

WARRENS, BRAMSHAW, HAMPSHIRE

Heritage Statement



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BRAMSHAW, HAMPSHIRE**

Heritage Statement

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Statement of Significance

1.0 INTRODUCTION

- 1.1 Warrens is a Grade II* listed building located within the parish of Bramshaw, Hampshire (NGR SU 27495 15072). The owners of the property are seeking permission to make some alterations to the building requiring planning and listed building consent. Plans for the proposals are being prepared by BWT Development Ltd.
- 1.2 Forum Heritage Services has been commissioned to prepare an architectural analysis of the development of the house, make an assessment of its heritage significance and to prepare a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services, initially visited the house in July 2018 in relation to limited proposals being made by previous owners, and subsequently prepared a heritage statement which has been amended in relation to the current proposals to provide a Statement of Significance to inform pre-application enquiry to the National Park Authority.
- 1.3 Research for this report has been undertaken at the Hampshire Records Office, the Wiltshire and Swindon History Centre and the RIBA Drawings Room at the Victoria & Albert Museum, London. The research has also been greatly assisted by a folder of background material assembled by Temple held in the RIBA Drawings Collection at the V&A (TEN/5/1).

2.0 BACKGROUND

- 2.1 In 1798 George Eyre purchased an estate in Bramshaw called Warrens from Samuel Orr. Eyre intended to immediately replace the existing house and commissioned the Southampton architect John Plaw to prepare sketches of various designs for this new house (e.g. Figure 1). Despite producing at least four different schemes, Eyre discarded Plaw and chose to employ John Nash as his architect (Temple 1993, 40).
- 2.2 Although Nash is one of the most celebrated architects of the early 19th century, particularly through his work for the Prince Regent, later George IV, Warrens is not referenced in either of Terence Davies's books on Nash. In Summerson's book it is only referenced in his list of works as being c.1805 and the 1967 Hampshire Pevsner did not fully commit to it being a work by Nash saying 'probably designed by Nash' (Pevsner and Lloyd, 1967) although the revised Pevsner for South Hampshire does attribute the building to Nash and recognises the later alterations made by Philip Webb.

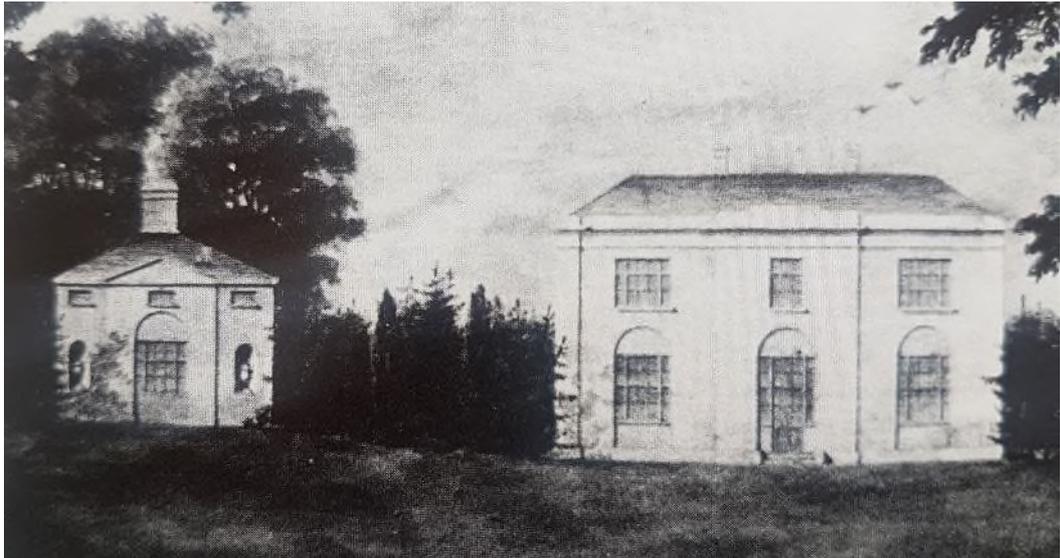


Figure 1 One of Plaw's watercolours of proposed designs for Warrens, 1799. (Reproduced from Temple 1993, 40).

- 2.3 Nigel Temple has undertaken research into the Eyre papers (held by the Crosthwaite-Eyre family) in which there are accounts for the building of the house. Nash made his first visit in 1800 and the contract for building was agreed in 1801. The records show that the house was completed in 1805, with a total of £12,206. 2. 2d having been spent. The initial estimate was for £6675 16. 7d plus commission; the gross estimate being £7571. 15. 0 with a completion date of June 1802 (Temple 1993, 41). Within the estimate there was an allowance made for reusing materials from the old building in constructing the new house, but it is not clear whether any of the earlier house was retained standing, perhaps forming part of the service element, or if it was just materials that were re-used.
- 2.4 Plan and elevation drawings of the Nash house, dated 1805 by George Repton (son of Humphry and who worked with Nash) are published within the *Pavilion Notebook* (Temple 1993, 178-9) (Figures 2 and 3). A further illustration of the entrance elevation within George Repton's sketchbook in the RIBA Library (SKB246/4) differs slightly from that in the *Pavilion Notebook* by having four urns upon the parapet of the entrance loggia. Repton's plan of the house, also of 1805, indicates that the library was in the front left-hand room rather than it being the drawing room, as was the case when the list description was written up, and that the drawing room was in the rear left-hand room and the dining room to the rear right. Nash's house was a modest building constructed for a bachelor containing just these three principal rooms with the main entrance hall staircase, an anteroom between the drawing room and the 'eating room' and a small room projecting from the north-east elevation of the library which was described as a 'Dressing Room'. To the right of the main stair was the butler's pantry off a corridor to the services and to the front right was the servants' hall. At the end of the passage from the entrance hall and staircase to the service wing there was a stair, possibly to the cellars, with the house-keeper's room beyond. North of these spaces was a 'covered way to kitchen' which was located beyond the edge of the plan. This covered way did not have a wall to the north-west which seems to suggest that the link between the dining room and kitchen was literally a covered walkway open to the north. To the south-west of the servants' hall was a room which appears to have had a glazed elevation facing into the service court concealed behind a wall set at an angle to the principal elevation of the main block of the house following a similar general line to the curved wall which exists today. On the garden front facing south-east there was a conservatory attached to the south-west

elevation facing onto the garden. Temple casts doubt about this element; the estimates for the house do not include a cost for a conservatory and there are no other records of the costs of constructing one. Temple raises the question as to whether Repton's plan was indicating the intention to build a conservatory on this site or if it was an element of the earlier house that was retained (Temple 1993, 74).

2.5

There is no contemporary first floor plan available; the earliest plan of the upper floor of the Nash house comes from a plan by Philip Webb drawn in association with his major works on the service element of the house and the area of the conservatory dated 1898 (Figure 4). This plan shows that along the north-east side of the house there were two square bedrooms to the corners with a small inner room between. From the landing there were two doors, one to an ante-room to the bedroom to the east, a wide opening connecting the two rooms. The second door gave access to a small room divided from a larger room to the west by a partition which had a rather awkward relationship to the windows suggesting it was a later insertion. To the north-western corner was a further bedroom, smaller than those to the north-east side of the house, with a small inner room, a closet and a passage into the new Webb service block.

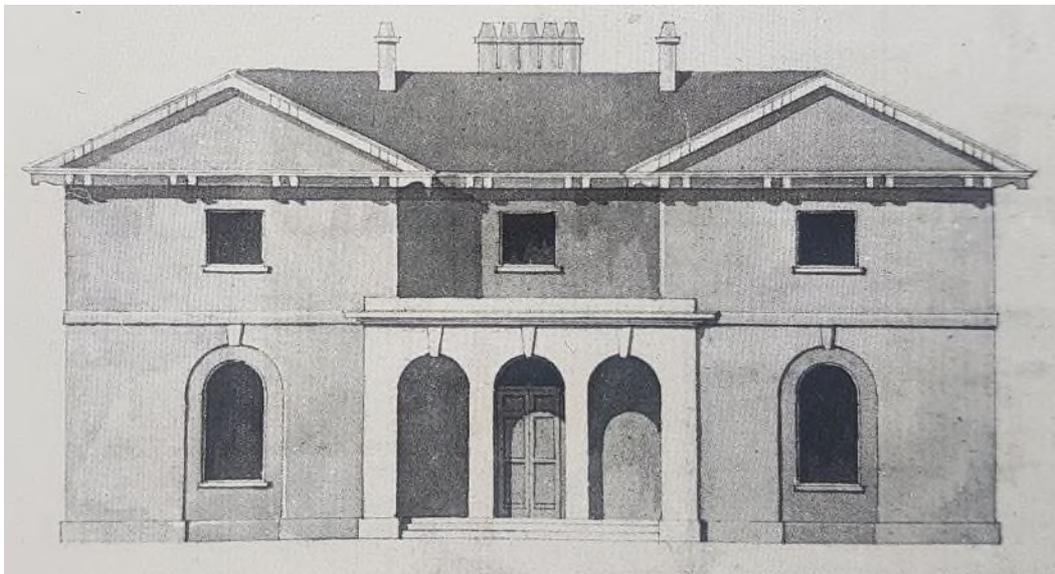


Figure 2 Front elevation of Warrens drawn by George Repton. (Reproduced from Temple 1993, 179).

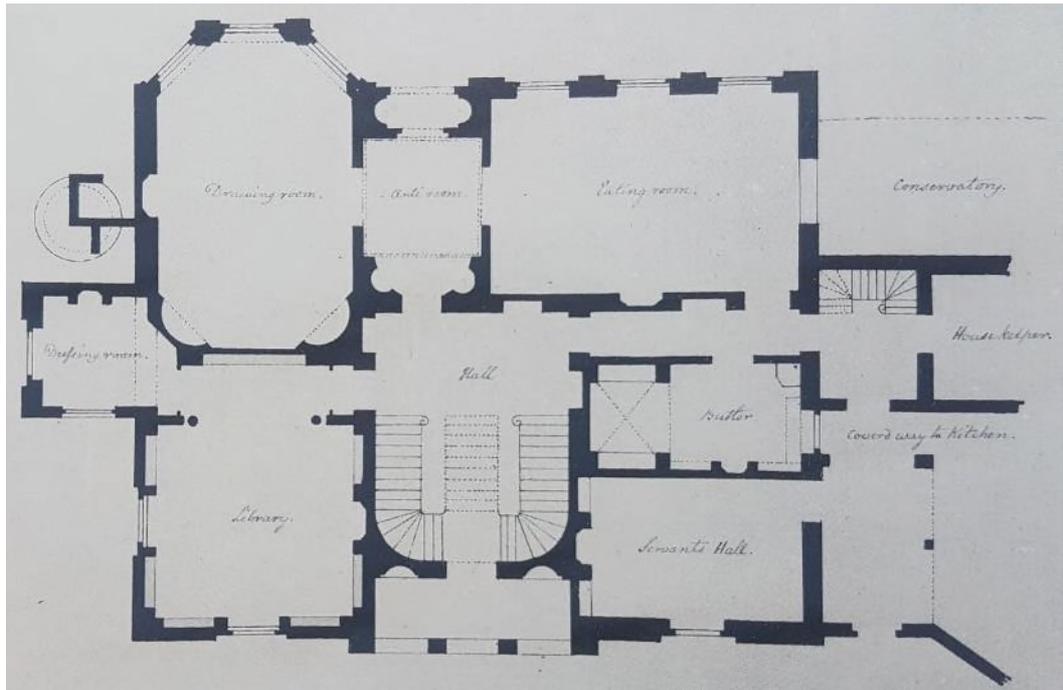


Figure 3 Ground floor plan of Warrens drawn by George Repton. (Reproduced from Temple 1993, 178).

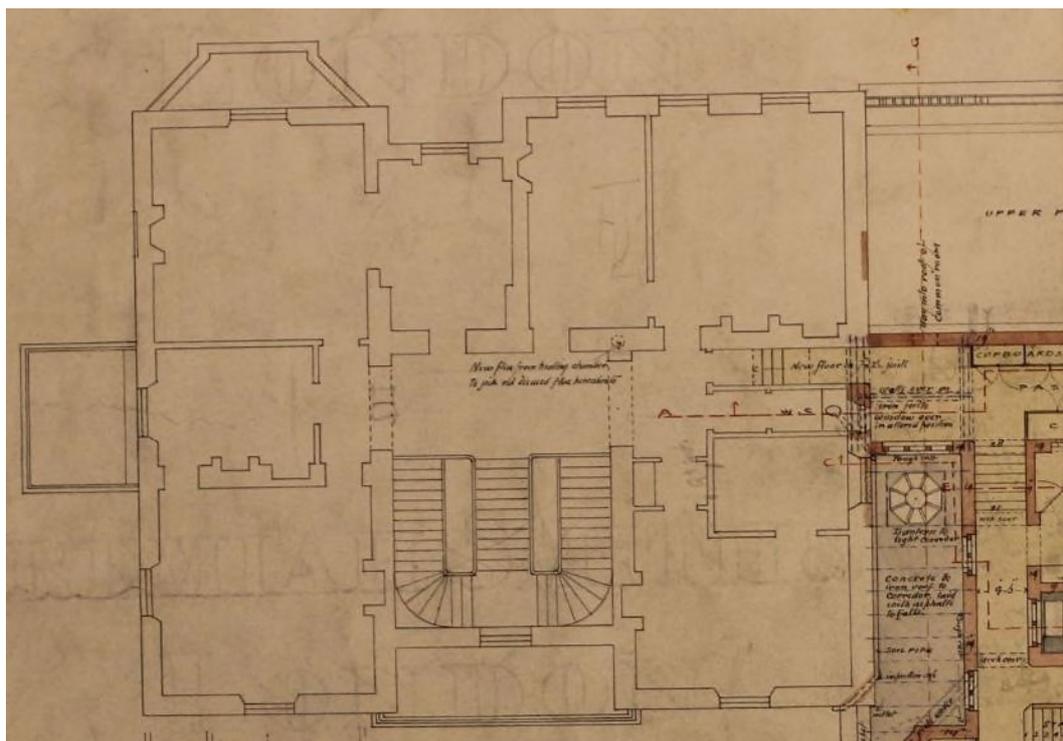


Figure 4 Philip Webb's first floor plan showing the Nash part of the house in 1898. © SPAB Archive.

2.6

Temple states that almost immediately after its completion the house was doubled in size but the architect for this phase of work is unknown. A watercolour view of the south-east elevation looking across the parkland of probable early 19th century date (a copy of which is within the Temple research archive) seems to show the enlarged house, but the picture presents some difficulties in interpretation (Figure 5). The main part of the Nash house is

clear with its pedimented cross-wing to the north-east and the three-bay element to the south-west. Notably, the canted bay was only at first floor level (in the documents referring to Nash's design there is a reference to a 'balustrated bow' which must refer to this canted bay element which is now of two storeys). The three-bay south-western part of the Nash house is shown with a shadow to its south-west elevation at first floor level indicating this wall was exposed whilst at ground floor level, continuing the line of the elevation is a five-bay section with three central arched openings with arched niches to either side, reflecting the existing arrangement rather than the conservatory shown on Repton's plan. The difficulty in interpretation relates to the roof over the element south-west of the main part of the Nash house; the hipped corner to the south-west part of the Nash house is clearly visible but there is no valley for the roof plane to return to the south-west although the eaves line appears to continue to the south-west up to a two-storey single bay element, casting a shadow over what appears to be a blank wall at first floor level. The single bay element to the south-west had a hipped roof with an arched opening at ground floor level and a square-headed window at first floor level, behind which was a large block of chimney stacks. No building behind this single bay element is visible in the painting. To the left and beyond the house, a tall pepper pot-type structure can be seen.

- 2.7 A further watercolour, also undated, is within the Temple research archive (Figure 6) which he refers to in the commentary in the Pavilion Notebook and describes as being 'of some precision' shows keystones above the windows, four urns upon the parapet of the loggia and a sphinx set on a parapet to the recessed section between the gabled cross-wings. Temple suggests that perhaps the watercolour was a visualisation made at some intermediate stage but it is clearly not an accurate depiction of the house as built; there is no parapet for the sphinx to the front elevation, there are no projecting keystones to the arched window openings and the stacks to the north-east elevation are set to the left of the elevation, not centrally as shown in the painting. Behind the roofline a massive block of chimney flues is shown which cannot relate to the position of the services and does not reflect the number of fireplaces required for the rooms to this part of the house.

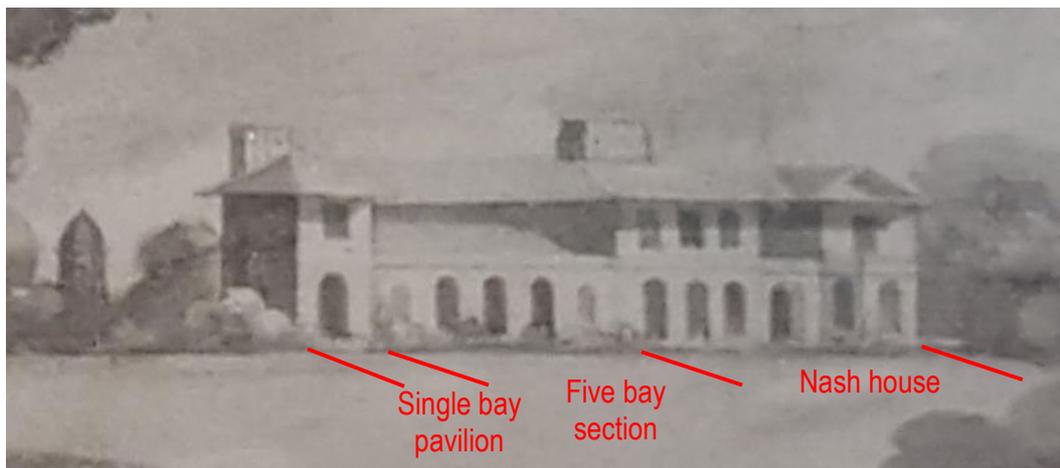


Figure 5 Undated but possibly early 19th century painting of the south-east front of the house (copy within the Temple research archive RIBA Library (TEN/5/1)).



Figure 6 Undated but possibly early 19th century painting of the north-west entrance front of the house (copy within the Temple research archive RIBA Library (TEN/5/1)).

- 2.8 The Tithe map of Bramshaw of 1843 is relatively unhelpful in understanding the form of house that at that date. (Figure 7) the map shows a large rectangular block with the small dressing room, extending off the north-east elevation and two small protrusions on the south-east elevation which do not accord with the canted bay of the drawing room whilst the one to the south-west does not relate to any feature shown on any of the earlier drawings or plans. Extending at an angle from the south-west elevation was a narrow range which extended as far as the stable and coach house range. The accuracy of this map is questionable but if the service range to the rear was in its present position, it is difficult to see how a range at right angles to the house and extending off the north-west elevation could be shown at such an angle extending off the south-west elevation.



Figure 7 Bramshaw Tithe map, 1843.
© WSRO

- 2.9 The 1877 1st edition Ordnance Survey 25" map (Figure 8) shows the house in much the same form as today, particularly in relation to the south-west end where the single bay pavilion (shown in Figure 4) can be seen projecting forward of the central, five bay section of the elevation. By this date this block had been extended to the south-west, also with a canted bay to match that of the Nash element at the north-east end. Extending back off the north-west elevation of this narrow range to the south-west was part of the service wing

which returned to the north-east and with a further short and narrow return back to the south-east enclosing the service court. The 2nd edition 25" map of 1897 (Figure 8a) shows no change from the 1st edition map. The possibility that the 2nd edition map had effectively re-used the survey from the 1st edition map and did not reflect minor changes at Warrens has been considered and so evidence for the site having been resurveyed was sought. The fact that there are changes shown to ancillary buildings around the house between the 1st and 2nd edition maps, for example, some small buildings at the north-east end of the stable and coach house range (now the estate office) was present in 1877 (circled on Figure 8) but had been removed by 1897. This indicates that there had been a resurvey of the site after 1877. The 1909 OS map (Figure 9) shows that some small additions had been made to the south-west elevation of the service wing – one of these being a bread oven enclosure.



Figure 8
Ordnance Survey 1st
edition 25" map, 1877



Figure 8a
Ordnance Survey 2nd
edition 25" map, revised
1895, published 1897

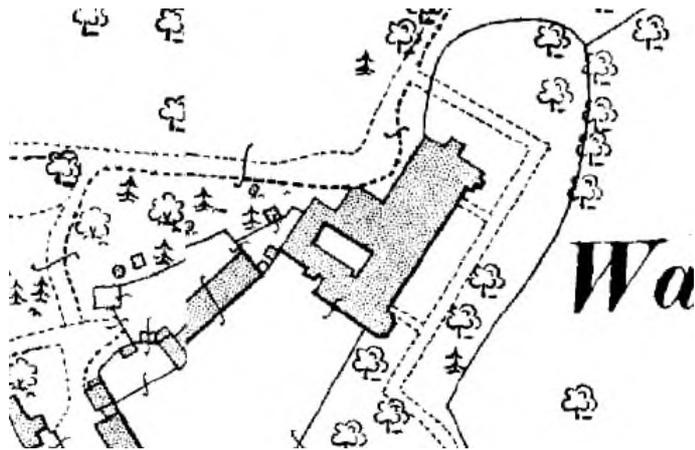


Figure 9
Ordnance Survey 3rd edition
25" map, 1909

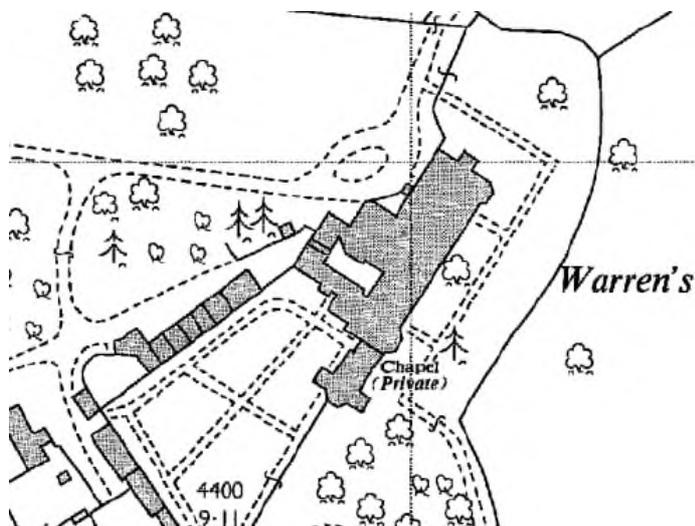


Figure 10
Ordnance Survey 1:2500
map, 1963

- 2.10 George Edward Briscoe Eyre (1840-1922), George Eyre's grandson, employed the architect Philip Speakman Webb for extensive works undertaken to the service elements of the house and the remodelling of the area of the former conservatory to form a 'common room', Webb preparing drawings dated 1898. The new block was built on the north-east side of the service court, partly infilling the yard. This addition is shown on the 3rd edition 25" map of 1909 (Figure 9). Monica Giles, George's granddaughter, states that:

'In 1893, some six years after his father's death, Briscoe discovered to his horror that Warrens was riddled with dry rot. After the first shock he decided to make a virtue of necessity and redesign the house. He chose as his architect Philip Webb, who drew up plans for a new servants' wing and a new front door. The whole centre of the house was gutted, removing three or four small ground floor rooms and the original servants' bedrooms above them. Here Webb, who had romantic affections for the medieval, designed a vast, semi-baronial hall with a barrel roof rising the full height of the two storeys and with three tall windows looking out onto the garden. (Giles n.d. 16).

- 2.11 Webb was a close associate of William Morris, jointly writing the manifesto of the Society for the Protection of Ancient Buildings (SPAB) with Morris. The majority of Webb's drawings for Warrens are held by the SPAB although there are also some drawings in the RIBA collection at the V&A (PB90 WEBB [45] 3) which relate primarily to the remodelling of the five-bay section immediately south-west of the Nash house. Here, Webb created a room which was identified as the 'Common Room' on his drawings and which was an enlargement

of the room or rooms occupying the space of the conservatory on the Repton plan, the rear, north-west wall being rebuilt further to the north-west. Giles was incorrect in attributing the south-east elevation with the three arched openings with niches either side to Webb, his drawings clearly show that this was an existing wall which was retained (Figure 11). This part of the building was given a new, higher roof to accommodate the barrel-vaulted ceiling which presumably necessitated the blocking of a first-floor window (or a blind window) in the south-west elevation of the Nash House, now visible within the roof space above the common room. Rooms at first floor level, presumably the servants' rooms referred to by Giles, were also lost in this work. Internally, the room was lined-out with oak panelling and carving and a decorative plaster frieze with a large fireplace against the north-west wall with curving settle-like benches to either side. Webb's plans show that an existing door in the south-west which gave access to the former single bay element at the south-west end of the house was moved to the centre of the width of the room giving access to a corridor formed by inserting a partition across the room of the single bay element. The double doors from the Nash house were also formed at the north-east end of the room.

- 2.12 Webb's main work at Warrens was related to the provision of a new and considerably larger block for the servants, presumably replacing servants' accommodation which must have previously been largely within the south-western range accessed by a stair within what is now an entrance hall from a door in the south-west elevation (Figure 12). Webb retained the kitchen of the earlier house with some alteration but much of the existing service element was remodelled. The Webb scheme resulted in the erection of a three-storey block taking up a large part of the service yard in which there was a new servants' hall and butler's pantry at ground floor level with a new access to the cellar being formed leading from a covered court and also providing a new main entrance to the house. The present range along the north-west side of the service yard are remnants of Webb's scheme which provided an 'occasional room' and a bicycle store. The new block also incorporated a new principal entrance to the house, the access being along a corridor within the new building and leading to the corridor off the main entrance hall (Figure 14). Webb's only interventions into the Nash part of the house were within the former servants' hall and butler's pantry, a wall to the latter being repositioned to form a strong room, and the fireplace to this space being blocked up. Webb's plan of 1898 shows that he proposed to make some alterations to the building including the creation of the existing door to the oven room from the service area, replacing a doorway in the south-east wall. He also took down a short section of wall that linked to another small block which is visible on the 1909 map (Figure 4), which has since been demolished. The function of these smaller elements is not known. Webb inserted two small windows to serve two WCs in the north-west wall. Webb's plan shows that the oven was present in 1898 and the recent paint analysis indicates that it is contemporary with the enclosure building.
- 2.13 The first and second floor levels of the new block provided bedrooms and further bedrooms for male staff were formed above the existing service range along the south-west side of the service yard (Figure 13).

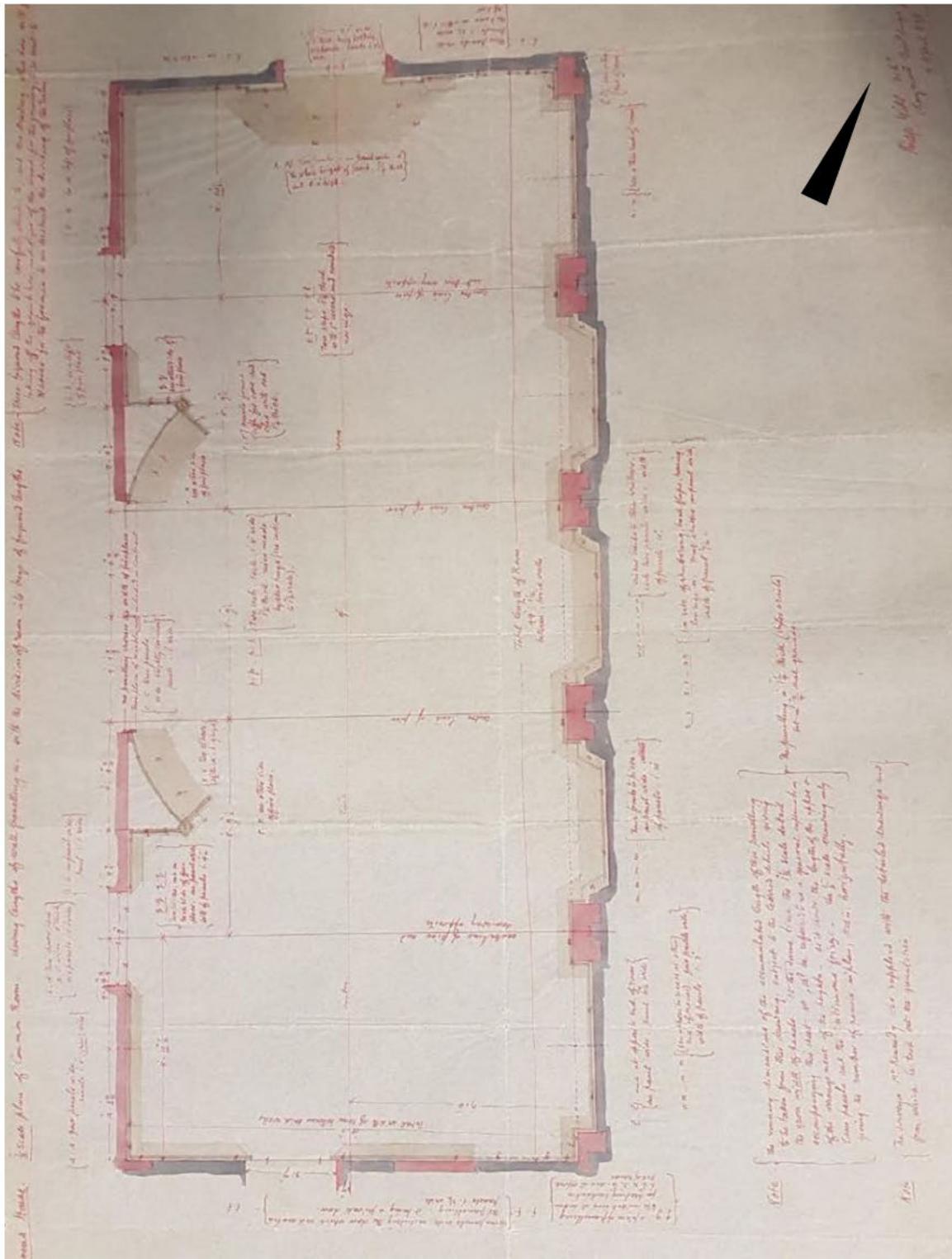


Figure 11 Plan of the remodelling of the 'common room', now the dining room by P.S. Webb, 1898.

© RIBA

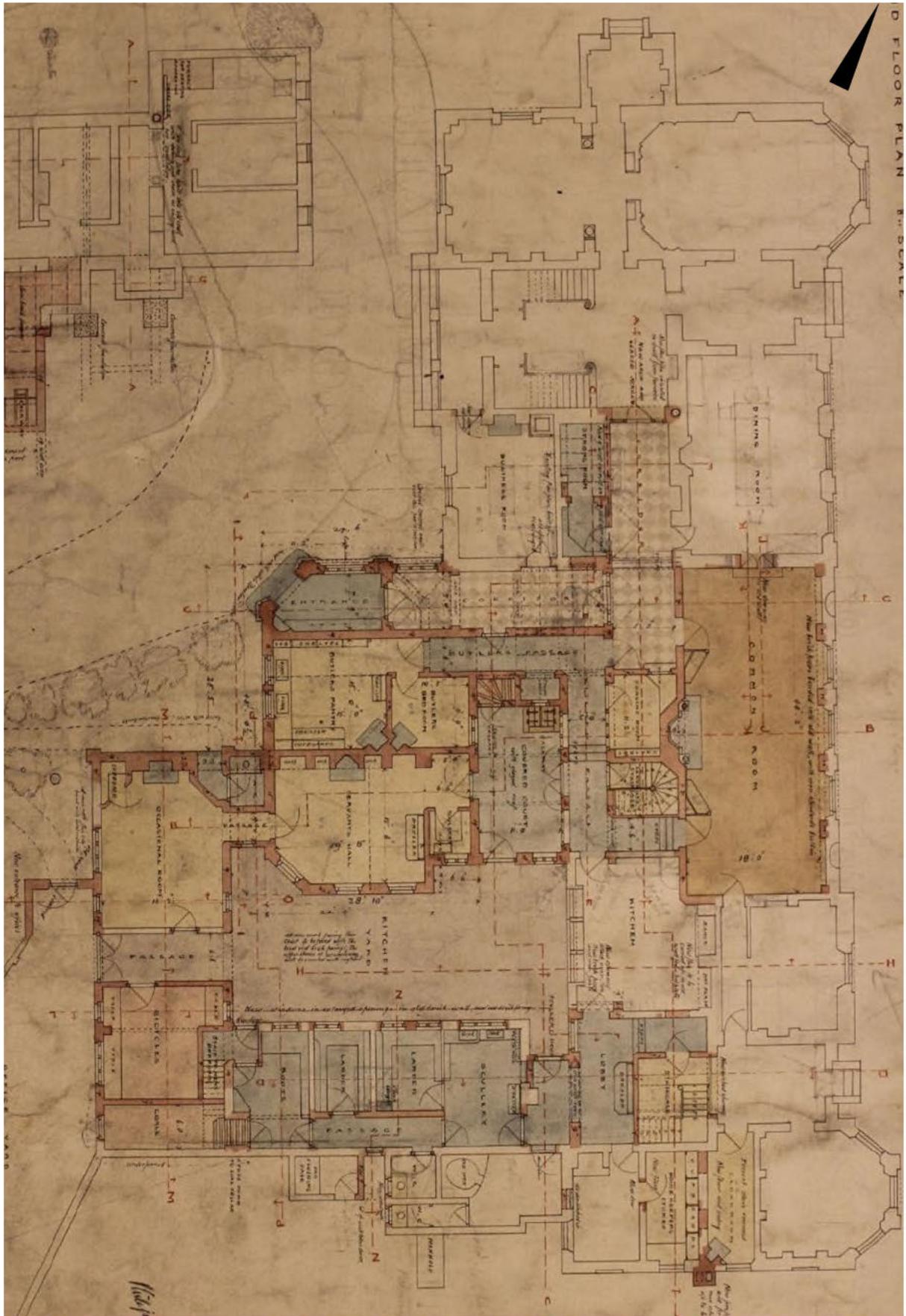


Figure 12 Philip Webb's ground floor plan, 1898, showing the proposals for the remodelling and enlargement of the service elements of Warrens. © SPAB Archive.

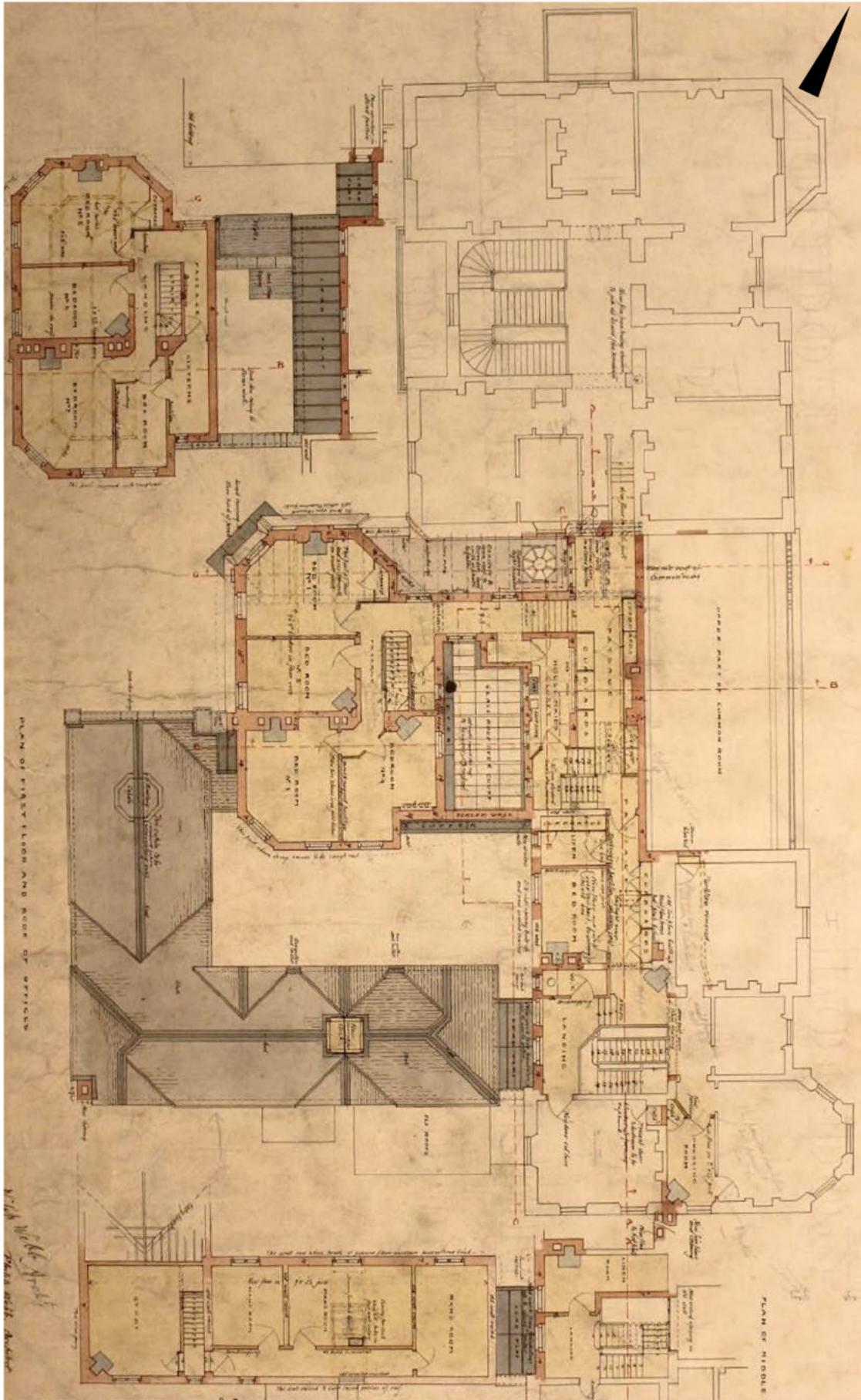


Figure 13 Philip Webb's first floor plan, 1898. © SPAB Archive.



Figure 14 Photo of service block projecting forward of the main front of the Nash House taken before its demolition in 1980. The principal entrance of the house was relocated within this addition.

- 2.14 George Edward Briscoe Eyre died in 1922 and, rather than the estate passing to his only son, also named George, Warrens was inherited by one of his three daughters, Dorothy, who had married Jack Crosthwaite, the couple taking the name Crosthwaite-Eyre as a condition of the inheritance. The Crosthwaite-Eyres converted to Catholicism and in 1934 a chapel was added to the south-west end of the house (Giles n.d. 136) (shown on the 1963 OS map, Figure 10). The chapel survived less than 50 years, being demolished in 1980 by Dorothy's son, Oliver.
- 2.15 Warrens was added to the *List of Buildings of Special Architectural or Historic Interest at Grade II** in 1959. The house is described as:

Medium-sized country house. 1792 by J Nash, extended in matching style c1800, further C19 extensions, reduced c1960. Yellow brick, parts stuccoed, slate and lead roofs. Nash building 2 storey on raised basement, wide central bay, double pile with cross-wing across each end; to one end c1800 matching part continues garden side, but has service range that projects forward on entrance side. West entrance front has to LH end Nash part. In centre probably c1800 single storey infill porch between flanking wings, of 3 rubbed brick arches with french doors under radiating fanlights. Wings have 15-pane round-head sash in recessed panel, both under rubbed arches. 1st floor raised band. Over wide 6-pane sash under arch. Above centre infill porch tall 2-light casement under rubbed arch. Wings have pedimented gable with overhanging cornice and architrave having paired modillions and rubbed oculus. To RH projecting wall of service courtyard. East garden side has Nash part to RH. RH cross-wing has canted 2 storey bay, in centre recessed bay, then other cross-wing turns in towards centre to form 3 bay range. Beyond single storey 5 bay range and further parts copying Nash. Interior has behind entrance front, in centre entrance tunnel under half landing of perron, staircase of polished mahogany. Behind this is narrow passage through to door on garden front. In LH wing is drawing room with Doric screen. Behind it library with bay window. Behind RH side of entrance hall is study and to EH (*sic*) of it in tall single storey part is large dining room with round top-lights. Is illustrated in G S Repton's Sketchbook of the New Forest, 1805, p. 43, p. 31-2 in RIBA Drawings Collection, as 'The Warrens by Mr Nash for Mr G Eyre, near Lyndhurst'. Elevations and Brewhouse.

- 2.16 The planning history for this property available on the New Forest National Park web site includes the 1980 consent for the demolition of the Webb staff wing, the chapel, a boundary wall and an outbuilding in 1980 (NFDC/LBC/80/15710) and for the subsequent refacing of the west wall (where the chapel had been attached), making good the kitchen lobby and adjacent section of the existing building, the construction of a curved boundary wall and renewing the entrance door and glazed side screens in the entrance porch (NFDC/LBC/80/15711).

3.0 DESCRIPTION

Exterior

- 3.1 The front, north-west elevation of the house consists of two 'cross-wings' with pedimented gables with deep over-hanging eaves and large arched windows to the ground floor, three-over-three sash windows to the first floor and blind roundels within the pediments (Figure 15). A plain plat band runs across the elevation at storey height. Between the cross wings is a recessed section with a large casement window and at ground floor level, projecting forward of the cross-wings, is a single-storey flat-roofed porch having three arched headed openings, the outer two infilled with glazing with a door to the central opening. The list description suggests this porch is a slightly later addition, but it is shown on the Repton drawings when the openings were unglazed. An open porch like this is seen on some other Nash designs and is almost certainly part of the original house.



Figure 15 Front, north-west facing main entrance elevation of the Nash element of the house.

- 3.2 The north-east elevation has a small single-storey projecting element to the centre with a large arched window, which is matched by a similar window to the right (Figure 16). At first floor level there are two small square windows with three-over-three sashes. The plat band continues around this flank wall. To the left part of the elevation there is a large triple

chimney stack, the three flues rising as individual stacks from just above the roofline. The presence of the stack here means there are no windows to this part of the elevation.



Figure 16 North-east elevation of the Nash house.

- 3.3 The south-east elevation is the main garden front and consists of a long elevation of several phases of development. To the right is the Nash house; the northern of the two cross-wings of the front elevation continuing through on the right-hand side with a blind roundel within the pediment (Figure 17). Below eaves level there is a canted bay with large arched window openings to the ground floor and three-over-three sash windows at first floor level. From one of the early 19th century illustrations of the house it appears that originally this canted bay was only at ground floor level and that it has been raised to two storeys where it rather crashes into the bottom of the pedimented gable. To the left part of the Nash house there is a wider, three bay section, the roof of the southern cross-wing returning to the north-east to form a hipped roof over this element. The fenestration pattern continues that seen elsewhere with large arched windows to the ground floor and three-over-three sash windows to the first floor. Between this section and the canted bay is a slightly recessed single bay with a doorway at ground floor level and a single window at first floor level. On the south-west flank wall of the Nash block a short section of the rubbed brick arch of a first window is visible where the opening has been largely concealed by the roof of the attached range.
- 3.4 Attached to the south-west of the Nash house is a slightly lower five bay range with three arched-headed sash window openings with dome headed niches either side (Figure 18). This element is expressed as a single-storey building on this elevation with a stone balustrade concealing the eaves of the roof. From the ridge rises a large stack of two flues with an arched opening piercing the wide stack. Whereas the round-headed windows elsewhere on the house have radiating glazing bars, the glazing bars to the upper part of these windows are vertical and there is a heavy cross-member marking the division between the sash window below and the 'fanlight' above which means they lack the finesse of the other round-headed windows.



Figure 17 The garden front with the Nash house closest to the camera.



Figure 18 South-east elevation, central single storey element remodelled by P.S. Webb in 1898/9.

3.5

The next section to the south-west initially appears to be of a single build, reflecting the Nash element to the north-east, with a canted bay to the left below a pedimented gable with a blind roundel, a slightly recessed section with double doors at ground floor level and a single window above and a single bay with a large round-headed opening to the ground floor and a sash window above (Figure 19). The sash windows to this single bay and the slightly recessed bay are six-over-six sashes without horns whilst to the canted bay the first-floor windows are three-over-six sashes without horns. Behind the single bay element to the right of this block there is a massive block of a chimney stack seemingly containing 12 flues;

eight in line on the south-east side and a further four on the north-west side. Whilst this element of the house initially appears to be a single phase, examination of the brickwork at the junction between the single bay to the right and the recessed bay to the centre indicates that there are two phases of brickwork with a distinct the join between the two which has been rather crudely infilled with mortar and the horizontal joints in the brickwork do not match up.



Figure 19 The south-western section of the south-east elevation.

- 3.6 The south-west flank for this south-western element was partly re-faced after the removal of a 1930s chapel which occupied the site of the present terrace adjacent to this elevation. At first floor level there are four openings, two of which are blind and two with two-over-two sashes. At ground floor level there is a blind window opening to the right, a doorway under a modern flat hood adjacent to the projecting stack dividing the elevation into two parts and a three-over six sash window with horns to the left.
- 3.7 The short section of the south-west elevation of the Nash house which can be seen from the service courtyard has a single three-over-three sash window at first floor level within an area of brickwork that has evidently been rebuilt with a clear straight joint below the window.
- 3.8 The north-west elevation of the later elements attached to the Nash house form a rather muddled combination of elements which have been subject to considerable alteration. Most of this element also stands in contrast to the rest of the house in that it is mainly constructed in red brick. Adjacent to the flank wall of the Nash house is a single-storey block with a mono-pitched slate roof constructed in a buff brick, above which is a rough cast render wall with three small six pane centrally pivoting windows topped by a flat or shallow mono-pitched lead roof above which are a further three window openings (Figure 20). The north-west wall is modern brickwork which runs up to a taller wall constructed in red brick with a very heavy stone cornice supported on three rounded brackets, above which the wall has roughcast render and topped by stone copings. This is part of Webb's work, this element being the covered courtyard that had a glazed roof.



Figure 20 Modern mono-pitched roof addition adjacent to the main part of the Nash house.

- 3.9 To the south-west the range is a taller two-storey block; the first section has a very large window consisting of three six-over-six sash windows set side-by-side under a shallow segmental brick arch lighting the kitchen with a six-over-six sash and a small leaded light window at the upper level (Figure 21). To the next section to the south-west there are three tiers of openings. These two sections are constructed in red brick and are of different phases of construction marked by a vertical joint in the brickwork, the brickwork being keyed together in blocks of three bricks deep (see inset Figure 18). The section to the left incorporating the large kitchen window is constructed in Flemish bond whereas the section to the right is constructed in English bond. The upper part of the wall of the left-hand section in particular has been altered with a clear section of rebuilt brick (in English bond) around both of the window openings – changes which are shown on Webb's drawings.
- 3.10 At the far south-west end of this range the single bay 'cross-wing' which has the canted bay to the south-west also has a pedimented gable with a blind roundel within the gable (Figure 22). Only the top quarter of the wall is constructed in buff brick with red brick for the remainder. This change of brickwork is not at floor level; it cuts across the lower part of the second-floor window and suggests that only the upper part of the elevation would have been seen from when approaching the entrance front of the house. The buff brickwork is laid in Flemish bond but the red brick section is laid in English bond. Beneath the first-floor window there is a vertical joint and below the right-hand reveal of the window where a mono-pitched single-storey structure now abuts this section of wall.



Figure 21
North-west elevation of the service range with a detail showing the keyed junction between the two phases of construction.





Figure 22 The north-west elevation of the south-western element of the house.

- 3.11 On the south-west side of the service yard is a two-storey range constructed in red brick of two clear phases indicating that a single-storey building has been raised to two storeys (Figure 23). At ground floor level there is a three-light casement, four 2-light casements and a door, all under segmental brick arches. The upper storey has three gables, each with a two-light casement window extending off the main roof aligned north-west – south-east. To the centre is a clock tower.



Figure 23 The north-east elevation of the service wing on the south-west side of the service yard.

3.12

Extending off the back of the service range, which is largely blank at ground floor level, is a single-storey lean-to which encloses the bread oven (Figures 24 and 25). This structure is a simple, brick and slate structure of utilitarian character. The brickwork, which is laid in Flemish bond, is of limited quality and there are only two small vents at high level on the south-east elevation and a small vent at internal floor level – otherwise this elevation is blank brickwork. The mono-pitch roof is covered with slate and has a large modern rooflight which stands proud of the slates above the oven area. The north-west elevation has two windows which were inserted by Webb after 1898 and a hatch to the roof void. To the east there is a narrow section of brickwork which is recessed from the face of the south-east elevation so that it avoids a window in the wall of the main house, but it still has a poor relationship with the window – the brickwork abutting the window frame. This brickwork is of markedly lower quality than the main block of the enclosure building (Figure 26).



Figure 24 The lean-to housing the bread oven, south-west elevation.



Figure 25 The north-west elevation of the bread oven building.



Figure 26
The short section of brickwork which is recessed so that the south-west wall of the oven building avoids the adjacent window to the right. The quality of this brickwork is lower than that of the main block of the oven building.

3.13

On the north-west side of the service yard there is a single-storey range which consists of a lean-to element extending off the two-storey service wing with a slate roofed range attached which was added by Webb and was linked to the servants' block demolished in the 1980s (Figure 27). At the junction of these two elements there is a wide archway leading through to the stables and coach house. There are two single-light windows of eight panes, one either side of the archway. This range was built as part of the Webb phase of works and provided a bicycle store to the left and the room described as an 'occasional room' to the right. The rendered section to the right conceals a blocked doorway which linked the occasional room to the now demolished servants' hall whilst the opening provides a cut through to the forecourt to the front of the house.



Figure 27 The remnant of Webb's service range, originally a bicycle store to the left of the arch and a space described as 'occasional room' to the right which was accessed through a blocked door now within the rendered section of wall.

3.14

Attached to the north-west end of the service range and linking to the estate office building, formerly the coach house, is a tall brick wall which closes the gap between the kitchen garden area and the access to the service yard. Over half of the wall is of modern brickwork laid in English bond to match the main section of older brickwork to the south part of the wall (Figure 28). This modern brick is very consistent in colour, unlike the historic brickwork which has a subtle variation in colour but is typical 'Hampshire reds' brickwork. Within this area of modern brickwork, which can probably be dated to the 1980s as there is a commemorative brick relating to the wedding of Prince Charles and Diana Spencer, is a door opening with a segmental arch over and a modern ledged and braced door to the opening. The north-west side of the wall is largely covered by ivy growth. The wall is capped by flat, square-edged coping stones. The wall rises to the height of the eaves of the estate office.



Figure 28 The wall between the estate office and the service range, south-east side.

3.15

The junction between the wall and the estate office is not a straight butt joint but examination of the brickwork shows that the wall is a later phase of construction and not a contemporary continuation of the rear wall of the estate office. This is shown by the presence of queen closers in the brickwork of the estate office which would have closed the brickwork to the corner of the estate office before the wall was constructed, marked on Figure 29. The different phases of construction are also shown by the change in brick bond used – the estate office brickwork is laid in Flemish bond whereas the wall is laid in English bond.

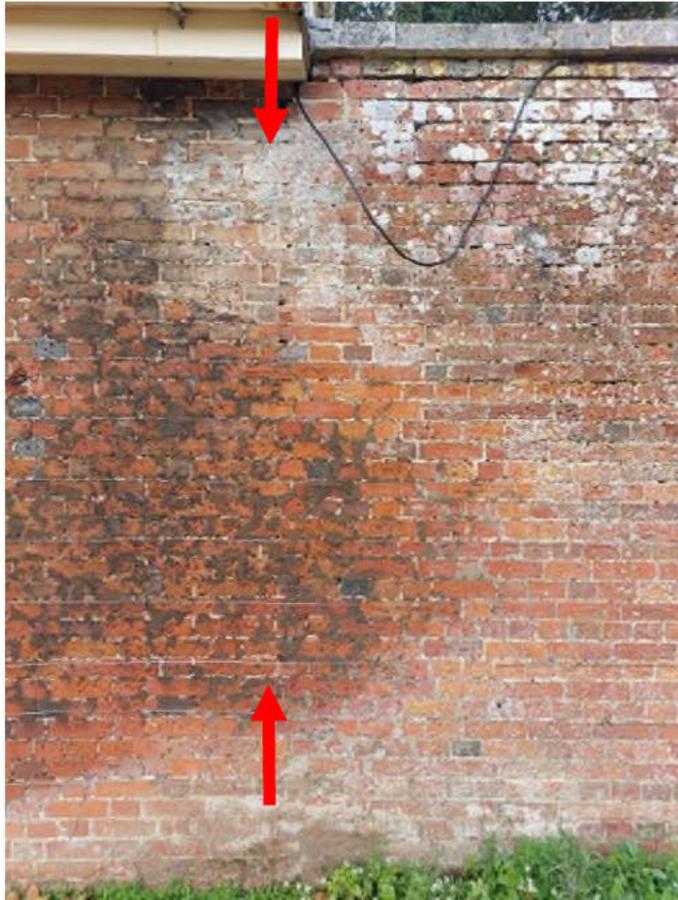


Figure 29
The junction in the brickwork between the estate office (left) and the wall closing the gap to the service wing showing the presence of queen closers which mark the original corner of the coach house. The change in brick bond can also be seen.

Interior (see ground floor plan, Figure 30)

3.16

Internally, within the main rooms of the Nash house there initially appears to have been very little substantial alteration to the fabric; the early 19th century character is strongly represented with original fireplaces and door cases typical of the early 19th century. There are, however, subtle differences between the flower heads which decorate the upper corners of the doorcases that face into the entrance hall compared to those on the room sides (Figure 31). Both of these forms contrast to the form of flower head used in the later parts of the house. Probably the main change in this part of the house is the replacement of the original staircase; the list description refers to a stair of 'polished mahogany', but the present stair is constructed in oak with modern wrought iron balustrades. It is assumed that the reference to a Doric screen in the library in the List description is in error; the screen is of the Ionic order. Other minor changes include the creation of an opening between the drawing room and the small dressing room in the projection to the north-east elevation; an alteration that has been rather clumsily detailed. The drawing room is no longer octagonal (if it was actually built as such); the infill to the north-western corners of the drawing which created the octagonal form have been removed but the cornices cut across the corners reflecting an octagonal form. However, the detailing of features such as the dado rails and skirtings matches exactly that of the side walls so do not offer evidence for change in these corners. The hidden double doors between the drawing room and the library are not shown on Repton's plan and have flower heads of the later form to the upper corners of the door case. There has also been change to the service corridor off the entrance hall and the butler's pantry, the hallway being made wider, and the butler's pantry reduced to a WC (this being a strong room when Webb made these changes after 1898).

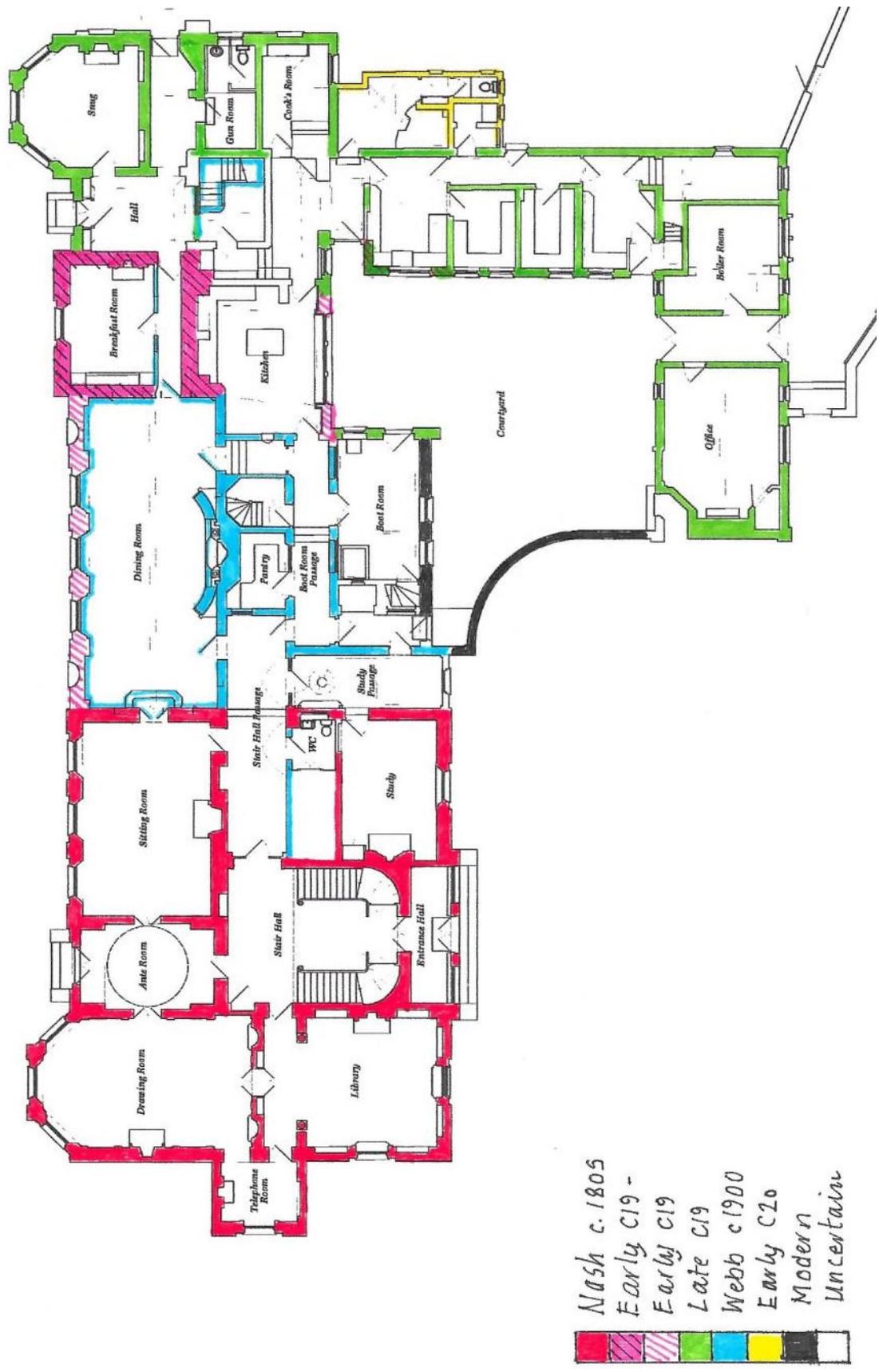


Figure 30 Ground floor plan showing main phases of development



Figure 31 The flower heads used to decorate the top corners of the doorcases; left: main entrance hall/stair compartment; centre: principal ground floor rooms in the Nash part of the house; right: late 19th century addition to the south-west and double doors between the main entrance hall and the drawing room.

- 3.17 From the present sitting room within the Nash house (originally the 'eating room') double doors have been inserted into the area that was marked as a Conservatory on the Repton plan. This room, lately used as a dining room but described by Webb as a 'common room', is a fine room of distinct late 19th century Arts & Crafts style with a barrel-vaulted ceiling, a highly decorative plaster frieze and oak panelling and carving to the walls (Figure 32). On the north-west wall is a fireplace with Ionic columns supporting a dentilled cornice, above which is a round-headed arch containing an oval shield with the Eyre coat of arms (Figure 33). Either side of the fireplace are fixed settle-type seats which curve gently away from the wall forming 'wings' to the fireplace. The south-east wall has three large sash windows with Roman ovolo mouldings to the glazing bars and oak shutters with plain panels and ovolo mouldings to the frames. Beneath the windows are similar, plain panels. The oak of the windows and shutters has the appearance of having been stripped by sand blasting at some stage; the surface is rough and 'weathered'.
- 3.18 It is clear from the Webb drawings that the south-east wall was existing and that he utilised the existing openings as shown on the early 19th century painting of the house (Figure 5, above). However, the north-west wall of this room was newly constructed as part of Webb's plans and he either created or enlarged, the doorway link into the main part of the Nash house in the north-east wall. To the south-west wall an existing opening set to the left of the present opening was blocked-up and the current doorway inserted to the left of which is a tiled area at lower level; this was where a radiator was originally positioned. Radiators are now set within the window recesses.
- 3.19 The re-positioned door in the south-west wall of the dining room gives access to a small room and leads onto a small hall or within the block at the south-west end of the garden elevation where there is an entrance to the garden. South-west of this hallway is a further small room facing the gardens with a canted bay window and an early 19th century marble fireplace to the south-west (Figure 34). In the rear wall were three full-height arched recesses filled by book shelves. Leading from the entrance hall to the south-west is a corridor which gives access to a further entrance in the south-west elevation, formerly leading to a chapel built in the 1930s. Webb's plan shows that this was the location of a stair prior to 1898.
- 3.20 To the north-west side of the entrance hall within the south-western block is a timber screen, with glazed lights above designed by Webb. This screen separates the hallway from a staircase, described as the 'south stair' by Webb on his drawings for the staircase, the compartment being lined by plain panelling. This is a rather simple staircase, having plain square newel posts and stick balusters; this was not a servant's stair but gave access to

additional family/guest bedrooms one Webb's new servant's block was built, taking the servants accommodation out of the main house (Figure 35).



Figure 32 Common room – general view to the north-east.



Figure 33 The common room fireplace and seats.



Figure 34
The room at the south-
west end of the garden
front.



Figure 35
Webb's south stair of 1898
within its panelled compartment.

- 3.21 The kitchen is located to the rear of the earlier single bay pavilion of the south-western block and has two separate fireplaces side-by-side on the south-east wall. These fireplaces are served by a large block of flues which features in the early 19th century painting of the south-east front (Figure 5). Webb's plan shows that this was the kitchen prior to his remodelling of the servant's quarters and that his work resulted in some alteration due to the change in the position of the north-west wall of the common room and new door openings were formed. Internally, other than the fireplaces, there is little of interest that helps understand the development of the house.
- 3.22 Between the kitchen and the Nash house is a corridor with a newel stair and a small store which was described by Webb a 'serving room'. Two doors give access to Webb's common room. On the north-west side of this service passage is the mono-pitch roofed building standing on the site of Webb's covered courtyard, separated from the passage by a wall with two large leaded light windows and a pair of double doors with leaded lights above (Figure 36).



Figure 36 Webb's windows and double doors between the service passage and the former covered yard.

- 3.23 The area south-west of the kitchen and north-west of the south stair is a relatively large back entrance hall and passage between the kitchen and the service wing on the south-west side of the service yard. Built against the stair compartment is a dresser which is likely to be the dresser marked on Webb's plan.
- 3.24 The service wing is divided into four spaces, the first occupying the full width of the range and being a small back kitchen or scullery. A corridor runs along the inside of the rear wall of this wing from this kitchen giving access to two further small rooms, both of which retains slate shelves supported on low brick walls with the second room having a series of large hooks to the ceiling suggesting that this may have been a meat larder (Figures 37 and 38). The fourth cell of this range also has slate shelves to two walls. A small lobby has been

formed to a doorway to the service courtyard which also serves the staircase to the first floor of this wing.



Figure 37 A larder with slate shelves within the service wing.



Figure 38
A probable meat larder
within the service wing.

3.25 Within the lean-to against the south-west side of the service wing is a stand-alone brick bread oven. Internally, the enclosure building has painted brick walls, a stone flag floor to the oven area (believed to be contemporary with the oven) and concrete floors to the two WC compartments, one of which is now a storeroom. The floor of the oven room is set two steps up from the service area with the lower step projecting into the service lobby area – this contrasts with the Webb plan which does not show a step outside of the new doorway formed in 1898. The sloping ceiling of the oven room is covered with modern sheet boarding – this has not been removed to examine the roof structure as it has been advised that it contains asbestos, (HES Asbestos Refurbishment and Demolition Survey Report, dated December 2021). However, an existing small hole in one of the boards shows that the boarding is attached directly to the rafters which are of sawn softwood with a modern roofing felt beneath the slates. There is no lath and plaster as would be expected for the ceiling of part of the service area of the house.

3.26 The oven is located within a recess to the north-western part of the oven room which has the former external wall of the service range to the north-east, the wall between the oven room and the former WC (now storeroom) to the north-west and a full height wall to the south-west which returns to the south-east to the outer wall of the enclosure building. Within this wall is an opening which leads to the WC to the north-west. This opening shows that the wall is of double skin brickwork with the skin on the oven room side having a square-headed opening with a timber lintel over whilst the other skin of brickwork has a segmental arch over (Figure 39). This arrangement is also seen to the second door to the WC where the square-headed opening is on the WC side and the segmental arched opening to the corridor side. At this opening however, there is a door frame in the square-headed opening but there is no frame in the opening from the oven room. The paint analysis indicates that the brickwork of the segmental arch has always been exposed to the oven room as it has the same paint sequence as the walls and so, whilst the construction of this opening suggests that it was intended to have a door frame, it appears that one was not fitted. Webb's plan, which shows a door opening into the corridor (whereas it would have opening into the oven room) is, presumably, a survey error.



Figure 39
The opening from the oven room to the WC showing the square-headed opening with a segmental arch to the second skin of brickwork, the same arrangement used for the second door to the WC which can be seen in the background.

- 3.27 The oven is also constructed in brick which has been painted white with the brickwork of the arch over the oven opening and the reveals to either side painted red (Figure 408). At floor level there is a small, blocked opening which gave access to the ash pit. The oven opening has a cast iron door that does not bear a maker's name (Figure 41). The door has two horizontal straps attached to the face of the door which serve as pintle hinges, and a latch with a spring above which presses against the upper hinge strap. Within the cill of the oven opening there is a blocked opening where the ash being removed from the oven after firing would be deposited in the ash pit below, which has been blocked (Figure 42 and Figure 47). An iron bar forms the lintel above the oven opening which supports the brick on edge arch over. Behind these bricks is the flue where smoke from the firing of the oven could escape (Figure 43). The flue runs over the top of the oven chamber before rising in a chimney set in the corner between the north-west wall and the wall forming the south-west side of the oven (Figure 44). The tiles covering the flue are supported on several iron bars which span the flue (Figure 45).
- 3.28 The oven chamber is roughly oval (Figure 48) measuring 1.5m x 1.27m on its axes, and has large square tiles to the base, sides formed with one row of soldier bricks topped by a course of bricks laid flat with a very shallow domed top constructed in brick (Figure 46). This shallow arched form of the oven chamber roof is indicative of later examples of oven; earlier examples have more domed roofs. The change is believed to reflect the appreciation that the lower, flatter roof was more efficient, a development that dates to around the middle of the 18th century (Pollard 2018, 91).



Blocked opening
to ash pit

Figure 40
The oven within the lean-to
structure against the south-
west elevation of the service
wing.



Figure 41 The oven door external face.

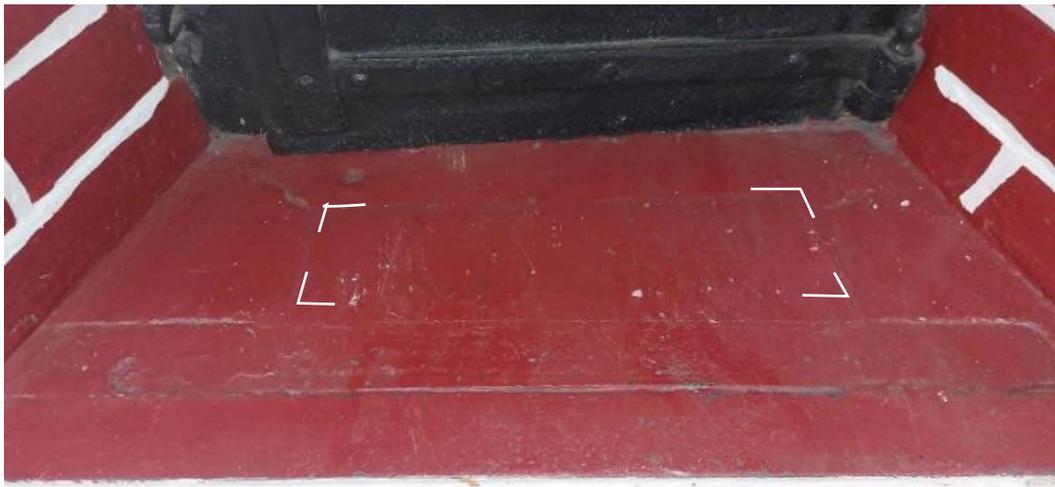


Figure 42 The cill of the oven opening showing the blocked opening (the corners of which are marked) where ash raked from the oven would fall to the ash pit below. In front of this opening is an iron clamp.



Figure 43 The flue opening above the oven door.



Figure 44 The flue from the oven chamber runs across the top of the oven to a chimney, now capped, on the north-west wall.



Figure 45
The flue running over the
top of the oven chamber.



Figure 46 Interior of the oven chamber.

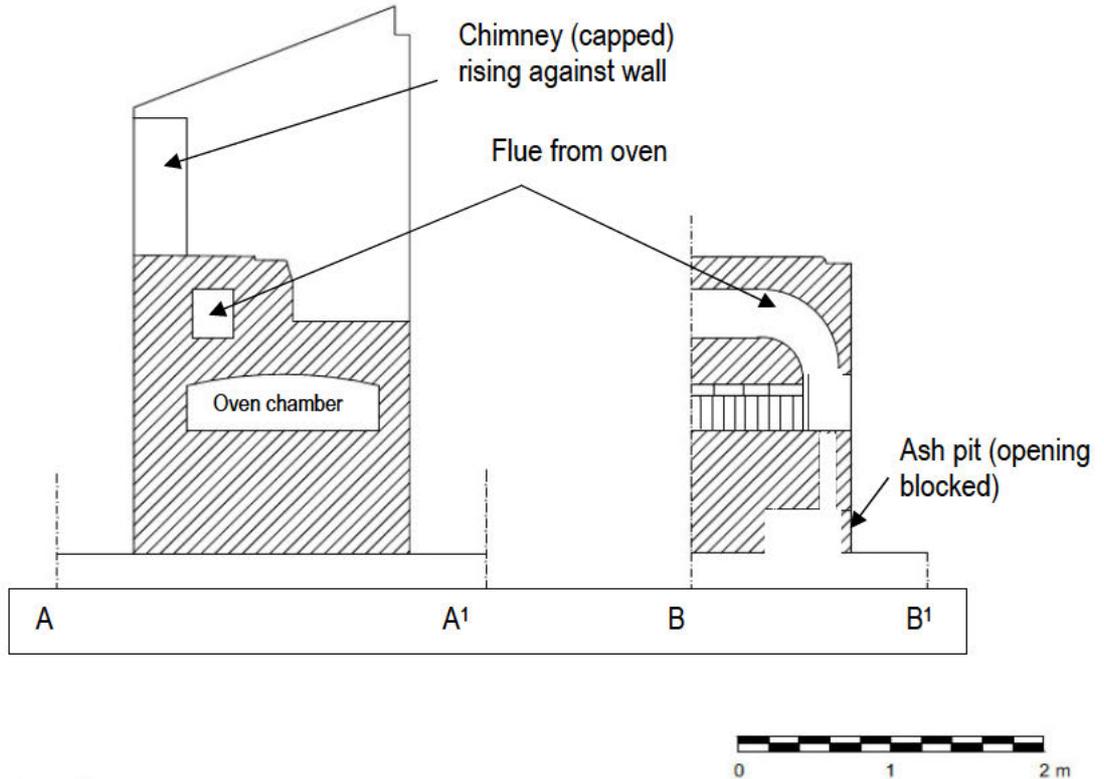


Figure 47 sections through the bread oven. Section A-A1 is taken through the width of the oven chamber. Section B-B1 is through the front part of the oven showing the relationship between the oven chamber and the flue for smoke and the ash pit

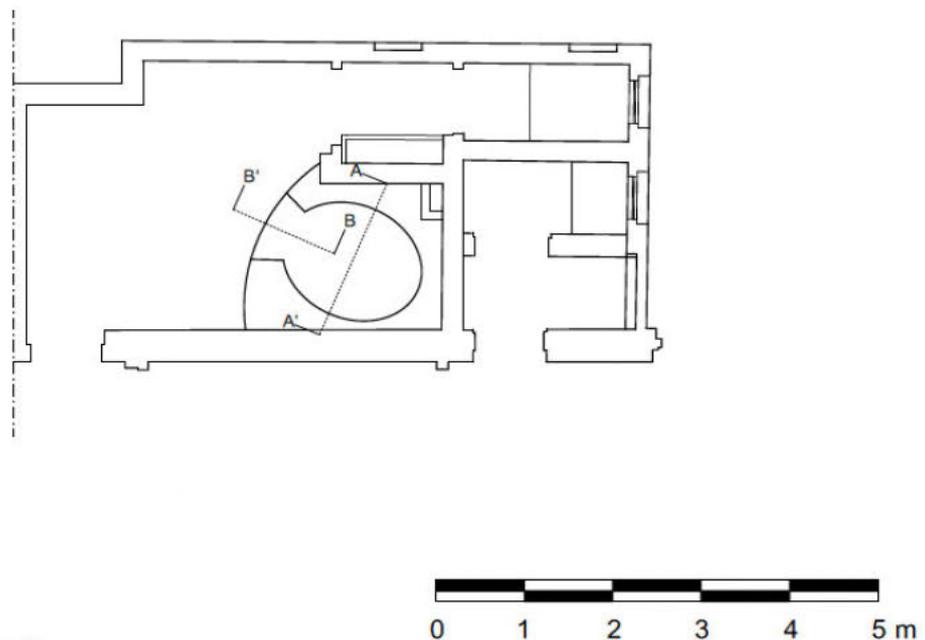


Figure 48 Plan of the bread oven and enclosure with a horizontal section through the bread oven.

3.29

Webb's bicycle store in the single-storey range is also a simple storeroom with painted brick walls. The 'occasional room' has plastered walls and a lath and plaster ceiling but again, as expected of part of the service part of the house, it has no features of architectural

decoration. The fireplace is blocked as is the doorway that originally led to the servant's hall (Figure 49).



Figure 49 The blocked door that linked the 'occasional room' to the now demolished servant's hall.

- 3.30 At first floor level within the Nash element of the house the two flights of the principal stair rise to a landing which has arched openings at each end where, to the north-east a small lobby has doors to two bedrooms and a smaller middle room. To the south-west end of the landing a similar lobby has a doorway to the south-west bedroom, the north-west bedroom, a WC and bathroom and a narrow corridor linking to the south-west range. There are two further doors on the south-east side of the landing; one serves only a cupboard, but which is an alteration to a former door opening marked by the survival of the door case, and the second gives access to a bathroom.
- 3.31 On the south-east front and there are now four rooms, the larger being bedrooms and the smaller being ensuite bathrooms. The door from the landing which now serves a cupboard is shown by Webb as giving direct access to what is now a bathroom, but which appears to have been an ante-room to the bedroom to the north-east. There is currently a single-width door between the bedroom and bathroom, Webb's plan shows that there was a relatively wide opening between these two spaces. This former wide arch has been infilled with modern studwork and plasterboard revealed by limited opening-up within the bathroom (Figure 50). This wide opening was centred on a blind arch to the south-west wall of the present bathroom. The existing blind arch within the bathroom is not of the same width as that shown on the Webb plan – it is considerably narrower (Figure 51). An examination of the wall within this blind arch shows that a brick partition wall is lined by lath and plaster to both sides.
- 3.32 The other bedroom and bathroom suite are within a three-bay space above what was the dining room of the Nash house. The partition between the bedroom and bathroom is not set centrally between two windows which suggests that it is a later insertion, but it was clearly

added before 1898. The resultant bathroom was provided with a fireplace on the north-east wall where there is no fireplace below (Figure 52).

- 3.33 The door cases and architraves to the doors in this part of the house do not have the flower head paterea as used at ground floor level.



Figure 50 Modern stud infill to the former wide opening between the current master bedroom and bathroom with the original brick reveal to the right.

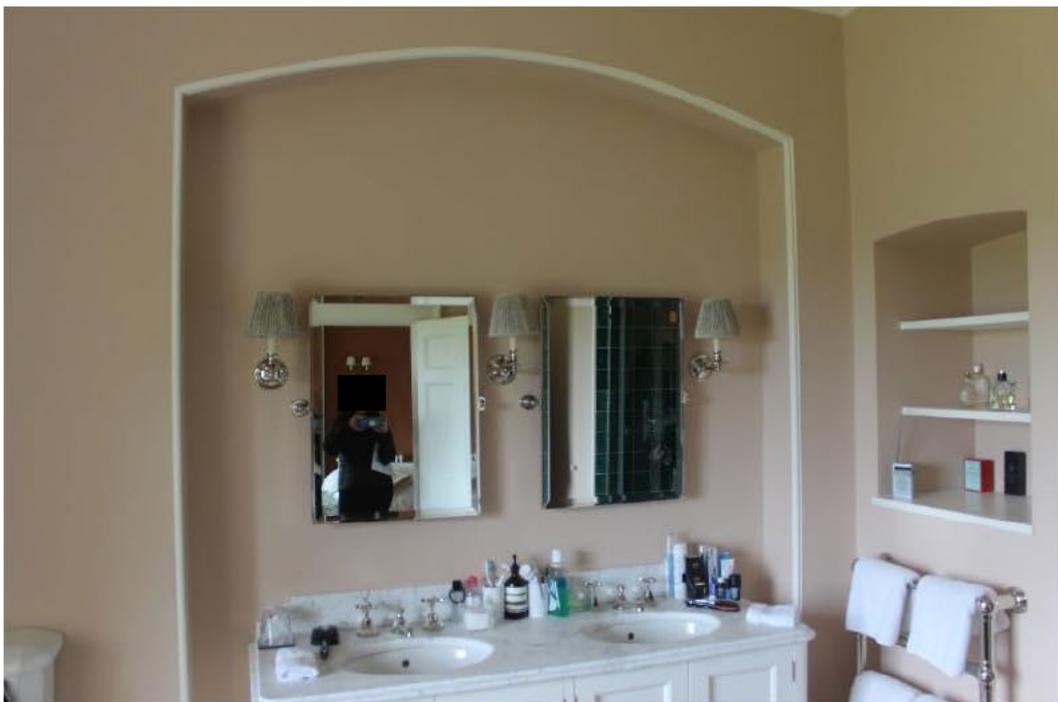


Figure 51 The blind arch ensuite bathroom to the master bedroom which is an alteration to the blind arch shown in Webb's plan.

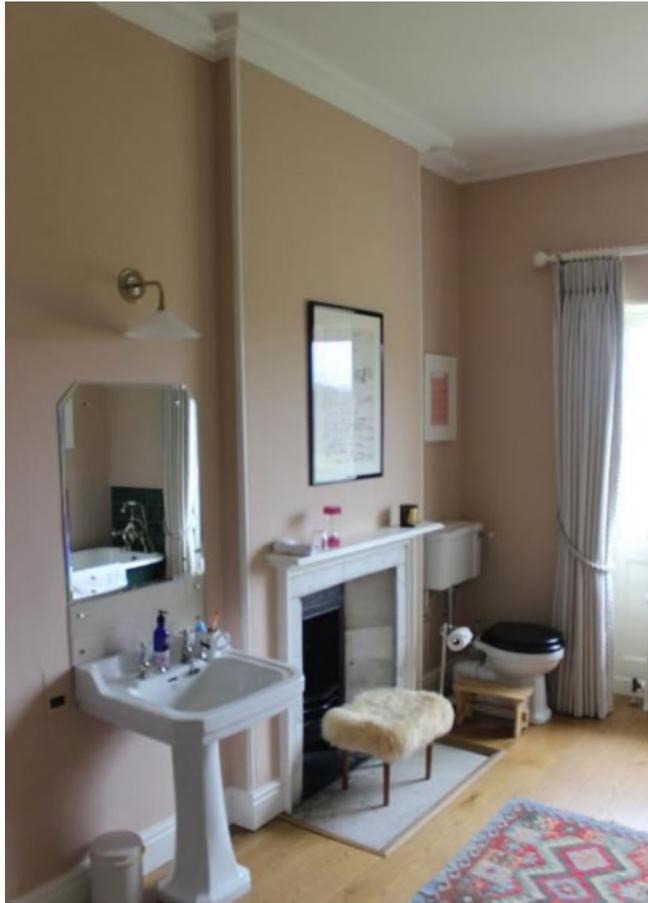


Figure 52
The added fireplace to the bathroom on the south-east front of the Nash house.

3.34 The corridor from the Nash part of the house into the south-west wing is the work of Webb and retains cupboards shown on his plans. The main feature of the south-west wing is Webb's south stair which rises to a second floor at the end of the range. The bedrooms within this part of the house are generally simple rooms with little of architectural interest.

4.0 POLICY & GUIDANCE BACKGROUND

4.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses under Section 66 – a matter the Courts have held should be afforded considerable importance and weight. Section 72, relating to Conservation Areas requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

4.2 The statutory approach is reflected in CP 7 of the New Forest National Park Core Policy.

4.3 Paragraph 199 of the National Planning Policy Framework 2021 (NPPF) says when considering the impact of development on the significance of a listed building, great weight should be given to its conservation whilst para. 195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset,

to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

- 4.4 Historic England's *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied. The following descriptive appraisal will evaluate the building against Historic England's criteria for heritage values set out in *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019):

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can rise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and the creation of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.0 SIGNIFICANCE

Designations

- 5.1 Warrens is a Grade II* listed building and so is regarded as a particularly important building of more than special interest in a national context, primarily due to the first phase of the house being designed by John Nash.
- 5.2 Warrens and its park lie within the Forest Central North Conservation Area, a designated heritage asset.

Assessment of Significance

Archaeological interest

- 5.3 In terms of the potential for increasing our knowledge of the building from its surviving fabric it is likely that there is archaeological evidence within the fabric of the building which, if exposed through the removal of large areas of wall plaster, would allow some greater understanding of the changes made to the house, particularly within the south-west range which has been subject to several phases of development and change including Webb's

alteration in which an upper floor over the common rooms appears to have been removed. Whilst the Nash element appears to have been largely unaltered at ground floor level, there have been changes made at first floor level and exposure of the fabric of the walls and floors could inform an improved understanding of the original arrangement at this level. However, it is considered that the evidential value in relation to this potential is no more than medium. The service range to the rear is an element that was added in the mid-19th century and was extensively altered by Webb after 1898. Much of the change is visible in the fabric or evidenced by Webb's plans and so the potential for the fabric to add to the understanding of this part of the house is limited.

- 5.4 The oven building and the bread oven date from between 1895 and 1898. The oven itself is standard in its construction and function and survives in a largely unaltered state, only the access opening within the oven aperture for the ash to be deposited to the ash pit and the access to the ash pit have been blocked. The fabric of the oven itself holds high evidential and archaeological value in its clear demonstration of the historic construction and operation of the bread oven. This legibility is currently only compromised by the (reversible) blocking up of the ash pit and the loss of the external chimney stack.
- 5.5 In contrast, the structure which encloses the bread oven is a simple, plain, utilitarian lean-to building of brick and slate. The enclosure has been subject to numerous localised modifications since its late 19th century construction. While these fabric changes and loss track its evolution over time, collectively, they have eroded the legibility of the association of the enclosure with the bread oven itself. Externally the fabric of the bread oven enclosure is not immediately illustrative of its former use, exacerbated by the loss of the chimney and the modern skylight, it appears as a generic ancillary structure, its function only revealed internally when understood in relation to the oven itself.
- 5.6 Overall, the chronology of the building is legible in its visible fabric and much of its evidential value has been realised in particular, through the process of archaeological recording undertaken as part of the current study. In this context, the potential for the bread oven enclosure to reveal further evidence is considered to be low.

Architectural interest

- 5.7 Warren's has a high degree of architectural interest as an example of a small early 19th century country house designed by John Nash with features such as the position and form of the stairs, an octagonal room and ante-room being typical of his style. The main part of the early 19th century house is relatively little altered externally; it is predominantly the loss of most of the chimney stacks which has altered its original composition. Internally, this part of the house appears to have seen little change at ground floor level in the principal rooms, but the loss of the original staircase does impact negatively upon the value of the building to some degree. There has been a greater level of change at first floor level including the loss of the original fire surround to the master bedroom at least and some sub-division to create two bathrooms.
- 5.8 The south-west range attached to the main block of the Nash house is the product of several phases of development, alterations and demolition. It is likely that very little of the original service wing of the Nash house survives apart from the kitchen. This is located to the rear of the single-bay 'pavilion' to the south-east garden front, which may also be by Nash. Much of the present form and character dates from the late 19th century. Of most significance is

the common room designed by P.S. Webb which is a high-quality interior which left the earlier south-west elevation intact. The carving and decorative plaster work is particularly fine. This room has been used as a dining room, but it clearly was not designed as such – Webb describing the room as a ‘Common Room’ suggests a room for recreation and socialising. The settle-like seats either side of the fireplace look into the room, seemingly allowing people to sit and observe the activity in the centre of the room. This arrangement would not be untypical of a billiard room. Billiards became a popular game in the late 19th century and resulted in the addition of billiard rooms to many gentleman’s houses in the period c.1900. Elsewhere in this range the service spaces retain some features such as the drop-down shelves outside the door to the dining room. The kitchen has lost some of its character, but the large stack/side-by-side fireplaces and the large window illustrate the function of the room. Generally, there is a clear distinction between the principal rooms and spaces of the house and the service elements allowing an understanding and appreciation of how the house functioned in the late 19th/ early 20th century.

- 5.9 Within the L-plan range of service rooms attached to the north-west elevation of the south-west range there are important survivals of the ancillary functions expected in a property of this type including larders with slate shelves. Although not unaltered as shown by the Webb plan, the survival of most of these spaces, retaining much of their historic character is increasingly rare and they contribute to the architectural and historic interest of the building although it is clear that this range is largely of mid- to late 19th century date and consists of several phases of development including being raised in height by Webb. His work to this service range is utilitarian.
- 5.10 Both the bread oven and the building enclosing it are simple, functional structures built for a specific purpose and forming part of the service functions of the house. This element is neither part of the Nash phase of the building nor part of Webb’s alterations to the house in the late 19th century. Clearly, there was little consideration for the architectural appearance or aesthetics of the enclosure building which was added to the rear of the service wing – which itself is a plain, functional building which was substantially enlarged at the end of the 19th century by Webb. The bread oven enclosure is not a building intended to convey an indication of the architectural quality or status of the house. The lack of windows in the original building indicates that it was also not intended to have a relationship to the adjacent grounds. The simple architectural form of the bread oven housing is purely functional with no thought given to aesthetic quality. Webb is renowned for his meticulous attention to detail and significantly the attention he paid to alterations across the service wing, is not manifest in the bread oven enclosure. Webb’s interventions here are purely functional in their execution. It is considered that the architectural interest of the enclosure building is low, this value is further decreased by a number of unsympathetic modern insertions including the suspended ceiling and modern skylight which detract from the architectural integrity both internally and externally. The aesthetic quality of the elevation is held in the form of the bread oven itself and to a lesser degree by the likely contemporary flagstones to the internal floor which relate to its use and define the extent of the bread house enclosure. The architectural quality of the utilitarian enclosure is considered to be low.
- 5.11 The oven itself is a relatively simple structure, but one which is complete apart from the loss of the upper part of the chimney, and it is considered that this has a medium level of architectural interest as an example of a stand-alone brick-built oven of 19th century date. It does not display any technological features that would contribute to the understanding of the development or function of bread ovens – it is, effectively, an example of old technology.

Whilst it was clearly used, the limited amount of soot in the flue suggests that this was not in use for a long period of time and is unlikely to have been the sole provision for baking in the house. Internally, the oven has a relationship (spatially, aesthetically and in terms of functionality) with the flag stone floor. The flag stone flooring defines the relationship between the oven with the footprint of the enclosure defining the functionality of the space.

- 5.12 The wall between the estate office and the service range represents a remnant of a wall built in the later 19th century, the larger part of the wall being of late 20th century date. The wall provides a sense of enclosure to the kitchen garden area which is important to the character of this space (this area is not a walled garden *per se* – rather it is an area that has been enclosed over time with the addition of buildings and the closure of gaps between the buildings with walls but leaving the south-east side only marked by a hedge showing how this area has changed over time) and this is considered to be the main aspect of its heritage value. The modern brickwork is not of value in terms of its fabric and the colour of the brickwork is not characteristic of the local area whilst the remaining sections of 19th century brickwork have limited heritage value as ‘historic fabric’, but the architectural interest of these elements is low.

Historic interest

- 5.13 The historical value of the building is particularly high due to the association with John Nash who is recognised as one of the most important architects of late 18th and early 19th century Britain, particularly for the creation of Regent Street and Regent’s Park in London, his work for the Prince Regent creating the Brighton Pavilion and also his work at Buckingham Palace. Prior to these major projects he had made a major contribution to domestic architecture through his designs for Picturesque villas, country houses and cottages.
- 5.14 In addition to Nash as the principal architect, there is associative historical value with Philip Webb. Webb is sometimes called the ‘Father of Arts & Crafts architecture’. He was a friend and close associate of William Morris, jointly founding the Society for the Protection of Ancient Buildings (SPAB) in 1877, co-writing the SPAB Manifesto with Morris. Although less well-known than William Morris, Webb was one the most important architects and designers of his day whose designs had an influence on an international scale even though he only had a limited number of his designs for new houses built. His common room at Warrens is clearly of a high quality and appears to be unaltered. The now largely demolished servants’ wing was also his work but here, its relationship with the front of the Nash house would be perhaps surprising; jutting forward of the principal elevation and providing a new entrance, probably associated with the closing-up of the Nash entrance is an approach that would certainly not be endorsed by the SPAB or most working in conservation today! The remaining elements of his alterations include the hallway off the principal entrance, a space with some quality details such as the tiled reveals to the radiator recess and oak doors, whilst the service passage to the kitchen retains features such as fold-down shelving fo/r food waiting to be served in the dining room.
- 5.15 The bread oven specifically has a relatively high degree of illustrative historical value in that it forms part of a service wing which still conveys a strong service character where the historical arrangement of the service wing and the functions of the spaces can be seen and understood in relation to the more formal parts of the house. The oven is almost complete and so it illustrates the way a stand-alone oven would have operated which further contributes to the illustrative historical interest of the oven structure. The only modification

that has been made to the oven structure is the blocking up of the hole to the front of the oven door leading to the ash pit below, but this feature could be reinstated.

- 5.16 The oven was constructed at the end of the 19th century, by which time it is argued by Pollard that such ovens had largely been superseded by iron ranges and, with the lack of any evidence for a previous brick-built oven at Warrens, it is likely that the kitchen included a range with an iron oven from the outset. The oven was clearly constructed close to the end of the period of brick or stone-built ovens. The reasons why the owner of Warrens chose to construct this oven is unlikely to ever be revealed – it is likely that it was a matter of personal taste. However, whilst the exact reasons for its addition may not be known, it is an interesting addition to the service range of the house.
- 5.17 Bakehouse enclosures were commonly used for the storage of flour and the preparation of dough. The legibility of the former storage spaces and their relationship with the bread oven itself have been significantly altered by the conversion of the storage areas into WC's suggesting an erosion in the ancillary use of the enclosure relative to the bread oven itself from an early date. Beyond the bread oven itself, there are no surviving fixtures or fittings which suggest that dough was prepared within the open area of the enclosure, indeed the small floor area, the stepped in wall to the south elevation and the positioning of doorways into the WC, service corridor and housekeeper's room would likely limit the usability of this area beyond the insertion and retrieval of bread from the oven. Given the scale of the services quarters and the preparation rooms provided, it is likely that activity in the enclosure was limited to the baking of bread within the oven itself, the enclosure providing shelter only and preparation activities undertaken elsewhere. The historical relationship between the oven and enclosure has been further eroded by change to and loss of building fabric over time
- 5.18 The historic interest of the enclosure must also be considered in the context of its external relationship with the working walled garden. It is located in an area of the estate where change to fabric to facilitate the changing operation and needs of the estate is notable. This constant evolution is illustrated for example by the loss of the adjacent flushing tank, changes to access into the house and the loss of glass houses against the south-west garden wall through the 19th century. The bread oven enclosure, with its makeshift and unembellished construction forms part of the story of the ever-evolving built form of this discreet part of the working estate.

6.0 PROPOSALS & ASSESSMENT OF IMPACT

The discussion of the proposals follows the numbering used on the proposed plans

New entrance (1.01)

- 6.1 It is proposed to reinstate a new day-to-day entrance to the house from the forecourt of the house. Webb's service block also incorporated a new principal entrance, presumably reflecting a change in the way the then owners of the house wanted to access the building. The proposed entrance utilises part of the entrance corridor formed by Webb which has been closed off with brickwork following the demolition of the Webb service block. The creation of a door opening will have no impact upon historic fabric and the modest design of the entrance means that it will not compete with the principal entrance to the front of the Nash house.

Courtyard wall (1.02)

- 6.2 The wall separating the service courtyard from the forecourt to the front of the Nash House is a late 20th century addition constructed following the demolition of the Webb service block. Whilst the wall currently curves into the area of the service yard, the proposal will curve outwards providing an enhancement to the area of the service courtyard. There will be no loss of historic fabric caused by this proposal and it will not have a harmful impact on the setting of listed building whilst improving the area of the service courtyard.

Common room (1.03 and 1.14)

- 6.3 The Common room was the result of the remodelling of an existing part of the house by Webb in c. 1897-8. The aim is to make more use of this room by allowing it to serve as a family kitchen/living area. Clearly, this is a very important room in terms of the overall significance of the listed building and so the proposed changes will be designed to have a minimal impact on the character. The only alteration proposed is the addition of a simple island kitchen which will be a piece of designed furniture that will read as a free-standing structure. There is ample space beneath the floor to introduce services which can be brought through the floor in one location; it is suggested that one floorboard is lifted to allow the introduction of the services, a replacement board being used for this area and the original board being retained so that, if the island were to be removed in future, the original board could be replaced meaning that there would be no physical change to this space.
- 6.4 It is proposed to alter the central window of the three to the common room to allow access to the terrace on the garden front of the house. The proposal is to retain the existing window whilst removing the section of low wall and panelling beneath the window, to be replaced by two leaves that will open outwards and, when combined by the raising of the lower sash, will provide sufficient head-height to be able to connect to the paved terrace (previously granted consent ref.20/00138 which has been partly implemented). The Historic England Inspector and NPA Conservation Officer gave a positive response to this proposal on the site visit and in subsequent feedback.
- 6.5 The extraction system will also run beneath the Common room floor, where there is a substantial void allowing sufficient space to install the ducting and other services. The ducting for the extraction will enter the adjacent cellar room through an existing opening and will exit the building at an existing opening in the south-east wall (Figures 53 and 54). There will be no loss of historic fabric and no harmful change to the external appearance of the building.



Figure 53 The cellar room adjacent to the floor void of the common room showing the opening to the floor void to the right and the opening where the extractor will vent to the left with the sloping brick cill.



Figure 54 External side of the opening to the cellar room where the extractor will vent – the vent will be set behind the bars and will not be visible externally.

Courtyard sitting room (1.04)

- 6.6 Facing into the courtyard is a mono-pitch roofed building which represents the covered courtyard of the Webb extension which was retained after the demolition of the service block, its glass roof been replaced by slate. The north-west wall of this space is a modern wall built after the demolition of the Webb servants' block in the 1980s. It is proposed to introduce a large area of glazing into this wall to allow the room to become a sitting room enjoying the privacy of the service courtyard space. The overall form of this building will be retained and there will be no loss of historic fabric. The door in the south-west elevation is to be replaced by a glazed door; the existing door is modern. The addition of a wood burning stove to this space will require a metal flue to be added which will not cause harm to the appearance of the building. These proposals relate to an element that is much-altered and will not harm significant fabric.

Range to the north-west side of the service courtyard (1.05)

- 6.7 On the north-west side of the courtyard is a single-storey range built by Webb which was originally attached to his large servants' block, a door linking the standing building, then called an 'occasional room', to the servants' hall. This doorway has been blocked and has been rendered over externally. It is now proposed to unblock this opening and introduce a single sheet of glazing to provide additional light into the room. There will be no loss of historic fabric and, if the original form of the opening is reinstated, there will be no harm to the character of the building.

Back of House (1.07)

- 6.8 It is proposed to utilise the room to the south-west of the archway through to the service yard, labelled by Webb as a 'bicycle store', to provide staff WCs and a larder for the guest accommodation at first floor level of the service wing. This room currently contains some plant which will be relocated with the sustainable heating systems that are to be introduced. There are no features of architectural or historic interest within this space and whilst the proposals involve the portioning of the space, this is not a room that contributes to the significance of plan form at Warrens and these changes can be seen as a further stage of adaptation of the service range.
- 6.9 As part of this change a new door opening is proposed to link to the service wing to the south-east. This will remove an area of late 19th century brickwork forming part of the Webb alterations. It is considered that this will not represent a loss of historic fabric that would harm the significance of the listed building.

Service kitchen (1.08)

- 6.10 The present kitchen is considered to probably be the original kitchen of the Nash house. The only change proposed here is to the floor, removing the modern floor surface which is believed to overlie a modern concrete slab. This proposal will not cause harm to the listed building and a new floor of appropriate form will similarly not harm the heritage asset.

Creation of an opening in the Webb stair compartment (1.09)

6.11 To enhance the flow and circulation between the Common room and garden entrance area and the proposed Garden Room facing into the kitchen garden, it is proposed to form a new opening in the wall between the stair compartment and the kitchen entrance lobby. This will involve the replacement of the panelling on the north-west wall to form one set of fixed panels and one sliding section of panelling. The proportions of the panelling will match the door opposite. This stair dates from the late 19th century, being part of Webb's alterations to the house. The proposal was considered to be acceptable by the Historic England Inspector and NPA Conservation Officer.

6.12 As part of the creation of this new opening, the large cupboard which backs onto this wall will be moved into the housekeeper's room. This cupboard was introduced as part of Webb's alterations to the service areas of the house. The relocation of the cupboard was also accepted by the Historic England Inspector and NPA Conservation Officer as it will be retained within the house.

Service wing (1.10)

6.13 There is a large bulkhead concealing the services cutting through the lobby entrance to the service area from the service yard. Reducing the size of this bulkhead and reorganising the services will improve the appearance of this part of the house.

6.14 It is proposed to insert a partition with part-glazed double doors across the existing scullery which will form a corridor to the south that will continue the line of the existing corridor running through the service range. The existing section of corridor was created as a result of alterations made by Webb at the end of the 19th century but still required passing through the scullery. The proposal represents a minor change which reflects an extension of Webb's alterations and does not represent a change to plan form that harms the significance of the listed building. It is also considered to be a reversible change that could be removed with no impact on historic fabric.

Demolition of the bread oven enclosure and proposed kitchen garden extension (1.11 and 1.12)

6.15 It is proposed to construct a kitchen garden extension, called the Garden Room, on the north-east side of the enclosed garden area to the south-west of the house. The design of this element has been the subject of considerable thought and discussion with all parties (the design development is discussed in the Design and Access Statement). The selected design is considered to be the most appropriate of the options explored and will result in a high-quality building that will enhance the south-west side of the house and allow it to have a positive relationship with the kitchen garden area. The Garden Room will have a fully glazed elevation which will curve at its eastern end to meet the service wing at the junction with the rear of the main house, and a flat slate roof.

6.16 It is considered that the principal of an extension to provide a space which relates to and enjoys the more formal enclosed garden area should be acceptable. Historic maps show that there was a glazed structure in this corner of the garden, although not on the footprint of the proposed space, but this suggests that the built form in this area is not inappropriate.

The rear wall of the service range is not of architectural interest but will remain exposed within the proposed structure, and the upper floor windows will remain visible.

- 6.17 An impact of the proposal is the demolition of the structure enclosing the bread oven – the oven itself being retained and restored inclusive of the reinstatement of the lost chimney to allow it to be used. Bread ovens in domestic contexts are usually found in association with single fireplaces, either as part of the original construction or, more frequently, as a later insertion, where they are a relatively common feature in Hampshire farmhouses and other houses that would now be described as ‘cottages’ but which were largely built as the houses of small farmers. Such ovens used the main chimney for smoke dispersal and disposal of ash. In rural contexts, it would appear that many houses of 18th century or earlier date were provided with a bread oven.
- 6.18 Many country houses must have been provided with bread ovens for the baking of bread for the substantial households, both family and servants, who occupied such buildings. However, as Pollard points out, bread ovens are an often-over-looked feature and descriptions of country houses typically focus on the formal rooms with service elements, that have often been subject to modernisation, receiving limited attention. Studies of country houses such as *Life in an English Country House* (Girouard 1978) or *The English Country House* (Cook 1974) make no specific reference to bread ovens although bread was such an important staple of the diet.
- 6.19 At Warrens, there is no evidence to show whether there was a traditional brick-built bread oven forming part of the Nash house or forming part of the subsequent 19th century enlargement of the house. It is possible that the house was originally provided with a kitchen range with an iron oven; such ranges were developed in the late 18th century (Eveleigh 1983, 16) and a modern gentleman may have chosen to incorporate the new technology in his new house from the outset. This probably explains why very few of the house plans illustrating *The Gentleman’s Country House 1835-1914* (Franklin, 1981) are shown with traditional brick or stone-built ovens, and this suggests that in houses of this date and status, a brick or stone-built oven rarely formed part of the service facilities. The oven at Warrens appears to be both a late and relatively unusual addition to a small country house. Pollard (p. 103), makes reference to a comment in the 1907 edition of Mrs Beeton’s cookbook, that brick or stone-built bread ovens were being replaced by metal ranges during the 19th century but that the iron ovens did not produce the same quality bread. The reasons for the construction of the brick-built oven at Warrens, seemingly bucking the trend and representing an ‘old-fashioned’ approach to baking is likely to reflect the preference of one particular householder who decided to build an oven as an addition to an existing service range.
- 6.21 The oven was enclosed by a simple lean-to structure with brick walls and a mono-pitch slate roof and originally had no windows. Effectively, this was possibly the most basic solid walled structure that could be provided to give shelter to the oven. The oven was originally served by a chimney stack although this is only shown in pencil on the Webb elevation drawing produced in 1898 suggesting that there was a lack of accuracy in the survey.
- 6.22 Included within this additional structure were two WCs and an attached smaller element to the north-west of unknown function which has been demolished. There is no evidence within the structure to state with any certainty how the oven room area was used, for example, was the bread also made in this room? The inset section in the south-east corner would seem to

make it difficult for this room to accommodate a sufficient work surface to make bread on in the quantity suggested by the size of the oven. A table against the main section of the south wall would have impeded the access to the WC corridor. A workspace for bread production in this area could have only been possible if the door to the housekeeper's office was blocked – three doorways into this space would effectively leave it as no more than a corridor.

- 6.23 As an area where food was produced, it would have certainly had a lath and plaster ceiling which has been replaced by modern boarding. Otherwise, the paint analysis shows that the enclosure was provided with basic, white limewash finishes to the walls. Clearly, the access to this building was altered by Webb with the insertion of a door and the blocking of the original door in the south-east wall. The chimney stack from the oven, which would have given an indication of the possible use of the building as seen from the outside, has also been taken down to a level beneath the ceiling. As the rooflight is the only source of natural light into the oven room, it may be that it is an original opening but the present rooflight is a poor-quality modern unit which stands proud of the roof surface. The extent of changes that have been made to the enclosing structure are shown in Figure 55.

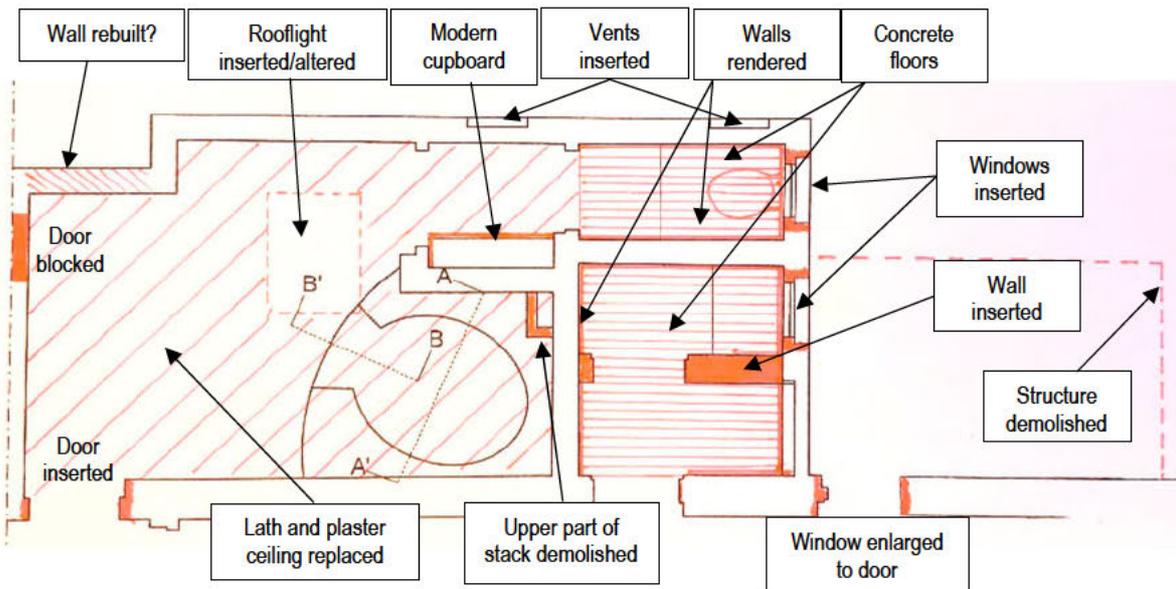


Figure 55 Plan showing the cumulative areas of change to the original lean-to structure built against the side of the service range.

- 6.24 The contribution to the interest of the listed building lies primarily within the oven itself which helps to convey an understanding of the development of the historic service function of this part of the house, although why an old-fashioned brick-built oven should have been constructed at a relatively late date is unknown and is likely to never be known for certain. This contribution to the importance of the listed building has been recognised throughout the development of this project which has included the retention of the oven structure from the outset.
- 6.25 It is considered that the restoration of the use of the oven is a positive aspect of the proposals. The rebuilding of the stack as shown on Webb's elevation drawing, the only feature that gave some indication as to the possible function of the building when seen

externally, is also considered to be a positive change. It is argued that the incorporation of the oven as a feature within the proposed garden room/summer kitchen will allow a greater appreciation of the oven than would be the case if the enclosing building was retained, limiting access to it. If the oven is appropriately restored, removing the inappropriate paintwork, and brought back into active use as part of the garden room/summer kitchen then it will change from being a redundant feature to a useful and operating part of the house. This may be considered to better reveal the significance of this part of the listed building particularly in the context of the new garden room which perpetuates the ongoing change associated with this part of the estate through a modern interpretation of the lost glasshouses. The retention of the flag stone floor within the area to the front of the oven will also help retain the historic character of the space and will reflect the area of the enclosing structure.

- 6.26 In contrast, it is considered that the enclosing structure is a utilitarian building that has limited architectural or historic value – its purpose was to provide shelter to the oven rather than providing a working area critical to the production of bread. It is argued that its replacement with a new enclosing structure which will continue to provide shelter to the oven and a space in which to operate the oven represents a development in the changing uses and requirements of the building, forming part of a building that has evolved in several phases to adapt to the needs of the householders over time. It is considered that the removal of the enclosure building will result in a minimal level of less than substantial harm to the overall special interest of the listed building. The new glazed garden room has been carefully developed as low impact intervention, using high-quality design to celebrate and accentuate the significance of the bread oven, that being the bread oven itself and its associated internal flooring. The curved glazed wall significantly improves the relationship with the adjacent window and reflects the curve of the bread oven itself. Internally, the flag stone floor is retained in-situ and with it, the relationship between the oven and the footprint of the enclosure giving legibility to its historic use in a new, appropriate context which allows for greater appreciation of the oven, the reinstatement of the lost chimney and the return of the oven to working order.

New steps (1.13)

- 6.27 Permission has been previously granted for the removal of the present terrace to the south-east of the house. It is proposed to construct a set of stone steps to the door in the south-west which will not harm the listed building.

Raising height of the wall between the service wing and the estate office (1.15)

- 6.28 The wall to the north-west, closing the gap between the service wing and the estate office, is largely of modern construction using a low-quality brick. The rebuilding of the modern brickwork with an appropriate hand-made brick will represent a positive change that will improve the aesthetic appearance of the wall. It is also proposed to raise the height of the wall, re-using the present coping, to ensure that the roof of the Garden Room will not be visible from the service yard area. It is considered that this change will have no impact on the significance of this section of wall which will still serve to close the gap between buildings and so providing enclosure to the kitchen garden. The key relationship is between the wall and the estate office where the wall is set at eaves height; the wall will step down to maintain the existing eaves height at this point. A section of wall to the south side of the kitchen garden between the slaughterhouse and the stables also drops in height to meet a lower

eaves, and the same detail – a simple step down – will be used for this section of wall (Figure 56).

6.29

The raising in height of the wall will not have a harmful impact on the appearance of the main block of the house as seen from the access to the service yard on the north-west side of the wall (Figure 57). The gable to the rear of the later, southern part of the house is constructed in Beaulieu brick to the upper part of the wall and red brick to the lower part which shows that the latter was not intended to be seen whereas the upper would be visible. The increase in height would mean that a relatively small part of the Beaulieu brick section of wall would no longer be visible as one passes the north-east gable end of the estate office, but this would not harm the experience of the main building – the pedimented gable which is the main architectural feature of this element, would still be prominent and indicate that this was part of the main house rather than service. Therefore, it is considered that there would be no harm to the special interest of the listed building.



Figure 56 The section of wall between the slaughterhouse and stables on the south-west side of the kitchen garden showing the simple step down in the wall height to respect the eaves of the slaughterhouse.



Figure 57 The wall closing the gap between the service wing (left) and the estate office (right) from the yard area adjacent to the estate office.

Alterations to windows in housekeeper's office (1.16)

- 6.30 It is proposed to block the existing window opening in the north-west elevation of the housekeeper's office, leaving the opening to appear as a blind window, and to open the existing blind window on the south-west elevation. This change will not impact the aesthetics of the house as there is no regularity to the fenestration of this elevation.

Alterations to the first floor of the service wing (2.01 – 2.09)

- 6.31 At first floor level of the service wing it is proposed to remove the partitions creating the three servants' rooms added by Webb at the end of the 19th century to form a Guest Suite. The clock mechanism, which is within an enclosure to the centre of this area, will be retained with new glass partition walls enclosing it. This will allow an interesting historic clock mechanism to be visible as a feature. The rooms at this level are plain spaces with no features of architectural interest – they have no fireplaces or architectural decoration (Figure 58). It is considered that they do not hold particular significance simply because they are part of the Webb work at Warrens, the majority of which has been previously demolished. A bathroom will be formed at the south-east end and a kitchenette to the north-west. Within the room to the north-west of the stair, a partition will be inserted to form a small bathroom. This will not harm important plan form.



Figure 58 The southern-eastern room at the first floor of the service wing.

6.32 As part of these proposals a new window is to be inserted in the south-east wall above the bread oven. This will remove a small area of late 19th century brickwork forming part of the raising of the wing to two-storey height and thus will not result in the loss of important historic fabric.

6.33 New flooring is proposed within the upper floor Guest Suite and a new rooflight above the stairwell, both of which are considered appropriate given the limited architectural detailing within any of the rooms or limited change would be required to the roof to facilitate the new small opening.

Master suite entrance (3.01)

6.34 It is proposed to reinstate the entrance from the landing of the main staircase into what is currently a bathroom but which, from Webb's a plan of 1897, appears to have served as an ante-room to the bedroom at the north-east corner of the house. This was clearly originally a door opening, as shown on the plan, but also as evidenced by the door linings within what is now a cupboard. The infill to the opening is modern. This change will reinstate what appears to have been original arrangement and will not harm the listed building.

Master bedroom opening (3.02)

6.35 Currently, there is a door between the master bedroom and its bathroom. Webb's plan shows that there was a relatively wide opening between these two rooms in the late 19th century which may reflect the original Nash arrangement. It is proposed to reinstate the original opening which was clearly infilled post 1897. This area of wall has been examined which proves it to be a 20th century alteration. Therefore, it is considered that this does not form important historic fabric in terms of the significance of the listed building and reinstating what is likely to be the Nash form is a positive change.

Opening between master bedroom and master bathroom (3.03)

- 6.36 In the south-west wall of the bathroom of the current master suite there is a blind arch which appears to be a reduction in size of a blind arch shown on Webb's plan. It is proposed to create an opening within this archway to allow access to the rooms to the south-west which will become part of the master suite. It is considered that the principle of creating an access between these rooms should be acceptable as it will involve only a relatively small impact upon 'historic fabric' – some 19th century brickwork and lath and plaster linings of an internal wall and hence of limited intrinsic heritage value. The creation of this opening will not impact on plan form as the majority of the wall between these spaces will remain intact.

Master bathroom opening and division (3.04-3.06)

- 6.37 As part of the creation of a master suite along the south-east front of the house it is proposed to utilise the south-western bedroom as the master bathroom. It is proposed enlarge the opening between the present bedroom and its bathroom. This wall is considered to be a later insertion although evidently pre-dating 1897 and is, therefore, of lesser significance. This loss of fabric will not harm the special interest of the listed building whilst the sub-division of the original room will remain readable.
- 6.38 The sub-division of the existing bathroom space to form the link between the ante-room and the bathroom with a WC to one side and a shower room to the other will represent a reversible alteration. As the bathroom is a change to the original plan, the subdivision will not harm the understanding of the plan of the Nash house which is the aspect of this element of the houses where the principal aspect of the of significance of Warrens lies.

Fitted wardrobes to the dressing rooms (3.08 and 3.09)

- 6.39 It is proposed to install fitted wardrobes to the two rooms north-west of the master bedroom to allow these rooms to be used as dressing rooms. These fittings will be of high-quality joinery and are reversible alterations that will not impact on the historic fabric of the building – the joinery will respect cornices and skirtings.

7.0 CONCLUSION

- 7.1 It is considered that the majority of the proposed alterations to Warrens will not cause harm to the significance or 'special architectural or historic interest' of the designated heritage asset. The minor impact on fabric in relation to the proposals for the master suite will largely affect modern infilling or a later wall, the opening in the blind arch being the only section of probable original fabric – the relatively small loss of fabric here will not harm the significance of the listed building.
- 7.2 The other main element of the proposals is the addition of the Garden Room which will replace the existing enclosure building to the bread oven which will be retained and brought back into use. The Garden Room is a high-quality contemporary design which, importantly, will allow the house to have an improved relationship to the kitchen garden. The south-west elevation of the service wing is of very limited architectural interest, being largely blank brickwork at ground floor level. The brickwork will remain exposed within the Garden Room. As part of this proposal, the structure that encloses the bread oven will be removed. This is a basic, utilitarian late 19th century structure, which has seen numerous alterations, has very

limited interest and its contribution to the overall significance of the listed building is minimal – the interest lies within the oven that is to be retained, together with the flag stone floor maintaining the relationship between the oven and the footprint of the enclosure giving legibility to its historic use. It is considered that the removal of the enclosure building to allow the best design for the Garden Room, rather than a compromised design that retains the enclosure, will enable a positive change to the appearance of the house. The re-establishment of the use of the oven, together with the reinstatement of the chimney, is considered to offer a public benefit as the change will better reveal the significance of the oven, making a used and largely unseen element a feature of the Garden Room. The public benefits are considered to at least balance the very limited harm caused by the removal of the enclosure building.

- 7.3 The proposed use of the Common room to serve as a kitchen will have no impact on fabric apart from the removal of a floorboard to allow services to access the free-standing kitchen unit which will read as a piece of furniture. This room is a fine survival of the work of Philip Webb and its proposed use will allow it to form the heart of the home rather than a rarely used room.
- 7.4 The alterations to the upper storey of the service wing relate to late 19th century alterations that do not have special interest and there will be no impact on the significance of the listed building.
- 7.5 Having researched the history and development of Warrens, and carefully assessed the significance of the listed building, I can find that the low-level harm is balanced by the public benefits offered so that there is no conflict in the proposed development with the statutory duty in Section 66 of the Act, National Policy in the NPPF or CP7 of the New Forest National Park Core Policy and conclude that the application should be allowed.

8.0

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