

Architectural History Report

New Lodge, Windsor



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Architectural History Report
Prepared for
Marchday Group Plc

by
The Architectural History Practice Limited

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1. Introduction

This architectural history report was commissioned by Marchday Group Plc in November 2004. It has been prepared by The Architectural History Practice Limited.

Primary research has been carried out by examining what remains of the Van de Weyer family archive at Berkshire Record Office, and the British Transport Commission's (BTC) files on New Lodge at the National Archive, Kew. Reference has also been made to books, newspapers and journals listed in the biography. The building has been visited and the ancillary buildings inspected externally.

New Lodge is on Drift Road, near the western edge of Windsor Forest and four miles from Windsor. It straddles the parishes of Bray (to the north) and Winkfield (to the south), and falls within the boundaries of two local authorities, the Royal Borough of Windsor and Maidenhead, and Bracknell Forest Borough. New Lodge is listed grade II*; its gates and piers, and adjoining terrace walls and steps are listed grade II, primarily for group value.

2. Short history of the origins of Windsor Forest

Roman remains have been found at Bray, and a Roman road between Silchester (in Hampshire) and London ran to the south of Windsor Forest, whose boundaries once included New Lodge. Access to the area, by road or by the River Thames, would therefore have been assured from early times.

Windsor Forest is recorded as a hunting ground in Anglo-Saxon times, when its resources were in use for building and fuel. There were rides through the Forest at this time, but no major roads. At its greatest medieval extent, Windsor Forest had a circumference of 120 miles. Its sixteenth century lodges, of which a previous incarnation of New Lodge was one, were designed to entertain royal hunting parties and house those entrusted by the monarch with the Forest's management.

The Windsor Forest Enclosure Act was passed in 1813, rendering the forest officially disafforested – or reduced from the legal status of forest to that of ordinary land – and paving the way for Forest land to be parcelled and sold by the Commissioners of Woods, Forest, Land Revenues, the government department which administered Royal land (Van de Weyer archive, Conveyance, 1834). Such a parcel of land formed the basis of the New Lodge estate.

Windsor Forest is now managed by The Crown Estate, the successor body to the Department of Woods, Forests and Land Revenues. It is now approximately 8000 acres in size, and no longer includes the New Lodge estate.

3. History of New Lodge

New Lodge is located on the site of a building in Windsor Forest dating from either c1537 (Nash Ford) or 1518 (Winkfield History Group). Originally one of the grandest lodges in the Forest, it was the home of Lord Raleigh and also used as a base for royal hunters. Known originally as Hounds' Lodge because of its proximity to the Royal Kennels, the house is first referred to as New Lodge in 1607, on a map by Norden. According to the sale particulars of 1916, the name of 'New' Lodge originates from its long-defunct position as the newest of the many lodges built in the Forest. Drawn with two chimneys and therefore denoting a building of some importance, it was situated on a Forest drive called New Lodge Walk (map of 1607, Norden).

By 1607, New Lodge was one of seven Forest lodges. Little is written at this time about New Lodge specifically, but a riot in 1637 in which commoners killed 100 deer in New Lodge Walk provides an indication of the nature of the relationship between local people and their aristocratic masters.

In 1653, a report from Colonel Christopher Whichcote and Thomas Reading hints that the lodges were deserted following the execution of Charles I: New Lodge is described as "much decayed" (Hughes, 1890). Following the restoration of the monarchy in the 1660s, a Master Keeper of Windsor Forest is recorded as having petitioned the king to restore the lodge (New Lodge) that he had lost during the upheavals of the Commonwealth.

New Lodge stayed in the ownership of the monarchy throughout the eighteenth century; in 1751 George II placed the house at the disposal of his son William Augustus, Duke of Cumberland and Ranger of Windsor Forest. According to the sale particulars of 1916, Cumberland Lodge was the Ranger's official Forest residence but the Duke did occasionally stay at New Lodge. By 1761, Colonel Studholm Hodson, the Duke's Equerry and Stable Manager, had been appointed keeper of New Lodge Walk and was the permanent resident at New Lodge. Upon the Duke's death in 1765, both the Dukedom and title of Windsor Forest Ranger passed to his nephew Henry, who held the appointment until his death in 1790. Cumberland Lodge was rebuilt in c1790 and New Lodge, as the grandest remaining Forest lodge, served temporarily as the Ranger's official residence. The sale particulars of 1916 describe how the actions of the monarch affected New Lodge in 1791: "King George III took the Forest into his own hands, promoted some inclosures (*sic*), carved out the Royal Farms, and partitioned off the Great Park; some of the outlying properties were let off, including New Lodge [...]". The registered tenant was the (now) Major-General Hodson.

In 1798, George III granted New Lodge and 20 acres of land to Princess Sophia Matilda of Gloucester & Edinburgh, the daughter of his brother Prince William Henry, Duke of Gloucester, for life. By then the house was described in a report as "in a most dilapidated state, and scarcely habitable by the servants" (Hughes, 1890). New Lodge is marked on an 1800 map by William Eden, although this does not show the building in any detail other than its heavily-wooded setting.

An 1823 map by H. Walter shows New Lodge, although the detail of the house is not clear. Following the Windsor Forest Enclosure Act of 1813, the map indicates that the land around New Lodge has been enclosed. As Princess Sophia was resident, however, the estate was not sold by the Crown until 1834¹, when New Lodge “Mansion House” and several “parcels of land [forming] part of the New Lodge Estate” was bought by William Lyon, a captain in the army, at a cost of £3,490 (Van de Weyer archive, Conveyance, 5 November 1834).

Fig 1: 1823 map by H Walters:



Sometime in the first half of the nineteenth century, the sixteenth century house was replaced by a house in the Italian Villa style. An “eclectic style used for nineteenth century domestic buildings”, one of the earliest examples of Italian Villa style in Britain is Cronkhill (c1802) in Shropshire, by John Nash (Stevens Curl). It is, however, difficult to pinpoint a date for the rebuilt New Lodge, mainly because its existence was so short-lived. If New Lodge *was* in a barely habitable state, it may have been Princess Sophia who rebuilt New Lodge as an Italian-style house. Or, as a non-royal owner, it may be more reasonable to guess that Captain Lyon built the modest Italian villa. What is certain is that sale particulars of 1852 describe the building as “modern”, and the footprint of New Lodge appears to change between 1834 (conveyance map) and 1844 (Tithe map of Bray parish²). New Lodge was “released” from William Lyon to Joseph Shipton in October 1841 (Appointment and Release of the New Lodge Estate, 18 October 1841, Van de Weyer Archives). The 1844 Bray Tithe map confirms Shipton as the landowner.

¹ This sale meant that, for unexplained reasons, Princess Sophia left New Lodge ten years before she died.

² Note that the parish boundaries of Bray and Winkfield go directly through the house at New Lodge.

Fig 4: 1840 tythe map of Bray:

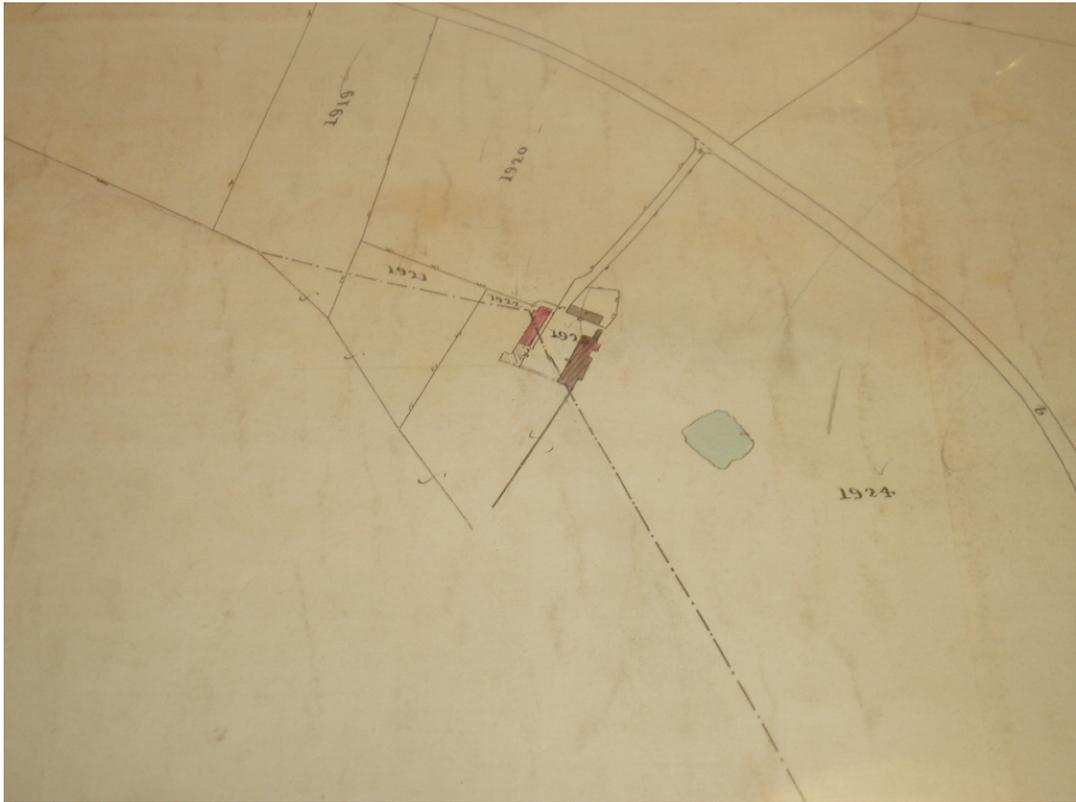


Fig 5: 1854 conveyance plan:



The 1852 sale catalogue also provides details of the house, describing a “modern Italian villa or casino (on a moderate scale) with convenient office, stabling &c.”, with a “full view” of Windsor Castle. The house had four attic rooms, four bedrooms, dressing room with water closet, first floor drawing room with bay window, dining and breakfast room, gentleman’s morning room, kitchen, footman’s pantry, dairy, cellar and larder. In an enclosed courtyard behind the house was a four-stall stable and coach house with separate harness room, and two grooms’ bedrooms above.

On the back of the sales catalogue is a hand-written contract outlining the undertaking of John Murray (gentleman), of Whitehall Place, to buy New Lodge in December 1852 with a deposit of £500. However, the following year a conveyance confirms the sale of New Lodge Estate by Joseph Shipton to Joshua Bates, with Murray retaining certain (unclear) rights to use the estate during Bates’s lifetime. In the absence of an explanation for this anomaly, it may be speculated that Murray defaulted on his 1852 undertaking to pay for New Lodge estate, leaving Shipton (the owner in 1841) free to sell to someone else.

Joshua Bates was a merchant banker originally from Weymouth, USA. His daughter, Elizabeth Ann Sturgis (or Sturges) married Jean Sylvain Van de Weyer, the Belgian Minister (otherwise referred to as Belgian Ambassador, or Minister Plenipotentiary for Belgium) to the court of St James. According to the Winkfield Chronicles, Van de Weyer was one of the architects of Belgian independence and the country’s first foreign secretary. A statue of him overlooks the town square of Louvain.

It is widely written that Queen Victoria granted Joshua Bates the land on which to built New Lodge, but AHP could find no evidence of this. Apart from the conveyance confirming the *sale* of land from owner Joseph Shipton, the only correspondence between the Crown and Joshua Bates in the Van de Weyer archive concern agreements on rights-of-way across Crown land (and vice-versa).

It is also popularly believed that New Lodge was a wedding present built by Bates for his daughter. Although Bates did buy the estate on which the house was built, it seems unlikely that this was a wedding present: the Van de Weyer’s first child had been born nearly twenty years before in 1839.

Jean Sylvain Van de Weyer’s work brought him into contact with the court and the family established close royal connections, as visits by Queen Victoria and other members of her court testify. The Van de Weyer’s eldest daughter was the Queen’s god-daughter, while her sister Louise was a friend and maid of honour to Queen Victoria. The 1916 sales catalogue explains: “Distinguished visitors have, from time to time, been entertained within [New Lodge’s] walls [...]”.

Jean Van de Weyer invested sensibly, taking full advantage of nineteenth century infrastructural development in the United States and Canada; according to correspondence in the archive, the family had investments in Chicago, Detroit and Canada Grand Junction bonds, the Grand Russian Railway Company and Atlantic and St Lawrence Railroad bonds, among others. Van de Weyer used his fortune to buy land and farms surrounding New Lodge, as did his eldest son, Victor, who

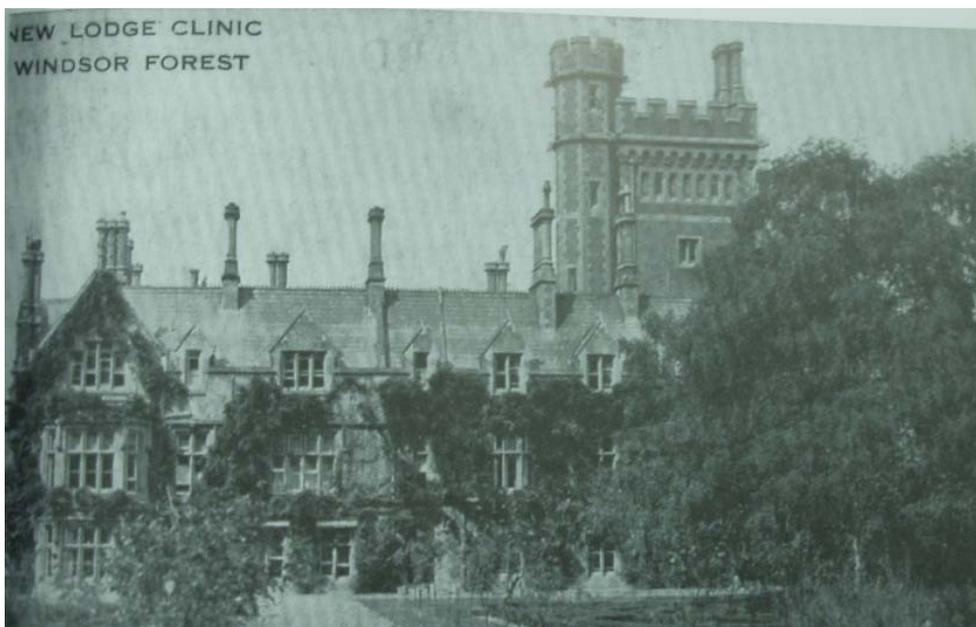
inherited the estate in 1884. By the time Victor died in 1915 there were 3,720 acres of estate, including 16 farms, an inn, numerous cottages and extensive tracts of meadow and woods.

Fig 6: New Lodge, just before its sale by the Van de Weyer family in 1916:



Captain William Van de Weyer, a grandson of the Belgian ambassador (and most likely Victor's son) sold the estate in 70 separate lots in 1916. The house, as part of a 277-acre lot, was bought by a Dr Venables (or Venebles) who leased it in 1925 to New Lodge Clinic Ltd. This company operated the house as an exclusive clinic until 1939, when it was sublet to house refugees.

Fig 7: New Lodge Clinic, 1937:



In 1942, the house was bought by the children's charitable orphanage Dr Barnardos for £24,000.

In 1956, New Lodge, its stables, two timber-framed buildings called Garden Cottage and 'Greenways', a bungalow referred to as 'The Bolt', various garden buildings, the entrance lodge and an area of parkland was bought by the British Transport Commission [BTC] for £25,141 (including conveyancing costs, fixtures and fittings). The total area included in the sale was 52 acres. The house was intended for use as a training facility, but an ambitious scheme led to spiralling conversion costs. An internal memo of February 1959 refers to "...the many troubles which we have experienced at New Lodge [...]". The plans were revised (and a scheme to build a lecture theatre abandoned), and New Lodge opened for residential courses in March 1959. From January 1963, New Lodge was officially referred to as 'British Railways School of Transport'. As well as being used as a conference centre for senior staff and a training facility for railway catering managers, New Lodge was shared with B.T. Hotels, who used it to train staff until 1964. In 1971, faced with budgeted annual running costs of £37,969, the Commission closed the facility and put New Lodge up for sale.

Site Manager Paul Buckley confirmed that environmental information specialist Barbour Index bought New Lodge in January 1972, and used the house as offices from June the same year. The estate was put up for sale in 2004.

4. The Building

Nineteenth century plans, together with a specification contained in an indenture of 6 April 1857, indicate that most of New Lodge – as currently exists – was built in 1857 (Van de Weyer archive). That year Joshua Bates accepted a tender from William Cubitt and Company, London, to undertake a commission to work on a neo-Gothic mansion "in the Flemish style" designed by Thomas Talbot Bury (Nash Ford). According to the 1857 indenture, builders "under the style or firm" of William Cubitt and Company were instructed to base their work on 20 drawings (which appear no longer to exist) supplied by Bury; the works were budgeted to cost £10,780.

This work was, however, an addition to an existing building. This is confirmed by tenders of 1857, which describe the work as "additions to the main building at New Lodge and [...] additions to the kitchen offices [...]" (Van de Weyer archive). The 1857 indenture also supports this fact, by setting out the following bricklayer's specification: "The contractor is to perform necessary cough and fair cuttings, to chase out and parge all old walls where new join them" (Van de Weyer archive, Indenture, 6 April 1857, p11). On the same page, the instructions continue: "[...] Rake out and point all lead flashings with cement". The indenture instructions are not location-specific. It is therefore difficult to know where the 'old' walls and raked flashings were incorporated into the existing house, but it may reasonably be assumed that the additions to the house are the north west and north east wings, which contain stones laid by Joshua Bates and Elizabeth Van de Weyer in 1857.

Historians to date have assumed that nothing remains of an Italian-style villa which pre-dated the 1850s New Lodge. AHP could find no evidence to disprove this assertion. If it is accepted that most (if perhaps not every brick) of the Italian villa was demolished, it may be assumed that the south wing of New Lodge dates from between March 1853, when Bates bought the estate, and 1856, when he commissioned the additions. It is also possible that the neo-Gothic south wing contains the core, or at least some remains, of the Italian-style villa. AHP could find no proof that Bury was also the architect of the south wing, but a visible inspection clearly shows that the north east and north west wings were built to match the slightly older south wing (perhaps by Bury). The 1857 north east and north west wings part-enclosed a courtyard³ and covered three floors. Pevsner (1966) describes New Lodge as having a “symmetrical Gothic façade with three gables but with an asymmetrically placed enormous tower”.

New Lodge was a house which used the best materials and craftsmanship available in England in the 1850s, and inventories pasted behind the shutters of the principal rooms provide a guide as to how they were furnished. Included in the 1857 specification was York stone paving above the 6” concrete bed of an extensive basement⁴, with York stone steps leading up from the basement to the ground floor. The principal entrance to the house retains its Portland stone steps with Bath stone curbs, with Portland stone paving in the porch itself. According to the building’s planning history, Barbour Index renewed the stone entrance porch – with its Latin carving and a deer (a nod to the area’s history) – in 1996. There is no reason to suppose that the company did anything other than copy the detail of the original porch. The steps to the garden and back entrances are of Portland stone, with Bath stone employed for the window and door dressings.

The 1857 document also specified that the carving – including the inscription ‘Blest be the spot where cheerful guests assemble’ in the dining room – was to be “executed in a bold manner”. The dining room inscription is no longer visible. The timber used throughout the house was specified as “best Baltic fir” and English-growth oak. Best polished plate glass was used in the ground and first floors sashes, with plate glass for the attic floor. Brick for the house and stables were to be of matching colour, and of the “best quality”. Roof slates were grey ‘Delabole Duchess’ secured with copper nails. In June 1859, two years after work started, William Cubitt and Company’s summary put the total for all works at New Lodge at £32,173, or almost three times its initial budget. The specification makes no mention of New Lodge’s stained glass, with their quotations from Hamlet, or the fireplace tiles, which are said to be from Delft.

In the 1956 sales catalogue the entrance is described as having a plaster-panelled ceiling with ornamented bosses and cornices, and a painted, carved stone fireplace with open hearth. All this ornamentation remains. The dining room ceiling, which was gilded and painted, carried panels of ornamented bosses and a hop-leaf cornice. The bay window arches were also decorated with painted designs and “heraldic devices” at the corbels. Such decoration (and the room’s inscription) is typical in neo-Gothic mansions of the nineteenth century, when decorative

³ This courtyard was, it appears from O.S. maps, fully enclosed with an extension to the south east between 1881 and 1913. The Van de Weyer archives do not contain information on this addition.

⁴ A damp course of two courses of slates bedded in cement was laid in all the basement walls.

fashions tended to favour the perceived simplicities of a bygone medieval age. The room retains its original linenfold panelled oak dado, oak flooring and painted stone fireplace with an ornately-carved wooden surround, although the floor has been covered with carpet. The ceiling is no longer gilded and, if there were designs illustrated on the shields at the corbels to the window, these have been painted over. Apart from this, the ornamentation remains.

The west wing of the house has three interlinking reception rooms, each with carved marble fireplace, ornate plaster ceilings and oak floors, now covered by carpet. Upon inspection, the fireplace of the most southerly room was not visible: it may have been removed. What is described in 1956 as a “staff games room” was also in the west wing, along with a “lofty room” giving access to the garden and a changing room.

In 1956, the east wing housed a second dining room with fireplace, two sets of lavatories with five WCs, wash rooms and a changing room. Such facilities were most likely installed by Barnardos. This area has been subdivided and is currently used as offices. Before they were modernised by the BTC, the “domestic offices” included a kitchen, scullery, large larder with flagged floor and tiled walls, dry store room, various other store rooms and a vegetable pantry with access to the yard. Some original doors suggest that their rooms may remain the same shape as they were in the nineteenth century, although doors may plainly be re-hung in the course of renovation. The kitchen had stainless steel sinks and two crittall cooking ranges which probably dated from the 1930s, when the house was used as a luxury clinic. Below the kitchen, and accessible from it, were storage cellars. Under the north wing of the house were workshops and a boiler room, while fuel, stores, a drying room and a boiler room were situated under the south wing.

The grand staircase, which remains very much as it must have done on completion in 1857, is described by the Builder as “late Gothic in details, but at first sight has the character of an Elizabethan work” (12 May 1860). It is oak and rises in three broad flights, with a carved oak linenfold dado and carved twist balusters. Oak lions surmount the newels; the staircase is lit by tall stained glass windows and overlooked by a gallery landing. There are three subsidiary staircases linking the other parts of the house, including a newer fire escape stair to the north east, inserted by the BTC.

On the first floor in 1956 were four bathrooms and 17 dormitories and bedrooms, thirteen of which had radiators and eight had wash basins. “The majority” had fireplaces (Sale catalogue, 1956). The communal washing facilities were probably installed by Barnardos. In 1956, the second floor contained three bathrooms, and 16 dormitories and bedrooms, while the tower, reached by a separate staircase, contained three rooms – one above the over – and a bathroom with WC on the fourth floor. All these areas have been converted for office use.

All the doors in the main house have carved oak panels and are set in carved architraves. All the principal rooms and offices have been carpeted.

5. Thomas Talbot Bury (1809-77)

Thomas Talbot Bury, the architect commissioned by Joshua Bates to carry out the commission of building the new house at New Lodge, was born in London in 1809. He was articled to the celebrated architect and draughtsman Augustus Charles Pugin in 1824, and although he set up in his own practice six years later, retained close links with his former master.

The majority of Bury's work was ecclesiastical, and almost all of this in the Gothic style: he either built or 'restored' around 74 churches during his career. A partner of Charles Lee between 1845 and 1849, he helped his former master's son, the renowned Gothic Revivalist A W N Pugin, with details for the Houses of Parliament for Charles Barry, and assisted Lewis Vulliamy in some of his best-known works. He was, by all accounts, a personable character, and must have established a good relationship with both Joshua Bates and Jean Sylvain Van de Weyer; as well as New Lodge, he was later commissioned by the Van de Weyer family to build All Saints' Church (now demolished – see 7.7) and its vicarage. Bury became an Associate of the Institute of Architects (now the RIBA) in 1839 and a Fellow in 1843.

Bury was also an accomplished artist, engraver and lithographer, and assisted A W N Pugin with lithographs and engravings for some of the latter's books on furniture, ironwork and Gothic design. Bury also engraved the principal plates for Owen Jones's work on the Alhambra. He exhibited at the Royal Academy and the International Exhibition of 1862.

In 1847 he wrote and illustrated *The Remains of Ecclesiastical Woodwork*, followed in 1849 by *History and Description of the Styles of Architecture of Various Countries from the Earliest to the Present Period*. Burton writes of the latter:

This work is chiefly interesting because, in his account of the history of architecture, far from being an exclusive supporter of Gothic, Bury shows himself to have been also an admirer of the English Palladian style of the mid-18th century, and in particular of the work of Sir William Chambers.

Bury was compiling a book on the life of Augustus Charles Pugin, his old master, when he died in 1877. For a full list of Bury's other works, see appendix II.

6. Alterations to the building

There are several known phases of alterations to New Lodge, set out below.

Phase I: Late nineteenth century (Van de Weyer family)

Ordnance survey maps indicate that the courtyard partly formed by the south, north east and north west wings was enclosed some time in the late nineteenth century. Such an addition (an east wing) would have provided the kitchens referred to in subsequent sales catalogues.

Phase II: 1942-1956 (Barnardos)

When the house was used by Barnardos as a children's home, the organisation converted the bedrooms on the top two floors into dormitory accommodation and large washrooms, although it is not known how extensively the rooms were changed in order to do this. According to accounts from its later owners, the house was well-maintained by Barnardos⁵. However, by the time the charity sold New Lodge in 1956, its services were in need of modernisation.

Phase III: 1956-1972 (British Transport Commission)

The sale particulars of May 1956 refer to "heavy expenditure on modernisation and improvement [...] of recent years". The BTC spent £138,000, exclusive of furniture and fittings, to modernise New Lodge and provide a facility which could be used to house up to 50 students on residential courses at the house. This work included repairs, replacing central heating plant and other services including the cold water system, remodelling the electrics in the main house and some rewiring of the other buildings owned by the Commission, overhauling the drainage and converting the kitchens for training and other rooms for use as dormitories.

The house was used by the BTC as follows:

- on the top floor the sixteen dormitories and bedrooms used by Barnardos children were used as eight larger bedrooms and eight smaller bedrooms;
- on the first floor, the seventeen dormitories and bedrooms used as such pre-1956 were used as the students' library and 14 rooms, some of which were small dormitories and some of which were single rooms;
- on the ground floor, the "large assembly rooms, communal washrooms [...] and domestic offices and storage" described in the 1956 sales catalogue were used as lounge, dining rooms and assembly room facilities by the students. The kitchens, office and storage space were also accommodated here.
- the tower was to be a self-contained flat on three floors containing three rooms and a bathroom.

The BTC's interior building work appears to have been focused on alterations to the kitchens and services, in order to make the building suitable for teaching catering staff. In 1968, the BTC undertook internal painting in the house, and in 1971 made repairs to New Lodge's central heating. The floor covering used in the house at that time was mainly linoleum

As well as modernising the kitchens for the use of catering students, the BTC made several exterior alterations. The building work inventory describes the installation of a lift, and this is clearly visible in the centre of the north west block. The lift, installed next to the grand staircase, was accommodated within the existing building, but some additions and rebuilding to accommodate it at the third floor was obviously required:

⁵ In a memo to the Property Committee of 11 April 1956, the BTC's chief surveyor says that Barnardo's "carried out a good deal of modernization [...New Lodge] is in much better fettle than is usually found in such a case."

this is visible from the courtyard. The same brick used to build up the lift shaft has been used to add a fire escape stair at the north east corner of the courtyard. The BTC also added a single-storey, flat-roofed, rendered brick extension which runs the length of the south side of the courtyard. This accommodated plant for the new services installed at that time.

Phase IV: 1972-2004 (Barbour Index)

According to Barbour Index's short history of the building, extensive refurbishment work has been carried out to the exterior and interior of the building since 1974. The company states: "As well as making the building a better place in which to work, the objective has been to restore the property, so far as is practicable, to its original condition and decoration." Renovations of the main house were based around the conversion of every usable room into office accommodation. Listed building consent was granted in 1991 to "restore rooms", but it is not known precisely which rooms in New Lodge are referred to, and how much restoration was carried out. Paul Buckley advised AHP that the lift was replaced around two to three years ago.

Either Barbour Index or BTC (probably the former) built a block to the south east of the house which now contains air conditioning plant and WCs.

Barbour Index also rebuilt part of the stable block as offices, converted the walled garden into a car park and modernised Garden Cottage. These changes are referred to in more detail below.

7. Grounds and outlying buildings

7.1 Grounds

The 1881 and 1900 O.S. maps (appendix IV) depict a series of asymmetrical paths to the south and east of the house. The Van de Weyer's garden appears to reflect the picturesque landscape tradition, which became popular with country house owners during the nineteenth century. Key to this movement was the desire for an informal, 'natural' landscape reminiscent of a landscape painting, through which paths appeared to meander, and trees and plants were scattered by nature. Some of the paths had disappeared by 1932, an indication that the Van de Weyer's landscape layout was not maintained by either Dr Venables or New Lodge Clinic Ltd. Apart from an access to Greenways, the former paths around the house had completely disappeared by 1972. The area to the east of the stable block now features more cleared grass and younger trees than elsewhere on the estate, which indicates that the area was cleared by either the BTC or by Barbour Index. The latter may well have cleared the site in the course of extensive works to Garden Cottage and the walled garden area in the 1990s.

Trees were an important feature of the Van de Weyer's estate: the 1916 sales catalogue states: "In the gardens and grounds can still be seen ancient oaks that have survived the changing scenes of time". Wellingtonias – native to north America – were planted by members of the Royal family throughout the 1860s and 70s. The reasons why Wellingtonias were chosen are not clear, but the fact that Joshua Bates was American may have been a factor. A list (now framed in the entrance hall)

provides the names of those Royals who planted them, and the dates they were planted:

Queen Victoria and the Prince Consort: two trees, 9 February 1860

Princess Alice: one tree, 28 February 1862

Albert Edward, Prince of Wales, and the Princess of Wales: two trees, 21 Dec 1863

Prince and Princess Christian of Schleswig Holstein: two trees, 20 December 1867

Princess Henrietta of Schleswig Holstein: one tree, 20 December 1867

King Leopold II of Belgium: one tree, 19 November 1869

Princess Louise and Prince Leopold: two trees, 11 March 1871

Princess Beatrice: one tree, 28 February 1876

Duke and Duchess of Teck: two trees, 28 February 1876 (both these trees were planted on the lawn to the south side of the house).

The 1916 catalogue also refers to an “avenue of elms” planted by the Duke and Princess Mary of Teck. It is unclear whether the elms and the Wellingtonias were planted at separate times, or whether The Duke and Duchess of Teck only made one visit to New Lodge for tree planting. Some older trees survive, and in 1990 landscape consultancy the Peter Izod Partnership was appointed by Barbour Index to carry out a study of the gardens, hard landscaping and planting. Their recommendations were accepted and implemented.

In the grounds of the house is a 1,243 ft bore hole, which according to local historians is one of the deepest in the country. Drilling started in May 1890 and was completed in October 1893. Its position is recorded only as ‘high ground’.

Of the monuments in the garden, several appear to have been added or restored by the Peter Izod Partnership in 1990. The obelisk on the south lawn appears to be contemporary with the house, but no date could be found on the ornament to confirm this. The same applies to the large urn on the north west lawn. An icehouse appears on both the 1881 and 1999 O.S. maps (see appendix IV), but this now lies beyond the boundary of the current New Lodge estate.

The grounds of New Lodge are not included in English Heritage’s Register of Parks and Gardens.

7.2 Stable Block

The stable block was built by Bury at the same time as the house: the stone above the entrance is dated 1856. Also, a specification of the “works to be done in erecting and finishing certain stable buildings for his Excellency the Belgian Minister at New Lodge” was submitted by the architect in May 1856. It was built using the same exterior materials specified for the main house. Barbour Index developed the courtyard stable area in 1993-4, demolishing parts of the existing stables and rebuilding them as offices using at least part of the original footprint.

The stables, a timber-framed building called Garden Cottage, two bungalows called ‘Greenways’ and ‘The Bolt’, various garden buildings, the entrance lodge and an area of parkland were included in the sale of New Lodge estate to the BTC in 1956. At that

time, the main house, the Gate Lodge, Greenways and Garden Cottage had central heating.

7.3 Garden Cottage and walled garden

Garden Cottage is detached, brick and half-timbered, and situated in a walled garden. The house is not marked on the O.S. map of 1875 (appendix IV), but had been built by the time the next O.S. map of the area was drawn up in 1899. In 1989 Garden Cottage was converted into a staff dining facility by Barbour Index.

The walled garden is of uncertain date, but its present form appears to date from the time when Garden Cottage was built: the 1875 map shows an orchard and gardens where the walled garden is now, and slightly bigger than its current footprint. This does not mean, however, that some parts of the wall may not be older than the Garden Cottage. The walled garden was in use through much of the twentieth century as a kitchen garden. In 1991, planning permission was granted for a car park to be built there.

The 1899 O.S. map (appendix IV) also shows a number of other buildings clustered to the north east of the walled garden; there were several more here by 1912. Of these ancillary buildings, a brick “gardener’s bothy” (or store) remains⁶, but the glasshouses which covered an area of 4,360 square feet of the garden in 1956, do not.

7.4 Greenways

Greenways, to the southern edge of the estate, was originally weather-boarded and has an asbestos tiled roof. Built between 1912 and 1932, the building contained twelve rooms when it was sold in 1956. The £138,000 spent by the BTC included repairs to all the garden buildings apart from one of the two bungalows. According to Commission files (now at the National Archives, Kew), the project’s rising costs forced management to abandon repairs to Greenways, which is now derelict. Among other ambitious but abandoned plans was a proposal to heat greenhouses in the garden using the central heating system in the house. In 1970, the BTC notes that Greenways was sublet by its tenant, Mr Dunbar, to the Girl Guides during the summer months.

7.5 The Bolt

The Bolt, off Drift Road, is similar in design and material to Greenways, and was most likely built around the same time. In 1956, it was marketed as having a lounge, sitting room, five bedrooms, kitchen, scullery, cloakroom, bathroom and separate WC. The entrance lodge, probably built at the same time as the main house (and certainly in the same style) included three bedrooms, living room, kitchen and bathroom. The Bolt no longer forms part of the New Lodge estate.

7.6 Drive and gates

In 1956, the drive was tarmac and led to a broad forecourt in front of the north wing of the house. The estate’s entrance gates and piers, and adjoining terrace walls and

⁶ Listed building consent to demolish ancillary buildings was granted in 1992, although AHP does not know precisely which ancillary buildings were demolished.

steps are listed grade II, primarily for group value. Listed building consent was obtained to reinstate the stone entrance in 1995. It is not known when this was previously removed. Listed building consent was also given in 1995 to rebuild the gates to the estate in a new position at the entrance to the courtyard in front of the north west elevation.

7.7 All Saints' Church

All Saints' Church, a quarter of a mile north of New Lodge and Drift Road, was built by Jean Sylvain Van de Weyer to designs by Thomas Talbot Bury in 1867. It was demolished, probably in the 1960s (according to an article in the Windsor, Slough and Eton Express on 14 January 1972, services were held there "until recently"). However, a monument to Joshua Bates survives, as do the graves of Jean Sylvain Van de Weyer, his wife Elizabeth, their sons Victor William Bates and Albert Sylvain Bates, their daughters Evelyn Elizabeth Sturgis and Louise Marie Augusta, and of Victor's wife Emily Georgina. The graves have been incorporated into the garden of Braywood House (formerly the church vicarage). The Van de Weyers also had three other daughters – Victoria, Eleanor and Alice – who are buried elsewhere.

8. Summary and conclusion

New Lodge's principal elevations remain visually quite original. However, the house has been used either as an institution or as office accommodation since 1916: such uses have clearly led to alterations – both external and internal – which are not original to the country house.

Principal external changes include the addition of fire escape stair, a single-storey extension in the courtyard, the addition of a small block to the south east of the house, a reconstructed stables area and the addition of a car park within the walled garden.

Principal internal changes include the installation of a lift. Also, the service wing has been considerably changed in the course of modernisation, and some accommodation on the upper storeys has been opened out to form dormitories and washrooms. Oak floors have been covered in carpet, and some original detail lost or obscured due to overpainting.

However, New Lodge is a building which retains much of the detailing of its original ground floor reception rooms, and its ornately carved main staircase. Much detail also remains in the upper storeys, including some original doors, fireplaces and carving. The building is an important Victorian country house, a fact which is reflected in its list grade.

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Historic maps

Map of Windsor Forest, 1607, Norden. Original at British Library (copy seen at Berkshire Record Office)

Map of Windsor Forest, 1800, William Eden. Original at British Library (copy seen at Berkshire Record Office)

Map of Windsor Forest, 1823, H. Walter. Original at Berkshire Record Office.

Ordnance Survey map progression.

Maps that accompany conveyances and sale particulars.

Appendix I

List description

NEW LODGE

Large country house in parkland; now offices. c.1857 by T Talbot-Bury in Jacobean style for the Belgian family Van de Weyer. Stock brick with stone dressings, steeply pitched slate roofs with coped gables. Rectangular plan with courtyard and former service wing on east; many gables on all fronts; water tower on south east. 2 storeys, cellars, and attics. Several chimneys with clustered shafts and spiral ornament; offset and moulded heads. Mullion and transom windows on ground and first floors, casement windows in attic floors; all with hood moulds. Weathered plinth; moulded string course at first and second floors; parapet with stone coping, pierced parapet over bay Windows; stone quoins. Entrance (north) front: symmetrical, 5 bays. 2 outer bays have 2 storey square bay windows with 4-light windows on ground and first floors, single-light returns and 2-light casements in attic gables, set back. Centre bay; projecting enclosed porch with 3-light window at first floor with single-light returns; entrance has 4-centred arched head of 3 orders and behind a screen with engaged colonnettes with a square head and foliated spandrels. The porch is approached by a flight of 6 stone steps with stone carved and foliated balustrade. The arms of the Van de Weyer family are the centrepiece of the parapet. One bay on each side of the centre bay, has a 2-light window in a gabled dormer, 2-light window to first floor and a 3-light window on ground floor. West front is similar, with large ornate bay window in centre bay and large stone finial topped by a griffin and weathervane on centre gable. The east (service) front is plain. Water tower has a castellated and offset top with arcading and windows below, surmounted by a large chimney of 6 clustered shafts. Interior: a good interior of fine quality, retaining all the original features. Entrance hall: ornate glazed entrance screen with pair of doors, panelled and with 4-lights and single lights each side; all with trefoiled cusped and traceried heads. Ornately carved cornice; ribbed ceiling with floral and fruit bosses. Doorways have heavy moulded architraves, 4-panelled doors with line-fold panelling and elaborate cornices. Large fireplace with 4-centred arch opening, engaged columns with foliated spandrels. The principal rooms on each side of the hall have elaborate, decorated plaster ceilings enriched with leaf and floral ornament, enriched cornices and window shutters carved on the inside face. In the former drawing room there is a marble fireplace with cusping, decorated colonnettes; mantel piece with floral decoration, and a large over-mirror with delicately carved borders and head. Staircase hall contains an open-well stair with turned balusters, moulded handrail and elaborately carved newels. The bottom newels are surmounted by griffins. Linen-fold dado panelling on stairs, stained glass on rear wall, and wall on right. Enriched plaster ceiling with drop finials.

Grade: II* with group value

Date listed and last amended: 2 May 1989

ENTRANCE GATES AND PIERS, TERRACE WALLS AND STEPS, ADJOINING NEW LODGE ON NORTH SIDE

Entrance gates and piers, walls and steps forming entrance terrace, now enclosing car parking. c 1857 by T Cubitt. Stock brick walls with stone dressings; stone flights of steps and ornaments. 2 gate piers on east side, stone with brick insets. Octagonal roll-

moulded shafts on square bases, with moulded plinths. Moulded cornices with floral decoration; surmounted by a griffin clasping a shield of arms, sitting on a 4-stage base, the bottom stage with a quatrefoil carved on each face. 2 wrought-iron gates, decorated with open-circles and scrolls, with an arrowhead top rail. Walls on west, north, and on east with gate piers (q.v.). Projecting plinth with weathered, stone capping; moulded stone coping; slightly projecting piers at regular intervals. A flight of stone steps on the east and west sides, each of 6 steps. Weathered strings; 4 large square newels with moulded plinth and cornice surmounted by urns. At the higher level, smaller U-plan terraces are enclosed by parapet walls of stone, with pierced cusped balustrades and inset leaf ornament. Carved and moulded dies, and moulded coping. The corner newels and piers are surmounted by urns and vases. The top newels on each flight of steps have a pair of small wrought iron gates similar in style to the entrance gates and with rose ornament. Included for group value.

Grade: II

Date listed and last amended: 2 May 1989

TERRACE WALLS AND STEPS, ADJOINING NEW LODGE ON SOUTH WEST CORNER

Terrace walls and steps, forming an upper terrace. c 1857 by T Cubitt. Stock brick walls with stone dressings, stone balustrades and stone steps. Projecting plinth with weathered stone capping; moulded stone coping; slightly projecting piers at regular intervals. Pierced, cusped balustrades and inset leaf ornament. Carved and moulded dies. 2 flights of 6 stem steps on north side, the flight nearest the house has weathered strings, 4 large square newels with moulded plinth and cornice; surmounted by urns. Included for group value.

Grade: II

Date listed and last amended: 2 May 1989

Appendix II

Other buildings designed by Thomas Talbot Bury:

Churches

Aldenham, Hertfordshire
Bovingdon, Hertfordshire
St Paul's, Chipperfield, Hertfordshire
Chesham, Buckinghamshire
Child's Hill, Middlesex
St Mary's, East Molsey, Middlesex
Christchurch, Battersea, London
All Saint's, Clapham, London
St Ann's, Stamford Hill, London
St Andrew's, Radipole, Dorset
Holy Trinity, Weymouth, Dorset
St Peter's, Symondsburry, Dorset
Askerswell, Dorset
St John's, Weymouth, Dorset
St James's, Dover (old and new), Kent
St John's Common, Sussex
St John's, Burgess Hill, West Sussex
St Fagan's, Aberdare, Rhondda Cynon Taff
Burton and Jeffreystone churches, Pembrokeshire
All Saints', Windsor Forest, Berkshire
St Gregory, Welford, Berkshire
St Mary Woodlands, Berkshire
Christchurch and parish churches, Kintbury, Berkshire
Upper Heyford, Oxfordshire
Southleigh, Devon
Kilminster, Devon

Parsonages

Aberdare, Rhondda Cynon Taff
Llanelly, Monmouthshire
Jeffreystone, Pembrokeshire
West Molsey, Middlesex
Child's Hill, Middlesex
Hendon, London
St Ann's, Stamford Hill, London
Windsor Forest, Berkshire
Kintbury, West Berkshire
Wickham, West Berkshire
St James's, Dover, Kent
Holy Trinity, Weymouth, Dorset
Hook, Hampshire

Schools

Vernon Smith's, Shepherd's Bush, London
Child's Hill, Middlesex
East Molsey, Middlesex
Holy Trinity, Weymouth, Dorset
Watford, Hertfordshire
Ludlow, Shropshire
St Andrew's, Watford
Windsor Forest, Berkshire
Llanelly, Monmouthshire

Houses

New Lodge, Windsor Forest, Berkshire
Estbury Almshouses, Berkshire
Baker's House, Kintbury, Berkshire
Mansions at Falcondale and Lampeter, Ceredigion, and New Tonbridge, Northampton
Alterations to Shaw House, Newbury and Haughton House, Northamptonshire
Orphanage, Cambridge
Manor House, Kearnsey Abbey, Kent

Other

Market House, Town Hall and Gloucester Hotel, Weymouth, Dorset
Chapel and Cottages, Kintbury, Berkshire.

Appendix III: Modern Photographs of New Lodge (Exterior)



North west elevation



North east elevation



South elevation



Exterior from stable yard



Courtyard facing north west (with BTC-era four storey lift shaft)



Stable Block



BTC-era single-storey extension to south of courtyard



Garden Cottage

Modern Photographs of New Lodge (Interior): Entrance hall and main staircase







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