



Forward Planning Division

BAGSHOT PARK CONSERVATION AREA

NOVEMBER 1996

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for a safe, green and clean environment"*

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Boundary of the Conservation Area

The conservation area comprises Bagshot Park Mansion, together with its gardens and surrounding fields and Home Farm, the whole being known as Bagshot Park. It lies just to the north of Bagshot and the A30. Church Road Conservation Area lies just to the southwest. The boundary is shown on the attached plan.

Historic Appraisal

The importance of this area lies in its historic associations and its architectural integrity, - the layout of the Park and the Farm being largely unchanged since the present Mansion was built and the retention of most of the buildings constructed in association with it.

The first known reference to a Royal park at Bagshot is in 1486 with the granting of "the office of the keeper of the Park of Bagshot". In Stuart times James I and Charles I often stayed in their lodge at Bagshot whilst hunting in the area. This building was destroyed in the Civil War and a further lodge, a large country house which replaced it, was demolished in 1878 following the construction of the present house completed in 1879. In the mid 19th century the Prince Consort was in charge of Bagshot Park and was probably responsible for modernising the farm, later known as Bagshot Park Farm.

The present house was built for Queen Victoria's third son, HRH Prince Arthur and his wife, the Duke and Duchess of Connaught. The Architect was Benjamin Ferrey, FSA; this was his last building and much of the design is likely to be his son's work. Construction began in 187 under the direction of the Commander of the Royal Engineers at Aldershot Garrison. The builders were a Mr Thomas Boyce of Hackney, with Messrs Rosser and Russell, of Charing Cross, as sub-contractors. A north wing was added by 1887 and the farm buildings, stables, coach house and lodges by 1899.

Following the Duke's death in 1942, Bagshot Park was requisitioned by the Army for its use by the Auxiliary Territorial Service (later to become the WRAC) as their Staff College. This closed at the end of the war.

In 1946 King George VI offered the house to the Chaplain General to be used as a Church House and Chaplains' Depot. The Army Chaplains have been in residence since 1947 but will be re-locating to Andover in April 1996. The future occupier of the Mansion is at present unknown.

Architectural Appraisal

The Mansion

The Mansion was listed, Grade II, as a building of special architectural or historic interest in 1976. Built with red brick and stone dressings in Tudor gothic style, with side and rear extensions in late 19th and early 20th century. Of particular importance internally is the Indian Room, this originally being the Billiard Room. The room is panelled throughout with decorative sandalwood carved by hand at the Mayo School of Art in Lahore, then brought to

Bag shot and assembled on site by a team of Indian craftsmen. The work took two years and was a wedding gift from Indian princes to the Duke and Duchess of Connaught.

Other Buildings of Importance

The Stables, Home Farm, Head Gardener's Cottage, the Bothy and Laundry Cottage are an important set of buildings in that they share in whole or in part the same architectural style and details. For example the first floor windows particularly of the stables, Head Gardener's Cottage, Laundry Cottage and the Bothy; the barge boards, the render and timber frame detailing and the decorative tiling to first floor of the stables and Head Gardener's Cottage.

The Stables

Approximately 350 metres to the south of the Mansion is the stable complex. Dated 1887, it forms a large U shape. Constructed of red brick with patterned decorative tile hanging to first floor level and a clay tile roof. The stables contain living accommodation at first floor level on two sides with a hay loft to the third side, and a very large area for coaches at the head.

The Head Gardener's Cottage and Bothy

To the south-east and approximately 500 metres from the Mansion are two cottages known as the Head Gardener's Cottage and the Bothy together with a large walled kitchen garden.

The cottages are of similar age and style, probably late 19th century, and being 2 storey of red brick construction with plain clay tile roofs, . However, the Head Gardener's Cottage is much more decorative with patterned barge boards, some decorative clay tile hanging, some black diamond patterned brickwork, a decorative wooden pillared porch and a white painted rendered/panelled finish to first floor. The windows of the two buildings are of the same design. Externally most if not all of the original detail remains. The Bothy is in a good state of repair and currently occupied. The Head Gardener's Cottage is unoccupied and requires some maintenance. The red brick walled garden has recently lost the last remains of lean-to greenhouses attached to the inner wall. Lean-to brick built outhouses facing the Bothy have recently been re-built in a sympathetic manner. These have grey slate roofs.

Laundry Cottage

Laundry Cottage and the adjacent wash house lie some 250 metres from the Mansion and are in an extremely poor state of repair. It is, however, an important part of the history of the estate and should be preserved if at all feasible.

The Orangery

The Orangery is a very important feature of the Park but the central portion is the only part now standing, and this itself is in very poor condition. The windows and doors to the front elevation are currently boarded up.

The Lodges

There are several lodges around the boundary of the estate.

Sunningdale and Station Lodges

Similar in style though dissimilar in size they reflect the architecture of the Mansion itself. Built of red brick with stone details to window surrounds and gable ends. Station Road Lodge is single storey whilst Sunningdale Lodge is 2 storey. The tall chimneys also reflect the style of the Mansion. The formal style of the Lodges befits their position at the main entrances to the Park (Sunningdale Lodge being the only entrance in use).

Smiths Lodge

Smiths Lodge is unoccupied and whilst in better condition than Laundry Cottage is again in an extremely poor state . It lies some 350 metres from the Mansion. A 2 storey brick building painted grey it is of a different style to the other cottages and probably Edwardian. Like Laundry Cottage, it is an important part of the history of the estate and should be preserved if at all possible.

Park View and Church Road Lodges

Of lesser importance as individual buildings of architectural note but important for their association with the estate are the Lodges at Park View and Church Road. They reflect the style of the Bothy rather than the more formal Station and Sunningdale Lodges though of a simpler design. The Lodge off Church Road to the north of the Vicarage appears to be late 19th century and is a 2 storey red brick building with plain clay tile roof. The Lodge at Park View is a smaller single storey building of red brick with plain clay tile roof. There is some decorative wood detail to the front gable end.

Ascot Lodge

The original late Victorian house was at the Bracknell Road entrance to Bag shot Park, in Berkshire. Demolished to enable road improvements to the A322, the replacement was built in the 1970's slightly to the south-east in Surrey Heath. It is a 2 storey house, typical of its age, not replicating the architecture of the original. It is therefore not now of significant interest.

The Home Farm House

The Home Farm house and associated farm buildings are close to the stables. The two groups of buildings are of the same age and style. Home Farm House is 2 storey of red brick construction and clay tile roof. The building is of local list value and is the subject of a separate report, see Agenda Item A11.

The Landscape

The Mansion forms the focal point of the Park whilst the well-landscaped gardens and maintained parkland provide both its formal and informal setting.

Immediately surrounding the house the gardens are laid out in a formal style, but with the main entrance area to the front largely given over to car parking. Important features include the ornamental pond and pergola seating area to the west, the terrace walks and terracotta

wall to the south and the seating area to the east protected by formal screen hedging. The layout of the grounds can be seen on the OS map.

Away from the house the formal gardens give way to parkland, mainly on the north, east and south sides. The grounds contain many walks, some leading to particular buildings such as the Orangery or features such as seating areas and ponds, thus creating attractive vistas. These walks also provide attractive views of the Mansion and the wider countryside area.

The Duke of Connaught was very involved with the layout and care of the grounds. Many of the rare species of shrubs and trees were planted by him. Some of the trees are one of only two known specimens in the UK, the other being in Kew Gardens. The most important trees and tree groups are identified on the plan on display at the meeting. In the northern part of the site, abutting the A322 is an area of commercially managed forest. The Surrey Heath Local Plan 1994 recognises the importance of Bagshot Park, identifying it as an Area of Landscape Importance.

The Home Farm is mainly grassland. Farmland is not usually included within conservation areas but is an exception in this case for historic reasons because it forms a part of the whole estate of some 320 acres and because it provides the setting for the Mansion. The Windle Brook flows through the southern part of the estate draining into a lake with an attractive hump-backed stone bridge providing an interesting feature just east of the lake.

There are far reaching views to the south and south-west across Home Farm land and beyond to the woods. The roof and spire of St Anne's Church can be seen to the south-west and this view should be retained. One discordant feature in this view is the tall telecommunications mast. The relationship of St Anne's Church to the Mansion is interesting, the Church having been relocated to its present site by the Duke to make access easier from the Mansion. From the rear of St Anne's Church in Church Road there are views of Bagshot Park and the Home Farm complex.

Bagshot Park has a long prominent frontage to the A30, which is important to the overall character of Bagshot. This begins approximately at the important and imposing black wrought iron entrance gates (now unused) with red brick pillars and a short wall to either side at Station Lodge forming a landmark in Bagshot. From the A30 an important vista can be seen through the gates of an avenue of trees leading to the roof tops of Home Farm. Station Lodge gates are linked by an undistinguished fence to another important set of gates at Sunningdale Lodge, the main entrance to the Park. The trees behind the fence are important, creating a green corridor along this stretch of the A30, marking an end to the built up area between Camberley and the A30/A322 junction.

