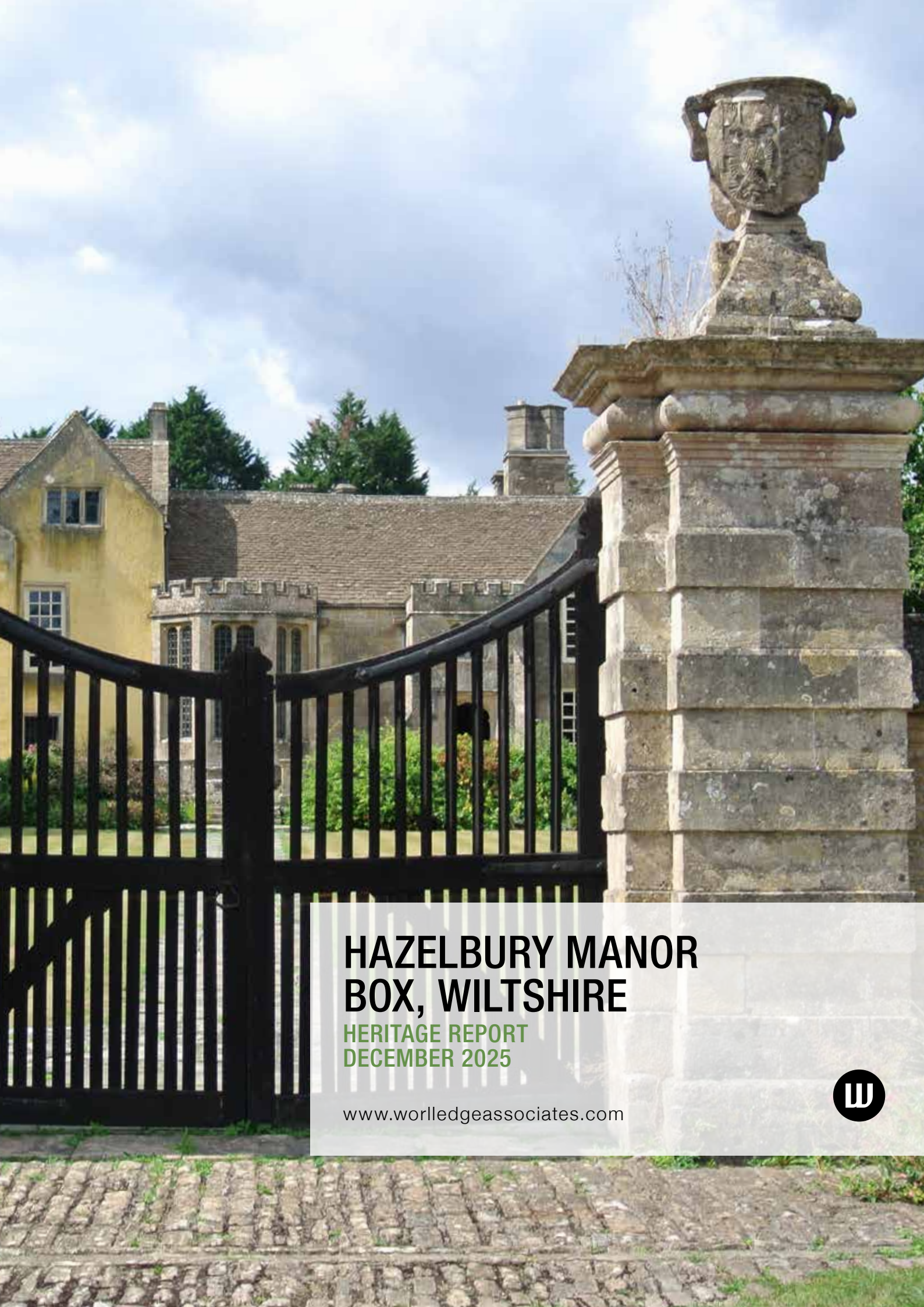




HAZELBURY MANOR BOX, WILTSHIRE

HERITAGE REPORT
DECEMBER 2025

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Raymond Osborne

ray@worlledgeassociates.com

Elizabeth Pickup

elizabeth@worlledgeassociates.com

Nicholas Worlledge

nicholas@worlledgeassociates.com

Patrick Horrocks

patrick@worlledgeassociates.com

Liz Lane

lizlane@worlledgeassociates.com

Helen Parker

helen@worlledgeassociates.com

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WORLLEDGE ASSOCIATES



Worlledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worlledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor houses, farmsteads, cottages, town houses and new housing sites.

INTRODUCTION

The intelligent management of change is a key principle necessary to sustain the historic environment for present and future generations to enjoy. Historic England and successive government agencies have published policy and advice that extend our understanding of the historic environment and develop our competency in making decisions about how to manage it.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance.

The National Planning Policy Framework ('NPPF') provides a very similar message in paragraphs 207 and 208 expecting both applicant and local planning authority to take responsibility for understanding the significance of a heritage asset and the impact of a development proposal, seeking to avoid unacceptable conflict between the asset's conservation and any aspect of the proposal.

It has never been the intention of government to prevent change or freeze frame local communities and current

policy and good practice suggests that change, if managed intelligently would not be harmful.

This Heritage Report has been written to assist the development of a Master Plan for the proposed change of use of Hazelbury Manor to a Hotel, with additional accommodation and facilities within its grounds. Hazelbury Manor, is included in the National Heritage List for England, grade I, while other buildings, walls, and gateways are included at grade II, as is the park and garden.

It includes a brief history of the descent of the manor, identifying the major owners and periods of change, and then outlines, as far as can be determined, the phases of the development of the house and grounds that can be read in the house and ground today. Following a description of the house, associated buildings, walls and grounds, an assessment is provided of their heritage significance, in accordance with Historic England guidelines, including a statement of heritage significance.

This report draws upon multiple sources, including two articles on the 1921-5 restoration of Hazelbury Manor published in Country Life of 20 February 1926, and subsequently on 27 February 1926, a number of published histories, including 'History of Hazelbury Manor' G. J. Kidston, 1936, a range of online articles, and range of archival sources from the Wiltshire and Swindon History Centre, and held at the house.

HISTORY OF HAZELBURY MANOR

According to the article in Country Life Feb. 20, 1926, p. 27 on Hazelbury Manor.

In Anglo-Saxon times Hazelbury became an important place with the discovery of quarries [...] The quarries preserved their reputation throughout the Middle Ages, and various great monastic establishments [...] acquired portions of them for their building operations. Malmesbury Abbey [...] is believed to be Hazelbury stone, the finest and hardest Bath stone [...] This source of wealth and population made Hazelbury a considerable village.

CROKE FAMILY 1086-1475

The Croke family owned the Hazelbury estate at Domesday. From the late eleventh century until 1482, when the direct male line became extinct, the family held a number of Wiltshire manors. [...] From the mid-twelfth century members of the Croke family at Hazelbury Manor controlled the quarry and between about 1189 and 1306 they made various grants of quarries to religious houses. (Medieval houses in Wiltshire, Pamela Slocombe, 1992, p. 26)

G. J. Kidston in his book 'A History of the Manor of Hazelbury' published in 1936, devotes five chapters to the Croke family. The last Croke to own Hazelbury was John Croke II d.1482. His son John pre-deceased his father childless. His daughter Anne in 1475 married a John Bonham of Dorset. Th marriage settlement included 'the Manor of Hazelbury and 1 dovecote, 1 garden, 140 acres of land, 6 acres meadow, 40 acres pasture and 120 acres wood there.'

BONHAM FAMILY 1475-1580

Kidston provides a useful family tree showing the decent of Hazelbury through the Bonham family.

1475	John Bonham I acquired Hazelbury through marriage (d.1503)
1503	John Bonham II inherits (d.1544)
1544	Sir John Bonham III (d. Jan.1554-5)
1548	Ann wife of John Bonham II, died at Hazelbury.
1555	John Bonham IV was a minor and did not inherit Hazelbury until 1572. Hazelbury was let to a John Curtis who farmed there.

In 1573 parts of the estate were sold or mortgaged. In 1575 Queen Elizabeth I visited Hazelbury. The family was in financial difficulties. In an article titled 'Box History Tudor and Stuart' writes 'Matthew Smyth (agent for Sir John Smyth of Long Ashton) took possession of the advowsons of Box and Hazelbury Churches in 1578 when the family defaulted on their 1574 mortgage. Sir John Young of Bristol acquired whatever was left of the estate in 1580.' (<http://www.boxpeopleandplaces.co.uk/hazelbury.html>)

YOUNGE FAMILY 1580-1602

The estate acquired by Sir John Younge 'consisted of a manor, 6 messuages, 10 cottages, 3 dovecots, 16 gardens, 10 orchards, 800 acres of land, 100 acres of meadows, 200 acres of pasture, 400 acres of wood and 20 shillings rent in Box, Hazelbury and Wadswick. The Young family held the estate until 1602. (History of Drewitts Mill <http://www.boxpeopleandplaces.co.uk/drewetts-mill.html>)

SPEKE FAMILY (1602-1711)

Hugh Speke (b.1567) was the second son of Sir George Speke. The Speke family were wealthy landowners in Devon and Somerset, Members of Parliament. 'He became lord of Box Manor in 1602 when he bought parts of the old Bonham estate from Sir John Young, including the lay manors of Box, Hazelbury and Box, the advowson of Box Church; and other land in Box, Hazelbury and Wadswick.

Hugh Speke was living in Hazelbury Manor by 1610, possibly as a tenant before he actually purchased the place in 1613, said to be courtesy of a gift from his father, and the house became his main home. (An article on the Speke Family, by Christopher Hussey, published online <http://www.boxpeopleandplaces.co.uk/speke-family.html> provide the following chronology of ownership.

1624	Hugh Speke died succeeded by his son George, who lived at Hazelbury (d.1656)
1656	Succeeded by his son Sir Hugh Speke (b.1619) the third and surviving son of Sir George. (d.1661)
1661	Succeeded by his son Sir George (b.1653), only eight years old estate managed by his mother Anne (née Mayney).

- 1683 Sir George Speke, who came of age in 1674, died aged 29, leaving no children. The death resulted in the entire Speke property being left to the half-brother of his mother, George Petty, who took the name Speke in 1686, with George's widow Dame Rachel Speke holding the estate during her lifetime. Dame Rachel vacated Hazelbury, which appears to have been leased as a farm.
- 1711 Dame Rachel Speke died leaving George Speke Petty to take ownership of the Speke estate. George Speke Petty sold some of his inheritance but retained other parts.
- 1719 George Speke Petty died.

NORTHEY FAMILY 1711-1919

This chorology drawn from the article <http://www.boxpeopleandplaces.co.uk/family-tree.html> on 'The Northey Family'.

Sir Edward Northey, lawyer and politician, was Attorney-General for William of Orange and Queen Anne and was knighted in 1702. He bought estates and the lordship of the manor of Box from the Speke family in 1711 and after the death of George Petty Speke in 1719. Sr Edward died in 1723.

- 1723 William Northey Snr. (b.1689)
- 1738 On his death inherited by William jnr. (b.1722)
- 1770 On his death inherited by William (b.1752) Lived at Hazelbury Manor. Known as 'Wicked Billy'. Died without an heir.
- 1826 On the death of 'Wicked Billy' Reverend Edward Northey (b.1754) should have inherited, but instead he passed control to his sons, Colonel Edward Richard Northey (1795 – 1878), and Lt-Col William Brook Northey (1805-1880)
- 1880 On William Brook's death in 1880, the estate passed to the two elder sons of Col Edward Richard Northey, Rev Edward William Northey (1832-1914) and George Wilbraham Northey (1835-1906).
- 1914 Major General Sir Edward Northey

The following is taken from Northey Auction Sales, 1912-1923.

In 1912 The Ashley and Box manors (the seat of the Northey family for many years) were put up for sale [...] They comprised 900 acres, almost the entire local Northey holdings. The Northey situation suffered further during the First World War. George Edward Wilbraham Northey already owed death duties from 1906 when his father George Wilbraham Northey had died. In 1914 Anson Northey, the eldest son and heir of George Edward Wilbraham Northey was killed in Flanders [...] High value items in the Northey estate were sold in 1919. George Jardine Kidston bought Hazelbury Manor, which had fallen into decline. <http://www.boxpeopleandplaces.co.uk/northey-estate-sale-1912-1923.html>

GEORGE JARDIN KIDSTON 1919-55

George Jardin Kidston commissioned a major restoration of Hazelbury House, which he renamed Hazelbury Manor in 1920, which were finished in 1925.

FINISHING SCHOOL 1943-1972

An article in the Box Parish Magazine includes the following information:

A girls' private boarding school existed at Hazelbury Manor from 1943 until 1972. George Jardine and his wife Lilian Frances had lived there in 1939 with their family and 19 servants, including two footmen, cook, children's nurse and a multitude of housemaids. In their mid-sixties, George and Lilian left Hazelbury in 1943. [...] Hazelbury Manor School was run by two ladies, Miss Parker and Mrs Fryer, and their staff between 1943 and 1972. They took pupils from all over the world, South America, USA, Spain, Scandinavia and from Britain.

George Jardine Kidston died in December 1954. Country Life on August 11, 1955, advertised Hazelbury Manor for sale. It is described as comprising 510 acres 'an elegant manor house of great beauty completely restored in early 1920s. Hall, 5 receptions rooms, 13 principal bedrooms, 6 bathrooms, Dower House [...] First-class attested farm house for bailiff and 6 well-built cottages, substantial farm buildings, woodlands of 80 acres'.

It is unclear who purchased the estate, possibly the school which continued operating at Hazelbury Manor until 1971, and was sold in 1973.



MR IAN POLLARD 1973-1993

Occupied the house and established his architectural and development business in the Dower House, and the eastern wing of the main house. Revived and developed the gardens, and the wider grounds, which totalled 180 acres, which were opened to the public. Country Life on 7 March 7 1991 carried an article on the gardens at Hazelbury developed by Ian Pollard. Placed the property on the market in 1991 with

asking price £2.5 million. House advertised for sale in mid-1993 with 173 acres, for £1.8 million.

LACROIX FAMILY 1993

Purchased by Charles and Susan Lacroix who ran it as a farming business.

DEVELOPMENT OF HAZELBURY MANOR HOUSE

The development of the site is outlined in two Country Life articles published on 20 February 1926, pp. 274-811 (CL 1), and 27 February 1926, pp. 306-12. (CL 2) A number of articles published online on a site called 'Box People and Places' also provide information <http://www.boxpeopleandplaces.co.uk/people.html> while the more recent developments can be traced from the late 1980's onwards from Wiltshire Council planning website.

HOUSE

14TH CENTURY

There was clearly a house on the site built and occupied by successive generations of the Croke family, who as noted above, held the manor from 1086. CL 1, p. 277 writes 'It was a place of considerable size, for Henry III himself stopped here in 1231, probably in connection with his Welsh Campaign against Llewelyn [...] Numerous foundations, on an irregular plan, running south-westwards from the present house probably indicates the extent and rambling nature of the Crokes' place'

15TH- MID-16TH CENTURY

John Bonham I, obtained Hazelbury through marriage in 1475, and before his death in 1503 undertook extensive work at Hazelbury, which incorporated part of the Croke House. CL 1, p. 279 of this period writes:

The walls of the fourteenth century hall are, so far as they remained after six centuries of remodelling are contained in those of the present building. The hall had no abutting building of stone at the east end, as is shown by the quoins at both angles remaining complete to the eaves. [...] Mr Bonham transformed this hall by inserting a large semi-octagonal oriel on the south and a smaller square one on the north, the erection of a new porch, and the insertion of a new fireplace in the north wall, and the addition of a new open timber roof. He built a wing to the west in line with and the same width as the hall. [...] Bonham's windows, looking into the court, had four-centred heads. In the north wall of the hall, he blocked up the tall Croke lights, and inserted five single lights, high up in the hall; elsewhere he used them in groups of four-lights, as in the low north hall bay. The eastern wing was built in stone [...] some of his

original windows remain singly and in groups of four lights. What [...] the arrangement at the west end of the façade is impossible to tell, as it is entirely obliterated by later enlargement of the house.

There was a second phase of building thought to have begun by Sir John Bonham III who inherited in 1544. CL 1, p. 279, writes, He began the northern side of the courtyard, and probably the west side also. The north side of the courtyard, owing to the slope of the ground from north to south, contained no rooms on the ground floor. [...] This range was probably single-storey with attics. [...] It is possible that Sir John Bonham's death in 1554, put a stop to building'

LATE 16TH CENTURY

In 1580 Hazelbury was acquired by Sir John Younge. According to CL 1, p. 280 'the whole of the west range was built together with the staircase in the south-west angle of the courtyard'

17TH CENTURY

From 1602 Hugh Speke was acquiring land in Box and Hazelbury, and living at the house, which was purchased in 1616 by his father Sir George Speke. CL 1, p.280 notes the hall was remodelled around this period, possibly by Sir John Younge or his son, or by Hugh Speke. The porch and oriel were removed, and a central, columned entrance porch substituted in the position of the oriel.

It was during this period that the formal grounds became established, with Hugh Speke thought to be responsible for building the Dower House to the east of the house. Other works included a gatehouse to the south, gates, walls enclosing gardens and a dovecot. To the east is an orchard.

Hugh Speke's son George inherited in 1624. An estate map dated 1626 shows Hazelbury House and grounds at that date, in the formulaic fashion of map making of this period with the buildings laid flat. While not an accurate depiction it shows a quadrangle house, with additions to the eastern side, a substantial building to the south, thought to be a gate house. The Dower house to the east, a dovecot to the south-west of the gatehouse, gates, and further south, a farmstead.



Extract from Allens Map of the Manor 1626 (source: 'Box History Tudor and Stuart')



Extract from 1630 survey showing 'Haiselburie'

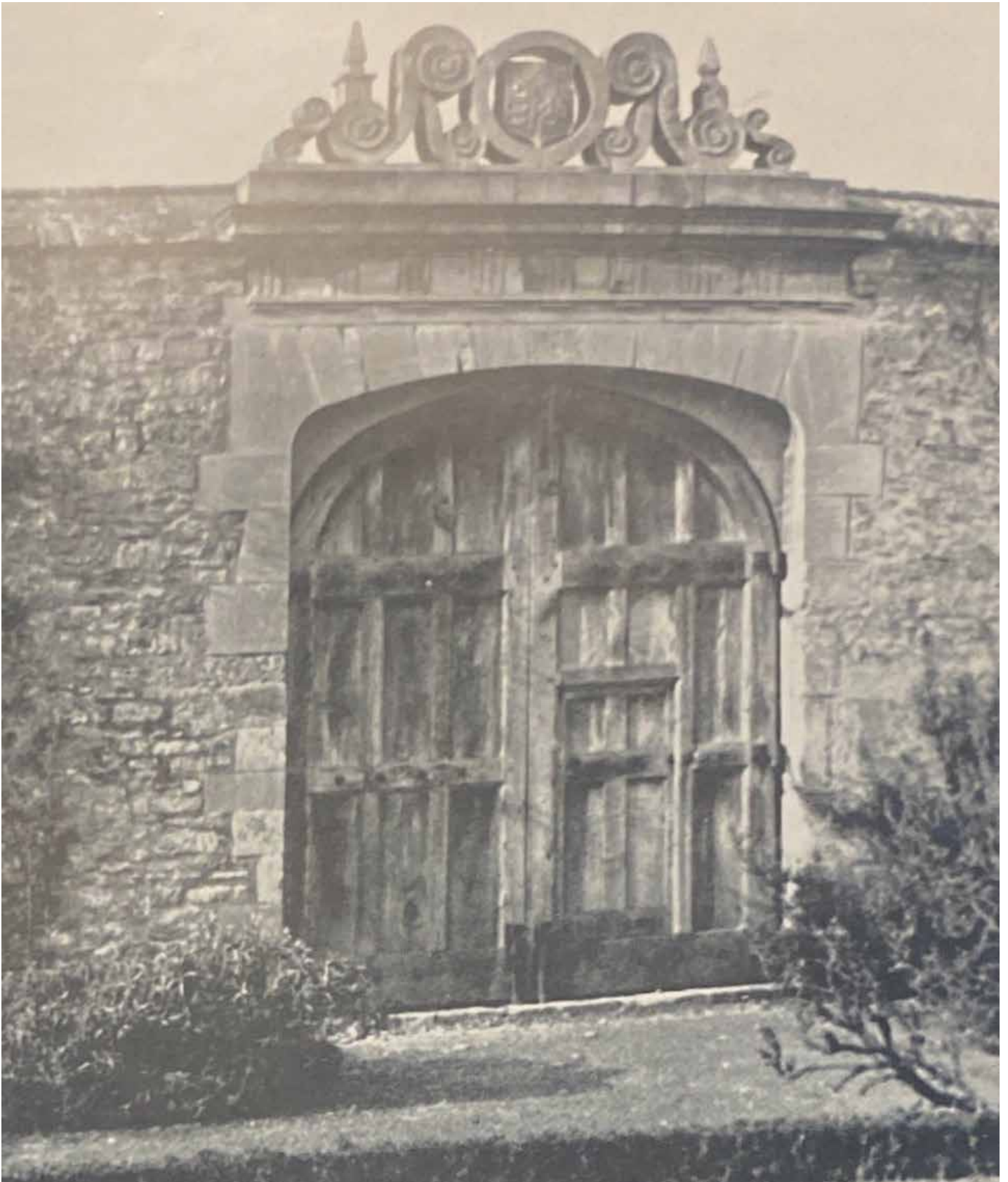


There is a 1630 survey of the manor which also shows Hazelbury and its grounds, with the land to the south labelled

a Warren. It lies in an area of 109a 2 4p. The layout of the house, yard and garden vert similar to 1626 survey.

George Speke formed a pitched and balustraded terrace to the south front, while his son, who inherited in Sir Hugh Speke formed the forecourt. The gate-house and dovecot

were removed and new gate piers, centred on the front door, bearing his arms and that of his son were erected.



Undated image of the opening and gate with the initials of the Speke family coat of arms

LATE 17TH CENTURY

Sir George Speke died in 1683. His widow, Lady Rachel Speke, later Lady Musgrave, did not live at Hazelbury, with it being leased, and on her death left to her nephew George Speke Petty, who did not occupy. CL2, p.310 considers that before 1711, sash windows and panelling were added to the house.

EARLY 18TH -19TH CENTURY

George Speke Petty, who did not occupy Hazelbury but CL2, p.310 considers that before '1711, sash windows and panelling were added to the house'. This was possibly to make it more attractive for leasing.

The Northey family began acquiring parts of the Speke estate from 1702, completing the purchase of the house in 1719, on the death of George Speke Petty. The house and estate was leased as a working farm for the majority of the period. Archival documents include a will for William Lewis, Yeoman, Hazelbury, and in 1746 Ann Lewis, leaving property to members of the Bayley family, with a Michael Bayley, farmer, Hazelbury leaving a will dated 1757.

'Wicked Billy' Northey (1753-1826) who inherited in 1770 lived at Hazelbury. The Andrews and Dury map of Wiltshire 1777 shows Haselbury or Haselbury House occupied by a Wm. Northey.



Extract from Andrews & Dury Map of Wiltshire, 1777 showing Haselbury or Haselbury House occupied by Wm. Northey. While diagrammatic it shows the house, orchard to the east, and formal garden to the west, installed by the Speke family, and to the south, ranges of service and farm buildings



Engraving 1790 by L. M. Grimm of the principal elevation of Hazelbury House or Farm, when occupied by William 'Wicked Billy' Northey. Note porch entrance where oriel window previously located. (source Box People and Places article 'The Speke Family' Christopher Hussey)

The Land Tax Return of 1798 for the parish of Box, lists William Northey Esq, owner of the manor of Box, Ditteridge and Hazelbury, occupying land with a tax assessed at £60 1s 3½p, out of a total valuation of the parish of £146 4s 6p. There is a 1790 engraving of the house by L M Grimm showing the front (south) elevation, yard and two pairs of gate piers.

William Northey is recorded as being at 'Haselbury' Farm in 1812, with the Windsor and Eton Express reporting on an accident to a man of 70 and boy of 12, servants of William Northey, esq.

Between 1816 and 1822 Haselbury-House is occupied by a George Pinchin esq., with the Devises and Wiltshire Gazette on 12 September 1822 advertising the sale of southdown sheep as Mr Pinchin was declining the farming business.

The first detailed and accurate map of Hazelbury Farm is the Tithe Award Map of 1838. The schedule to the award lists Edward Richard Northey & William Brook Northey as the owners and also occupiers.



Extract from the 1838 Tithe Award Map 1838 showing Hazelbury The pink colouring indicates residential use, the grey, non-residential use.

It shows that by 1838 the footprint of the house had been considerably reduced with both the north range removed and the east, but particularly the west much reduced over the 18th and into the early 19th century, with it becoming the centre of a substantial farm. The Dower House is shown to the east. The grey buildings to the south are farm buildings. And former service buildings. There are walls to the north and west of the house enclosing the garden, and to the east.

In 1841 a C Pinniger is noted as occupying Hazelbury. A

Christopher Pinniger (35) is recorded in the 1841 census as living at Hazelbury Farm. The Devizes and Wiltshire Gazette on 15 May 1845 carried an advertisement for the sale of a true-breed Southdown flock of sheep from Hazelbury Farm, as Mr C. Pinniger was quitting the farm.

The 1851 census for Box, lists only two properties under 'Hazelbury' both occupied by agricultural workers, suggesting the house was empty, or occupied on a caretaker basis.



1854 sepia drawing of the courtyard published in Kidston's 1936 book

MID-19TH CENTURY

There is an 1854 sepia drawing by Lansdown published in Kidston's book showing the inner courtyard looking to the south range, with a remnant of the west range and part of the east range.

According to CL2 p. 310;

About 1856 an upper floor was put into the hall, the Jacobean porch removed and a debased venetian window substitutes. You entered the house beneath a verandah [...] The rest of the hall was the farmer's dining-room. There was a dairy and beer cellar in the east wing. The Jacobean staircases had been removed and replaced, and grates with tiles were fixed in the fireplaces.

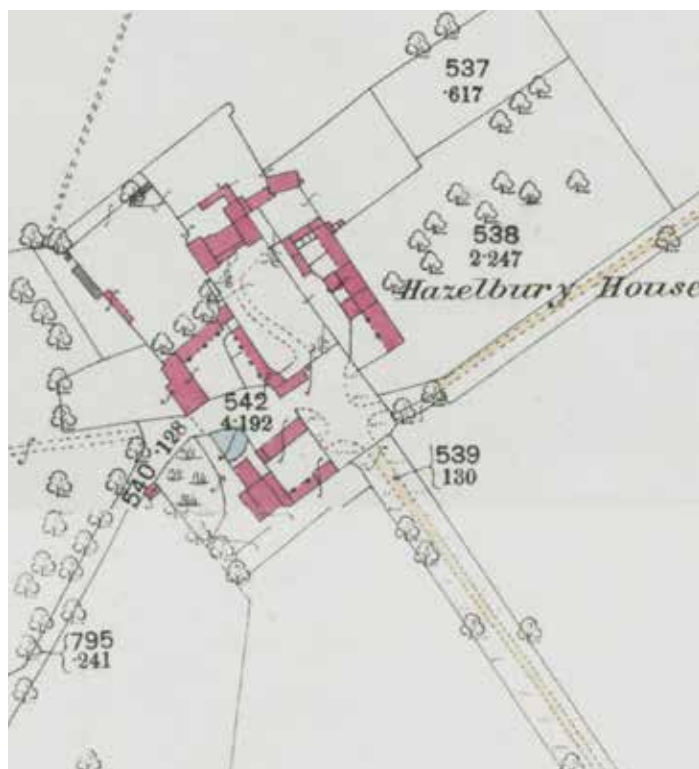
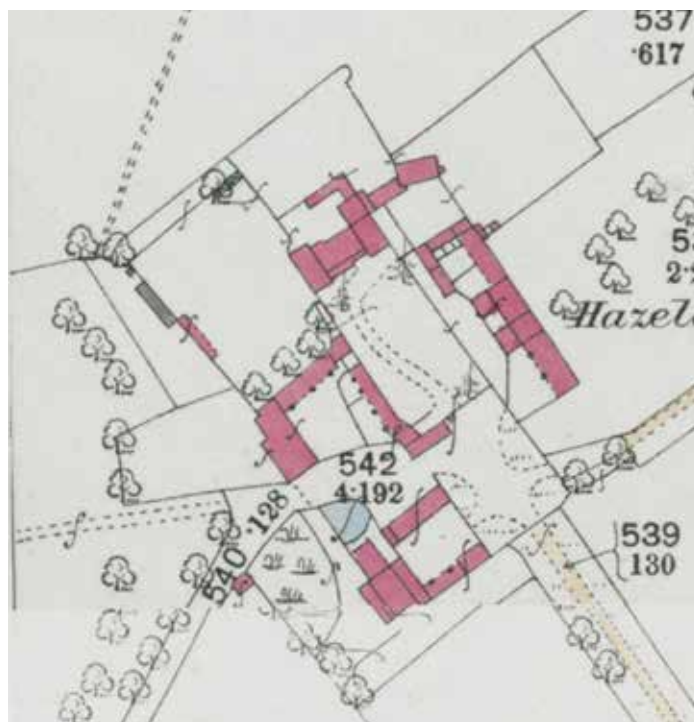
It is possible these works were carried out to make the

building easier to lease. The 1861 census shows a William Brown (41) farmer leasing Hazelbury Farm. In the 1871 census he lists his occupation as farmer of 1000 acres employing 25 men, 14 boys and two women. William Brown is occupying the farm in the 1881 census, and is mentioned in a local newspaper in 1882, but had left the farm by 1886, when a Joseph H. Fry is noted at the farm. The 1891 and 1901 census record Joseph Fry at Hazelbury Farm. He left the farm in 1902.

In 1885 the Ordnance Survey (OS) undertook a survey and produced a map at 25-inches to one-mile scale. This shown that between 1838 and 1885 a number of changes had taken place, with buildings within the forecourt being removed and it landscaped with a sinuous drive. Additional farm buildings have been added to the eastern and western sides of the forecourt, most appearing to be open shelters for livestock.



Extract from 1838 Tithe Award Map and 1885 OS map 25-inches to one-mile.



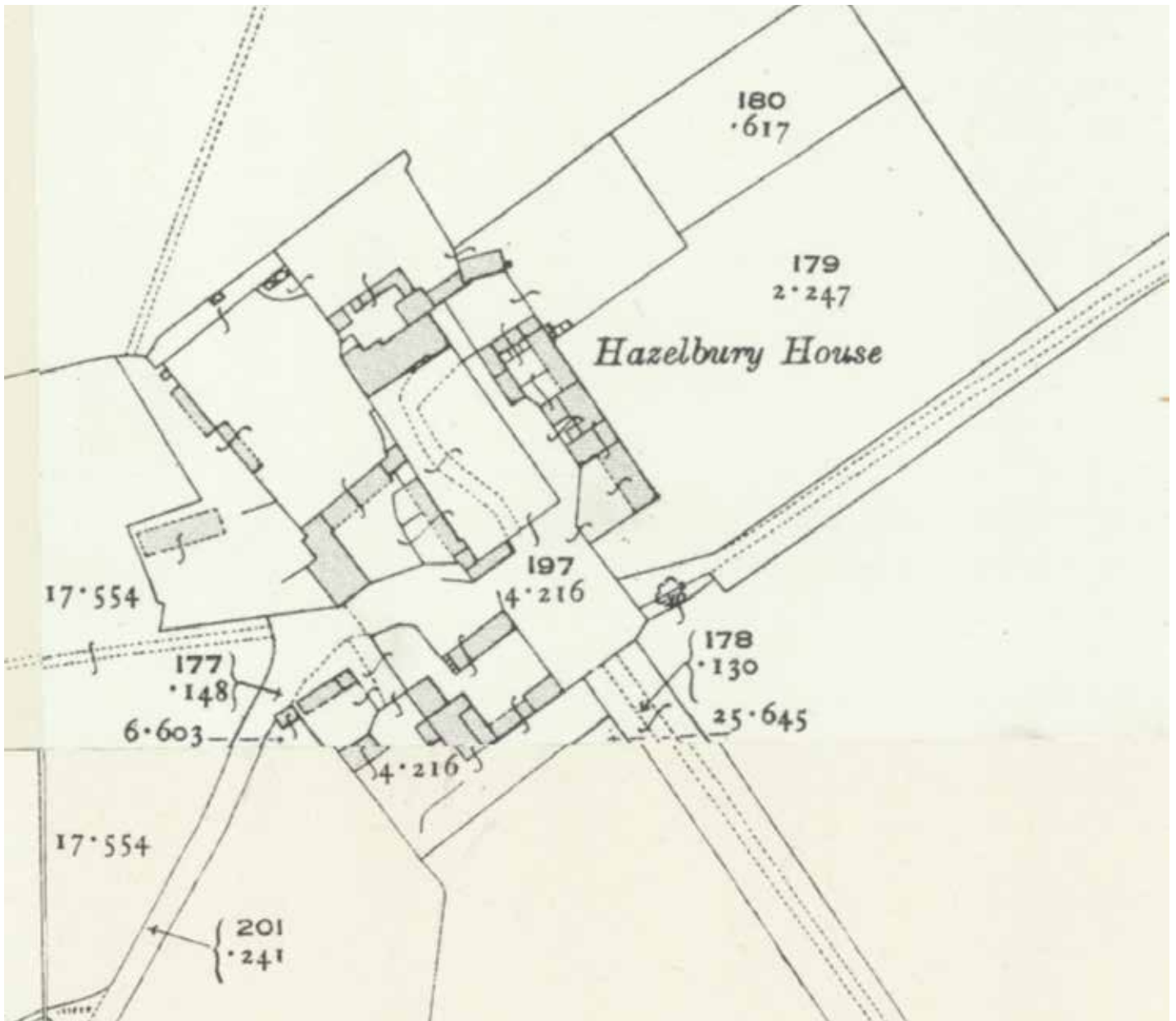
Extract from the 25-inch to one-mile OS map 1885 and the 1899 revision, showing little change other than some additional farm buildings to the south-west



In 1899 the OS revised the 1883 25-inch to one mile map, which showed some additional farm buildings to the south-western yard.

Starting in 1910 a national valuation survey was commissioned to record the ownership, occupation, use and value of all land.

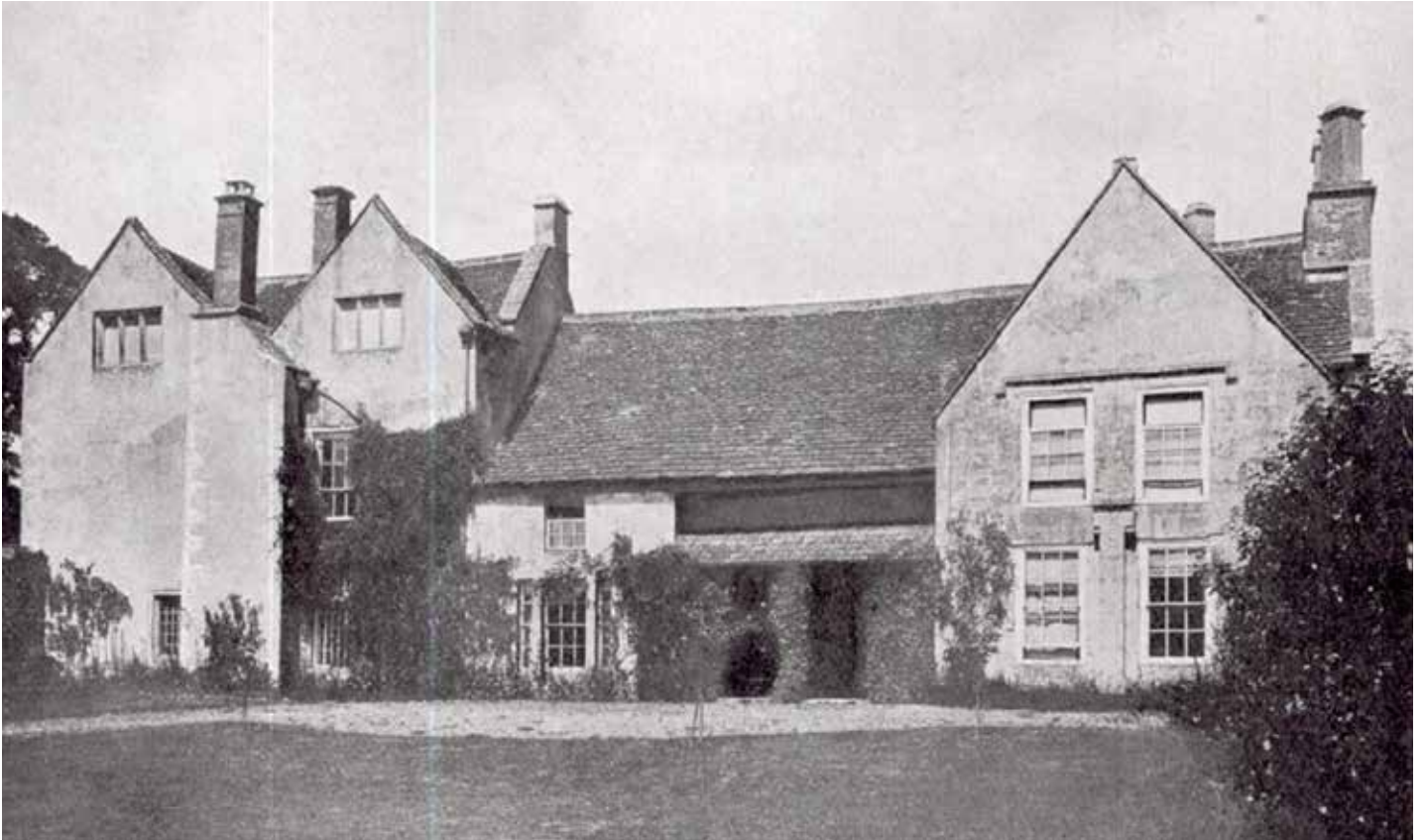
For Hazelbury Farm, it showed that it was owned by the Rev. E. D. Northey, and was occupied by a John Blake who had taken a 7-years on 29 September 1908 with an annual rent of £170. The farm comprised 346a 0r 23 p. The farm was valued at £8382. In 1919 the 25-inch to one-mile map was revised, showing Hazelbury House at the point when it was sold.



Extract from revised 25-inch to one-mile OS map of 1919 showing Hazelbury House, showing little change from the 1899 map

By comparing the 1790 engraving with a 1919 photograph it can be seen that changes had taken place over the 19th century, but particularly c1856. The entrance porch has been removed and replaced with a canted bay with window above.

The entrance is through a lean-to verandah. Windows to the western most gable blocked except for the attic room. Substantial chimney stack removed to the rear of the eastern gable.



1919 photograph from Country Life 20 February 1926 page 277 front elevation.



1790 engraving shows the changes over the 19th century and into the beginning of the 20th.

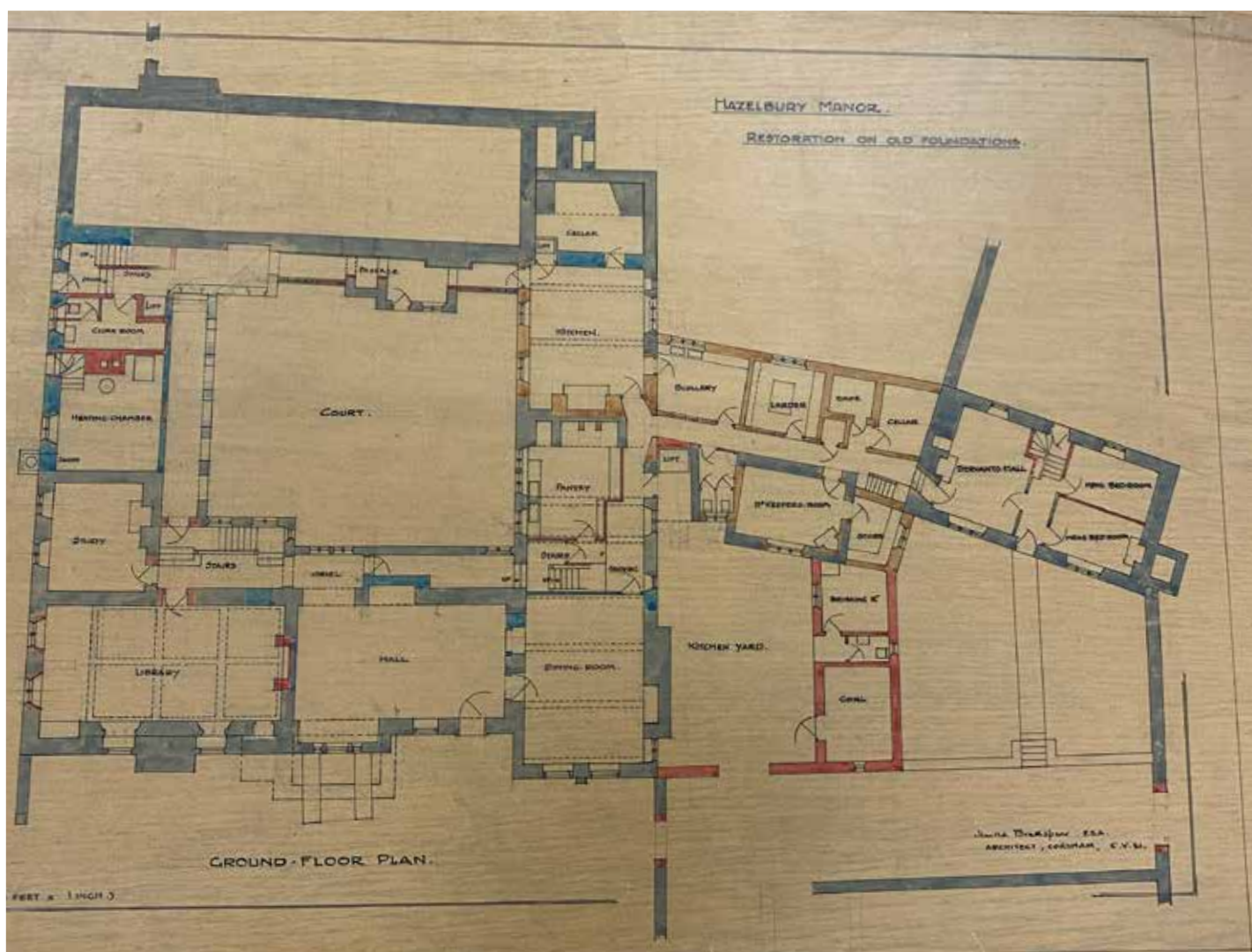
HOUSE

1920-25 RESTORATION

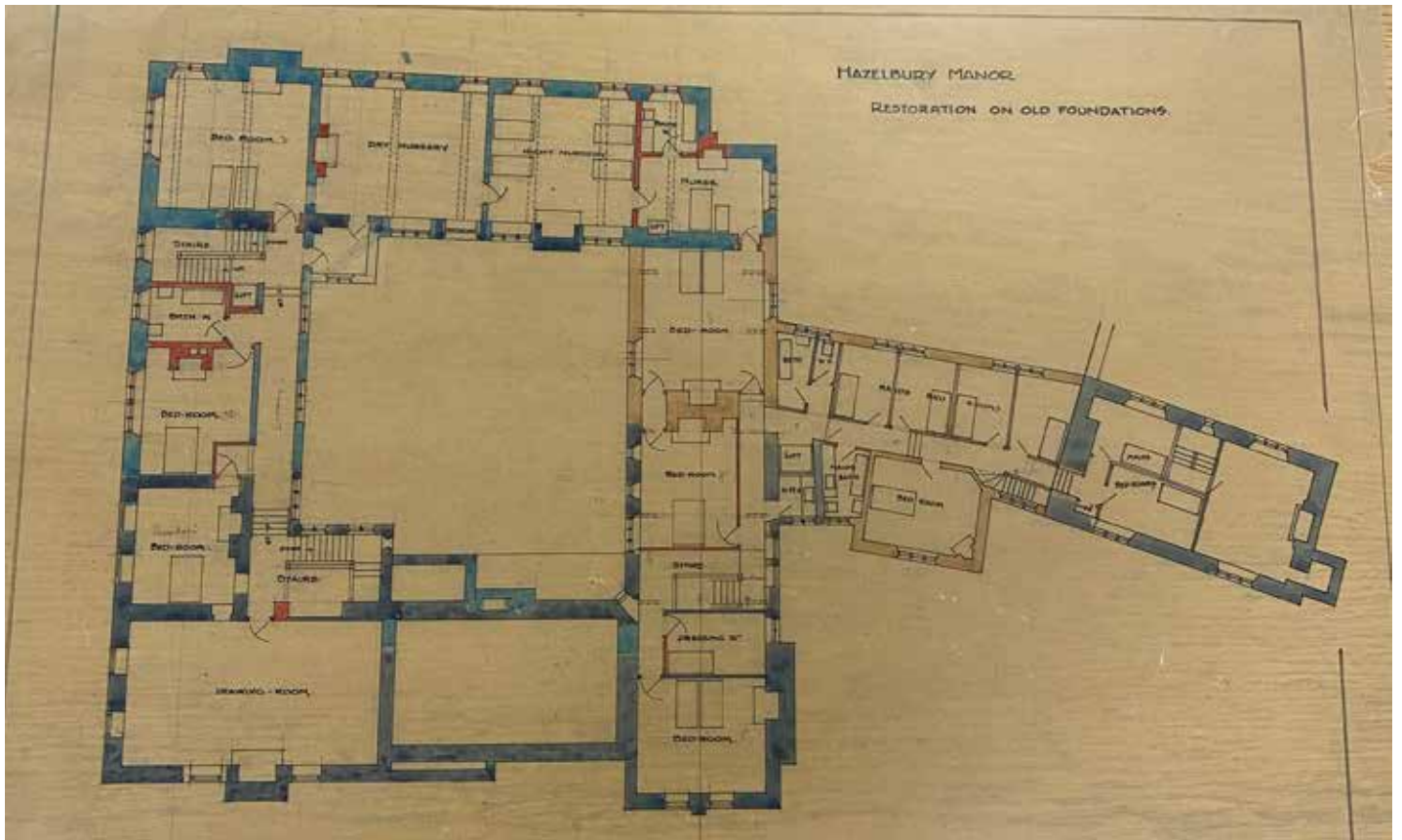
George Jardine Kidston commissioned Harold Brakspear to undertake extensive works to the house, outbuildings and grounds which took over four years. These works are the subject of the two 1926 Country Life articles which include before and after images, and a plan showing the phases of the surviving fabric and the works carried out, which included the re-instatement of the quadrangle form of the house, and of features which had been removed, based on surviving foundations, stone located on site and surviving details. It is stated that Kidston spent £450,000 on Hazelbury Manor,

with it being the largest commission undertaken by Harold Brakspear.

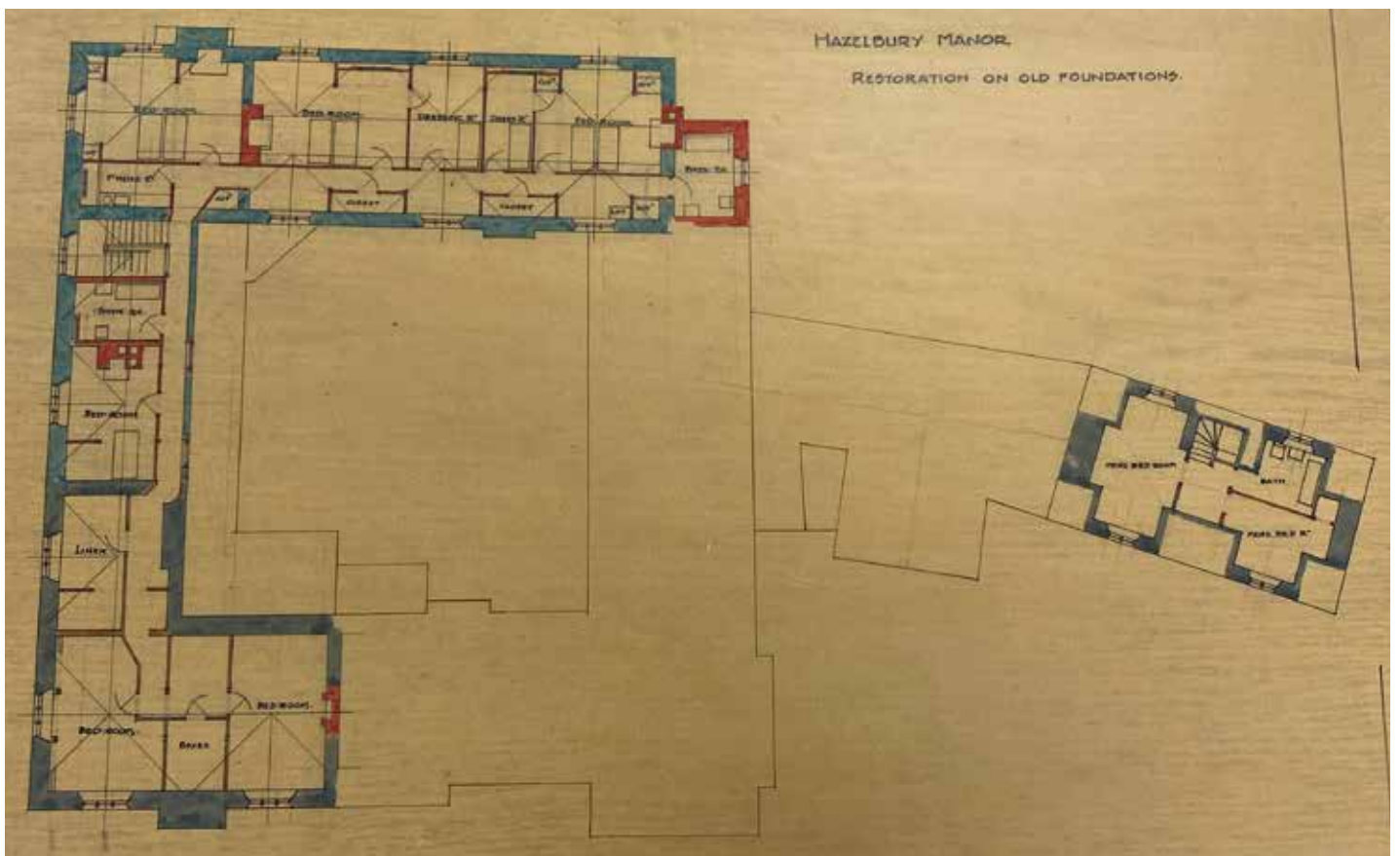
The Wiltshire and Swindon History Centre holds the drawings for this project which show that the works included the conversion of a granary to residential, works to former farm buildings, and layout of the garden. There are a number of versions of plans for the house, which unfortunately do not have a key to explain the colouring.



Ground floor plan for restoration on old foundations. In the absence of a key it is thought the dark grey indicates the existing fabric in 1920, the light blue, yellow and red proposed new fabric



The proposed first floor plan, which appears to use the same colour key, with dark grey existing, light blue, red and yellow new work



Second floor with the same colour key

There are later revised drawings of the first and second floor.



Revised Plans ground floor but showing a different shape to the final oriel window



Revised Plans first floor.

There is what appears to be an even later drawings of the ground floor showing the existing and proposed fabric, which

includes the re-instatement of the oriel window to the final design to the south elevation and a porch.

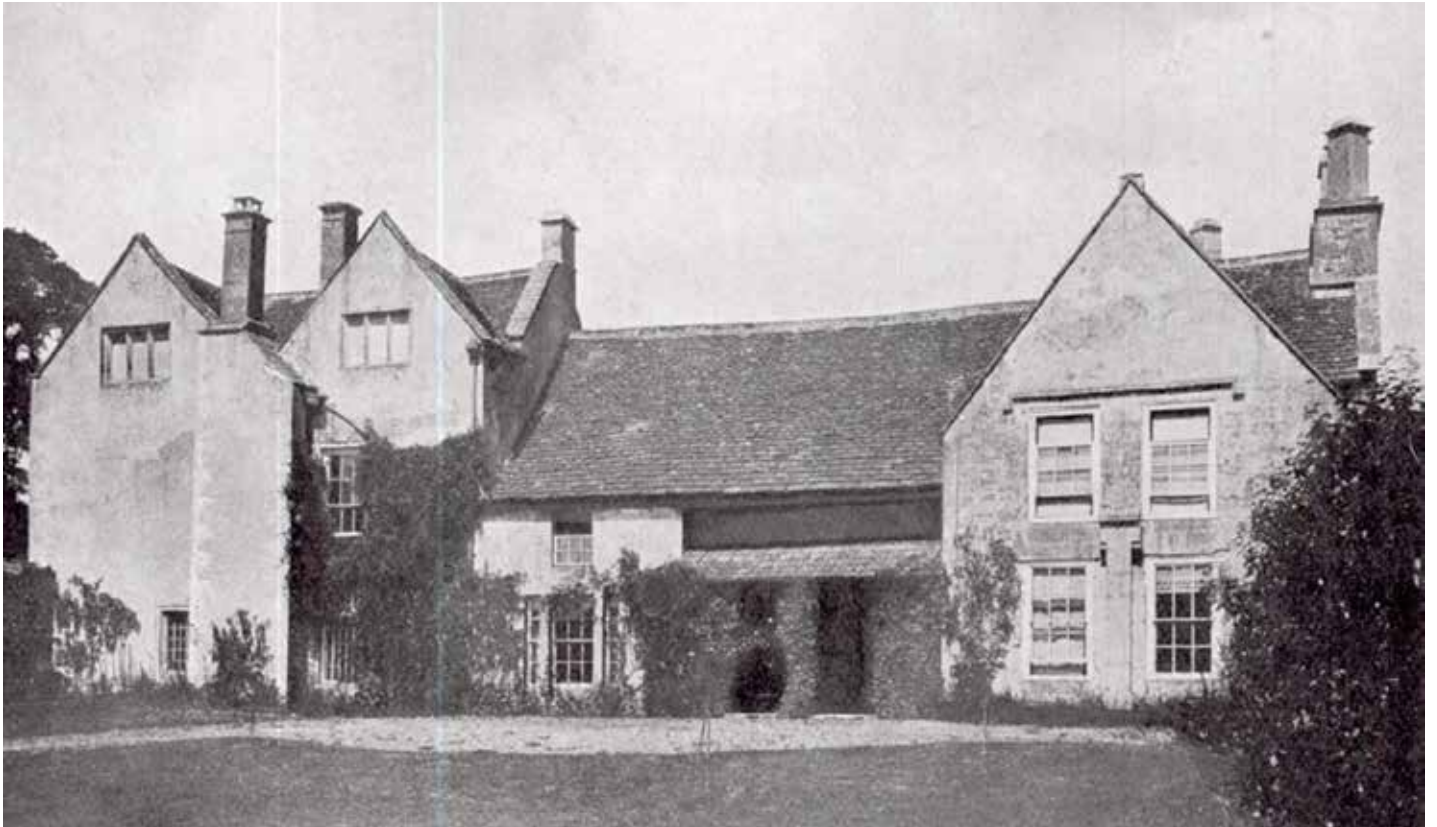


Plan of the ground floor of Hazelbury by Harold Brakspear showing the existing and proposed additions. In the absence of a key, but examining a survey plan, the black shows the footprint of the existing buildings, the red the proposed new buildings and alterations. The meaning of the colours used for the rooms themselves is unclear.



Circa 1924 Post Card of works still in progress, but almost finished at Hazelbury Manor

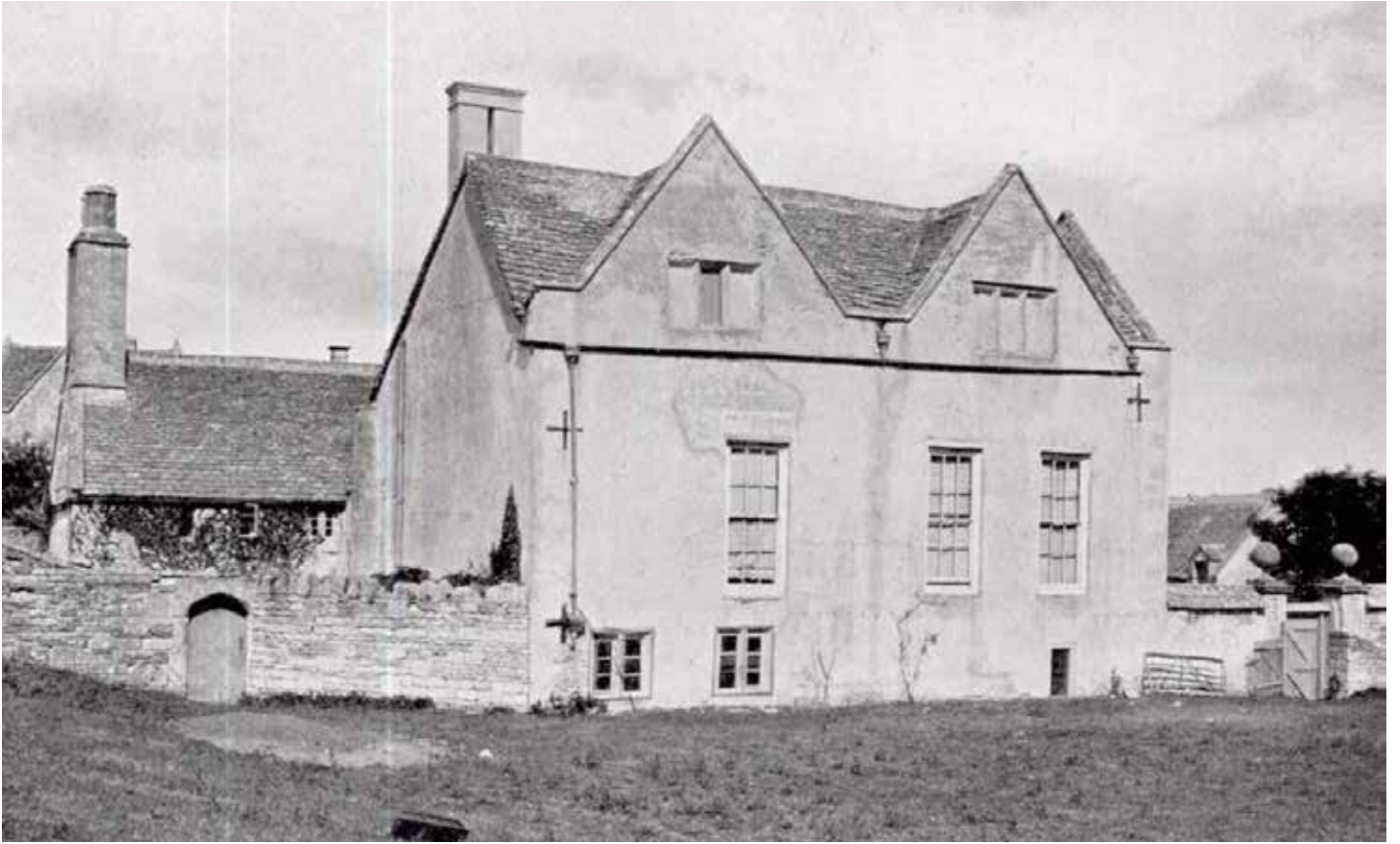
Country Life 20 February 1926 includes a number of before and after images.



1919 image of the south elevation before the 1920-25 restoration



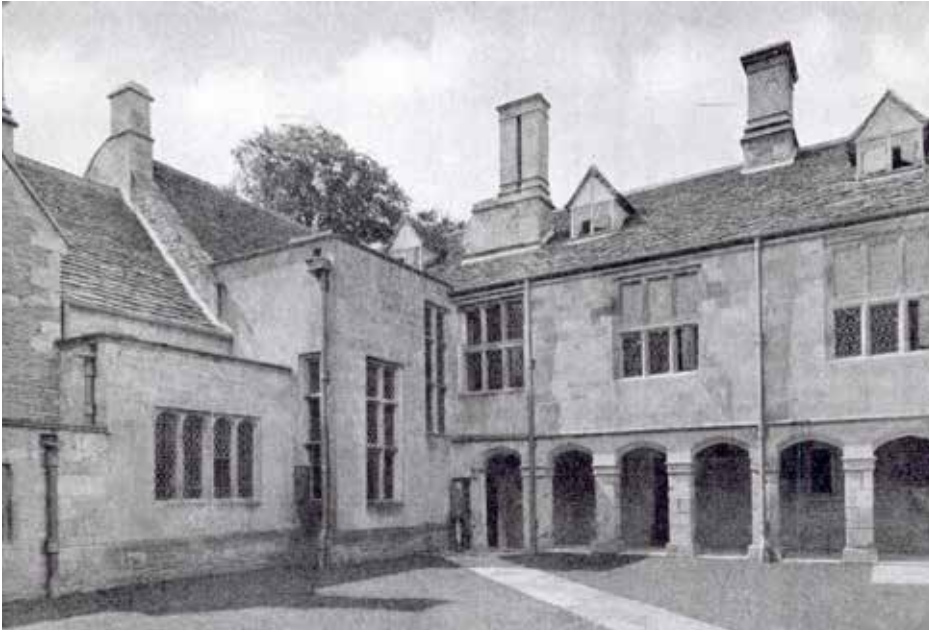
The south elevation with the oriel and porch the Dower House to the east with a new linking building



1919 image of the remnant of the western wing with the first two-bays



1926 image of the western range with three additional gables added to the northern end



1926 image from within the courtyard of the rear of part of the front south range and part of the rebuilt western range, and the 1919 image of the remnant of the western range



Aerial image 1944 of Hazelbury Manor and grounds taken by the RAF ((Historic England raf_cpe_uk_1821_rp_3022 date flown 4 November 1946)

1940s-50s

It is unclear if any major further works were undertaken by Kidston after 1925. A 1944 aerial image shows the house and

grounds, with the garden to the east appearing to be laid out with a central lawn with beds to the north and south.

A school part occupied Hazelbury Manor from 1943 until 1971. There are no records to indicate what, if any works, it carried out during this period. The school did open the gardens, and presumably undertook maintenance to them. Ian Pollard in acquiring the property in 1973 states the house was in poor condition.

A 1956 aerial image show Hazelbury Manor just following

its sale, showing in greater detail the gardens. In relation to the garden to the west of the house, the raised terrace to the north is clearly visible, but the proposed, and possibly constructed formal garden to the south appears as lawn with trees. The garden to the east, shown as an orchard on 17th century maps and 1777 Andrews & Dury Map, has the central lawn, with what appears to be a mixture of formal plantings, and beds for growing flowers and vegetables.



Aerial image 1956 taken by the RAF (Historic England ref: raf_58_1433_v_0055 Date flown: 11 May 1954 Sortie: RAF/58/1433)

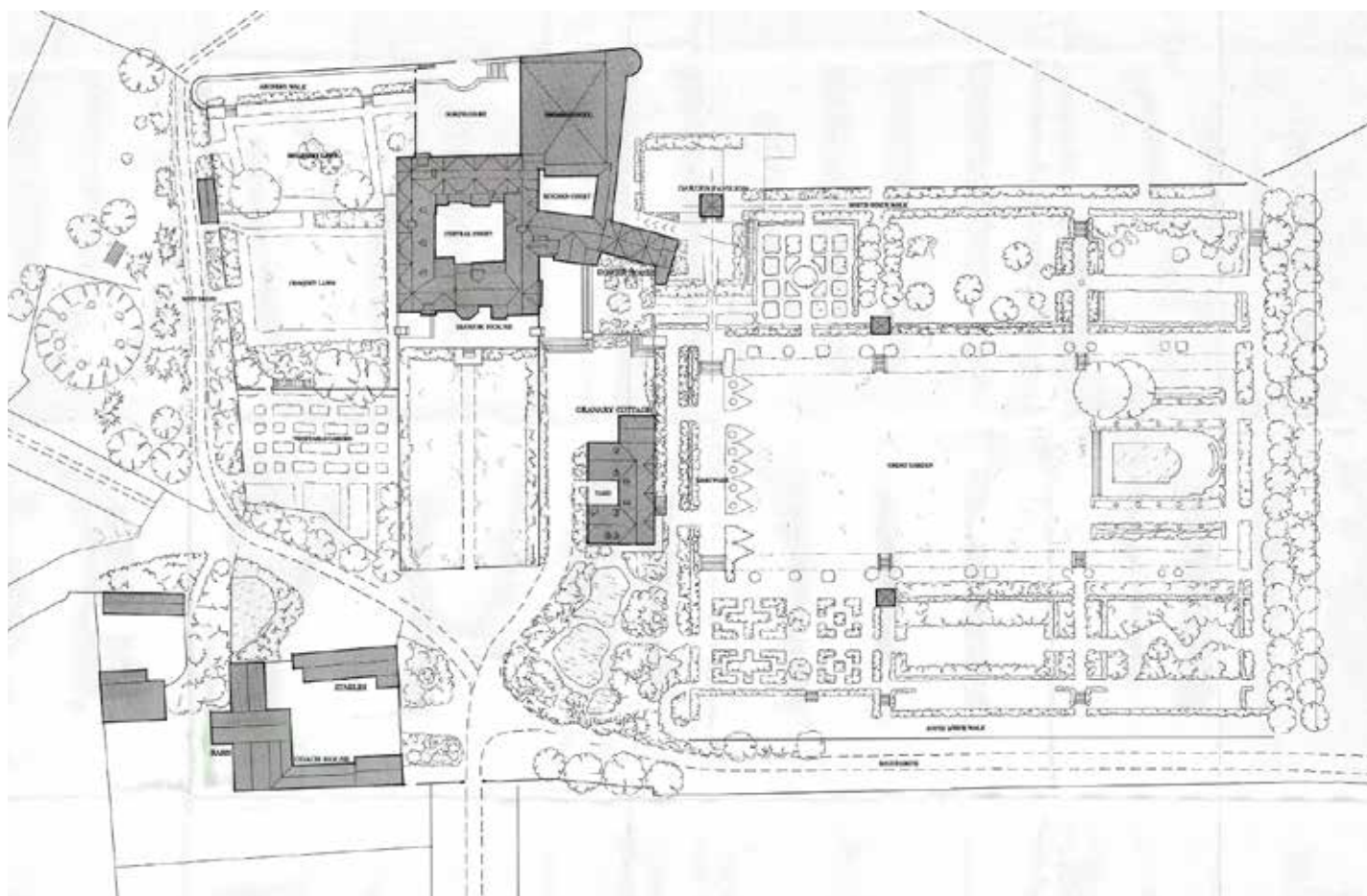
1973-93 PERIOD

The house and 180 acres of grounds was purchased by Ian Pollard, chartered surveyor, and owner of property development company Flaxyard Ltd. He used the Dower House as an office for some of his staff. See Appendix 2 for the planning history.

He undertook extensive works to the gardens and grounds

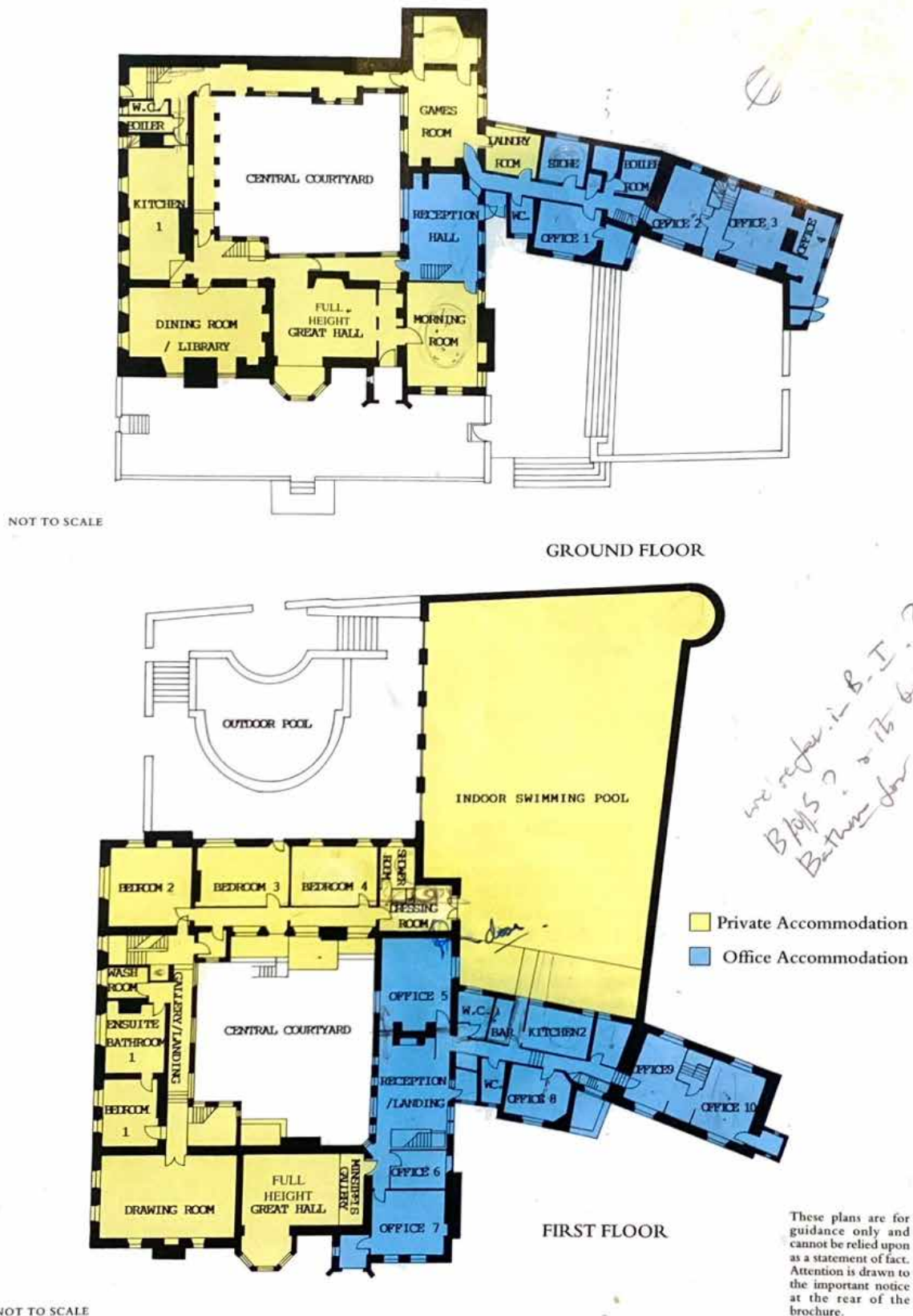
and in 1990 they were entered in the Register of Parks and Gardens, grade II, see Appendix 1.

A plan of the site prepared in 1993 for the new owners show the house with the 1981 swimming pool, granary cottage, the former farm buildings and gardens as left by Ian Pollard.



Plan 1980s showing the extensive works to the garden to the east, and to the garden to the west of the house. Landscaping works extended into the wider grounds to the west. Also shown is the indoor swimming pool added post 1982 to the north-west side of the house.

Internally the Dower House and linking building and part of the ground and first floor of the western wing was used as offices.



Extract from undated c1993 Sales brochure showing the office accommodation area established by Ian Pollard for his business.

There are two sales brochures one dated March 1991, the second, undated but possible 1993. They include a number of images of the house and grounds.



House from the south with the wall and gates, granary cottage to the east, the house with just visible over the roof of the link between the house and Dower House the roof of the 1982 indoor swimming pool. Frank Knight & Rutley March 1991.



View from the south east over the garden, shown originally as an orchard on 17th, 18th maps, showing the garden laid out by Ian Pollard.



View looking east of the garden to the east of the house. Frank Knight & Rutley March 1991

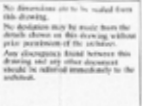
1993 ONWARDS

Mr & Mrs Lecroix purchased Hazelbury Manor, and subsequently made a significant number of planning and listed building applications for works to the house, granary cottage, coach house, walls and gates. See Appendix 3. Applications

in relation to agricultural buildings are not included. The works to the house and granary cottage designed by Whitfield Partners, with works to the house carried out by builder Thomas King & Sons, and to the granary by Emery's.



15 IN.
 NORTH W. 1/4
 DISTRICT 20



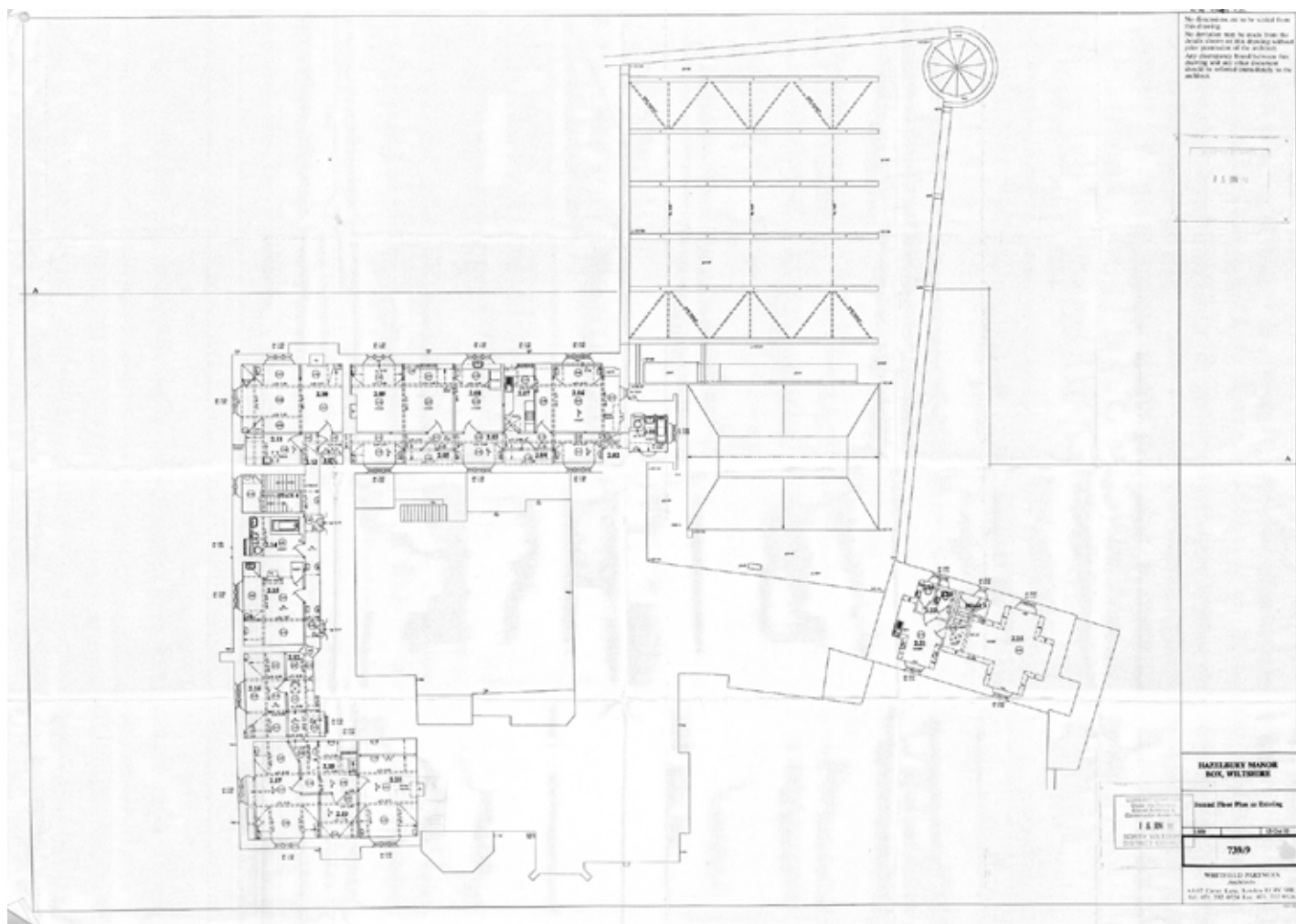
**HAZLEBURY MANOR
BOX, WILTSHIRE**

First Floor Plan as Existing

100	40.00/30
739/5	

WHITFIELD EAGNERS
Architects

65/67 Carter Lane, London EC3V 5NR
Tel: 071 562 9524 Fax: 071 562 0528



There is a set of black and white images taken in November 1994 of the house, parts of the grounds, the barn, coach house and stable, and walls which provide a valuable record of the condition of the property.

The very recently dated brochure prepared by Frank Knight and Strutt & Parker included the current floor plans, but not an accurate survey, of the house and granary cottage.

Floorplans for Hazelbury Manor

Approximate Gross Internal Area*:

Ground Floor: 11,944 sq ft / 1,110 sq m (excludes wc and stores)

First Floor: 11,656 sq ft / 1,083 sq m (excludes void and limited use area)

Second Floor: 3,713 sq ft / 345 sq m

Dower House: 1,977 sq ft / 184 sq m (excludes wc and stores)

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



Ground floor plan



First and second floor plan

Floorplans for The Granary and Granary Bedsit

Approximate Gross Internal Area*:

The Granary: 2,269 sq ft / 210.8 sq m

The Granary Bedsit: 1,950 sq ft / 181.2 sq m (Includes Garage)

Limited Use Area(s): 48 sq ft / 4.5 sq m

Total: 1,998 sq ft / 185.6 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



The Granary

The Granary Bedsit

Granary floor plan

THE COACH HOUSE AND STABLES

These buildings, which are located to the south-west of the house, are included in the NHLE (Appendix 1 entries 4 and 5). There are ascribed to the late 17th century. The 1630 surveys of Manor, which included Hazelbury appears to show building to the west of the access to the site, although indistinct.

The 1777 Andrews & Dury Map shows a group of buildings in a courtyard to the west of the entrance, with the 1838 survey shows an L-shaped range and detached range enclosing a yard with an access off the drive.



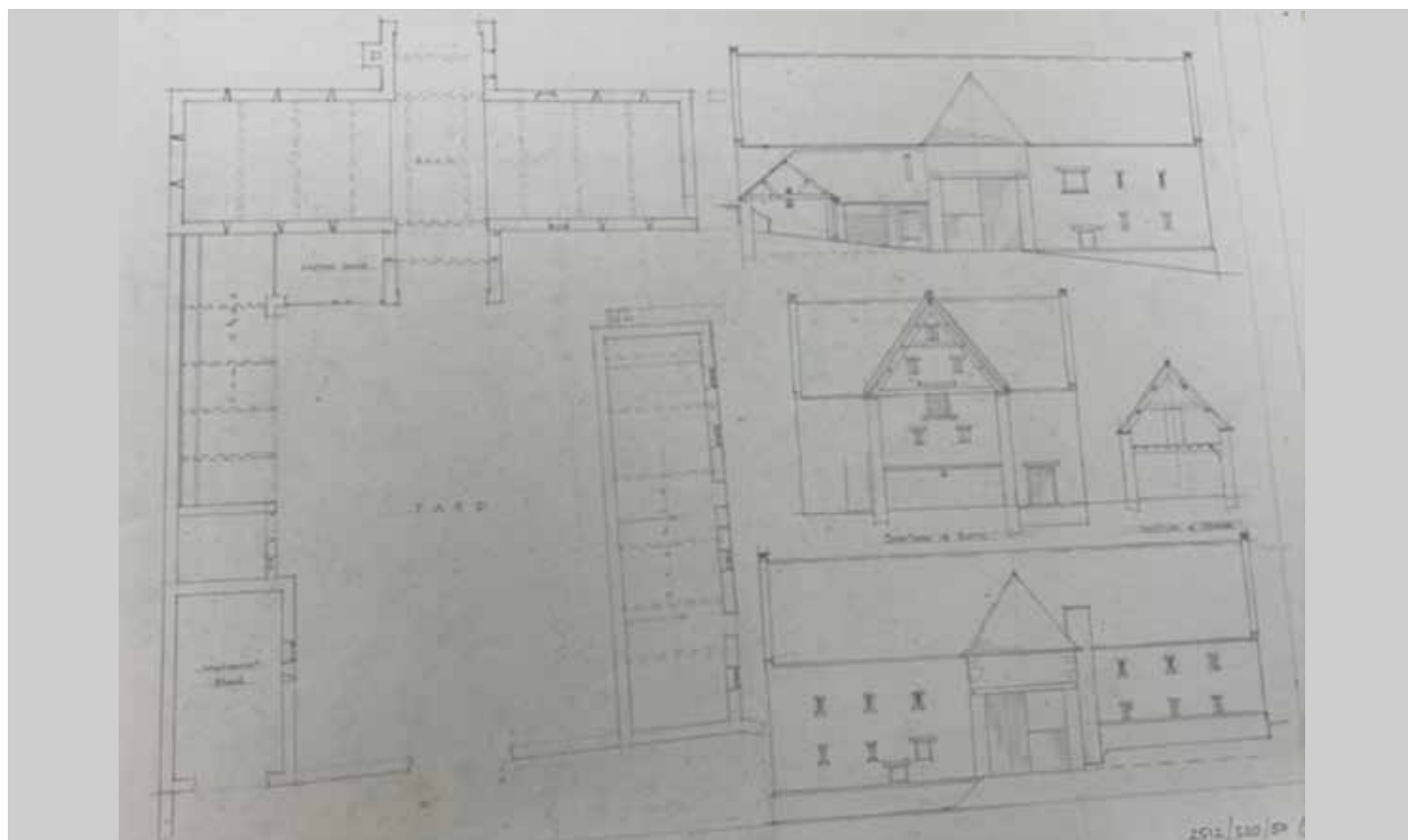
Extract from 1626 and 1630 surveys showing Hazelbury Manor. The 1630 map appears to show a building to the west of the gateway access



Extract from Andrews & Dury 1777 map and the 1838 Tithe Award map showing the yard with the coach house stables, and other out buildings



Extract from the 1885 OS map at 25-inches and the 1919 revision.



Harold Brakspear survey drawing c1920 of barn, stable and coach house yard

The layout of the buildings and yard is shown on subsequent Ordnance Survey maps of 1885 and revision of 1919. The 1885 map shows that the footprint of the range to the western side of the yard had changed from 1838, with the 1919 map also showing some changes to this range, and also a new yard to the west.

1920

As part of the restoration works undertaken between 1920-25, discussed below, a survey drawing was made showing this complex of buildings. It shows barn, top of the drawing of the yard, stables to the right-hand side, cart lodge to the left, below which is a building marked implement store, which was the former coach house.

The Country Life articles in 1926 do not carry any images of these buildings. A set of images were, however, taken in 1994.



Barn to the west of the stable range 10 November 1994



Stables viewed from the north 10 November 1994



The former coach house 10 November 1994



The planning history shows the following:

1995	95/01868/LBC	Alterations and repairs to coach house including partial demolition and rebuilding alterations & repairs	Approved 27/11/1995
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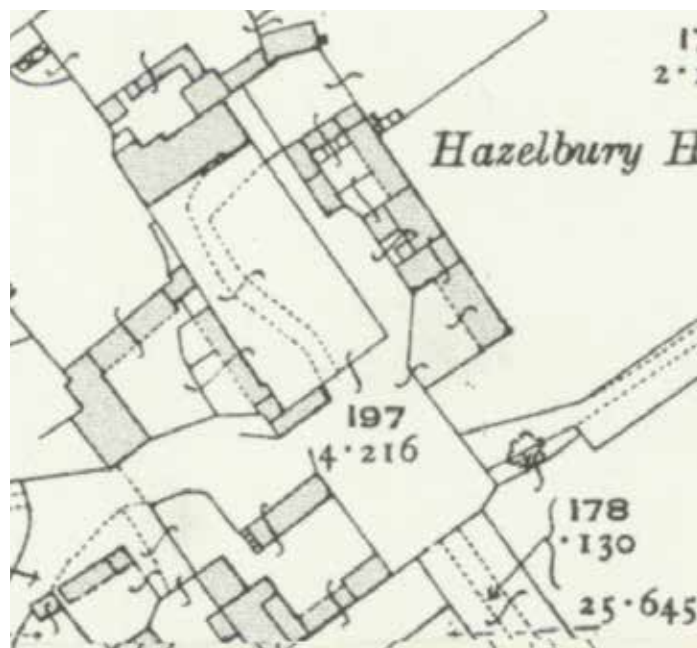
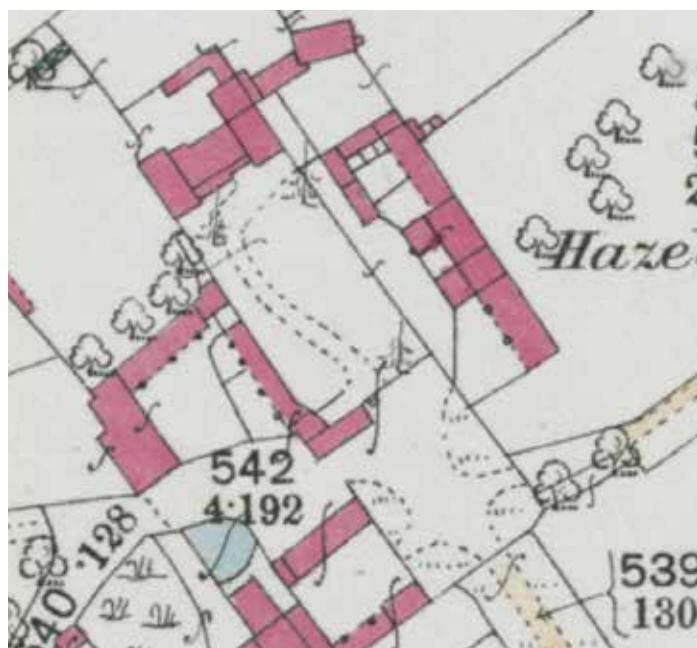
GRANARY COTTAGE

This building lies on the eastern side of the front walled garden of the house. It is listed in its own right (NHLE Listing ref:1363619) and consists of a late 17th century range and cart-shed, converted into garage, cottages and workshop by Brakspear c. 1922-5. A building in this location is not shown on the 1626 or 1630 maps, but is likely to be one of the two buildings shown on the Andrews & Dury map of 1777 lying to the east of the house, backing onto the orchard.

Two-storey granaries were quite frequently sited close to the house as the grain was one of the most valuable resources of a farmer, and oversight was important. It is noted that by 1839 an additional building was attached to the southern side, with other 'non-residential' (grey coloured) buildings also in the front garden/yard of the house. The 1885 OS map 25-inch shows the front garden/yard was clear of buildings, with new ranges of buildings and yard added to the granary.



Extract from Andrew & Dury map 1777 and the 1838 Tithe Award Map showing the U-shaped building lying to the south of the house on the eastern side backing onto the orchard.

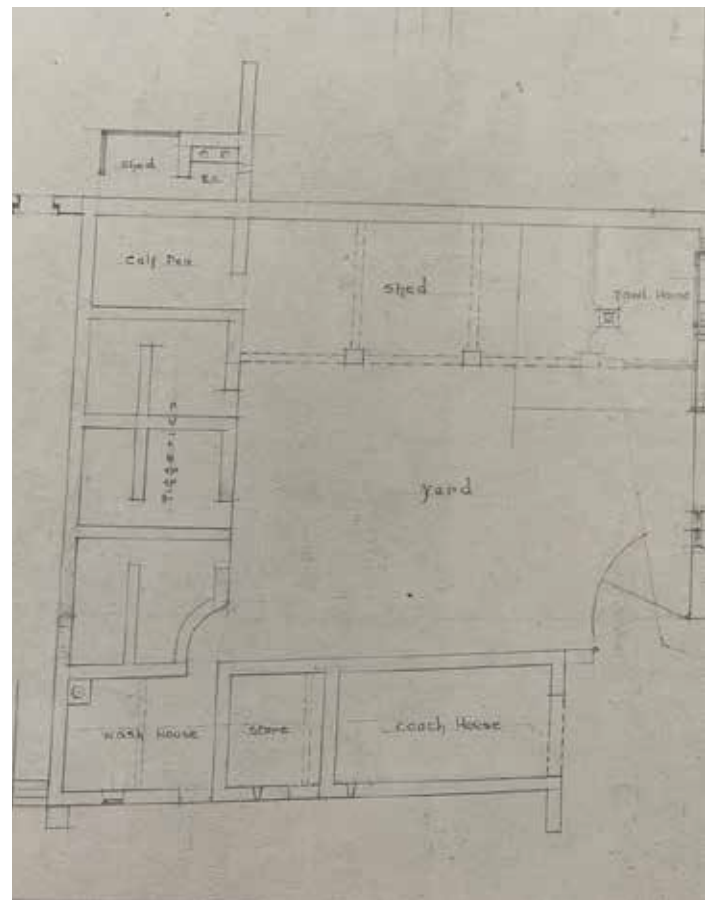
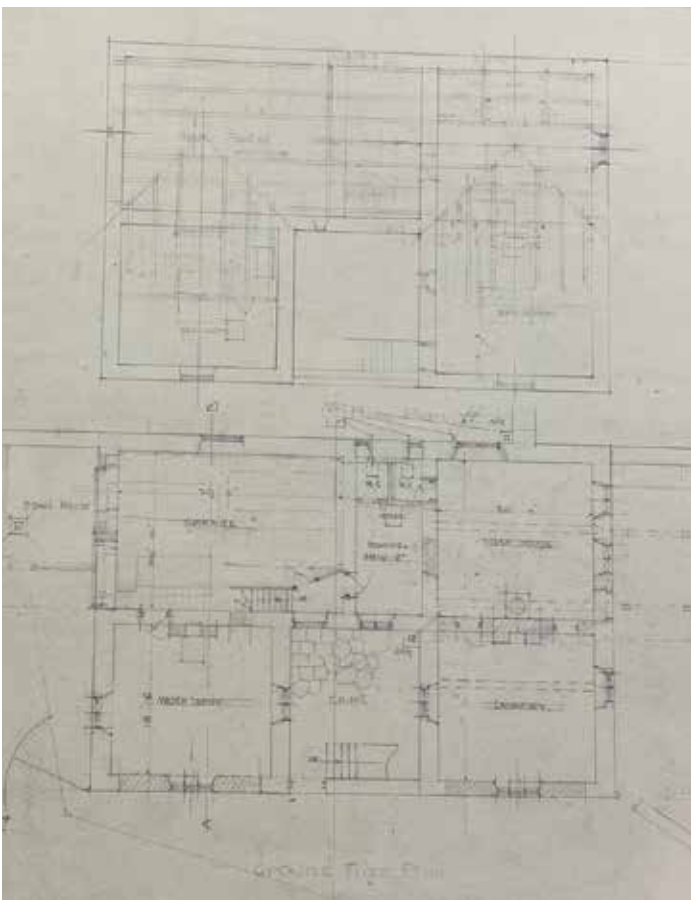


Extract from 1885 OS map 25-inch and 1919 revision showing little change

1920

The Harold Brakspear Survey c1920 shows the U-shaped building has been adapted for ancillary residential uses, with garage, workshop, laundry wash house on the ground floor

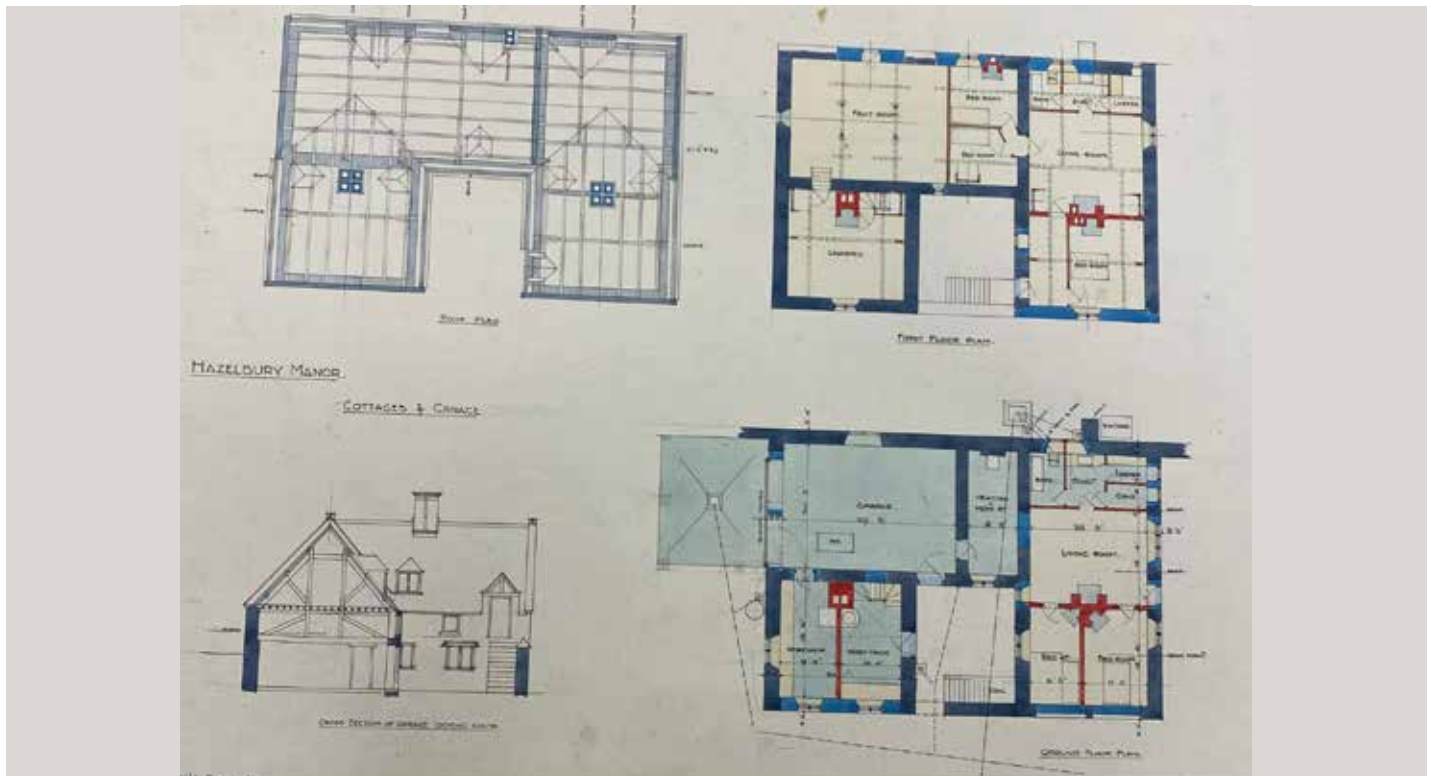
and some residential accommodation to the first floor. To the south and north were attached ranges of agricultural buildings.



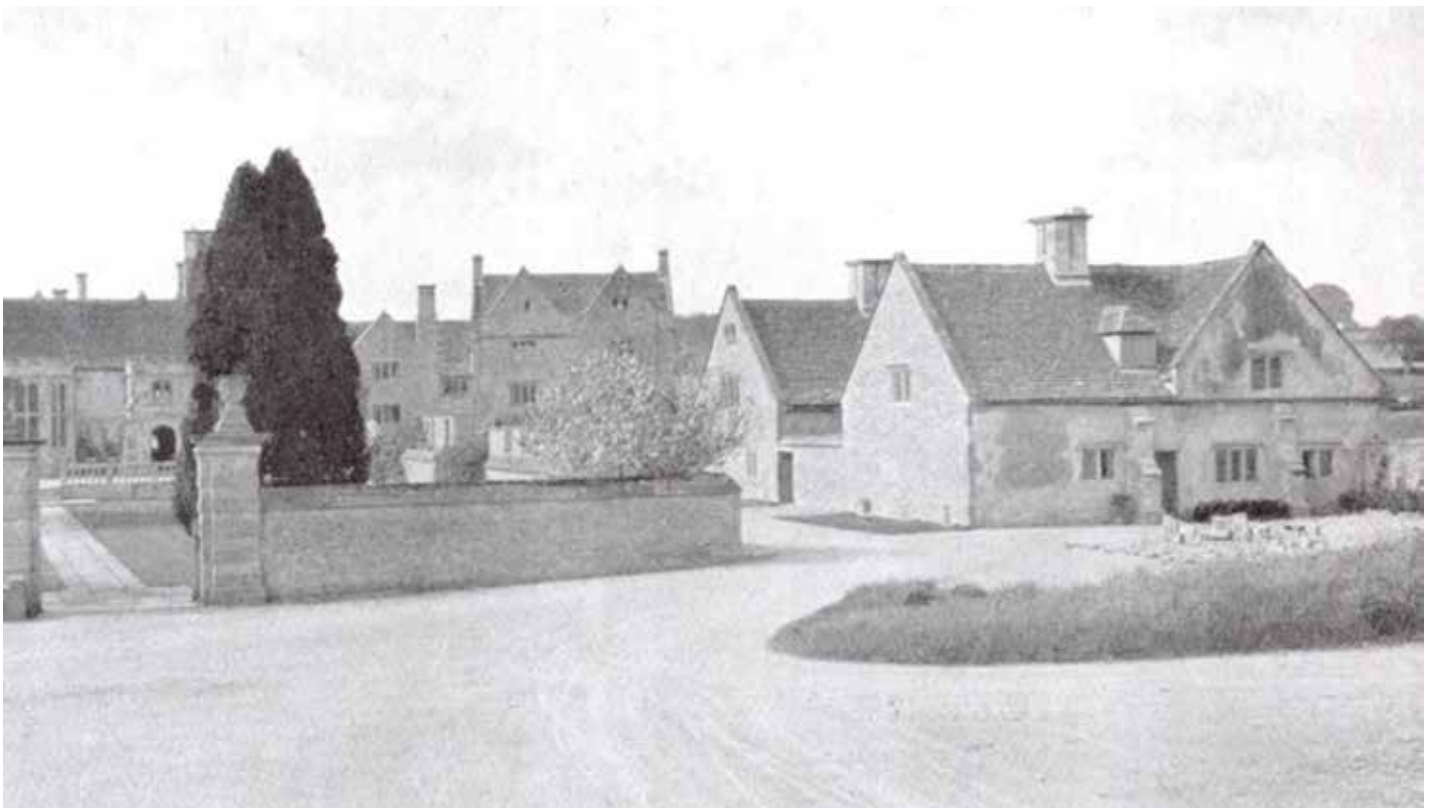
Extract from Harold Brakspear survey drawing of what became called the Granary Cottage, showing the uses of the ground and roof space of the U-shaped building and the buildings set around a yard to the north. These later buildings were removed as part of the 1920-25 restoration.

Country Life 20 February 1926 did not include any images of the granary and attached agricultural buildings to the north

and south, but did include a view of the building following the conversion to a residence, disencumbered.



Brakspear plan for conversion to residential accommodation



View of granary cottage from the south-west Country Life 20 February 1926

(Application Refs: N/94/00404/FUL & N/94/00205LB)



NEW YORK: WILEY-INTERSCIENCE

NEW YORK: BUREAU OF ECONOMIC ANALYSIS

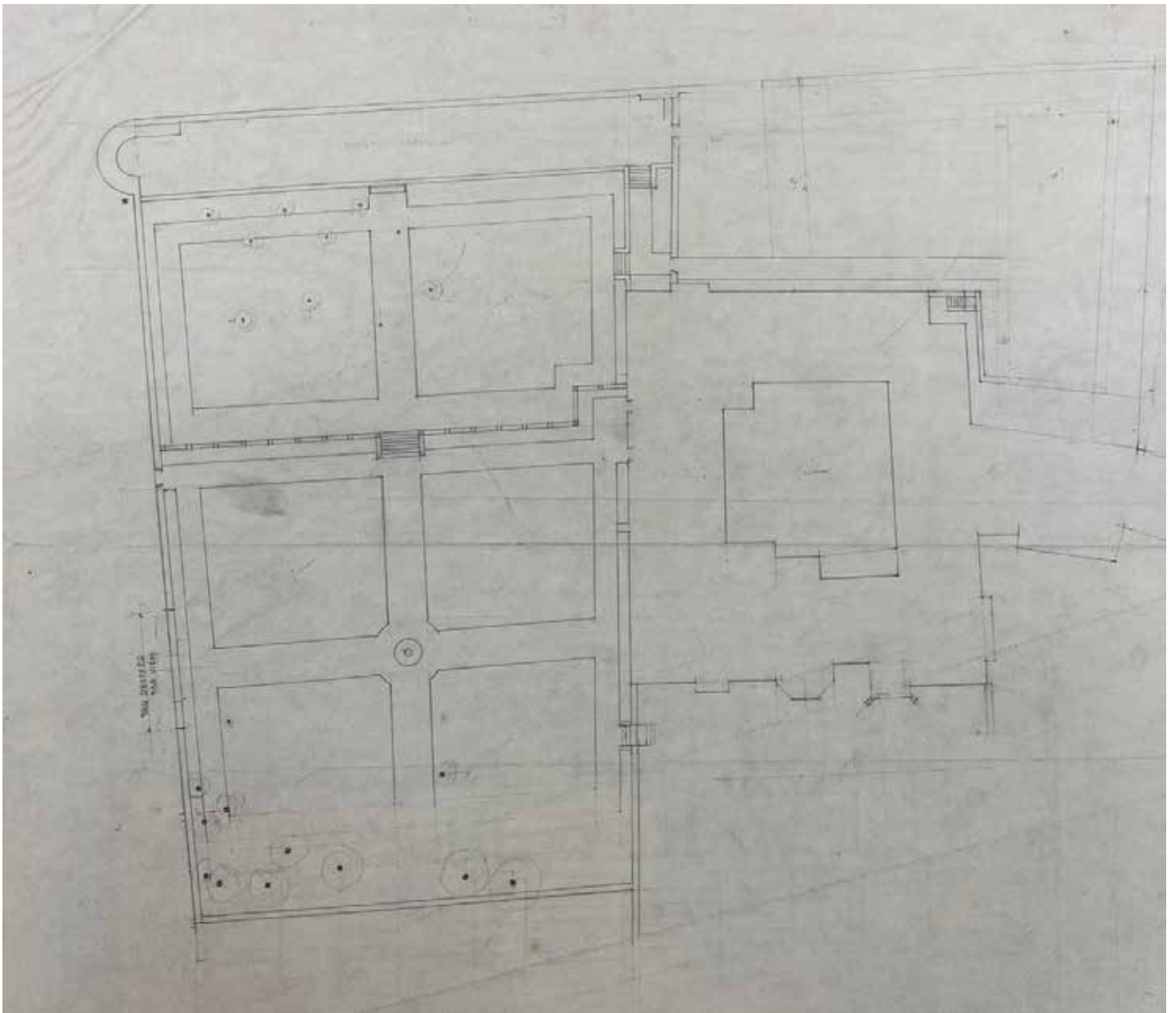
HEALTH CARE DELIVERY

GARDEN

Part of the garden and grounds are included in the NHLE as a Park 7 Garden. See Appendix 1, entry 6. This includes a detailed history of the garden and description. Brakspear produced a plan to recreate the formal garden to the west of the house.

RECREATIONAL FACILITIES

It is noted that there is a squash court at Hazelbury, while in the 1980s and 1990s an indoor swimming pool was added and a tennis court installed. There is an established history of Country Houses adding these recreational facilities from the 19th and into 20th century. See Appendix 3.



Brakspear drawing of the proposed formal garden to the western side of the house in the area laid out in the 17th century and seen surviving on the Andrew & Dury map of 1777.

DESCRIPTION



Hazelbury Manor dates back to the 14th century but has undergone numerous changes over the centuries,

By the 17th century it was a quadrangle house with additions to the eastern side, a gate house and the Dower House had also been built by this date along with a dovecot, gates and a farmstead. It now stands as a courtyard house with two

wings having been substantially rebuilt in the 20th century on remaining foundations from previously-lost wings.

The phasing of the house is summarised in the phasing plans and each elevation is reviewed in the following pages, incorporating information from the NHLE listing description and Country Life articles.



South elevation. The left hand range has been colour-washed in fairly recent years, making it appear quite different from the adjacent great hall range. The elevation appears more homogeneous in historic photographs.

SOUTH ELEVATION

The south elevation is the one presented on arrival to the site via the main entrance drive which runs entirely straight, aligning with the canted bay to the Great Hall. Two pairs of gate piers stand either side of the entrance drive; these appear in the 1790 engraving by L. M. Grimm

The Great Hall (C15) is marked by a double storey height castellated canted bay and a 2-storey castellated porch tower, both added by Brakspear in c.1920-25, and reconstructed from evidence of foundations and carved fragments. To right

(east) of the porch is an early 16th century ashlar gable, with two large six-over-nine sashes to each floor, with a buttress between lower sashes and hoodmould over upper pair.

To the left (west) of the canted bay, a double-gable rendered elevation with large central chimney stack. Two steel-framed leaded light casement windows at ground floor level set in moulded stone surrounds, and two pairs of nine-over-nine sashes at first floor level. To the attic gables are two three-light chamfered mullion windows with leaded lights.



View out from the south elevation along the straight drive which passes through two pairs of gate posts.



Outer gate posts with ball finials.



Urns with heraldry on inner gate posts.



West elevation - pair of gables to the right 'original' and three gables to the left a c.1920 addition. The lawn in front is divided into two levels and separated by stone steps and a balustrade. This level difference accounts for the reduced height elevation to the north.

WEST ELEVATION

West garden front is a five gable range. The two on the right (south) are original, according to the NHLE listing, with paired corniced stack on rear roof slope. The three to the left (north) have a large ridge stack, added in 1920-25.

The two original gables have three-light attic windows as on south front, each over a pair of large nine-over-nine sashes

restored c.1920, and the ground floor has two single lights to right and two 2-light windows to left. A stepped buttress marks the end of the old work (c.1920). The left hand range has recessed chamfered mullion windows throughout, with two hipped dormer windows to the roofslopes between the gables. The 1920s range is roughcast to match original section. All parts are under a stone slate roof.



North elevation, 1920s construction and at first and attic floors levels only.

NORTH ELEVATION

The North elevation only exists as one and a half storeys due to the slope of the land and is wholly 1920-25.

Four gables with recessed chamfered mullion windows. Two paired, corniced chimney stacks are set into the roof at ridge level and a pair of circular twisted chimneys are set atop a projecting chimney breast to the west.

To the left (east) of this elevation is the late 20th century swimming pool addition which replaced an earlier, larger 20th century swimming pool.

In front of this elevation runs an enclosing wall with crenelated turrets at each end and a (roughly) central gate. The gate is a four-centred arch with the initials and crest of the Speke family in stonework above.



Enclosing wall with central four-centred arch gate.



Carved stone decoration attributed to the Speke family insignia.



Enclosing wall with machicolations detail .



Castellated turret to north-west corner of the enclosing wall.



The east elevation of the main house front range, dominated by large wall-face stack. Entrance door to the right (canopy just seen).

EAST ELEVATION

The east end has a wall-face stack terminating in paired diagonal shafts. The range running back has some c1500 Tudor-arched lights to the courtyard.

Before 1919, range ended at very large ridge stack. East side has wall-face stack, three cyma-moulded upper windows, two lower c1920 Tudor-arched lights, and an original 2-light window and plank door with pair of Tudor-arched window heads over lintel.

East of the main house, a short original range with upper 2-light window and hoodmould over, and an open porch with long hood on carved 18th century brackets.

A c1920s service range links this section to the formerly detached 'Dower House'.



Open porch with long hood on carved 18th century brackets.



The short original range to the east of the main house, a with upper 2-light window and hoodmould over, and an open porch with long hood on carved 18th century brackets. To the right is c1920s service range added and linking to Dower House.



Linking early 20th century service range with three-light mullions lead light windows set centrally in gable and with corner chimney stack. Dower House to the right.



Dower House south elevation, with symmetrical gable front and relieving arches over the openings at the lower levels. Early 20th century service range attached to the left (west) side.

DOWER HOUSE

A 17th century house built for the Speke family with symmetrical double-fronted range with end wall stacks, parapet and 2 coped gables to each side.

Recessed chamfered mullion windows with hoodmoulds, 2-light to attic, 3-light to main floors. Central moulded Tudor-

arched doorcase with hoodmould. Relieving arches over ground and first floor openings.

The rear elevation is similar, but with two central stair lights over the door and ground floor casements. Parapet front and rear has 3 projecting stone rainwater spouts.



Dower House north elevation with central access door to half landing of stairs.



Central access door to rear (north) elevation with hood mould over arched door.



Dower House east elevation with single storey single pitched roof over kitchen and outhouses.



The south (left) and west (right) sides of inner central courtyard with original early and late 16th century windows.



The south sides of inner central courtyard. The ground floor corridor to the left is a 20th century addition.

CENTRAL COURTYARD

The south side of the inner central court has an original c1500 Tudor-arched 4-light hall bay and c1580 flat-parapet stair tower with double-transom two-light windows.

On the west side, a six-bay open segmental-pointed arcade

has a single original bay the left end and one of the three-light mullion and transom windows is also original. The remainder include carved fragments found and follows foundations of the earlier construction.



The north (left) side with steps leading down from first floor to garden level. The east (right) sides of inner central courtyard is noted as original up to the ridge stack.



The east (left) and south (right) sides of inner central courtyard.

East side of the courtyard is original as far as ridge stack. The north side, as previously discussed in entirely c.1920s construction.



Elevation looking to the south, with new small gable



KITCHEN COURTYARD

The kitchen courtyard is enclosed on two sides with c1920s service range additions. The west elevation has new windows inserted in the late 20th century to match the existing as well as a new gable to the south face of the courtyard.

The north and east sides are entirely modern (1990s) executed in coursed rubble stone walling to match the existing, under a Cotswold slate roof and connect with the swimming pool extension.

PHASING PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



-  Before 1540
-  1540 reconstructed
-  Before 1560
-  1560 reconstructed
-  c.1620
-  1920-1925
-  1990s

SETTING OF HAZELBURY MANOR

UNDERSTANDING SETTING

In relation to the setting of a heritage asset the National Planning Policy Framework Glossary: Setting of a Heritage Asset, defines setting as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Historic England's advice in Historic England's Good Practice Advice Note 3 – The Setting of Heritage Assets, December 2017 (GPA3) para 9) is similar stating:

Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated... Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate the significance.

It explains (GPA3 para 10) that the contribution of setting to the significance of a heritage asset is often expressed by reference to views – a visual impression of an asset.

It comments (page 6) that:

Some views may contribute more to understanding the heritage significance than others. This may be because the relationships between the asset and other historic assets or places or natural features are particularly relevant;

And furthermore, (GPA 3 para 9) that the setting of heritage assets will change over time and that this can be a positive element in our understanding of places and how we experience the historic environment and heritage assets. It cautions that where unsympathetic change has affected the setting of a heritage asset further cumulative negative changes could sever the last link between an asset and its original setting but pointing out that sympathetic new development has the potential to enhance setting, successfully illustrating the cycle of change that shape our towns and countryside.

GPA3 Part 1- Settings and Views, discusses the issue of setting stating:

Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

Amongst the government's planning objectives for the historic environment is that conservation decisions are properly informed. GPA3 Part 2: Setting and Views – A Staged Approach to Proportionate Decision Taking, explains the broad approach to be followed.

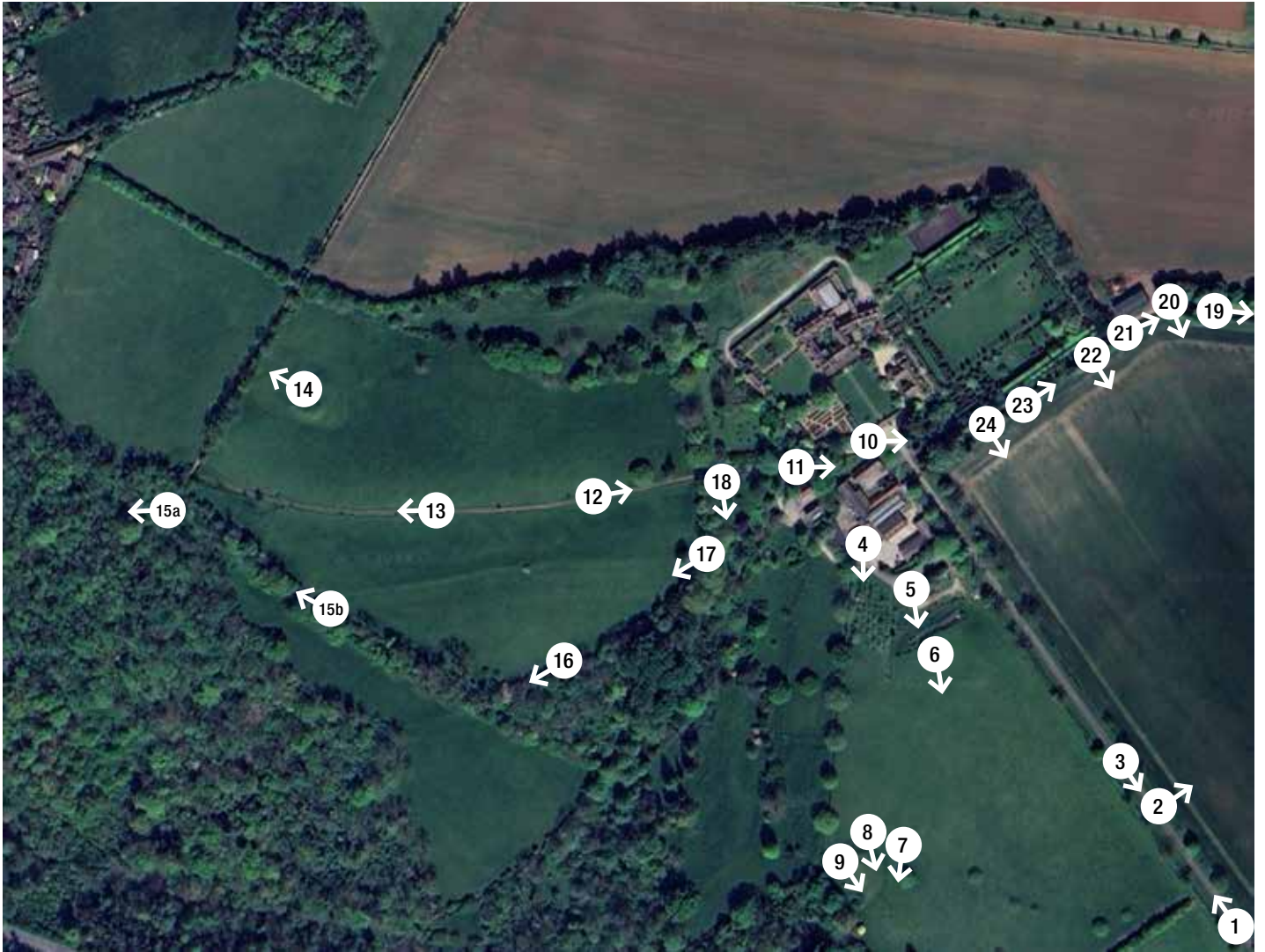
It explains that matters such as the asset's physical surroundings, the history and degree of change and how the asset is experienced will define its setting.

Hazelbury Manor sits as a part of a group of buildings in a wider agricultural landscape. The Dower House, once free-standing and adjacent to the main house has been connected in some form since at least 1885 with this connection reinforced by Brakespear in the early 20th century.

The visual relationship of the house to the nearby farm buildings (granary, stable block, coach house and barn) illustrates its historic role as the administrative centre of a farm holding. The Manor surround by a listed park and garden (NHLE ref:1000520) consisting of the remains of an early 17th century restored in the early 20th century by Harold Brakespear and extended in the late 20th century by Ian Pollard. To the south, east, and west are a series of walled garden spaces, each visually separated by either the walls or high hedges, with little visual connectivity between them and giving an intimacy to the different areas.

The site is bisected by a public footpath and bridleway, these routes offer limited glimpsed views of the main house and its outbuildings once moving away from the immediate vicinity of the house. These routes are described pictorially on the following pages.

PHOTO LOCATION MAP





1. Axial entrance drive entered through pair of gateposts with cattle grid and side pass gate. Enclosed with drystone walls.



2. Entrance drive predominantly screened either side by hedgerow, punctuated in few places by field gates.



3. The axial entrance drive is centred on the canted bay of the house. Hedgerow to either side of the drive give a sense of enclosure with mature trees framing the focussed view.



4. The flank wall of the listed barn, paired chimney pots of the coach house and tops of the chimneys to the manor itself are visible beyond the modern agricultural buildings.



5. Glimpsed views of the house are possible from the beyond the modern agricultural buildings and adjacent to the orchard.



6. Proceeding further into the upper field, the ground level rises and more of the manor house is revealed.



7. View of the Manor and the Dower House to the right is revealed from the viewing mount in the field to the south.



8. The house is nestled in a dip in the landscape, as can be seen in this view where the gradient of the southern field is apparent.



9. View across the valley to settlements on the other side, the the dry stone walling and filed gates in the foreground.



10. The public footpath and bridleway to the west leads between the stable building and enclosed kitchen garden. Five bar gate closes off access way into manor grounds; glimpsed views up into the rear of kitchen garden area.



11. Public footpath contained between drystone retaining wall and timber fencing. Dense vegetation screens views into the manor grounds, open views across the valley to the west (left) start to open up.



12. Footpath opens up to fields either side, however little or no view into the manor grounds.



13. View back along the public footpath towards the manor - glimpsed view of battlement turret to enclosing wall just visible.



14. View from the viewing mound to the north west, back towards the manor; this is completely hidden in the fold of the landscape.



14. The viewing mound with ramped spiral access.



14. The viewing mound within the field.



15a. Corner of drystone boundary wall at junction of footpath and bridleway.



15b. Bridleway contained and enclosed by drystone wall to the east (left) and fencing and vegetation to the west (right), giving indication of the extent of land ownership, but without views of the manor itself.



16. Bridleway reaches lowest point at Box Bottom, and the begins to ascend as it turns east, back towards the manor. The route is still enclosed either side by stone walls, fencing and dense vegetation.



17. Continuing the ascent up the bridleway, the farm outbuildings suddenly come into view



18. The route returns back to the intersection of these public right of ways.



19. The public footpath from the east is an enclosed concrete road, with fields either side, but hedgerow and mature vegetation screens the views out. A large agricultural shed blocks the vista.



20. At the change in direction, the view opens up to the expanse of field beyond the shed, before funnelling back into an enclosed route (see below).



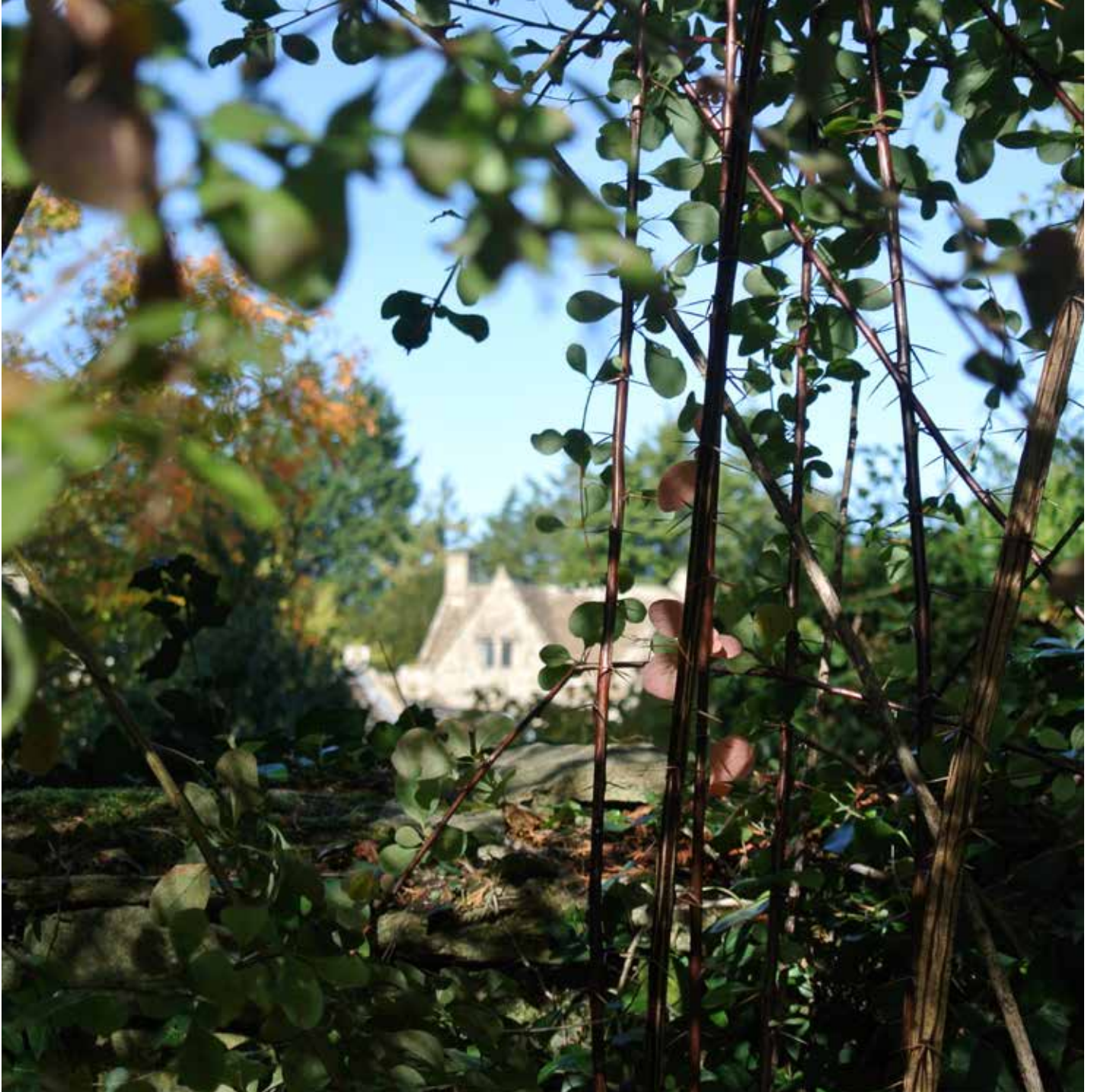
21. Enclosed public footpath route leading to and past Hazelbury Manor. The stone wall signifies the extent of the formal garden enclosure. No views into this space are possible.



22. Stone wall and gate at the end of the listed garden - no view into the enclosed garden space possible.



23. The public footpath is enclosed either side by dense vegetation, with a channelled view towards the stable yard buildings.



24. Glimpsed view of Dower house through the vegetation enclosing the public footpath.

SUMMARY OF VIEWS

FROM THE SOUTH



View from mound to the south.

CONTEXT OF THE VIEW:

Heritage asset seen at a distance from the south, both from the field and from the viewing mound.

LAYOUT EXPANSE AND FRAMING OF THE VIEW:

Broad foreground of pasture land, closing in with trees framing the buildings.

TOPOGRAPHY:

Elevation of the viewing place focusses attention down towards the Manor.

GREEN CHARACTERISTICS:

Open pasture land reflects historic farming use; dense greenery around the Manor encompasses immediate setting of the buildings. This will change seasonally with deciduous trees and open up the view.

ARCHITECTURAL CHARACTERISTICS:

Manor and Dower House seen as separate volumes; multiple chimney stacks punctuate the roofline, but all sit below the backdrop of trees. Stables and agricultural buildings area screened beneath the main buildings, lessening their impact. The whole grouping is identifiable as an historic farmstead.

FROM THE NORTH



View from public footpath to the north.

CONTEXT OF THE VIEW:

Heritage asset barely visible from this viewing point, as well as from the viewing mound in adjacent field.

LAYOUT EXPANSE AND FRAMING OF THE VIEW:

Pasture land, either side of path with limited views beyond due to dense trees.

TOPOGRAPHY:

Footpath leads gently upwards away from the Manor to the highest elevation in the area.

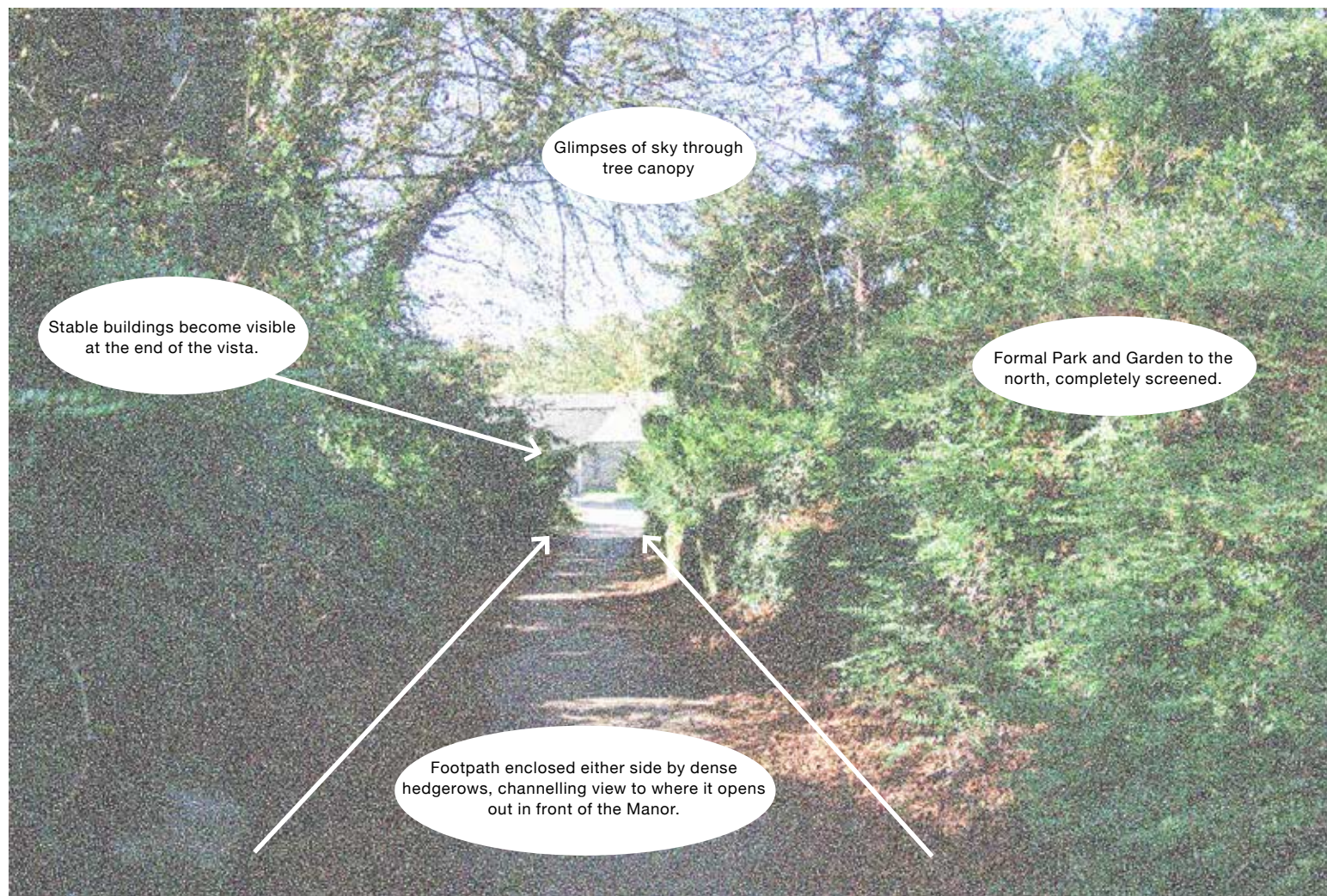
GREEN CHARACTERISTICS:

Open pasture land reflects historic farming use; dense greenery around the Manor encompasses immediate setting of the buildings. This will change seasonally with deciduous trees and open up the view, however due to topography little more of the buildings will become visible.

ARCHITECTURAL CHARACTERISTICS:

Barely visible, however glimpsed view of castellated turret offers clue to what lies beyond.

FROM THE EAST



View from public footpath to the east.

CONTEXT OF THE VIEW:

Heritage asset barely visible along footpath to the east, with limited, focussed glimpse of stable buildings.

LAYOUT EXPANSE AND FRAMING OF THE VIEW:

Enclosed path with limited views beyond due to dense trees and hedgerow..

TOPOGRAPHY:

Footpath along the eastern edge of the site relatively flat.

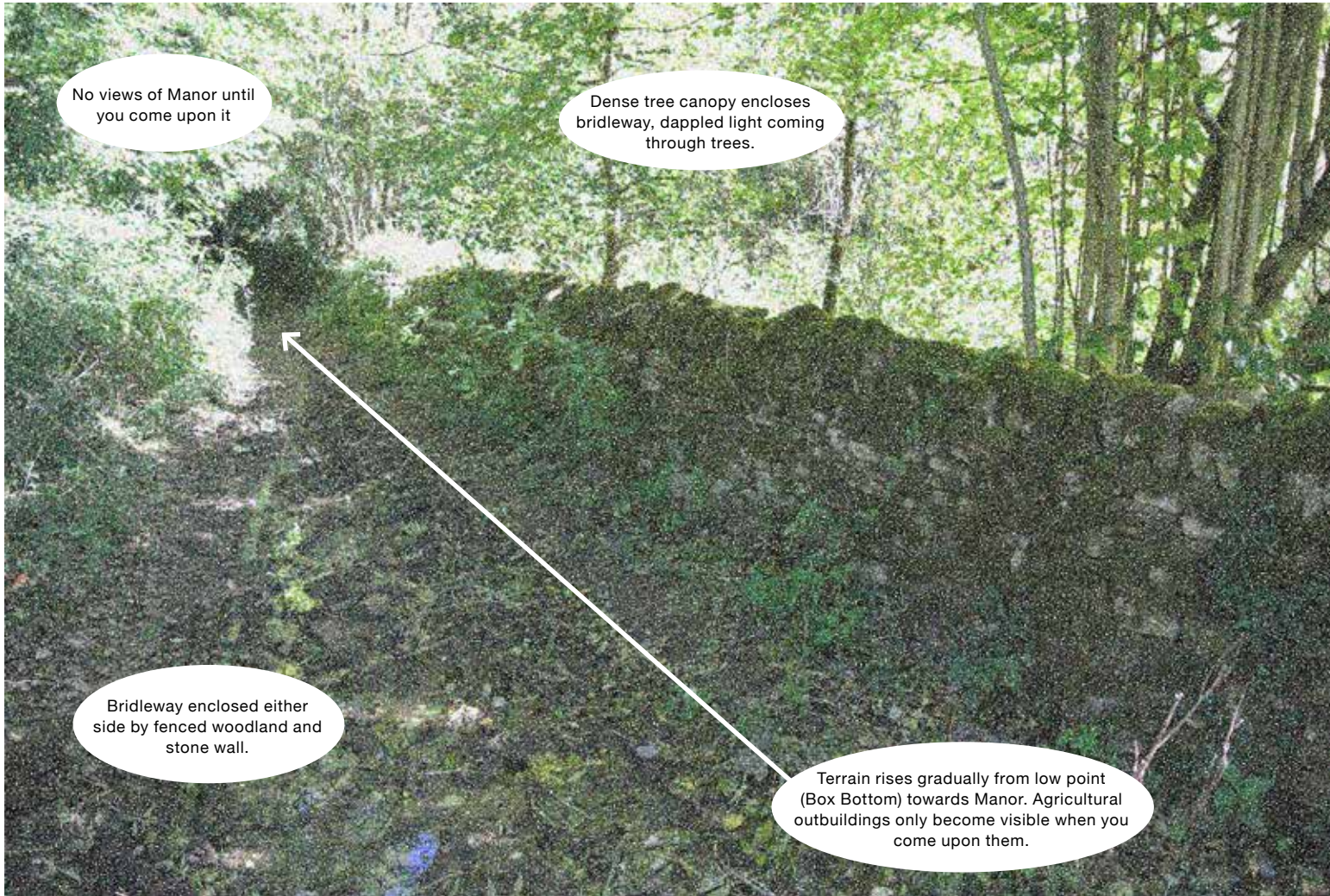
GREEN CHARACTERISTICS:

Dense greenery creates dark, enclosed canopy. This will change seasonally with deciduous trees and route will be lighter.

ARCHITECTURAL CHARACTERISTICS:

Barely visible, glimpsed view of stable buildings become evident as you move towards the site. The formal listed garden to the north is completely screened and not visible from this route.

FROM THE WEST



Bridleway to the west.

CONTEXT OF THE VIEW:

Heritage asset not visible along bridlepath to the west, Manor and agricultural buildings hidden from view until you arrive upon them.

LAYOUT EXPANSE AND FRAMING OF THE VIEW:

Enclosed path with limited views beyond due to dense trees and hedgerow..

TOPOGRAPHY:

Rising up fairly steeply from lowest point in the area, towards the location of the manor and outbuildings.

GREEN CHARACTERISTICS:

Dense greenery creates dark, enclosed canopy, contained by the stone wall to the southern side. This will change seasonally with deciduous trees and route will become lighter.

ARCHITECTURAL CHARACTERISTICS:

No view of the heritage assets from this route, however the presence of continuous stone wall gives clue to a managed landscape.

VIEWS FROM THE HOUSE



View from upper level windows in the main house towards the stable yard buildings.



View from upper level windows in the main house across to the stable yard buildings and the wider landscape beyond.



View from upper level windows in the Dower House across to the stable yard buildings and the wider landscape beyond.



View from upper level window in the Dower House towards the north.

VIEWS OF FORMAL GARDEN



View of the house within the enclosed formal garden. The structured hedges enclose the whole space and limit views beyond.



Topiary surrounding central lower grassed area.



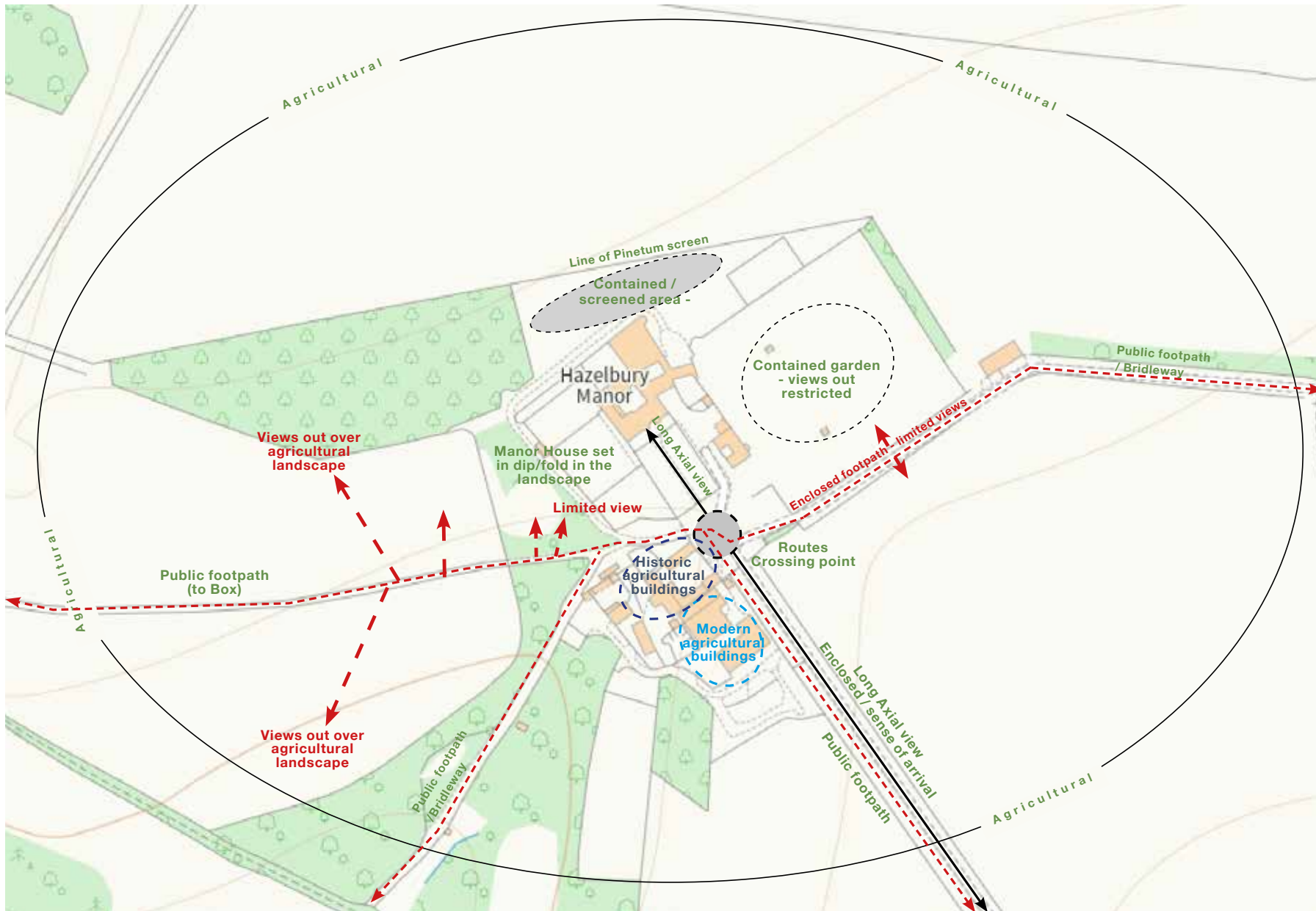
Timber pergola with topiary hedges beyond.

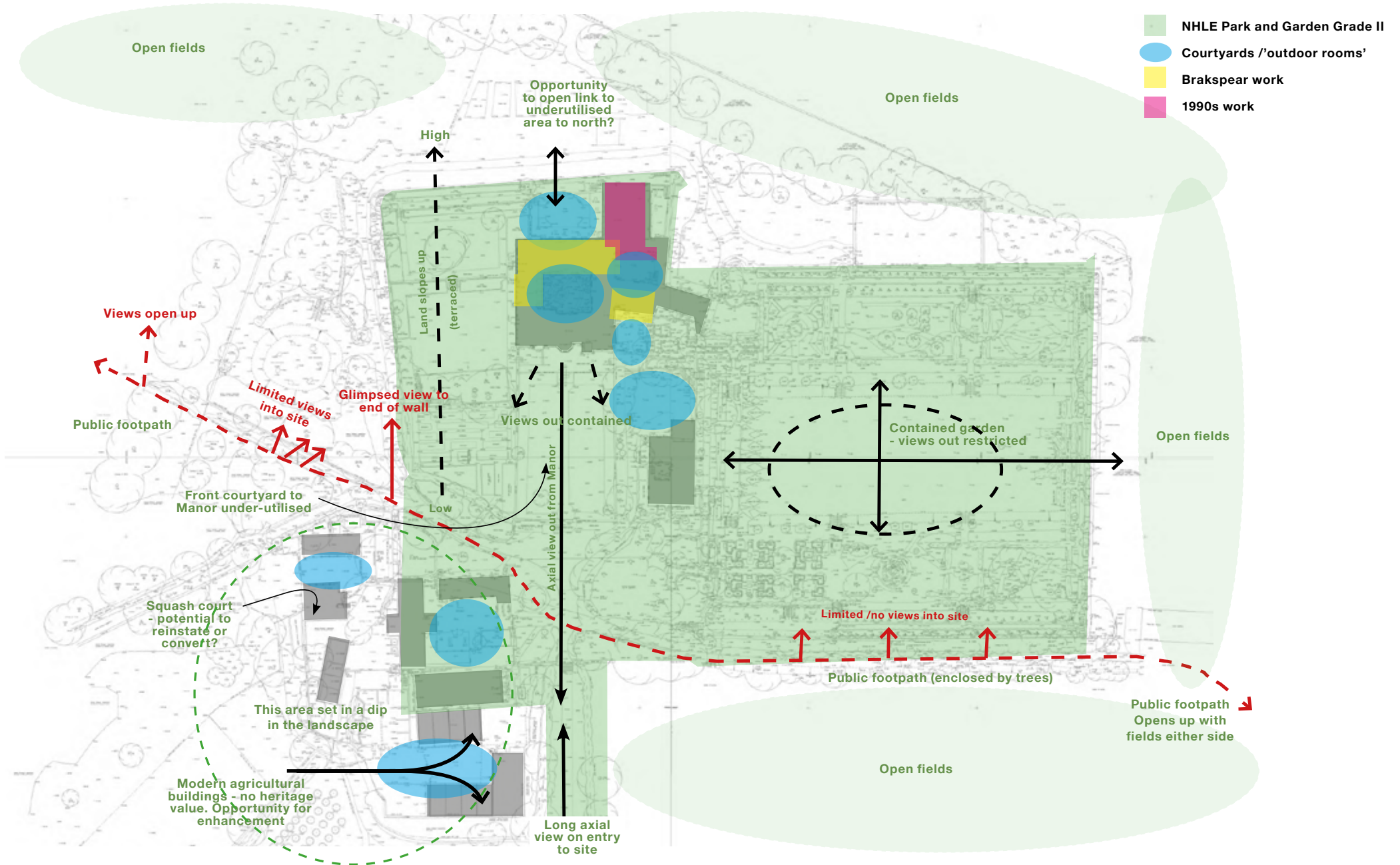


Small circular pond with fountain jets in surround.



Enclosed garden space with timber pergola with topiary hedges beyond.





HERITAGE SIGNIFICANCE

Significance is defined by the National Planning Policy Framework as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

Placing the area in its historical context and describing its characteristics and appearance is an important component of the evidence gathering exercise to inform understanding of a place’s significance and contribution of its setting.

As Historic England explains in ‘Conservation Principles’ (2008), understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise. Heritage significance can be defined as using Evidential, Historical, Aesthetic and Communal Values.

THE MANOR AND MANOR HOUSES

To provide a historical context to Hazelbury Manor, the following provides a brief summary of the English manorial system and manor houses.

The manorial framework, normally associated with the medieval period, was already in existence by the time of the Domesday survey in 1086 and lasted until it was abolished by Parliament in the 1920s. Normans institutionalized the Manorial System in Domesday Book, compiled for William the Conqueror in 1086 and listing 13,418 Manors and their owners.

The manor was essentially an administrative unit of a landed estate. In origin the word is derived from the Latin word ‘manerium’, meaning a residence, and the manor was a territorial unit of lordship, the basic unit of estate administration. The lord had customary and legal rights over the manorial land and its resources. The rights included markets and fairs, warrens, fisheries, commons, mineral rights, parks, woodlands, and mills (both water and wind). These rights were exercised through a manor court. (Victoria County History Explore Website The Manor)

A manor could form a small part of a parish, coincide with a single parish or village, or could be very large,

encompassing several parishes and/or villages. A manor typically included demesne land set aside for the use of the lord and his or her household. Unfree (or customary) tenants were required to work this land in addition to their own. Tenants also held land and possessed rights to graze their animals on common lands and wastes.

One of the most important aspects of the Manorial system was its courts. There were two courts, the ‘court baron’ and ‘court leet’. The court baron met every two or three weeks and dealt with such matters as the transfer of land, the organisation of the common fields and meadows, the abatement of nuisances’ (such as defective hedges, blocking of paths, straying beasts, etc) as well as anything concerning the occupations of the inhabitants, which in most manors were agricultural.

The main features of the manor can be broken down as follows - The residence (better known as the manor house), fishponds, dovecotes, stackyard, barns, granary stables and animal sheds. The lord’s own land, usually a single unit with arable, pasture and meadow. (Victoria County History Explore Website The Manor)

Not all manors had a resident lord. A lord who held several manors might choose to live in one, and place a resident bailiff in charge of each of the others. Or the demesne farm could be let on a leasehold basis. In either case a chief house for the manor would still be needed. The manorial lord not only built the manor house, but also frequently founded a church beside it.

MANOR HOUSES

Historic England Listing Guides do not specifically address the Manor House as a ‘type’. Arguably it lies somewhere between the Vernacular House and a Country House.

The Listing Guide No. 3, on the Suburban and Country House, notes.

Country houses ranged widely in scale and extent, from the grandest of set pieces to more modest manor and dower houses. They also combine numerous functions, from being conscious displays of status [...] to more administrative ones such as being the centres of estate management.

Halls had formed the centre of domestic sites for centuries before they became ubiquitous in houses above cottage scale during the fourteenth and fifteenth centuries. The greater English late medieval house (typically with a hall, apartments, a chapel and service quarters, coupled with ranges of lodgings not unlike an Oxbridge college) began to be influenced by the revival of antique learning centred in Italy at the beginning of the fifteenth century,

The Listing Guide No. 1, on Vernacular Houses describes the following attributes of the larger Medieval House

Typically, the larger rural medieval house consisted of three components: a hall (the principal living room) at the centre; a service end [...] divided from the hall by a cross- passage or simply opposed doorways; and, at the other end, or upper end, the more private rooms.

The hall was single-storeyed and open to the roof, but both ends could be storeyed, with separate upper rooms being accessed by stairs or ladders. Wealthier families might enjoy more specialised rooms, such as a second parlour, a chapel or a separate kitchen (which might be attached or detached). Linear plans, in which all three elements shared a single roof, were widespread, although one or both ends could take the form of a wing roofed at right-angles to the hall.

Gradually (though not constantly) increasing wealth in the sixteenth and seventeenth centuries fostered a growing concern for comfort, privacy and convenience, leading to a change in the functioning of the hall. It saw the adoption of improved heating [...] fireplaces were provided; especially to heat parlours and first-floor chambers [...] Separate kitchens became more common and often took the place of the unheated service rooms in the medieval house.

DISCUSSION

As seen from the history of Hazelbury Manor House, its

development, and description, it had a typical medieval plan, of a house with hall, solar, service end, and accommodation, with a house first established by the Croke family which owned the manor from 1066 to 1482.

Through major additions in the 16th by the Bonham Family, and further additions and alterations in the early 17th century by the Speke family, a 1626 survey showed a substantial house set around a quadrangle surrounded by walls with a gatehouse and gates, and ranges of other buildings, including a dovecot, and barns.

By the end of the 17th century Hazelbury ceased to be occupied as a manor house, with the then owner choosing to live at another house, and leasing it as a farm. The new owners from the early 18th century, the Northey family, also chose to live at their primary residence. This resulted in the house being reduced by the removal of part of the west, north and to a lesser degree the east wing, and remodelled internally, as it took on the function of a farmhouse.

Beginning in 1912 the Northey family began selling their estates. In 1919 Hazelbury Manor and grounds was purchased by Mr. G. J. Kidston, (Appendix 5) and between 1920-25 it was the subject of major restoration works, which including reinstating the western and northern ranges, 14th and 15th century details, and new additions, all designed by the architect (Sir) Harold Brakspear. (Appendix 5) Works were also undertaken to other buildings and the grounds.

Between 1943 and 1971 the house was used as a finishing school, before being sold in 1973 to Ian Pollard, surveyor and developer, (Appendix 5) and occupied as his house and headquarters of his development company. He made additions to the house and developed the gardens and grounds. Sold again in 1994, it reverted to a house, again serving a role as a farmhouse.

STATEMENT OF HERITAGE SIGNIFICANCE

Hazelbury Manor, established by the late 15th century, was developed and added to in the 16th and 17th century by successive manorial families. Starting from the end of 17th century through to the second decade of the 20th century, it is physically and socially reduced to the function of a farmhouse, before being substantially restored and extended, between 1920-25, as a gentleman's country residence. Following a period of use as a finishing school (1943-71) it was purchased and used as a private house and HQ for a development company, (1973-93) before being restored as a farmhouse. The house with fabric spanning the 15th to 20th century, and grounds, which also retains a 17th layout, much restored, provides evidence to help understand the physical, economic and social considerations that influenced the form and development of the house, gardens and grounds.

The nature of the development of early Manor houses is that earlier buildings are often extended, demolished, and altered to meet the changing needs and fashions of successive lords of the Manor. With the increase in the size of landholdings and development of large Agricultural Estates in the 17th through to the 19th century, the owners frequently had or built a new primary residence. As a result many former Manor houses became tenanted farmhouses, before being re-discovered in the early 20th century and restored to become desirable 'gentlemen country estates'. This was particularly the case in the Cotswolds, which was served by a number of famous hunts. Thus there is a continuous history that can be investigated and interpreted, which helps illustrate the social and economic life of earlier generations.

Hazelbury Manor is a historically significant example of an early Manor house, established by the Croke family which held the manor from 1086 to 1482, with fabric surviving from the 15th century. Acquired by marriage, through the 16th century, members of the Bonham family carried out extensive additions, some of which survives, before running into financial difficulties, with the property purchased by Sir John Younge who added the west wing. Subsequently purchased by the Speke family in the early 17th century the house was altered to make it more fashionable. A Dower House built and formal gardens laid out with walls and new gate piers and gateways added bearing the initials and arms. Much of this works survives.

From 1683 Hazelbury ceased to be occupied as a manor house being sold in the early 18th century to the Northey family, to form part of a large estate, and leased as a farm. By the 1838 Tithe Award, the house has considerably diminished in size, losing the northern and much of the western wing. The house was further diminished through the 19th century, with internal sub-division and alterations.

Sold in 1919 between 1920-25 it was the subject of a major restoration aimed at reinstating the quadrangle form of the early 17th century, and recreating, based on archaeological evidence and fabric, the 15th century oriel, and recreate the 17th formal garden to the west, terrace to the south, and garden to the east. The house, gardens and grounds are illustrative of the rich historical, social and cyclical economic phases of development of a former Manor house spanning over 600 years of continuous occupation.

The surviving former granary, stone stable block and coach house are historically significant as surviving evidence of the size and type service buildings constructed in the late 17th century (NHLE entries) for the use of the occupiers of Hazelbury Manor.

The surviving form of the gardens to the west, which was first laid out as a formal garden in the 17th century, and noted on a 1777 map of Wiltshire, was recreated by (Sir) Harold Brakspear between 1920-25, and further developed by Ian Pollard after 1973. Together with the garden to the east, shown as an orchard on 17th and 18th century plans but developed as a garden, are historically significant in providing evidence of the pleasure and working gardens that once served a prosperous Manor house, but which from the early 20th century onwards have been further developed to provide attractive private garden setting to this former Manor House.

Hazelbury Manor is historically significant for its association with the families which established and developed the house and grounds, including the Croke family (1086-1482), Bonham Family (1482-1580) Younge (1580-1602/16) Speke family (1602/16-1711). Fabric from each period to some degree survives at Hazelbury.

Hazelbury Manor is historically significant for its strong association with George Jardine Kidston (1873-1954) who purchased Hazelbury in 1919 and between 1920-25 undertook a major restoration of the house, associated buildings, and grounds, to reinstate its original quadrangle form, based on surviving archaeological fabric, and spending an estimated £450,000 on the project.

Hazelbury Manor is historically significant for its strong association with the architect (Sir) Harold Brakspear (1870-1934) who over the period 1920-25 designed and supervised the extensive restoration and extension works to the house and grounds on behalf of George Jardine Kidston, it being the largest restoration project his practice undertook.

The gardens and broader landscape setting to Hazelbury Manor has a strong historical association with Ian Pollard (1945-2019) a developer but also keen gardener, who maintained, but also developed the gardens to the east and the former 17th formal garden to west of the house. In addition, he developed the landscape in the extensive grounds beyond the house, with these works recognised in the 1990 entry of Hazelbury in the National Heritage List for England Register of Parks and Gardens.

Hazelbury Manor is an aesthetically and architecturally significant example of a Manor house dating from the early 15th century to the early 20th century, which is reflected in its status as a grade I listed building. Constructed primarily of local Bath stone under a stone slate roof, it displays the architectural characteristics of a Manor house, which has evolved over a number of centuries, with steep pitched roofs, projecting gables, a projecting oriel bay, two-storey porch, substantial chimney stacks, and variety of fenestration, reflecting its evolution, with stone mullioned windows, with drip moulds, many of which date from the early 20th century restoration, and 18th timber sash windows, replaced to match as part of the restoration.

The interior layout and details of Hazelbury Manor, which date from the 15th to the early 20th century are aesthetically and architecturally significant, which is reflected in its status as a grade I listed building. Notable internal features include the open hall dating back to c.1500, with its impressive roof structure of six bay double-purlin windbraced hall roof with arch-braced collar trusses.

Repurposed features incorporated by Brakspear include the timber screen from 'a building about to be reconstructed in Barnstaple, forming the partition between a shop and a cartway' with a gallery formed above; a 17th century staircase came from a house in Shrewsbury, as well as the 17th panelling to an upstairs room on the west side (the boudoir), and the panelling in the east side dining room was reused from a house in Shropshire.

The dining room has an early 17th century fireplace, said to have been moved from the Dower House and in addition, fireplaces from the dower house and attics of the main house, were also said to have been reused in the north wing by Brakspear - (Country Life, 1926)

The Dower House, constructed in the 17th century, originally detached and later linked, is an aesthetically and architecturally significant example of its type. Constructed primarily of local Bath stone under a stone slate roof, it displays the architectural characteristic reflective of the principal house, with steep gable roofs, substantial chimney stacks, stone mullion windows and hoods.

Granary Cottages, a former agricultural building, already adapted by 1919 as ancillary facilities for the main house and living accommodation, and further adapted as a separate dwelling as part of the 1920-25 works, is by reason of its scale, traditional form and materials, of aesthetic significance in its own right, and makes a visual contribution to the setting of the manor house.

The stone stable range and former coach house by reason of their scale, traditional forms and materials, and set within a walled courtyard, presents as an aesthetically pleasing group of former service buildings. The barn, while altered contributes to this grouping.

The restoration, alterations and additions to the house, associated buildings, walls and grounds, carried out between 1920-25 are a significant example of the architectural works of (Sir) Harold Brakspear F.R.I.B.A., (1870-1934) one of the foremost architects of the late 19th early 20th century involved in the restoration and additions to Mediaeval houses, specialising in former Manor houses, and Monastic houses, and churches, particularly in the Cotswolds.

The gardens, including the former formal garden to the west, reinstated as part of the 1920-25 restoration works, and the walled garden to the east, both further developed by Ian Pollard in the 1970-80s, provide an aesthetically significant setting to the house.

The walls and gateways, which include family initials and arms, dating from the 16th and 17th century with early 20th century restoration are of aesthetic significance in their own right and for the visual contribution they make to the setting of the house and grounds.

Hazelbury Manor House, well-established by the 15th, extended and adapted by successive lords of Hazelbury manor, primarily in the 16th, 17th century and through to the early 20th century, when it was restored, instils a sense of identity; a well understood aspect of the British landscape, an ancient Manor house in a garden setting, a reminder of the privilege and power that created such properties, but also of the early 20th century wealthy owners who restored and maintained them.