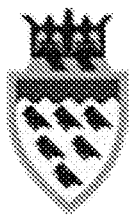


Heritage Statement:

Ham Manor Golf Club, West Sussex.



Written by Anna-Marie Pagano, M.A.(Cons.), IHBC, Historic Building Consultant
Senior Architect: Ewan Stoddart, RIBA: EWDS Architects, Brighton.



HAM MANOR
GOLF CLUB

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Written by:	Anna Marie Pagano – MA IHBC / for Ewan Stoddart RIBA Chartered Architect
Issue date:	DATE: 21st June 2021
File reference:	EDWS Architects: 5 St. Georges Place, Brighton BN1 4GA. Heritage Statement
Client: Ham Manor Golf Club. John Washer, Club Captain; Gesine Hermann, Ladies Captain. (John Roper, Administrative Manager.)	





EXECUTIVE SUMMARY:

This heritage report outlines the historic and architectural interest of the elegant Georgian country house at Angmering, West Sussex, which became the renowned sporting facility, Ham Manor Golf Club. We offer a glimpse of its story, based on the historic map evidence, its club history, and site survey. This report explores its building form, which began originally as residential use, and evolved into its present recreational and sporting use. While it has been altered substantially in 1929, and enjoyed leisure conversion in the 20th C, it still retains its Georgian flavour today.

Since the continued recreational use has a long-standing provenance, we can trace its evolution from the late Georgian era reaching into the Victorian period as it has developed over the years. We offer a closer understanding of its past life, so that this historic building can be sensitively adapted, in order to continue to offer special events, such as banquets and weddings, as well as its primary sports function. This improved recreational use may allow for better maintenance, and conserve this fine Listed Building, in the future.



1.0 BACKGROUND: THE SITE, LOCATION AND SETTING.

1.1 Angmering is a village situated between Littlehampton and Worthing in West Sussex. Perched on the southern edge of the South Downs National Park, roughly two-thirds of the parish falls within the Park, 1.5 miles north of the English Channel. The village stretches back to the Bronze Age. Remains of a Roman Villa and bath house lie north-west. The village undoubtedly has ancient origins; timber-framed farmhouses still survive, such as Chants Cottage and Cressingham Cottage. The village spreads out from a triangular green at the junction of Arundel Road, leading from the A27 to Station Road.

Angmering is twinned with the Normandy town of Ouistreham on the "Riva-Bella", where the Normandy Landings' took place on "Sword Beach". This was the code name for one of five main landing areas on the Normandy coast during Operation Neptune, the initial assault phase of Operation Overlord: the Allied invasion of German-occupied France that commenced on 6 June 1944.



Above: An impression of Baker's Row, a byway in Angmering as drawn by F.V.W. Sedgley, in 1964. It shows St. Margaret's Church in the background.

1.2 St. Margaret's Church: its chancel arch dates from c.1200, and the tower was designed c.1507 and built by Syon Abbey in Middlesex. The parish church is set on a little hill and was restored by the mid-Victorian architect S.S. Teulon, who also designed the School. Many pretty houses are clustered around Baker's Row, shown above. This quiet side street leads from The Lamb Inn on the village green. The Parish Church seen in the background was restored by a Squire Gratwick who built Ham Manor in 1822. He owned and bred racehorses, so was named in the race-card at Goodwood near Chichester. The Squire promised the Rector at St. Margaret's that he would restore the church if his horse won the Derby. He won, so Squire Gratwick was true to his word and restored the church, as the story goes.

2.0 HISTORY OF THE SITE & HISTORIC MAPS.

2.1 The History of Ham Manor

Nestled in the beautiful Sussex countryside, Ham Manor Golf Club enjoys a proud history. This fine country house still conserves its original setting and is maintained today with great care. Interestingly, its records date back as far as the 11th century. Ham Manor is believed to take its name from the 'Manor of Hame', and the site was one of five parishes of Angmering in the 11thC. including: Barpham, Ecclesden, East Angmering, and West Angmering. Originally, this land was a manor in its own right, and the village was formed by the tenanted properties nearby. The original manor house was built in 1570, being home to the Gratwicke family. The family acquired this entire manor of Ham, as a single estate over the following 300 years. However, the 16thC manor house has not survived, unlike Ecclesdon Manor in the village which is slightly later and dates c.1634. In the late Georgian era, the current manor house was built c.1822 in a Neo-Classical style to designs by Henry Harrison. Characteristic features such as the stuccoed east front still survive today.



After the death of William Gratwicke in 1862, Ham Manor was occupied variously by Henry Aubrey-Fletcher, and F.G Savill of the Shaw Savill Steamship Line. During the 1920's extensive alterations were made to enlarge Ham Manor, when the house was given its neo-Classical interior decor. The historic house was converted into a Club House when the surrounding landscape of Ham Manor became a golf course.

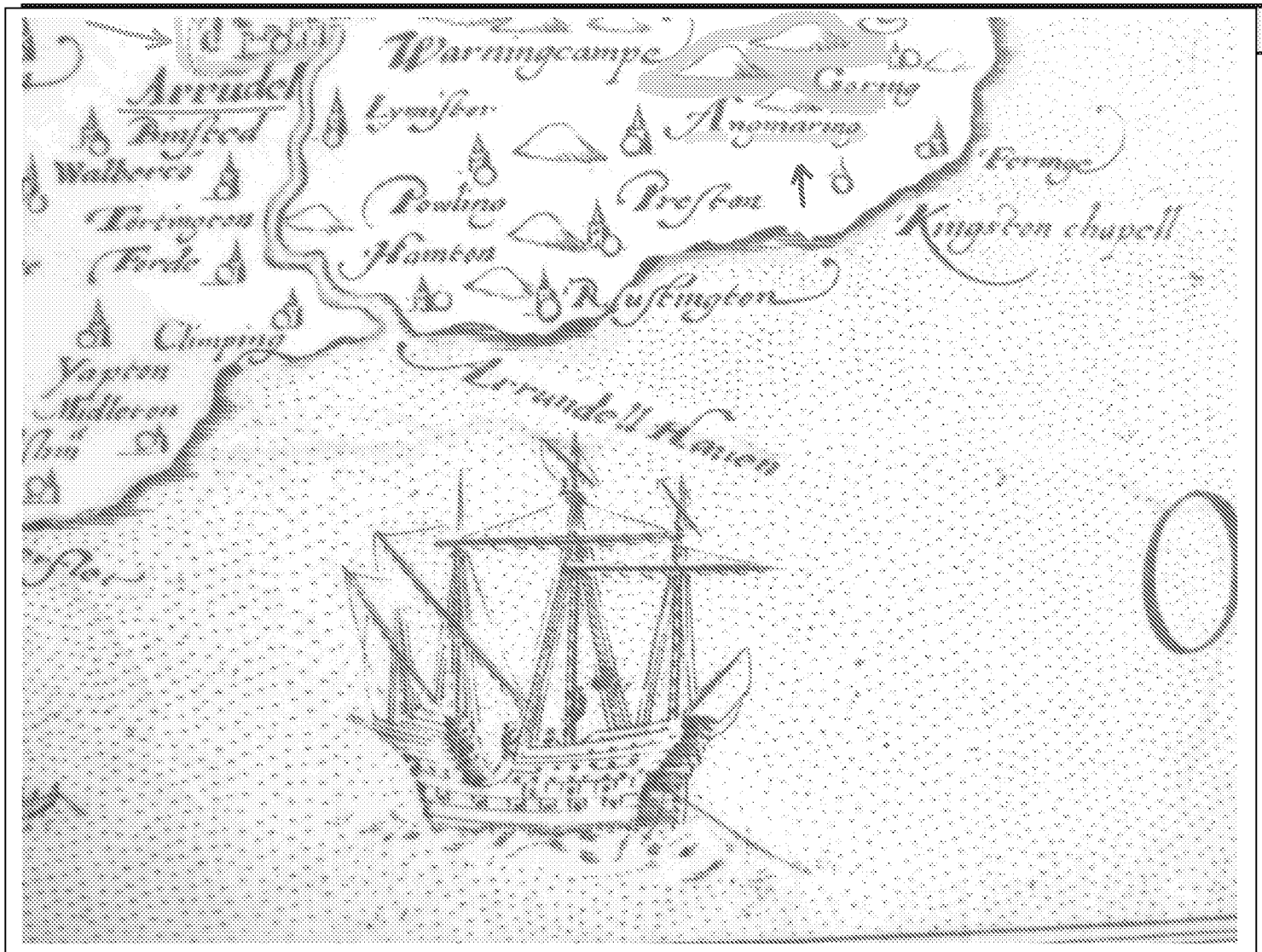
When the golf course was being laid out, remains of a Roman building were found; since Angmering Roman Villa lies north-east, these buildings share an ancient history. During World War II, Poling Radar Station just to the west suffered a sustained attack, and a German plane crash-landed on Ham Manor Golf Course. One pilot died of his injuries (Will Geiger), but his co-pilot (Kurt Schweinhardt) became a prisoner-of war. Overnight, their aircraft was abandoned on the golf course, when it was stripped by souvenir hunters by the following morning.

3.0 HISTORIC MAPS

3.1 The first evidence in the West Sussex Records Office is the 1575 Christopher Saxton map. The context of the Channel ["Ocean" here] to the south of Angmering is shown along with the South Downs ["*The Downes*"] to the north. Galleon sailing ships are drawn at the mouth of "*Arrundell Haven*" and "*New Shoreham*." The three 'hillocks' of Angmering are also shown.



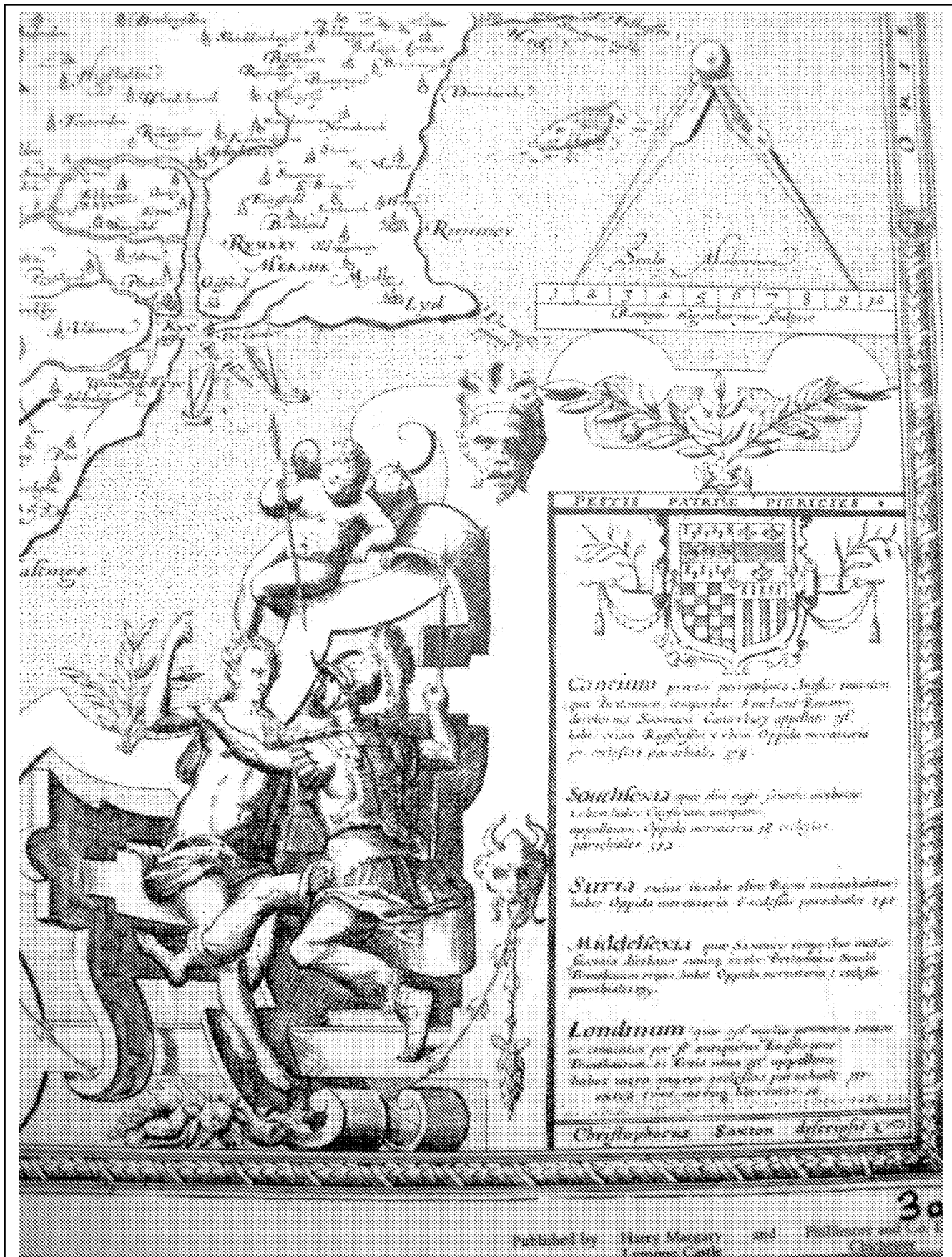
[N.B.- colour highlight on these maps, please note, is the author's emphasis.]



3.2 The 16th Century Map.

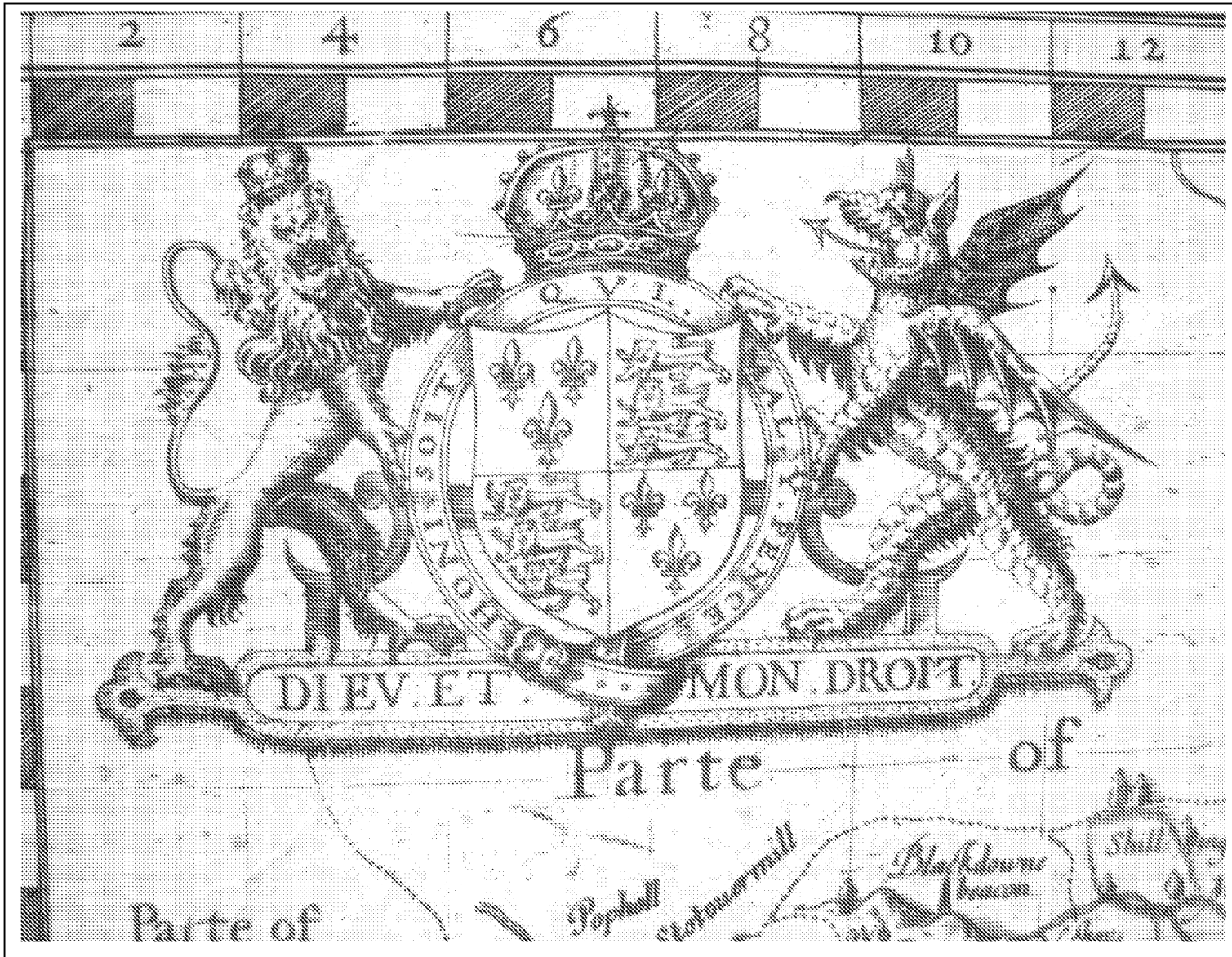
Above: a detail from the Christopher Saxton 1575 Map of the South Coast. This clearly shows how near the coast “Angmaring” is located, with the landscape setting of the three hillocks the village is perched among. To the north-west lies “Arrudel” with its Castle prominently shown. It is also notable how each town or village is shown by the spires of their local parish churches.

3.2 Christopher Saxton Map of the West Sussex Coast (Provenance).

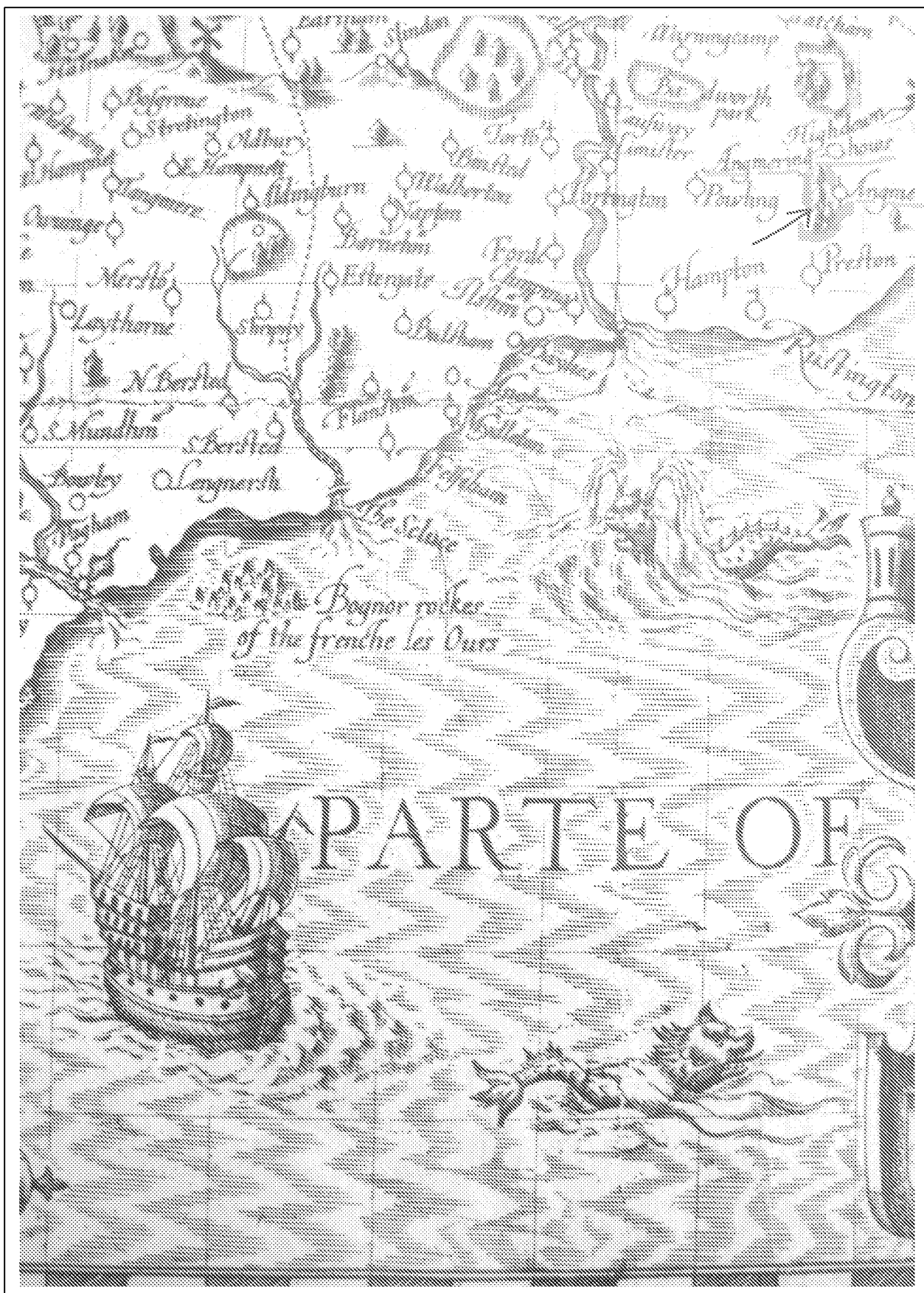


Above: Title-block- first map in evidence, the 1575 Christopher Saxton map, published by Harry Margary Lympene Castle (Phillimore & Co, Chichester.) Note how Canterbury, Southsea, Surrey, Middlesex, and London are indicated, along with their Latin names.

3.3 The John Norden & John Speed Map of West Sussex, 1610.



Above: The Royal Coat of Arms from the John Speed & John Norden map of 1610. It is interesting to note the dragon shown right, was replaced with a unicorn in the 18thC. However, the lion rampant has remained unchanged for centuries.



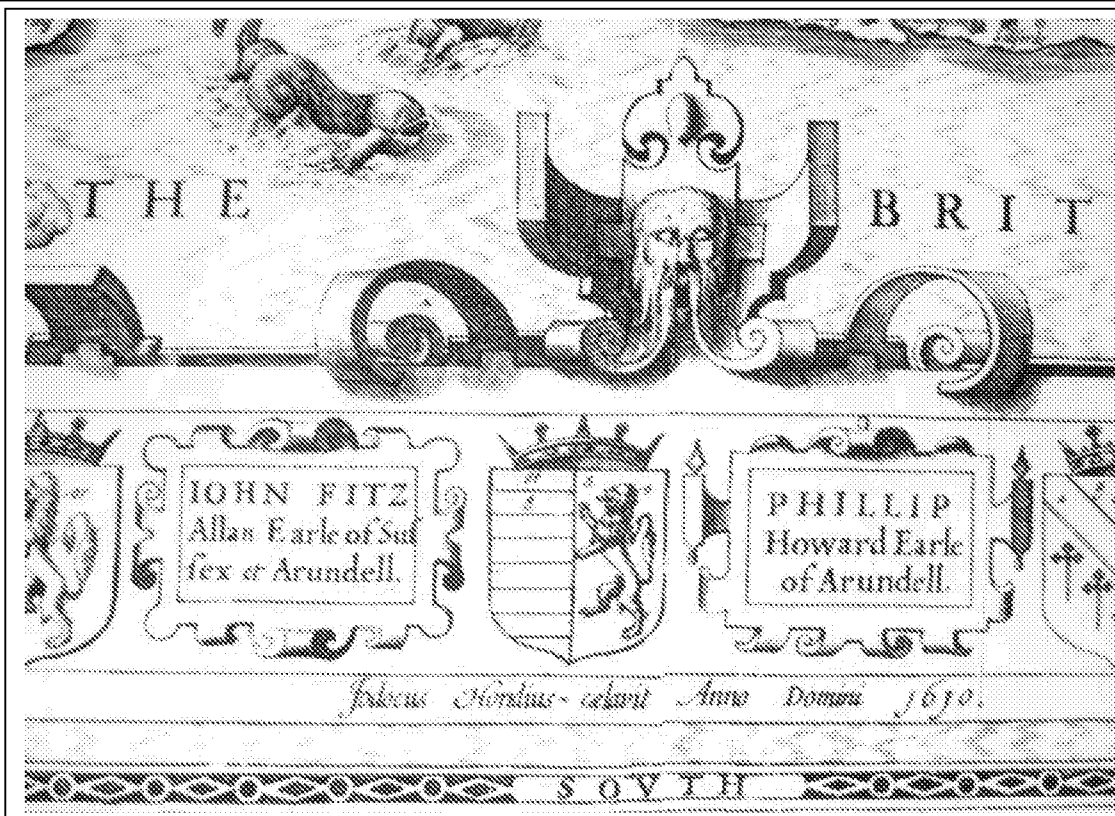
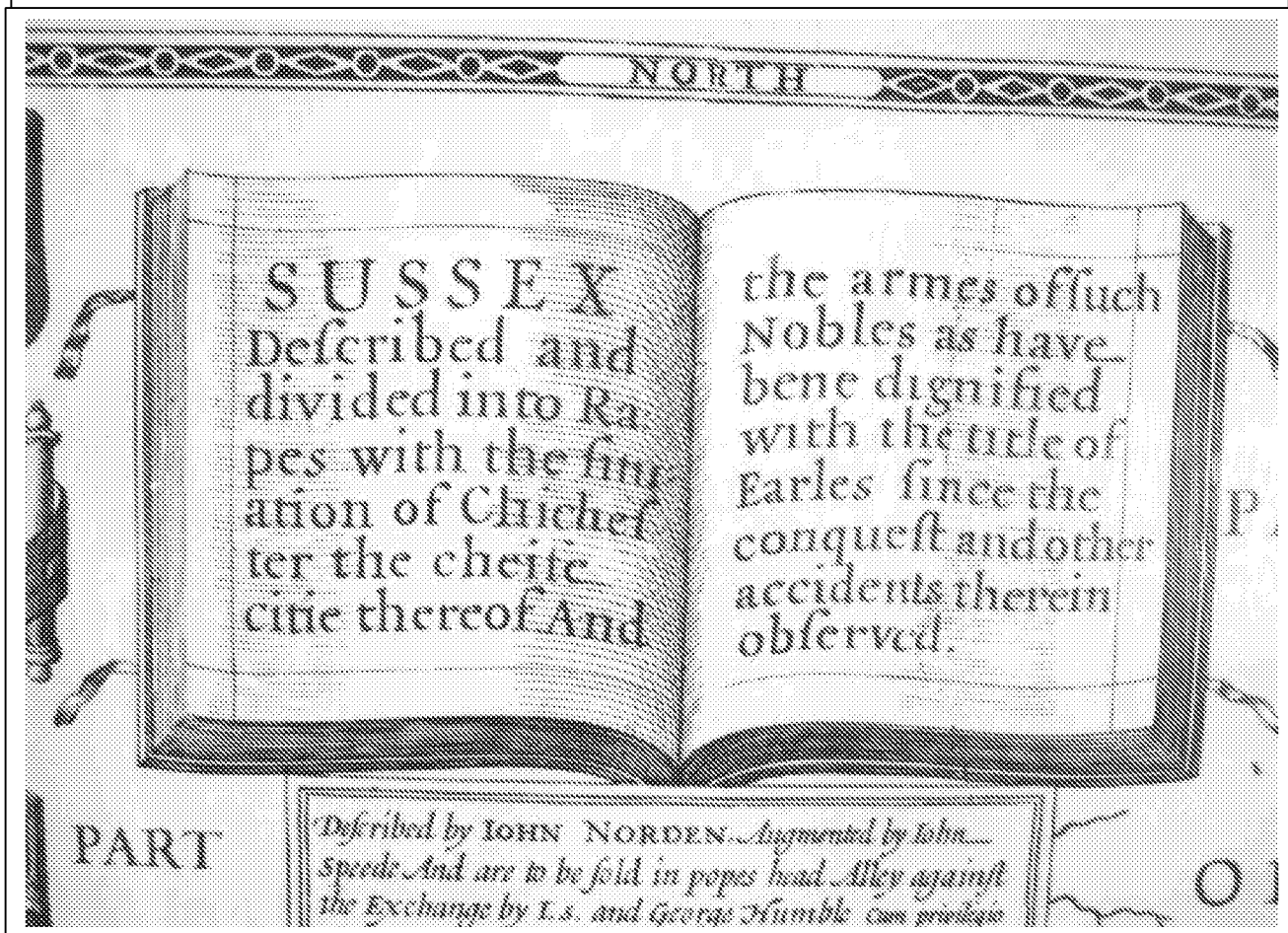
3.3 The next historic map is c.1610 by John Norden and John Speed. Angmering is shown south of Arundel, about 2 miles north of the south coast. The map is interesting because, before the 18thC, it lacked a tag "Bognor Regis" in honour of the Prince Regent. However, it is clear the risk of a French invasion was feared by the reference

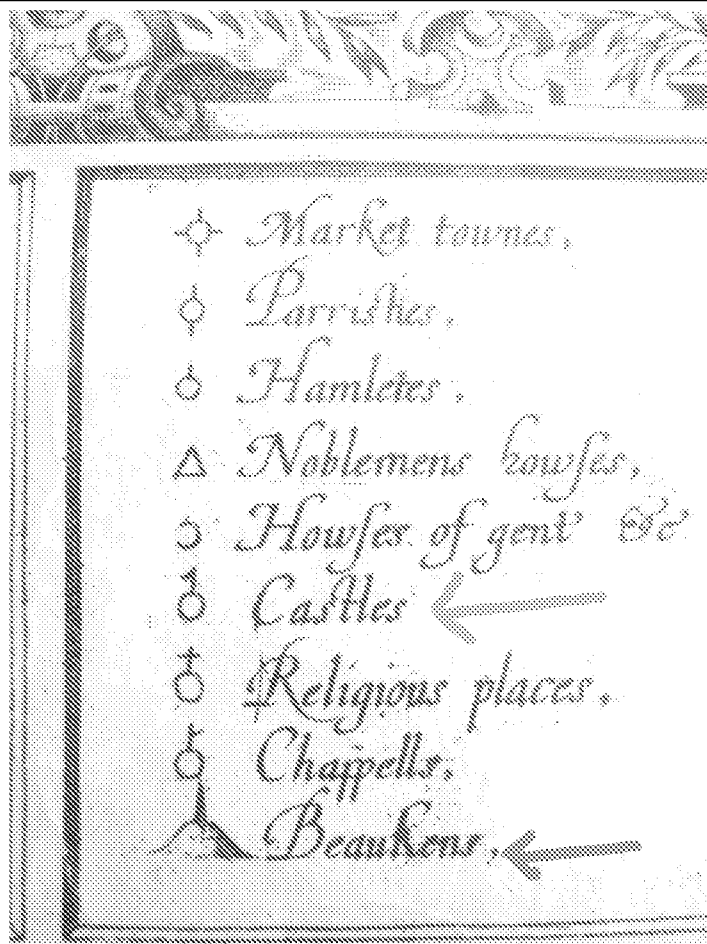
11 "*Bognor rockes of the frenche les Ours.*" Sea monsters swim among the 17th

Galleons, suggesting these were considered treacherous waters, then.

3.4 This 17thC.map showing Angmering was drawn by John Speed and John Norden. See the following pages. (Credit: West Sussex Record Office, WSRO, Chichester.)

The map is dedicated to "John FitzAllan", Earl of Sussex and Philip Howard, Earl of Arundel. (Note the sea serpents in the south coast, just above the title block.)

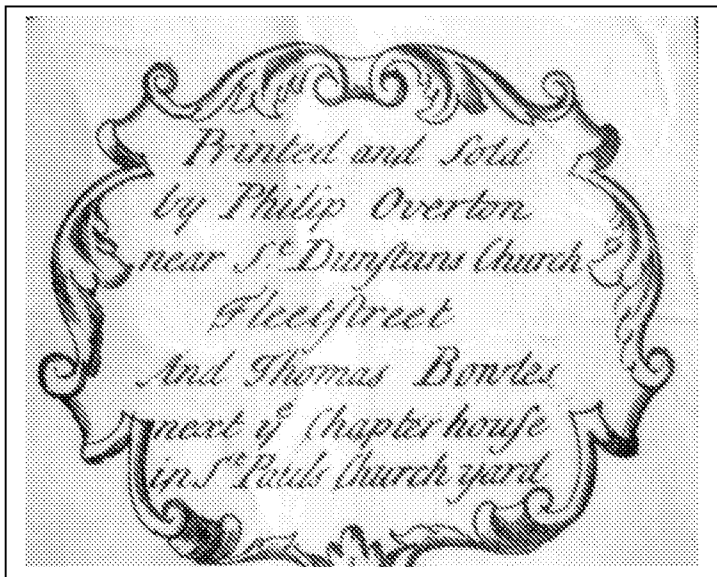




3.5 This detail of the 1610 John Norden map shows 17thC galleons firing guns on the south coast. To the north, Arundell Castle appears as "Arondell" near Arondell Forest".

Angmering is shown as a Parish, with Angmering House shown, plus the three hills and a windmill. Note the reference, bottom, "Beaukens", as beacons were essential to warn of a potential French invasion, then. Two appear suggested at the mouth of the Arun River. The Gratwick family estate appears to be shown as "Angmering house"- of gent' " but not as a "Noblemens howse."

3.6 The 1740 Philip Overton & Thomas Budgen Historic Map.

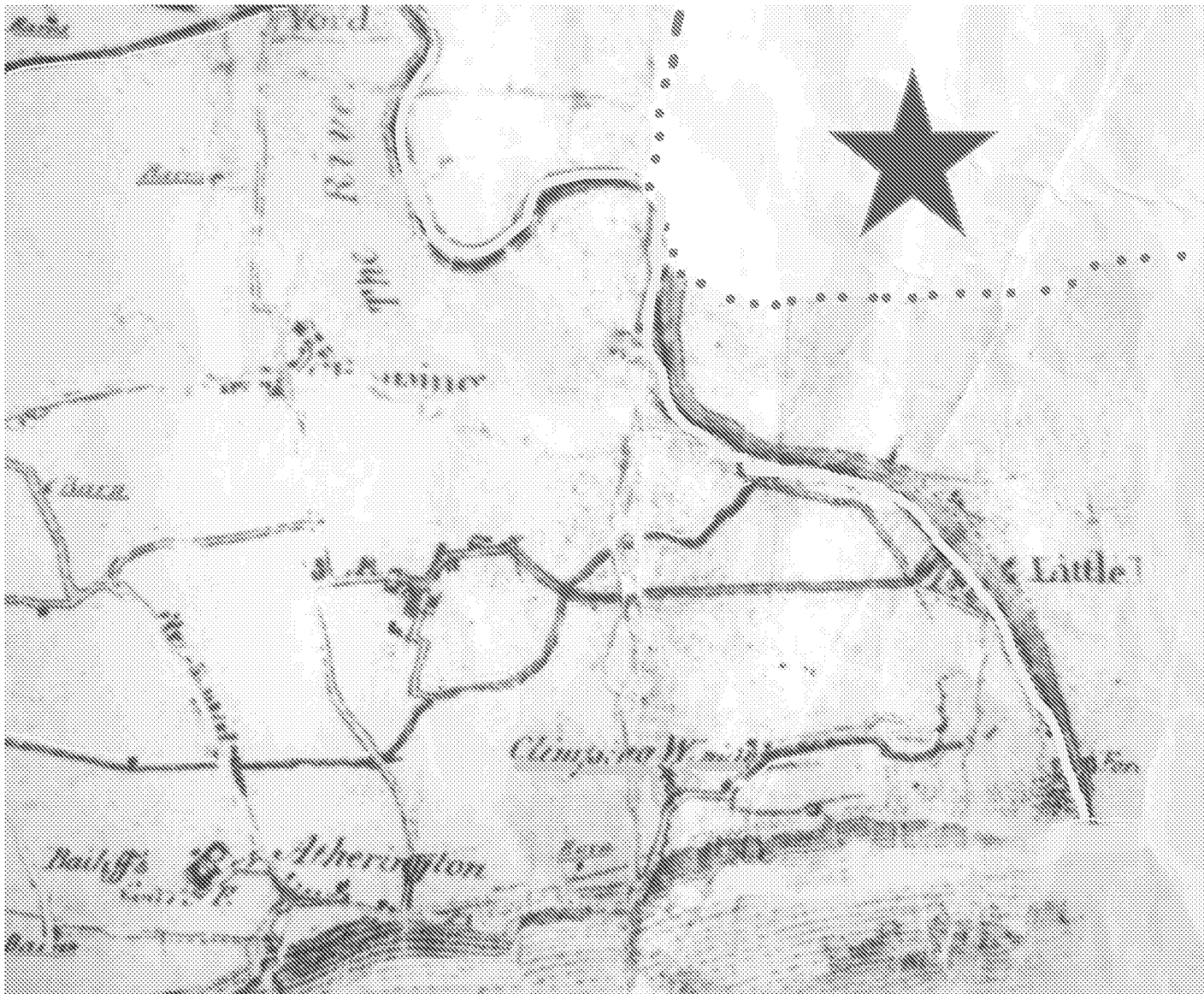


This Page:

The Georgian map of the south coast in West Sussex is similar to the late 16thC and early 17thC maps. Actually, there is slightly less detail, but it does show Angmering Park clearly, as well as Arundel Park, and Arundel Forest to the west of Arundel Castle. [WSRO source].



3.7 The Early 19thC Maps of Angmering.



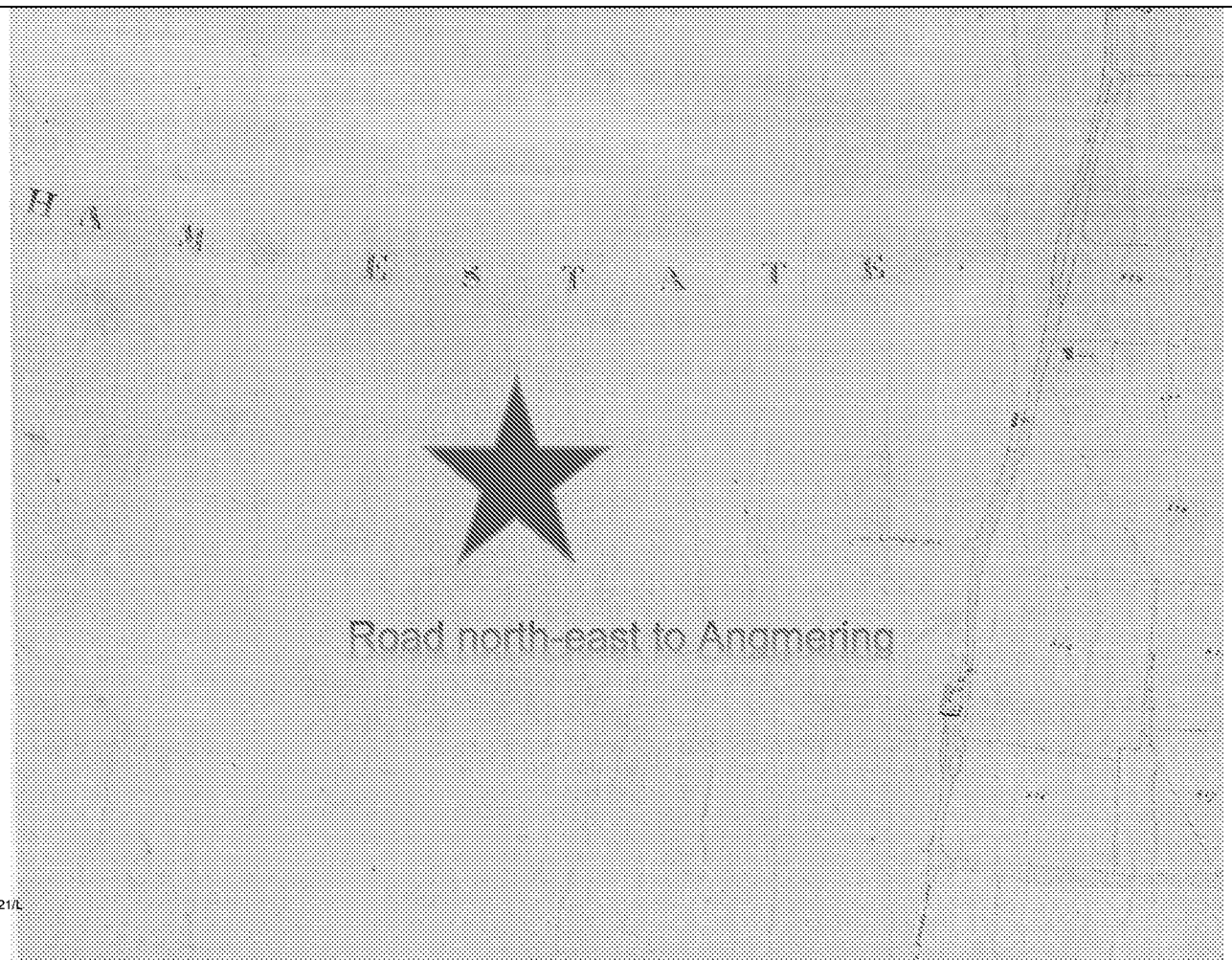
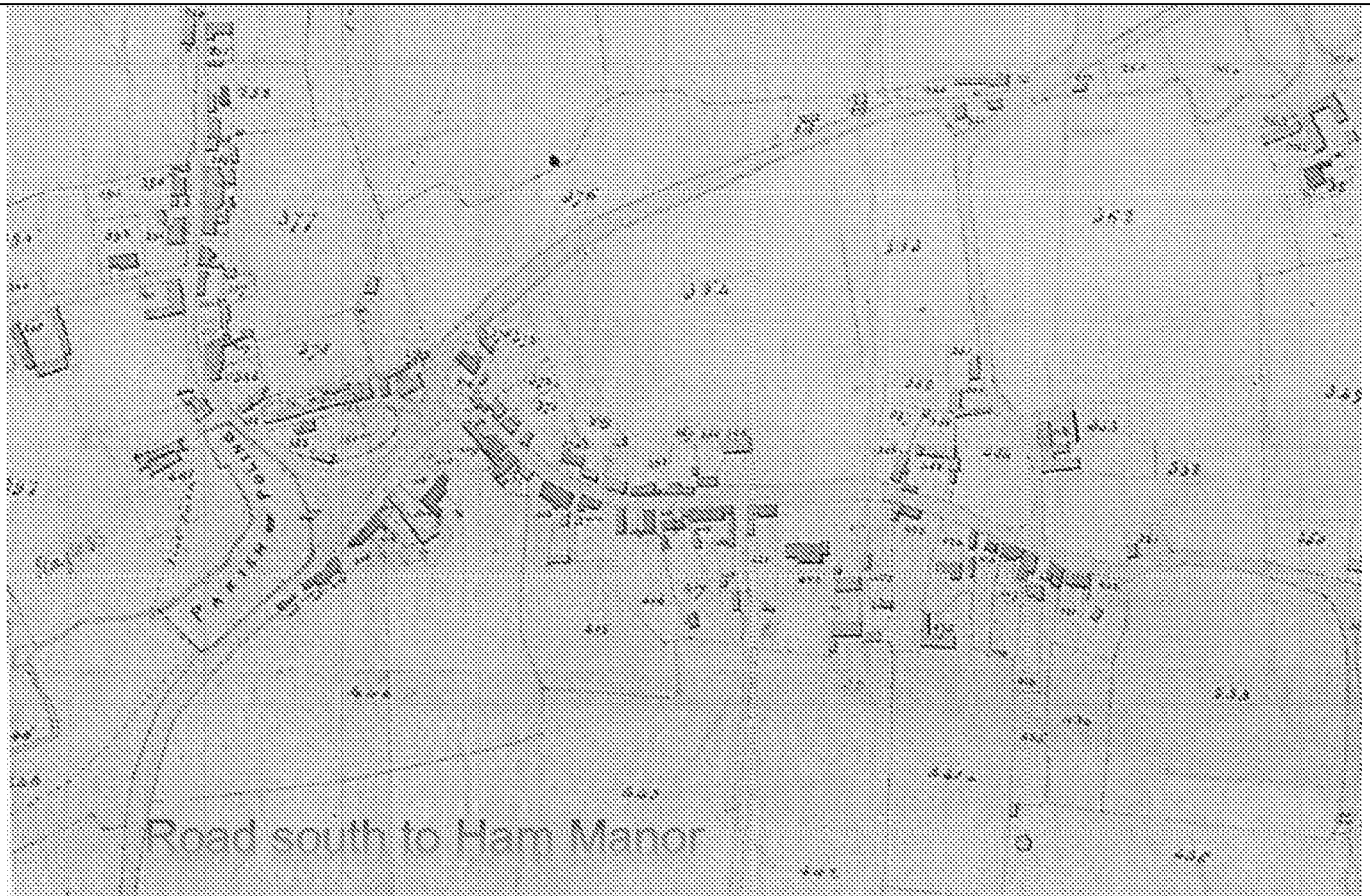
Above and Left: The earliest 19thC map [c.1810] in the WSRO Archives draws a blank over the entire Ham Estate. There is little evidence of the plan for Ham Manor House at this time, as it is reputed to have been built in 1822 [Historic England]. There is no clear record of its form in the early 19thC. maps.

From the surviving late Georgian features in the landscape surrounding Ham Manor, it can be inferred how the early plan may have looked. Also, "Barns" are clearly marked, along with The River Arun and its tributaries. This shows how important they both were to the livelihood of Georgian farmers and rural homes.

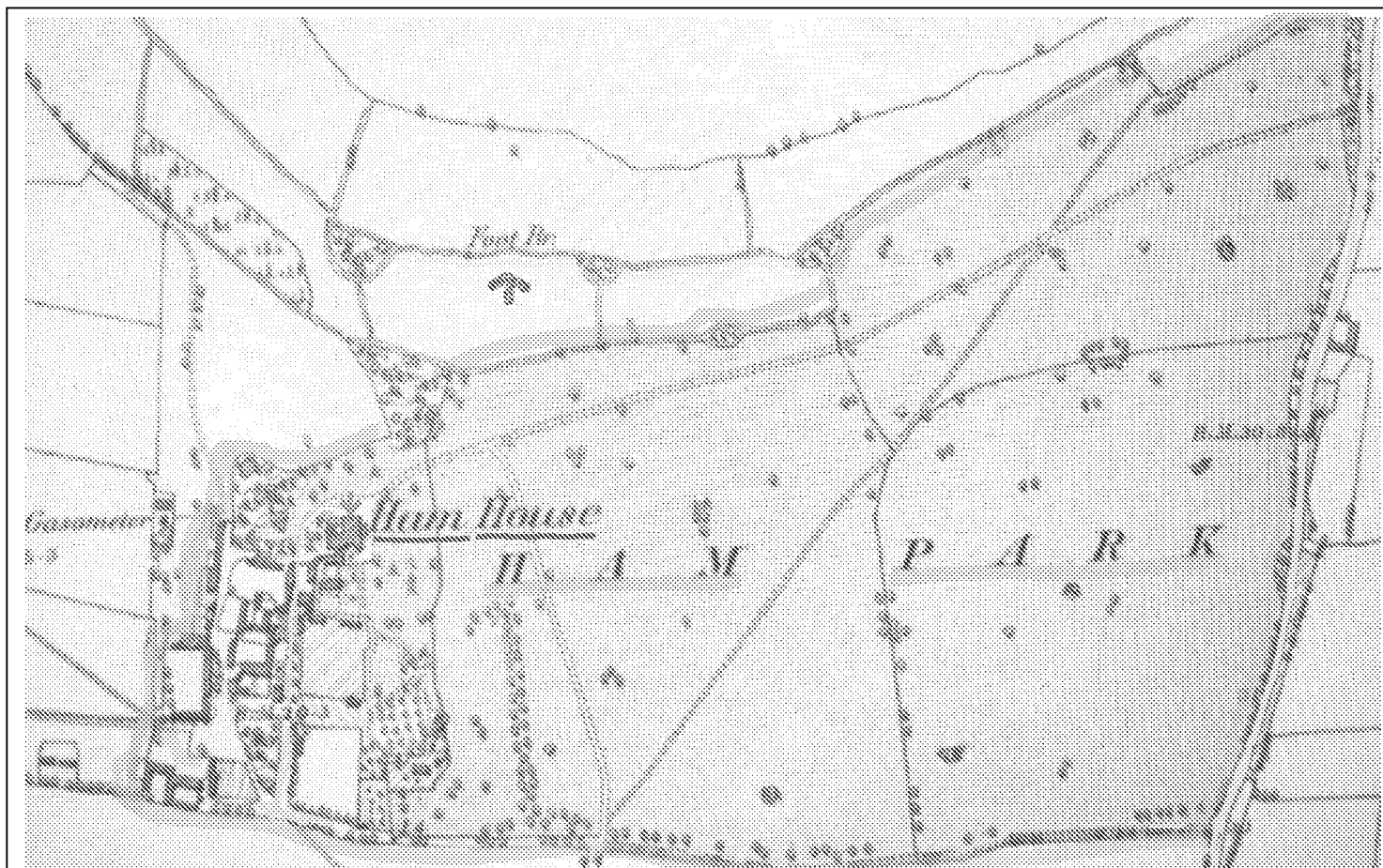
"*Climping W. Mill*" is also prominently shown.

HAM MANOR HERITAGE STATEMENT

This page: The 1838 Tithe Map similarly omits showing the entire Ham Manor estate. Therefore, we cannot see what the original plan-form looked like. In any case, the houses are drawn at such a small scale that this would likely have been rather schematic, and not shown in any detail. It is possible to pick out the road to Angmering, which is shown (bottom).

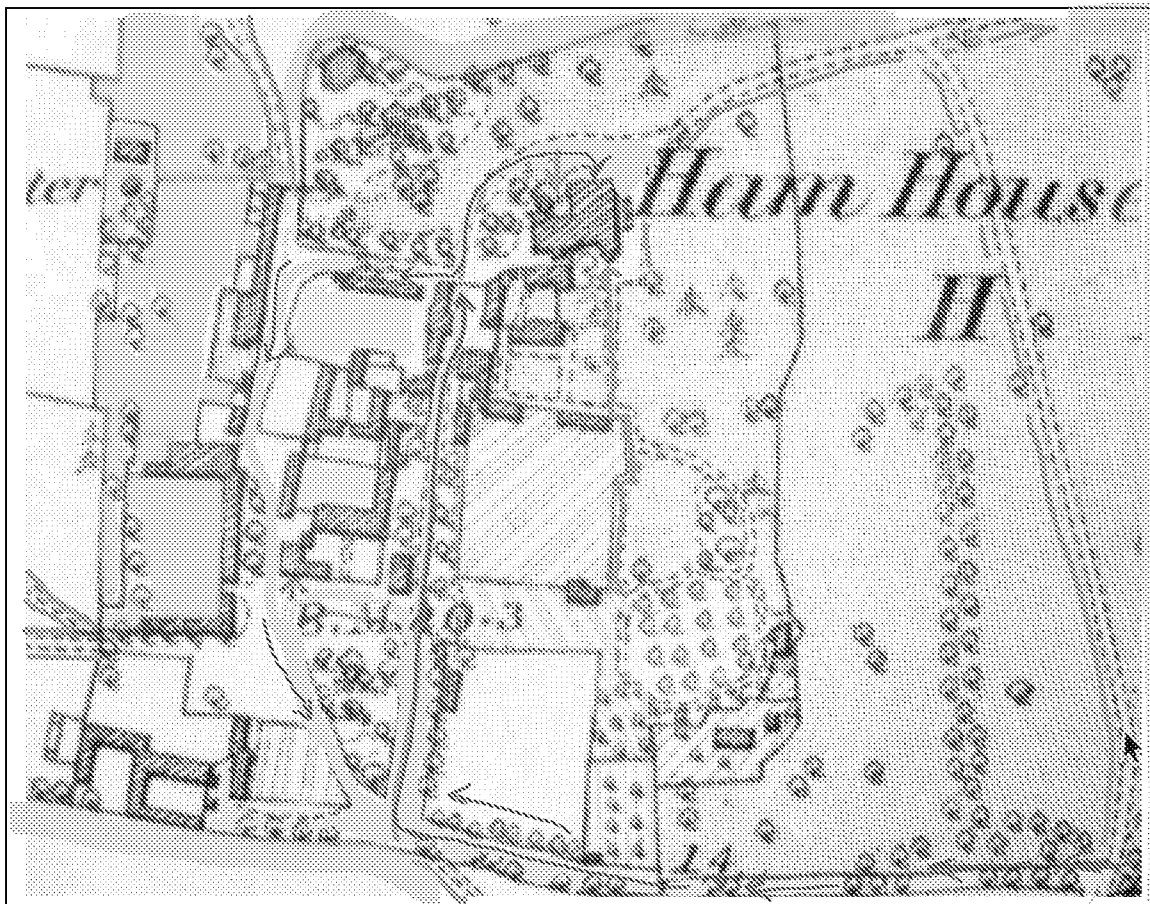


3.8 The Later Victorian Era: 1875 Ordnance Survey Map.



Above: Two views from the 1875 O.S. Map which shows Angmering village (top) and Ham Park with *Ham House* (bottom). The vast estate is clearly visible, along with an apparent tributary, as a *Foot Bridge* is shown to the north of the Park. The Gasometer is shown on the west side of Ham House and its farm outbuildings. The main road leading from Angmering is shown far right (highlighted in pale pink).

3.8.2 The 1875 O.S. Map of Ham House and Park.



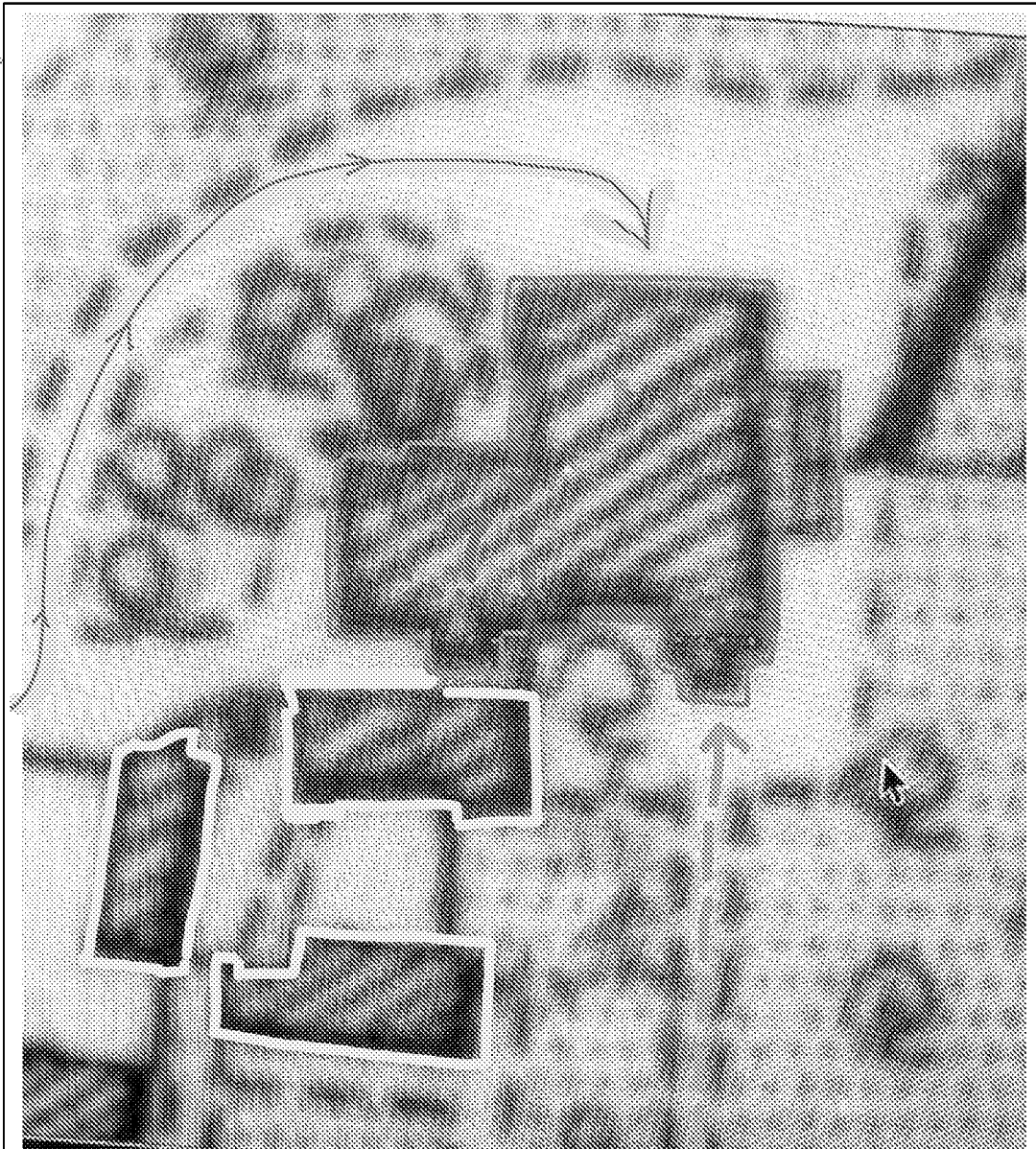
A detail of the 1875 OS Map shows the considerable extent of the Ham Farm outbuildings to the west and south of Ham House itself. The original 1822 wing of the country house is shown by the driveway leading from the south to the main entrance. The west wing would appear to be mid-19thC. by contrast, the footpaths are shown by broken lines on narrower lanes.



Coach House and
Stable Blocks to the
west with Ham
Farm outbuildings.

Farm outbuildings east of the Coach House have gone; ones to the west still survive.

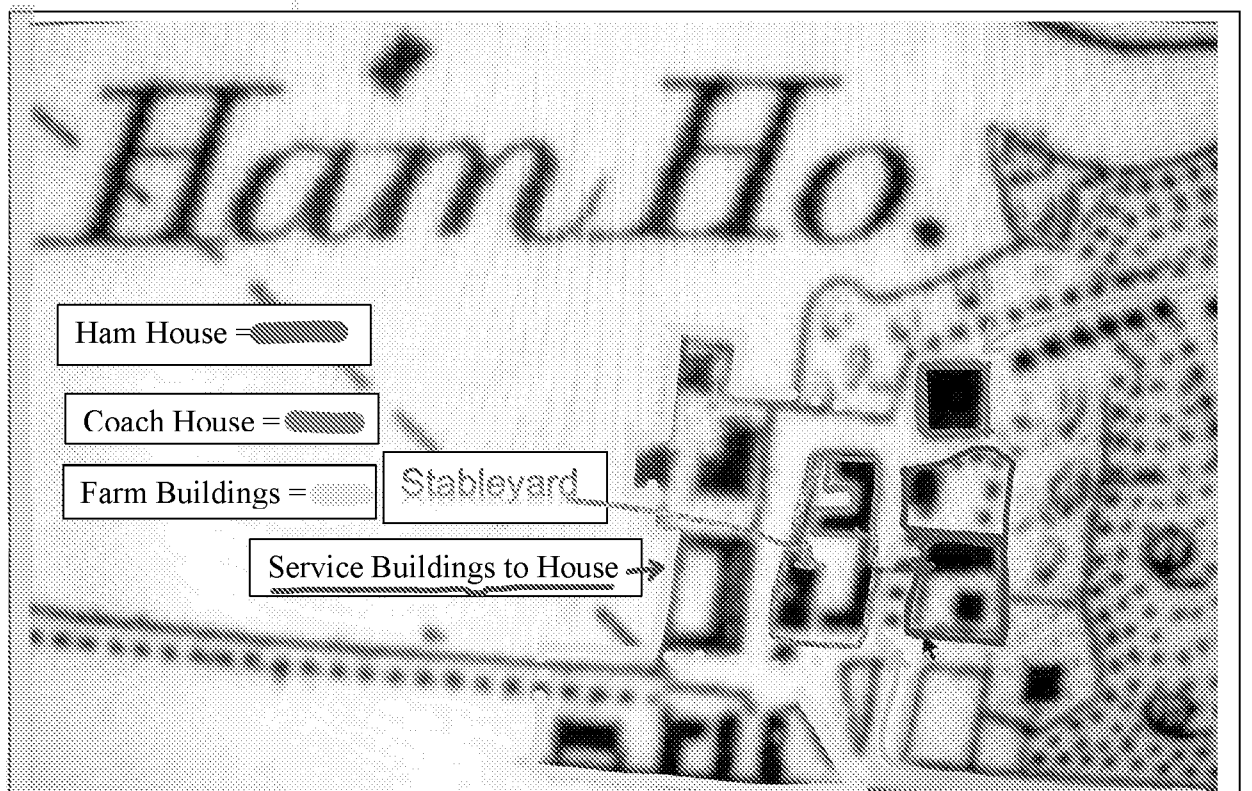
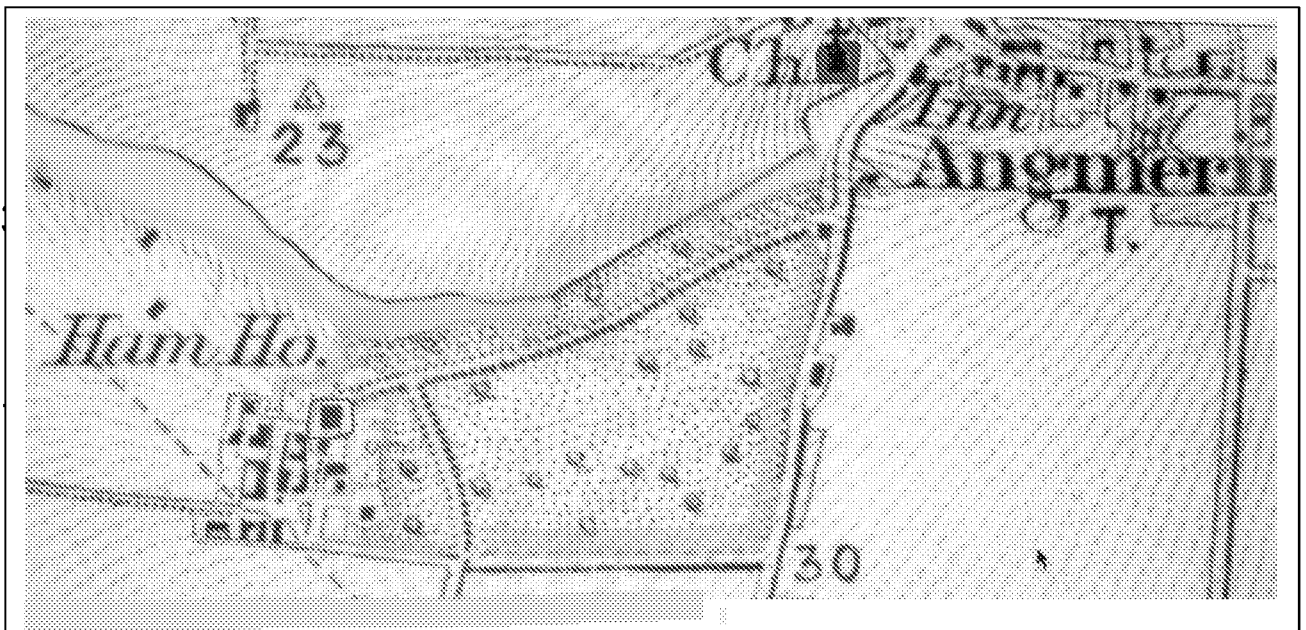
3.8.3 The 1875 Map Detail Showing Ham House.

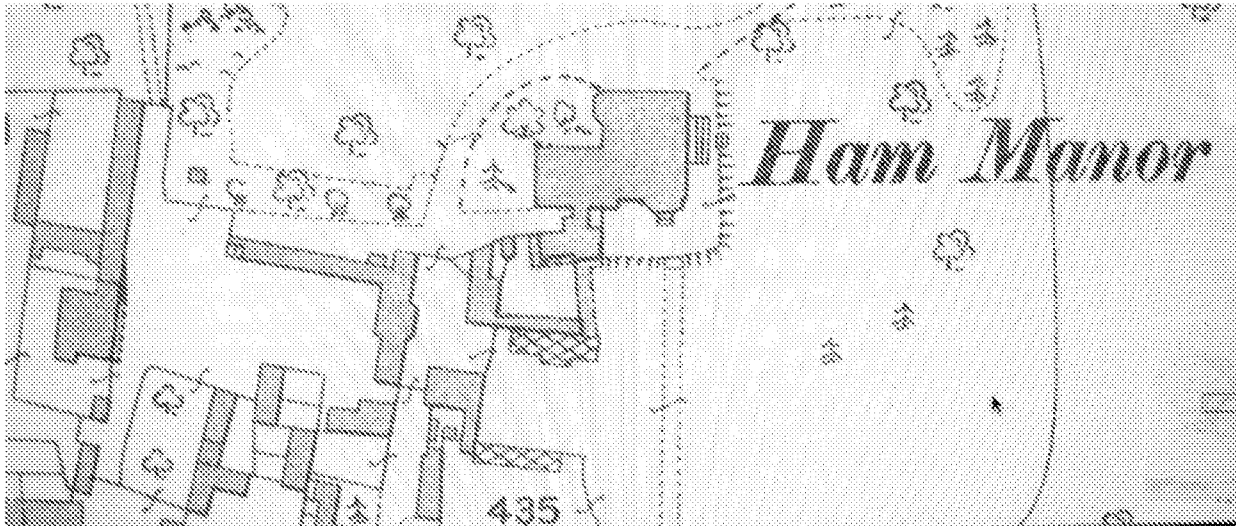


3.8.3 Above: this detail of the 1875 OS Map indicates the original 1822 Ham House was east of the Coach House, stables, and service outbuildings. The main entrance appears to have been at the north, with the carriage drive along a southern approach. A broad footpath shown off a central axis of the east wing also suggests that this was initially the main wing of Ham House. However, subsequent alterations have all but obscured the late Georgian house. The best surviving period features here appear to be the green landscape and remaining Ham Farm buildings. By 1875, the southern bays were added as we see here. It is likely that the north-west porch was added in the 1920's with a further southern infill wing between the Victorian bays. The oldest core of Ham Manor may have been a four-room, late Georgian house, suggested by the red outline. The blue outline suggests the Victorian additions. The service buildings including the Coach House are shown in light yellow; not all have survived. Ham Manor would have also had a service side of the house. Was a small 'lost' east service bay there c.1822?

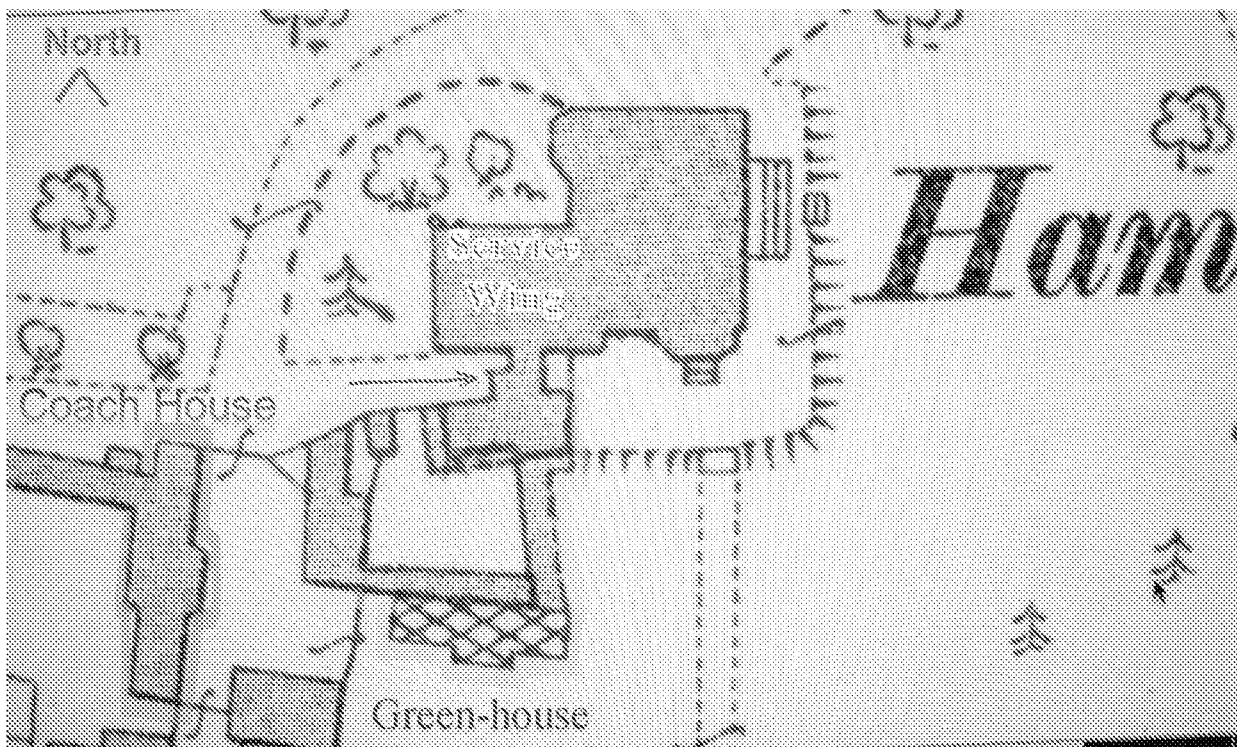
3.4 The Late Victorian Era: 1895 Ordnance Survey Map.

As we noted in Section 2.0 above, from 1930's when the country house was rebuilt, until 1862, when William Gratwicke died, Ham Manor changed hands twice. First, Henry Aubrey-Fletcher was resident; afterwards, the family of F.G Savill occupied the house. During the latter 19thC, Ham Manor underwent various alterations. It is interesting to see OS Maps, before extensive refurbishment happened in 1929. The historic Ordnance Survey maps show its expansion, and the enduring importance of the surrounding verdant landscape along with the Coach House, service and many farm outbuildings.

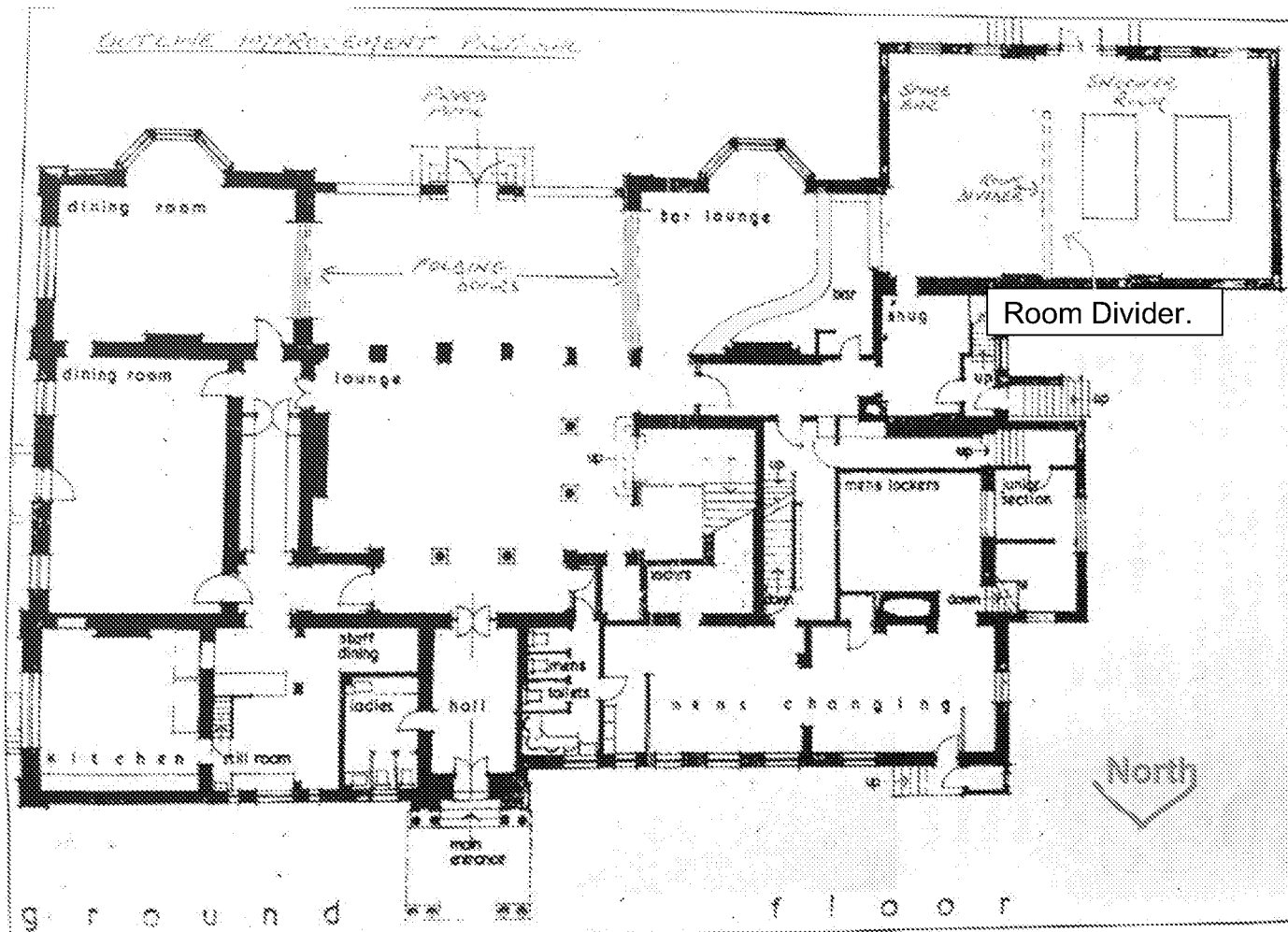




3.5.1 This page: the 1910 Ordnance Survey Map shows Ham Manor Farm with its extensive outbuildings. The house has stayed relatively unaltered. However, one notable change is the linking of the western service wing with the other service buildings. As the kitchen was located here, most likely, the farm buildings here could have brought in farm produce and/or dairy, given the greenhouses here (hatched blocks). A direct link would have made life easier for the staff and cooks and kept meals fresh. [One bay window appears to have been lost on the left.]



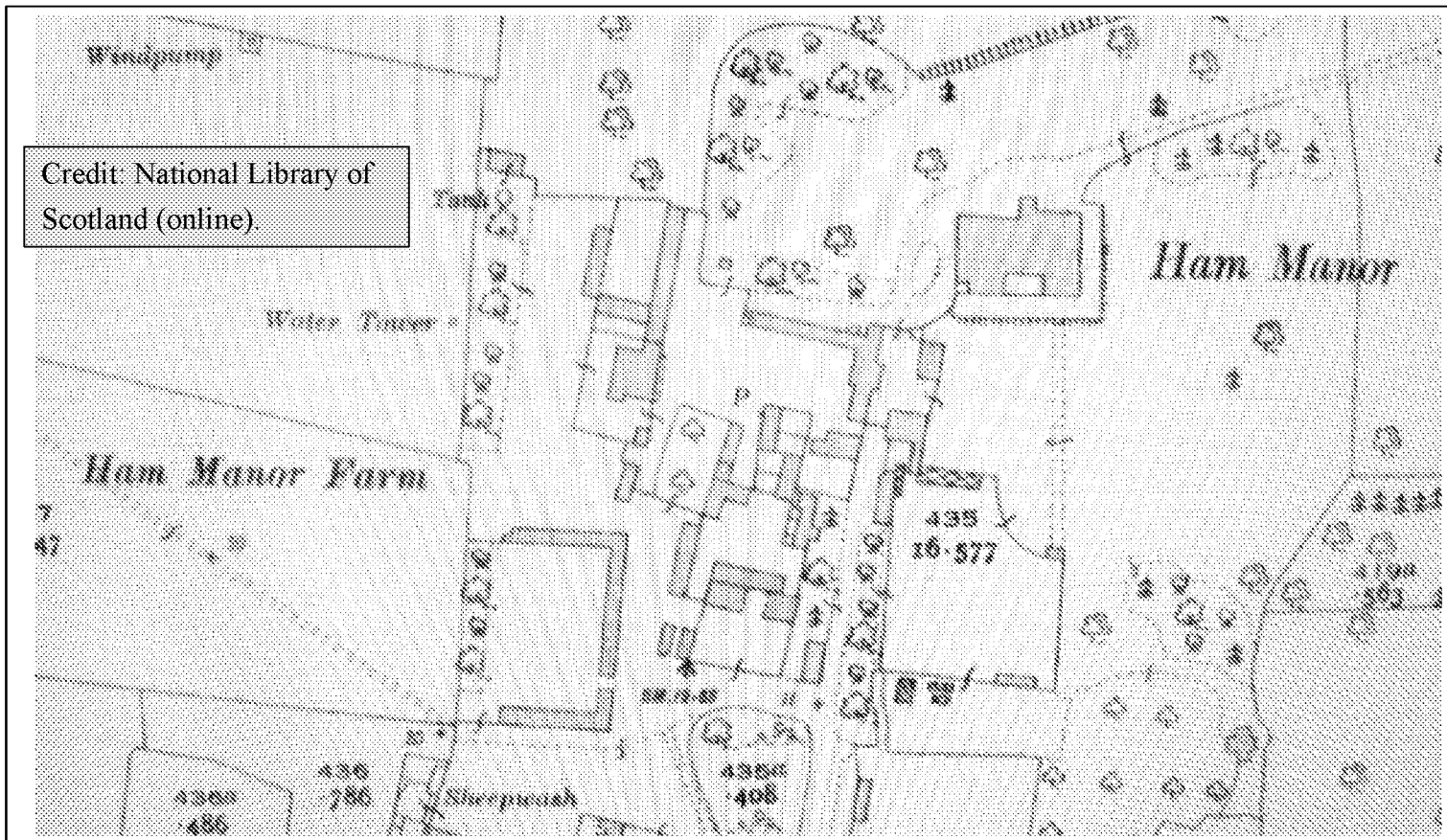
3.5.2 This enlarged detail of the 1910 O.S. Map shows the linked service wing and farm buildings to the south more clearly.



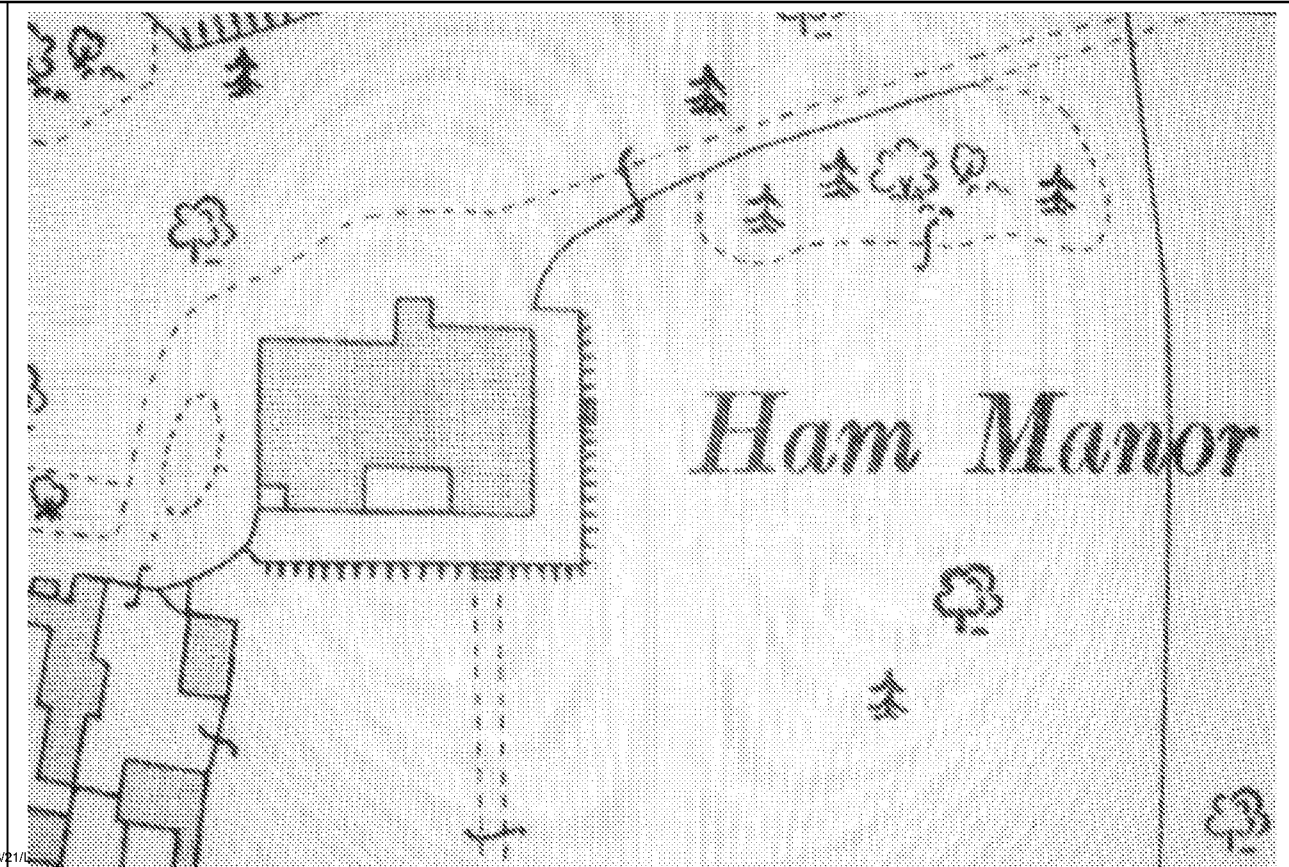
3.6 The floor-plan above from the 1929 improvement scheme shows the Ground Floor as it was altered. Folding doors separated the Dining Room from the main Lounge (centre). Movable hessian screens were to subdivide the Bar (as it was then) from the Lounge. Also, a Shower Room is also shown beyond the "Space Bar." N.B. the plan reads from north [bottom] to south [top] in contrast to the Ordnance Survey Map, above. Below, the 1920's Sun Lounge.



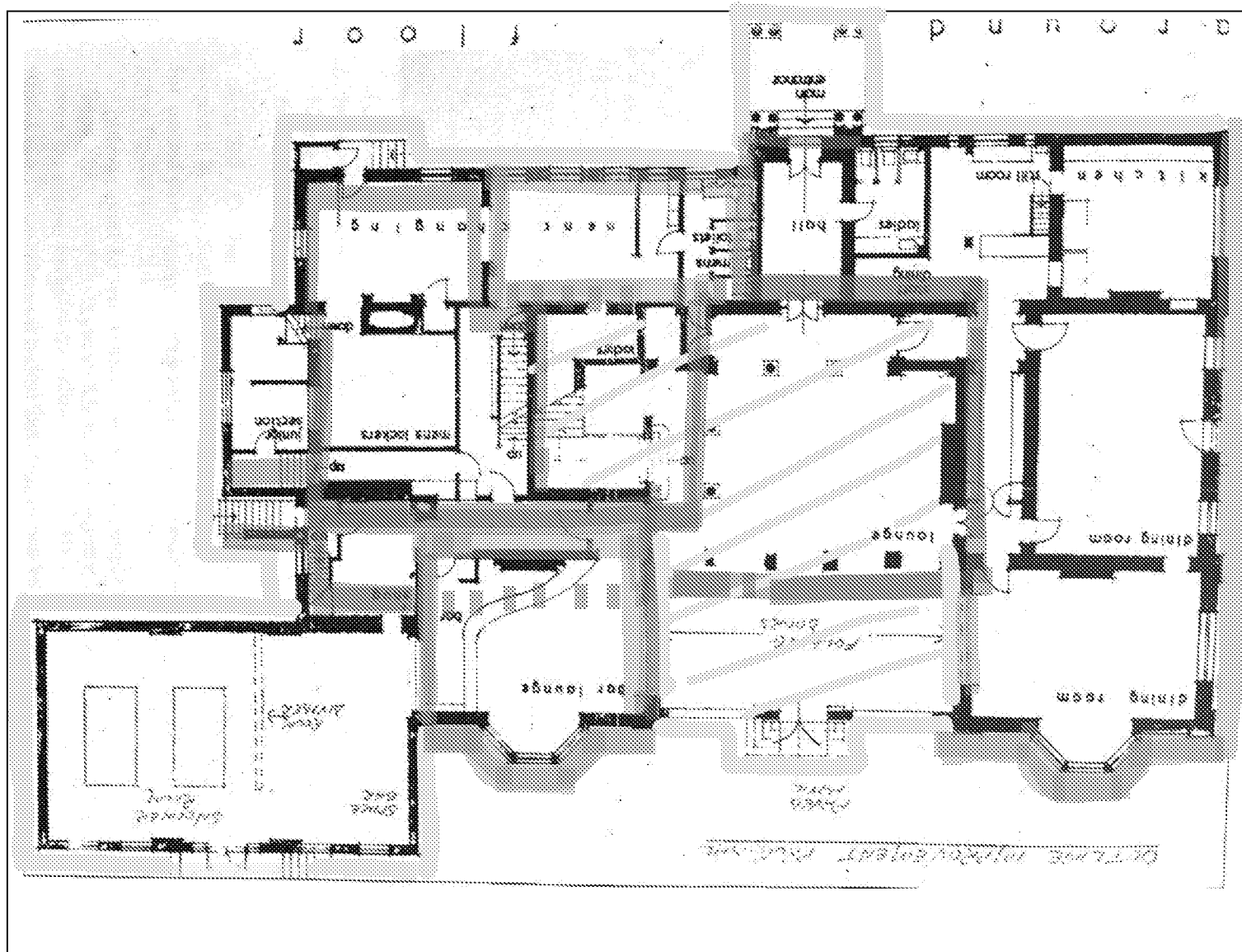
3.7 The 1935 Ordnance Survey Map.



The 1935 O.S. Map shows the continuity of the Ham Manor Farm just before World War II. It still retained its *Water Tower*, *Water Tank*, *Windpump*, and a *Sheepwash* as shown. The house has its west window bay separated from the farm outbuildings now. This detail of the 1936 OS Map, below, shows more clearly how the separation of Ham Manor House was by this date. Its plan is indicative.



3.8 The 1929 Floor-Plan and Interior Alterations to Ham Manor.



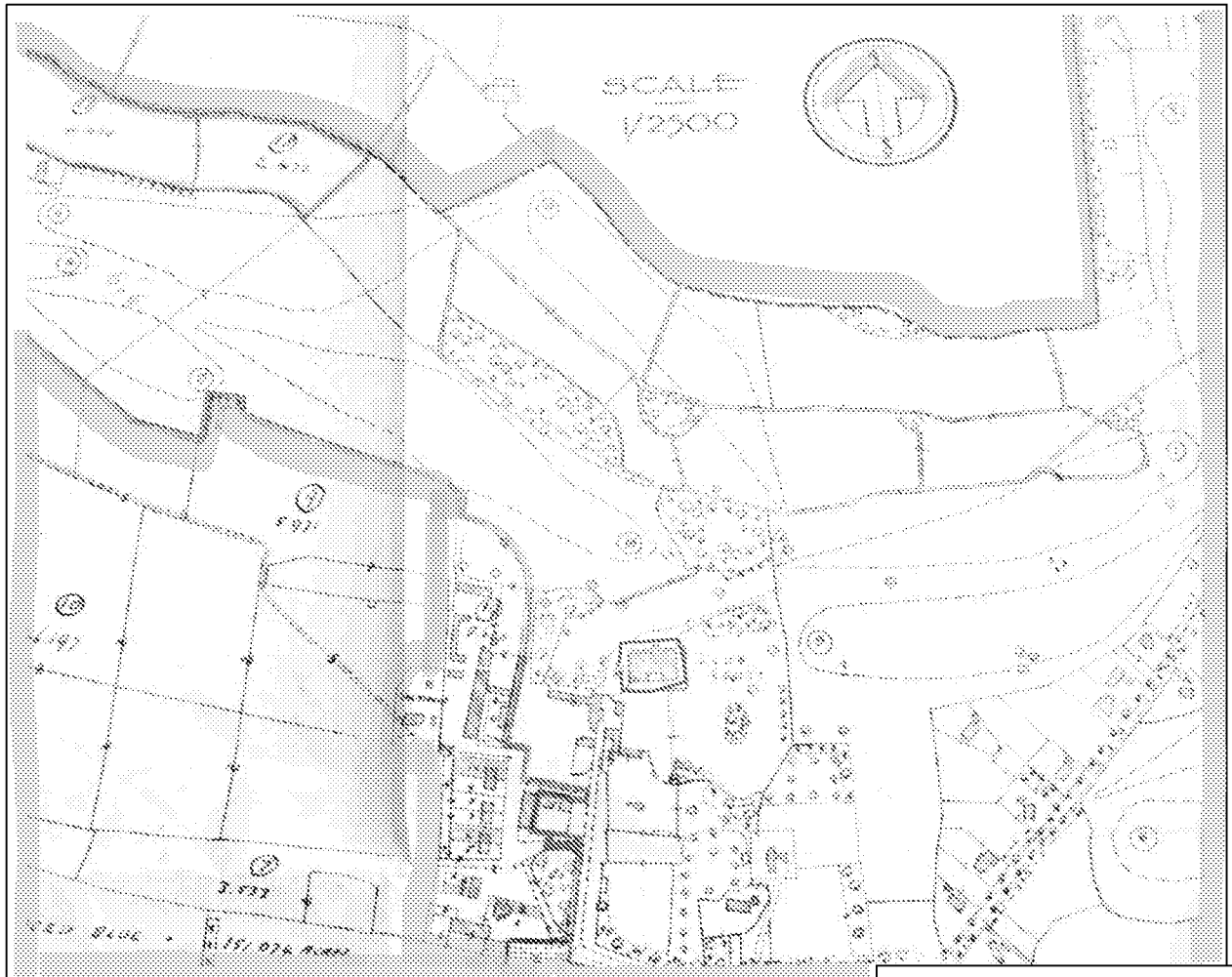
3.8 Above, the 1929 floor-plan of the Club House of Ham Manor which shows the possible development from the 1830's to c.1930. Today, the extensive renovations and extensions makes it harder to discern the original late Georgian country house. However, the southern bays with their bow windows are clearly shown on the 1875 O.S. Map, so must be Victorian. The 1920's to 1940's saw Ham Manor converted to the Golf Club it remains today. This brought a need for further recreational functions and additions. These are suggested in yellow, above. This era further extended the later 19thC. plan and completely renewed its interior decor. The close links to the former Ham Manor Farm and service outbuildings was clearly severed by this time, as the 1939 WSRO map shows, on the following pages.

Original 1822 Structure (assumed) = 

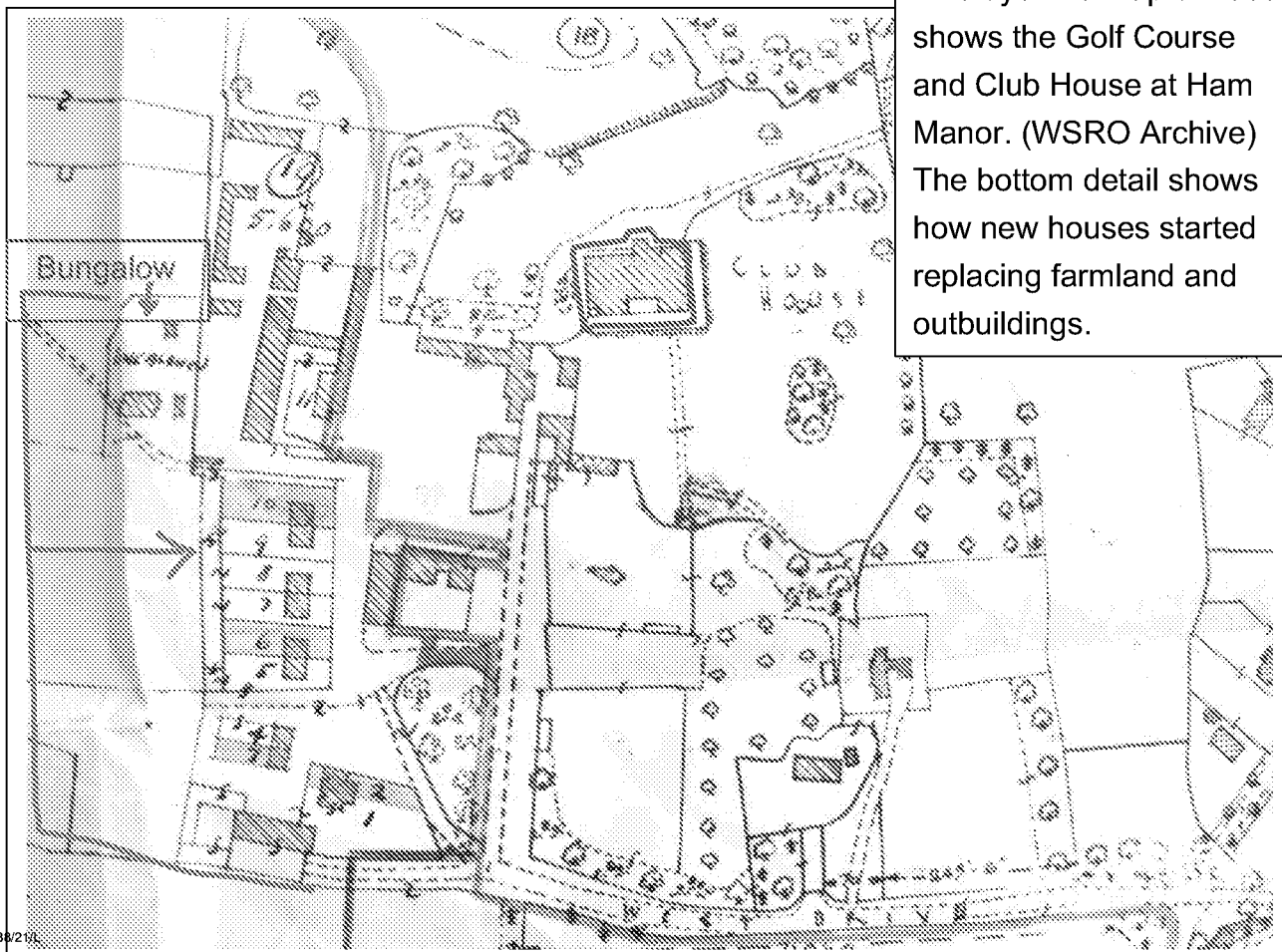
Mid 19th-Century Extensions = 

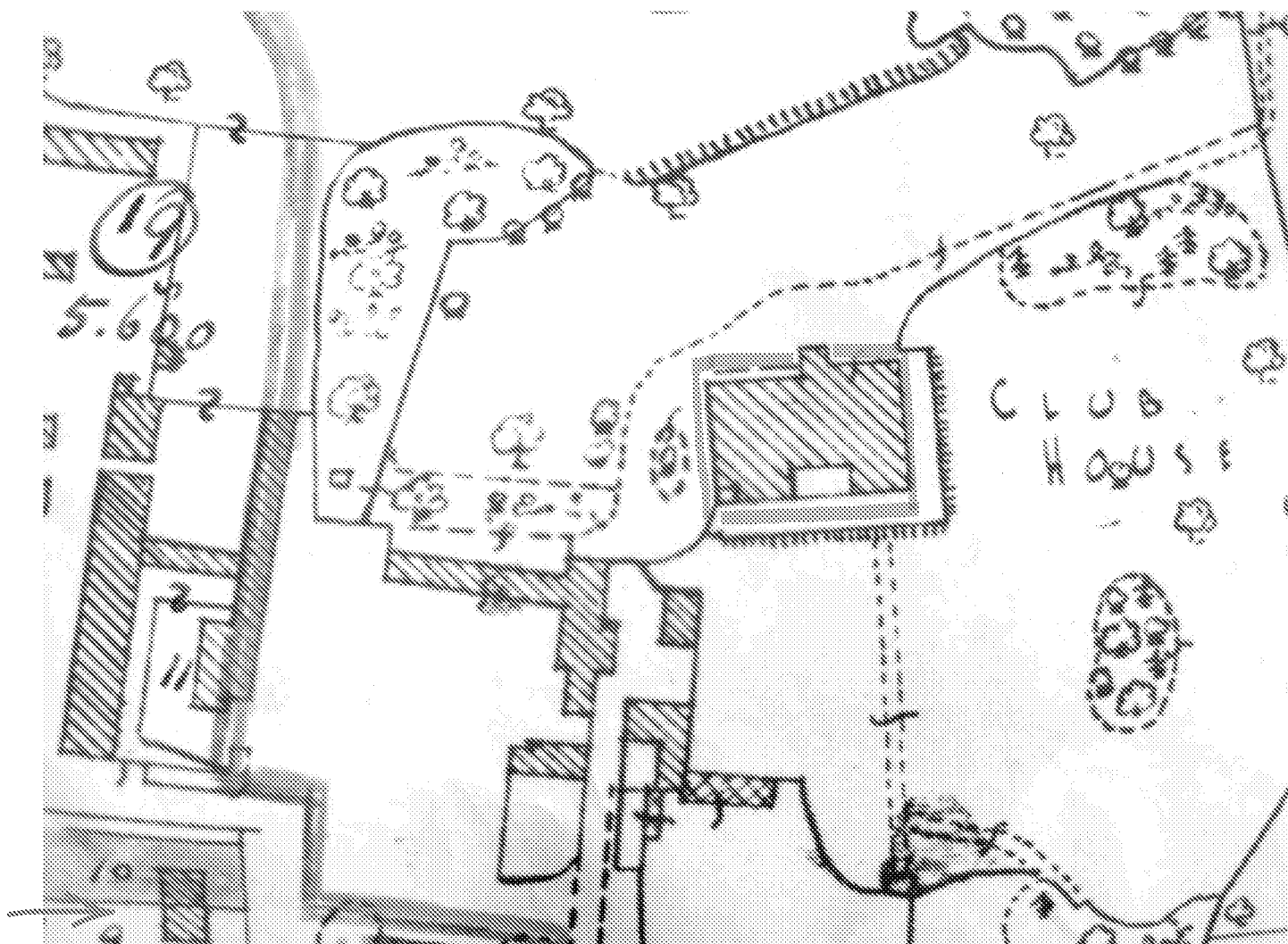
Modern 20th-C [1929] Additions = 

3.9 The West Sussex Records Office 1939 Map of Ham Manor.



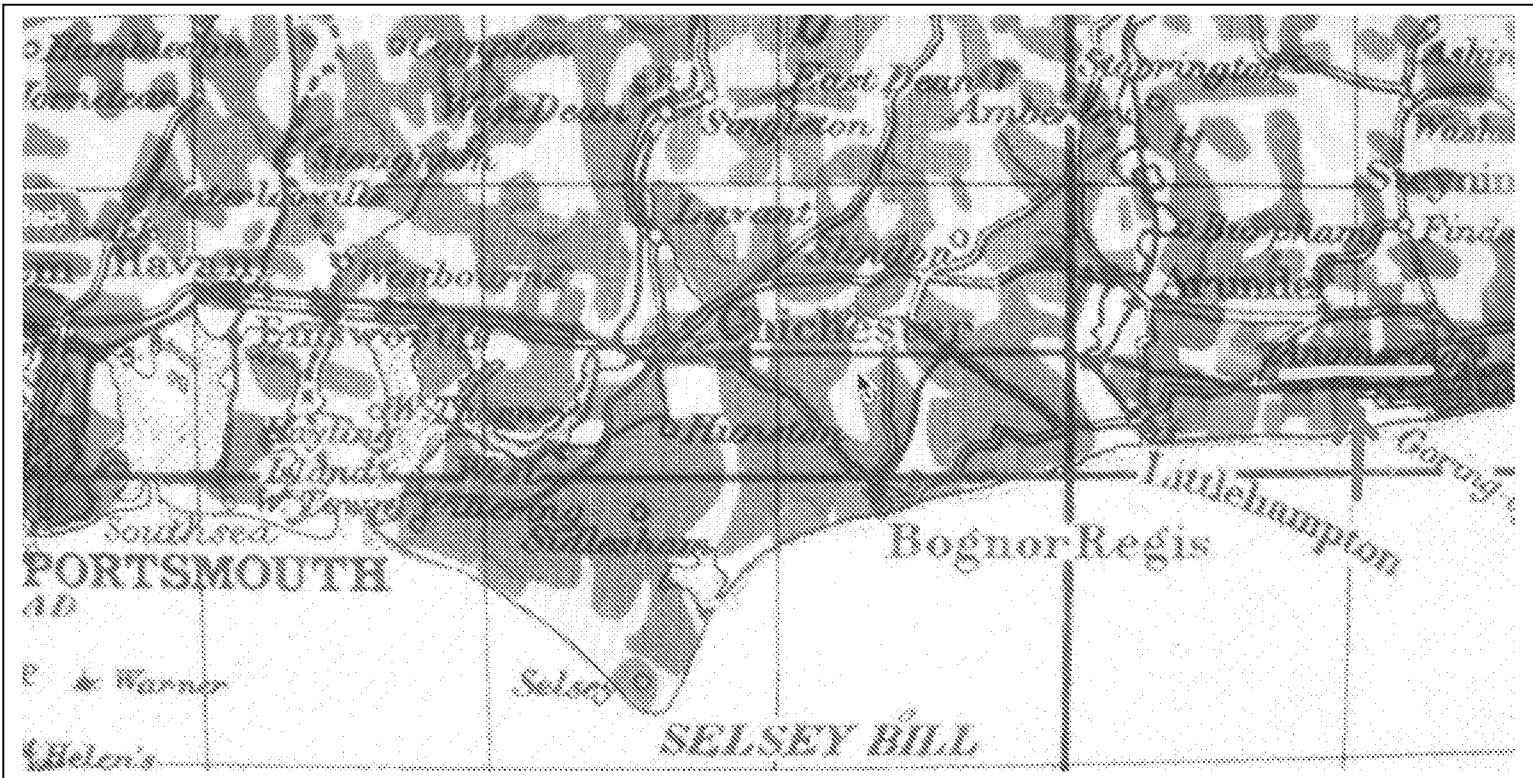
This dye-line map of 1939 shows the Golf Course and Club House at Ham Manor. (WSRO Archive) The bottom detail shows how new houses started replacing farmland and outbuildings.



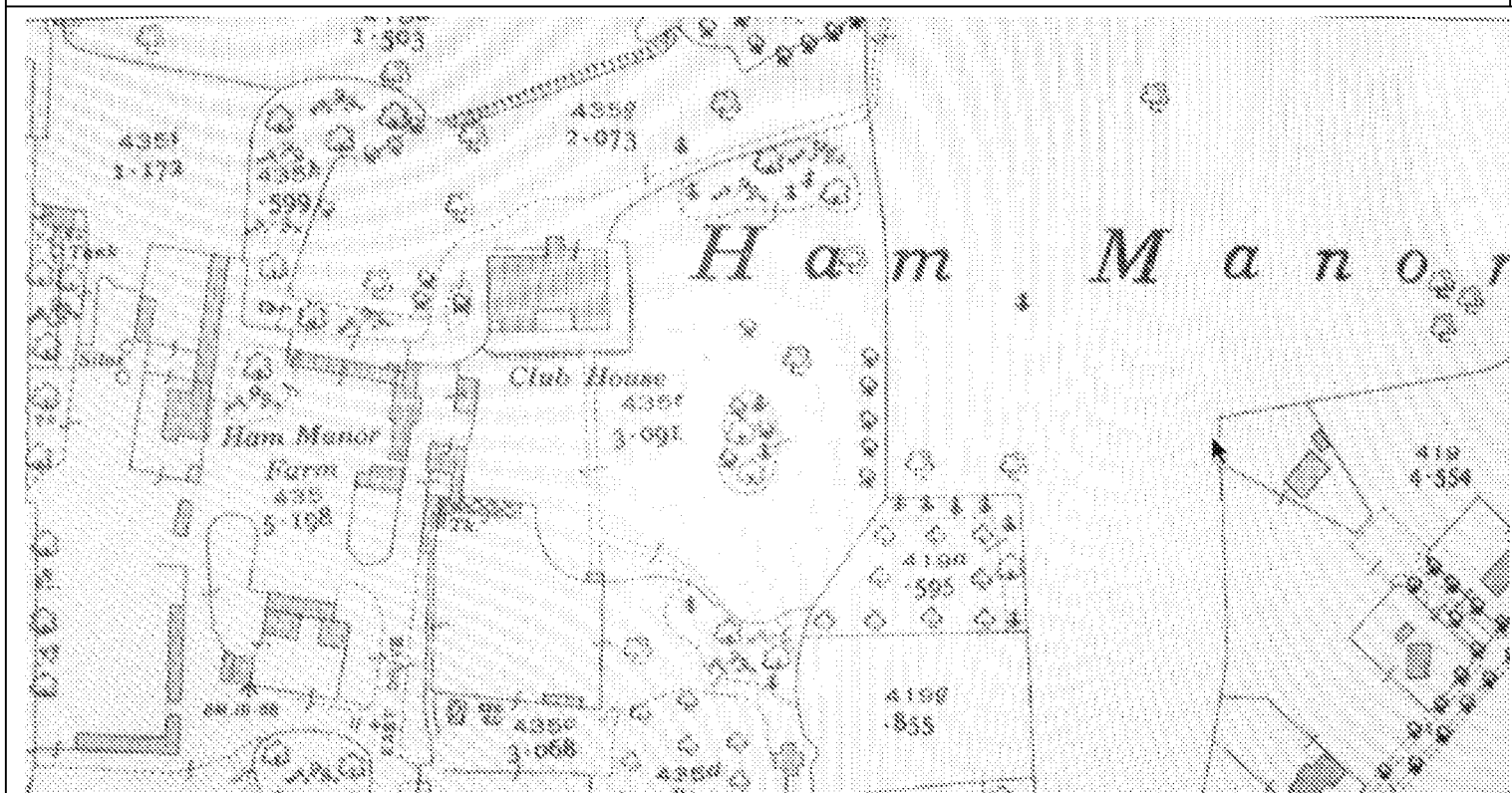


3.9 By 1939, the Club House had been thoroughly redecorated; however, it would appear that this schematic view of the Listed Building did not reflect the extension to the south-west for a Shower Room [now the Snooker Room], for example. It does show the growing suburbanisation of the area. Still, Ham Manor preserved the majority of its beautiful treed landscape and the manicured lawns that originally was Ham Park.

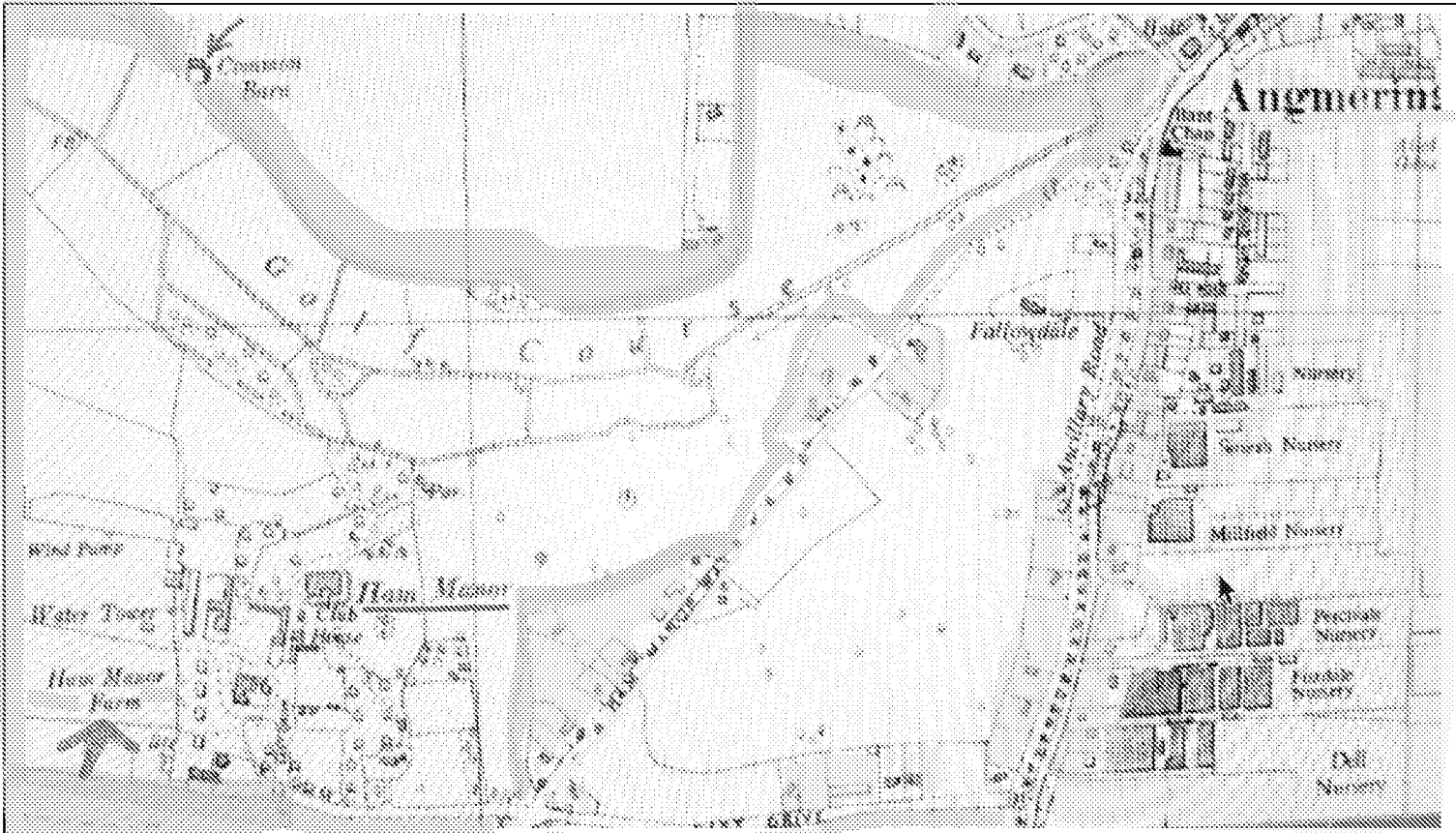
3.8 The 1940's Maps of Angmering and Ham Manor.



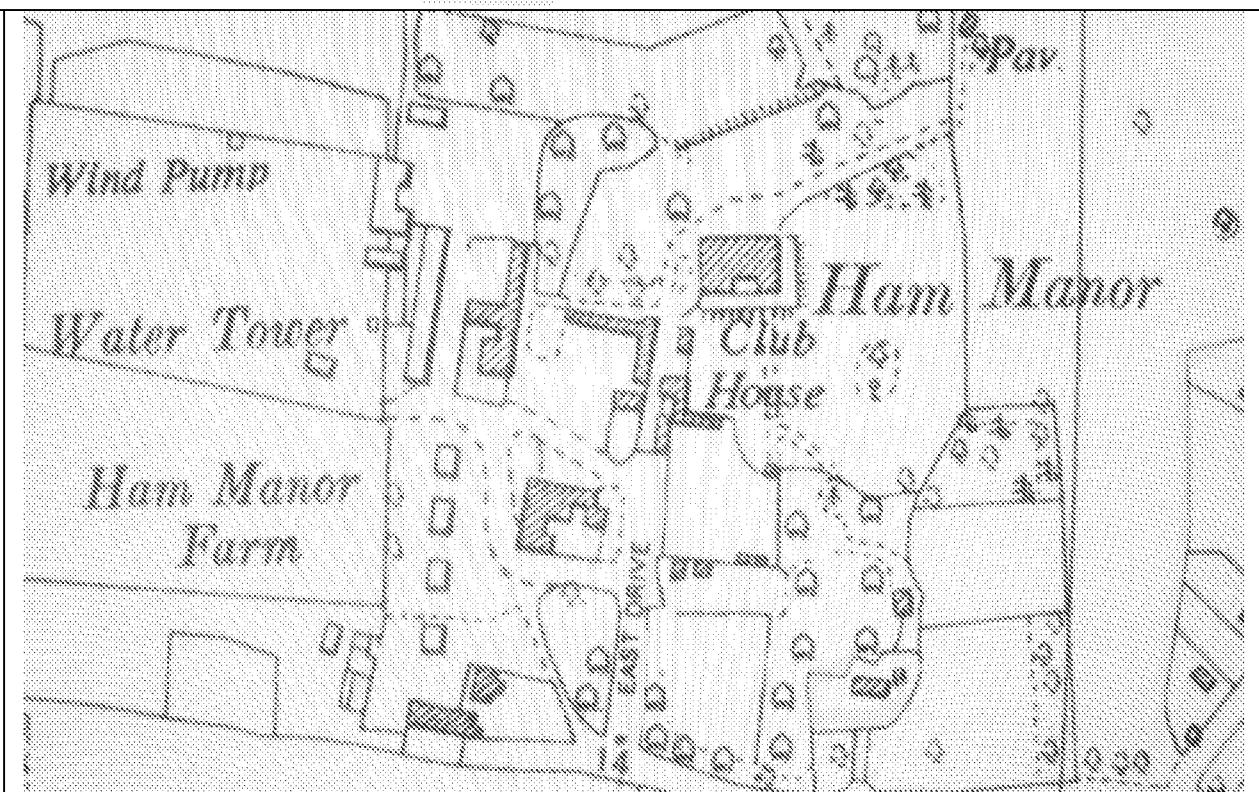
The colour map above is a 1944 Land Utilisation Map of the south coast including Littlehampton and Angmering. The colours appear similar to camouflage; but the red shows urban areas which probably explains the stray bombing of Ham Manor Park in WWII. The 1947 OS Map of Ham Manor, below, shows how consistent the landscape remained over several centuries, with Ham Manor Farm still playing a prominent role at this time, even though the centrepiece became the Golf Club House.



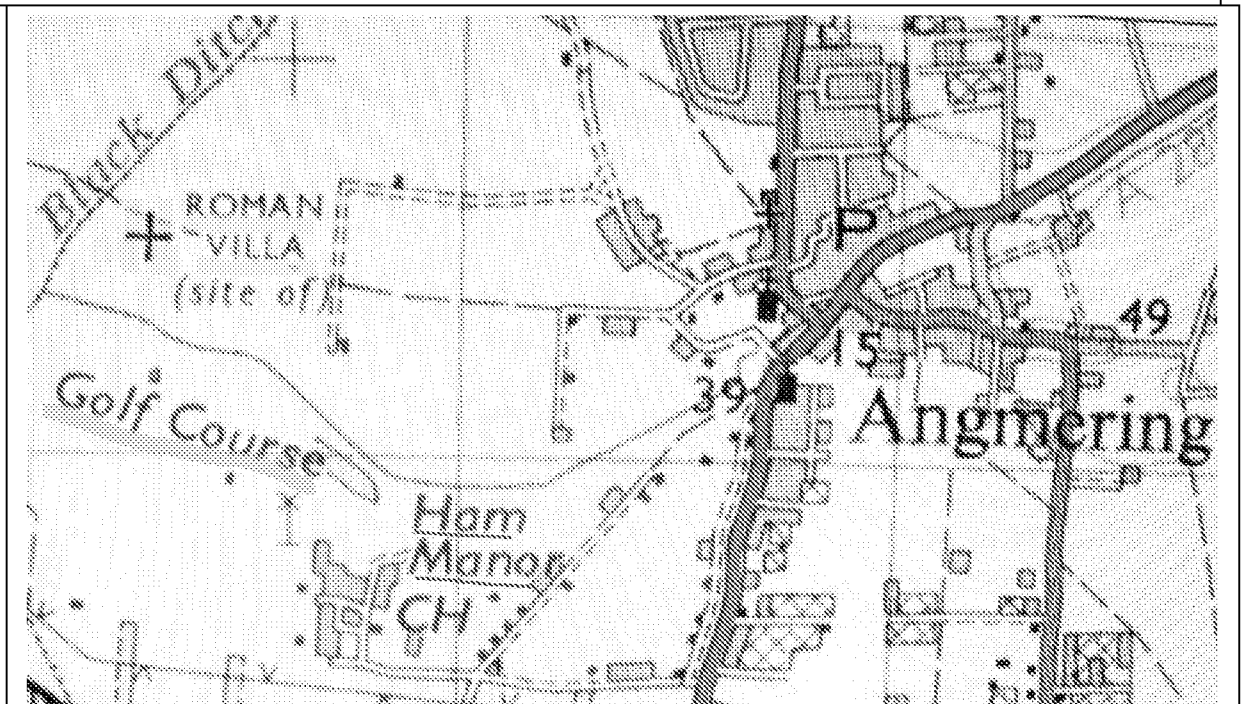
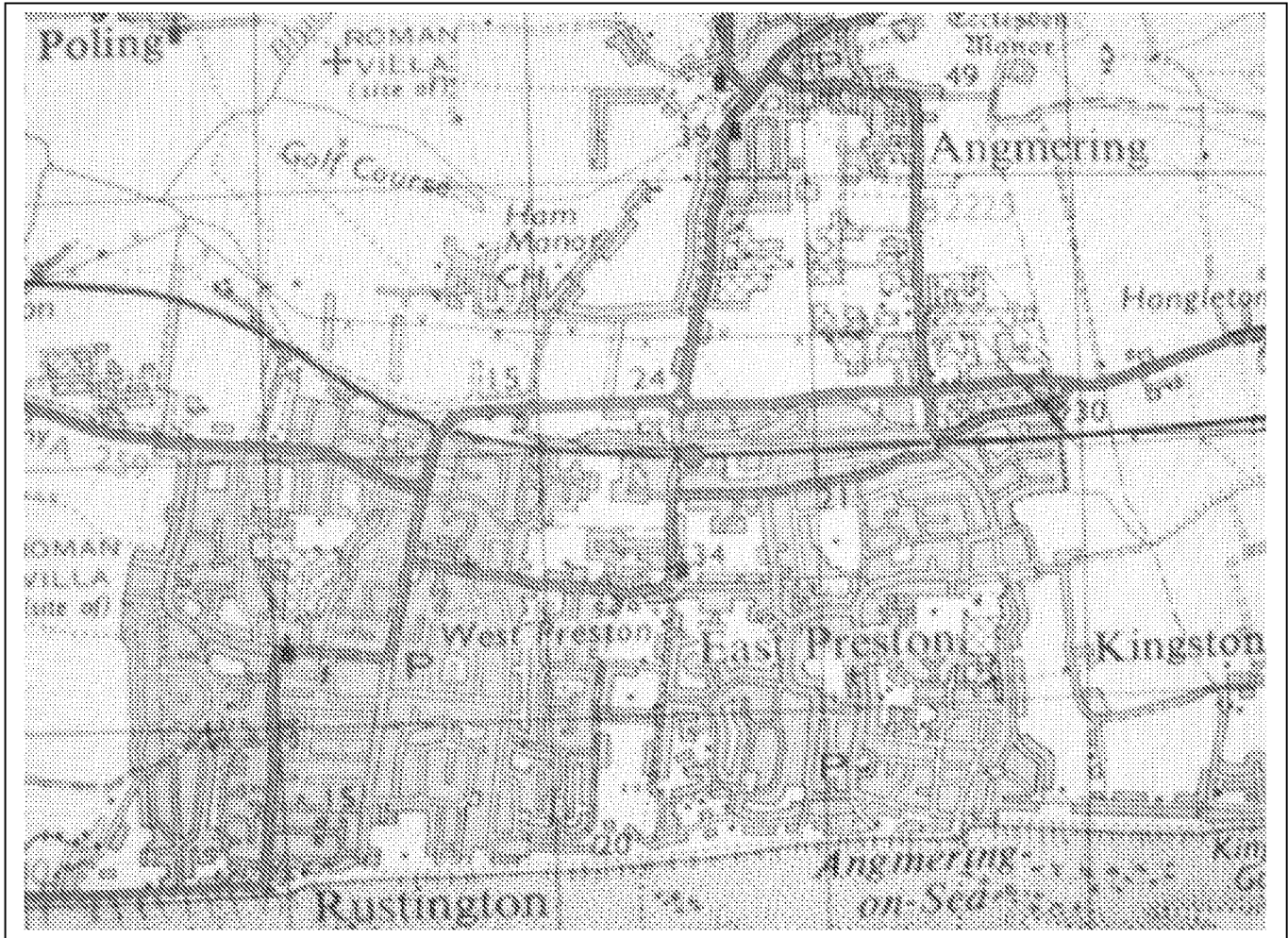
3.9 The 1960- 1970's Ordnance Survey Maps.



This page: the 1960 O.S. Map shows ribbon development in Angmering, in contrast to open landscape of Ham Manor and the Golf Course. The far-right of the map also shows open land of six Nurseries: Surseah, Millfield, Percival, Foxdale, and Dell's Nursery among them. Further north-west, a *Common Barn* is shown. However, the start of suburbs began along Ham Manor Way. Below: A detail shows Ham Manor still had its *Wind Pump*, *Water Tower*, with Ham Manor Farm prominently indicated. The *Club House* is due north of East Drive.



3.10 The 1970 Ordnance Survey Map.



The O.S. Map [1952-70] from the National Library of Scotland shows the impact of dense housing and urban development on the south coast. This contrasts with the quieter streets in Angmering and the green open spaces preserved by Ham Manor and the Golf Coast. The site of a Roman villa lies just north-west along with a "Black Ditch". This explains the Roman finds on site at Ham Manor.

4.0 EVIDENTIAL VALUES.

Heritage Values (National Guidance)

When developing suitable policies for the Historic Environment, within a planning context, Local Authorities may refer to the guidance produced by the statutory advisors, such as Historic England. This guidance informs planners and other decision makers on the most appropriate way to manage, interpret and implement any changes to our historic sites. Historic England published the *Conservation Principles, Policy and Guidance* (2008), which sets out six high-level principles:

- The Historic environment is a shared resource
- Everyone should be able to participate in sustaining the historic environment
- Understanding the significance of a place is vital
- Significant places should be managed to sustain their values
- Decisions about change should be reasonable, transparent and consistent
- Documenting and learning from decisions are vital.

The principles offer a clear, over-arching philosophical framework of what conservation means at the beginning of the 21st century. In order to manage the changes and the impact of those changes, we need to fully understand the significance of the site.

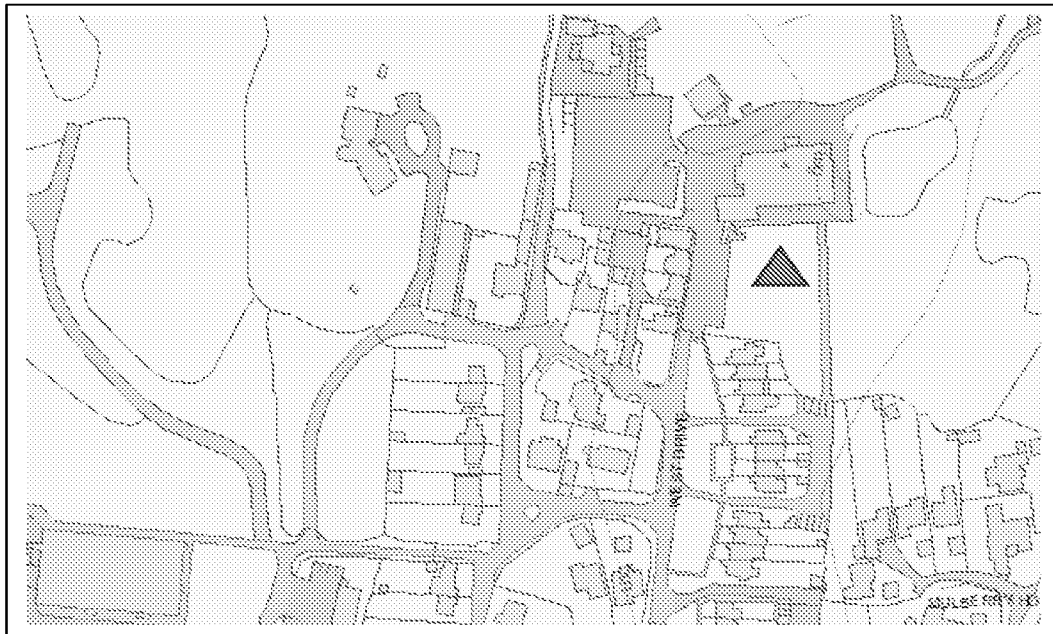
The significance of a site or building is measured using the four value categories:

- Evidential values
- Historical values
- Aesthetic values
- Communal values

Each site needs to be assessed individually based on these criteria. Below, a considered assessment touches on these values. Reference to the setting's wider significance is covered in 'Communal Values'.

4.1 Evidential Values: Historic England List Description.

The List Entry for Ham Manor is interesting, and the Map shows how the Golf Club has preserved the open green landscape which is central to its setting which contributes strongly to the country house's essential character.



MAP. Location

Statutory Address: HAM MANOR GOLF CLUBHOUSE, WEST DRIVE

County: West Sussex

District: Arun (District Authority)

Parish: Angmering

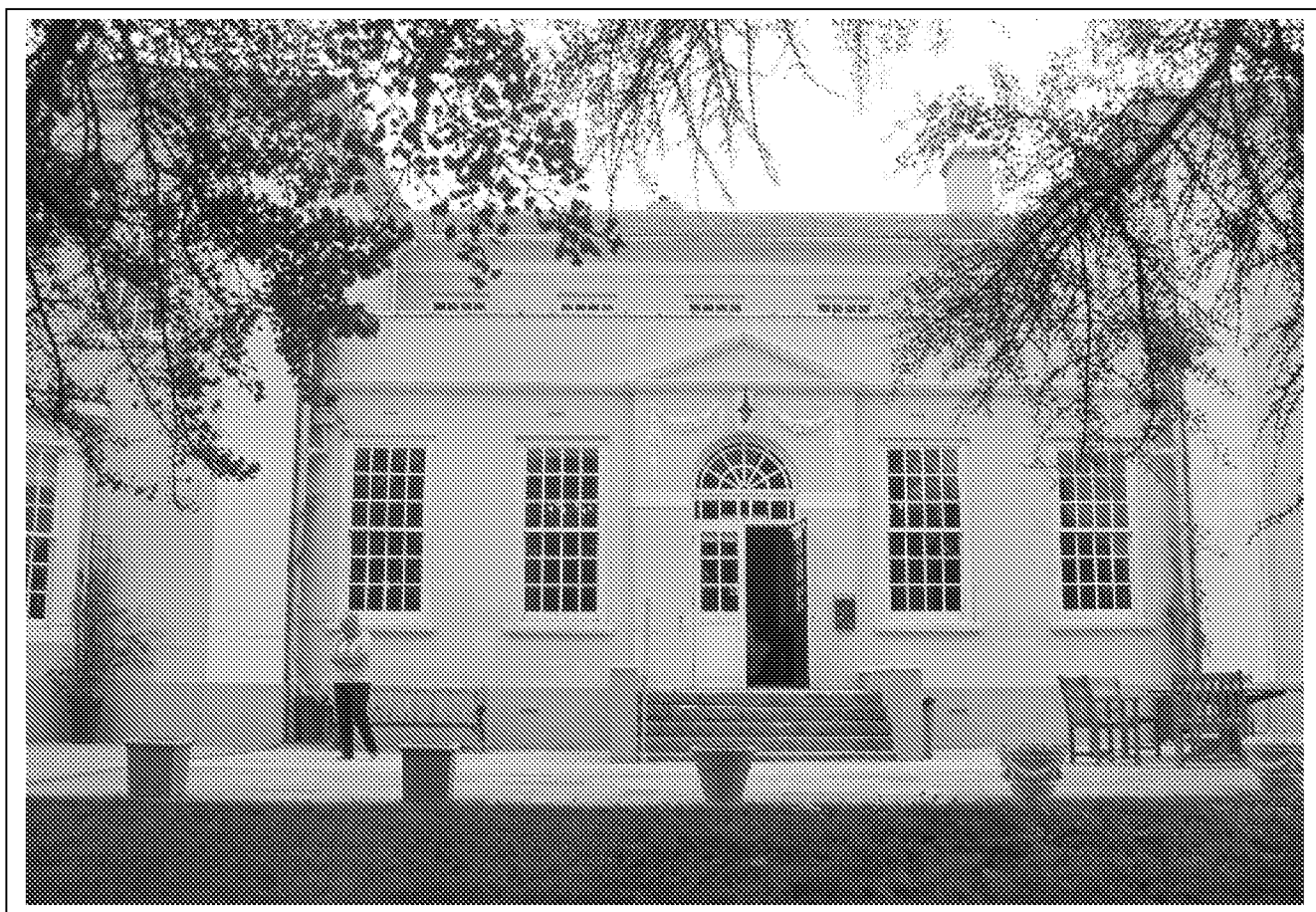
National Grid Reference: TQ 05853 03753

Details. ANGMERING WEST DRIVE 17/104 12.10.54 Ham Manor Golf Clubhouse
(formerly listed as Ham Manor) Grade II

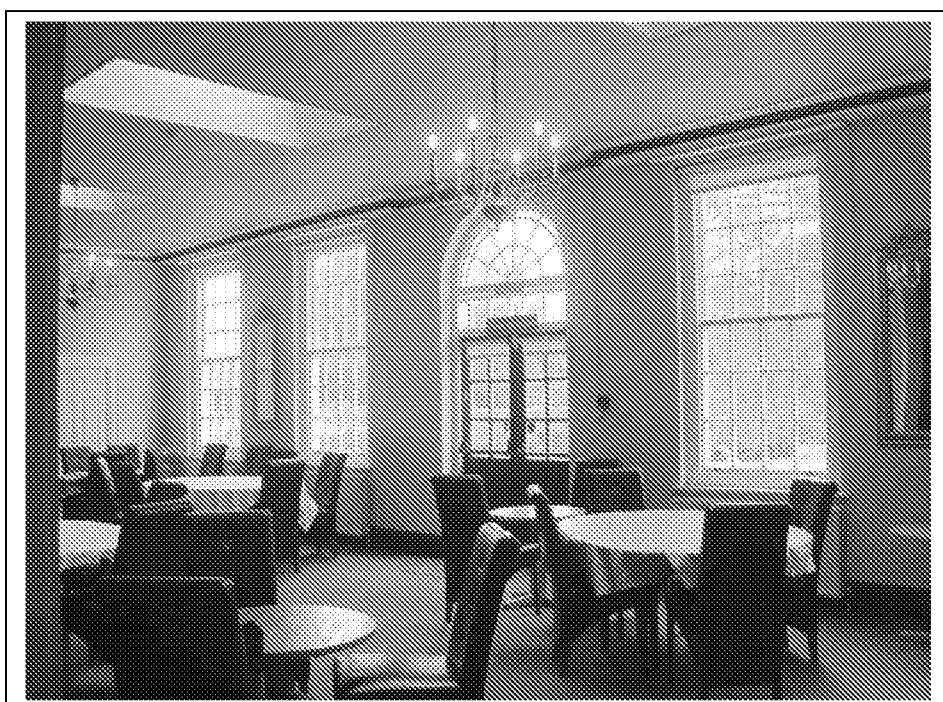
The original portion of the building is the east wing, which was built by William Kinleside Gratwicke in 1822. Two storeys. Five windows. Faced with Roman cement. Eaves cornice. Hipped slate roof. The end window-bays are flanked by pilasters. Glazing bars intact. The ground floor windows have moulded architrave surrounds with rectangular fanlights. The north front has a porch with the original service wing to the west of it. In 1929 the house was restored and enlarged and an addition in matching style was added to the south of the original service wing with a piece joining the two and making a half H-plan facing south. The interior dates from 1929.

Listing NGR: TQ0585303753

4.2 Historic Values: Surviving 19thC. Features.



4.2.1 Today, the elegant appearance of Ham Manor is a result of the comprehensive refurbishment carried out in 1929. This view shows the infill between the Victorian wings on the south lawn. However, because there have been successive alterations since the mid 19thC, it is difficult to discern whether any features internally from the original 1822 house remain.



4.2.2 The main Lounge is the most important room in the hierarchy of Ham Manor. Yet, as the List Entry notes this is a complete 1929 decor, in the Neo-Classical style.



Left: Its elegant Doric pilasters and columns and 'Golden-Mean' proportions are attractive, yet this large volume means that the original room size must have been greatly enlarged, either in the Victorian era, or in the 1929 refurbishment. Its decor pays respect to the Georgian era; but it is a later '*homage*' to 18th- early 19thC. style.

4.2.3 The main focal point of the Lounge is the beautiful east fireplace with marble surround. However, the bolection moulding (and “*cyma reversa*” mantle) is interrupted by a giant keystone unusual in 18thC language, being the Mannerist style of either the 17thC, or a later Edwardian era. The over-mantle mirror with “eared” surround is more an early 20thC. exaggeration of this architectural feature, playing with historical styles.



The shell motif reflects the coastal location of Ham Manor; yet it is tightly fit into the space above its frame. The floral swags on either side, similarly, are an extra feature outside the frame. The mirror itself has been subdivided into nine panes to resemble a Georgian window, which would not have been done in the 18thC. The design is very beautiful, yet a 20thC. manner. The two tones of marble also emphasise the surround in a way that is more emphatic than the restrained style of the early 1800's, into the Regency era. By contrast, the west wing is much plainer, suited to a service wing. [See below].



4.3.1 Aesthetic Values: The 1929 Renovation.

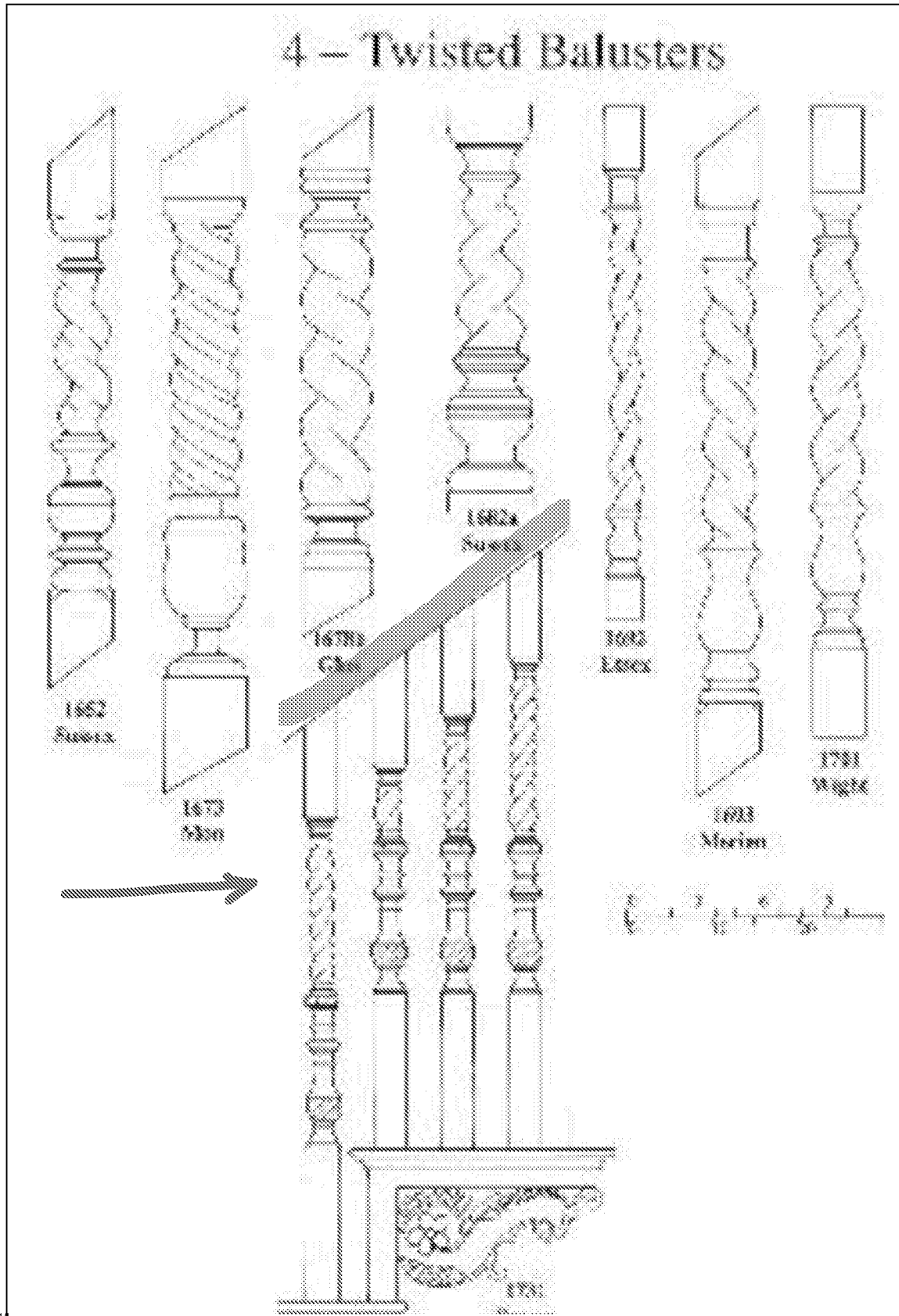
The stunning main staircase is clearly on a grander scale than that of an 1820's country house. The handsome handrail and elegant balustrade pay respect to the Neo-Classical style of an earlier era. Left: the ceiling shows splendid oval roof-light emulates the Robert Adam fashion of mid 18thC. However, the deep down-stands in the flat ceiling adjacent are 20th-C RSJ's (reinforced steel joists) that are able to span larger volumes than Georgian country houses could manage.



Bottom: the elegant 1929 grand staircase with its slim, elegant turned balusters in a neo-Georgian manner.



4.3.2 The Private Stair: The west wing 'back' staircase is somewhat an anomaly. A service stair would normally have an undecorated, plain or "stick" balustrade in the early 1800's. Unusually, this is adorned with "barley-sugar" twisted balusters that would have decorated a principal staircase. It is unlikely that the Victorian era would have gone to the effort to adorn a hidden back passage. Could it be that this is the earlier staircase, now hidden behind the 1920's grand stair when it was installed? To compare the styles, please see the architectural diagram below. *

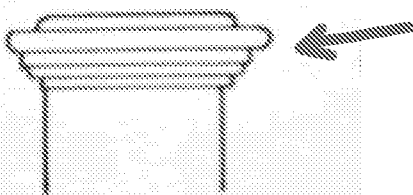




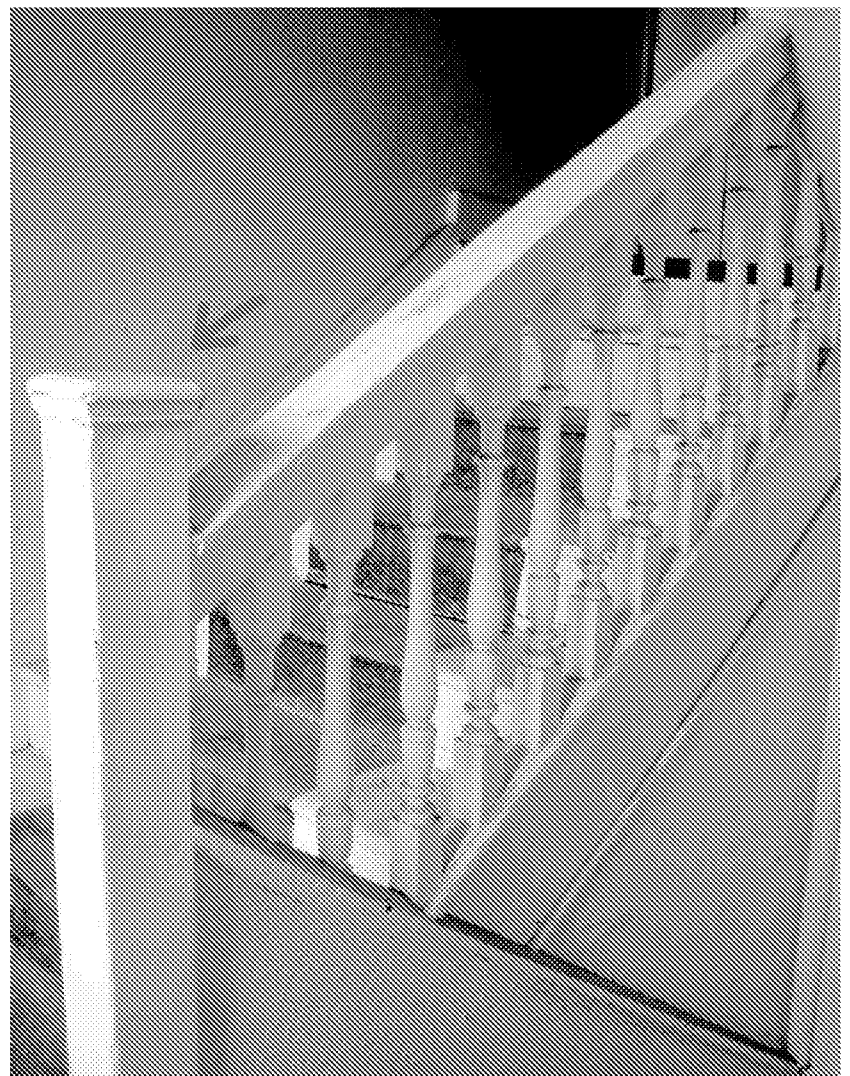
4.3.3 As we can see here, the west staircase in the more private quarters of the Club House enjoys a highly decorative staircase. Was the balustrade salvaged from the 1822 main stairs of Ham Manor and moved? However, it is more likely that this is the 1822 stairs is still in its original position, which would make sense if this began as a “four-square” country house. One barley-sugar baluster is missing on the first flight; otherwise, it would appear intact. [Credit, this and following pages: *“Fixtures and Fitting in Dated Houses 1567 – 1763”* by Linda Hall and N.W. Alcock. “Practical Handbook in Archaeology 11”, Council for British Archaeology.]

Below right: for comparison, this is a staircase from another Listed country house further north, at Cowfold Stores, West Sussex. Notably, the square posts and thick handrail are a style from an early Georgian era; however, here it has bottle balusters. The newel posts have similar “Flat caps” matching those at Ham Manor.

Flat caps



1692
Essex



4.3.4 Comparative West Sussex Staircases.

It is worth noting the List Entry for Cowfold Stores because this timber-framed 17th-C. house has a Georgian extension, including the stair with 'Bottle' balustrade.

"THE COWFOLD STORES THE WILLOWS. Overview

Heritage Category: Listed Building. Grade: II. Date first listed: 28-Nov-1980.

Statutory Address: THE COWFOLD STORES, HENFIELD ROAD. County: West Sussex.

District: Horsham (District Authority). Parish: Cowfold

Details: COWFOLD HENFIELD ROAD. The Willows (Tobitts Stores) TQ 2122 26/574

Grade II. L-shaped late C17 or early C18 block, refaced with cement. Two storeys. Originally 6 windows. Long and short quoins. Modillion eaves cornice. Hipped roof of Horsham slabs.

Projecting bay at south end replaces the 2 original south windows... Listing NGR: TQ213122257."



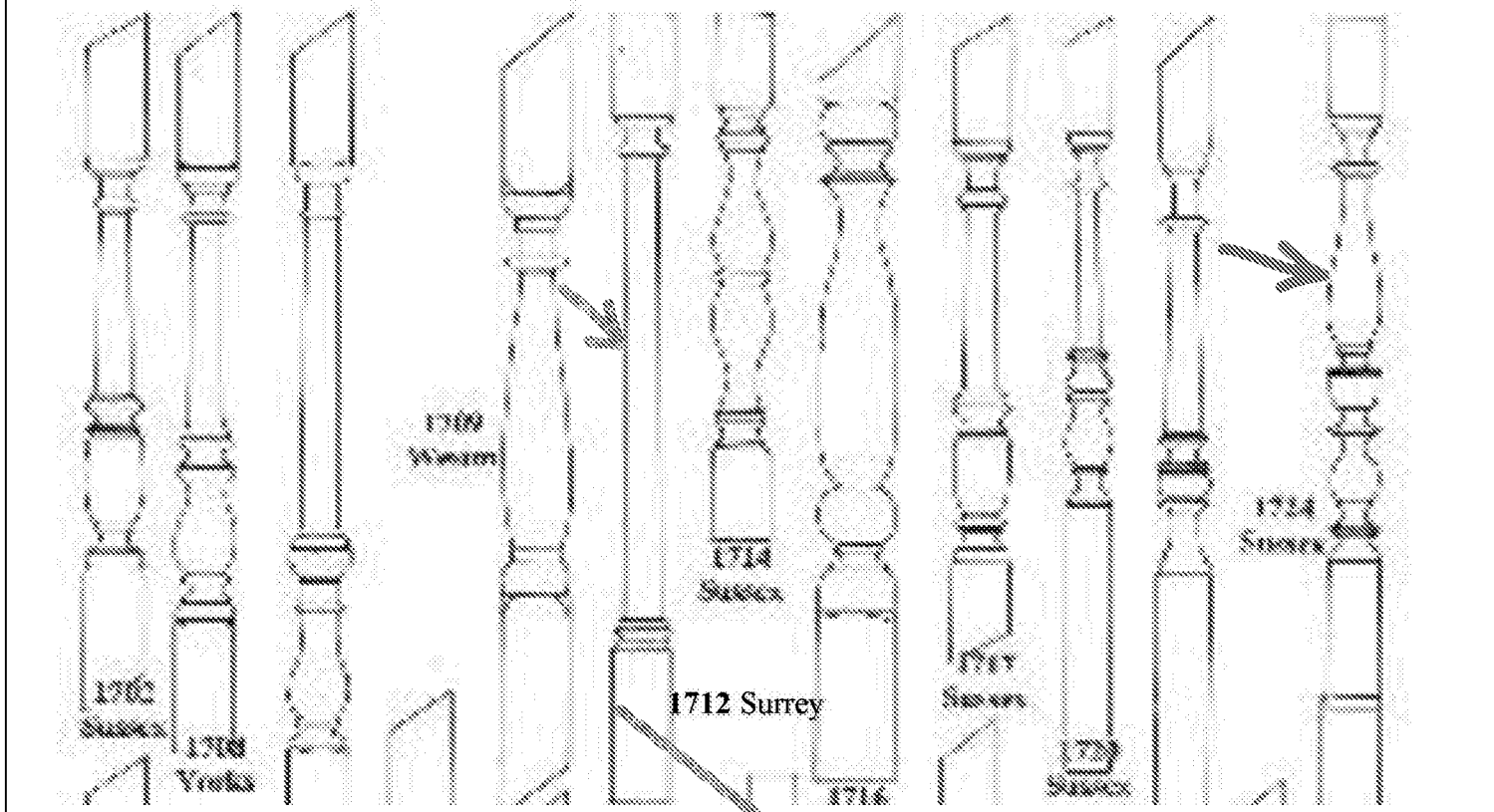
COWFOLD STORES



HAM MANOR

Above Left: the early 18thC staircase with Flat Caps and square posts matches similar features with the handrail, posts and string-course at Ham Manor. Right: here at Angmering, there is a more sophisticated barley-sugar twist balustrade, which was harder to make and so more expensive. Cowfold has the simpler "bottle balustrade".

3 – Turned Balusters



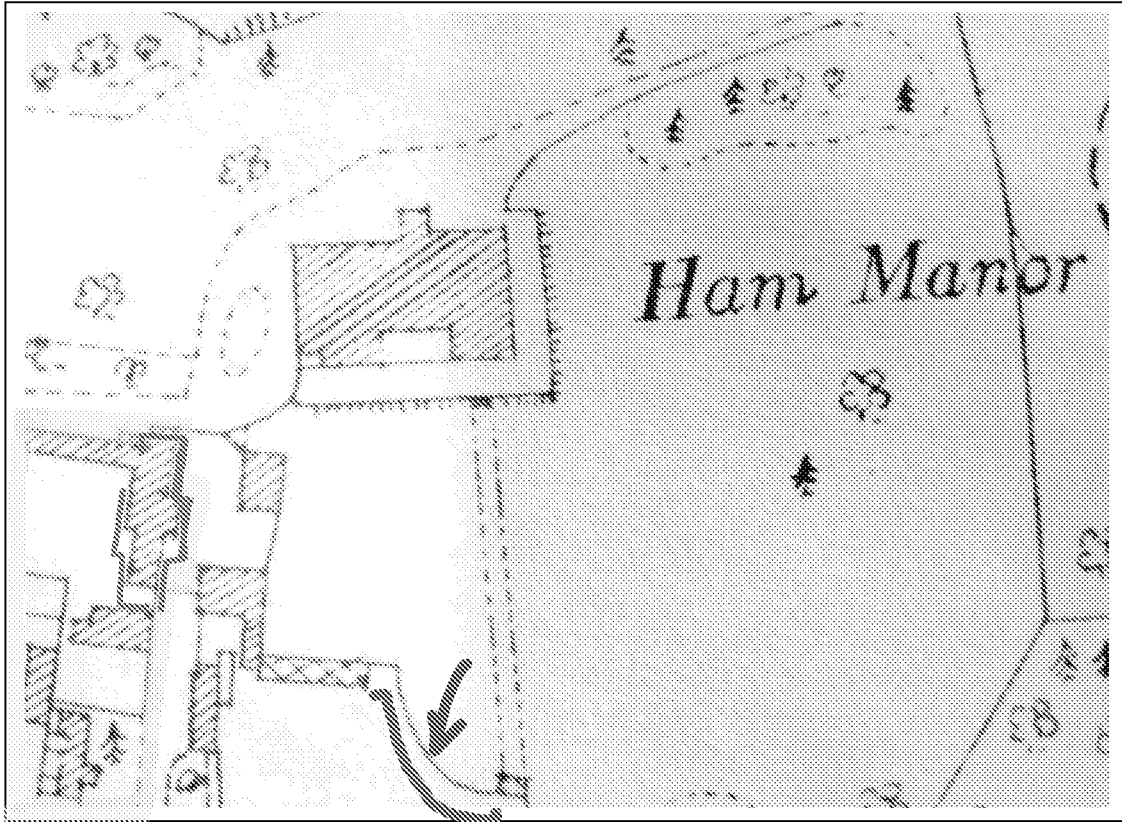
Above: diagram of various turned balusters from the Georgian era.

Right: Grand Staircase, Ham Manor with its very slim, elegant turned balusters and carved handrail. The scroll stringcourse is also a homage to the later 18th-C. fashions, being a clever reproduction from 1929. This period brought Neo-Georgian back into vogue echoing an Arts-&Crafts penchant for “*Sweetness and Light*” (see book by Mark Girouard).

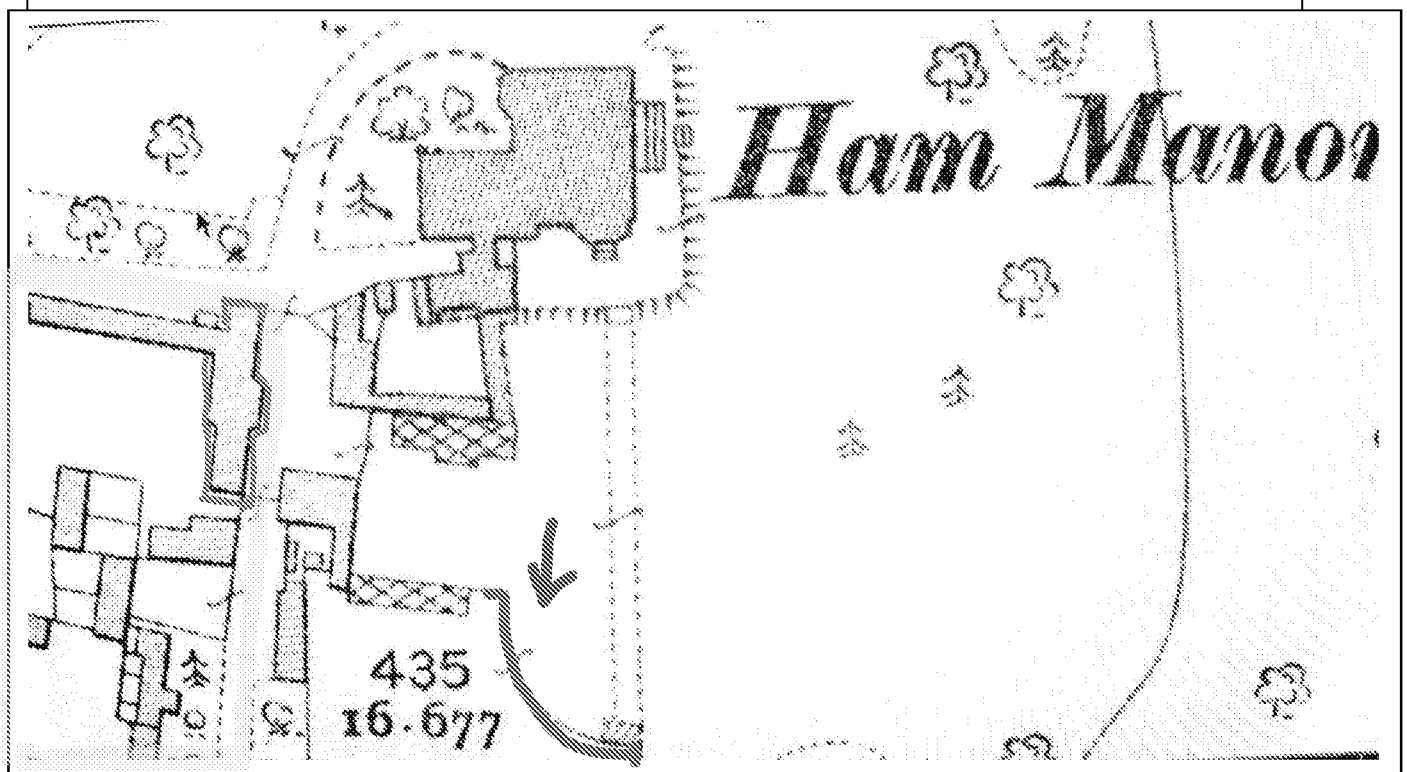


4.4 Communal Value: Contribution of Conserved Landscape.

The best preserved late Georgian features can be found in the magnificent landscape of the Golf Course and Ham Manor's original setting, which has Communal Value.

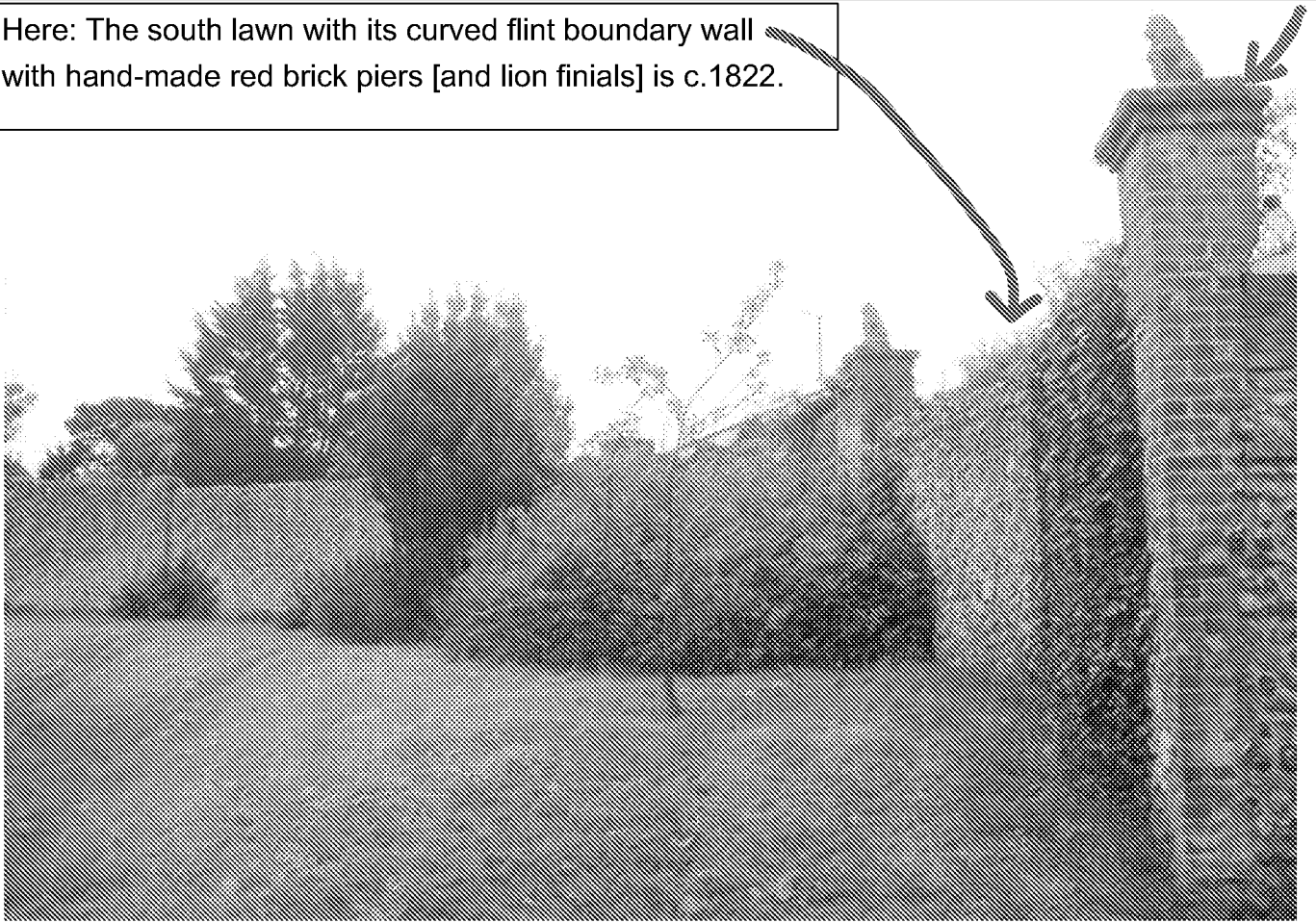


This Page: Both the 1935 Ordnance Survey Map (above) and the 1910 O.S. Map (below) show the curved boundary wall which encloses the south lawn of Ham Manor. Inspecting this on site, it is clearly a surviving late Georgian wall, which also matches the 1822 vintage of the farm outbuildings to the west of the house. [See next page.]



4.4.2 The best surviving late Georgian features are seen in the farm outbuildings which still appear to be in good to fair condition, west of Ham Manor.

Here: The south lawn with its curved flint boundary wall with hand-made red brick piers [and lion finials] is c.1822.



South Garden



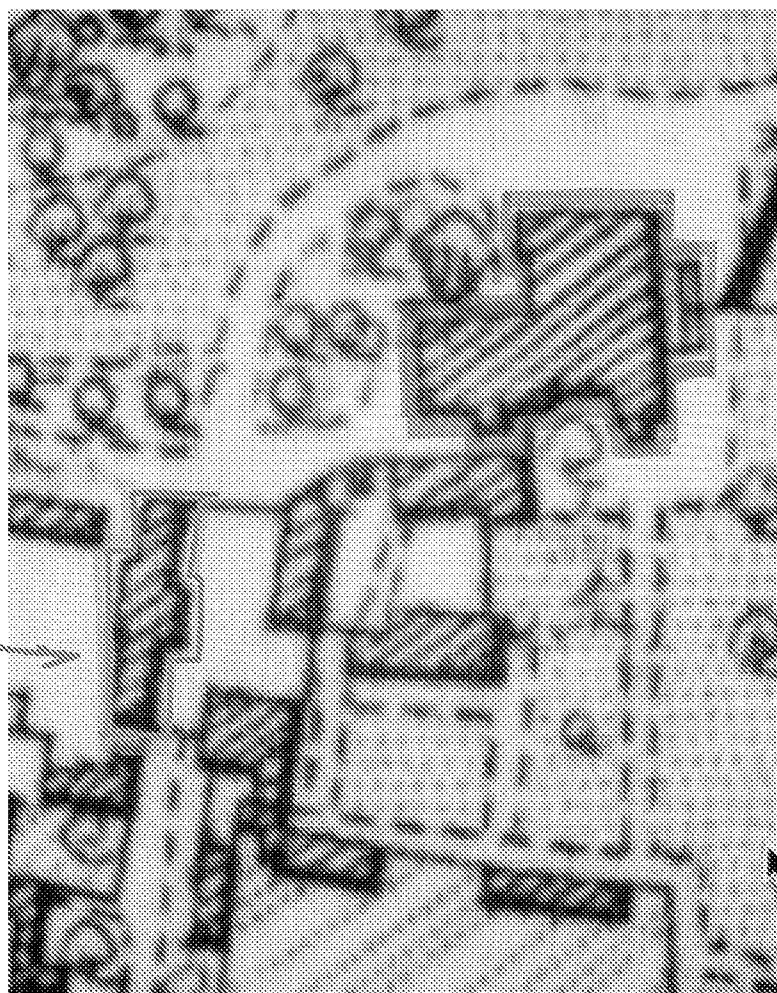
4.5 Manor Farm Buildings: Georgian Heritage.

The best preserved early 19thC. legacy survives in the former Ham Manor Farm outbuildings. They lie just west of the Listed house, [beyond Golf Club car park], hidden from casual view. While being modest in the house hierarchy, they are still a vivid testimony to the site's Georgian heritage. Top row and bottom right: the original hand-made, red and blue burnt bricks with original lime mortar in farm buildings. Bottom left: the brick pier terminating the curved flint wall on the south lawn of Ham Manor which matches, confirms their date of 1822.

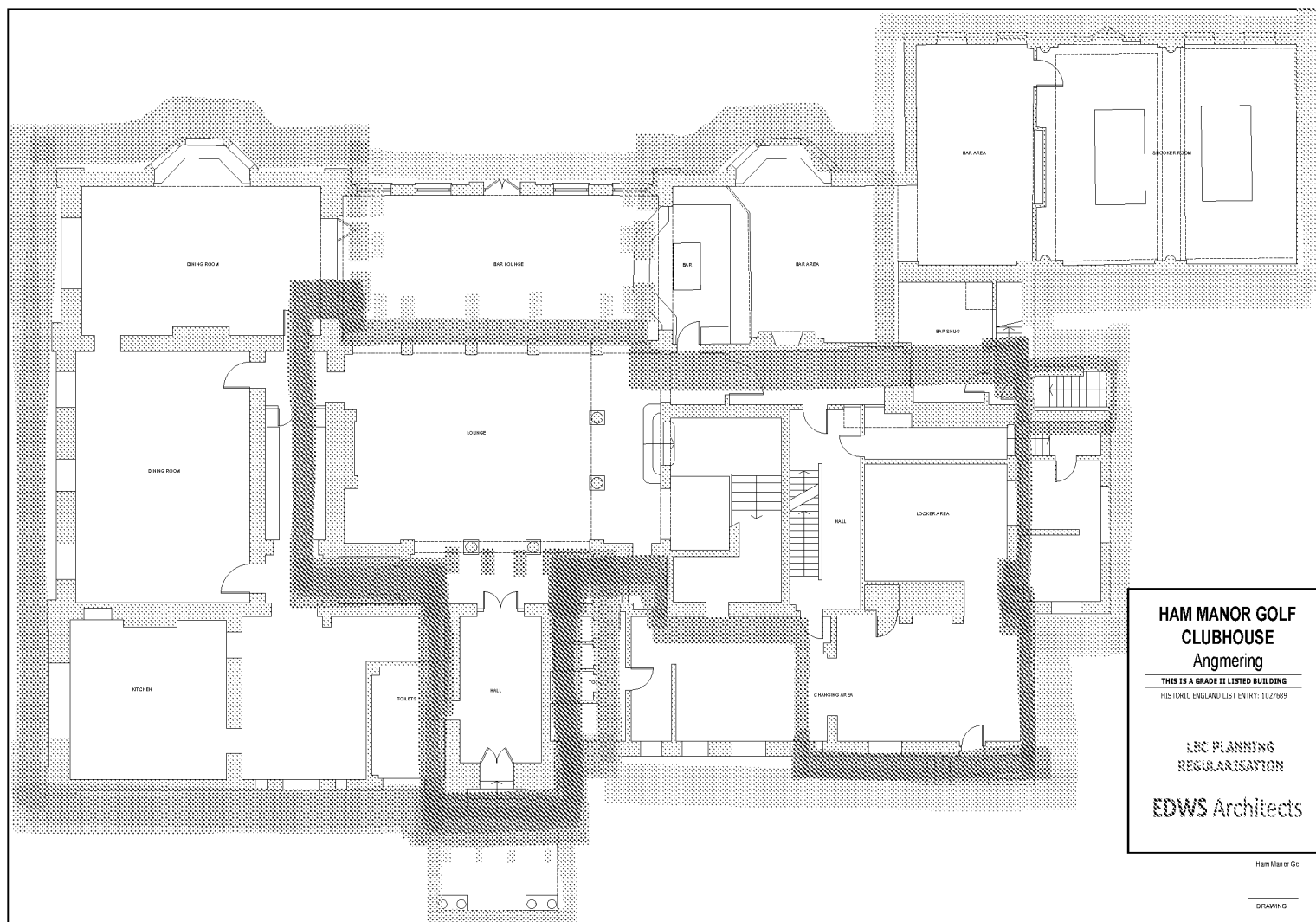




This page: Among the most significant outbuildings to survive from the Georgian era is the Coach House, which has now been renovated and is being used for the Ham Manor wider facilities. The flint and red and blue brickwork match those of the Ham Farm buildings, so must have been highly valued in the estate, in its day.



6.0 LEVELS OF SIGNIFICANCE



6.1 The Ground Floor here shows the plan of Ham Manor. The Bar cut across the c.1875 south-east bay and abutted the fireplace, cutting off this room from the Lounge and garden room. The 1929 renovation refurbished the Manor completely. The various areas of importance in the hierarchy of the Club House are suggested as follows, based on a proposed evolution of Ham Manor [next page]:

A) High Significance: Lounge, Grand Staircase, and Private Stairs

The centre of Ham Manor is considered to conserve the older, more decorative core.

B) Medium Significance: Northern Wing and Southern Infill Wing.

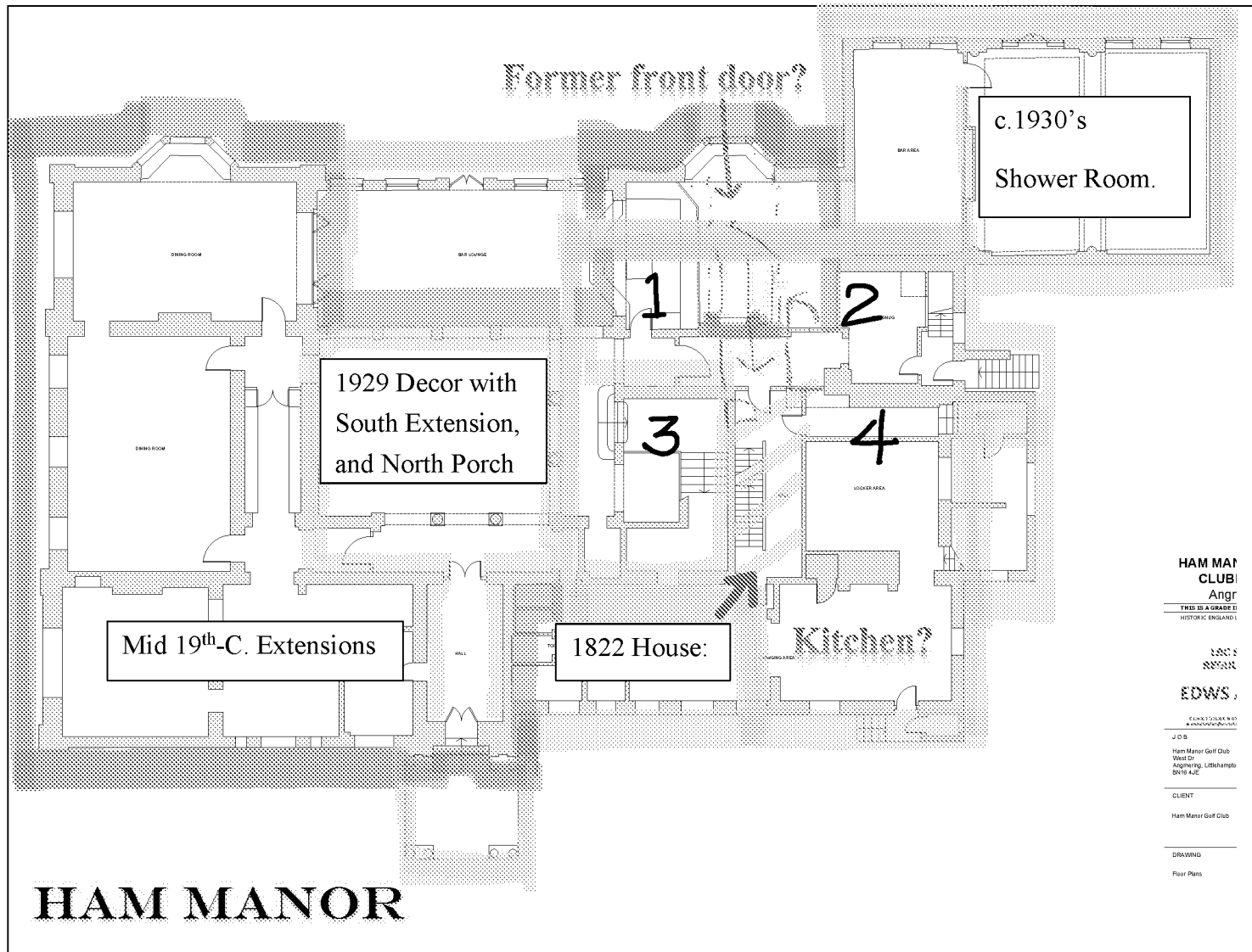
The mid-late 19thC. western and southern wings are an important era of the Manor.

C) Neutral/Low Significance: Snooker Room; East Service yard.

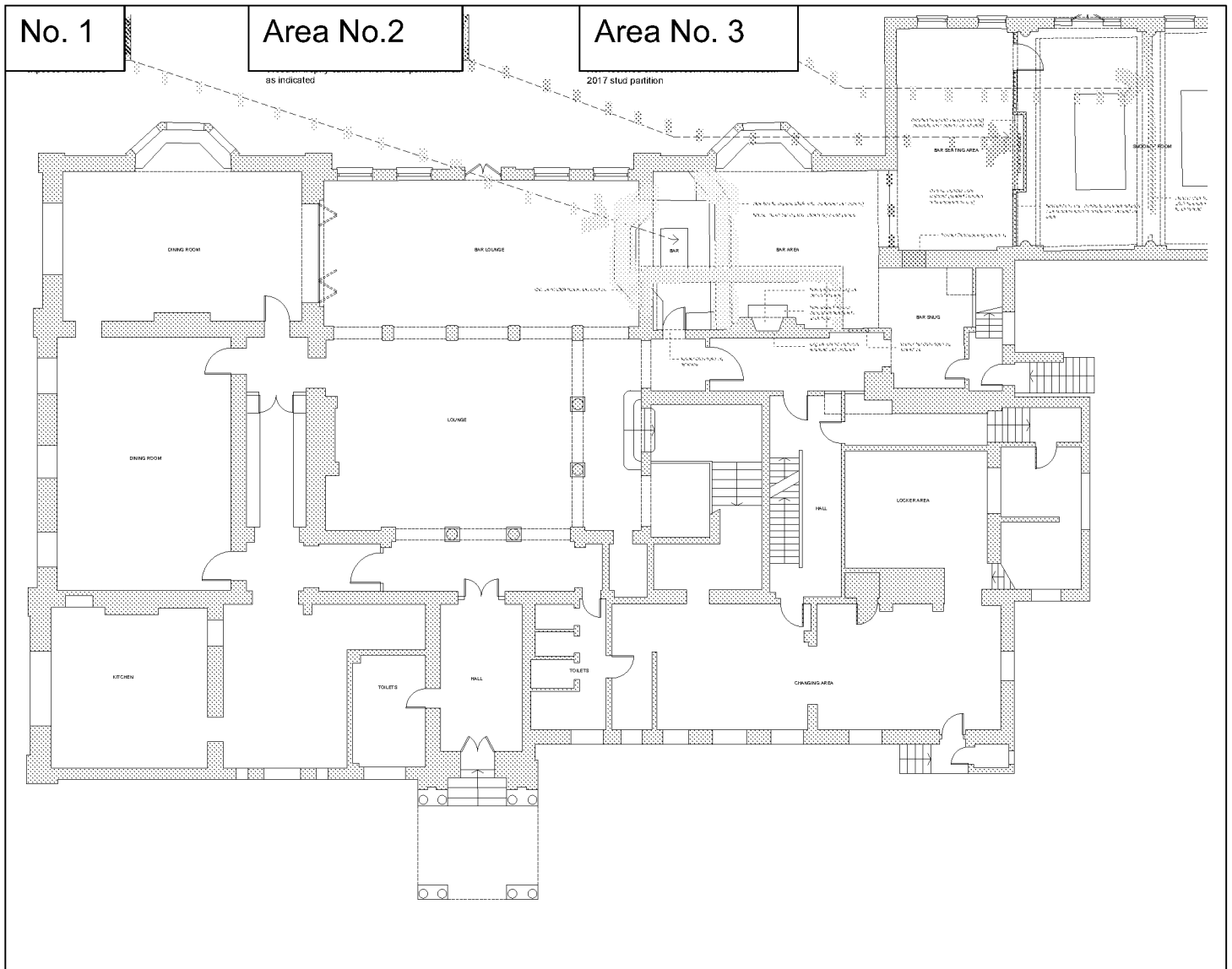
The north-/ south-eastern wings are more functional; and the southern porch is 20thC. and relatively modest in its decor. However, these values are relative.

6.1 The Evolution of Ham Manor.

6.1 It is possible that this fine country house began life as a “four-Square” plan, which would have been typical of the Georgian era. Below, the Ground Floor suggests how this may have developed, with the 1822 core indicated, and possible orientation.



7.0 Impact of Changes on Significance.



No. 1



New proposed Bar Area / exposed & restored period fireplace

7.1 Area No.1: The former Bar occupied an awkward position which ran across the chimneybreast in the c.1875 south-east bay. By contrast, the proposed new position reveals this fireplace and pays respect to the Victorian south-west bay by reinstating a more sensible room proportion. The bar is set behind the fireplace jamb, and there is intervisibility to the east of this room and the south wing beyond.



The Victorian fireplace is revealed, so can be appreciated. It has become the focus of what was formerly the south-west room. The plaster cornice has been re-run, and the modern 'dropped' ceiling has been removed, restoring the original room height.

The baseboards have been reinstated also.

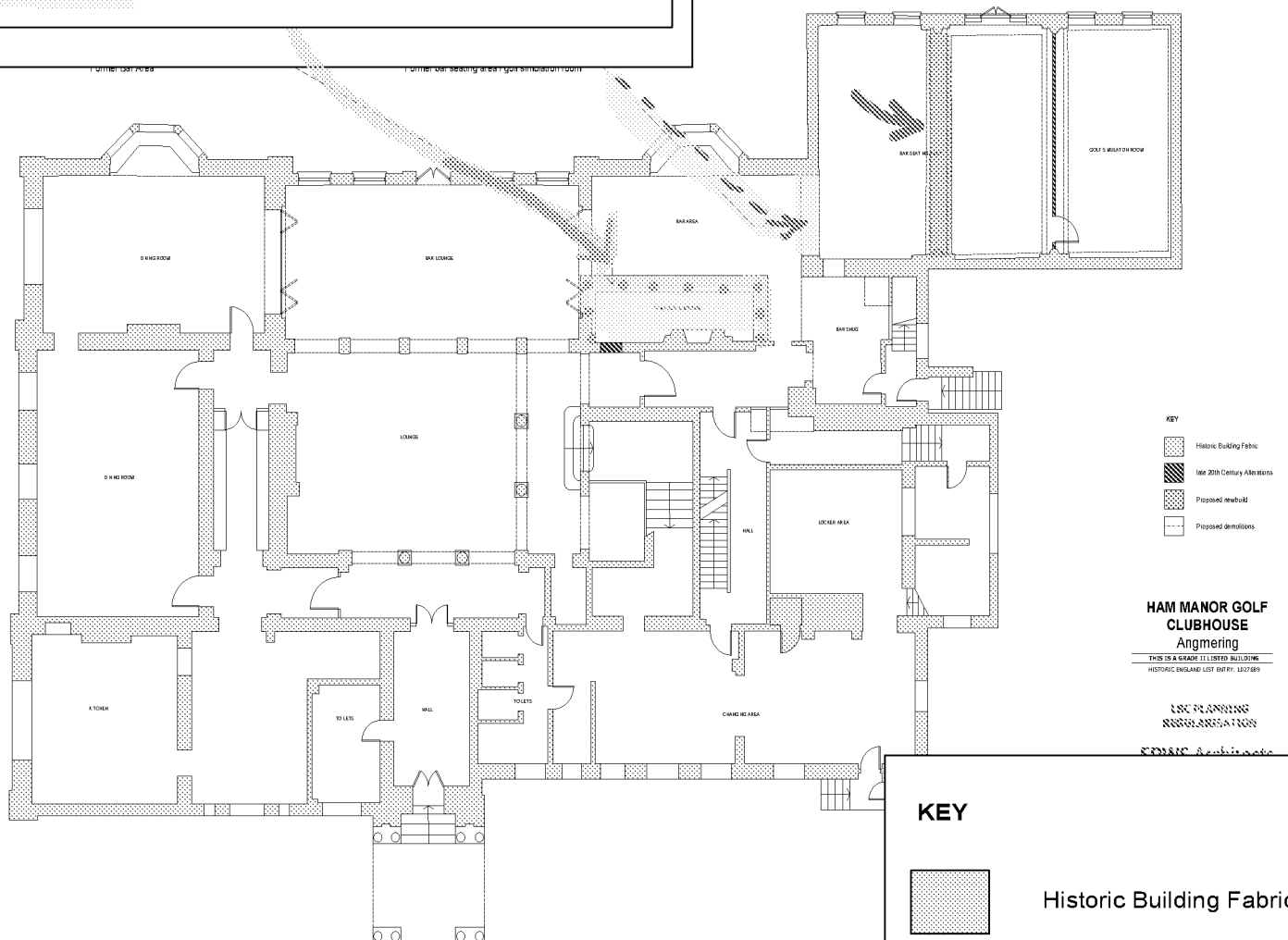




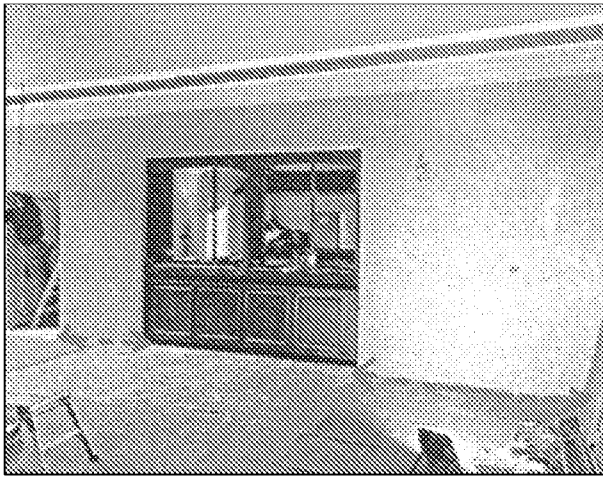
Former Bar- that obscured a later 19thC fireplace.



Former bar seating area / golf simulation room



7.2 Area No.2: The Club House's trophy cabinet has simply been relocated from the opening where it formerly was and moved further against the wall adjoining the Snooker Room. This was a neutral or 'Low Significance' area; its new locale makes better circulation space and gives the cabinet a discrete viewing area.



Wooden trophy cabinet / new stud partition wall as indicated



Right: the cased opening that has been reinstated.



Above: the type of 'dropped' ceiling that has now been removed reinstating the original room height in the Bar area.

7.3 Area No.3: A modern 20thC stud partition sub-dividing the Snooker Room was removed and a new one positioned further out (west) to make better use of this room.



New restored snooker room / removed modern
2017 stud partition

Former view of Snooker Room, bay projecting into the room.



8.0 CONCLUSIONS.

8.1 Ham Manor is a Grade II statutorily Listed Building including early to mid-19th-C. features, that was comprehensively renovated and redecorated in 1929. There are traces of its earliest date. However, the more intact Georgian structures can be found in the Coach House, the flint wall and red-brick boundary piers, and Ham Farm outbuildings. These are Listed curtilage buildings, by virtue of being built contiguously with Ham House (c.1822), for a linked purpose, and forming “part of the land.”

8.2 The proposed alterations to create a new bar and remove a modern one can be considered minor works that have not caused any harm to the historic Listed Building. By contrast, the new Bar location has the benefit of revealing a 19th-C. chimneybreast and restoring it to a centerpiece of this room.

8.3 The Snooker Room is a 1920's- 30's s.w. wing of the house of Low Significance. Its modern stud partition has been moved to reinstate more of the original volume. None of the 'High Significance' areas of Ham Manor have been affected.

