

**Application Name:** The Tumbledown Dick, Farnborough**Number:** 476140**Type:** New**Heritage Category:** Listing**Address:**

The Tumbledown Dick, 227 Farnborough Road, Farnborough, Hampshire, GU14 7JT

County	District	District Type	Parish
Hampshire	Rushmoor	District Authority	Non Civil Parish

**Recommendation:** Reject**Assessment****CONTEXT**

We have been asked to assess The Tumbledown Dick public house for listing.

The pub is closed and boarded up. Whilst it is not yet subject of a planning application, we understand that its sale is being negotiated with a view to redevelopment of the site. We have been provided with two heritage reports: one from the applicant and the other prepared by Turley Associates for Rushmoor Borough Council.

**HISTORY/DETAILS**

The Tumbledown Dick, Farnborough has a long history. The first documentary evidence of the pub appears in a letter dated 30 July 1722 from Thomas Matthew of Cove 'here [sic] Tumbledown Dick. There is also a building shown on the site in Ogilby's map of 1675 although it is not named. In 1825 sale particulars of Farnborough Park Estate refer to it as 'A newly erected substantial brick built house adjoining the High Road and known as the Tumbledown Dick public house containing: eight bedrooms, club room etc, a farm yard with stabling for 20 horses, barn, piggery, garden, double cottage for labourers, brick and timber cottage etc.' This clearly indicates that the pub was rebuilt around 1820 and had several ranges of outbuildings. In 1861 the pub was put up for sale by auction. The sales particulars state that it included eight bedrooms, parlour, club room, tap room, bar, kitchen, wash house and soldiers' room, large underground cellar and convenient out buildings. The tenants were noted as being H & G Simonds Brewery of Reading and in 1865 they seem to have acquired the freehold. In the C19 the pub hosted the manorial court as well as being a meeting place for the Freemasons and army personnel from nearby camps.

The 1880 1<sup>st</sup> edition Ordnance Survey map shows the core of the building as an L-shaped block with a courtyard to the south (presumably the farmyard mentioned above) and further ranges to the north and north-west. The 1896 OS map shows the demolition of the range to the north-west and some of the courtyard buildings. The southern part of the main building appears to have been rebuilt with a new frontage onto the road, forward of the original footprint, and also extended southwards after the demolition and rebuilding of the buildings on the north-east corner of the courtyard. The 1911 OS map shows the only change to be the demolition of the northernmost part of the range of outbuildings adjoining the north of the

pub. An extension is shown as having been added to the rear of the northern part of the main pub building on the 1931 map. The last major change to the pub was the creation of a hall over what was the courtyard at some point in the late C20. The pub became a popular local music venue but closed in 2008. The unusual name is believed to relate to Richard Cromwell (1626-1712), Lord protector, known disparagingly following the Restoration as Tumbledown Dick.

The large pub consists of a square plan two-storey northern range with an adjoining two-storey range to the south. To the south of this range are a series of single-storey former farm/stable buildings with clay tile roofs that form the east and south sides of the courtyard and provide the entrance to the hall behind. This has a modern flat roof. A small single-storey range with a tiled gabled roof adjoins the north range.

The two principal ranges are of red brick in Flemish bond with hipped slate roofs. The southern range has a storey band and plinth. The northern range has a two-storey extension with hanging tiles to the upper storey to the north-west. The southern range has a slightly higher roof line and projects further forward than the northern range. From the photographs provided, the northern range appears to be symmetrical in five bays; the ground floor windows (probably six-over-six horned timber sashes) are recessed within altered, nearly round-arched blind openings, now rendered, and the arches painted black. The first floor windows are similar sashes beneath flat arches – both arches and cills are rendered. The southern range has paired ground floor sashes either side of a central sash, possibly a former entrance, and three first-floor sashes; all windows are recessed within wider round-arched openings. Most windows are currently boarded-up. The entrance, set centrally in the northern range, has a rebuilt flat-roofed porch supported on the columns and engaged shafts of what appears to be an early C19 porch but could be later C19 or early C20. It encloses a shallow segmental-arched doorway with margin glazing. The single-storey range to the south of the main building has a large, presumably C20 entrance while the southern range retains its courtyard-side dormer windows.

No photographs of the interior were provided by the applicant, who however makes no claims to any internal features of note. Photographs from another source indicate that there is at least one mid-C19 door and window surround surviving internally but no other features are known.

## **ASSESSMENT**

The Principles of Selection for Listing Buildings (March 2010) states that most buildings dating from between 1700 and 1840 which retain a significant proportion of their original fabric are listed. The English Heritage Selection Guide for Commercial Buildings (April 2011), which includes public houses, states that when assessing buildings of this type and date for inclusion on the statutory list we take into account architectural quality, intactness, and the survival of original fixtures and fittings. Public houses are a common building type and survive in high numbers. Consequently, greater selectivity is required when assessing these buildings for listing.

The following points are of particular relevance in this instance:

- \* Architectural interest: the Tumbledown Dick is essentially an early to mid-C19 building but subsequently altered and extended, and the survival of any fabric prior to this is highly speculative given the statement that it was newly erected in 1825;
- \* Intactness: high degree of alteration, refacing and extension, the physical evidence corroborated by evidence from historic maps;
- \* Survival of internal fittings: lack of evidence of an early to mid-C19 interior or of a later C19 or early C20 pub interior, and survival likely to be sparse given the high level of alteration;
- \* Historic interest: the pub has a long and locally important history as a focus for events in the village of Farnborough. However, it has no particular association with significant national events or people.

## **CONCLUSION**

The Tumbledown Dick public house, Farnborough, is a building of local interest as a long established pub with historical links to both the local community and military presence in the area, the current building dating from c 1825. However, from the evidence available, it lacks the special architectural and historical interest required to qualify for listing.

