

**STATEMENT OF HERITAGE SIGNIFICANCE  
KINGSLAND HOUSE, SALWAYASH, NETHERBURY**



Fig.1 Kingsland House: Front elevation.

Peter Child MA (Cantab), Dip Conservation Studies (York), IHBC

This statement is prepared on behalf of Sadie Snelson and Matt Boyd in accordance with the requirements of West Dorset, Weymouth & Portland Local Plan 2015 polices and NPPF advice to inform an application for listed building consent for alterations to the house.

## 1.0 Introduction

1.1 Kingsland House is situated in open country one mile north of the hamlet of Salwayash on the south-west side of the B3162 leading from Bridport to Beaminster. Apart from an adjacent cottage converted out of what is believed to have been its previous service and stable building, it stands in isolation within its own treed grounds

1.2 The house was listed Grade II on 31 July 1984. The list description is set out in Appendix A to this report. It is not included in the 1952 RCHM Vol 1 (Dorset West).

## 2.0 Description

2.1 The two-storey house is constructed in red brick in Flemish Bond under a slate roof with coped gables. It originally had a symmetrical principal elevation with a single window on either side of a central entrance behind a substantial enclosed porch (Figure 1). The windows in the front elevation are original sliding sashes, all except that over the entrance, of eight panes over eight. The original plan was L-shaped with a rear wing extending from its north end. The angle between the wing and the main range has subsequently been infilled with extensions. In the 19<sup>th</sup> or early 20<sup>th</sup> century this added rear section was extended on two storeys in orange brickwork (now with its rear and end elevations over-painted) as a wing under a mono-pitch roof projecting south-west behind the line of the main block.

In January 1992 a planning application was approved for a replacement of an existing greenhouse with the current conservatory. This was constructed against the front wall of this wing under a jettied and sash-windowed timber extension to the bedroom above (Figure 2). This conservatory has internal access from the two abutting rooms.



Fig.2 The South-West elevation showing the original gable (now rendered) end of the house, the extension of the rear range and the 20<sup>th</sup> century conservatory and timber first floor extension.

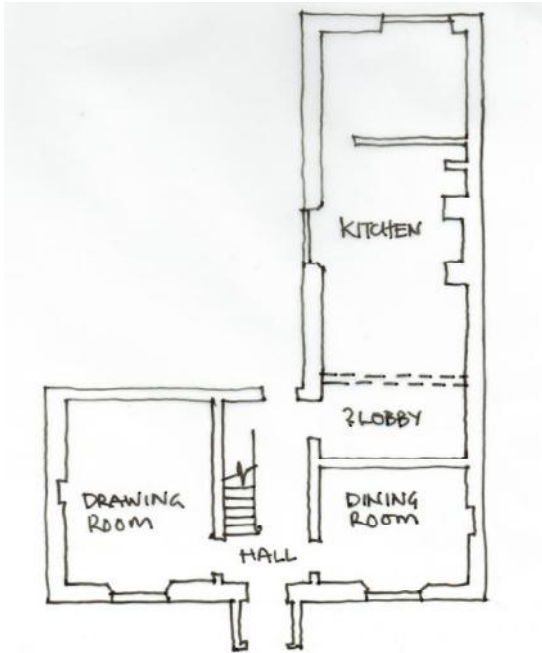


Fig.3 Indicative sketch of the early ground floor plan of Kingsland house. An external door certainly led from the scullery to the garden although evidence of any other openings would require further investigation.

2.2 The original plan of the house (Figure 3) consisted on both floors of a principal room placed on either side of a wide entrance hall containing the main stair rising away from the front door. An original service wing extends from the northern corner of the house; this is constructed of the same brickwork as the main range and contains the same sash windows (Figure 4). Behind the main range is a parallel narrower range. This is a later addition and was subsequently extended with the narrow wing described above in para 2.1.



Fig.4 The rear wing with the sash window (left) which originally served the third bedroom. The other windows are later insertions.

2.3 As originally built (Figure 3), the rooms on either side of the hall on both floors were unequal in size with those on the north-east side of the entrance hall some 1.5m feet narrower from front to back than the those on the south-west. This allowed the construction of an internal entrance to the rear service wing on the ground floor and the formation of a third bedroom on the first floor behind the front east bedroom; this third bedroom was provided with a sash window matching those in the front of the house (Figure 4).

2.4 Subsequently, in order to give the north ground floor room (the dining room) greater space, this plan was altered to give the dining room the same depth as the drawing room. This was achieved by taking the nearer part of the rear service wing, blocking the doorway from the hall into it (Figure 5) now unblocked with the fanlight insitu and a new panelled door to match existing. At the same time a new back stair was constructed between it and the kitchen. This new stair emerged into what had been rear bedroom above, taking up most of its space which then became largely used for storage. The kitchen and the dining room were connected by a serving hatch through the new internal wall, while the angle between the rear wing and the main range was infilled with an extension to maintain internal access to the kitchen.



Fig.5 Fanlight over the blocked original doorway into the rear service wing.



2.5 The rear service wing contains two rooms on the ground floor, as well as the back stair which abuts the rear wall of the dining room. The larger, southern room was the kitchen and still contains a cast iron oven. The fireplace has been rebuilt and was probably larger than it is now. Above on the first floor of the wing beyond the back-stair compartment, the room plan is the same as below, with one large room and one small one. The large room seems only to have been lit originally on its west side where an original sash window remains, as the two windows which flank the kitchen stack in the east side on either side are later insertions. The function of this long room is unknown, but it might perhaps have been a nursery with a servant's room at its far end. The back stair continues up into the attic where the first compartment is plastered-out as for use (although it has no window openings); the rest of the roof space has never been occupied.

2.6 The house retains various good period features. Of particularly high quality is the white marble fireplace (Figure 6) in the drawing room with its carved swags, paterae and urns (no other period fire surrounds survive). A woodburning stove has been installed in this fireplace and the chimney lined with a stainless-steel flue liner and the surround remains undisturbed.



Fig.6 Drawing room fire surround.

2.7 The staircase is elegant with stick balusters, scrolled tread ends (Figure 7) and a wreathed terminal. There are substantial panelled doors to the principal rooms. Of lesser significance but which are interesting survivals, are the servants bells in the kitchen (and the pulleys for them in the attic) and the iron baking oven, with its unusual removable lining, set in the kitchen wall to the left of the fireplace.



Fig.7 Scrolled stair tread ends.

### 3.0 Discussion

3.1 The list entry gives the house a mid 18<sup>th</sup> century date and it is possible that it was built then but it could be somewhat later in date. The relatively wide windows and the rather heavy porch might well indicate a date nearer 1800. The king post and strut roof trusses are also have a well-developed form. Although it is not a reliable document, the 1806 Ordnance Survey draft does not show any house in this position and it is possible therefore that the house was constructed after this date.

3.2 In the 1840 Tithe Assessment the house was occupied by the Rev Edward Forward and owned by Sir Alexander Hood. It was designated as 'a house and garden' and stood in a plot of just over one acre. Rev Forward also leased an adjacent 2-acre plot but neither he nor Sir Alexander owned any other land in the parish. In the 1841 census the house is called 'Cross House' and was occupied by Charles Forward, clergyman, and his wife Mary (both born out of county) and five children, two 'independent' ladies (born out of county), three female and one male servants. Charles and Edward must be the same person, with the Tithe Assessment giving the wrong name, as Charles Forward is recorded as the curate of nearby (five miles or so to the north) Pilsdon in 1841 (note 1) and must have rented Cross House (now Kingsland House) for himself and his family. If the existing separate service block was not then built (it is not shown on the Tithe Map), the house must have been quite crowded! Charles Forward subsequently (before 1845) became Vicar of Poorton to the east of Kingsland. He died in 1858; his wife, Mary, who is buried in Netherbury churchyard, died in 1845 (note 2).

3.3 Rev Forward was leasing the house in 1841 from Sir Alexander Hood (2nd Baronet), who was Conservative MP for Somerset West from 1847 until his death in 1851. The Hood family, which included various highly distinguished naval officers, originated from Kingsland where they leased land 'as a parcel of the manor of South Bowood' (note

2). By 1841, the date of the Tithe Map, the only land they had in the parish was Kingsland House which was perhaps built for a member of their family when they farmed nearby. Since it does not seem to have been farmhouse as such, it was perhaps a second house for a member of the family.

3.4 Planning permission was approved for the conservatory in January 1992. The 1903 25" OS map (Fig 8) does not show any structure in this position, only a small extension south-west of the rear range. The latter may be the section which contains today's 'snug', but it seems more likely that after 1903 a completely new extension was constructed which was designed to accommodate a greenhouse against a tall south wall. The next available 25" map is not until 1963 and this confirmed the existence of the greenhouse, but unlike the conservatory, it is set back from the line of the front wall of the house. It therefore looks as if the extension was constructed after 1903, designed to take a greenhouse placed against its front wall, and that this was replaced in 1992 or shortly afterwards. Its design is typical of its period.

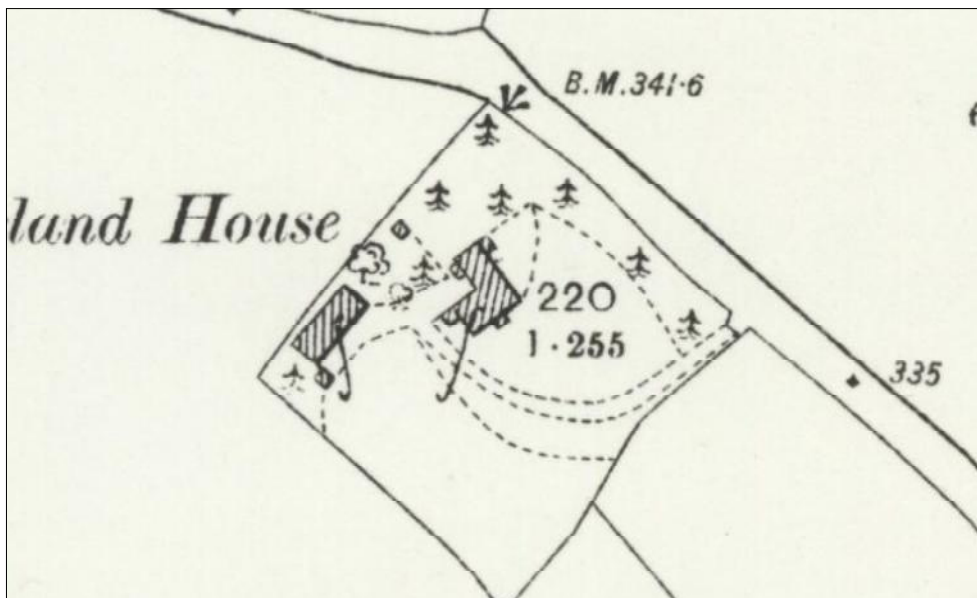


Fig.8 Extract from the 1903 OS 25" map (NTS).

#### 4.0 Heritage Significance

4.1 Kingsland House has **aesthetic** significance as an attractive example of formal domestic architecture of the late Georgian period. Its brickwork is of good and pleasing quality and it retains all its original sash windows. It retains good interior features its staircase and the drawing room fireplace. Later extensions have not diminished this significance. Its original form and plan are still clearly able to be identified.

4.2 It has **architectural** significance in that it has an unusual plan for this period when most houses were built 'double pile' with the service rooms in the rear section, rather than in a rear wing as here.