

Understanding Historic Parks and Gardens in Buckinghamshire

The Buckinghamshire Gardens Trust Research & Recording Project



TINGEWICK HALL

14 January 2017



Bucks Gardens Trust



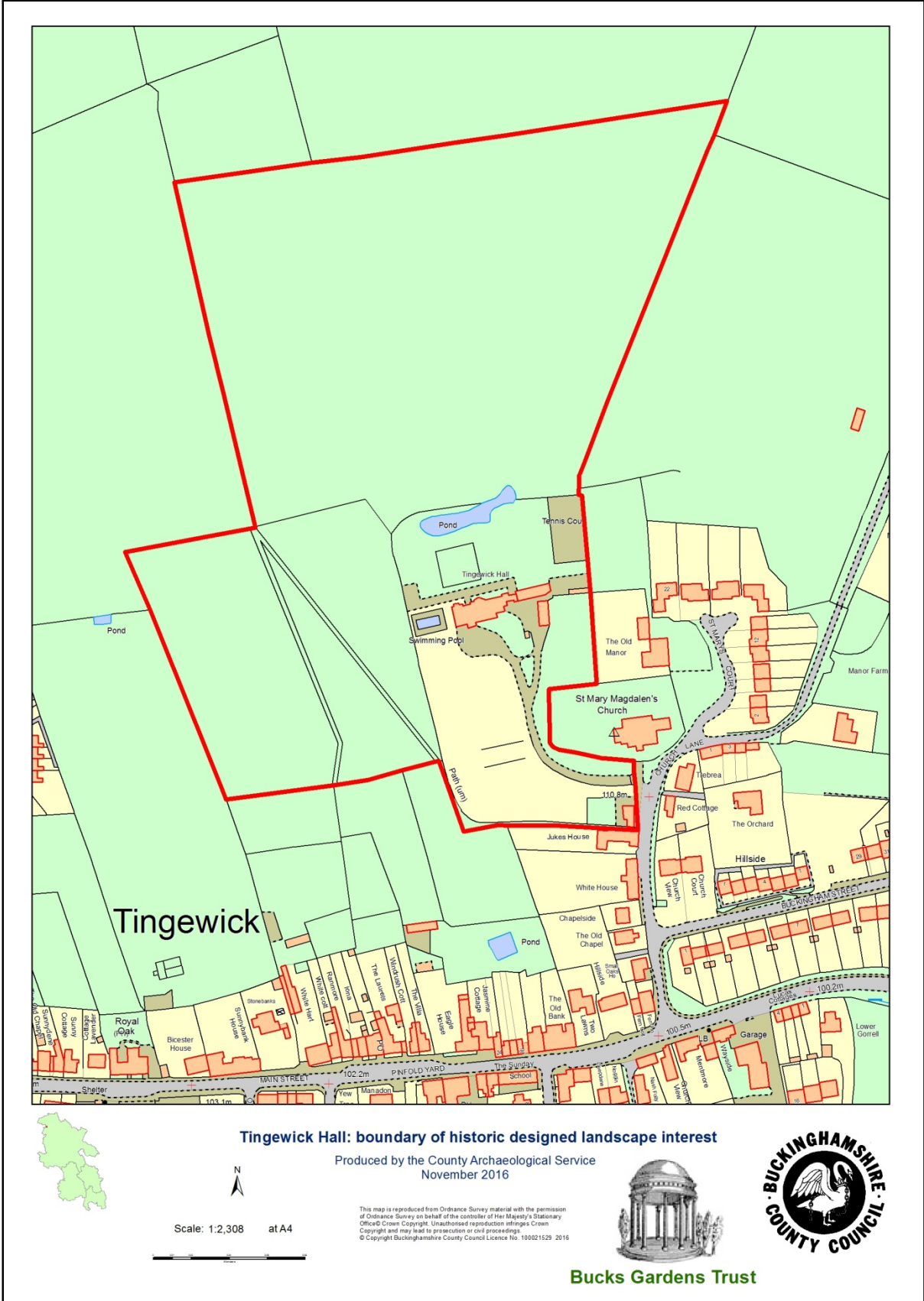
The Finnis Scott
Foundation

THE
GARDENS
TRUST



The Stanley Smith (UK) Horticultural Trust

HISTORIC SITE BOUNDARY





Scale: 1:2,308 at A4



Tingewick Hall: 2006 aerial photograph

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Produced by the County Archaeological Service
November 2016



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 definitive 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/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 (now 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	TINGEWICK HALL HER 0490002000
DISTRICT:	AYLEBURY VALE	
PARISH:	TINGEWICK	
OS REF.:	SP 657 331	

STATEMENT OF SIGNIFICANCE

Overview

A mid-C19 rectory, gardens, kitchen garden and park paddocks with much C19 woody planting, incorporating the site of an earlier rectory. The single phase of structures (by John Tarring) and layout survives largely intact, with long views north across the Great Ouse valley to the skyline of Stowe, and later garden features added within the 1850s framework without significant alteration.

Archaeological interest

Archaeological potential includes particularly the site of the former rectory in the south garden and its environs. Evidence may survive for lost mid-C19 and C20 garden features including perimeter paths and the rectangular feature formerly on the south lawn, and also associated with the kitchen garden, such as paths, walls, terracing, glasshouses, and the service area immediately to the north.

Architectural interest

A typical mid-C19 country rectory ensemble including outbuildings and kitchen garden. The house is in a Tudor style typically adopted for such rectories of the period. The architect, John Tarring, designed many buildings in this style, although he was noted for his buildings for dissenters as clients rather than for the Church of England. Surviving ornamental elements of the mid-C19 landscape design include the walled kitchen garden and the lodge, although the glasshouses and part of the service wing have gone. The south boundary wall, beyond the public footpath is notable as a survivor of the earlier layout associated with the previous house.

Artistic interest

A typical rural rectory grounds comprising garden and paddocks. The layout survives largely as it was developed in a single phase in the mid-C19 at the same time, or shortly after, the rectory was rebuilt on a new site by John Tarring. The designer is unclear but the framework was probably by Tarring. The ensemble makes the most of elevated views over characteristic rolling landscape above the River Ouse valley. The nearby church, particularly the tower, is a feature in views from the house and garden. Notable surviving features include informal lawns, kitchen garden, and park paddocks. Several mature trees date from the mid-C19 including roundels of Scots pine and specimen chestnut in the paddocks, and in the garden boundary trees, avenues of mature chestnut and yew in the north garden, and a copper beech south-east of the house. A magnificent oak between the two paddocks probably predates the C19 layout.

Historic interest

The site is a typical mid-C19 rectory built in a single phase which survives largely intact as an ensemble, for which the surviving historic documentation provides detailed information about the process, paid for by an Oxford college, New College.

HISTORIC DEVELOPMENT

In 1086, Tingewick was in the hands of Odo Bishop of Bayeux whose tenant was Ilbert de Lacy and was assessed at 10 hides with meadowland for 8 ploughs and woodland for 800 pigs. (Domesday book <http://www.crsbi.ac.uk/site/3142/>). By 1096, Tingewick Manor was passed to the monks in Rouen. William of Wykeham, Bishop of Winchester and Chancellor of the Exchequer, acquired the Manor in 1390 and made it part of an endowment of Winchester (New College) Oxford where it remained as an endowment until the mid C20 (VCH).

William of Wykeham built a parsonage around 1397 to the south west of the church as a retreat for Oxford students in times of pestilence. (<http://www.british-history.ac.uk/vch/bucks/vol4/pp249-251>) Sheahan suggests he was also responsible for the building of the chancel and the church tower in the 1390s (www.britishplacenames.co.uk). By 1780 the site included a small house, two gardens, two meadows, an orchard, and 265 acres of land (Terrier 1780; Tingewick Churchyard project). By 1803 (Terrier 1803) there was also a 'little manor house' (which was mainly C17 with C15 origins, Historic England) to the north-east of the parsonage site which was occupied by the wardens of New College (Terriers 1749, 1773, 1780). Today (2016) this is known as The Old Manor.

By 1773 the group of parsonage buildings stood south of Rectory Close, this being a meadow west of the manor house, church and churchyard ('Exact Plan of the Lordship of Tingewick 1773'). An additional piece of land, formerly part of Rectory Close was given to the church by New College to enlarge the graveyard, and was consecrated by the bishop in 1741 (Lipscomb).

By 1854 the old Parsonage was dilapidated (New College Archive NCA 1240). The Rev. Varenne Reed left in June 1854 when the Rev. Marsh arrived but he died in 1855 before the works for the new rectory were completed. Rev. Coker arrived and took over the supervision of the new rectory, to the north of the old site in part of the former Rectory Close. This was built 1854-56 with associated grounds laid out (Sheahan 1862; New College Archive NCA 1240). One item included the 'Gardens, Planting, levelling and Clerk of Works' which together cost £240. Some of the materials from the old Rectory were incorporated in the new building. The cost of the original contract was nearly £2700. Extras to the contract included a well, additional cellar, entrance gates, fencing, gravel drives, additional farm buildings, Bath stone, house for clerk of works, & drainage £200 (New College Archive NCA 1240). An article in a local paper of 1854 is reported to contain an early description of the planting, in an interview with the gardener (pers. comm. J. Nash).

John Tarring (1805-75) was apparently the architect, as he signed the conditions of the specification and was paid a fee of £175 for his work (New College Archive NCA 1240: summary of expenditure account, December 1856). He built many private residences in the Tudor style, but he was best known for his numerous chapels for nonconformist bodies in London and the provinces, which led him to be styled 'the Gilbert Scott of the Dissenters'. Thus Tingewick for the Church of England was for Tarring an unusual commission. Locally he also designed Thornton Hall (now College) c.1854, a similarly styled building to Tingewick Rectory (Pevsner).

The detail of the layout is first shown in 1879 (OS 25"), and remains similar, apparently showing a single phase of development coeval with the Rectory. It included gardens enclosing the rectory to the north, west and south with two small park paddocks beyond this to the north and west. The

rectory was approached off Church Lane to the south-east (immediately south of the church) and the entrance was marked by a lodge from where the drive curved through the garden to the rectory.

The churchyard was closed in 1893 (Tingewick Churchyard project). The rectory was sold in 1927 by Rev. Pilling and the Diocese of Oxford and the Warden & Scholars of St Mary, College of Winchester in Oxford (commonly called New College) to F.P. Loftus for £2,422 to become a freehold private residence known as Tingewick Hall. This included the residence, the cottage and outbuildings and the gardens and paddock adjacent (west), amounting to 7 acres, 2 roods and 32 poles (or c.3ha) (Deeds 19/02/1927).

In the early 1960s the greenhouses on the inner side of the northern wall of the kitchen garden were demolished (pers. comm. A. Bone).

Subsequent owners built a swimming pool west of the house. The present owner and her late husband bought the property in 1999 and erected a new greenhouse in the kitchen garden and a tennis court in the old orchard (OS 1885) north of the kitchen garden. In 2001 the lodge was extended and refurbished (probably the 'small house' as mentioned in the 1749 Terrier (AVDC). The owners repaired and enhanced the present gardens and walls with the addition of garden features including a parterre below the north front of the Hall. In 2015 the northern boundary of the site was extended (Land registry 18/06/15) to take in a strip of the north paddock and a small pond formerly sited in the northern field (OS 1879).

The site remains in divided private ownership.

SITE DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Tingewick lies in north Bucks, 3 miles west of Buckingham, 11 miles east of Bicester and 3 miles south-west of Stowe, within Oxford Diocese. The linear village is set in a shallow valley running east to west; the surrounding gently undulating farmed landscape reflects the C18 & C19 enclosures.

The 7.7 ha. site, together with the adjacent church (outside the historic boundary), is set back c.110m north of Main Street, on the highest part of the northern hillside sloping up from the village street. The land beyond the north boundary slopes gently northwards down to the river Great Ouse as a mosaic of hedged fields, with fine views towards the distant higher outline of Stowe gardens. The underlying geology is a mix of limestone sand and clay which has defined the character of the local building materials used at Tingewick Hall such as the use of cornbrash rubble stone, tiles and red brickwork from local kilns.

The north and west boundaries have an agricultural setting. The east and south boundaries are set against village buildings and enclosures at the heart of the village, including to the east the Old Manor and its gardens, and the parish church and churchyard, and to the south Jukes House.

The south boundary is marked by a public footpath running westwards for 90m from Church Lane, entering between the lodge, and the house close by to the south. This path follows the alignment of

the access to the earlier, demolished, parsonage (1773 plan). Formerly an archway marked the entrance off the road. A C21 brick wall runs west from the lodge cottage on Church Lane for c.15m lining the north side of the footpath. South of the footpath a 2m high, 60m long and 0.5m thick stone wall marks the majority of the south boundary (OS 1879). Mature trees along the south boundary screen views southwards over the village.

The original western paddock is now (2016) divided into three paddocks. These are separated from the garden by mature trees, and are enclosed against the wider agricultural land by native hedging to the south, west and north. The public footpath running diagonally north-west and then south-west through the paddock is bounded by hawthorn hedging. A mature oak tree marks the northern junction of the path with the north site boundary where it meets the south-west corner of the north paddock. This tree was present by 1879, OS, and probably predates the garden, perhaps originating as a field boundary.

The north paddock is enclosed to the north, west and east by field hedges. Three semi roundels of mature Scots pine grow in the western boundary hedge, present by 1879 (OS).

The east boundary, alongside the garden, is marked by c.50m of mature trees and shrubbery along the northern stretch, leading south to c.50m of kitchen garden stone wall. This wall runs south to meet the partly ruined stone walling, mature trees and shrubberies which separate the south-east corner of the site from the churchyard.

ENTRANCES AND APPROACHES

The entrance to Tingewick Hall is off Church Lane, immediately south of the churchyard at the south eastern part of the pleasure grounds and north of the lodge which stands fronting Church Lane some 120m south-east of the Hall. The principal part of the lodge is of one and a half storeys, of coursed rubble under a roof of blue slate, and with timber casement windows. The lodge may be the 'cottage and fence' erected by 1856 for £105.14.0. (New College Archive NCA 1240: summary of expenditure account, December 1856) but an undated plan (New College Estate Map, c.1854-79) does not show it, though it was evident by 1879 (OS). A small building stood on the site in the later C18 (enclosure map, 1773) adjacent to the arched entrance to the approach to the former parsonage.

Adjacent to the lodge, stone piers (probably C20 origin) flank gates of decorative wrought iron giving access to a curving tarmac drive 110m long. The attractive view westwards from the gate is succeeded by incidental views of the gardens as the approach skirts the south western corner of the churchyard before turning north towards the Hall when its entrance front is revealed.

From the curve in the drive, the approach proceeds northwards for some 60m, following the alignment of the eastern half of the original looping carriage drive (New College Estate Map) and arrives at a large, roughly circular, tarmac turning area in front of the Hall. The view back (southwards) overlooks the informal south lawns enclosed by wooded belts. Some 45m south-east of the house, west of the churchyard, a branch veers north-east off the main drive for 40m to another turning circle serving the ancillary buildings and the walled garden. This spur is a later addition evident by 1879 (OS).

PRINCIPAL BUILDING

Tingewick Hall (listed grade II) was built as a replacement Rectory in 1854 (Pevsner). It is located in the former Rectory Close (1773 enclosure map), which was the field immediately north of the site of the earlier and demolished rectory, the lands of which were incorporated into the newly extended grounds, locating the new Rectory centrally in the northern half of the resulting L-shaped garden, towards the centre of the site.

The Hall is of three storeys, built in a plain Tudor style, of dressed coursed rubble stone. Elevations are enlivened by coped gables and mullioned windows under steep roofs of banded decorative blue tiles. It is crowned by several groups of tall stone chimneys. The architect was apparently John Tarring (1805-75) who was paid £175 for this work (New College Archive NCA 1240: summary of expenditure account, December 1856).

The entrance front faces south and has a large central gable, flanked by stone dormers. The central entrance is within a projecting gabled porch with octagonal piers capped with battlements. The entrance hall leads directly to a tall staircase hall with a door in the centre of the north, garden front. The garden front has three large gables and two substantial canted bay windows. A smaller scale service wing in similar style is attached to the east. This was extended to the east in the second half of the C20.

Tingewick Hall was originally connected to service buildings to the east (the stables cost £293 in 1856), but a part of the connecting building has been demolished and a small patio established on its site. A gap in the north wall of this patio flanked by stone pillars provides a connection to the north part of the pleasure grounds and creates a route round the eastern end of the Hall.

GARDENS, & PLEASURE GROUNDS

The gardens surround the house on the south, west and north sides. The house is sited about 60m south of the north garden boundary and 50m east of the west garden boundary. It is aligned on an east-west axis, dividing the garden into north and south sections, with the larger, c.1 ha. section to the south, and to the west a small area linking the two main sections.

The front door overlooks the level south lawn, which has parallel tall clipped hedges running west-east around 100m south of the house, framing an herbaceous border (late C20/C21). This separates the lawn from the mature apple orchard beyond. West of the mature apple trees and terminating at the belt of mature trees on southern boundary lies an orchard of young fruit trees overlying the site of the former parsonage (1773, An exact plan of the Lordship of Tingewick). No evidence is visible of an enigmatic rectangular feature which existed in 1879 (OS) centrally located in the front lawn between the present site of the tall hedges and the house at least until 1952 (OS). By 1879 (OS) the south garden comprised an informal lawn surrounded by perimeter planting and planted with scattered specimen trees. A path from the front door leads around the west side of the house to the north garden via the western garden planted with a group of mature trees including, until the late C20, a monkey puzzle tree (owner pers. com.). A hedged swimming pool lies below the west front.

On the western side of the house a path over a ditch leads to a mound with a gazebo giving views westwards to the arboretum (late C20/C21). An avenue of mature chestnut marks the west

boundary of the north garden. Turning east along the fenced northern garden boundary the path enjoys long views north over the north paddock (containing roundels of chestnut and oak) to Stowe. The boundary was moved several metres northwards in 2015 to include the irregularly shaped C19 pond formerly within the north paddock (OS 1879) which, in the late quarter of the C20 was extended west (pers. comm. owner). A yew hedge south of the pond forms part of the enclosure for a C21 parterre symmetrically placed north of a path adjacent to the main north elevation of the house.

Rounding the eastern end of the pond to turn south down an avenue of mature yew trees the informal path passes west of a tennis court to the sheltered courtyard patio enclosed by stone walls formerly part of outbuildings, some of which still exist. The courtyard opens on the south side onto the service area which in turn leads east via the service drive spur to the kitchen garden. A mature copper beech with other smaller trees divide this area south-east of the house from the south garden.

By 1879 (OS) the layout comprised the two main gardens to the north and south, laid to lawn and enclosed by belts of trees including conifers. Formerly a sunken parterre lay to the west of the house on the site of the swimming pool (pers. comm. owner). Garden walks encircled the inner sides of the south-west and north boundaries of the north lawn. Expensive drainage works were undertaken which probably accounts for the ditch running north/south situated on the western boundary of the north garden (New College Oxford Archive NCA 1240). The east path running south from the north boundary divided the lawn to the west from an orchard to the east (where the present tennis court is sited). The partially walled kitchen garden with associated outbuildings lay south of this orchard. The enigmatic rectangular enclosure in the lawn south of the house was probably the site of an ornamental garden feature.

PARK

The park comprises four paddocks, three to the west (laid out as a single paddock originally) and one to the north of the garden. Of the western paddocks, the eastern two have recently been planted as arboretums but also contains a roundel of mature Scots pine in the centre, present by 1879 (OS). The western paddock is a hay meadow incorporating ridge and furrow, with the scattered mature trees on the northern boundary, present by 1879 (OS).

Beyond the north garden, the north paddock contains several scattered mature specimen trees including sweet chestnut, lime, ash and Scots Pine which probably date from the mid-C19 (OS 1879), and complement the C19 three semi-roundels on the western boundary and the magnificent oak tree at the northern junction of the paths in the western paddocks.

This pattern largely reflects how the park was laid out in the mid-C19 and completed by 1879 (OS) with various roundels and small clumps of trees in the corners. The view north to the skyline of Stowe was apparently a key aspect of the design.

KITCHEN GARDEN

The kitchen garden, measuring 25m west to east and 50m north to south, is located 20m east of the house. The garden is defined by a cornbrash stone wall to the east, over 2m high and partly rebuilt in

the early C21 (owner pers. comm.) and separates the site from The Old Manor adjacent to the east. Two mature fruit trees remain here (2016) against the east wall. The north wall is constructed of stone on the north elevation and red brick on the south, garden side. A brick gardeners' bothy with a fireplace stands on the outer side of the north wall. A timber door in this wall west of the bothy gives access to the garden. The gardeners' bothy had a fireplace on the outer side of the north wall whose fireplace warmed the brick walls for the benefit of original lean-to greenhouse on the south side. The garden paths are now partly laid in recycled locally-made bricks obtained from the demolition of the C19 servants' cottage in 2001 (pers. comm. owner). They include specimens from the local Tingewick brickworks.

Much of the east boundary is hedged, with brick and stone walls towards the north end. The south boundary consists of hedging and remains of stone walls constructed after 1741 when the College gave some of the site to the church in order to enlarge the churchyard (Lipscombe). Adjacent to the east (outside the historic boundary) is the former kitchen garden of the Old Manor (formerly Manor Farm) which is of similar size.

The garden is divided into three areas; the kitchen garden in the northern two thirds, to the south of this a formal fountain garden, and an area at the south end for composting and garden utilities.

The northern two-thirds is a productive garden, laid out in a recent pattern of several rectangles bounded by gravel and brick paved paths. By 1879 (OS) the garden was laid out in cruciform shape with lean-to greenhouses against the north wall. These were demolished in the early 1960s (A. Bone pers. com.) and were subsequently replaced with a greenhouse (2001, pers. comm. owner).

The productive garden is divided by an evergreen hedge with a central opening from the ornamental section. This has recently been formally laid out using tall hedging, clipped evergreens, gravel and box borders. A central water feature relates symmetrically with a pair of iron gates framed within ball capped stone posts set centrally in the western hedged boundary.

The kitchen garden is part of the layout alongside the building of the house. A service area formerly lay adjacent to the north containing frames and the access to the bothy (OS, 1898).

REFERENCES

Books, Articles and other sources

Land Registry entry Tingewick Hall (18 June 2015).

Page, W. (ed.), *A History of the County of Buckinghamshire* vol. 4 [VCH] (1927), 249-51.

Pevsner, N., Williamson E., *The Buildings of England, Buckinghamshire* (2nd edn 1994), 697.

Sheahan, J., *History and Topography of Buckinghamshire* (1862, reprint 1971), 316.

Tingewick Churchyard project: <http://www.tingewickchurchyard.co.uk/document+library.shtml>

Willis B., *History & Antiquities of the Town, Hundred & Deanery of Buckingham* (1765), 315-16.

Maps

'Exact Plan of the Lordship of Tingewick' 1773 (CBS MaR/5/11.T)

New College Estates plan (undated: third quarter of C19) (CBS MaR/5/13.T)

New College Oxford: Terriers of 1749, 1773, 1780, 1803 (copies in Tingewick Churchyard project):

terrier 1749:

<http://www.tingewickchurchyard.co.uk/pdf/historical/lincoln+archives/terrier+1749.pdf>

terrier 1773:

<http://www.tingewickchurchyard.co.uk/pdf/historical/lincoln+archives/terrier+1773.pdf>

terrier 1780:

<http://www.tingewickchurchyard.co.uk/pdf/historical/lincoln+archives/terrier+1780.pdf>

Terrier 1803:

<http://www.tingewickchurchyard.co.uk/pdf/historical/lincoln+archives/terrier+1803.pdf>

terrier 1806:

<http://www.tingewickchurchyard.co.uk/pdf/historical/lincoln+archives/terrier+1806.pdf>

Ordnance Survey

25" scale

1st edition surveyed 1879, published 1881

2nd edition surveyed 1898, published 1900

3rd edition surveyed 1920, published 1923

6" scale

1st edition surveyed 1880, published 1885

2nd edition surveyed 1898-99, published 1900

3rd edition surveyed 1920, published 1923

Revised edition surveyed 1938, published 1944

Revised edition surveyed 1950, published 1952

Archival Items

New College Oxford

Office copy of the conditions to the specification signed by J Tarring 20 March 1855; with correspondence & accounts, relating to the new rectory house at Tingewick 1854-1855 signed John Tarring 20 April 1854 (NCA 1240)

Private Collection

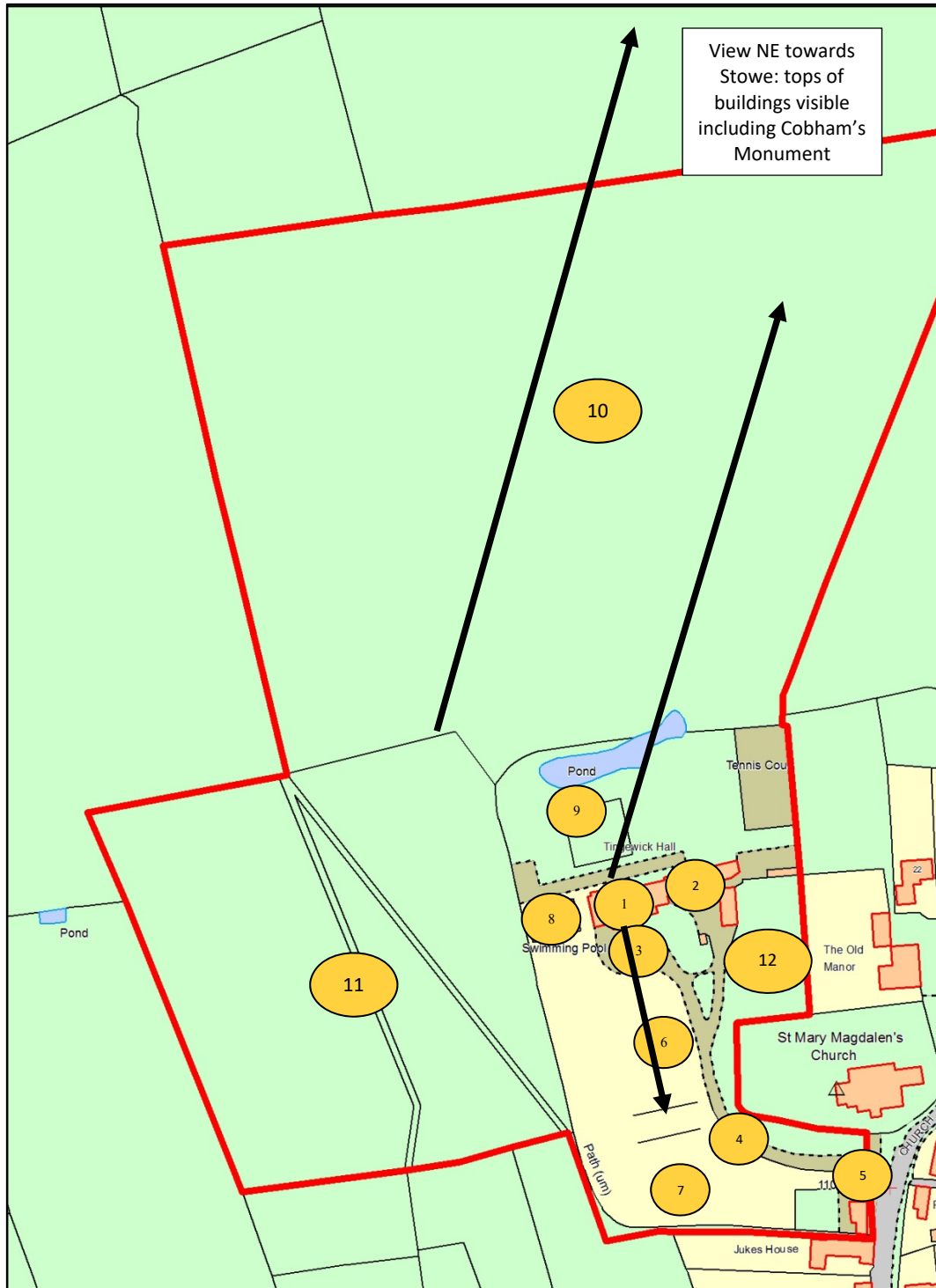
Deeds 19 February 1927; Rev. Frederick Pilling sold to Ferrars P. Loftus.

Illustrations

RAF aerial photographs (1940s) (copy at HER).

G Huntingford, L Carter, ed. SR 14 January 2017

KEY HISTORIC VIEWS & FEATURES



Key to numbered features

1. House	2. Service wing & courtyard
3. Forecourt	4. Main, south-east drive
5. Entrance & lodge	6. South Lawn
7. Site of former Rectory	8. West Garden
9. North Garden	10. North paddock
11. West paddocks (3 no.)	12. Kitchen garden

HISTORIC IMAGES



Aerial views from the south (above) and north (below), March 1964 (owner's collection)

KEY CURRENT IMAGES



The south, entrance front and turning circle (left); the view south along the drive (right).



View south from front door.



The north, garden front, from the north paddock (left).
View north towards Stowe (right).



The north paddock and distant view towards Stowe on the far ridge.



The informal yew avenue north-east of the house.



The pond on the north side of the house (left).
The modern parterre in the north garden from the south (right).



The kitchen garden wall (left).
The orchard in the south garden (the site of the earlier Rectory).



Local brick from Tingewick brickworks