

RUSHMOOR BOROUGH COUNCIL

**TUMBLEDOWN DICK PUBLIC HOUSE,
FARNBOROUGH ROAD, FARNBOROUGH**

HERITAGE ASSESSMENT

DECEMBER 2012



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1. Introduction

- 1.1 This Heritage Assessment has been prepared by Turley Associates' Heritage Team on behalf of Rushmoor Borough Council to advise on the nature and extent of architectural and historic interest of the Tumbledown Dick Public House, Farnborough Road, Farnborough.
- 1.2 This assessment is undertaken in light of the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, DCMS' Principles for Listed Buildings and the relevant English Heritage Selection Guides.
- 1.3 Section 2 of this assessment identifies the statutory criteria relevant to the consideration of whether buildings should be included on the list of buildings of special architectural or historic interest.
- 1.4 Section 3 sets out the historic development of the site. Section 4 provides an assessment of the buildings' architectural or historic interest against the statutory listing criteria.

Scope and Context for Assessment

- 1.5 We have been asked to provide an assessment of the architectural or historic interest of the Tumbledown Dick Public House, Farnborough Road, Farnborough against the statutory criteria for listing.
- 1.6 Proposals for the redevelopment of the site are understood to be coming forward and could include the demolition of the existing building.
- 1.7 A full inspection of the building, including its interior was carried out on 23rd November 2012 by Paul Crisp, Associate Director, Heritage accompanied by John Thorne and Sarita Jones of Rushmoor Borough Council.

2. Listing Criteria

- 2.1 Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 allows the Secretary of State to compile or approve a list or lists of buildings of special architectural or historic interest.
- 2.2 In determining whether a building should be added to the list, the statutory criteria are whether it possesses special architectural or historic interest. To assist in the consideration of the interest of a building, the DCMS has published 'Principles of Selection for Listing Buildings' which sets out selection criteria. English Heritage has also prepared Selection Guides for different building types which provide technical information and identify the particular features which might be considered to be of 'special interest'.

Statutory Criteria

- 2.3 The statutory criteria for assessing whether a building should be added to the statutory list relate to special architectural or historic. These are defined as:
- **Architectural Interest.** To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;
 - **Historic Interest.** To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

General Principles

- 2.4 In addition to the statutory criteria, there are a number of general principles relevant to the consideration for listing:
- **Age and rarity.** Buildings before 1700 which contain a significant proportion of fabric should be listed, whilst after 1840, progressively greater selection is necessary because of the greater rate of survival;

- **Aesthetic Merits.** Its intrinsic architectural merit and any group value, although the special interest of a building may not always be reflected in obvious external quality;
- **Selectivity.** To list only the most representative or most significant examples of a building type;
- **National Interest.** Establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest are included on the list, but also the most significant or distinctive regional buildings are identified;

Selection Guide

- 2.5 English Heritage has prepared a number of building specific selection guides which give more technical information about each building type, identifying particular features which may be deemed to be of 'special interest'.
- 2.6 The selection guide relevant to the Tumble Down Dick Public House is that for Commerce and Exchange Buildings, published in March 2011. This highlights the significant periods of public house architecture, from the 1830 Beer Act which resulted in an increase in the number of public houses often converted from private houses, to large establishments with multiple entrances and rooms for different styles of drinking, often divided by low partitions rather than solid walls.
- 2.7 According to the Selection Guide, the high point of pub building was either side of 1900, with the growth of the suburbs leading to the development of a different type of establishment, one which targeted 'respectable drinkers' and provided a range of eating and entertainment facilities in an attempt to reduce drunkenness.
- 2.8 The selection guide sets out a number of specific considerations which are relevant when considering commerce and exchange buildings for listing. These include:
- **Selectivity.** Commercial buildings are largely nineteenth century creations which survive in large numbers. Due to this increased rate of survival, and their high degree of standardisation, selection for designation needs to be very discriminating.
 - **Group Value.** 19th and 20th Century commercial buildings gave many English town centres their distinctive character. Where coherent commercial townscapes survive reasonably intact, there is likely to be a case for designating individual components comprehensively in

recognition of their cumulative impact, or assessing them holistically as part of an area appraisal.

- **Date.** Most buildings prior to 1840 surviving in anything like their original form are likely to be listable. With buildings after 1840, there is a need for more rigorous selection given the increased rate of survival.
- **Rarity.** The significance of some modest and plain commercial buildings can be easily overlooked as they can sometimes possess significance beyond their outward form. Listing in the past has favoured the opulent and grand at the expense of the more modest.
- **Alterations.** Commercial premises are intrinsically prone to change and alteration and cannot be expected to survive in their original configuration. Careful assessment is required to determine whether enough survives of special interest to warrant designation. Front elevations can sometimes be sufficiently interesting or rare architecturally to warrant listing, even if the interior has been substantially altered or even lost.
- **Interiors.** Commercial architecture is sometimes skin-deep and there are many cases where the listing only relates to the façade. For more recent building special interior interest may be present only in key areas such as entrances.
- **Signage.** Historic signage or advertisements can contribute to the case for listing and can include, albeit exceptionally, painted signage or advertising on blind end walls.
- **Authenticity.** Care needs to be taken as commercial architecture often imitates the past and what may appear to be original turn out to be modern interpretations.
- **Community Interest.** Commercial premises, as prominent places of public gathering have sometimes played a leading part in the story of a community and their claims to note should be considered accordingly.

3. Historic Development

3.1 According to James, B (1993)¹ an inn is shown on the site of the Tumbledown Dick Public House on Ogilvys 1674 Tithe Map, and a small part of the 16th century front of this earlier building survives at the rear of the existing building.

3.2 According to Gosney², documentary evidence suggests that there has been an inn on the site of the Tumbledown Dick Public House since the 16th and 17th Century. Furthermore, according to Gosney, the 1825 sale documents of Farnborough Park note that there is an inn on Farnborough Road, built in 1817.

3.3 Gosney further states³ that:

“The Farnham Almanac shows in 1837 that ‘The Express’ arrived in Farnham at 1 o’clock daily having passed through Farnborough earlier in the day. George Sturt’s uncle also recalled that. ‘The stage coaches stopped at the Tumbledown Dick and not the stage coaches only. Road wagons – those cumbersome predecessors of the modern goods train – were wont to call at the ‘Tumbledown’ on their lumbering journeys to London”.

3.4 An auction brochure dating from 1861 refers to the ‘Tumble Down Dick Public House’ and describes it as:

“The Public House contains Eight Bed Rooms, Parlour, Club Room, Tap Room, Kitchen, Wash House, and Soldiers’ Room over, large Under-ground Cellars, with convenient Out-buildings, well situate near Farnborough Railway Station, on the Road to the Camp”.

3.5 The earliest Ordnance Survey plan available dates from 1880-7 (shown in figure 3.1) and shows the Tumbledown Dick public house on the west side of the Farnborough Road. The northern part of the public house has a deep plan, whilst that to the south appears narrower.

3.6 To the south of the public house is a building with a small footprint which appears to be part of the Tumbledown Dick. There are also a number of small ancillary structures to the west of the main building.

¹ James, B, (1993) Farnborough and Cove in old picture postcards, Europee Bibliotheek

² Gosney, J (2001) Farnborough Past, Phillimore

³ Gosney, J (2001), p. 23

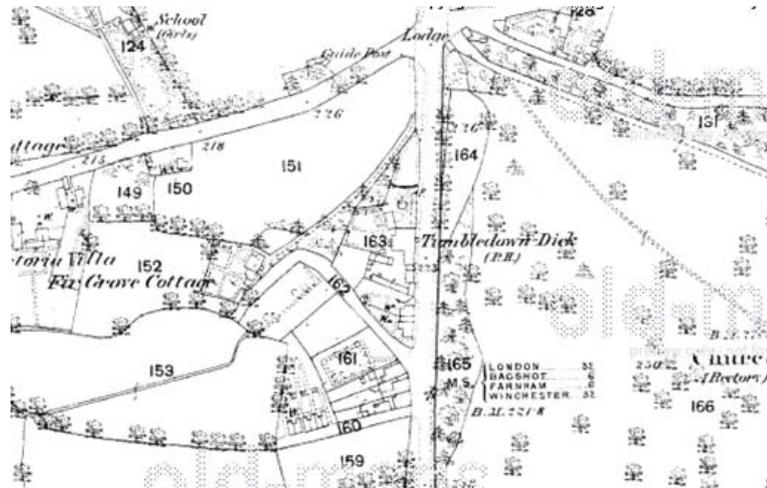


Figure 3.1. 1880-7 Ordnance Survey Plan.

- 3.7 The 1896 Ordnance Survey plan shows little change to the plan layout of the building, although the accuracy of mapping has improved and it is now possible to see that the northern part of the public house has a small porch and is set back slightly from the southern part of the building.

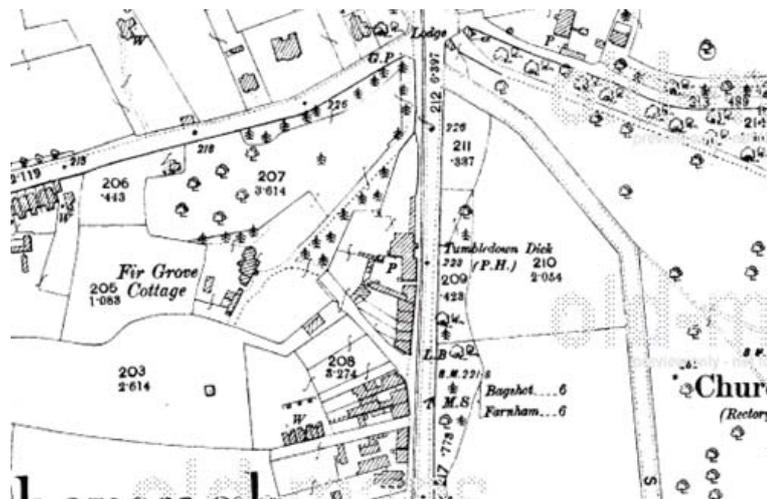


Figure 3.2. 1896 Ordnance Survey Plan

- 3.8 A photograph of the Tumbledown Dick Public House from 1901 (figure 3.3) shows the northern part of the building covered in ivy as well as the different building lines of the two separate buildings. The ground floor of the southern part of the building has a central doorway, with two windows to the left and a window and a door to the right.

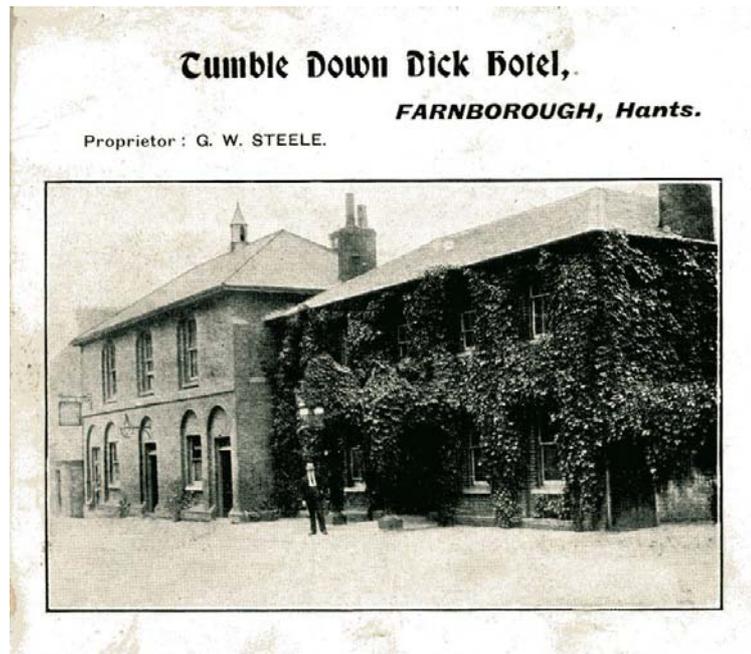


Figure 3.3. 1901 Photograph

- 3.9 A later photograph of the building, dating from 1908, shows little change to its appearance and the depth of the building in the foreground (previously referred to as the 'northern part') is apparent.



Figure 3.4. 1908 Photograph looking south along Farnborough Road.

- 3.10 The 1931-2 Ordnance Survey Plan shows little change in the floorplan, albeit that an extension has been added to the northern part of the building.

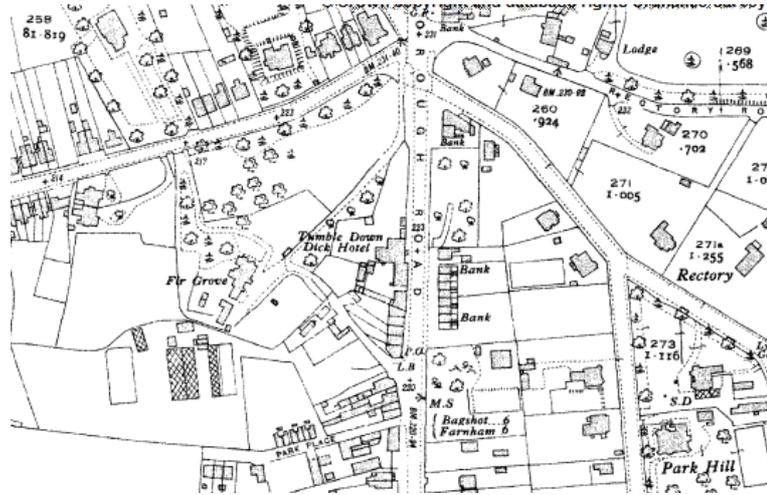


Figure 3.5. 1931-2 Ordnance Survey Plan.

3.11 By 1936, a photograph of the building, looking south along Farnborough Road, shows limited change to the building, although the ivy on the northern building has been removed.



Figure 3.6. 1936 photograph looking south along Farnborough Road.

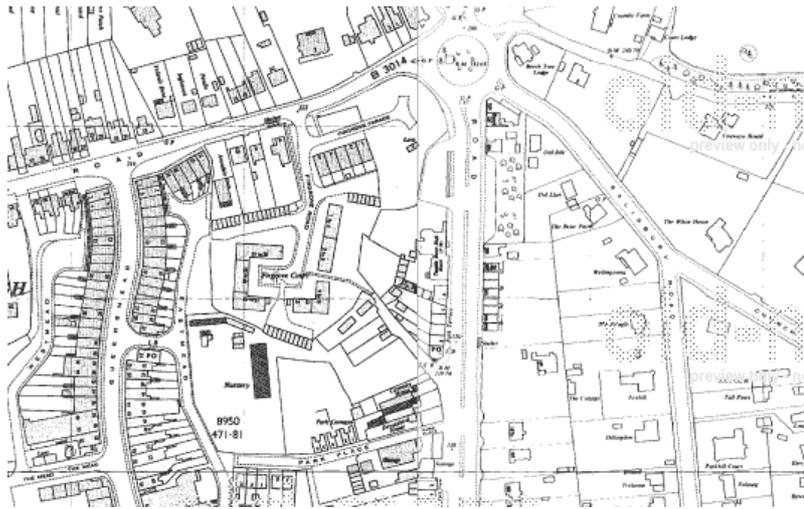


Figure 3.7. 1964 Ordnance Survey Plan

3.12 According to James, 1993⁴, the front of the public house was remodelled in the 1950s, which is evident in a comparison of the existing building with that from 1901.



Figure 3.8 1901 Photograph of site.

⁴ James, B, (1993) Farnborough and Cove in old picture postcards, Europese Bibliotheek



Figure 3.9. Photograph of site in 2012.

3.13 A comparison of the two photographs shows significant alteration of not only the façade, but other elements including:

- Single storey extension to right hand side;
- Addition of double height bay window/extension to right (shown in the 1936 photograph), including a chimney;
- Loss of other chimneys to all parts of the building; and
- On the left hand building, changes to the openings, replacing the two doorways with windows.

3.14 By the 1964 Ordnance Survey Plan, the public house had been extended to the north west corner with a bay added on two sides. The floorplan of the rest of the building appears to have changed little.



Figure 3.10. 2012 Aerial Photograph of site⁵.

- 3.15 The Tumbledown Dick Public House was closed in February 2008 and is currently vacant, but was previously used as a live music venue.
- 3.16 Figure 3.10 is an aerial photograph of the site in 2012. This shows that a large extension has been added in the south west corner of the site, filling in a courtyard area, having been constructed between 1964 and 2012.

Historic Associations

- 3.17 There are a number of unsubstantiated claims (from secondary sources) associating the Tumbledown Dick Public House with historic figures, including:
- Henry VIII: built to commemorate the downfall of Richard III (which would suggest that the inn dated from the late 15th or early 16th Century);
 - Dick Turpin: who is alleged to have slept at the inn, after whom one of the bedrooms is named;
 - Richard Cromwell: a member of the Hampshire gentry who, after his fall from power, was nicknamed Tumbledown Dick;
- 3.18 There is also local folklore that the public house was named after Dick Thrupples, who was a regular at the establishment. It was said that one day someone weakened the leg of Dick Thrupples chair causing him to fall and slide under the table. It is alleged that Thrupples later bought the inn and changed its name to Tumbledown Dick after this incident.

⁵ Image from Google maps, accessed 3rd December 2012.

- 3.19 There is no documentary evidence to support these claims and they can only be said to be local folklore or based on supposition.
- 3.20 There have also been links to a number of music bands, including The Clash playing at the establishment, but these are one of a series of performances rather than being seminal periods in a particular bands' history and as such cannot be considered to be of any significant association.

4. Assessment of architectural or historic interest

- 4.1 The following assessment of architectural or historic interest is based on a site inspection of the Tumbledown Dick Public House and subsequent assessment against the statutory listing criteria and guidance from English Heritage's selection guide.

Analysis of existing building

- 4.2 According to documentary sources, an inn has existed on the site of the Tumbledown Dick Public House since the 16th or 17th Century. The existing buildings on the site do not reflect this. The existing structures are mid to late 19th Century in date, evidenced from historic maps and built fabric. There is evidence of a fragment of an earlier building (possibly 18th Century), with a double hipped roof and non-standard bricks, but it is now rendered and subsumed and overwhelmed by the public house. This element has been subject to significant alteration including the replacement of a substantial number of roof timbers.

Description

- 4.3 The building consist of a number of component parts. Fronting onto Farnborough Road are two buildings, consisting of two storeys. The northernmost part it five windows wide, with a central doorway, with porch. The doorway has a fanlight over. This part has a hipped roof in slate. To the north of this range is a small single storey structure which has a single door. It is in terracotta brick, with rendered window surrounds and semi-circular brick window arches. This extends into the site with a two storey bay window on the north west corner.



Figure 4.1. Tumbledown Dick Public House as viewed from Farnborough Road.

- 4.4 The southern part of the two storey range is five windows on the ground floor and three windows on the first floor, with a slate hipped roof. The ground floor has rendered surrounds to the windows, with black brick semi circular window arches. There is a rendered band between ground and first floors. The first floor windows are set within a rendered surround. To the rear of this part of the building is a double hipped roof range, with handmade bricks and a rendered rear elevation with substantially reduced floor to ceiling heights.



Figure 4.2. Rear elevation of Tumbledown Dick Public House.

- 4.5 Further to the south is a single storey structure with a central doorway giving access to a large hall/venue which is within the site. The doorway has a rendered surround with a fanlight above. Further south is a single storey structure, with a clay tile hipped roof, and is three windows wide.
- 4.6 To the rear of the site, there are various single structures, including garages, as well as a large surface car park.
- 4.7 Internally, the building has been subject to significant alteration, although there are some Victorian window surrounds still surviving in the northernmost part of the public house. The building has been subject to vandalism and water ingress and is currently in a poor condition.
- 4.8 There is a basement to part of the building, which extends under the northernmost part of the public house only.
- 4.9 Documentary sources suggest that the building was re-fronted in the 1950s and a comparison of early 20th Century photographs and the existing building shows significant alteration (figure 4.1 and 4.2), including:
- Single storey extension to right hand side;

- Addition of double height bay window to right (shown in the 1936 photograph), including a chimney;
- Loss of chimneys to all parts of the building; and
- On the left hand building, changes to the openings, replacing the two doorways with windows.



Figure 4.1 1901 Photograph of site.



Figure 4.2. Photograph of site in 2012.

4.10 Internally, the building has been subject to significant change through several phases of refurbishment, not least the re-fronting of the building in the 1950s. The building on the right hand side in figure 4.2 retains some of its mid 19th Century window and door surrounds, as well as the entrance surround, with fanlight, (although the glass has been replaced).



Figure 4.3 (left) and 4.4 (right) showing mid 19th Century entrance and window surround respectively.

4.11 Whilst the entrance door and window surround appear to date from the mid 19th Century (the original period of construction) there are no other fixtures or fittings within the rest of this part of the public house which date from this phase of construction.



Figure 4.5. View of north west corner of building showing two storey extension added.

- 4.12 Figure 4.5 shows the north west corner of the public house and the two storey extension that was added between the date of the 1931-2 Ordnance Survey Plan and the 1936 photograph of the building. The chimney to the rear has since been added.



Figure 4.6. 1936 Photograph of the site.

- 4.13 The Tumbledown Dick Public House does incorporate an earlier building – the two storey double hipped roof range – (possibly 18th Century) although it has been subsumed by mid- to late-19th Century buildings and extensions such that its original form is not discernible, appearing fragmentary. The original mid-19th Century building has been subject to alteration and extension, including the re-fronting of the building in the 1950s, and the removal of the chimneys throughout. Internally, the building has been subject to significant change with few fixtures or fittings remaining.

Assessment of building against listing criteria

- 4.14 Whilst the building dates from the mid-19th Century, it has been subject to significant change, not least with its re-fronting in the 1950s as well as the removal of chimneys and an extension in the 20th Century. Consequently, only the shell of the original building remains and it lacks any architectural interest.
- 4.15 The Tumbledown Dick Public House is wholly typical of a mid-19th Century public house. Its alteration has led to the removal of many of the original fixtures and fittings and these are, in themselves, not of any specific interest either.

- 4.16 The shell of the existing public house dates from the mid 19th Century, and there is a need for greater selectivity of buildings from this period. The original building has been subject to significant alteration and extension to the extent that the original form of the building has been compromised and, as such, does not possess sufficient original internal or external fabric to warrant listing.
- 4.17 Secondary sources associate the public house with several notable figures, however, there is no substantive evidence to support this. Notwithstanding this, according to the Principles for Listing, for a building to be considered worthy of listing due to historic interest, it must have some quality in its physical fabric. The building lacks, in this case, architectural interest sufficient to justify listing by virtue of historic association, irrespective of whether any such historic associations can be proven.
- 4.18 The Tumbledown Dick Public House does not include any historic signage or advertisements which could otherwise contribute to special interest.

General Principles

- 4.19 In relation to the general principles of listing:
- Age and Rarity. The building dates from the mid-19th Century, likely circa 1840. After 1840, there is a need for greater selectivity of buildings as there is a greater rate of survival. Buildings dating before 1840, if they survive in their original condition are likely to be of listable quality. The building dates from circa 1840, but does not survive in its original condition;
 - Aesthetic Merits. The Tumbledown Dick Public House is not of any intrinsic architectural merit. It has been subject to several phases of refurbishment which has removed many of the internal fixtures and fittings. Externally, the building has been subject to change, not least through its re-fronting in the 1950s.
 - Selectivity. The Tumbledown Dick Public House is an entirely typical mid-19th Century public house and is not the most representative or most significant of its building type;
 - National Interest. The Tumbledown Dick Public House does not have any strong architectural interest, nor is it the most significant or distinctive on a regional basis. It is a wholly typical mid-19th Century public house.

4.20 In conclusion, the Tumbledown Dick Public House does not satisfy the general criteria for listing.

Summary

4.21 Whilst an inn may have been located on the site of the Tumbledown Dick Public House since the 16th Century, the existing buildings on the site date from the mid-19th Century and have been substantially altered and extended, including the re-fronting of the building in the 1950s. There is a fragment of an earlier building (likely 18th Century) but this has been subsumed and overwhelmed by the host building. The building has undergone several phases of refurbishment which has led to the removal of many of its architectural fixtures and fittings and it is considered to not have sufficient architectural interest to warrant listing.

4.22 Historic associations with notable persons are unsubstantiated and are not, in themselves, sufficient to warrant listing. For any building to be listed by virtue of its historic interest, a building must also have architectural interest, which the Tumbledown Dick Public House lacks.

4.23 The Tumbledown Dick Public House does not possess sufficient architectural or historic interest to meet the statutory criteria for listing.

5. Conclusions

- 5.1 This Heritage Assessment has considered the architectural or historic interest of the Tumbledown Dick Public House, Farnborough Road, Farnborough against the relevant criteria, principles and guidance for listing.
- 5.2 Whilst an inn may have been located on the site of the Tumbledown Dick public house since the 16th Century, the existing buildings on the site date from the mid 19th Century and have been substantially altered and extended, including the re-fronting of the building in the 1950s. Architectural interest is absent.
- 5.3 Historic associations with notable persons are unsubstantiated and are not, in themselves, sufficient to warrant listing. For any building to be listed by virtue of historic interest, it must also have architectural interest, which the Tumbledown Dick Public House lacks.
- 5.4 In conclusion, the Tumbledown Dick Public House does not possess sufficient architectural or historic interest to meet the relevant criteria for listing.

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