RPS CgMs

Assessment of Listed Building Curtilage

In respect of

The Hallams, Blackheath

On behalf of

Mr Turner and Mrs Collins

RPS CgMs Ref: HB/LR/21938

April 2016

Secure & Stable
ADDING VALUE

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QUALITY MANAGEMENT

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1 INTRODUCTION

1.1 This Assessment of Listed Building Curtilage has been prepared by RPS CgMs on behalf of Mr Turner and Mrs Collins.

1.2 The purpose of this report is to define the extent of the curtilage of the Grade II listed building known as The Hallams. The assessment of the curtilage of the listed building is based on archival research, historic map progression, planning and ownership history and a site inspection. The report outlines the definition of curtilage with regard to listed buildings and provides an assessment of the curtilage of The Hallams based on the established three-fold test in determining the extent of curtilage which is outlined in the following section.

1.3 In 1968 the house and much of its grounds were registered as Common Land. This assessment is intended to support an application for the removal of The Hallams from the register of common land.

1.4 The extent of the current ownership of the house and land is illustrated within Figure 1.

2 DEFINITION OF CURTILAGE LISTING

2.1 The term 'curtilage' is used by various disciplines and can have different inferences. This report aims to clarify the definition of curtilage listing in the cultural heritage sense, and explain how RPS CgMs has appraised the curtilage listing of The Hallams, a Grade II listed building in Blackheath, Surrey.

2.2 The dictionary definition of 'curtilage' is "*an area of land attached to a house and forming one enclosure with it*" (Oxford English Dictionary). When the term curtilage is applied in heritage terms it generally refers to the structures associated with a listed building and whether or not they are also listed by virtue of that association. It does not refer solely to land ownership as the dictionary definition implies. The paragraphs below explain this further.

The Planning (Listed Buildings and Conservation Areas) Act 1990

2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990, in Section 1 (5) refers to curtilage when defining what constitutes a listed building:

(5) In this Act "listed building" means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act-

(a) any object or structure fixed to the building;

(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948, shall be treated as part of the building.

2.4 As such, any object or structure that matched the description of (a) and (b) above would potentially be subject to listed building control.

Case Law

2.5 The principal case law in determining the extent of curtilage in the context of listed buildings is *Attourney-General v Calderdale BC*, relating to Nutclough Mill at Hebden Bridge in West Yorkshire.

2.6 This case sets out a three-fold test in determining the extent of curtilage, i.e.:

1. *The physical 'layout' of the listed building and structure.*
2. *Their ownership, past and present.*
3. *Their use and function, past and present*

2.7 The threefold test set out in Calderdale remains the key to analysing this issue, and has been applied by the court in a number of subsequent cases.

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2.8 This does, however, contrast between the ruling of *Morris v Wrexham CBC and the National Assembly*, which holds that the position at the date of listing is the sole question and the subsequent situation is irrelevant.

Guidance

2.9 In addition to the above, Historic England have published an advice note entitled *Listed Buildings and Curtilage*, which gives a number of hypothetical examples to assist in understanding curtilage. The three-fold test as outlined above underpins this guidance.

3 ASSESSING CURTILAGE LISTING AT THE HALLAMS

3.1 RPS CgMs have considered the curtilage listing of The Hallams using the three-fold test outlined above. This assessment has been informed by a combination of archival research, map regression, site inspection and a review of the building's planning history and ownership.

3.2 The Hallams was Grade II listed on the 3rd May 1973. The list description is included at Appendix A. An aerial photograph of the building and its surroundings can be seen at Figure 2. The Hallams is situated to the south of the village of Blackheath and to the northeast of Shamley Green. It is a late nineteenth century country house built in 1894-5 by renowned architect Richard Norman Shaw as the private residence for Charles Durant Hodgson, a Brewer who had moved his business to Kingston around this time. Shaw has been described as "*the most influential and successful of all Late Victorian architects in Great Britain*"; he designed many of the most important country houses in Surrey, Sussex and Kent which demonstrate a range of architectural styles. The Hallams is considered to be Shaw's last medieval hall plan house.

3.3 The house was originally laid out with separate stabling and coach houses situated to the northeast and a farm and farmhouse, known as Hallams Farm, situated to the southwest. Sales Particulars for The Hallams in 1929 indicate that the Estate further included a number of other buildings and land including Darbyns Brook (to the south of the main house) and Littleford Cottage (to the southwest). These buildings survive today although many of them have been considerably altered, including the former stables and coach house and Darbyns Brook.

Historic Map Regression

3.4 The Hallams was built on land historically occupied by ancient woodland and heathland, as illustrated on the OS map of 1871 (Figure 3). This map reveals the area's historic field boundaries and indicates a network of tracks which ran through the woodland.

3.5 The OS map of 1896 illustrates the location and plan of The Hallams and the surrounding buildings (Figure 4). As indicated, a number of buildings lay within close proximity to the house at this time. These were built at the same time and were historically connected to the country house in terms of both ownership and use. These buildings included: the stables and coach houses to the northeast of the main house, Hallams Farm to the southwest which included a farmhouse and a number of agricultural buildings and Darbyns Brooks to the south. Whilst the latter formed part of The Hallams Estate they were likely to be tenanted.

3.6 The 1896 OS map further reveals that The Hallams and surrounding buildings were laid out within the existing field boundaries as indicated on the OS map of 1871 (Figure 3). Boundaries are clearly shown to the south, west and north of the house which follows the line of the redline boundary illustrated on Figure 1, and which indicates the ownership of the land today. The map shows that The Hallams was principally accessed from the historic track that ran through the woodland from north to south and joined Littleford Lane to the southwest of the house, next to Hallams Farmhouse. To the south of The Hallams a wall is also identified on the map, following the historic

field boundary that is identified on the 1871 map. This wall survives today and provides a clear original boundary between the house and the land to the south (Figure 13).

3.7 The OS map of 1916 (Figure 5) shows that additional tracks had been laid out by this date, providing more direct access to The Hallams from the stables and coach house to the northeast. The original boundaries to the north, west and south remain evident, with additional boundaries forming a small piece of land to the immediate east of the house. Furthermore, two additional linear boundaries are indicated within close proximity to the house; one forming a boundary around the formal garden to the north and the other located to the southwest. A footpath is indicated running from the boundary to the southwest of the house eastwards to meet the wall that defines part of the southern boundary, overlooking the land to the south. A site visit in March 2016 revealed evidence of this former brick and stone path (Figure 15). In addition, a small rectangular structure is shown near the southwest corner of the house. The site visit revealed that this is a raised planter/garden enclosure of a similar design to the southern wall (Figure 14).

3.8 There are few changes between the OS map of 1916 and the OS map of 1961 (Figure 6).

3.9 The OS map of 1971-74 (Figure 7) illustrates a number of additional small outbuildings in close proximity to The Hallams to both the east and west of the building. The function of these outbuildings is not known and they no longer survive. The former track access which cut through the woodland from Littleford Lane to the southwest of the house and the former a winding grand access route from the west has been removed. The principal approach to The Hallams is, instead, provided at the northeast corner of the building.

3.10 Furthermore, by 1971-74 the former coach house and stables to the northeast of the house is identified as Hallams Court. The footprint of the building has been enlarged to form a 'U-shape' plan and there is a separate access which joins onto the main route from Littleford Lane. The map thus presents a clear division between The Hallams and the former stables/coach house, here identified as Hallams Court. The fields to the south have undergone further sub-division and there is evidence of a small structure to the southeast of The Hallams. Hallams Farm continues to be understood as a clearly separate entity from the main house.

3.11 Whilst the OS map of 1988-9 (Figure 8) shows the area as largely unchanged, the division between The Hallams and Hallams Court has been clearly consolidated, with a grand access route leading from Hallams Court to the access road that serves The Hallams. The aerial view shown within Figure 9 illustrates that this approach was diverted at a later date to follow the historically defined boundary to the north.

Planning and Ownership History

3.12 RPS CgMs carried out a review of the ownership and planning history of The Hallams and surrounding Hallams Court and Hallams Farm, using online resources and the local archives.

3.13 As mentioned above, The Hallams was originally built in 1894-5 for Charles Durant Hodgson as a private residence. The main house formed the focal point of a much larger country Estate which included stabling and a coach house, Hallams Farm, a large area of fields and woodland and a number of additional cottages.

3.14 Sales Particulars for The Hallams in 1929 outlines the extent of the Estate which at this time included the main house (The Hallams), the stables and coach house, Hallams Farm, Darbyns Brook, Littleford Cottage and numerous plots of land. Of particular note, The Hallams and the stables and coach houses formed a single lot, Lot 1, Darbyns Brook formed Lot 2, Hallams Farm formed Lot 3, and Littleford Cottage formed Lot 4. The extent of Lot 1 is identified within Figure 10. This, therefore, identifies the curtilage of The Hallams in 1929 which, as illustrated, included the main house, surrounding woodland, stables and coach houses and surrounding land, and fields to the south.

3.15 Sales Particulars from 1951 show further division of the ownership of both land and property from that which was sold in 1929. Crucially, the stables and coach house and 12 acres of surrounding land passed into separate ownership from The Hallams. Figure 11 indicates the extent of the curtilage of The Hallams which included the house itself and around 12 acres of woodland in 1951.

3.16 In 1968 the house and part of the grounds were registered as Common Land. The boundary of this registration is illustrated in Figure 12. It is reasonable to conclude that at this date the curtilage of The Hallams remained that same as that which was identified in 1951, as shown within Figure 11.

3.17 The Hallams was Grade II listed on 3 May 1973. As aforementioned, the former stables and coach house had passed into new ownership in 1951 and no longer formed part of The Hallams' curtilage. Furthermore, by the early 1970s and as identified on the OS map of 1971-74 (Figure 7), the building was substantially extended and changed to residential use, forming a separate private residence in separate ownership. Similarly to the above, it is reasonable to conclude that at the date of listing the curtilage of the building was the same as that which is illustrated within Figure 11.

3.18 The Hallams has been used for a variety of different uses throughout the twentieth century, including as an army barracks, dance school, a guest house and from the late 1970s as an office building. In 2006 planning permission and listed building consent was granted to return The Hallams to a single residential dwelling and in 2013 the house was purchased by the current owners.

3.19 Some minor amendments have been made to the ownership of small parts of the land to the east of the house and as such the ownership of the house and land is that which is identified within Figure 1.

Site Inspection

3.20 A site visit was undertaken in March 2016 to gain a full understanding of the listed building, its grouns and the surrounding land. This confirmed identification of a number of structures which are included within the curtilage of the listed building, were present at the time of listing and are thus protected under its statutory listing. These include: the brick and stone wall to the south of the building (Figure 13); the raised garden structure near the southwest corner of the building (Figure 14); and the shallow brick and stone steps to the southwest of the house (Figure 15).

3.21 The site inspection further revealed part of a tall brick and stone wall to the southwest of the house and which follows the line of Littleford Road in close proximity to Hallams Farmhouse (Figure 16). The materials and style of the wall with stone copings match that which is used on the wall to the

south of the building. This, together with the location of the wall at one of the original entrances to the house and its grounds, indicates that it formed part of the original estate that was connected with the country house. This section of wall is thus considered to form part of the curtilage of The Hallams and is therefore considered to be protected under the building's listing.

Significance

3.22 The Historic England Document *Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2*, explains why buildings like The Hallams are important and have "value". In paragraph 13 it states:

The reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.

3.23 The Hallams significance is based on all four values identified by Historic England i.e. aesthetic, communal, historic and evidential. In simple terms it is significant because of the quality of its design; associations with famous people; the historic fabric itself; and, most importantly here, as an example of a late Victorian country estate.

3.24 As has been shown the original curtilage of the Hallams estate was once much larger and included many more buildings, but this has been considerably reduced over the years. The extent of the listed building's curtilage today as illustrated in Figure 1, therefore, is an important survival which provides great historic and evidential value and contributes to the significance of the heritage asset.

Conclusion on Curtilage Listing at The Hallams

3.25 Taking the above into account, this report has demonstrated the curtilage of the Grade II listed country house, The Hallams, through a consideration of archival research, historic map progression, planning and ownership history and site inspection.

3.26 In terms of the Hallams heritage values the surviving listed building curtilage, includes the current ownership as illustrated in Figure 1 and makes an important contribution to its significance as a heritage asset.

3.27 The findings have shown that The Hallams historically formed the focal point of a much larger Estate. In 1929 the Estate was divided into a series of smaller plots which passed into separate ownerships. Further sub-division occurred in 1951 when, crucially, the former stables and coach houses were passed into separate ownership from the main house and were subsequently converted and extended to form a single residential dwelling, thus no longer forming part of the curtilage of the main house. The boundaries of The Hallam's formal gardens and woodland follow historic boundaries that pre-date the house and are clearly identifiable on the historic mapping from

the 1870s to the 1980s. These historic boundaries are the same as those which are identified on the existing ownership redline boundary, specifically with regard to the boundaries to the west, north and south of the house. Some changes have occurred throughout the twentieth century and more recently with regard to the eastern boundary. However, the site inspection revealed that there is clear separation between The Hallams, Hallams Court, Hallams Farm and the land to the south of The Hallams.

3.28 It is thus concluded that the curtilage of the Grade II listed The Hallams is defined as that which is shown within Figure 1.

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FIGURES



Figure 1: The Site. The redline boundary indicates the extent of the current ownership of The Hallams house and grounds.



Figure 2: Aerial view of The Hallams and surrounding properties and land.

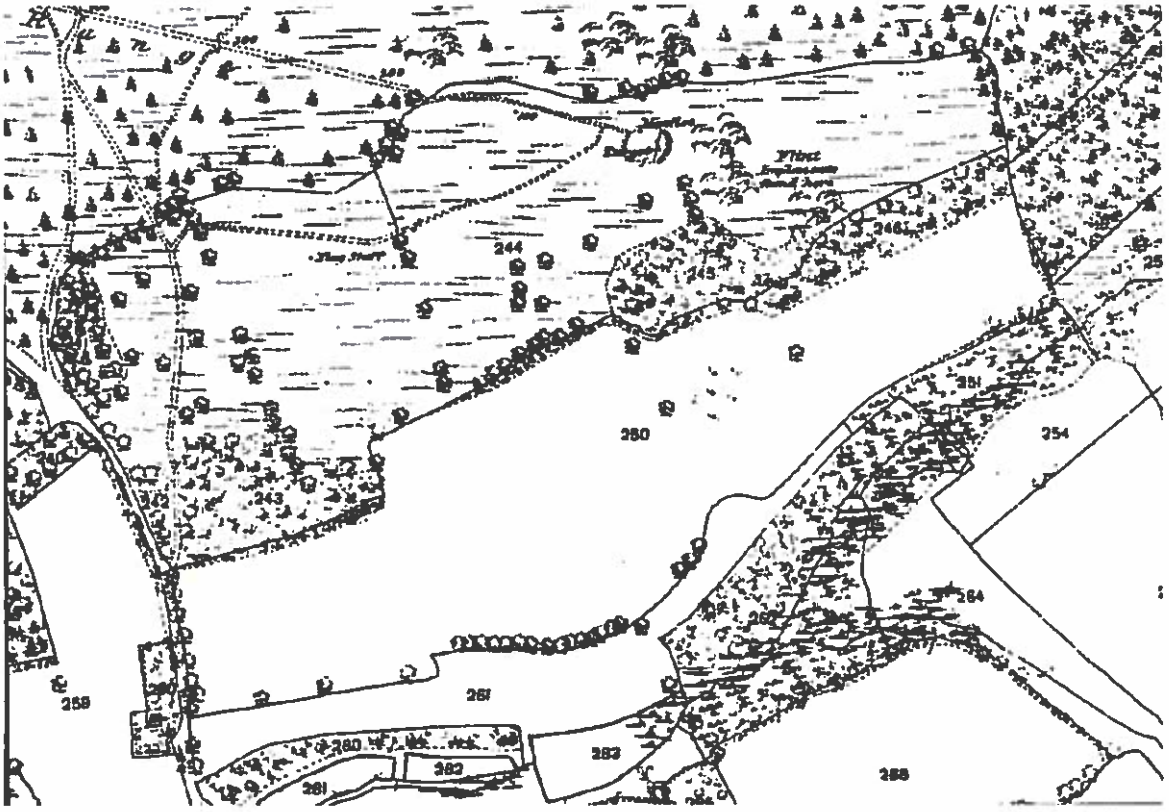


Figure 3: OS map of 1871.

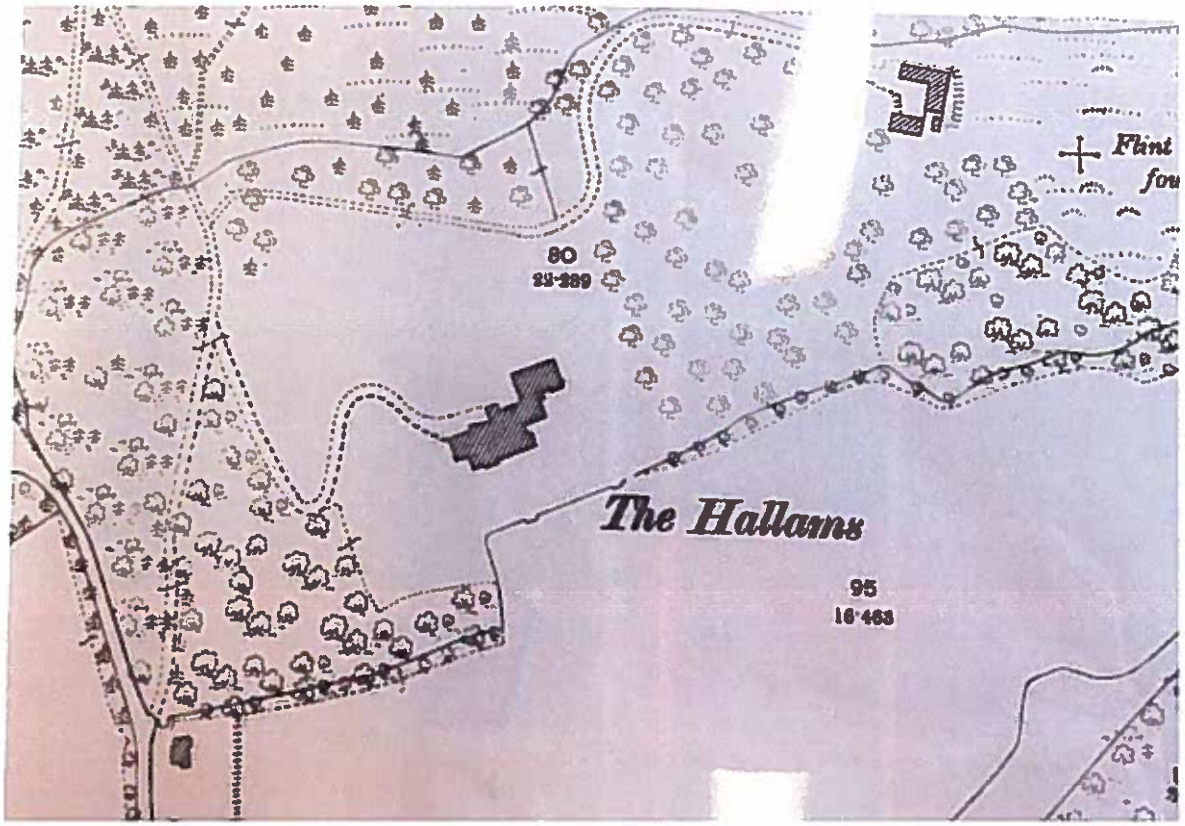


Figure 4: OS map of 1896.

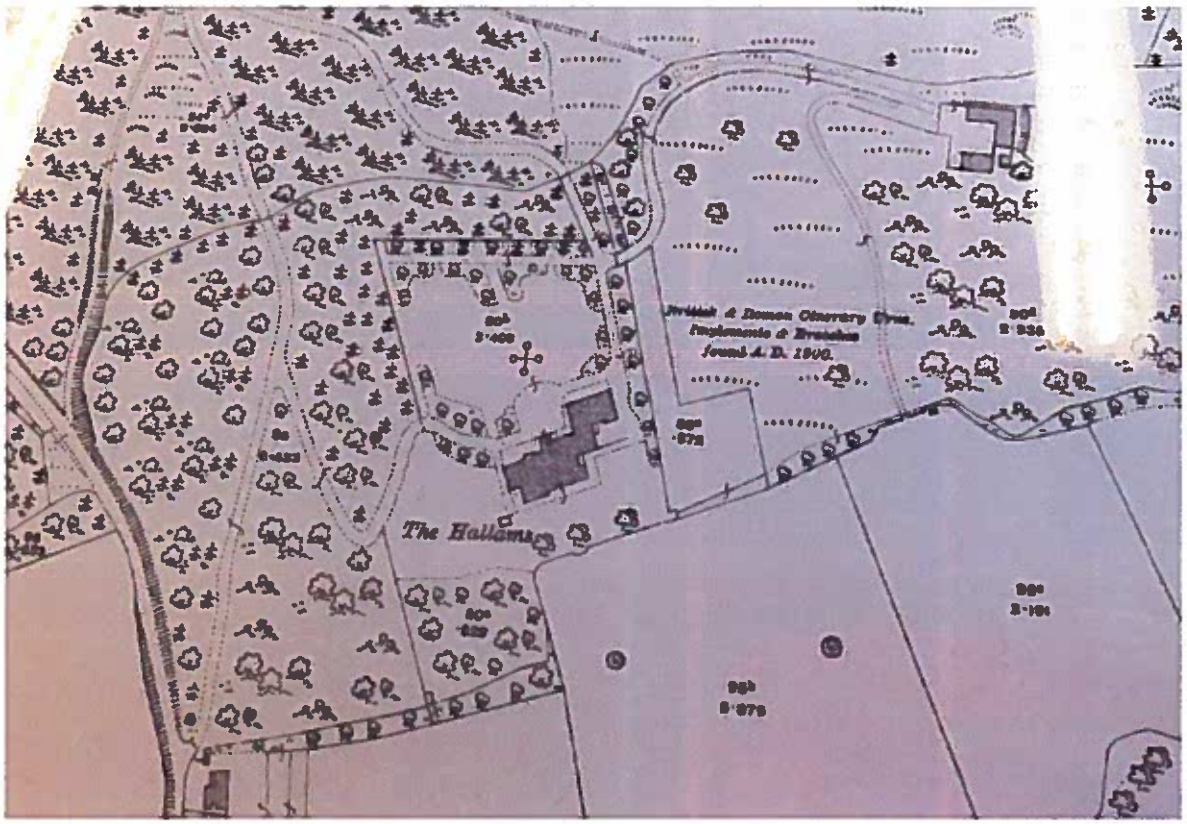


Figure 5: OS map of 1916.

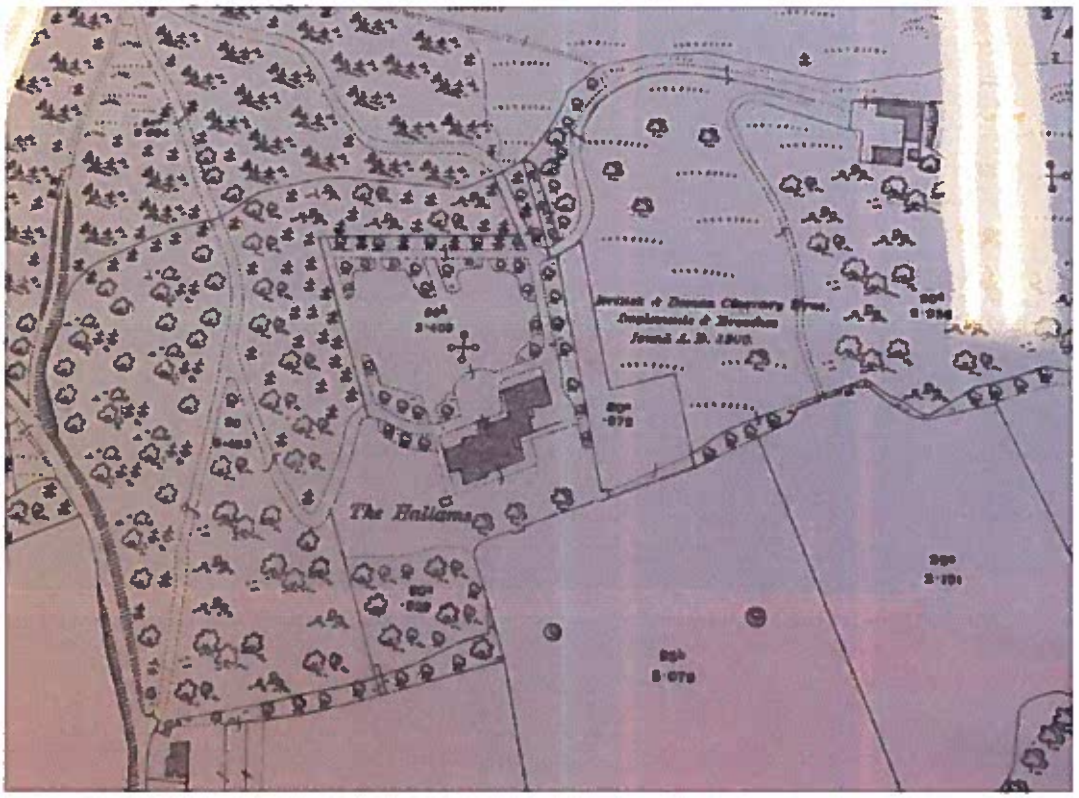


Figure 6: OS map of 1961.

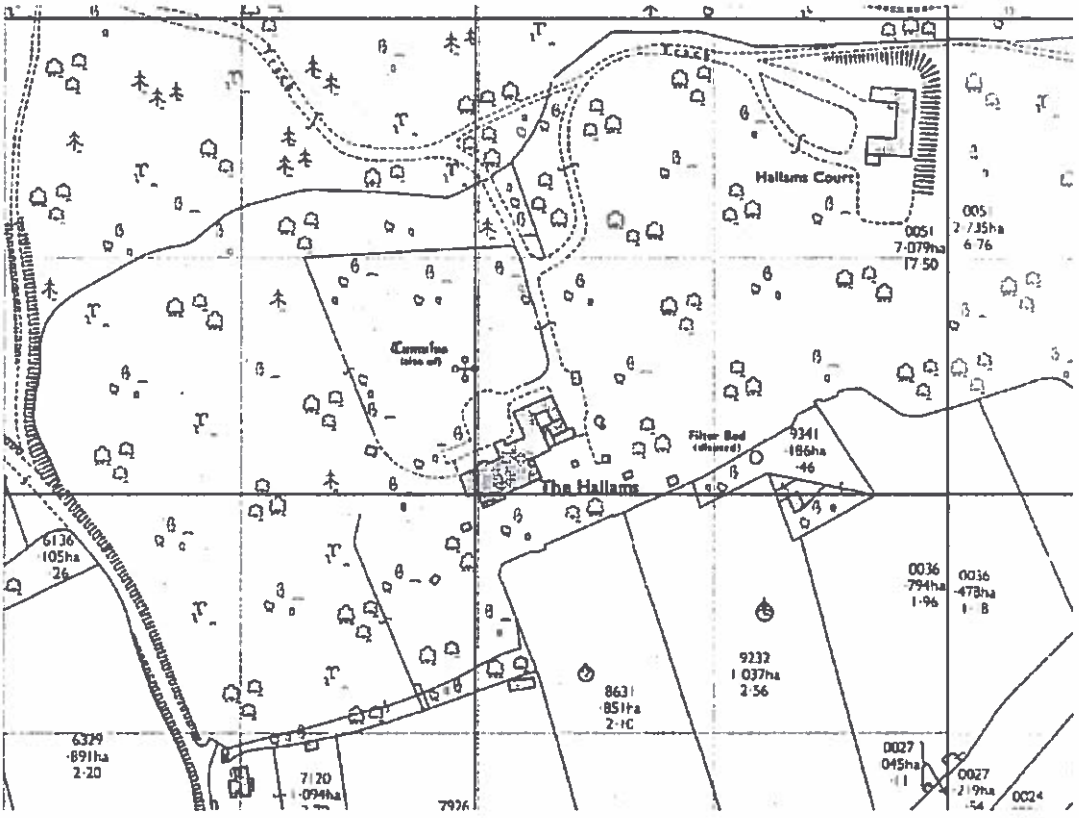


Figure 7: OS map of 1971-74.

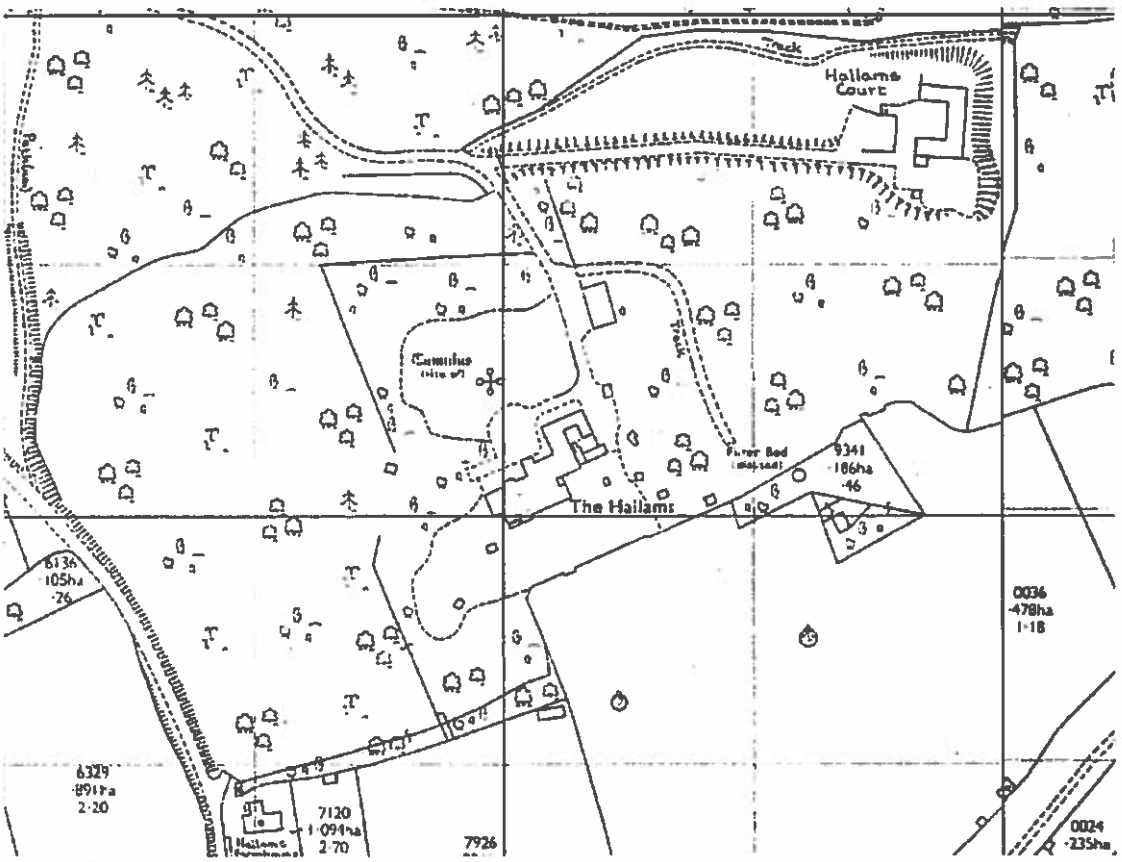


Figure 8: OS map of 1988-89.



Figure 9: Aerial view taken in 2014. Note the relocation of the access road to Hallams Court in comparison to the OS map of 1888-89 above.

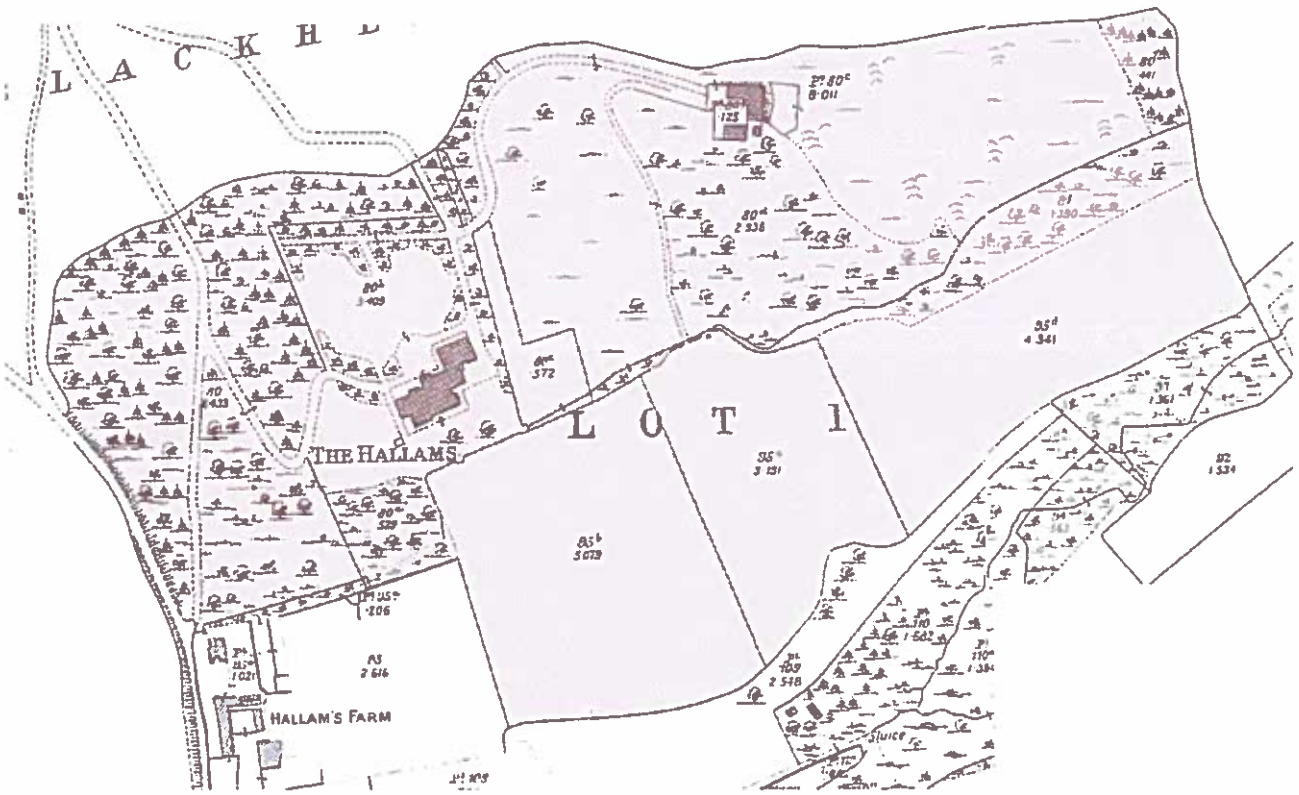


Figure 10: Map indicating the extent of Lot 1 within the Sales Particulars of 1929.

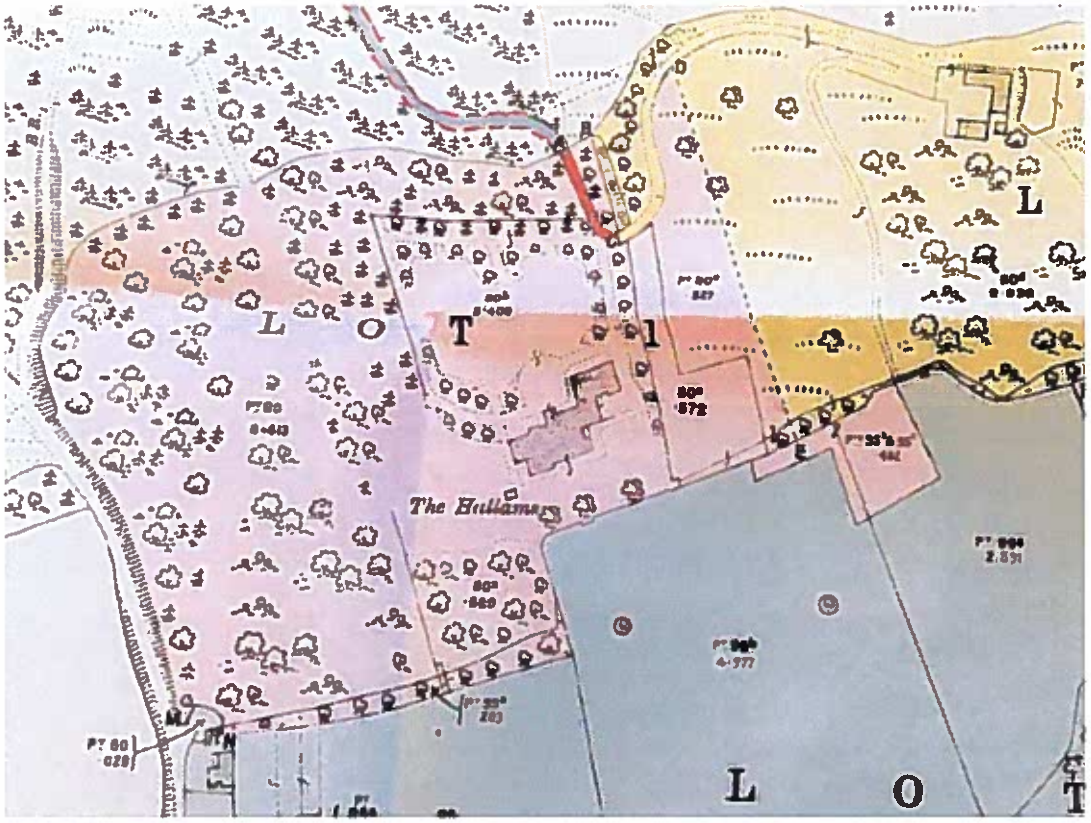


Figure 11: Map indicating the extent of Lot 1 (pink shading) within the Sales Particulars of 1951. The former stables and coach house went into separate ownership to The Hallams following sale in 1951.

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Figure 12: The green line boundary indicates the extent of the land which is registered as Common Land. The redline boundary indicates the extent of the land which falls under the ownership of the current owners of The Hallams.



Figure 13: The brick and stone wall to the south of The Hallams. This forms part of the building's curtilage listing.



Figure 14: View of the brick and stone raised garden enclosure. This forms part of the building's curtilage listing.



Figure 15: The surviving brick and stone steps to the southwest of the building. This forms part of the building's curtilage listing.



Figure 16: The brick and stone wall which fronts Littleford Lane to the southwest of The Hallams and in close proximity to Hallams Farmhouse. This wall dates from the original construction of the building and forms part of its original entrance. It therefore forms part of the building's curtilage listing.

APPENDIX A: STATUTORY LIST DESCRIPTIONS

THE HALLAMS, LITTLEFORD LANE

List entry Number: 1241307

Grade: II

Date first listed: 03-May-1973

Description

Country House. 1894-5 by Richard Norman Shaw for Charles Durant Hodgson, in Vernacular style. Brick below tile hung above with some half-timbered gables and entrance--porch with colourwashed roughcast infilling. Plain tiled roofs. Two storeys and attics to left under hipped 5-light dormer. Front offset ribbed stack with corbelled top. End stack to left and stacks to left and right of porch. Irregular leaded fenestration to first floor left, six windows. Three windows on first floor to right, some with hexagonal glazing. Stone mullioned window with decorated glazing to ground floor right. Large wood framed, mullioned and transomed,oriel type angle bay to right with hexagonal glazing. Large gabled porch to centre with one 5-light diamond-pane attic window, two 4-light windows to first floor and diagonal bracing on frame. First floor of porch jettied. Arched doors with tracery panels. Hip-roofed single storey service wing to right projecting with flat dormer and two ground floor windows. Garden front - two half-timbered gables tile hung between and below with canted courses over the ground floor. Stone dressed casement fenestration with decorative glazing. Crowstepped stack to right. Interior:- Great Hall, with wood block floor also serving as entrance. Screens passage to end of three bays, the upper part built as a gallery with panelled balustrades. Three bay crown post roof extending over the gallery. Leaded angle bay window, barrel vault over the gallery and large fireplace to one wall. The Hallams is Shaw's last medieval hall plan house.



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