

Case Name: The Rectory, The Street, Compton

Case Number: 1433739

Background

We have been asked to assess The Rectory, Compton for statutory listing.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1434120	The Rectory, Compton	Listing	Add to List

Visits

Date	Visit Type
03 March 2016	Full inspection

Context

Planning permission had already been granted to build a two storey, four bedroomed house within the grounds of the existing rectory [13/P/O/01875]; it was in the course of erection at the time of the site visit. Pre-application talks had also been taking place for either renovation of the existing rectory into flats or its demolition and replacement.

The Rectory has group value with Moors Cottage to the south-west (Grade II), Cypress Farm House to the south (Grade II) and Watts Memorial Chapel to the north-east (Grade I). It is also situated within Compton Conservation Area, an Area of Outstanding Natural Beauty and the Green Belt.

Assessment

CONSULTATION

The owners, occupier, the local authority, the Historic Environment Record (HER), and interested parties, were invited to comment on the factual details of the case as part of the consultation process.

The applicant responded that there were no further comments. No further responses were made to our consultation letters and report.

DISCUSSION

The general principles used by the Secretary of State when selecting buildings for listing are that before 1700 all buildings that contain a significant proportion of their original fabric are listed, from 1700 to 1840 most buildings are listed, and after 1840, because of the greatly increased number of building which have been erected and the much larger numbers that have survived, progressively greater selection is necessary (Principles of Selection for Listing Buildings, DCMS, March 2010). Further guidance for early C20 detached houses, such as Compton Rectory, is found in our Listing Selection Guide Domestic 3: Suburban and Country houses (October 2011) and our Listing Selection Guide Domestic 4: The Modern House and Housing (April 2011).

Domestic 3 refers to the Art and Crafts Movement as a style which became famous across the world, a romantic English vernacular vision of domestic architecture characterised by large roofs, sweeping eaves, elongated chimneystacks, pebble-dashed roughly rendered walls and simple country detailing. The

Neo-Tudor style first appeared with gables, bay windows and half-timbering in larger suburban houses, derived from Arts and Crafts houses designed by influential architects such as Voysey and Baillie Scott.

Because of the quantity of housing of the late C19 and early C20, selection is necessary. In terms of architectural interest the quality of elevational design, interest of planning, the quality and survival of decorative elements, innovation rather than imitation, and the degree of survival are important. Intactness is not in itself sufficient but it is stated that the intact survival of noteworthy decorative features can sometimes justify listing and sway the balance in otherwise marginal examples. Intact and early examples of technological improvements may add to a building's interest. So far as alteration is concerned the most important determinant is whether changes have been positive and contributive or negative and harmful. Historic interest is sometimes a factor.

Domestic 4, states that for Neo-Georgian and historicist houses key considerations will be architectural quality, inventiveness, intactness and decorative flair.

The Rectory, Compton was built for Andrew Betton Gwynn, who was Rector of St. Nicholas Church, Compton between 1912 and 1927. It replaced the old rectory in the village, latterly called Compton Grange, which was partly of Tudor date and partly rebuilt in the 1870s. Gwynn considered the old building was too large and too far from the church and it was sold in 1913. A site at the north end of the village was purchased for the new rectory, which was owned by the Molyneux family of Loseley House who were patrons of the living. The new rectory was designed by the London architect Walter Sarel in an Arts and Crafts style influenced by Surrey Vernacular tradition and completed in 1915. Some refurbishing took place in 1963, include kitchen re-fitting. The building was in use as a rectory until about 2011 but was subsequently rented out and a new smaller rectory is being constructed on part of the site.

The architect Henry Walter Molyneux Sarel (1873-1941), known as Walter Sarel in his professional career as an architect, started with modest house additions but was soon designing substantial houses for prosperous clients. Seven of his architectural commissions had some involvement by Gertrude Jekyll in their garden layouts or planting schemes and there were also a few sites where he is said to have designed the gardens as well as the houses. His houses include the 1890s Hurditch Court, Lamerton Devon, a stone house in Jacobean style (Grade II), Coombe Trenchard also in Devon, part stone, part timber-framed of 1906 (Grade II), The Great Hall, Creedy Park in Devon in Jacobean style, built between 1916-21 and the circa 1935 Stody Lodge near Melton Constable, Norfolk in Georgian style. He also re-modelled the C16, C17 and mid C18 Croft Castle Herefordshire in 1913 (Grade I), enlarged the 1804 Awliscombe in Devon in 1931 (Grade II) and remodelled the C18 brick Godmersham Park in Kent (Grade I) circa 1935. He was living in Chester Square, London at his death in 1941.

The Rectory is built of good quality materials, which include some reused timbers incorporated into the interior. It is constructed of well made red brick in Sussex bond with some tile-hanging of alternate rectangular and curved tiles, typical of Surrey vernacular buildings, tiled roof and brick chimneystacks. It retains its original wooden casement windows with leaded lights throughout, of varying sizes and types. The elevations have considerable variation. The north or entrance front has on the west side the roof sweeping down over an internal porch with sidelights and a bench, the centre is gable ended, with an external chimneystack with crow-steps and a seven-light casement and there is a single-storey service end to the east. The west side has a large projecting gable interrupting a massive external chimneystack with a crow-stepped gable. The south or garden front has a hipped roof and a partly projecting first floor and an internal porch. The east side has a further gable and a high brick wall in the centre screens the garden from callers to the tradesman's entrance.

The Rectory has an asymmetrical plan with the main entrance on the north, the principal rooms are in the roughly L-shaped western part and mainly face south and west, and an additional spur to the north-east contains the service end. Internally the plan is typical of an early C20 gentleman's house with a staircase hall with a gallery, a dining room, drawing room, study and a series of service rooms on the ground floor, four bedrooms, a dressing room and a bathroom on the first floor and three staff bedrooms in the attics. A difference is that the study was the rector's study and it has a separate entrance with a corridor on the south-west side so that parishioners could enter the vicar's study privately and without disturbing the family.

The house has fine quality and unusually complete decorative elements, both externally and internally. Externally the brick chimneys are impressive in their size and skilfully crafted mouldings and crow steps to the gables. There are a complete series of good quality external doors and wooden mullioned or mullioned and transomed windows with leaded lights and varied ornamental catches.

Internally there are some reused timbers including a fine C16 oak bressumer with carved spandels in the dining room and further reused timbers including a wall-plate in the staircase-hall. The staircase-hall has an oak well staircase, with gallery, a series of well-crafted plank doors (one door has a strapwork pattern to the other side) and an unusual screen with splat balusters separating the main staircase from the former service staircase behind. An unusual feature of the drawing room, which provides the date of construction, is a raised frieze with honeysuckle pattern and lettering reading 'This rectory was built in the fifth year of GvR'. All the principal ground floor rooms retain original fireplaces, the drawing room fireplace is recessed with an elliptical arch containing a small leaded light window and the dining room has a built-in window seat and cupboards on either side of the fireplace. The bedrooms to both first floor and attics retain their original brick fireplaces and built-in cupboards and there is a large linen press. The attic retains an unusual internal mullioned window and an arched doorcase.

The only features of technological interest are the original enunciator and bell surviving in the service end.

With the exception of some replaced tile-hanging to the exterior and the later blocking of one storey of the service staircase the house remains remarkably intact with all the original windows, most fireplaces and internal joinery. Early C20 Arts and Crafts houses have often had the internal divisions of the service rooms removed but the divisions between kitchen, scullery, larder and other features remain. Often bedroom fittings have been replaced later but Compton Rectory is unusual in retaining the original bedroom fireplaces and built-in cupboards.

The house was built on a large plot of land gifted by the Molyneux family who were the patrons of the living. Traces of raised flowerbeds remain in the grounds but no evidence has come to light that either Walter Sarel or Gertrude Jekyl, with whom he collaborated elsewhere, laid out the grounds and little is traceable of an original planting scheme. However a feature of interest is the brick and stone well head situated to the west of the house which is contemporary with The Rectory and part of Sarel's design.

The Rectory has group value with Moors Cottage to the south-west (Grade II), Cypress Farm House to the south (Grade II) and Watts Memorial Chapel to the north-east (Grade I). It is also situated within Compton Conservation Area, an Area of Outstanding Natural Beauty and the Green Belt.

To sum up, The Rectory, Compton is a building of special interest for its varied elevations, good quality materials and design by an architect responsible for a number of listed houses. It has a fine quality and unusually complete decorative scheme, its plan survives with a particular variation for a rectory, it survives remarkably intact and has strong group value with a number of listed buildings within a designated conservation area. It therefore fulfils most of the listing criteria for its building type.

In recommending the extent of designation, we have considered whether powers of exclusion under s.1 (5A) of the 1990 Act are appropriate, and consider that they are not.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are fulfilled. Compton Rectory is recommended for statutory listing at Grade II.

REASONS FOR DESIGNATION DECISION

The Rectory, Compton, a purpose-built rectory designed by the London architect Walter Sarel (1873-1941) in an Arts and Crafts style influenced by Surrey Vernacular houses and completed in 1915 is recommended for statutory listing at Grade II for the following principal reasons:

* Architectural interest: the design has varied elevations including swept down roofs, crow-stepped gables and internal porches and is constructed of good quality materials, brickwork in Sussex Bond, tile-hanging of alternate rectangular and curved tiles and tiled roofs with massive external brick chimneystacks;

* Quality and survival of decorative elements: good quality and unusually complete decorative elements survive both externally and internally, including impressive brick chimneys, a complete and varied set of external and internal doors, wooden casement windows with leaded lights and varied ornamental catches. Internally there are some reused timbers, an oak well staircase with gallery and an unusual screen with splat balusters, a raised frieze incorporating the date of the building's construction and a complete set of original doors, built-in cupboards, a window seat and fireplaces. The service end retains an enunciator and bell. The grounds have a decorative well head also designed by Sarel;

* Planning interest: a typical gentleman's house plan with principal rooms on the west side mainly facing south and service wing to the east, but with the variation of a separate external entrance with corridor for parishioners to access the rector's study;

- * Degree of survival: virtually unaltered apart from some replaced external tile-hanging and the later blocking of one flight of the service staircase;
- * Group value: The Rectory has group value with Moors Cottage to the south-west (Grade II), Cypress Farm House to the south (Grade II) and Watts Memorial Chapel to the north-east (Grade I).

Countersigning comments:

Agreed. The Rectory epitomises the Arts and Crafts house in the quality of materials, craftsmanship and internal decoration and is an unusually intact example, for which it should be listed at Grade II. P Trevor
26.4.2016

Annex 1**List Entry****List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: The Rectory, Compton

List Entry Number: 1434120

Location

The Rectory, The Street, Compton, Guildford, GU3 1ED

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Surrey	Guildford	District Authority	Compton

National Park: Not applicable to this List entry.

Grade: II

Date first listed:

Date of most recent amendment:

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Not applicable to this List entry.

Legacy Number: Not applicable to this List entry.

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description**Summary of Building**

A purpose-built rectory, now house. Completed in 1915. Designed by the architect Walter Sarel in Arts and Crafts Surrey Vernacular Revival style for the Rector of St. Nicholas Church, Compton.

Reasons for Designation

Compton Rectory, a purpose-built rectory designed by the London architect Walter Sarel (1873-1941) in an Arts and Crafts style influenced by Surrey Vernacular houses and completed in 1915 is listed at Grade II for the following principal reasons:

- * Architectural interest: the design has varied elevations including swept down roofs, crow-stepped gables and internal porches and is constructed of good quality materials, brickwork in Sussex Bond, tile-hanging of alternate rectangular and curved tiles and tiled roofs with massive external brick chimneystacks;
- * Quality and survival of decorative elements: good quality and unusually complete decorative elements survive both externally and internally, including impressive brick chimneys, a complete and varied set of external and internal doors, wooden casement windows with leaded lights and varied ornamental catches. Internally there are some reused timbers, an oak well staircase with gallery and an unusual screen with splat balusters, a raised frieze incorporating the date of the building's construction and a complete set of original doors, built-in cupboards, a window seat and fireplaces. The service end retains an enunciator and bell. The grounds have a decorative well head also designed by Sarel;
- * Planning interest: a typical gentleman's house plan, with principal rooms on the west side mainly facing south and service wing to the east, but with the variation of a separate external entrance with corridor for parishioners to access the rector's study;
- * Degree of survival: virtually unaltered apart from some replaced external tile-hanging and the later blocking of one flight of the service staircase;
- * Group value: The Rectory has group value with Moors Cottage to the south-west (Grade II), Cypress Farm House to the south (Grade II) and Watts Memorial Chapel to the north-east (Grade I).

History

The Rectory was built for Andrew Betton Gwynn, who was Rector of St. Nicholas Church, Compton between 1912 and 1927. It replaced the old rectory in the village, latterly called Compton Grange, which was partly of Tudor date and partly rebuilt in the 1870s. Gwynn considered the old building was too large and too far from the church and it was sold in 1913. A site at the north end of the village was purchased with the proceeds of the sale. The land on which the new rectory was built belonged to the Molyneux family of Loseley House and the patron of the living was Gwendolen More Molyneux.

It was designed by the London architect Walter Sarel (1873-1941) in an Arts and Crafts style influenced by Surrey Vernacular houses and completed in 1915. The building is not shown on the third Edition 25 inch Ordnance Survey map of 1916, probably because the area was re-surveyed before the building was completed. Some refurbishing took place in 1963, include kitchen re-fitting. The building was in use as a rectory until about 2011.

Details

A purpose-built rectory, now house. Completed in 1915. Designed by the architect Walter Sarel in Arts and Crafts Surrey Vernacular Revival style for the Rector of St. Nicholas Church, Compton.

MATERIALS: red brick in Sussex bond with some tile-hanging of alternate rectangular and curved tiles, a tiled roof and brick chimneystacks. It has wooden casement windows with leaded lights throughout. Some reused timbers were incorporated.

PLAN: an asymmetrical plan, the principal rooms mainly in the roughly L-shaped western part and with an additional spur to the north-east containing the service end. The main entrance is in the north side. There is a tradesman's entrance to the east. The garden front faces south with a garden entrance from the drawing room and a separate parish entrance to the south-west. Internally the plan consisted of a staircase hall with a gallery, a dining room, drawing room, study and a series of service rooms on the ground floor, four bedrooms, a dressing room and a bathroom on the first floor and three staff bedrooms in the attics.

EXTERIOR: the entrance or north front is in three sections. To the east the roof has two hipped dormers and is swept down over a single storey with a casement window and, further west, a recessed porch with an oak door with carved vertical panels, a two-light casement to the right and a four-light window to the left in the angle, with a wooden seat below. The central section has a projecting tile-hung gable with a tall external brick chimneystack with crow steps near the base, a casement window to both the attic and first floor and a seven-light casement window projecting forward of the tile-hanging under a hipped roof. To the west is a single-storey projecting service wing with a casement window, a round-headed arch in the centre leading to a recess with three entrances with plank doors and a wooden shutter further east for delivering coal.

The west side has a large projecting two-storey gable, the upper part tile-hung with a four-light casement window, the lower part of brick with a six-light bay window under a hipped roof. To the south is a wide plank door with a side-light, originally a separate entrance for the use of parishioners. The projecting gable pierces

a massive tapering external brick chimneystack with a crow-stepped gable to the base, and a square ribbed chimney above, with moulded a base and top.

The south or garden front is of three bays with a tile-hung first floor over a brick ground floor, under a hipped tiled roof with a hipped dormer. The first floor has three symmetrically-placed casement windows, a central four-light window flanked by five-light windows. The ground floor western bay is flush with the upper floor and has a four-light casement window. The central bay has a garden entrance with plank door flanked by two narrow round-headed lights and to the west is a canted bay window with a seven-light mullioned and transomed window.

The east side, also of three bays, is tile-hung on the first floor and of brick on the ground floor. The hipped roof has a dormer, a three-light casement to the two southern bays and a casement window to the ground floor of the south bay. There is a gable to the northern bay with a four-light casement window on the first floor, a seven-light window in the central bay interrupted by a service entrance with a plank door and a five-light mullioned and transomed window to the north bay. To the north is the south side of the service wing with a number of entrances. A long brick wall with a moulded cornice provides a screen between the garden and the service entrance.

INTERIOR

The main entrance to the north leads directly into the full-height staircase-hall which has some oak reused timbers including a wall-plate, an oak well staircase with stick balusters and square newel posts, a gallery and a series of plank doors lining the corridors on the ground and first floors. A screen with splat balusters separates the main staircase from the former service staircase behind.

The inside of the dining room door has a strap-work pattern. The fireplace has a C16 reused oak bressumer with carved spandrels, with either Tudor roses or possibly the escarbuncle symbol of the Duchy of Cleves in the corners and a cross in the centre. The bressumer is supported on unrelated reused timbers and there are flanking cupboards. There is a window seat in the seven-light square bay window.

The drawing room has a raised frieze with honeysuckle motifs and lettering reading 'This Rectory was built in the fifth year of the reign of GvR'. The fireplace has a wide elliptical arch with a brick fireplace surround and a small leaded light window in the alcove behind. The rector's study has a four-centred arched stone fireplace and can also be accessed from outside by a separate parishioner's entrance. The service end retains the original separate room divisions, such as scullery, larder and kitchen, original doors and an enunciator and iron bell. The principal bedroom has a brick fireplace and two built in cupboards with carved doors and inter-connecting doors to what was either a dressing room or a nursery. Other bedrooms also retain original fireplaces and built-in cupboards and there is also a large linen press with carved doors. Access to the attic by the half-winder service staircase leads to three staff bedrooms with smaller fireplaces. Original doors include an arched entrance.

SUBSIDIARY FEATURES

The house is situated within a large plot and to the west of the house is a well head also designed by Walter Sarel. It is a cylindrical brick structure raised c 1m above ground level with brick ribs and stone coping and protected by a decorative iron grille (the well is too small to be mapped at this scale but is included in the listing).

Selected Sources

Books and journals

Cecilia, Lady Boston (Author), *The History of Compton in Surrey*, (1933 reprinted in 1987), 42,43, 207, 221

Map

National Grid Reference: SU9547347311



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1434120_1.pdf