

Understanding Historic Parks and Gardens in Buckinghamshire

The Buckinghamshire Gardens Trust Research & Recording Project



Addington Manor

October 2017



The Finnis Scott
Foundation



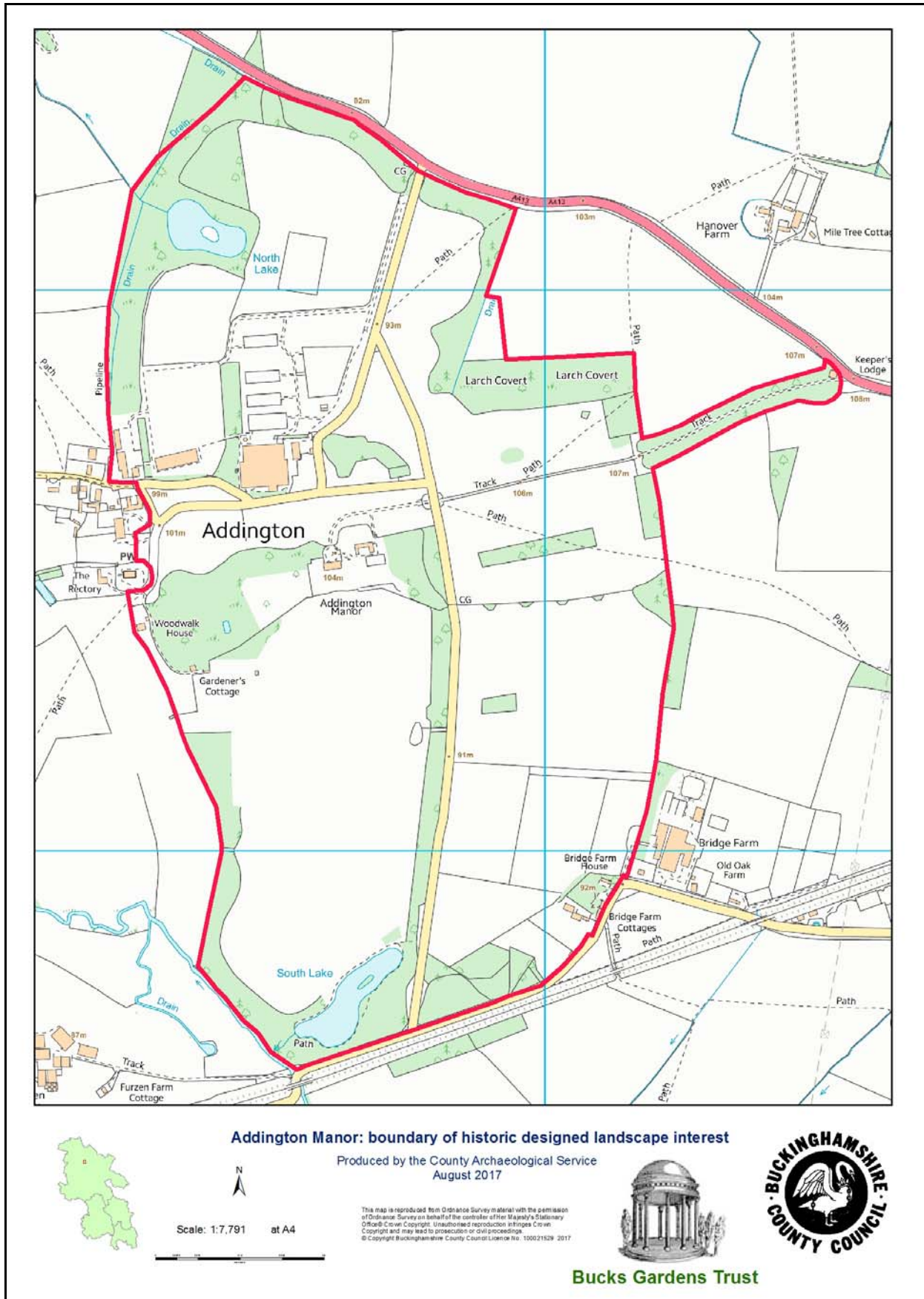
THE
GARDENS
TRUST

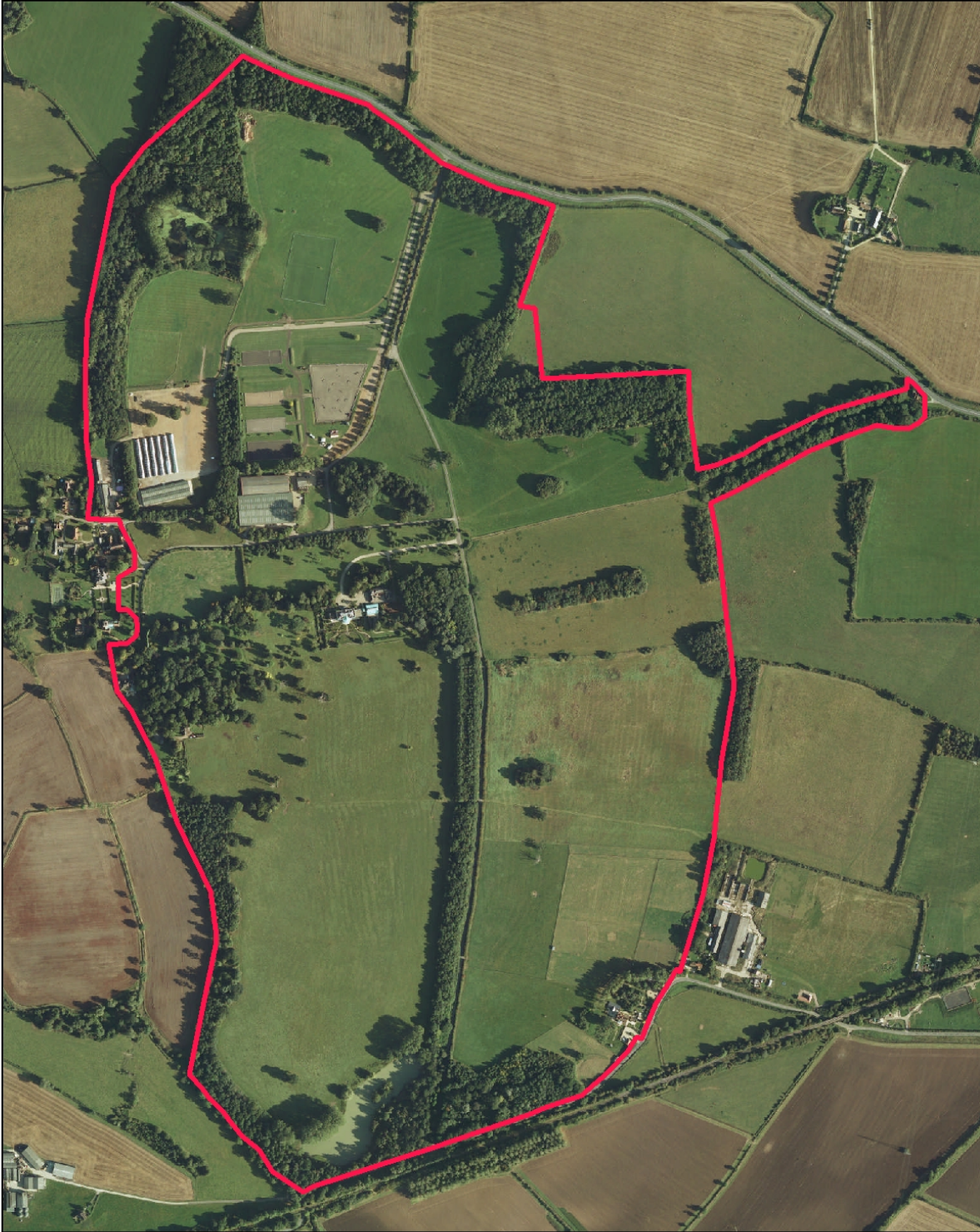


Bucks Gardens Trust

The Stanley Smith (UK)
Horticultural Trust

HISTORIC SITE BOUNDARY





Scale: 1:7,791 at A4



Addington Manor: 2006 aerial photograph

© Getmapping plc. www.getmapping.com

Produced by the County Archaeological Service
August 2017



Bucks Gardens Trust



INTRODUCTION

Background to the Project

This site dossier has been prepared as part of The Buckinghamshire Gardens Trust (BGT) Research and Recording Project, begun in 2014. This site is one of several hundred designed landscapes county-wide identified by Bucks County Council (BCC) in 1998 (including Milton Keynes District) as potentially retaining evidence of historic interest, as part of the Historic Parks and Gardens Register Review project carried out for English Heritage (now Historic England) (BCC Report No. 508). The list is not conclusive and further parks and gardens may be identified as research continues or further information comes to light.

Content

BGT has taken the Register Review list as a sound basis from which to select sites for appraisal as part of its Research and Recording Project for designed landscapes in the historic county of Bucks (pre-1974 boundaries). For each site a dossier is prepared by volunteers trained on behalf of BGT by experts in appraising designed landscapes who have worked extensively for English Heritage (now Historic England) on its Register Upgrade Project.

Each dossier includes the following for the site:

- A site boundary mapped on the current Ordnance Survey to indicate the extent of the main part of the surviving designed landscape, also a current aerial photograph.
- A statement of historic significance based on the four Interests outlined in the National Policy Planning Framework and including an overview.
- A written description, derived from documentary research and a site visit, based on the format of the English Heritage/ Historic England *Register of Parks & Gardens of special historic interest* 2nd edn.
- A map showing principal views and features.

The area within the site boundary represents the significant coherent remains of the designed landscape. It does not necessarily include all surviving elements of the historical landscape design, which may be fragmented. It takes no account of current ownership.

NOTE: Sites are not open to the public unless advertised elsewhere.

Supporters and Acknowledgements

The project was supported by The Gardens Trust (formerly the Association of Gardens Trusts and the Garden History Society) and funded by BGT with significant grants from the Stanley Smith Horticultural Trust and the Finnis Scott Foundation. BCC generously provided current and historic mapping and access to the Historic Environment Record.

The Trust would like to thank the volunteers and owners who have participated in this project and given so much time and effort to complete this challenging and rewarding task.

Further information is available from: www.bucksgardenstrust.org.uk

COUNTY:	BUCKINGHAMSHIRE	ADDINGTON MANOR BCC HER 0281405000
DISTRICT:	AYLESBURY VALE	
PARISH:	ADDINGTON	
OS REF:	SP746285	

STATEMENT OF SIGNIFICANCE

Overview

An extensive mid-C19 landscape park, pleasure grounds and formal gardens associated with a flamboyant contemporary country house. The house was rebuilt in the 1920s in the same position and footprint, but with little alteration to the grounds. The complex landscape survives largely intact, although with some simplification of the pleasure grounds and development in part of the north park. The park includes typical boundary belts, walks and two lakes. The genesis of the site is connected with the leading C19 designer William A. Nesfield (1794-1888) although the extent of his advice is unclear. Like Mentmore he may have advised on the building of the house on the new site and its relationship with the immediate environs.

Archaeological interest

Evidence survives of a deserted village in the form of medieval house platforms south of the church (south-west of the manor) and possibly also to the north; ridge and furrow overlies much of the park and wider parish. Potential remains for lost features associated with the mid-C19 layout, including paths, walls, a summerhouse, formal pool, boathouse, and other features described in the C19/early C20 and evident on the C19 25" OS, together with the lost boundary structures, layout and other structures of the kitchen garden including glasshouses and sheds.

Architectural interest

The lost 1850s mansion was designed in a flamboyant chateau style by Philip Charles Hardwick. The 1920s neoclassical-style house replacing that mansion was designed by Michael Waterhouse, grandson of Alfred Waterhouse. A Gothic Keeper's (East) Lodge stands on the Buckingham road c.600m east of the house marking the entrance to the former main drive, the gardener's cottage stands in the west pleasure ground, and the mid-C19 offices stand nearby to the north-east of the house.

Artistic interest

The extensive and varied park and pleasure grounds are typical of a single-phase mid-C19 design for a substantial country house. The layout survives largely intact with some simplification and loss of paths and a large equestrian establishment now overlying the south of the north park. Many mature trees are scattered in the pleasure grounds and belts, with a few remnants of specimen trees and clumps in the park. W. A. Nesfield, a prestigious mid-C19 garden designer, was present when the site was being viewed by Hardwick in the mid-1850s, but his contribution to the design, if any, is unclear.

Historic interest

The manor (based in the old manor house) was twice the headquarters of parliamentarian troops during the Civil War. Important evidence for the mid-C19 gardens survives in the description of the gardens in John Matheson's diaries, and they were also reported in the popular gardening publication *The Gardeners' Chronicle* in 1908.

HISTORIC DEVELOPMENT

The manor existed in 1086 and passed through various families before the Busby family took over in the early C17. There is possible evidence of a C16 house (HER) but Addington House (the former manor house) was built near the church in the late C17/early C18 (HER; Pevsner) so must have been the work of John Busby (1635–1700, knighted in 1661) or his son Thomas Busby, LL.D. It was twice the headquarters of Parliamentary troops during the Civil War.

Thomas Busby, who was also rector, enclosed the parish in 1710 (*VCH*), reducing 12 farms to three: Hill, Hanover and Bridge farms (Julian Hunt, talk to BAS). Via Busby's heirs the estate descended to Sir Charles Kemeys Tynte, bart. in 1737 (the owner by 1770; Jeffreys) and then to Vere Poulett, second son of the third Earl Poulett-who held it in 1801; it was inherited by his son John Poulett, who held it in 1830 but allowed the manor house to fall into disrepair. The published diaries of the Wynne sisters of Swanbourne demonstrate the close connections of the local Verney, Wynne, Fremantle and Poulett landholding families (Wynne Diaries).

By 1824 (Bryant) parkland, and extensive ornamental gardens existed south of the old manor house (now Addington House).

In 1846 the 467 estate of came on the market but remained unsold (pers. comm. Julian Hunt). A sale map shows gardens as above, and a kitchen garden in the Spinney, a wooded area south-east of the church and village. Remains of a canal or moat lay 500m west of the old manor house, possibly dating from the Civil War.

In 1854 the estate came on the market again the old manor house still in disrepair. The estate was bought by John Gellibrand Hubbard (1805–1889), a London merchant trading with Russia, who, when raised to the peerage in 1887, took the title of Baron Addington of Addington. He was Governor of the Bank of England 1853-1855, MP for Buckingham 1858–1868 and for the City of London 1874–1887 (Lost Heritage).

A Scotsman, John Matheson, was immediately employed as head gardener. Extracts of his diary survive.¹ It mentions that the well-known designer William Andrews Nesfield (1794–1881) was present (c.1854-55) when the architect of the proposed new manor house, Philip Charles Hardwick (1822–1892) was looking at the site. Nesfield also marked the estate on his County Map (Evans) indicating it was a significant commission. Nesfield is best known for his designs of water features and parterres; he also laid out parts of Kew Gardens (Evans). Hardwick was better known for building churches (including Limerick Cathedral) but created some flamboyant country houses such as Aldermaston Court (Berks) and Madresfield Court (Worcs.).

Addington Manor, built c. 1856 300m east of the church and old manor house on a new site, is variously described as in French chateau style (*VCH*) and flamboyantly French-Renaissance-cum-Jacobean (Pevsner, who compares it to Taplow Court and Bulstrode Park Bucks). A substantial conservatory was built on the north-west corner of the new house (Lost Heritage photographs).

Matheson's diary chronicles Hubbard's development of the grounds. Tree planting began immediately (1855) although existing roadside and hedgerow trees were incorporated, and footpaths and access roads were altered at the same time including a new road to the church. A pond was filled in but the 'moat' remained (possibly the canal noted above). The old manor house may then have been used as a dower house; some fittings were moved to the new house. Hothouses began to be built in 1857 and when the family took up residence in 1858 a new gardener's

¹ Pers. comm. Julian Hunt (11 September 2017) who notes: 'I was given a photocopy of a typescript of the diary by Mrs Sturgess of Addington House. The typescript was given to the Record Office by Mrs Smith-Bingham in 1962. It is described in the catalogue of Addington papers as 'Reminiscences of John Mathison 1854-1900', reference CBS D 33/4/9. It is likely that Rose Hubbard had the typescript made and that the original manuscript is now lost.'

cottage and an entrance lodge on the Buckingham road had been built; in 1859 the South Lake was constructed in the far south of the park including an island and boathouse. The North Lake appeared between 1879 and 1900 (OS). The stable block was built east of the house (OS 1879).

In 1889 Hubbard was succeeded by his son, Egerton (2nd Baron), who was also MP for Buckingham and North Bucks. When he died in 1915 his son John Gellibrand Hubbard took over but lived in nearby Seven Gables, the house built for him by his father around 1911.

The Manor briefly became a school then a hotel and was sold 1921 (Sale catalogue) to a stockbroker, Smith-Bingham. It was demolished 1927 and the building materials were auctioned (Julian Hunt, talk to BAS) including 50 greenhouse frames and 2,000 sq ft of York paving. Smith-Bingham built on the site a neoclassical house, designed by Michael Waterhouse, c.1926–29.

During World War II from 1940 to 1945 the house was the residence of the Moravec, Strankmüller and Tauer families of the Czechoslovak Military Intelligence staff under Colonel František Moravec, who planned the assassination of Reinhard Heydrich. The President of Czechoslovakia, Edvard Beneš, resided at The Abbey in nearby Aston Abbots (Wikipedia).

An area of the north park became an equestrian centre in the late 1990s. Alterations around the house took place 2009–12 by De Jardin Design (UK Parks & Gardens). The site remains in divided private ownership.

SITE DESCRIPTION

Location, Area, Boundaries, Landform, Setting

Addington, small in area and population (150 in 2011), is situated in the Vale of Aylesbury, 2km north-west of Winslow and 6km south-east of Buckingham, south-west of the spinal A413 linking Aylesbury and Buckingham. The village terminates the west end of a road across the park. The site occupies the greater part of Addington parish.

The parish consists predominantly of cultivated land and woodland. The village west of the park contains a few houses, including the 'old manor house', now Addington House (listed Grade II), standing 300m west-north-west of the current Manor house, and north of the nearby parish church of St Mary. This house, built c. late C17/early C18, was much altered c.1859 when Addington Manor was built. Some ridge and furrow of the earlier common fields survives.

The 128 ha. site is roughly oval, bounded to the north and east by the A413 Winslow–Buckingham road. The south boundary follows the line of the Winslow–Verney junction road and the parallel disused L&NWR Oxford & Bletchley railway (East–West Rail, due to be reinstated by 2024) for about 250m. The boundary to the west consists of thick perimeter/shelter belt planting. The soil is mixed clay and gravel and the land lies at about 100m above sea level. The house is on an eminence; otherwise the site is largely level.

Claydon Brook is located 750m to the south-west of Addington Manor House where a weir feeds into the South Lake. The smaller north lake, 500m north-east of the house, is fed by a tributary of Claydon Brook.

ENTRANCES AND APPROACHES

The present main approach to the Manor House is along a lane which follows the route of an earlier unmade road/track which was used to access the church and hamlet. The road was surfaced in the late C20 when the equestrian centre was established in the north park. The road links the A413 750m north of the

house (the entrance marked by two gate piers, probably dating from 1858) with the Verney Junction to Winslow road 1.5km to the south. The road is planted with horse chestnuts with hedging beneath.

300m south of the main road the road forks west and after a further 300m at a T-junction, to the west the road continues for 500m to Addington House and the church, to the east it rejoins the approach road after 175m.

40m south of this junction a gated drive leads to the house continuing for c.175m west before sweeping south for c.80m to a turning circle at the north front of the house. The entrance is flanked by a recent semicircular planting of pleached hornbeams, mirrored on the east side of the road where the east drive reaches it from the East Lodge; the drive is lined with pleached hornbeams fronting beech hedges.

1000m east of the house is the entrance to the mid-C19 east drive off the A413, formerly the main approach from Buckingham and Aylesbury. This drive has been disused since 1993. The entrance is marked by the single-storey East or Keeper's Lodge, built in Picturesque style of brick with patterned tile roofs, and prominent ornamental bargeboards and chimneys. Elegant wrought iron C19 gate piers flanking the gateway are hung with a more recent white five-bar gate, and the flanking C19 park iron railing is still evident. From here the drive leads obliquely off the road, past the lodge to the north and through a 380m long belt of mature trees, before entering the park, then leading west to the north front of the house. The drive crosses the Claydon road 200m north-east of the house.

By 1813 (OSD) access to the village was via a road 500m north-west of the current north entrance off the A413. The approach was moved 200m to the east, to make way for the house and lake when it was constructed in 1858 (*Gardeners' Chronicle*; CBS Map 1856 turnpike diversion). It formerly continued south from the T-junction for 1.5km and joined the main road at the same junction as today's road.

Until the late C20 a path or carriage ride for the family ran from the west of the house, through the pleasure grounds for 300m to St Mary's church, a southerly spur also giving access to the kitchen garden and south lake beyond (OS 1879).

PRINCIPAL BUILDING

The house occupies the footprint of the mid-C19 Manor House towards the centre of the site, on rising ground with far-reaching views south from the south front to the horizon towards Quanton and Brill. The Georgian-style 1928–29 brick house with stone dressings, of nine bays and two storeys with a central pediment, was designed by Michael Waterhouse (Pevsner). Waterhouse was a grandson of the prominent Victorian architect Alfred Waterhouse, and was president of RIBA 1948–50. Substantial changes to the house were undertaken 1999–2002 to a design by Sansome Hall (UK P&G). The entrance front is on the north side with service yards to the east enclosed on three sides by single-storey red brick and slate stables contemporary with the 1850s mansion. The garden front to the south overlooks garden terraces. T

The former home farm yard stood c.200m north-west of the house, beyond the village road, in a copse in the north park but has been replaced by a large equestrian building.

GARDENS AND PLEASURE GROUNDS

The gardens and pleasure grounds enclose the 1920s house on the site of the 1850s house, with wings of wooded pleasure grounds to the west and east flanking terraces to the south. In 2012 the area included a rose garden, tennis court, mature mixed woodland and extensive grassland (sales particulars). The mid-C19 layout remains largely intact, although details have changed (1921 APs).

A formal terraced garden c.35m wide lies below the south front of house; in 1908 a lawn on the west side led to the west pleasure garden (*Gardeners' Chronicle*). The terraces are crossed by small central flights of steps down towards the south park boundary and enjoy similar extensive southerly views towards Quainton and Brill and beyond as the house.

South of the main lawn a circular herbaceous garden with a central lawn was enclosed by a tall conifer hedge, the shape projecting into the grassland below; the northern half of the circle has been preserved although now grassed over, with a retaining wall on the south side. Sinuous paths constructed in the late C20 run diagonally from the house to the east and west corners of the garden.

West of the house are five small rectangular enclosures, and west of these and continuing south a grass-pathed double formal border replaces the earlier layout. A well-spaced double row of columnar conifers now runs east–west along the south edge of the upper terrace.

South-east of the house an area of mixed tree planting and grass is fronted to the south by a substantial clipped evergreen hedge, evident in 1921 (AP). An icehouse may survive c.25m south-east of the house (OS 1879, 1898; Roaf & Beamon, *The Icehouses of Great Britain*).

House and terraces are flanked by two wings of pleasure ground. The smaller is to the east and was formerly encircled by a circuit path (OS 1879). The considerably larger west pleasure ground is reached via lawns and paths (as above) linking to ornamental woodland paths and encircling the site of the kitchen garden to the south-west (now open and laid to grass). The lawns west of the house contain various mature trees including a Lebanon cedar. The west pleasure ground formerly contained a complex network of paths in lawns planted with thickly scattered ornamental conifers and deciduous trees, with a garden building, probably a summerhouse, towards the west edge, south of the church path (OS 1879, 1898). A formal pool with rounded ends lay towards the centre of this area north of the kitchen garden.

From the south end of the kitchen garden a woodland path formerly ran south between the site boundary and the south park to the South Lake and boathouse, with views back to the house. Elements of this pleasure ground layout, present by 1879, survive. By 1908 it was said that 'the natural conformation of the ground lends itself to effective landscape gardening, of which advantage has been taken, so that, as one wanders among the trees, unexpected glades, open spaces and vistas are frequently lighted upon' (*Gardeners' Chronicle*). Many exotic trees and especially conifers typical of C19 taste were planted in the 1850s–1870s; the *Gardeners' Chronicle* and Matheson, the gardener's, diary refer to oaks, acers, *Liquidambar*, cedars, pines, cypresses, spruces, firs and sequoias. It seems that specimens survive from this planting.

PARK

The park is divided into two parts to the north and south of the house and pleasure grounds. The north half (c.52 ha.) lies north of the village road and extends 950m north from the house to the Buckingham-Winslow road. The southern section of this is partly occupied by equestrian facilities and a large car park to the west against the perimeter belt. The remaining parkland contains a few mature specimen trees, the survivors of more thickly scattered specimens and clumps planted in the mid-late C19 (OS). The north lake, lying 600m north-west of the house, was created by 1899 (OS), after the south lake, with a dam around the west half and a central island. The north park is partly enclosed by a perimeter walk through the belt from the former smithy, 300m north-west of the house; it follows the historic site boundary below the lake and across the outflow, crosses the approach road and continues to the larch covert 500m north-east of the house. The lake is enclosed by woodland with a C20 plantation to the north in former parkland, but was formerly open to park views to the north, east and south (OS). By 1879 (OS) an elm avenue ran 600m through the north park (now gone) on the axis of the house (OS 1880).

The south park (c.76 ha.) extends south from the house and terraces for 900m. The park contains a number of scattered mature trees including cedar and pine probably from the mid-C19. These survive from the specimen trees and clumps which were formerly scattered across it. The south park is enclosed to the west by a thick belt of mixed trees of the pleasure ground and bisected north to south by a further line of trees or dense hedgerow. Deer are kept in the south park. The south lake, lying 750m south of the house was present by 1879 (OS); a boat house stood at the south-west end and the shore was enclosed by a perimeter path.

KITCHEN GARDEN

The site of the former kitchen garden lies 250m south-west of the house within pleasure ground woodland. It is laid to grass. The gardener's cottage stands next to the site of the north-west corner, built in 1857/8 for the head gardener, Matheson (Matheson Diary; OS 1898). The two-storey cottage is in Gothic style, of yellow brick with red brick dressings and banding under a tile roof, with an ornamental corner porch.

Matheson's diary records that the road to it was constructed in 1856 and the following year it was planted round with hollies. By 1879 (OS) it was divided into six sections with a pool in the east half. A U-shaped range of glasshouses stood against the south side of the north wall (gone), with sheds on the north side, and an orchard to the east. Two frames stood north of the kitchen garden, probably used to house exotics. The main gate was probably located in the centre of the west wall, with a further entrance opposite in the east wall and the garden could have been reached by the family via the numerous paths through the pleasure grounds. In 1908 it was entered through an Italian wrought iron gate, walled with fruit trees (*Gardeners' Chronicle*). By 1920 (AP) the walls and gates survived, but were demolished in the mid-C20. The enclosure survived in 1963 (AP) and a remnant survived in 1985 (AP).

REFERENCES

Critchley, D. J. & BAS., *Addington Church, An Architectural & Historical Study* (2004).

Evans S.R., *Masters of their Craft: The Art, Architecture and Garden Design of the Nesfields* (2014), 163.

Freemantle, A. *The Wynne Diaries* (Betsey & Eugenia) (1982).

Hesketh, R.T. *Gardeners' Chronicle* (11 Jan 1908), 17-18.

Pevsner, N. & Williamson, E., *The Buildings of England: Buckinghamshire* (2nd edn 1994), 127–8.

<http://www.parksandgardens.org/places-and-people/sites>

<http://www.british-history.ac.uk/vch/bucks/vol4/pp137-140>

<http://www.eastwestrail.org.uk/>

Maps:

1760s Jeffery's, Map of Buckinghamshire

1813 Ordnance Surveyor's Draft 2" (British Library)

1825 Bryant, Map of Buckinghamshire

1846 Sales particulars map CBS D-FR/20/8/1.

1856 Map showing turnpike road diversion CBS Q/H 138.

OS 25" to 1 mile 1st edition, surveyed 1879, published 1880

OS 6" to 1 mile 1st edition, published 1885

OS 6" to 1 mile 2nd edition, published 1900

OS 6" to 1 mile 3rd edition, published 1923

OS 6" to the mile, National Grid provisional edition 1950's

OS 6" to the mile, revised provisional edition 1952

OS 1:25,000 National Grid published 1977

Illustrations:

RAF Aerial view 1946, 1947 (HER)

APs 1988, 1995, 1999, 2003, 2006 (HER)

AP 1921 Historic England EPW005747 <http://www.britainfromabove.org.uk/image/epw005747> (see also epw005743–46, 48)

<http://www.buckscc.gov.uk/services/culture-and-leisure/centre-for-buckinghamshire-studies/online-resources/historic-photographs/> items phAddington 4, 5, 10,12, 13, 4, 15

Lost Heritage: Postcard photos of mansion 1905–1913 at

http://www.lostheritage.org.uk/houses/lh_buckinghamshire_addingtonmanor_info_gallery.html

Archival Material

1846 Sales particulars and map D-FR/20/8/1.

John Matheson Diary (unpublished ms in private ownership; transcript 'Reminiscences of John Mathison 1854-1900' CBS D 33/4/9).

Verney letters (Lady Mary Verney 1616-50 (wife of exile) – letter of 1647 in

Verney, F. P., *Memoirs of the Verney Family During the Civil War, Compiled from Letters* (1892).

1854 sales particulars - Sale catalogue 8 August 1854 (handwritten note by JH 'by order of High Court of Chancery') D-FR/20/8/2.

1921 Sales particulars D-X599/1 1921 Auction sale catalogue of Addington Estate: includes Addington Manor, Addington House, Bridge Farm, Mile End Farm and Hill Farm.

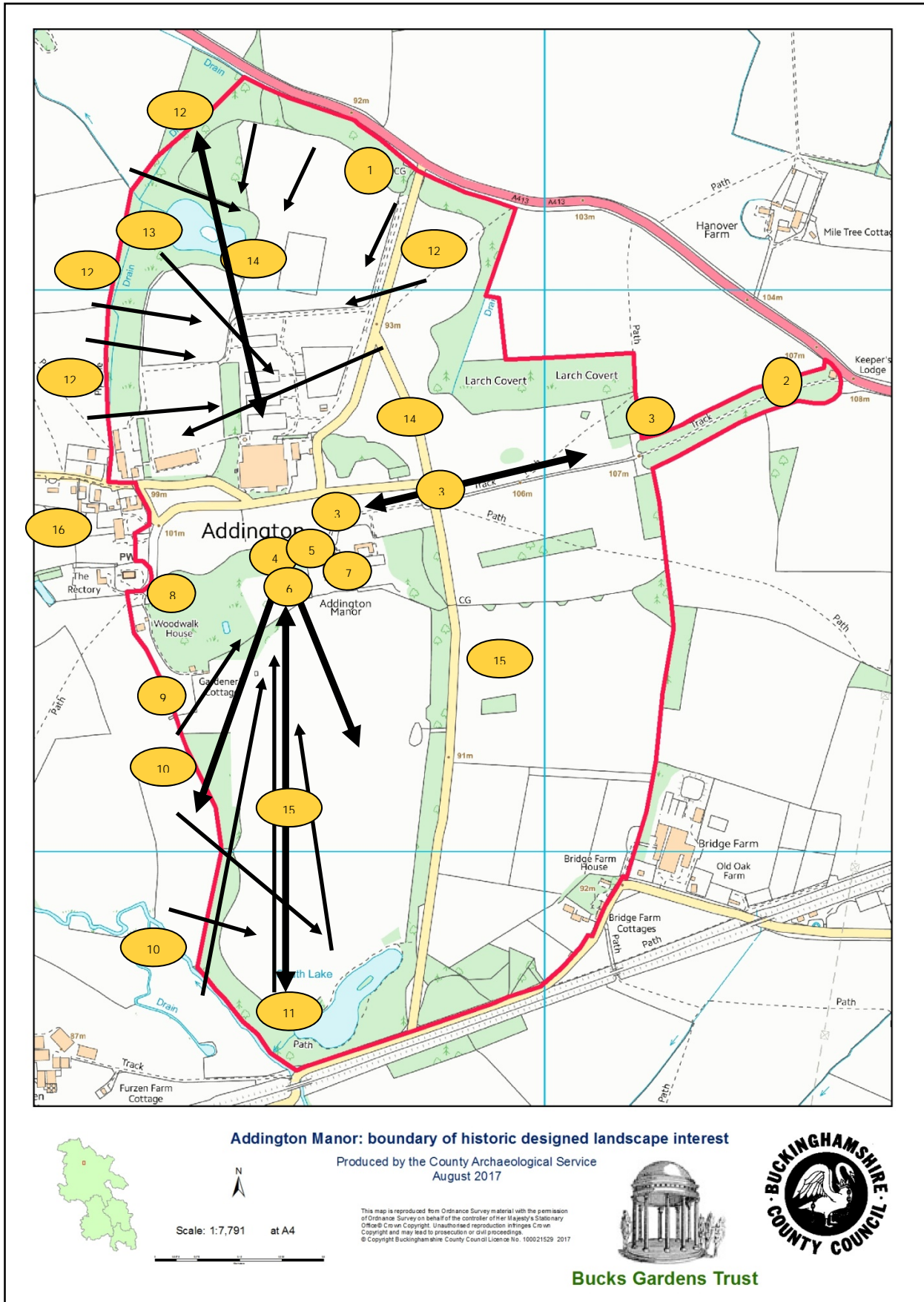
1970 Sales particulars (Jackson-Stops) CBS L207 advertisement in *Country Life* and preliminary particulars 18/05/1970.

2012 Sales particulars: (Knight Frank Rutley 2012) <http://www.rightmove.co.uk/property-for-sale/property-33675709.html>

We are indebted to Julian Hunt who gave us access to his research, also his talk and visit to Addington organised by BAS. Julian has established contact with Nicolette Pike (b. 1926) Hubbard descendant who has provided 1900 photos.

Clare Butler & Claire de Carle July 2017, edited SR September 2017

KEY HISTORIC VIEWS AND FEATURES



Key to Features

1. Current main entrance	2. Former main entrance and Keeper's/East lodge and gateway
3. Former main, east drive	4. Addington Manor
5. Stable block	6. Formal gardens
7. East pleasure ground and site of ice house	8. West pleasure ground
9. Former kitchen garden & gardener's cottage	10. South belt walk from house and pleasure ground to South Lake
11. South Lake	12. Site of north belt walk to North Lake and around north park
13. North Lake	14. North Park
15. South Park	16. Former manor house, now known as Addington House

CURRENT PHOTOGRAPHS



Keeper's Lodge and East Gate to disused east drive off A413 (left); Former east drive (right)



Pleasure Grounds from south-west (Sale catalogue 2012)



Formal gardens on south front (Sale catalogue 2012)



Old cedar in pleasure grounds



Current entrance 2017



North boundary, road to church



South park



Garden Front (2012 sales cat)



Stable yard (2012 sales cat)



Mid-C19 Addington Manor, demolished 1926 (England's Lost Country Houses)