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Historic Impact Assessment



East Lodge Screen Wall, Dyrham Park Masonry Repairs

East Lodge
Dyrham Park
Dyrham
Nr Bath
SN14 8ER



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Introduction

East Lodge stands at the eastern entrance to Dyrham Park, separated from the A46 by a narrow shelter belt plantation.

The East Lodge screen wall is one of the first things that a visitor sees upon entering Dyrham Park through the main gates. In recent years the condition of this wall has deteriorated and in particular the parapet masonry is now in a poor condition with significant frost damage occurring to coping stones. There are other significant areas of damage, including frost damage to the quoins at the west end of the wall and various individual stones that have become damaged. Furthermore, there are various areas where invasive vegetation is beginning to take hold and where existing pointing is now missing or loose.

Repairs are required to halt this decline in condition. Some of the stones are irreversibly damaged and need replacing to ensure that the wall is protected in the future. Elsewhere general maintenance is required involving repointing and mortar repairs to prevent water ponding.

Description of the East Lodge Screen Wall

(information extracted from Heaton's 2018 Historic Building Survey & NT's 2015 Conservation Management Plan)

Between 1798 and 1800 a new entrance to Dyrham Park from the east was constructed, probably to designs by Charles Harcourt Masters of Bath, linking the estate from the newly constructed Bath-Cirencester turnpike road (now A46) to a newly constructed sinuous drive that snaked through the landscaped parkland to the house.

A plan of the 'Manors of Dyrham and Hinton and West Littleton' by Thomas Weaver dated 1833 depicts two lodge buildings shown as square structures on either side of entrance. At this time the boundary wall was lined on its west side by a shelter belt of mature trees and there were two avenues of trees radiating south-westwards and north-westwards into the park from the entrance.

A survey of 1843 also shows the east gate flanked by two square buildings, with the south and north gate houses connected by a straight boundary extending from the midpoint of their opposing walls, which might represent a gate structure, with boundary walls extending north and south.



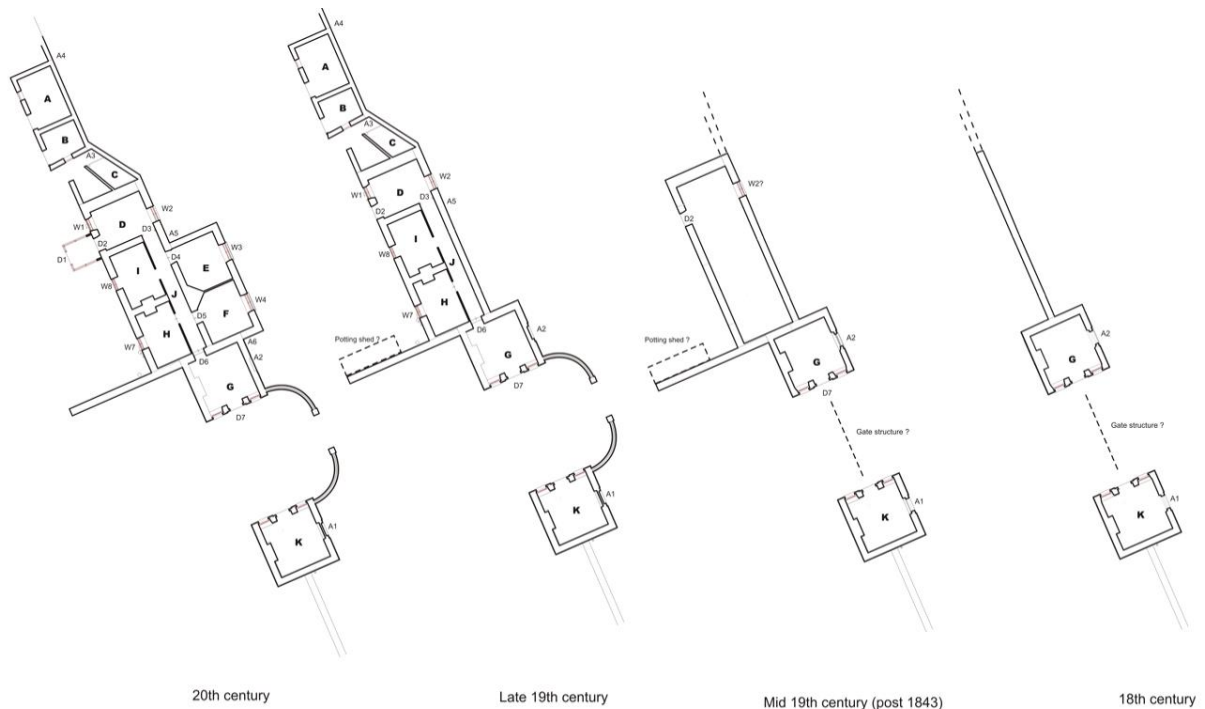
1843 tithes survey

Sometime between 1843 and 1882, the northern gatehouse was augmented by ancillary structures and the vehicular entrance to the park was reconfigured to its present arrangement



1882 Ordnance Survey

Plan form analysis by Heaton (2018) suggests a simple cellular development of East Lodge accompanied by changes of openings configuration, which is presented below:



Several features suggest that East Lodge was not initially a domestic building and its present internal layout is likely to have been a subsequent adaptation:

- The floor level was set 160mm below that of Cell G, which suggests they were not initially interconnected domestic spaces;
- The walls incorporate vents, which were not domestic features at that time;
- The west-facing window openings are slightly and irregularly splayed, which suggests they have been inserted after construction of the walls; and
- The long rectangular plan of the building is not consistent with 'cottage' templates of the mid-19th century, such as those promoted by Loudon.

It is therefore likely that Cells H/I/J/D were built, initially, as a single non-domestic building such as a stables or gardeners shed, utilising the pre-existing estate boundary wall, and screened from public view by the ashlar-faced and niched extension of the south screen wall. As the curving wall and railings impede views from the north windows of the gatehouses across the approach to the entrance, it is assumed here that the windows in this elevation were blocked at this time.

The 1882 map suggests there was a narrow linear structure adjoining the north face of the screen wall that remained extant until 1903 at least. This would not have been a glasshouse (Heaton 2018), but might have been a potting shed or similar, which suggests that the screen wall was also the south wall of a garden. The vertical joint within the rubble masonry of the north face of the garden screen wall might mark the eastern extent of that ancillary structure, which in turn suggests either that it was built into the wall or that the western 4.60m of the wall has been created or rebuilt after its demolition.



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By 1882, Cells A, B and C had been added, apparently incorporating salvaged materials and architectural details. As these were and are wholly utilitarian buildings, it is assumed here that Cells H/I/J/D were created for domestic use at this time within the former stables/shed by the installation of partition walls, windows and an interconnecting door with Cell G. The date at which this was done cannot be proved, however, the little decorative joinery that survives is of mid-late 19th century style.

The final reconfiguration took place after 1903, with the addition of Cells E and F and the entrance porch.

In 1973 East Lodge and the outbuildings were bought by the National Trust. Since the mid-1980s it has been used as staff accommodation. The roof structure was renewed in 1992 following a fire.

Significance of Heritage Asset

The Lodges, walls, gate piers and railings are Grade II listed. The other buildings forming East Lodge are not listed in their own right, but fall within the curtilage of this listing. All of them are set within the Grade II* Registered Park and Garden of Dyrham Park.

Evidential and Historical value

The two gatehouses are of substantial significance:

- Designed by Charles Harcourt Masters between 1798-1800;
- Architecturally accomplished, if modest, functional and essential components of the later 18th century estate that are itemised in the standard academic work on the subject;
- Structure and layout of the lodges has remained largely the same since created.

The screen wall is of considerable significance relative to the northern gatehouse;

- One of the modifications and additions that is historically articulate and complementary to the building;
- Vertical joint on the East Lodge side of the wall is an archaeological detail that shows the original position of the small ancillary building that was attached to the wall.

The rest of the buildings within the assemblage are wholly utilitarian buildings of no aesthetic or archaeological value. Their significance has been compromised by several campaigns of domestic refurbishment. In which they have lost all their internal decorative fabric;

The National Trust's use of the lodges is of neutral significance



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Aesthetic Value

The screen wall together with the curving walls and railings are of considerable significance:

- Aesthetically complementary to the northern gatehouse;
- Define the entrance forecourt to the estate.

Proposed Works (see also Appendix 1 Photomontage)

Carefully remove damaging invasive vegetation growing within wall;

Renew damaged Bath Stone coping stones along top of wall (approx. 80%);

Remove 3 no. damaged Bath Stone parapet stones and replace with new;

Cut back damaged edges to 3 no. Bath Stone lower coping stones and piece in new edges;

Cut out 5 no. damaged Bath Stone quoins to north end of wall and piece in new;

Cut out individually damaged stones to south face of wall and either piece in new Bath Stone (approx. 15-20 no.) or undertake mortar repairs where damage is less severe (approx. 10-12 no.);

Small mortar repairs to upper faces of coping stones and lower coping stones to minimise the risk of water ponding and subsequent freeze-thaw damage;

Repoint coping stones (100%);

Repoint bedding joints to lower coping stones on north side of wall (100%);

Renew render to parapet stones and wall face on north side where cracked/loose/missing (approx. 1.25m²);

Repoint wall face on north side where existing mortar loose or missing (approx. 4m²) and limited selective repointing to south side, especially at base of wall where missing.



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Impact of Works on Heritage Asset

Overall the relatively small-scale nature of the works should mean that there is minimal impact on the screen wall. Generally the works involve like-for-like repairs using traditional materials and techniques and no changes are proposed other than the use of new stone to replace damaged stone.

Replacement of existing Bath Stone is only to be undertaken where functional failure of existing stones has occurred or where damage risks water ponding that could contribute to future damage as a result of freeze-thaw action.

The upper coping stones which are most exposed to the elements are unfortunately generally damaged beyond repair and will need to be replaced as complete stones. The parapet stones are relatively narrow and once the upper coping stones are removed these can be extracted quite easily, so will be replaced as whole stones.

Elsewhere, such as lower coping stones, quoins and individual stones, the damage tends to be to the edges or outer layers of the stone and in these cases the damaged areas will be cut back to sound stone and new stone pieced in rather than wholesale replacement. This will help to minimise the loss of historic fabric.

Where loss is relatively small, mortar repairs will be undertaken rather than stone replacement. Again, this will be carried out where there is currently a risk of water ponding.

Repointing will be limited to areas where the existing pointing is missing, loose or cracked.

Likewise, the small amount of re-rendering will be limited to the smallest area of missing, loose or cracked render. Cement render will be removed very carefully to prevent damage to the stones beneath.

In all cases, materials used will be carefully selected to match the existing;

- New Bath Stone will be Stoke Ground Base Bed Bath Stone, which is suitable for exposed and weathering areas;
- Repointing to rubble stone north wall will be carried out using lime putty or NHL 2- lime and fine sharp sand with Bathstone dust in a ratio of 2:5;
- Repointing to ashlar joints will be carried out using lime putty and fine well graded sharp sand with Bathstone dust in a ratio of 2:4;
- The small area of re-rendering will be carried out using 2-coat lime render;



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The proposed lime mortars have been used previously on the Mansion at Dyrham, but samples will be prepared at the time of the works to ensure there is a match with the screen wall.

Like-for-like repairs will be carried out, so where stones are profiled, new stone will be dressed to match the existing.

It may be necessary for some piecing in repairs of new stones to be secured with small stainless steel pins set with a minimal amount of epoxy resin.

References

Heaton, M (2018) *Historic Building Survey*

National Trust (2015) *Conservation Management Plan*

Listing Information

Lodge, walls, gate piers and railings to Dyrham Park on Bath Road

G.V. II

Pair of lodges, walls, gate piers and railings. Late C18/early C19 with C20 alterations and additions. Limestone ashlar, hipped slate roofs, rubble and rendered addition to right. 2 square lodges, linked by wall in an arc in 2 sections with central gate piers. In the style of Talman at Dyrham House. Each single storey lodge has plinth, round-headed recess with inner recess and cill, band course, cornice and blocking course returned, urn as finial to hipped roof (replacement of C20 to left), Square stack to rear. Inner sides have similar round-headed recess containing door with raised fillets, upper section blind, to each side a sash in plain reveal with cill. Lodge to right has curtain wall attached to rear with 2 blind round-headed recesses with impost blocks and keystone, parapet and cornice; single storey addition attached to right with two 2-light casements to front, rubble addition to far right with 4-light C20 window, rear of addition has two 2-light casements and C20 glass porch. Walls between lodges about one metre high with plain railings, central pair of square piers about 3 metres high with cornice, plinth and urn as on lodges. (Sources: Verey, D. : Buildings of England Gloucestershire : The Cotswolds. 1970. Kenworthy-Browne, J. : Dyrham Park. 1983. Country Life 14, 434-441, XL 546-552, CXXXI 335-339 and CXXXI 396-399).

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