

# HAMPDEN HOUSE

*Heritage, Design and Access Statement*



Proposals concerning timber replacement to the lower ground floor

March 2021

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## SECTION 1.0

### INTRODUCTION

#### 1.1 PURPOSE OF THE STATEMENT

This Heritage, Design and Access Statement has been prepared on behalf of Hampden Insurance Holdings and concerns the proposed works to Hampden House, Great Hampden, Buckinghamshire. In line with the requirements of the National Planning Policy Framework (2019), this statement assesses the asset's significance and analyses the impacts of the proposals upon the identified significance.

#### 1.2 OVERVIEW OF PROPOSALS

Following monitoring and a structural survey it has become apparent for the need to replace a structurally failed timber sole plate within the internal structure. The timber sole plate is no longer considered structurally viable having suffered decay from exposure to excessive moisture and physical crushing due to high structural load. It is proposed to carefully remove the failed timber and replace in a like-for-like manner.

#### 1.3 SCOPE OF STUDY

This statement identifies the heritage assets affected by the proposals and provides an assessment of their significance sufficient to understand the impact of the works, in line with the requirements of paragraph 189 of the NPPF (2019) and that of local planning policy. This statement has been subdivided into the following stages of assessment:

- Site Context: describing the site and its location, as well as affected heritage assets.
- History and Significance: providing an overview of the site's background and identifying the heritage values.
- Proposals: assessing the proposal's potential impacts upon the special interest.

## SECTION 2.0

### **SITE CONTEXT**

#### 2.1 LOCATION AND SETTING

Hampden House is located approximately 3 miles to the north-west of Great Missenden and 3.5 miles to the south-east of Princes Risborough. One of the great houses of Buckinghamshire, the Hampden House estate encompasses numerous heritage assets. The proposed works, the subject of this application, solely concern the localised internal structure of Hampden House.

#### 2.2 HERITAGE ASSETS

Hampden House is Grade I listed. Within the immediate vicinity of the House are the former stables and coach house, known as Turret House (Grade II) and the Church of St. Mary Magdalene (Grade II\*). Sections of Grim's Ditch, a Scheduled Ancient Monument, also lie close to the house and now form part of the carriage way and landscaping of the estate. The site is located within the Hampden House Conservation Area, the Chilterns AONB and the Metropolitan Green Belt. The Historic England list descriptions are included as Appendix 1.

## SECTION 3.0

### HISTORY AND SIGNIFICANCE

#### 3.1 CONTEXT: Historical overview and development of the building

Hampden House is a complex and fascinating building. It has been extensively added to, re-designed and re-decorated with changing tastes and fashions over the past 600 years. The current house's genesis is 14th century, although greatly extended and remodelled in the 16th century by Sir John Hampden V (c.1486-1553) and completed by 1563 by his son, Sir Griffith (1543-91). The building was once again altered in the mid 17th century and following a storm of c.1730 the house was extensively damaged which resulted in a twenty year programme of building, refurbishment and improvement to the grounds. The introduction of the Gothick aesthetic pre-dates Walpole's work in Twickenham, and as such is an earlier, albeit slightly less refined example of the style. The house was again added to in the 19th century, notably with alterations to the eastern elevation and fenestration with enlargement of the third storey.

In addition to the great architectural significance of Hampden House, as home to the Hampden family, and notably John Hampden VI, the prominent Parliamentarian, it has played a major part of English history. John Hampden VI (1594-1643) was an ally of Parliamentarian leader John Pym, and cousin to Oliver Cromwell, he was one of the Five Members whose attempted arrest in January 1642 sparked the First English Civil War. He became a public hero, known as 'The Patriot' and died in the Battle of Chalgrove Field in 1643.



*Fig. 1- Aerial view of the eastern elevation c1930*



Fig. 2 Map extract of 1883

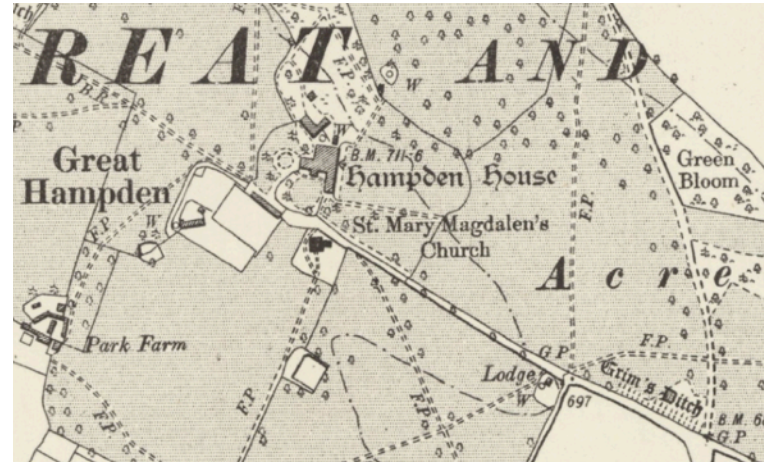


Fig. 3 Map extract of 1900



Fig. 4 Contemporary view of the west elevation



Fig. 5 Contemporary view of the east elevation

### 3.2 SIGNIFICANCE: Understanding the special interest affected by the proposals

This application proposes localised works to a small section of timber stud wall found in the lower ground floor (see below sketch, fig. 6 and fig. 7), identified on the enclosed plan drawings as dividing 'Area 8' from the passage 'Area 5'. The consequence of the proposals would have a stabilising impact upon different layers of fabric above, however these are not directly to be worked upon. As such, the focus shall be on the subject timber framing localised in the lower ground floor. In the abstract it is very unusual to have a load bearing timber framed wall in the lower ground floor/basement of a building. Indeed, all of the other walls on this level are of brick, or flint/stone. Most of these walls can be architecturally dated to later re-building of Hampden, for example with the 18th century brickwork with integrated wine stores, however the timber wall in question is from an earlier period.

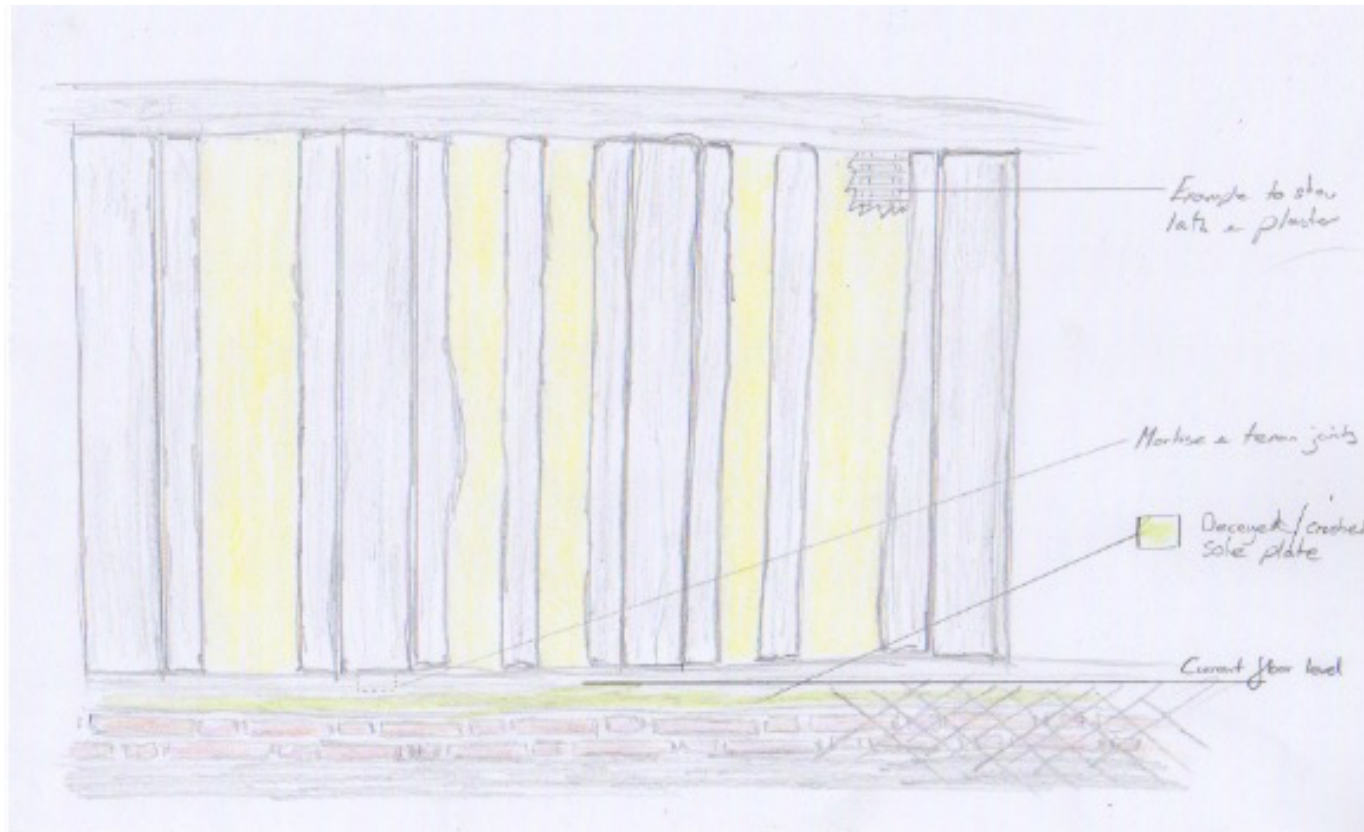


Fig. 6 - Sketch showing timber wall, with decay/crushing of the sole plate highlighted in green (not to scale, for advisory purposes only)

The form is unusual, with the studding irregular and suggestive of alteration. It is possible there were doors in this part of the framing, and/or that timbers may have been re-used. Close to this wall is a second bressumer or cross beam which has evidence of removed vertical studding (again see Fig. 8) with the mortises clear to see. This beam is supported by the walls within Area 8 and it is uncertain whether these timbers have been re-used or once formed an earlier structure. A third bressumer is located within Area 8, however this timber shows no sign of once having vertical studs. Due the proximity and form of the timbers, the area between may have been a cross passage, or it may simply be that these timbers have been reused in a different position in a later re-building.



Fig. 7 - Timber framed wall, showing sole plate predominately below floor level.



Fig. 8 - Store room showing bressumer with empty mortises



Without a full archaeological examination, and developmental study of building, it is not possible to say with absolute certainty the age, original position and function of the wall. However it is clear that it is from an early phase of the house, likely 16th century, given the form and style of the timbering and size and make-up of the bricks that form the plinth (see Fig 9).

As such, the significance is high and thus represents an integral part of the special interest of the house. Whilst Hampden on the face of it presents an architecturally imposing and grand structure, the developmental jigsaw forms a great part of the special interest of the Grade I building. Altering any part of this significant fabric is not taken lightly, indeed, it is only due to the complete failure of the timber and the resulting consequences that it is proposed to be replaced. Other methods, such as the retention with modern (steel) based strengthening have been considered, however such methods would undoubtedly have a greater impact on fabric and create a confused, somewhat ungainly aesthetic. To replace the failed timber with an appropriate replacement, carried out in a sympathetic manner would seek to preserve the surrounding fabric and thus the special interest of the localised area.



*Fig. 9 - Detailed view of failed sole plate and brick plinth*

## SECTION 4.0

### PROPOSALS

#### 4.1 PROPOSED WORKS

##### **Requirement**

Due to the complex nature and commercial use, Hampden House is subject to a on-going and diligent repair and maintenance programme. Recent inspections have identified an area of the building which is subject to a structural failing.

As with any historic structure which is the result of multiple phases of development, it is important to understand the way in which the different elements of the building interact to create its structural integrity, as this will be more complex than in a building which is the result of a single design phase.

Within the lower-ground floor an oak frame stud wall section has dropped by approx. 70mm as a result of the crushing of the wall's sole plate. The 70mm movement has deflected in a downwards vertical direction, resulting in the localised dropping to the floors above. This movement has further transferred through the structure of the ground floor (see fig. 10) to the ceiling of the first floor (see fig 11). Further up, on the second floor level there does not appear to be any movement, as this area has a different plan layout with the load spread to other parts of the structure. As can be seen in the annotated photograph fig. 12, there is a considerable localised dropping - a 'pooling effect' to the timber floor. Minor repairs and redecoration have occurred over the years in an attempt to mask the aesthetic issue, but as this has not addressed the root cause, the cracks and breaks occur again. A specialist structural engineer has prepared a report which is included as part of this application.

Judging from the physical evidence of the fabric, this structural failing has occurred slowly over many years and is not the result of a sudden break or failure. However upon localised examination of the lower ground stud wall, it has become clear that the timber sole plate, upon which a considerable load is focused, has weakened and failed, in part from the high load, but also from degradation caused by immediate contact with damp earth. Due to the evolution of the building, the sole plate of the wall was partially built up against (see fig. 9) with a raised floor finished with quarry tiles. Instead of the sole plate being exposed and sitting freely on its brick plinth, the plinth and approximately half of the timber are now below ground level. As a result moisture has been absorbed from the earth and caused significant timber decay to the timber, as such the timber is unfortunately no longer structurally viable.

## Proposal and Methodology

Following specialist advice and combined with a structural engineer's assessment, it is proposed to remove the defective timber and insert a like-for-like replacement in its place. The timber has been identified as oak - likely felled from the neighbouring woods - and it is proposed to replace with a new seasoned oak timber of matching form and nature. Traditional joinery techniques will be used by experienced craftsmen as to ensure the integrity of the wall is retained not just from an aesthetic perspective but also to maintain the architectural special interest of this area of the building.

- Due to the structural load on this area, it is proposed to introduce temporary propping to the area as to ensure no further damage occurs to the fabric during the works. Once structural props have been installed by a specialist contractor and signed off by a structural engineer, it is proposed to carefully remove the quarry tiles and localised substrate which immediately abuts the sole plate. Once this has been removed the sole plate will be detached from the vertical studs and removed from the wall.
- It is assumed, judging from the localised examination, (see fig. 9) that the brick plinth exists the full length of the sole plate. It is proposed to carefully remove the bricks which form the plinth, examine them as to their structural integrity (being heavily moisture laden they may be in a poor condition), any brick which are judged to be in an acceptable condition will be re-used, with any required replacements sourced to match from nearby brickworks H.G. Matthews.
- Following the plinth removal, it is proposed to rebuild the brick plinth in a like for like manner, using a strong lime mortar mix (NHL 5), and to dry pack with slate, once the mortar has cured the new sole plate will be carefully inserted into position and the frame joined with mortises and tenons.
- As discussed above, part of the failure is due to the sole plate now being below floor level due to the raised, or building up of the quarry tied floor. It is not proposed to alter the height of the floor as this impacts upon other parts of the fabric, but instead to introduce a small separation from the floor to the new sole plate, a de facto channel, as to allow for air to circulate to the new timber and ultimately prevent a similar occurrence.
- There are small areas of damage to the extant lath and plaster panels, these will be made good with matching materials (oak laths, three coat horse haired lime plaster (NHL 3.5) in a 3:1 mix). Similarly any unavoidable further damage that occurs or is discovered will be repaired in the same manner.



*Fig. 10 - Detail showing deflection under ground floor door*



*Fig. 11 - Cracking to 18th century plasterwork*



*Fig. 12 - Red line taken as plum showing approx. 70mm deflection*



*Fig. 12 - Detail of cracking to pilaster*

## 4.2 PLANNING POLICY

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that, in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or the Secretary of State shall have special regard to the desirability of preserving:

- The building itself, or
- Its setting, or
- Any features of special architectural or historic interest which it possess.

Section 16 of the National Planning Policy Framework (2019) provides guidance related to heritage issues within the planning process. The NPPF states that “In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Policy DM31 - Development affecting the historic environment of the The Wycombe District Local Plan (adopted August 2019) sets out the LPA’s policy concerning the historic environment, in that:

1. All development is required to conserve and, where possible, enhance the Historic Environment. Great weight will be given to the conservation of a designated asset’s significance, its setting, and other character features or positive elements of special interest.

Designated heritage assets include: a) Listed Buildings b) Scheduled Monuments c) Registered Historic Parks and Gardens d) Conservation Areas

2. Developments likely to affect the significance of designated or non-designated heritage assets, or their setting, are required to evidence a thorough understanding of context, the significance of the asset and any potential impacts on that significance through the preparation of a proportionate heritage impact assessment.

3. Developments which secure the preservation of buildings and other heritage assets that are deemed to be at risk by national and local heritage at risk registers will be supported.

4. Where development would lead to substantial harm to or total loss of significance of a designated heritage asset, consent will be refused unless it can be demonstrated that this is necessary to achieve substantial public benefits that cannot be achieved otherwise and which outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site;
- b) No viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation;
- c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

5. Where development would lead to less than substantial harm to the significance of a designated heritage asset, consent will be refused unless this harm is outweighed by the public benefits of the proposal, including securing its optimum viable use.

6. Where development would demonstrably harm the significance of a non-designated heritage asset, and having regard to the scale of harm and the significance of the asset, consent will be refused unless this harm is outweighed by other land use planning benefits.

#### 4.3 HERITAGE IMPACT ASSESSMENT

##### **Proposal Assessment Level of Impact**

As described above, the proposed works are only considered necessary due to the ongoing structural failure and resulting damage to the fabric. Any loss of historic fabric is highly regrettable, however in this case the removal of this damaged timber as part of a considered and sympathetic repair would seek to safeguard the immediate fabric of the building and thus the wider fabric and significance.

Whilst the loss of an historic timber of this nature will, inevitably, have an impact upon the evidential and historic values of this portion of the building fabric, the benefits to the building in terms of reinstating the structural integrity of the wall and by association the areas of historic fabric above provides a strong case for this level of intervention. By utilising traditional joinery techniques and materials, and ensuring that features such as the historic brick courses beneath the timber are retained, the proposal seeks to preserve the special interest of the listed building, and to sustain the significance of the heritage asset.

#### 4.4 ACCESS

Access to or around the site is not affected by the proposed works.

## APPENDIX 1

### Listing Descriptions

SP 80 SW GREAT AND LITTLE HAMPDEN GREAT HAMPDEN

5/29 Hampden House

21.6.55

GV I

*Mansion. Late C16 hall range with E. cross wing and C17 extension to W. Hall incorporates C14 arched doorway with C15-early C16 porch tower. House remodelled c. 1740-1746 in Gothick style with W. porch, extensions to E. wing and kitchen ranges to N. Interior decoration dates from 1740s and 1750s, with early C20 alterations. Home of the Hampden family until 1754, and then of their descendants the Trevors and the Hobarts, later Earls of Buckinghamshire. Gothick remodelling executed for the last John Hampden. C16 and C17 parts are of red brick with blue diaper-patterning; flint and stone porch tower; remainder brick. House completely rendered mid C18 but now stripped except for N. and E. fronts, S.E. end, porch tower and W. porch. Old tile roofs hidden by C18 rendered battlements with moulded stone coping, and rendered Gothick frieze below. Brick chimneys, some rendered, with diagonal shafts flanking rows of square shafts. 2 - 3 storeys. E. front has 3 - storey central section of 5 bays, flanking 2-storey bays with bowed projections, and 2 further bays at each end, also of 2 storeys. Stone quoins, plinth and band courses, the central section having a parapet with stone coping, ball finials and pair of heraldic griffins. Semi-circular arched windows with stone keyblocks and springers, the ground floor with early C20 wooden cross casements, the first floor with C19 sashes, the second floor with C18 sashes. 2 right bays altered to stone cross windows. Blind attic window panels in parapets. Central C20 double doors with C18 stone Doric porch; C20 door to each bowed projection.*

*Flanking curved brick walls with 5 blind arches of bonded flint, each wall with another arch to return. One open arch in S. wall. Gothick arcade along W. side of wing has 7 bays of arched casements with leaded cross windows above and semi-decagonal arched doorway at S. end. Slightly asymmetrical S. front has 7 bays of cross windows, the left bays a little irregular, and paired leaded attic casements. Similar windows in projecting corner-bays. Off-centre porch has stone battlements with cross-slits and machicolations, altered first floor window, and C15-C16 moulded 4-centred arch with C20 doors. To each side of porch are 2-light traceried windows, heavily restored, and other altered openings.*

*W.end remodelled into Gothick porch 1742, the centre bay recessed with battlemented gable over tall pointed arch. 3-bay Gothick fenestration with ogee and 2-centred arches, Central moulded shallow arch; arched inner doorway with triple shafts and shuttered half-glazed doors.*



*Kitchen ranges have fine wooden Gothick doorcase, reset in C20 porch, and small Gothick porch with arched doorway and heraldic shields to centre of N. front. Interior: Hall has gallery with late C17 balustrade, and roof from C15 barn at Great Kimble, installed c. 1917. C17 staircase in W.wing; some C16-C17 stone fireplaces. Main staircase is probably mid C18 but of peculiar C17 character with arcaded balustrade and strapwork ceiling. E.wing has series of mid C18 ground floor state rooms with fine plaster ceilings and marbled stone and wooden fireplaces, the central room having a marble fireplace with carved rustic scenes. S.room originally of 2-storey height with coved ceiling. Small dining room adjacent to N. has semi-circular alcoves and plaster drops of fruit and flowers. Bed alcove with Ionic pilasters in room to N. of centre. Early C20 screen of columns between N.rooms. Another bed alcove in first floor room. Documented in the Earl of Buckinghamshire's collection, Bucks Records Office.*

*Listing NGR: SP8486102456*

*SP 80 SW GREAT AND LITTLE HAMPDEN GREAT HAMPDEN*

*5/30 Stable Building at Hampden House 28.1.82*

*GV II*

*Stables and coach-houses. Mid C18 with early C19 alterations. Red and vitreous brick, formerly whitewashed. Hipped old tile roof, the centre bay with pyramid roof and wrought iron weathervane in Gothick style. 2 storeys, 9 bays. Centre and end bays have shallow early C19 brick projections with first floor band courses and carriage doors in 4-centred arches. Paired leaded casements to first floor. Centre projection is slightly deeper with castellated parapet, and has canted sides With flush-panelled doors in pointed arches. Above each door is a small roundel with quatrefoil window. Intermediate bays have leaded cross casements to ground floor and paired leaded casements above, all with gauged segmental heads. Centre bays on each side have tall steeply pointed archways. C20 paired leaded casement to first floor between bays 7 and 8.*

*Listing NGR: SP847880241 4*

SP 80 SW GREAT AND LITTLE HAMPDEN GREAT HAMPDEN

5/31 Church of St Mary Magdalene 21.6.55

GV II \*

Parish Church. C13-C15, much restored C19. Flint with stone dressings, C20 tile roofs to nave and chancel, leaded aisles. Nave, aisles, tower in W. bay of S. aisle, S. porch, chancel. Tower much rebuilt C19, of 2 stages with battlemented parapet. Bell-chamber has C19 2-light traceried openings, each with pair of quatrefoils above; lower stage has lancets. At W.end of nave is a 3-light window with reticulated tracery, partly old. Late C15 Clerestory with 4 bays of 2-light traceried windows, all with 4-centred heads and hoodmoulds, those to S. of clunch. Aisles have late C14-C15 3-light traceried windows, mostly restored. N.aisle has sill course broken up over moulded doorway. C13 S. doorway with small 2-centred chamfered arch and stoun to right. C15 S. porch has double chamfered arch, small rectangular openings to sides, stone benches, and fine roof with moulded timbers, queen struts and arched wind-braces. Moulded wooden cornice with carved rosettes and heraldic shields. 2-bay chancel also has 3-light traceried windows, larger to east with sill course below. C18 memorial tablet with flanking pilasters and arched cornice to centre of N. Mall. Interior: nave has C14 arcades, the N.arcade of 4 bays and the S. of 3 bays, all arches moulded on quatrefoil piers with moulded caps, the label with restored carved head stops. C15 roof with traceried spandrels on restored carved stone angel corbels. S. aisle has moulded arch to tower, carved stone corbels flanking E. window, and cinquefoil piscina. Both aisles have long squints to chancel. Moulded chancel arch on moulded piers with similar imposts. Trefoil piscina; canopied niches flanking altar renewed C19. Fittings: fine C13 font, the round bowl with shallow scallops, fleuron frieze and cable mouldings at base, the broad central cable with interlace ornament; early C16 pews with linenfold panels and moulded top rail in nave; C17 altar-table with turned baluster legs; painted hatchments; C19 and C20 dado panels, some carved; C19 and C20 glass. Monuments: 1) to John Hampden d. 1643, erected by Robert Hampden 1756: marble wall monument with sarcophagus, mourning putti and oval panel above showing oak tree with coats of arms and John Hampden fatally wounded at battle of Chalgrove Field. 2) marble wall monument to Thomas Kempthorne 1736 and wife Anne (Hampden), with profile portrait medallions and Rococo swags. 3) tall wall tablet by Nicholas Stone, inscribed with John Hampden's epitaph to his wife Elizabeth d. 1634. 4) wall tablet to Richard Hampden and wife 1662 with flanking Ionic columns, carved side scrolls and segmental pediment. 5) C18-early C19 memorial to mother of Thomas and John Trevor. Small brass inscription panels and coats of arms to William Hampden 1597 and William Hampden 1612. Detached brass panels of children. John Hampden, Parliamentarian, is supposed to be buried in the churchyard.

RCHMI p. 160-162 Mon.I. Records of Bucks. XX p.525-7

Listing NGR: SP8484502369