

Weir House Millmead Guildford



Historic Buildings Survey



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NATIONAL TRUST HISTORIC BUILDINGS SURVEY

Summary Sheet One

| | | |
|--|---|---|
| Property Name | Address | Building Name |
| Weir House | Millmead, Guildford, Surrey | Weir House |
| Property/ Building Reference | OS Grid Reference | Surveyor/ Date of Survey |
| | SU9949SE | Deirdre Forde, October 2008 |
| Category | Original Use | Current Use |
| Regency Villa | Unknown/ Domestic dwelling | Domestic Dwelling |
| Date of Construction | Statutory Designation | NT SMR Reference |
| 1800-1830 | Listed Grade II | No- 122496*0 |
| Walling Materials | Roofing Materials | Flooring Materials |
| English bonded brick and plaster | Timber frame roof with slate/clay tiles | Flagstones and softwood boards |
| Description: | | |
| <p>Weir House is a late 18th century/early 19th century Regency Villa with later 19th century and 20th century additions. Three storeys on the east side and two storeys with basement level on the west side featuring original sash windows. It is brick built with colourwashed stucco and a low-pitched, hipped slate roof and clay tiles over the extension. It has a trellis-work balcony porch at first floor level on the south front and a verandah that extends across the south and east fronts. The interior retains a large amount of its original fixtures and fittings. On the west side is a fine trellis-work pagoda porch.</p> | | |
| Architectural/ Historic Significance: | | Landscape significance: |
| <p>It is a rare surviving example of a Regency villa in an urban context and it remains almost unaltered both internally and externally. It is historically significant within Guildford as a part of the Millmead House Estate and because of its association with the Bloomsbury Group.</p> | | <p>The relationship of the house with its villa garden remains largely unaltered also and contributes significantly to the historic character of the house and its setting.</p> |
| Notes/Qualifications Regarding Survey: | | |
| Additional Information Sources for this Building: | | |
| <p>Documentary information relating to Weir House and its environs is held at the archive, National Trust Regional Office, Polesden Lacey, Gt Bookham, Dorking, Surrey, RH5 6BD and at the Surrey History Centre, 130 Goldsworth Rd, Woking, Surrey GU21 6ND.</p> | | |
| Copies and CDs of this report held at: | | |
| <p>NT Regional Office; NT Swindon Office, Heelis (Archaeological Archive); County Council Archive (SMR)/</p> | | |

County Records Office; NMRC, Swindon; Oxford Archaeology, Oxford

NATIONAL TRUST HISTORIC BUILDINGS SURVEY

Summary Sheet Two

| | | | |
|---|--------------------------|--|--|
| Property Name | | Address | |
| Weir House | | Millmead, Guildford, Surrey | |
| Property/ Group Reference | OS Grid Reference | Surveyor/ Date of Survey | |
| Listed Building Grade II | SU99 49SE | Deirdre Forde October 2008 | |
| Local Planning Authority | | Local Authority (Building Regs. Etc.) | |
| Guildford Borough Council | | | |
| Area Designation | | | |
| The building is situated in the Millmead and Portsmouth Road conservation area on land also owned by the National Trust. The house is a Grade II Listed building and held alienably by the National Trust. | | | |
| Description of Group: | | | |
| Weir House is a Grade II Listed building. Grade II are of special interest warranting every effort to preserve them. | | | |
| History and Development | | | |
| <p>The building is thought to have been constructed in its original form between the years 1805 and 1815 by the Haydon family. It is unknown who the intended resident of the house was at this time but many tenants passed through the house in the 19th and 20th centuries including Vanessa Bell of the Bloomsbury Group.</p> <p>A service wing was added to the house in the mid 19th century and there may have been alterations to the original structure at this time. Some of the trellis-work of the verandah was replaced and repaired in the early 20th century. In 1949, the first storey of this extension was converted into the Northend flat. This involved the blocking and rearranging of the stairs at the north end of the extension and possibly the blocking of access from the first floor of the original structure. The house has remained largely unchanged since the mid-20th century.</p> | | | |
| Information Source As well as map evidence, the historic account of the site contained in this report is largely based on Sarah Squires 'Documentary History of Weir House, Guildford' (1994), produced for the National Trust. Additional information about the Millmead Estate was gained from 'Sidelights on Guildford III; Some of the schools of Guildford' (1954) by JK Green and CK Currie's 'A Historical and Archaeological Assessment of the Wey and Godalming Navigations and their Visual Envelopes' (2006) produced for the National Trust. Other useful information about land ownership relating to Millmead House and Weir House was gathered from the Tithe apportionment and from the wills of William Haydon I, II and III. | | | |
| Maps | | | |

Map of Guildford (1835) Held at Surrey History Centre

Tithe Map for St. Nicholas Parish (1841) Held at Surrey History Centre

Ordnance Survey 25" First Edition (1869) Surrey sheet XXXI.4. Held at Surrey History Centre

Written Records

Nicholas Roger, *Lawrence Powell*, Guildford News Letter (2008)

Peats Richard, *Weir House, Millmead, Guildford*- Southern Region Vernacular Buildings Survey (2000)

Powell Lawrence Esquire to The National Trust, Deed of Gift of the Weir House, Guildford, in the County of Surrey Dated 18th November 1957

Squires Sarah, Documentary References to Weir House (1998), Appendix in Peats Richard, *Weir House, Millmead, Guildford*- Southern Region Vernacular Buildings Survey (2000)

NT Records

Currie C.K., *A Historical and Archaeological Assessment of the Wey and Godalming Navigations and their Visual Envelopes; Volume I*, Report to the Managing Agent, The National Trust (Southern Region) Sept 2006

Oxford Archaeology, *Weir House, Millmead, Guildford; Historic Buildings Survey*, commissioned by The National Trust (2008)

Rutherford S., Weir House, Guildford, Surrey; Landscape Conservation Statement, commissioned by The National Trust (2008)

Weir House, Millmead, Guildford

Historic Building Survey

Written by Deirdre Forde

Table of Contents

| | |
|--|-----------|
| Summary..... | 1 |
| 1 Introduction..... | 2 |
| 1.1 Background..... | 2 |
| 1.2 Aims and objectives..... | 2 |
| 1.3 Methodology..... | 2 |
| 1.4 Acknowledgements | 3 |
| 2 Historical background and context..... | 3 |
| 2.1 Millmead House Estate..... | 3 |
| 2.2 Weir House..... | 3 |
| 2.3 Architectural Background and Significance..... | 5 |
| 3 External Description..... | 7 |
| 3.1 Original Structure..... | 7 |
| 3.2 Victorian extension..... | 8 |
| 4 Internal Description..... | 8 |
| 4.1 Ground Floor, Main House..... | 8 |
| 4.2 Ground Floor Services..... | 10 |
| 4.3 Mezzanine..... | 11 |
| 4.4 First Floor..... | 11 |
| 4.5 Second Floor..... | 13 |
| 4.6 North End..... | 14 |
| 4.7 Stables and Out Buildings..... | 15 |
| 5 Condition and Conservation | 17 |
| 5.1 Conservation Issues..... | 17 |
| 5.2 Conservation Recommendations..... | 17 |

| | |
|---|-----------|
| 6 Conclusion and Significance..... | 18 |
| 6.1 Discussion..... | 18 |
| 6.2 Phasing and Construction History..... | 19 |
| 6.3 Statement of Significance..... | 20 |
| Appendix A. Bibliography..... | 21 |
| Appendix B. Fixtures and Fitting..... | 22 |
| Appendix C. Listed Building Entry..... | 24 |
| Appendix D. Documentary Evidence for owners and occupiers of Weir House..... | 25 |

List of Figures

- Figure 1 Site location map
Figure 2 1739 Ichnography of Guildford by John Harris and Matthew Richardson
Figure 3 1835 Map of Guildford
Figure 4 1841 Tithe map; St Nicholas Parish
Figure 5 1869 Ordnance Survey 25" First Edition
Figure 6 Loudon's design for a 'Suburban Villa'
Figure 7 Block Plan of existing structure and site levels
Figure 8 Elevations of Weir House
Figure 9 Ground floor plan
Figure 10 First floor plan
Figure 11 Second floor plan

See Appendix B for Fixtures and Fittings codes

List of Plates

- Plate 1 East elevation of Original House
Plate 2 South elevation of Original House
Plate 3 West elevation of Original House
Plate 4 Main entrance, west elevation
Plate 5 East elevation, Victorian extension
Plate 6 North elevation, Victorian extension
Plate 7 West elevation, Victorian extension
Plate 8 West elevation, Victorian extension
Plate 9 East entrance, interior
Plate 10 Dining room door fixtures
Plate 11 Serving Hatch
Plate 12 Door to services, facing north
Plate 13 Foot of stairs, facing north
Plate 14 Dining room French doors, facing south
Plate 15 Dining room French doors, facing east
Plate 16 Dining room fireplace
Plate 17 Dining room fireback
Plate 18 Alcove cupboard, facing north
Plate 19 Dining room doors, facing north
Plate 20 Dining room console, facing north east
Plate 21 Dining room console, facing north west
Plate 22 Lion Mask detail

| | |
|----------|---|
| Plate 23 | Dining room skirting board and dado rail |
| Plate 24 | Spiral window stay |
| Plate 25 | Butler sink, utility room |
| Plate 26 | Spiral window stay |
| Plate 27 | Utility room, facing north |
| Plate 28 | Kitchen, facing south |
| Plate 29 | Serving hatch, facing south |
| Plate 30 | Kitchen, facing west; impression of missing dresser |
| Plate 31 | Kitchen, facing north |
| Plate 32 | Window in kitchen door |
| Plate 33 | Kitchen door lockcase, facing north |
| Plate 34 | Kitchen window, facing east |
| Plate 35 | Spiral window catch |
| Plate 36 | Toothed window fixture, facing east |
| Plate 37 | Services entrance, facing east |
| Plate 38 | 20th century bell board |
| Plate 39 | Scullery, facing north |
| Plate 40 | Lead casement catches |
| Plate 41 | Stores, facing north |
| Plate 42 | Stores, facing west |
| Plate 43 | Coal cellar, facing west |
| Plate 44 | Main entrance at mezzanine level, facing south west |
| Plate 45 | Shutter knob |
| Plate 46 | Stained glass window of main entrance, facing west |
| Plate 47 | Beaded arch of first floor hallway, facing west |
| Plate 48 | Sash window in first floor hallway, facing east |
| Plate 49 | Drawing room doors, facing south-west |
| Plate 50 | Door fittings |
| Plate 51 | Bathroom door, facing north |
| Plate 52 | Stairs between first and second floor, facing west |
| Plate 53 | North east alcove of drawing room |
| Plate 54 | French doors, facing south |
| Plate 55 | Window stay |
| Plate 56 | Drawing room fireplace, facing west |
| Plate 57 | Tapestry rail, Drawing room |
| Plate 58 | Drawing room doors, facing north |
| Plate 59 | Drawing room skirting board and dado rail |

| | |
|----------|--|
| Plate 60 | Sash fastener, Bedroom One |
| Plate 61 | Bedroom one, facing west |
| Plate 62 | Door fittings |
| Plate 63 | Bedroom one fireplace, facing east |
| Plate 64 | First floor bathroom windows, facing west |
| Plate 65 | Stairs and landing, facing south |
| Plate 66 | Second floor corridor |
| Plate 67 | Oval door knobs |
| Plate 68 | Bedroom two, facing west |
| Plate 69 | Bedroom two, bell fitting east wall |
| Plate 70 | Bedroom three, facing south |
| Plate 71 | Bedroom three, facing east |
| Plate 72 | Bedroom three fireplace, facing west |
| Plate 73 | Bedroom three Fire escape, facing east |
| Plate 74 | Bedroom four door fittings |
| Plate 75 | Bedroom four, facing north |
| Plate 76 | Second floor bathroom window, facing north |
| Plate 77 | Second floor bathroom door fittings |
| Plate 78 | Northend door, facing north |
| Plate 79 | Northend twin sash, facing north |
| Plate 80 | Northend Victorian fireplace, north-east bedroom facing east |
| Plate 81 | Northend Victorian fireplace, north-west bedroom facing west |
| Plate 82 | Northend sash window, north-west bedroom facing west |
| Plate 83 | Northend door, north-west bedroom facing east |
| Plate 84 | Bathroom door fittings |
| Plate 85 | Northend, south-east room facing south |
| Plate 86 | Northend kitchen, window facing west |
| Plate 87 | Northend kitchen, cupboard facing north |
| Plate 88 | Stable block, facing west |
| Plate 89 | Interior of coach house, facing west |
| Plate 90 | Interior of coach house, visible brickwork in west wall |
| Plate 91 | South wall of stable |
| Plate 92 | Exposed plaster and lathes in roof of stable |
| Plate 93 | Interior of storeroom, facing west |
| Plate 94 | East wall of underground cellar |
| Plate 95 | South wall of underground cellar |



Weir House, Millmead, Guildford

Summary

Oxford Archaeology (OA) has carried out a programme of investigation and recording at Weir House in Guildford, Surrey, a Grade II Listed Building owned by the National Trust and situated in a Conservation Area. The house is in good condition and currently inhabited by tenants. The work is in advance of any possible changes that may be proposed in the future so that informed conservation recommendations can be made for practical and effective management that will not compromise the buildings special features and overall historic value.

Weir House is a late 18th /early 19th century Regency Villa with later 19th and 20th century additions. The house, its associated outbuildings and its garden are situated on a piece of land, also owned by the National Trust but leased separately, close to Guildford town centre. It is a rare surviving example of a villa of this type in an urban context and it remains almost unaltered both internally and externally. As well as a record of the historic fabric and structure, part of the survey focused on a detailed description of the original fixtures and fittings inside the house as well an analysis and interpretation of the phasing and development of the building. Historic research and map regression was also carried out to provide an historic background to the site with an aim to a better understanding and interpretation of the building and its context.



1 INTRODUCTION

1.1 Background

1.1.1 Oxford Archaeology (OA) has been commissioned by The National Trust to undertake a programme of historic building recording at Weir House in Millmead, Guildford, Surrey. The property was given to The National Trust in 1957 by deed of gift and due to the high quality of surviving historic detail and fine fixtures and fittings, an enhanced survey, in addition to the Vernacular Buildings Survey carried out in 2000 by Richard Peats, was commissioned. The work was carried out in advance of any changes that may take place at the site in the future so that informed conservation recommendations can be made that will not compromise the historic fabric as well as the character of the building and its environs. It is a Grade II Listed Building and it is situated in a Conservation Area close to Guildford town centre.

1.1.2 In addition to this report, a comprehensive study of the historic garden and landscape surrounding Weir House was carried out by Dr Sarah Rutherford on behalf of the National Trust and is compiled in her Landscape Conservation Statement (2008).

1.2 Aims and objectives

1.2.1 The main aim of the work was to produce a record of the building for posterity and so that informed changes may be made in the future. The work concentrated on a detailed report of the building's structure and fixtures and fittings as well as an improved understanding of its history and significance.

1.3 Methodology

1.3.1 The recording was generally carried out to English Heritage Level II-III and consisted of three main elements: historical and contextual research, a photographic survey and a detailed written survey. The information in the report for the most part has been obtained through an examination of the building itself but the broader stylistic and historical context and importance are also discussed.

1.3.2 As well as map evidence, the historic account of the site contained in this report is largely based on Sarah Squires 'Documentary History of Weir House, Guildford' (1994), produced for the National Trust. Additional information about the Millmead Estate was gained from 'Sidelights on Guildford III; Some of the schools of Guildford' (1954) by JK Green and CK Currie's 'A Historical and Archaeological Assessment of the Wey and Godalming Navigations and their Visual Envelopes' (2006) produced for the National Trust. Other useful information about land ownership relating to Millmead House and Weir House was gathered from the Tithe apportionment and the wills of William Haydons I, II and III.

1.3.3 The photographic survey used 35 mm film (black and white prints) and digital. It consisted of general shots and specific details (internal and external) as well as shots of associated outbuildings.

1.3.4 The written survey provides a detailed description of the exterior and the interior of the house as well as surviving fixtures and fittings. A list of these fixtures and fittings has been provided along with their positions in the house on CAD produced plans provided by the National Trust.



1.4 Acknowledgements

- 1.4.1 Oxford Archaeology would like to thank the National Trust for opening their archive to us and providing plans for this report. We would also like to thank the tenants of Weir House for their co-operation during the survey and for the provision of important information regarding local sources. Also, thanks to the Surrey History Centre and Lloyd's Group Archive who provided access to valuable sources during our research. Finally thanks to Dr. Sarah Rutherford for correlation of information and ideas.

2 HISTORICAL BACKGROUND AND CONTEXT

2.1 Millmead House Estate

- 2.1.1 Until at least 1879, Weir House was part of the Millmead House Estate (Peats 2000). This estate is situated on the west side of Millmead Weir where the Wey and Godalming Navigations run through Guildford. At the time that Weir House is presumed to have been built, the Estate was owned by the Haydon family. The Haydons were a successful family and some served as mayors of Guildford. William Haydon I was a wealthy draper who in 1765, founded Haydon's Bank, the first bank in Guildford, at the site of Lloyd's bank on High Street today, and eventually it became his sole trade. The bank was kept in the family for three generations through Haydon's sons, Thomas, Joseph and Samuel, and Thomas's son Dodsworth. In 1860, William Haydon Smallpiece, who had a connection to the Haydon's through marriage, was taken on as a partner and in 1883, Smallpiece & Haydon sold out to Capital & Counties Bank.
- 2.1.2 The Tithe of 1841 show that the Haydons owned a substantial area of land around Millmead House from Millmead Park and plantation to the south to cottages and gardens just south of High Street. Judging from the wills of the Haydons, they were an extremely wealthy family for the time. According to William Haydon I's will, the estate was taken over by William Haydon II around 1784. William Haydon II died around 1816 and the estate was left to William Haydon III. Russell's Almanack of 1839 lists William Haydon Esq., the third William Haydon, at Millmead House and according to the directories, he lived there until 1855. In 1856, the directories show Millmead House as the "Personal Estate of General Butterworth" (Squires 1994).
- 2.1.3 It is unknown when Millmead House was built. According to some sources, Millmead House is a late 17th century house with 18th century alterations (Currie 1996 & Peats 2000). Other sources claim that it was built by William Haydon I in the 1740s or 1750s (The Advertiser 1999). However, it would seem, due to its absence in William Haydon I's will, that it was built by William Haydon II in the late 18th century. Millmead House, now the offices of Guildford Borough Council, was built as a fine 2 storey Georgian house and it was extended in the early 19th century, probably after the death of William Haydon II. William Haydon III is likely to have carried out the addition of a second floor and a new porch and front. A glass house and conservatory were also added to the house during his residency and these can be seen in a watercolour by George Frederick Prosser, a local artist, dating from the middle of the 19th century. Another extension added to the south side of the building in the 19th century was raised to the same height and design as the main building in 1962. Since being taken over by Guildford Borough Council in 1982, further modern extensions have been added.

2.2 Weir House

- 2.2.1 Occupation of Weir House, known as Millmead Cottage until the early 20th century, was well documented along with Millmead House by Sarah Squires (See Appendix D for



- summary), however records and documentation relating to the building's origin are scarce. The original structure of Weir House is typically late 18th/early 19th century in style and the first reference to a building on the site can be seen on the 1739 Ichnography of Guildford by John Harris and Matthew Richardson (Fig. 2). This shows a rectangular building on a small plot at the corner of Mr Drewit's field, believed locally to have been a gardener's cottage. It is possible that this earlier building forms the core for the existing structure.
- 2.2.2 The earliest map on which Weir House is shown is the 1835 Town Map (Fig. 3). A house with bowed bays on the south and west walls and outbuildings to the west appear on the site of the earlier rectangular building. The Tithe map for St Nicholas Parish 1841 shows the same block structure (Fig. 4).
- 2.2.3 Unconfirmed tradition relating to Weir House suggests that it was built by William Haydon II as a house for his mistress who worked at a school owned by him. An article that appeared in *The Advertiser* in December 1999 describes how Millmead House had become a girl's school by the end of the 1700s and Miss Ogbourne, the headmistress, married the second William Haydon after the death of his first wife. The marriage was apparently kept a secret until his death when she was openly acknowledged as his widow. The article does not mention Weir House and there is no documentary evidence supporting the establishment of a girl's school at Millmead house or the existence of a Miss Ogbourne. However, in *Sidelights on Guildford III; Some of the schools of Guildford* (1954), JK Green gives an account of how William Haydon the third converted one of his barns in Millmead into an infant school and house for a master and mistress in 1827. The Tithe map of 1841 shows an 'Infant School Cottage and Yard' as part of the Millmead estate just at the north-west corner of the Lodge garden. According to Green, for the first year, he paid all the expenses of the school himself but after this, it was maintained by public subscription. The names of the original master and mistress are unknown but in 1829 a Mr Thomas E Dexter was appointed at the age of 16 and worked there until he succeeded his father at Holy Trinity National School in 1837. In 1837, there was an average attendance of 150 infants at the school. By 1839, Haydon had donated the barn to the school. By 1842, attendance had dropped to between 80 and 90 infants and two years later the names of Mr and Mrs Woodger are given as master and mistress. In 1845, Russell described the school as 'one of these truly interesting establishments' in his almanack. According to Green, no further reference to the school appears and it is likely that it closed due to lack of funds in 1846 or 1847. There is no evidence that any of the people who worked at the infant school were associated with Weir House.
- 2.2.4 However, it is possible that William Haydon II married a school teacher and it is a plausible explanation that Weir House was built as his residence and occupied by himself and his wife before his death. In his will, he leaves the house 'which she now occupies', and all its contents to his 'dear wife'. The name of the house is not mentioned but it is likely to have been a relatively high status house on the Millmead Estate with a close proximity to the main house. At the time of William Haydon II's death around 1816 William Haydon III, the son and heir of the estate, was most likely residing in Millmead House, which was left to him.
- 2.2.5 According to Squires (1994), Russell's Almanack of 1839 lists a Dr. Bacon at Millmead Cottage. The house appears in the Tithes of 1841 as "House yard stable etc", owned by William Haydon who owned and occupied Millmead House. The house appears on the Tithe map with its extension, or an earlier structure to the north (Fig. 5). According to the records, many tenants passed through Weir House/Millmead Cottage in the late 19th and early 20th centuries. In 1856, ownership of Millmead House had been passed on to



General Butterworth but by 1869, Russell's Almanack lists a Sir P Craigie at Millmead House and Charles Edward Bacon, MD as the occupant of Millmead Cottage. Three years later, Millmead Cottage was occupied by Dr. Bacon's widow. The OS map of 1869 (Fig. 5) shows the house with all extensions and outhouses present at this time. In March 1879, it seems the Millmead Estate still included Weir House as the Muniment Room in Guildford has reference to a Rev. Haydon and a William Henry Haydon in connexion with a piece of land adjoining the estate (Squires 1994). Hooke's Almanack of 1883 lists Captain O'Connell at Millmead House and Sidney Sharpe, Esq. at Millmead Cottage. In 1887, a Miss Willoughby is listed as the resident at Millmead Cottage and by 1889, according to the directory, a Col. Ashton Mayne was occupying the property.

- 2.2.6 In the 20th century, Lasham's directory of 1905 lists R Young and Mrs Simpson as residents of Millmead House and Mrs A Mayne and Miss CAM Bailey at Millmead Cottage. Lasham's directory of 1911 and 1913 lists H MacKenzie, Esq. at Millmead Cottage and Vanessa Bell lodged there in the summer of 1911. Bell was a close friend of Roger Fry who in 1913 commissioned her to paint panels for his house 'Durbins' in Chantry View Road, Guildford where he lived between 1909 and 1919 (Squires 1994). Weir House also bears a striking resemblance to a painting called 'The Steps in Playden' by Vanessa Bell. Bell's husband, Clive Bell, is known to have inhabited a house in Playden for a time but the painting shows a view of the house which is identical to the south front of Weir House. In fact, the resemblance is so striking that the house represented may be Weir House under a different title.
- 2.2.7 In 1915 and 1917, R Morgan, Esq. is listed at Millmead Cottage and the directories of 1918 and 1919 list Mrs Maitland as resident.
- 2.2.8 There was conveyance of Millmead Cottage in 1920 from Miss Margery May Turner to Lawrence Powell. According to Roger Nicholas, a local historian, Powell was a trained architect and there are a few known examples of his work around Guildford including Compton Village Hall, Compton Galleries and the design and gifting of the doors of the south transept of the new Cathedral (Nicholas 2008). He served as Mayor of Guildford between 1935 and 1936 and his 24 years as councillor and alderman were honoured in 1957 when he was made the 10th Honourary Freeman of the Borough. During his time there, Millmead Cottage became known as Weir House and in 1949, he converted the four rooms on the first floor of the service block into the Northend flat. In 1952, the woodwork of the veranda and drawing room balcony were largely reconstructed but according to the Deed of Gift between Lawrence Powell and the National Trust, many of the vertical trellis panels are original.
- 2.2.9 In 1957, Weir House was passed from Lawrence Powell to the National Trust by Deed of Gift.

2.3 Architectural Background and Significance

- 2.3.1 Weir House is a fine example of a villa designed in the Regency style that was fashionable in the first 30 years of the 19th century. This was a period of increasing wealth and economic growth and there was a desire on the part of bankers, well-off military officers and merchants for moderately small houses, or villas, on estates, often near the edge of a city or in picturesque surroundings (Tyack 1998). The rise in popularity of villas and houses in semi-rural areas engendered several new forms of building characterised by white stucco exterior, garden windows that reached the ground and areas of rich decoration in the form of black wrought iron trellis. There was a growing taste for a more sociable, relaxed 'natural' lifestyle and these houses were built



for leisure with spacious reception rooms and elegant windows opening onto balconies and verandas (Calloway 1991).

- 2.3.2 In plan, Regency villas are descendants of the 18th century villas and architects sought to achieve economies in terms of their interior spaces through the careful arrangement of rooms. The design of these small Regency houses shows the natural continuation from the Georgian style that preceded it, with restrained simplicity and classical elements of symmetry and geometry. However, where 18th century architecture had a more vertical emphasis, Regency is characterised by its pleasant broad portions and more ornate style (Mussons 2005)
- 2.3.3 Weir House is a particularly fine surviving example of a Regency villa situated in a typically idyllic setting at the edge of Guildford town centre. It features the characteristic, broad double hung sash windows and deep projecting eaves along with elegant bowed bays on the south and west elevations. The principal rooms, located on the ground and first floors have French windows that bow, contributing to an exterior seen in the round and emphasising the house's relationship with the garden. The decorative black trellis is contrasted against plain white stucco. The main entrance on the west elevation features a pagoda style porch and a stucco arch with decorative elements confined within the door opening, characteristic of the understated elegance of Regency villas. The slate roof is hipped with a shallow pitch, also typical of early Regency architecture.
- 2.3.4 At first glance, the exterior of Weir House has much in common with John Nash's Cronkhill near Shrewsbury built in 1802. This building has been described as the earliest and most important villa of the Regency period and like Weir House, features the curved and flat surfaces on different planes along with the broad overhanging eaves. Cronkhill would influence the design of later high-status villas such as Sandridge Park in Devon and Lissan Rectory in Derry (Davis 1966). However, while Weir House clearly features elements of this Italianate style, it lacks arresting features such as round towers, oval windows and loggias. Its charm is rather more understated and it bears a more stylistic resemblance to some of the designs found in Loudon's *Encyclopaedia of Rural Architecture* (1833). Here the aim of the villa design was to apply the beauty of classical design over irregular surfaces, the end being a modern style presenting views with a picturesque and natural, restrained elegance. One design in particular, described as 'A Suburban Villa of Two acres and a half, the House and Grounds built and laid out by an Architect for his own Residence' (Loudon 1833, 826), features some similarities to Weir House in architectural style and the use of space (Fig. 6). At one side of the house is a stylish apsidal tower with broad projecting eaves and the artist's impression of the house shows trellis-work in the garden.
- 2.3.5 In the interior of Weir House, one of the most striking features of the plan are the footprints of the dining room and the first floor bedroom above it, which feature bowed walls north and south and semi-circular alcoves in the north-east and north-west corners. The ground floor study and the first and second floor bedrooms above it also feature a bowed wall on the west side. Bowed and circular spaces are a feature of Regency architecture that had been used by architects such as Nash and Soane in the late 1700s and was carried on into the Regency period. Soane's grand yellow drawing room at Wimpole Hall near Cambridge, completed in 1793, was a domed room flanked by apsidal spaces and showed the ambitious limits to which this style could be pushed and developed. Closer to the style of Weir House however, is the apsidal tower from Loudon's design, mentioned above, inside of which, on the first floor, is the drawing room. At the rear of this house, the dining room, another principal room, has a large bowed wall providing a view over the garden. Nash's West Grinstead Park in Sussex,



built in 1806, features a round dining room with two apsidal alcoves at either side of the door.

- 2.3.6 The later 19th century extension on the north side of Weir House is very typical of a Victorian service wing. The need for services and privacy saw the expansion of many upper-middle and upper class houses during the Victorian period. The organisation of rooms reflect a clearly defined social order and for the first time, the servant's quarters were practically out of bounds to the family. The division between the main house and the service block is clearly defined by organisation of space and architectural style at Weir House, but despite its Victorian high gables and less ordered elevations, the addition seems to remain sympathetic to the architecture of the earlier structure.
- 2.3.7 Weir House survives as a rare example of a small, modest Regency villa and has remained remarkably well preserved both inside and out, given its location close to Guildford town centre and the changes that took place to it, and indeed Millmead House, throughout the 19th century. As stated above, the records suggest that it was built in the early 19th century, possibly around an earlier structure. It features many of the particularly fine architectural fashions of the day as well as experimentation of external elevations and interior spaces that is rarely found in small surviving villas of the period.

3 EXTERNAL DESCRIPTION

3.1 Original Structure

- 3.1.1 The original, early 19th century structure is a large, three-storey detached house with walls of white stucco and rough cast set on an English bonded brick plinth (Fig. 8). The hipped, slate roof has a shallow pitch and broad overhanging eaves with three rendered chimney stacks. The site slopes from east to west with three storeys facing the river on the east range and two storeys with a basement level on the west front of the building. The Victorian service wing is built onto the north range.
- 3.1.2 *East Elevation:* (plate 1) A three storey elevation divided into four bays with three sets of French doors on the ground floor and four recessed openings for sash windows on the first floor, three of which are now blocked. On the third floor, there are four characteristically smaller recessed openings for sash windows, one of which is now blocked. A lead roofed, tent veranda with fine latticework frieze and standards runs across the length of the elevation.
- 3.1.3 *South Elevation:* (plate 2) Three storey elevation divided into two bays. The east bay is bowed with fitted curved French doors on the ground and first floors and a double hung sash window on the third floor. The west bay features French doors on the ground floor and double hung sash windows on the first and second floor, the upper being smaller, in keeping with the Georgian style. The veranda running along the east front carries around to this elevation and on the first floor, the French doors open onto a fine lattice work balcony with a lead, pagoda style roof over a Greek key pattern frieze and a three bay arched front.
- 3.1.4 *West Elevation:* (plate 3) A two storey entrance front with basement level divided into two bays. The south bay is bowed with a three paned, lead casement at basement level and a curved, double hung sash window at second floor level. The curved first floor window has been blocked and covered over with rough cast. The flat north bay features a small double hung sash window at second floor level and the decorative French doors of the main entrance below it (plate 4). This entrance sits at mezzanine level between the ground and first floors within and has a simple architrave with corner blocks and a



doorbell fitting on the left side. The door has a flat arched fan light above it, inside which are two Gothic arched, stained glass panes. The French doors themselves have three panes each with narrow moulded glazing bars and a simple iron door handle. Surrounding the door is a fine latticework wooden porch with a lead pagoda style roof. The sides of the porch are made up of latticed panels with ribbed standards at each corner. It is entered through an arch with a deep, hollow chamfered cove. There is an inner arch juxtaposed against the square architrave of the door and this may suggest that, although the pagoda style porch is certainly an early 19th century fashion, it may have been added to the house later (Peats 2000).

- 3.1.5 *North Elevation:* The second storey of the north elevation is visible over the Victorian services block and features one small, four paned casement window.

3.2 Victorian extension

- 3.2.1 A late 19th century addition to the original structure built as a service block. It is a two storey structure with rough cast set against an English bonded brick plinth. The roof has high Victorian gables with clay tiles and two rendered chimney stacks. It is hard to say whether the extension was built all at once or in two phases.

- 3.2.2 *East Elevation:* (plate 5) A two storey elevation divided into two bays. The south bay features three casement windows on the ground floor, the centre window being the largest and the left hand window the smallest with just three panes. All three windows are almost flush with the wall face. The first floor features a broad 15-pane sash window and to the right is a smaller 12-pane sash window, both of which are recessed. The north bay is distinguished by the east-west orientation of its roof and it has a face that is slightly recessed next to the face of the south bay. This may indicate a later phase in the construction of the extension. On the ground floor is a simple half glazed door with six panes and narrow glazing bars. It has an ornate iron knocker and letter box. Above this is a 12-pane (6 over 6) recessed sash window.

- 3.2.3 *North Elevation:* (plate 6) A two storey elevation featuring a rendered brick porch with stone plinth on the left side of the ground floor, the entrance to which is a simple six-panelled door with a letterbox and a hardwood knob. On the right side are two adjoining, 8-pane (4 over 4) sash windows set into one large recess. The second story features three narrow, recessed eight paned sash windows with stone sills.

- 3.2.4 *West Elevation:* The west elevation of the service wing, like the east elevation, is divided into two bays. The north bay features one double hung twelve-pane sash window on the first floor (plate 7). The storeroom and coal shed are built onto the structure at ground floor level. The South Bay features two double hung 12-pane sash windows and a small four-pane casement on first floor level (plate 8). The ground floor features two broad six-pane casements and a small four-pane casement. There is also a hatch at ground level on the left-hand side which opens into the coal cellar on the ground floor.

4 INTERNAL DESCRIPTION

4.1 Ground Floor, Main House

- 4.1.1 *Hallway:* The hallway is entered from the east through a full-length glazed casement, or French doors, with three glass panes in each door. It has thin moulded glazing bars and an ornate iron door handle. The door recess is deep with pocket shutters and an elegant architrave with corner blocks (plate 9). This is not the main entrance to the house however. The main entrance is situated at mezzanine level directly opposite at the west



- side. To the left of the east entrance as you enter the hallway, the dining room is entered through a 6-panel door within a moulded door case with corner blocks similar to that of the French doors. It has a turned hardwood knob and a simple covered key-plate (plate 10).
- 4.1.2 Across from the dining room door, on the north side, there is a Victorian serving hatch painted cream (plate 11). This has a very simple double panel design and a narrow frame and sill.
- 4.1.3 The hallway is divided east to west by a beaded arch. The doorway to the study at the south west of the hallway has the same moulded door case as the French doors and the dining room doors with corner blocks. The doorway to the Victorian extension has original recessed panelled doors (plate 12). The recess is slightly askew, with the door fixed to the wider opening at the north side and a boarded frame between the edge of the recess and the door hinges. This may suggest that the door was moved at some point from one side of the recess to the other.
- 4.1.4 To the west is the foot of the fine original, stone staircase (plate 13). It has a trellis balustrade consisting of a round mahogany handrail and iron and wood balusters laid in an alternating pattern of two square and one round with latticework in between. The wood balusters may be a later addition but they there are holes in the stone to accommodate them. The balustrade is painted white. The stairs have a cut string and curtailed step. Underneath the stairs, there are wooden doors leading to a vaulted wine cellar with original wine bins. To the right of this is a small larder with original wooden shelves and a small casement window on the west side. This window appears on the exterior inside the grate of a drain below the right side of the entrance. This may suggest an early heightening of the ground level on the west side of the building.
- 4.1.5 The Hallway features a beaded skirting board and a reeded and coved cornice. It also features a *carreaux d'octagones* flagstone floor. Black diamonds mark the intersections of the slabs. The floor is heavily worn in places and some of the large flagstones are cracked and damaged where the ground has sunk.
- 4.1.6 *Dining room:* The dining room has an unusual shape, orientated north south with a curved wall to the south and two round alcoves at the north east and north west corners.
- 4.1.7 There are original, curved French doors leading to the garden at the south end of the room (plate 14). Each door has six panes of glass with narrow moulded glazing bars and two original iron window stays. There are two smaller sets of French doors on the west wall with three panes of glass in each door and narrow, moulded glazing bars (plate 15). The left doorway has an original window stay on the upper left-hand pane. All three doorways have bolts at the top and bottom and recessed casements with original pocket shutters and shutter knobs. The architraves are moulded with corner blocks.
- 4.1.8 The green marble fireplace on the west wall is early Regency with roundels and a marble hearth (plate 16). The cast iron fireback bears a family scene and the date 1822 (plate 17).
- 4.1.9 Beside the alcoves, at either side of the room, facing south, are shutters (plate 18). Behind each alcove is panelled in wood with shelves, utilising the space for storage. The wall and door case between the alcoves on the north wall are slightly curved (plate 19). Inside the alcoves are two fitted mahogany console tables that are likely to be original (plate 20 & 21). They bear lion mask details and have ribbed clawfoot legs (Plate 22). Underneath each table is a matching, lead-lined mahogany wine cooler.



- 4.1.10 The room features a beaded and coved cornice with an ornate ivy leaf motif which is painted gold and white. There is a simple reeded dado rail and a high beaded skirting board (plate 23). The floor is boarded with softwood.
- 4.1.11 *Study*: The study features recessed French doors leading to the garden on the south wall with three panes in each door and beaded glazing bars. The doors have their original iron door handle and pocket shutters with shutter knobs. The door to the hallway on the north wall is a 6-panel door with a moulded doorcase and a turned hardwood knob with a simple keyplate. Both the French doors and the door to the hallway have a moulded architrave with corner blocks.
- 4.1.12 The west wall is curved and features a small window with three panes of glass in the upper part of the wall, just above ground level on the exterior of the western elevation.
- 4.1.13 The white marble fireplace is early Regency with roundels but is smaller than the fireplace in the dining room and is blocked. There is a simple coved cornice, a reeded dado rail and a high beaded skirting board. The floor is solid but carpeted.

4.2 Ground Floor Services

- 4.2.1 *Services*: There is a short passageway leading from the hallway to the more plain, Victorian services extension. A simple 4-panel door with two glass panes and a brass knob on the left of the passage leads to a small bathroom. Inside the bathroom is another 4-panel door with a cast iron lock case and hardwood knob dividing the washroom and toilet. Each room has a small casement window and simple spiral stays (plate 24).
- 4.2.2 *Utility room*: At the other end of the passage there is a simple 4-panel door with a hardwood knob and cast iron lock case leading to the utility room to the north. Against the south wall of the room, there is a large, wooden cupboard. It has a simple design with four doors, small wooden knobs and is painted cream. Against the west wall is a large, ceramic butler sink with an original wooden surround (plate 25). There is a casement window with nine panes of glass and an original spiral window (plate 26). There are two alcoves in the north-west and north-east corners of the room (plate 27). In the left alcove are three original wooden shelves and in the right is a built in, wooden airing cupboard. There is a fixed wooden shelf on the wall between the two alcoves and an ornate Victorian ventilation grill in the upper right hand corner. All are painted cream. The simple 4-panel door in the east wall, leading to the kitchen, has a cast iron lock case and a hardwood knob. There is a low, plain black skirting board around the edge of the room.
- 4.2.3 *Kitchen*: The kitchen is a large open space built on to the north of the main house on the east side. It is divided into two bays. On the south wall, the fireplace aperture has been tiled over and a modern Aga is set in front of it (plate 28). In the right alcove, a modern wooden surround has been built around the Victorian serving hatch that opens into the hallway of the main house (plate 29). The west wall of the south bay features an impression where a large dresser stood until recently (plate 30). Its whereabouts or when it was removed are unknown. There are three iron spikes in the wall that would possibly have been fixed to the dresser. In the centre of the north wall is a, large, handsome, 6-panel door with two stylish, round windows in the upper panels (plate 31 & 32). It has a large, black, cast iron lock case with a brass knob and ornate drop handle (plate 33). The lock case still contains its large, black key. To the left of the door is a large, floor to ceiling, modern wooden unit. To the right, in the corner, is a modern sideboard, which, according to the tenant, covers an original butler's sink. The east wall of the kitchen features three windows. The window on the left-hand side, in the north bay, is a narrow casement with original cast iron, spiralled handle and window stay (plate 34). The



window in the centre is a large casement with an original cast iron, spiralled catch beside the central pane (plate 35). The third window, on the right hand side, is a small 3-pane window in the upper part of the wall and features a cast iron, toothed, swing window stay (plate 36).

- 4.2.4 *Corridor*: The doorway through the north of the kitchen leads to a corridor with access from the exterior through a door at the east side. It is a simple door with six glass panels on the upper half and a letterbox (plate 37). It has a horizontal bolt at the top and bottom and a cast iron lock case with a hardwood knob. Above the door is a bracketed, wooden shelf. On the north side of the corridor is the scullery door. It is a simple 4-panel door with ventilation holes in the upper panels and a hardwood knob. Over the scullery door is a 20th century bell board (plate 38). There are two doors side by side at the west end of the corridor for access to the stores and the coal cellar. The coal cellar door on the left side is a 6-panel door with a cast iron lock case and a hardwood knob. The door to the stores on the right is a taller, 4-panel door with a hardwood knob. Both have moulded door cases.
- 4.2.5 *The Scullery*: The scullery is at a lower level than the corridor and the rest of the ground floor (plate 39). The fireplace has been removed but it still retains an original bacon rack. The window is a wrought iron casement with original ornate catches offset to one another (plate 40).
- 4.2.6 *Stores*: The store is a plain room with two sash windows on the north wall, each with eight panes and pan-head sash fasteners (plate 41). The fireplace has been removed and the aperture blocked (plate 42). There is a plain, high skirting board around the room. The doorway to the smaller store is in the alcove to the right of the fireplace in the west wall. It is a plain, 4-panel door with a large, cast iron lock case.
- 4.2.7 *Coal Cellar*: The coal cellar is a long, narrow red bricked space with five steps descending into it (plate 43). There is a wooden hatch high up on the west wall that opens to the exterior of the building. Just inside the door on the east wall, there is a piece of timber attached to the wall and a blocked opening in the right hand corner of the east wall may suggest that the cellar was once entered through the utility room. The west wall features some arch construction details under the hatch, which are perhaps features of an earlier phase.

4.3 Mezzanine

- 4.3.1 The front door to the main house is situated at the west side, on a mezzanine between the ground and first floor (plate 44). It is a stylish, flat-arched doorway with original recessed door case and pocket shutters with shutter knobs. The shutter knobs are the same as those found on the French doors and sash shutters throughout the house (plate 45). The French doors have three panes each, beaded glazing bars and a brass knob. Above the doors is a Gothic style fan light with stained glass (plate 46).

4.4 First Floor

- 4.4.1 *Hallway*: The first floor hallway has the same footprint as the ground floor hallway with a beaded arch dividing the west side from the east (plate 47). At the east side, there is a sash widow with pocket shutters, moulded window frame and a two-lever, arm sash fastener (plate 48). There are double doors, each with six beaded panels leading into the drawing room at the south side of the hallway (plate 49). The door case is moulded with corner blocks, The same as the doorways on the ground floor. The doors each have a black, hardwood finger plate and the right door has a turned hardwood knob and a covered key plate.



- 4.4.2 On the west side of the arch, there is a beaded, 6-panel door with a moulded door case and corner blocks leading to bedroom one. It has a hardwood finger plate, a turned hardwood knob and a covered keyhole (plate 50). A similar door, directly opposite, on the north side, is the same style as the bedroom doors but it has a recessed door case with original panels (plate 51). It has a turned hardwood knob and a plain keyhole. This door leads to a bathroom built as part of the Victorian extension which suggests that, although the fittings are similar, it is later than the others.
- 4.4.3 The hallway features a reeded cornice and a high, beaded skirting board. There are two brass brackets above the arch on the east side suggesting there may have been a curtain there once. The wall across from the dining room doors features a 20th century tapestry rail. The stairs between the first and second floor are the same style as the stone stairs between the ground and first floor but they are constructed of wood (plate 52).
- 4.4.4 *Drawing Room:* The drawing room has the same footprint as the dining room on the ground floor. The south wall is curved outwards and there are two round alcoves on the north-east and north-west sides (plate 53). There are original, curved French doors leading to the balcony at the north end of the room (plate 54). Each door has three panes of glass and narrow moulded glazing bars. The doors have original bolts on the top and bottom and a modern iron door handle. Two full-length windows flank the doors. These are the same style as the doors with three panes and narrow moulded glazing bars. They each have an original, cast iron window stay in the upper panes (plate 55). These doors and windows are set into a recessed, moulded window case with original pocket shutters and shutter knobs. These are the only windows in the room. On the exterior of the east wall, there are four blocked windows. If these were at some point open, they would have given a pleasant view over the weir. However, blank windows were often added for decorative effect in Georgian architecture so as not to interrupt the symmetry and order of a range. This can also be seen on the ground floor where there is a blank opening between the east entrance to the hallway and the French doors of the dining room.
- 4.4.5 On the west wall is the original, Regency fireplace (plate 56). It is white marble with roundels and a cast iron in-fill. At either side of the fireplace are tapestry rails which look to be 20th century (plate 57).
- 4.4.6 The moulded door case around the double doors at the north side of the room is curved to fit the slightly rounded shape of the wall between the alcoves (plate 58).
- 4.4.7 The original reeded cornice with acanthus leaf and lozenge decoration runs around the whole room, as does the original fluted and reeded dado rail and high beaded skirting board (plate 59).
- 4.4.8 *Bedroom 1:* Bedroom 1 has the same footprint as the study below it on the ground floor. There is a sash window with nine panes and narrow, moulded glazing bars. The sash fastener is a brass, two lever arm fastener (plate 60). The sash fasteners vary throughout the house indicating that they have been replaced over time. The window case is recessed with pocket shutters and simple corner blocks. There is no window on the curved wall to the west (plate 61). On the exterior of the wall, there is a stone lintel which suggests that a window was blocked and covered with rough cast.
- 4.4.9 The door on the north wall, as on the outside, is a beaded, 6-panel door with a turned, hardwood knob and a covered key plate. The finger plate has been painted white (plate 62). The doorcase is moulded with corner blocks.
- 4.4.10 The Regency fireplace has roundels and is painted white with a tiled in-fill. To the left of the fireplace is a servant's bell fitting painted white (plate 63). The room features a reeded cornice and a high, beaded skirting board.



- 4.4.11 *First Floor Bathroom:* A part of the Victorian extension, this bathroom features simpler fixtures and fittings than the bedrooms. The door from the hallway on the south wall has six simpler panels on this side and a plain architrave. It has a turned, hardwood knob and a plain keyhole.
- 4.4.12 There are two windows on the west wall (plate 64). The left window is a small, simple 4-pane window with plain, narrow glazing bars. It has an original, spiral window stay. The larger window on the right is a sash with twelve panes and plain, narrow glazing bars. It has a simple sash fastener and a moulded window frame.
- 4.4.13 On the east wall, there is a partition for an airing cupboard with simple wood panelled doors on the left-hand side. In the north east corner of the ceiling, there is a small wooden hatch.
- 4.4.14 The room features a low, plain skirting board.

4.5 Second Floor

- 4.5.1 *Second Floor Landing:* The second floor landing is made up of a wide stairway orientated north south, with a large, plain sash window on the west wall (plate 65). There is wood panelling on the east wall, and a narrow corridor at the top of the stairs, orientated east west, leading to the second floor rooms (plate 66).
- 4.5.2 On the north side of the corridor, just at the top of the stairs, is a large, built-in cupboard, possibly Victorian, as it resembles the fitted furniture in the service wing. It has eight simple panelled doors with plain keyholes and modern plastic knobs. On the south side, between the bedroom doors, is a small, mahogany drop table fixed to the wall.
- 4.5.3 The corridor features four doorways. All have simple four panelled doors with oval lacquered knobs and narrow moulded frames (plate 67).
- 4.5.4 The corridor features a reeded cornice, a high, beaded skirting board and a wooden hatch in the ceiling.
- 4.5.5 *Bedroom 2:* Bedroom 2 has the same footprint as the study on the ground floor and bedroom one on the first floor with a rounded wall to the west (plate 68). There is a covered window on this wall that is still present and can be seen from the exterior of the building. On the interior, the covering is wallpapered over and stands proud of the wall about 5cm. On the south wall is a simple sash window with six panes and narrow glazing bars. It has a simple moulded frame and a plain sash fastener.
- 4.5.6 On the east wall is a moulded, Regency fireplace with roundels and the opening is filled with a simple cast iron fireplace and basket. To the right of the fireplace is a servant's bell fitting painted white (plate 69). This suggests that, although the fixtures and fittings on the second floor are plainer, some of the rooms maintained a high status.
- 4.5.7 The doors on the east and north walls are very plain, 4-panel doors with narrow moulded frames. There is a narrow reeded cornice, which kerbs the cover over the window on the west wall indicating that it is contemporary or possibly later, and a high, beaded skirting board.
- 4.5.8 *Bedroom 3:* Bedroom 3 does not have the same footprint as the dining room and the drawing room on the floors below it. The wall to the south is curved but the north wall is flat with no alcoves. The south wall features a wide, curved 6-pane (3 above 3) sash window with narrow, moulded glazing bars and a simple moulded frame (plate 70). On the east wall are two similar 6-pane sash windows (plate 71). All three windows feature different styles of sash fasteners indicating that they have been replaced over time.



- 4.5.9 On the north wall are two simple 4-panel doors with simple keyholes and oval lacquered knobs. They have narrow moulded doorcases. The west wall features a small wooden Regency fire surround, the opening of which has been covered over (plate 72). The room has a high beaded skirting board and a narrow reeded cornice.
- 4.5.10 A feature of note in this room is the 20th century fire escape in the north west corner next to the window (plate 73). It is a Davy Escape which was manufactured by John Kerr & Co., fire protection engineers of Manchester, in 1920. This device consists of a belt and an inertia reel, which was designed to lower you to the ground through a window.
- 4.5.11 *Bedroom 4:* Bedroom 4 is a small rectangular room, now used as a dressing room, in the north east corner of the original house and has access to bedroom four through a door in the south wall. Both this door and the door in the west wall, which gives access from the hallway, are simple 4-panel doors with narrow moulded doorcases with oval lacquered doorknobs. The door in the west wall has a covered keyhole and another small, black knob, possibly the original fixture (plate 74). The window on the east wall is a simple 6-pane double hung sash window with sash fastener.
- 4.5.12 On the north wall, there is a small wooden Regency fire surround with roundels and a black iron surround that is possibly modern (plate 75). Next to the fireplace is a large cupboard with four simple doors and keyholes fitted into the recess. Again this may be contemporary with the Victorian service block as it resembles much of the fitted services furniture.
- 4.5.13 *Second Floor Bathroom:* The second floor bathroom is a small room with wooden panelling on the south and west walls. On the north wall is a small 4-pane casement window with a curled Victorian window stay and narrow glazing bars (plate 76). There is a high beaded skirting board. The door on the south wall is a simple 4-panel door but it features a stylish brass drop handle, covered key plate and a smaller turned brass knob (plate 77). Above these are a brass door latch. The drop handle is the same as the drop handle on the kitchen door and was most likely fitted at the same time.

4.6 Northend

- 4.6.1 Part of the service wing was converted into a separate first floor dwelling in 1949 and has its own entrance at the north side of the building. However, it is almost entirely 19th century in origin.
- 4.6.2 *Entrance and Stairs:* The Northend accommodation is entered through the door in the north elevation of the Victorian extension. It is a 6-panel door with a bolt top and bottom, original lock case with brass knob and a latch above it (plate 78). Just to the right of the door as you enter are two modern wooden shelves. The stairs are narrow with a closed well and built of wood with modern rails. The stairwell features narrow, twin 8-pane sash windows with beehive sash fasteners at first floor level in the north wall (plate 79). The North End flat is entered through a half-gazed door with six panes and narrow glazing bars at the top of the stairs. This is opened and closed with a modern pull handle.
- 4.6.3 *Hallway:* The hallway of the Northend is orientated north south and is irregular in plan with a low ceiling and boarded floor. It is painted yellow and there is a small plain skirting board. The part of the hallway situated in the northern, possibly later bay has a plain narrow cornice and there is a small modern wooden shelf at the south end of the hallway. It is likely that the arrangement of the hallway has changed over time, if the service wing was built in two stages and when the Northend was converted into a flat in 1949.



- 4.6.4 *North-East Bedroom:* A small bedroom situated in the east gable end of the northern bay, painted blue. In the east wall is a small fanciful Victorian fireplace (plate 80). It is an example of a type of wooden fireplace, mass produced in the late nineteenth century and commonly found in secondary rooms of houses or lower status quarters. It is in good condition and painted white. To the left of the fireplace is a broad, double hung 12-pane sash window with a pan-head sash fastener, horns and a wide moulded frame. The door leading to the hallway in the west wall of the room is a plain 4-panel door with a cast iron lock case and a hardwood knob painted white. It has a narrow moulded frame. The room features a high, plain skirting board and boarded floor.
- 4.6.5 *North-West Bedroom:* A small bedroom situated in the west gable end of the northern bay, painted blue. In the west wall is a small fireplace that is an exact copy of the fireplace in the north-east bedroom (plate 81). This fireplace is also painted white and in good condition. On the right hand side of the fireplace is a double hung 12-pane sash window with a beehive sash fastener and a wide moulded frame (plate 82). In the north wall is a narrow, 8-pane sash window with a pan-head sash fastener and a wide frame. The door leading to the hallway in the east wall is a plain 4-panel door with a cast iron lock case and a brass knob (plate 83). It has a narrow moulded architrave. The room features a high, plain skirting board and a boarded floor.
- 4.6.6 *Bathroom:* The small bathroom between the north-east and the south-east rooms features a very plain 9-pane sash window and a 4-panel door with a cast iron lock case and a plain hardwood knob painted white (plate 84).
- 4.6.7 *South-East bedroom:* This is a larger bedroom in the southern bay of the Northend with a boarded floor. In the east wall is a large sash window with twenty panes, two beaded mullions and a straight-arm sash fastener on the left side. It has narrow moulded glazing bars and a wide moulded frame. On the south wall, the fireplace is gone and the aperture is covered over (plate 85). There is a small hole in the lower part of the wall, possibly to accommodate fittings for a modern heater. On the right side of the south wall, there are recessed shelves that are panelled with wood and painted white. In the west wall, the door leading to the hallway is a plain 4-panel door with an oval brass knob and plain keyhole. The frame is very narrow and beaded. The room is painted white and features a broad Victorian style coved cornice, which is approximately 27cm in width, as well as a high beaded skirting board much like that in the original house. The skirting board is absent on the south wall where the fireplace should be.
- 4.6.8 *Kitchen:* The kitchen is situated in the south-west corner of the Northend and features modern kitchen units. In the west wall is a double hung 12-pane sash window with a straight-arm fastener and a wide moulded frame (plate 86). The door to the hallway is missing but in the north-east corner of the room, there is recessed storage space with a plain 4-panel door (plate 87). This is opened with a modern pull handle but there is a plain keyhole with a large black key. The storage space is approximately 1m by 0.5m and features one wooden shelf and a series of hooks underneath. In the left hand side of the north wall is a small recessed cupboard with modern doors. Inside is one wooden shelf. The floor of the kitchen is boarded and there is a high, plain skirting board.

4.7 Stables and Out Buildings

- 4.7.1 The out buildings of Weir House include a stable block consisting of a stable and coach house, a store room and a coal cellar attached to the Victorian services block and an underground cellar accessed through a hatch in the garden at the west side of the house.



- 4.7.2 *Stables:* The stables are situated close to the Victorian service block at the north western corner of the site (plate 88). It is a rectangular building with whitewashed Flemish bonded brick walls and a hipped slate roof with a shallow pitch. The east elevation features the large wooden double doors of the coach house on the right hand side. The doors retain their original bolt and four wrought iron hinges. Over this is a pitching door giving access into what was probably a hayloft at first floor level (Peats 2000). Access to the stable on the left side of the elevation is through smaller double doors with a wooden lintel. The original bolt is gone but the long wrought iron hinges are present. There is a small segmental arched, casement window to the left of this.
- 4.7.3 The interior of the coach house is panelled entirely in modern wood (plate 89). Some panelling has been removed on the west wall and the original brickwork is visible (plate 90). There is a boarded door in the south wall providing access to the stable. In the ground there are wooden hatches. These are probably 20th century additions and were used for motor car repair and maintenance.
- 4.7.4 The interior of the stable appears to have survived relatively unchanged. The west wall features two semi-circular mangers. Oddly, one of these mangers is fixed to the wall at a height of about 2m. There is panelling on the south wall which slopes and terminates against a pilaster (plate 91). In the right hand corner there is the remains of a wooden feature, possibly a manger. A modern bracketed shelf has been built onto the panelling. The north wall features similar panelling sloping from the west wall to the door providing access to the coach house. The floor of the stable is cobbled and the ceiling is constructed of plaster and lathes (plate 92). This is visible over the manger where the plaster has come away. There is a hatch providing access to the loft in the south-east corner of the ceiling but this is blocked with debris.
- 4.7.5 *Store Room and Coal Shed:* Built onto the west side of the Victorian service block is a small storeroom and a small un-rendered coal shed. In the north wall of the storeroom is a plain boarded door and a small 6-pane casement window. The interior of the storeroom is plain brick painted white and there is a door in the east wall leading to the stores of the ground floor services. On the west wall is a wooden bracket that appears to be original and may have once held a shelf (plate 93).
- 4.7.6 The coal shed is built onto the west end of the storeroom. It features a hatch with a wooden door on the north side and on the south wall is another segmental arched opening with a wooden hatch and a plain boarded door to the right. The wooden hatch is square and does not fit into the flat arched opening which suggests that it is later. All doors are painted black. The slate roof which covers both storeroom and coal shed is single pitch and slopes towards the north.
- 4.7.7 *Underground Cellar:* The underground cellar may be contemporary with the original house as it features some very old stonework as well as whitewashed brickwork. However it was clearly rebuilt or modified at a later stage as large parts of the walls are built or patched with later bricks. It appears in the garden as a low concrete platform just outside the service block on the west side. Access is gained by lowering a ladder through a hatch in the north west corner of the platform. The room is approximately 3m x 4m north to south and straight ahead in the east wall, there is a recess at either side with later brick patching (plate 94). In the right hand recess, there are two steps leading to what appears to be an opening, blocked with later brick. There are two air vents built into this brickwork. These vents appear in the west wall of the utility room next to the butler sink. There is a large pipe passing north-east to south-west through the room and at first glance it appears that the earlier brick is built around it. On closer examination, it is apparent



that there is later brick patching around the pipe where it enters the wall. This suggests that the drainage is later than the original room.

- 4.7.8 There appears to possibly be four phases on the south wall (plate 95). The lower part of the wall is built with large, roughly coursed stones on top of which sit the earlier of the two brick phases. All are whitewashed. On the left side of the wall, inside the recess, there is a break in this brickwork where the coursing becomes more irregular and the brickwork to the left is painted white. Above this is the unpainted, latest phase of brickwork, topped with a row of headers.
- 4.7.9 These phases are reflected in the west wall also. Here the earliest phase seems to be a mixture of roughly coursed bricks and large stones. This is divided from the earlier of the phases of brickwork by a row of headers. Both of these phases are whitewashed. The recess for the hatch in the right side of the wall is built entirely of the later phase of bricks, as is the upper corner of the wall where the recess starts. This suggest that access from the outside of the house was added in the 20th century, perhaps to convert the cellar to an air-raid shelter. The wall here is topped with a row of later headers.
- 4.7.10 The north wall is constructed of the earlier phase of brickwork with a few large stones built irregularly into it. This may suggest that the stonework and the earlier brickwork are in fact the same phase. Above this is the later phase of brickwork and the wall is topped with a row of headers.
- 4.7.11 Cobblestones are laid on the ground of the cellar and the roof is constructed of iron supports topped with concrete. They clearly represent different phases.

5 CONDITION AND CONSERVATION

5.1 Conservation Issues

The House is generally in very good condition, structurally sound and habitable.

- 5.1.1 The French door fittings and locks, particularly the east front entrance and the drawing room balcony doors, are in poor condition and should be repaired appropriately and sensitively.
- 5.1.2 There are areas of dampness, particularly in the drawing room ceiling and the ceiling of bedroom two, that require attention. Measures to identify the sources of this dampness should be carried out as non-obtrusively as possible and repaired so that future damage and deterioration is avoided.
- 5.1.3 The proximity of Weir House close to the river means that it is at risk from flooding. The ground floor has flooded in the past and evidence of this can be seen on the water damaged flagstones of the floor in the hallway. Despite this, the floors and lower fittings appear to be in very good condition. However, in the best interest of the house, measures should be taken where possible to prevent damage from flooding in the future.
- 5.1.4 Alongside repair works, regular preventative maintenance should be performed to ensure that the building remains in good order and more vulnerable historic features remain protected.

5.2 Conservation Recommendations

- 5.2.1 The early 19th century part of the structure is the most significant stylistically. Although it has been subjected to some change over time, it remains remarkably unaltered and in character with early Regency architecture. In the best interest of the historic character of



the house, it is recommended that this structure is subject to as little change as possible both inside and out.

- 5.2.2 The balcony and verandah on the south and east fronts were mostly repaired and replaced in the 20th century, with the exception of some of the standards. However, they are very much in character with the early Regency architecture of the exterior and should remain as an important feature of the house.
- 5.2.3 For the most part, the fixtures and fittings in the house, with the exception of the sash window fittings (which appear to be modern) seem to be original. The original door fittings (including the French doors), fixed furniture, fireplaces, cornices, dado rails and skirting boards should be left unaltered so as not to compromise the overall character of the house.
- 5.2.4 Other early 20th century features such as tapestry rails, the Davy fire escape and the bell board should be left in place as these also add to the historic interest of the house and reveal a lot about the uses of different spaces in the house over time.
- 5.2.5 The fixtures and fittings in the Victorian wing are of less significance stylistically but where they are original, such as spiral window stays, the butler sinks, fireplaces and the meat hook, every effort should be made to preserve them. The wing has been subject to a lot of alteration over the years so other fixtures and fittings have been replaced and are of less significance.
- 5.2.6 It is apparent that the kitchen dresser was removed from the house quite recently. Its whereabouts should be investigated and if possible, it should be returned to the house.
- 5.2.7 The outbuildings are largely devoid of original fixtures and fittings but where they survive, such as the mangers in the stable, every effort should be made to preserve them.

6 CONCLUSION AND SIGNIFICANCE

6.1 Discussion

- 6.1.1 The position of Weir House in a meadow next to the river and close to Guildford town centre, as well as its architectural form are all in character with Regency villas of the period 1800 to 1830. It was most likely built by the Haydon family and appears to have been intended as a relatively high status house within the Millmead House Estate. Its picturesque surroundings and stylish design, both inside and out and its very close proximity to the main house, would suggest that it was likely to have been built as a house for leisure, as was common with wealthy families at the time. “On the fringe of every town in England, bankers and lawyers, successful industrialists and tradesmen were beginning to build detached residences surrounded by gardens that were large enough to provide suitable accommodation for families, house guests, and a growing retinue of servants.” (Walker 2008). Judging by its size and layout, Weir House was probably intended as accommodation for one person or a couple. It was perhaps intended as accommodation for distinguished guests of the Haydons or, considering the size of the family, as a residence for the Haydons themselves. If local tradition is to be believed, the house was intended for a mistress but considering the contents of William Haydon II's will, it may have been the house that he retired to with his wife after William Haydon III took over the main house.
- 6.1.2 The main entrance to Weir House is situated at the west side on raised ground, facing Millmead House and garden, and away from the river and Guildford. This unusual positioning at mezzanine level, if this is indeed its original position, shows its strong



association with the main house. It would seem likely that there was more direct access from Millmead House to the west entrance at some point, perhaps when it was first built, but there is no map evidence for this. We do know that by 1839, it was being leased to tenants (Squires 1994). Perhaps it was leased even earlier at the time of William Haydon II's death around 1816.

- 6.1.3 Stone staircases are a feature of the grand houses, with more modest houses featuring wooden stairs. In Weir House the stairs built between the ground and second floor are built of stone. This suggests that it was built as a relatively high status house. However the wooden stairs of the first and second floor, along with its size and position of the main entrance facing Millmead House, betray its subservience to the main house.
- 6.1.4 The dining room on the ground floor was most likely built as a principal reception room due to its form and proximity to the entrances. The amount of windows in the room, facing the garden and the river, suggests that it was designed without concern for privacy. Both drawing room and dining room were designed with curved windows facing the garden and stylish alcoves. It was likely to have been a dining room originally and when the serving hatch was added along with the extension. When the Vernacular Buildings Survey was carried out in 2000, it was used as a drawing room.
- 6.1.5 The principal room on the first floor, now a drawing room, has been used as a bedroom over time. If it was originally intended as a bedroom, then there is a strong argument that the blank windows were never open, keeping the wall facing the weir and Guildford town more private. However, its proximity to the main entrance at mezzanine level and the tall double doors suggest that originally it was intended as a second, or even a main reception room. Double doors are a feature of grand houses but they were introduced into 'ordinary' houses during this period to divide front and back reception rooms on the ground and first floors (Calloway 1991).
- 6.1.6 In larger houses, ladies usually had a smaller room or parlour close to the drawing room to retire to after dinner. The study on the ground floor or bedroom 2 on the first floor may have fulfilled this function. The marble fireplace and dado rail in the ground floor room suggests that it is a higher status room than bedroom 1.
- 6.1.7 The second floor was at some point almost certainly lower status than the other two floors. The ceiling is characteristically lower and the fixtures and fittings are much simpler. Some of the fittings, such as the casement window in the bathroom with a Victorian style window stay and the large cupboard in the hallway, which is purely functional, could have been added later. The principal room on this floor was probably used as a bedroom as it is joined to the smaller north-east room, likely to have been a dressing room.

6.2 Phasing and Construction History

- 6.2.1 The original house was built around a core structure sometime in the early years of the 19th century, according to Powell, between 1805 and 1815 but was almost certainly subject to some changes at the time of the construction of the service wing. It is unclear how the north wall of the house would have been arranged and if the position of the main entrance at mezzanine level on the west front is original. The pagoda style porch is a Regency fashion but the arches do not match the square architrave of the door or the flat arch of the door opening. In the 1835 town map, the only approach to the house is shown via the north drive, as it is today, and the entrance to the house is shown as a path from the coach yard to the west front. The porch is not shown. Furthermore, the Gothic stained



- glass panes in the fanlight of the door are characteristic of Victorian style. It is possible that the entrance was altered at the time of the extension in the Victorian period.
- 6.2.2 The window fittings in the house, with the exception of the French doors in the dining room and the drawing room, vary. Spiral stays and catches seem to be consistent in the Victorian wing (with the exception of the Northend) and are probably original. The sash fasteners throughout the entire building vary greatly and are most likely modern fittings. Some of the same types of sash fastener that are fitted in the original house are fitted in the Victorian wing, which shows that windows may have been changed at the time of the extension.
- 6.2.3 The windows in bedroom 1 and bedroom 2 were probably not blocked at the same time. The first floor bedroom window is completely blocked and there is rough-cast covering it but the stone sill is still present. There is no trace of it on the interior wall. The second floor window still remains on the exterior and is blocked with a simple covering and wallpapered over on the interior. The windows would originally have given a rounded view to the west, facing the main house and garden, and may have been blocked as Weir House became more private and detached from the Millmead House Estate over time.
- 6.2.4 The extension, or at least a part of it may have been built before 1835 as there is the footprint of a structure on the north side of the house on the 1835 town map and the 1841 Tithe map (Figure. 2). Alternatively, this may be an earlier structure.
- 6.2.5 Access to the extension was provided through the door in the north wall at the foot of the stairs and the bathroom was added on the first floor. It is possible that this room was built as a bathroom for the family or perhaps it provided access to the service wing at some point. There is some evidence of breaks in the north wall of the first floor hallway, directly across from the dining room doors, which could indicate that there were windows here. Alternatively, there could have been access into the large south eastern room of the Victorian wing. This may have been blocked in 1949 when the arrangement of the building was changed to form the Northend flat.
- 6.2.6 It is possible that the Victorian wing was built in two phases. The roof of the north bay is orientated east to west and the wall is not in line with the wall of the south bay on the east side. The door in the north wall of the kitchen, where the south and north bays meet, is a large fanciful door with two oval windows. It was unusual to find glazed doors on the interior of houses in the 19th century. The wall that divides the kitchen and the utility room from the north bay on the ground floor carries up through the building to divide the north rooms of the flat. The Tithe map of 1841 certainly shows part of what appears to be the extension but the coal shed appears to be detached from the house. This suggests later changes to the arrangement. On the other hand, the wall dividing the bays is quite narrow unlike the other external walls of the complex as a whole and may always have been an internal wall. Perhaps the extension was built as one phase but the southern bay was built around an earlier structure. By 1869, the footprint of the house appears in the OS map as it exists today (Fig. 5).
- 6.2.7 The stable block appears to be contemporary with the original house. It appears in the 1841 Tithe map along with the coal shed but the storeroom which connects the coal shed to the north bay of the Victorian wing does not appear until the 1869 OS map.
- 6.2.8 The underground cellar does not appear in any records of the house. However, it may be the oldest of the outbuildings. It features very old large stones in its lower walls along with cobbled floor. It is possible that it was built along with the core original structure, or gardener's cottage, on the site. It has been subject to a lot of changes over time and it is clear that it was connected to the utility room of the service wing at some point. This



appears to have been blocked sometime in the 20th century. It is possible that the later red brick work and the re-enforced concrete roof were added to convert it to an air-raid shelter in the 20th century, as was common in this part of England at the time.

6.3 Statement of Significance

- 6.3.1 Weir House, although not a particularly high status Regency Villa, is a building of special architectural and historic significance in Guildford. Not only is it the only villa of its type in Guildford but it is also a particularly fine and rare surviving example of a smaller Regency Villa in an urban context on a national level. The fact that the town has not encroached on the picturesque setting of the villa makes it all the more unique. The pleasant view from the bowed bays on the south front has remained almost unchanged.
- 6.3.2 It would seem that there has been very little study into small early villas of this type and the survival of Weir House and its context play an important role in the understanding of the development of the Regency villa and its early uses. It also provides important insights into the relationship between a villa of this type and its associated estate, in this case Millmead House Estate.
- 6.3.3 It has an interesting history which involves an association with the Bloomsbury Group as well as one of Guildford's most prominent banking families and, in this respect, is an important and interesting part of the history of the town itself.

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November 2008



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- Will of William Haydon of Saint Nicholas Guildford, Surrey* (1816), held with Records of the Prerogative Court of Canterbury, The National Archives (PROB 11/1580)
- Will of William Haydon of Saint Nicholas Guildford, Surrey* (1855), held with Records of the Prerogative Court of Canterbury, The National Archives (PROB 11/2210)

Maps

- Map of Guildford (1835) Held at Surrey History Centre
- Tithe Map for St. Nicholas Parish (1841) Held at Surrey History Centre
- Ordnance Survey 25" First Edition (1869) Surrey sheet XXXI.4. Held at Surrey History Centre



APPENDIX B.

FIXTURES AND FITTINGS

(SEE FIGURES 3, 4&5)

A Door Fittings

- A1 Architrave with corner blocks
- A2 Arched doorcase
- A3 Moulded six-panel door
- A4 Double doors
- A5 French doors
- A6 Glazed door
- A7 Turned hardwood knob
- A8 Drop handle
- A9 Lock case
- A10 Finger plate

B Window Fittings

- B1 Pocket shutters with shutter knobs
- B2 Regency window stay
- B3 Spiral window stay
- B4 Spiral window catch
- B5 Toothed swing window stay
- B6 Lead casement catch
- B7 Sash fastener
- B8 Horned sash

C Wall Fixtures

- C1 Reeded and coved Cornice
- C2 Reeded cornice
- C3 Ivy leaf cornice
- C4 Acanthus leaf cornice
- C5 Broad Victorian cornice
- C6 Narrow cornice
- C7 Plain skirting board
- C8 Beaded skirting board



- C9 Dado rail
- C10 Fluted and reeded dado rail

D Staircase

- D1 Stone staircase
- D2 Wooden staircase
- D3 Mahogany handrail and trellis balustrade

E Fireplace

- E1 Marble Regency fireplace
- E2 Wooden Regency fireplace
- E3 Wooden Victorian fireplace
- E4 Covered fireplace

F Miscellaneous

- F1 Regency console with wine cooler
- F2 Butler sink
- F3 Victorian fixed furniture
- F4 Meat hook
- F5 Tapestry rail
- F6 Bell fitting
- F7 20th century bell board
- F8 Stained glass fanlight
- F9 Fire Escape
- F10 Drop table



APPENDIX C.

LISTED BUILDING ENTRY

Weir House

Grade II

SU 99 49SE GUILDFORD MILLMEAD (west side) 8/145 Weir House 1/5/53 II House. Early C19 with later C19 and C20 extensions to the north. Colourwashed stucco and roughcast with low-pitched, hipped slate roof over main house, tiled roof to north. Built into sloping site, east-west, with two storeys and base-ment on entrance front to west, two storeys and attic on east front facing river. Rendered stacks to centre of roof, to left and left-end. Deep bracketed eaves on main house. Entrance front:- curved bow to right with 6-pane curved sash window to first floor, blocked window below on ground floor. Three-light leaded casement window in the basement storey. One 6-pane sash window to first floor left with double casement doors below, stained glass in pointed-arch over-lights. Fine trellis-work wooden porch with ribbed square-domed ogee roof. Lattice work panels to side and front standards, Greek key band over front. Deep coved entrance and hollow chamfers to angles. Hip-roofed range to left with 3 casement windows on the ground floor and 12-pane sash windows above. Right hand return front (to south):- bowed bay rising to full height to right with curved 6-pane attic sash and curved casement doors below on first floor, opening onto fine first floor balcony with ogee tent roof and Greek key pattern frieze and 3-bay arched front. Centre bay wider with lattice patterns on the standards and plain balcony railings. One attic sash and on 12-pane first floor sash to left. Tent-roofed verandah across the whole of the ground floor, part glazed roof to left, on similar standards with casement doors behind. Verandah continues on the right across the east front, facing the river, with four bays. Casement doors on the ground floor, two blocked and two open first floor sashes, three windows and one blocked window in attic storey above.

Interior:- C19 staircase with trellis balustrade.



APPENDIX D.

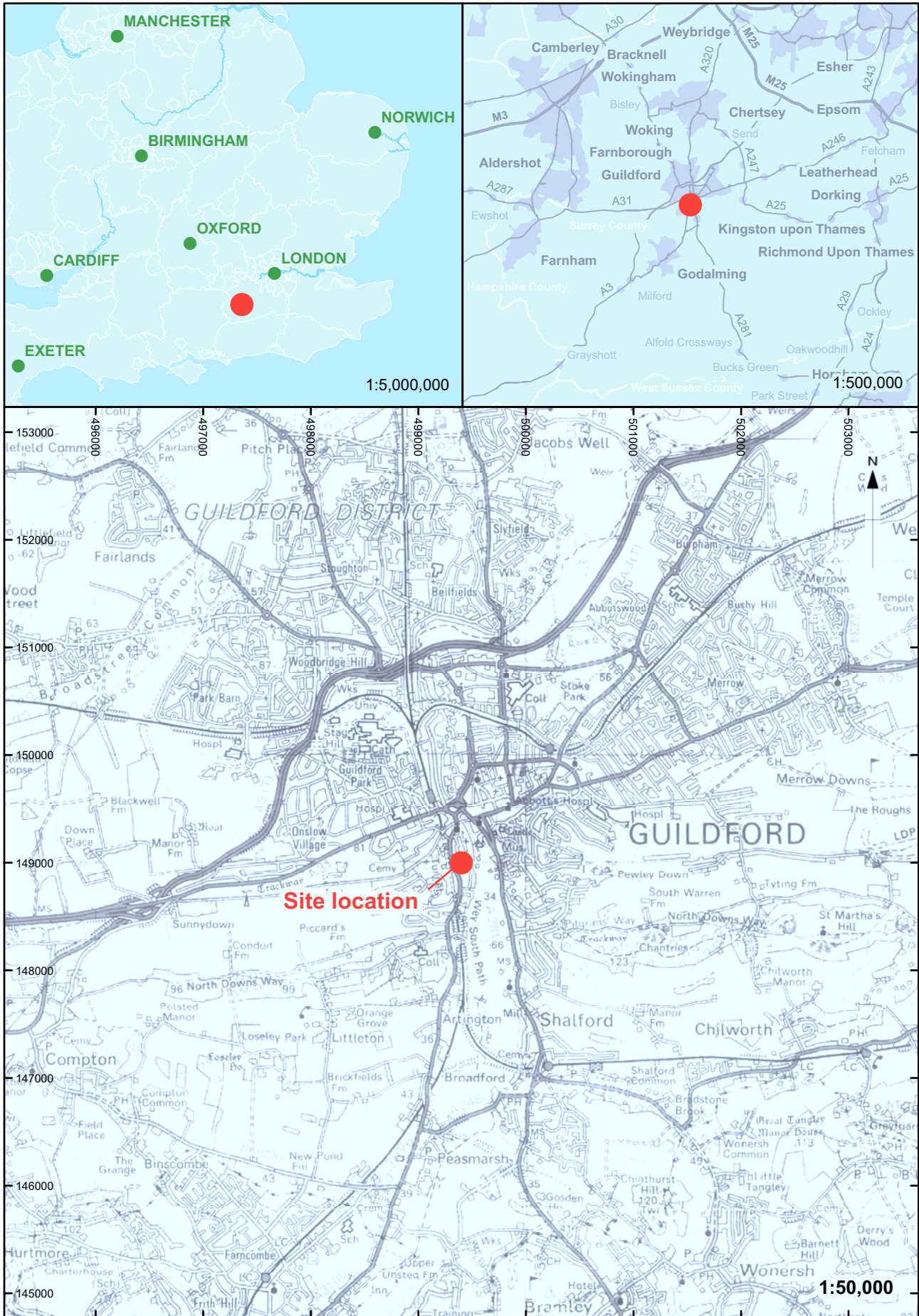
DOCUMENTARY EVIDENCE FOR OWNERS AND OCCUPIERS OF
WEIR HOUSE (HEREIN BELOW KNOWN AS MILLMEAD COTTAGE)

AS PREPARED BY SARA SQUIRES (1994)

1. Russell's Almanack of 1839 (In Guildford Muniment Room) lists William Haydon Esq. At Millmead House and a Dr. Bacon at Millmead Cottage.
2. No. 433 on 1841 Tithe Map "House yard stable etc."- Owner William Haydon (who owned and occupied Millmead House)
3. Directories Show William Haydon at Millmead House in 1855.
4. The Muniment Room in Guildford has a reference under Millmead to the "Personal Estate of General Butterworth, Millmead House, 1856". (Ref. 1010\3) By 1857 Mrs Butterworth is a widow at Millmead House.
5. Russells Almanac of 1869 lists Sir P Craigie at Millmead House and Charles Edward Bacon at Millmead Cottage. By 1873, Millmead Cottage is occupied by Dr. Bacon's widow.
6. In March 1879, the Millmead House Estate still included Weir House- The Muniment Room has a reference to a Rev. Haydon and a William Henry Haydon in connection to a piece of land adjoining the estate. (Ref. E. List 331)
7. Hooke's Almanack of 1883 lists Captain O'Connell at Millmead House and Sidney Sharpe Esq. at Millmead Cottage. By 1887, a Miss Willoughby was resident at Millmead Cottage.
8. The 1889 directory list Captain O'Connell at Millmead House and Ashton Mayne at Millmead Cottage.
9. Lasham's directory of 1905 lists R. Young and Mrs Simpson at Millmead House and Mrs A Mayne and Miss CAM Bailey at Millmead Cottage.
10. Lasham's Directorys of 1911 & 1913 lists H. Mackenzie, Esq. at Millmead Cottage. Vanessa Bell lodged there in the summer of 1911.
11. R Morgan Esq. is listed at Millmead Cottage in 1915 and 1917. At this time MG Davidson, Esq. is resident at Millmead House.
12. The directories of 1918 and 1919 list a Mrs Maitland at Millmead Cottage.
13. Conveyance of Millmead Cottage in 1920 from Miss Margery May Turner and others (Christina Ruth Leigh Mallory, Mildred Eleanor Morgan and William Ernest Jones) to Lawrence Powell.
14. In 1957, Mr Lawrence Powell passed ownership of Millmead Cottage (now known as Weir House) to the National Trust by Deed of Gift.

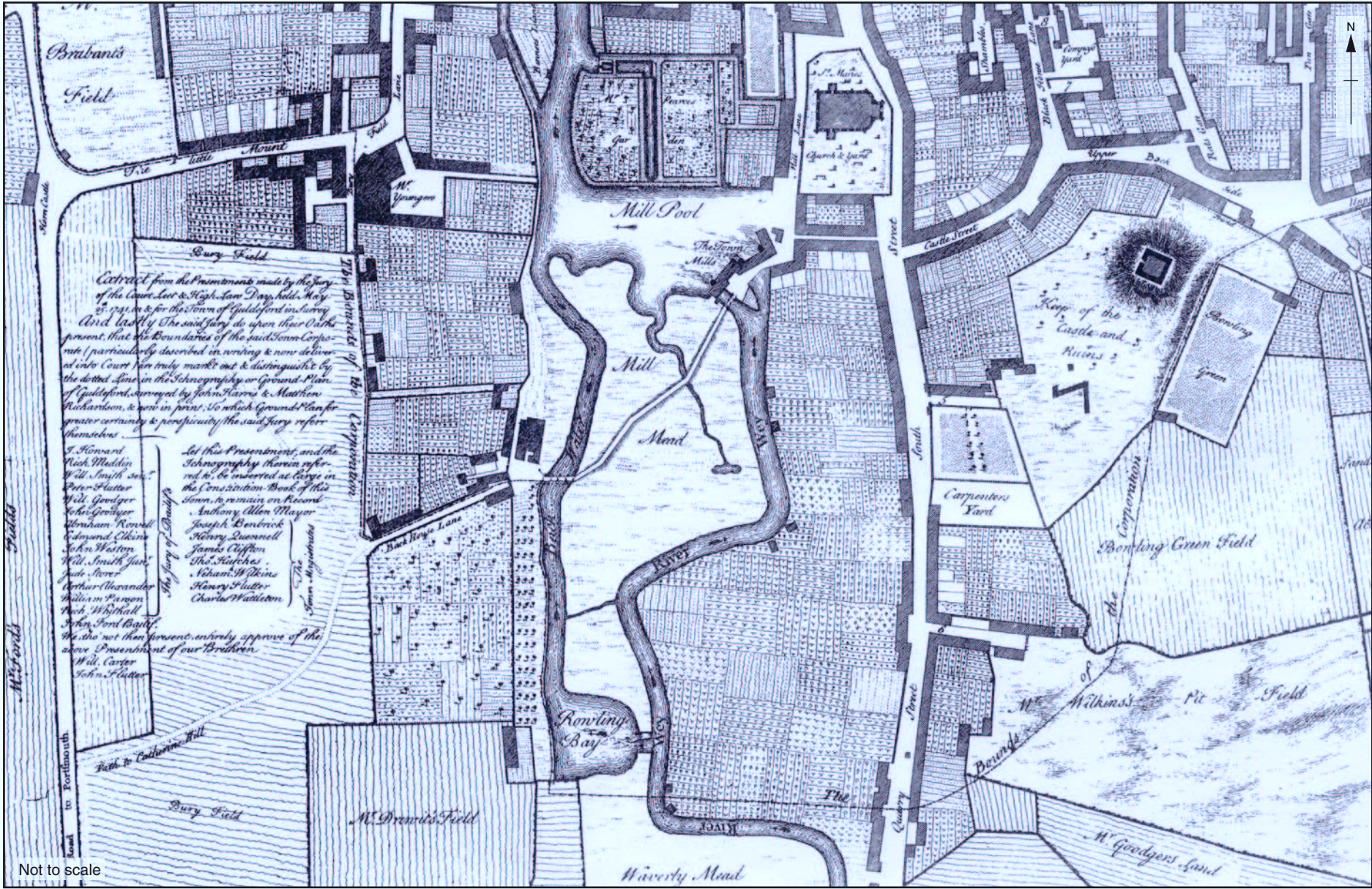






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Figure 1: Site location



Not to scale

Figure 2: 1739 Ichnography of Guildford by John Harris and Matthew Richardson



Figure 3: Map of Guildford 1835



Figure 4: Tithe Map for St. Nicholas Parish, 1841

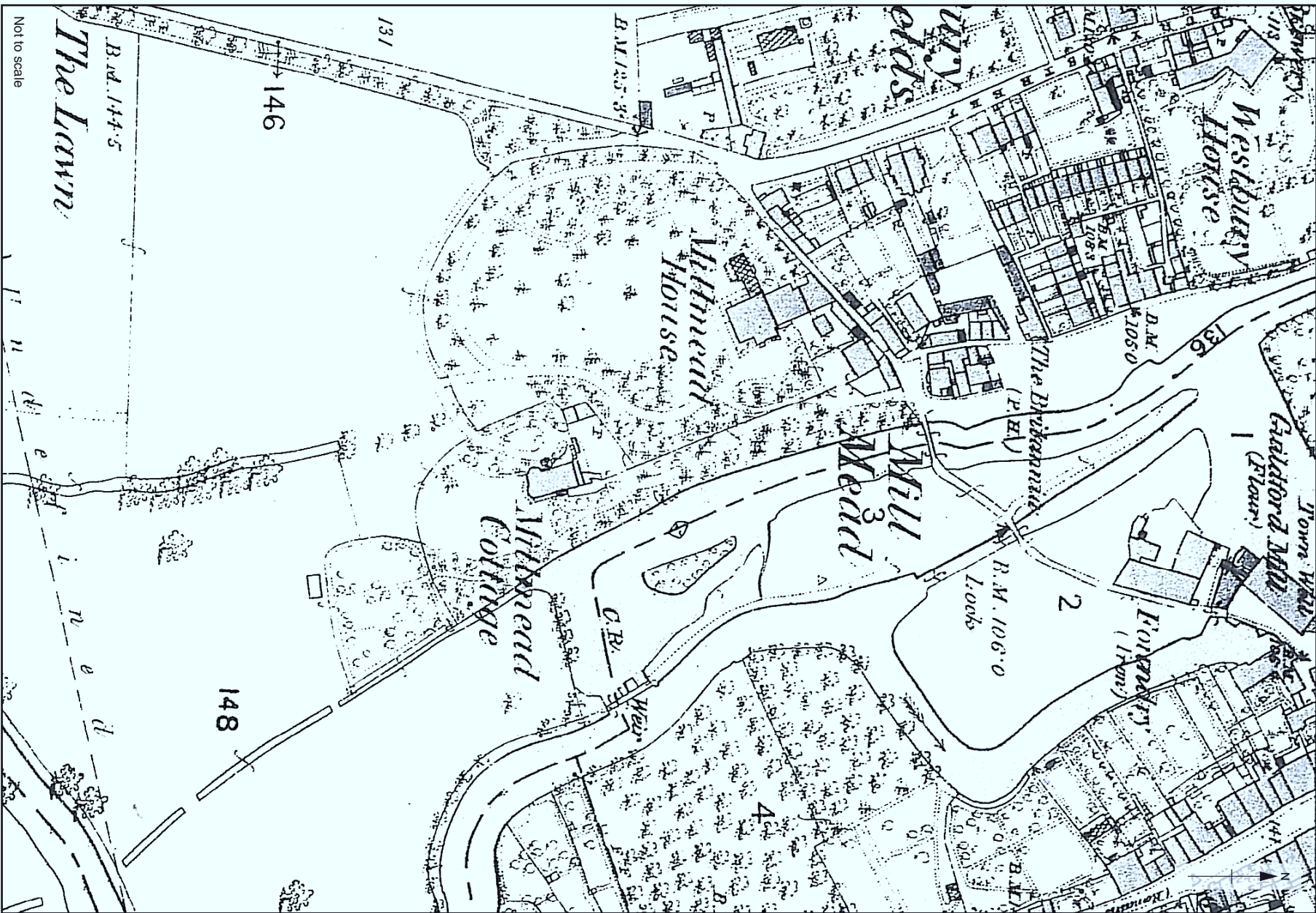


Figure 5: 1869 Ordnance Survey 25" map

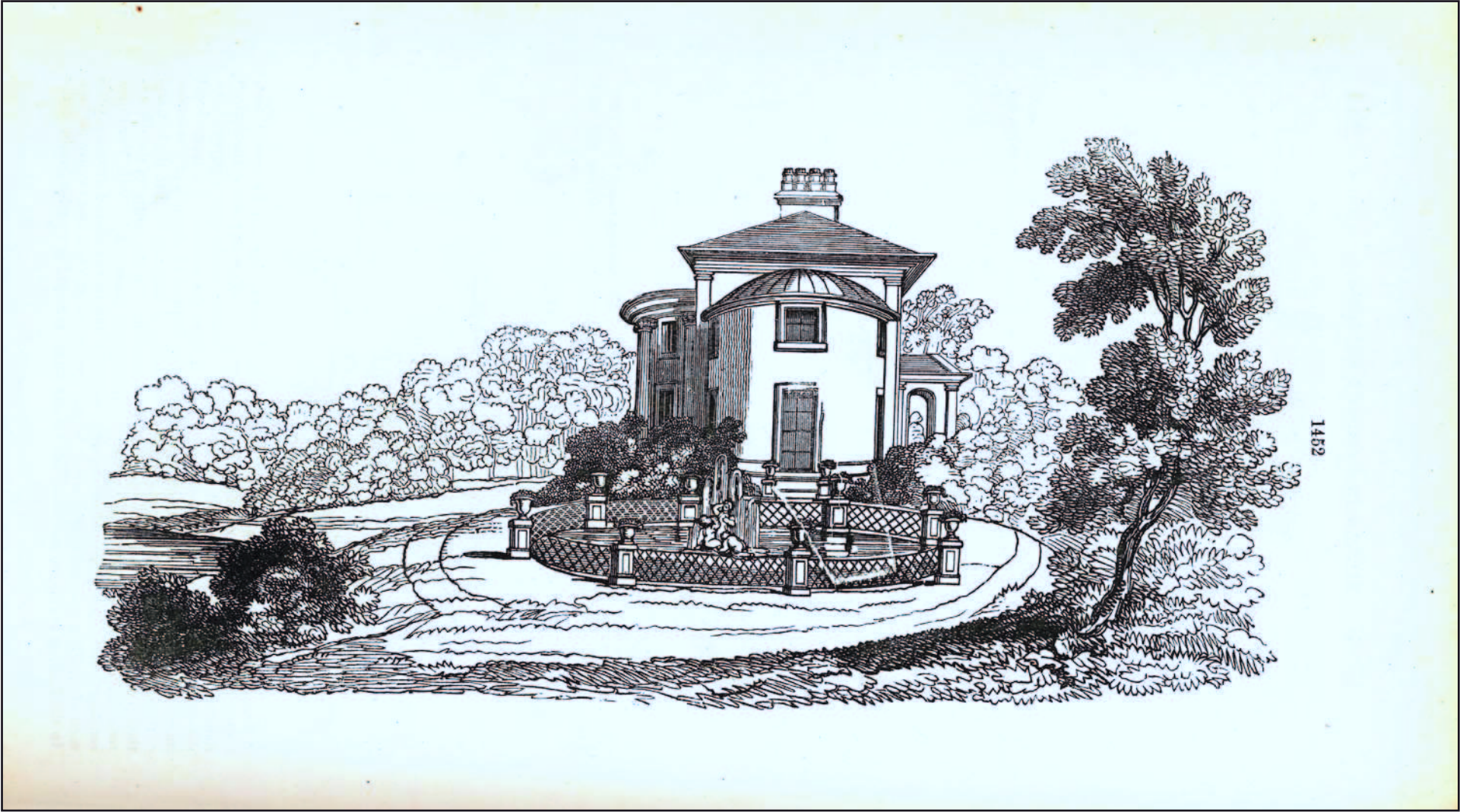


Figure 6: Loudon's design for a "Suburban Villa"

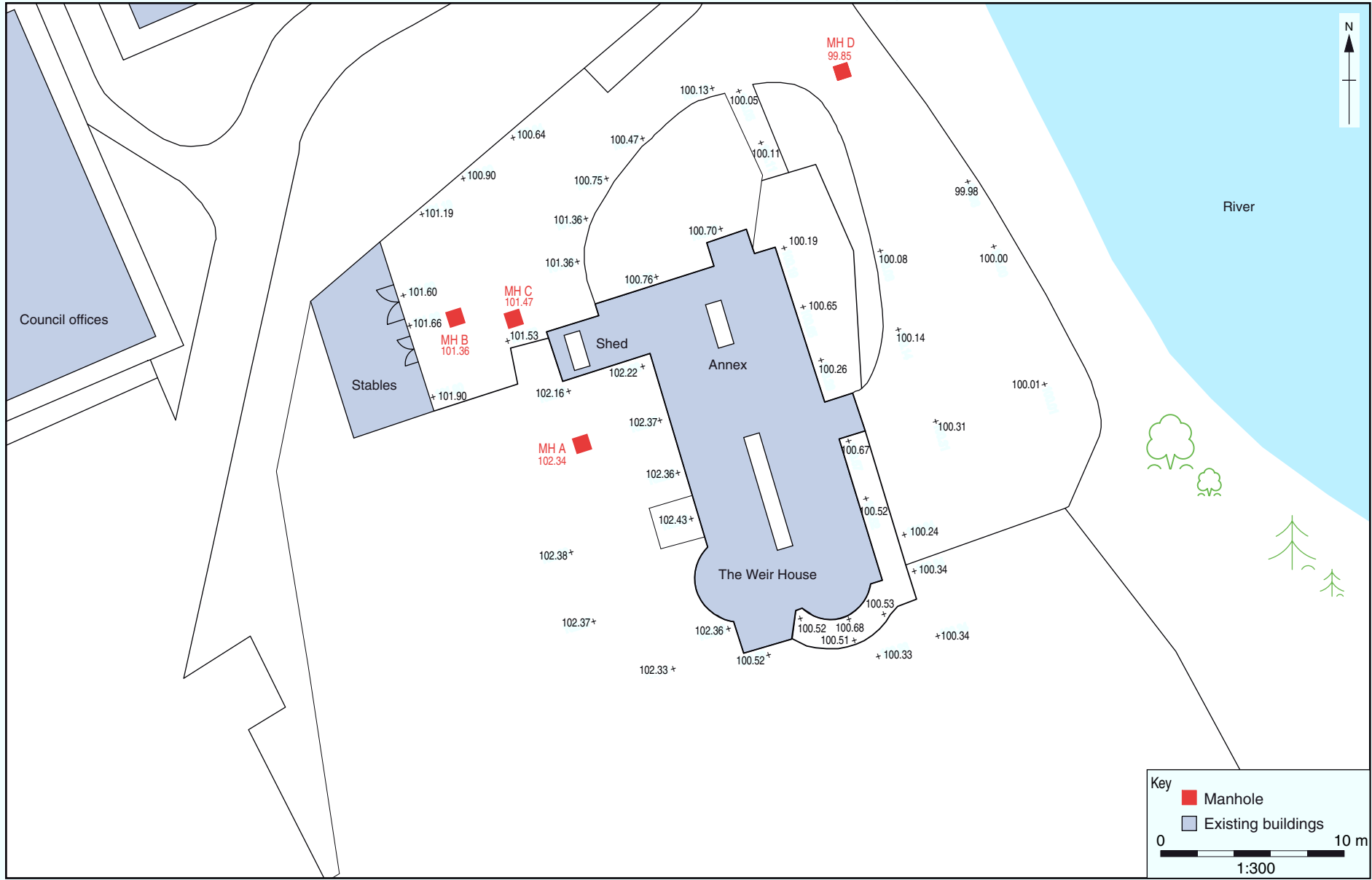


Figure 7: Block plan of existing structure and site levels



North Elevation



East Elevation



South Elevation



West Elevation

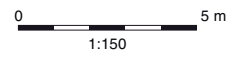




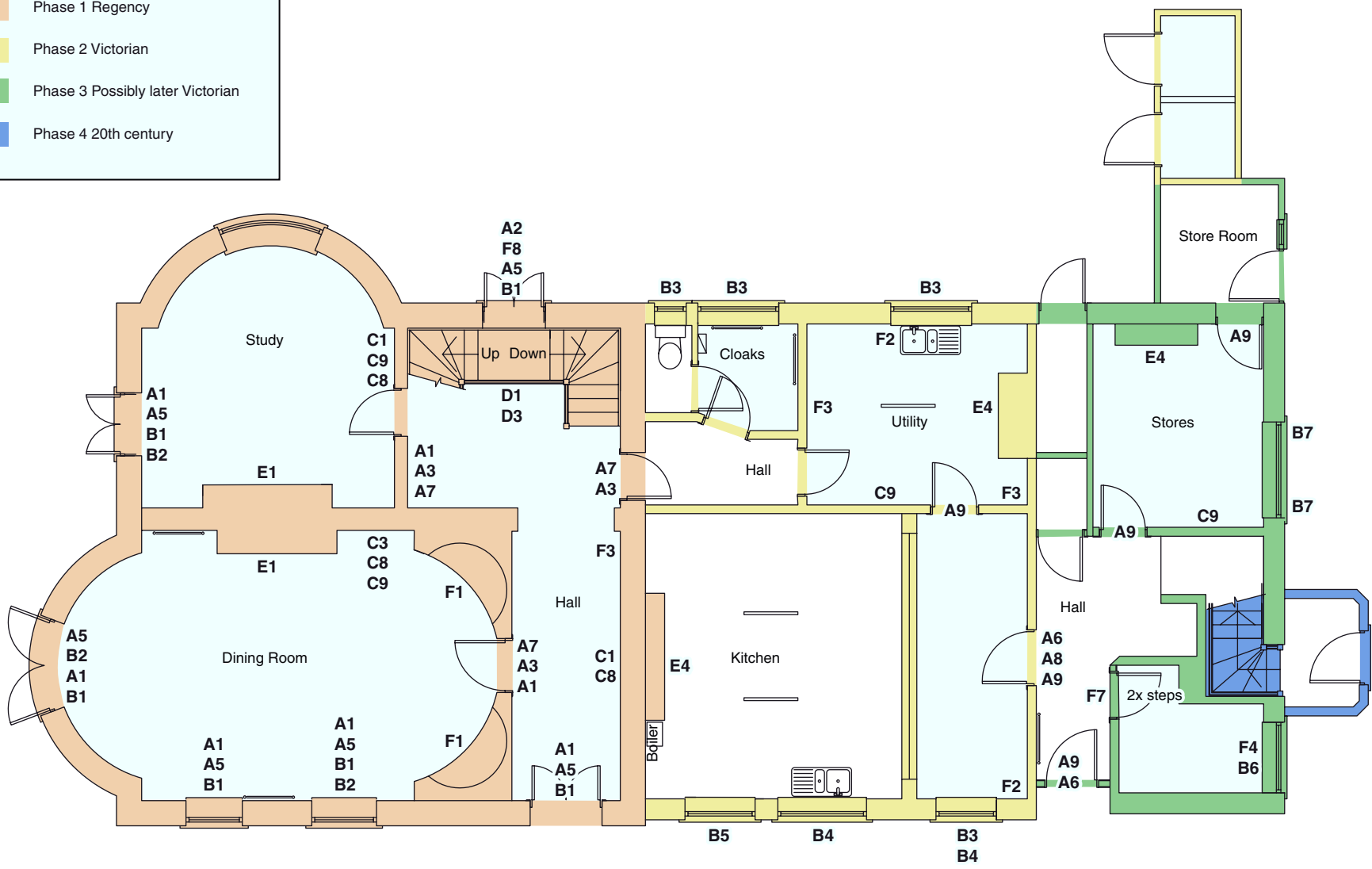


Figure 8: Elevations of Weir House

| | |
|---|----------------------------------|
|  | Phase 1 Regency |
|  | Phase 2 Victorian |
|  | Phase 3 Possibly later Victorian |
|  | Phase 4 20th century |



0 5 m
1:100

Figure 9: Ground Floor Plan

Phase 1 Regency
Phase 2 Victorian
Phase 3 Possibly later Victorian
Phase 4 20th century

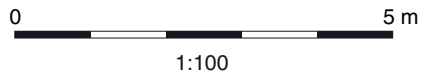
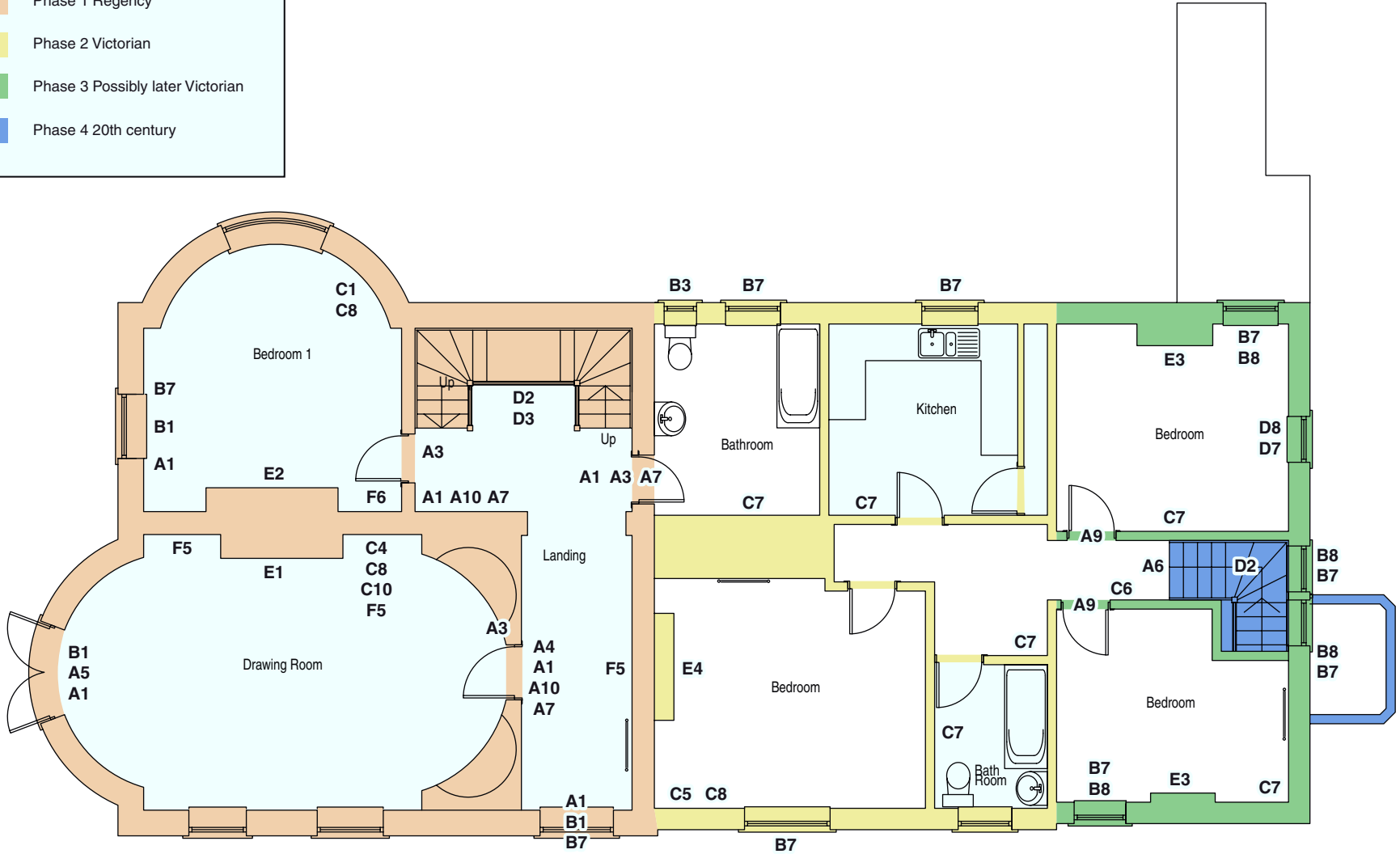






Figure 10: First Floor Plan

| | |
|---|----------------------------------|
|  | Phase 1 Regency |
|  | Phase 2 Victorian |
|  | Phase 3 Possibly later Victorian |
|  | Phase 4 20th century |

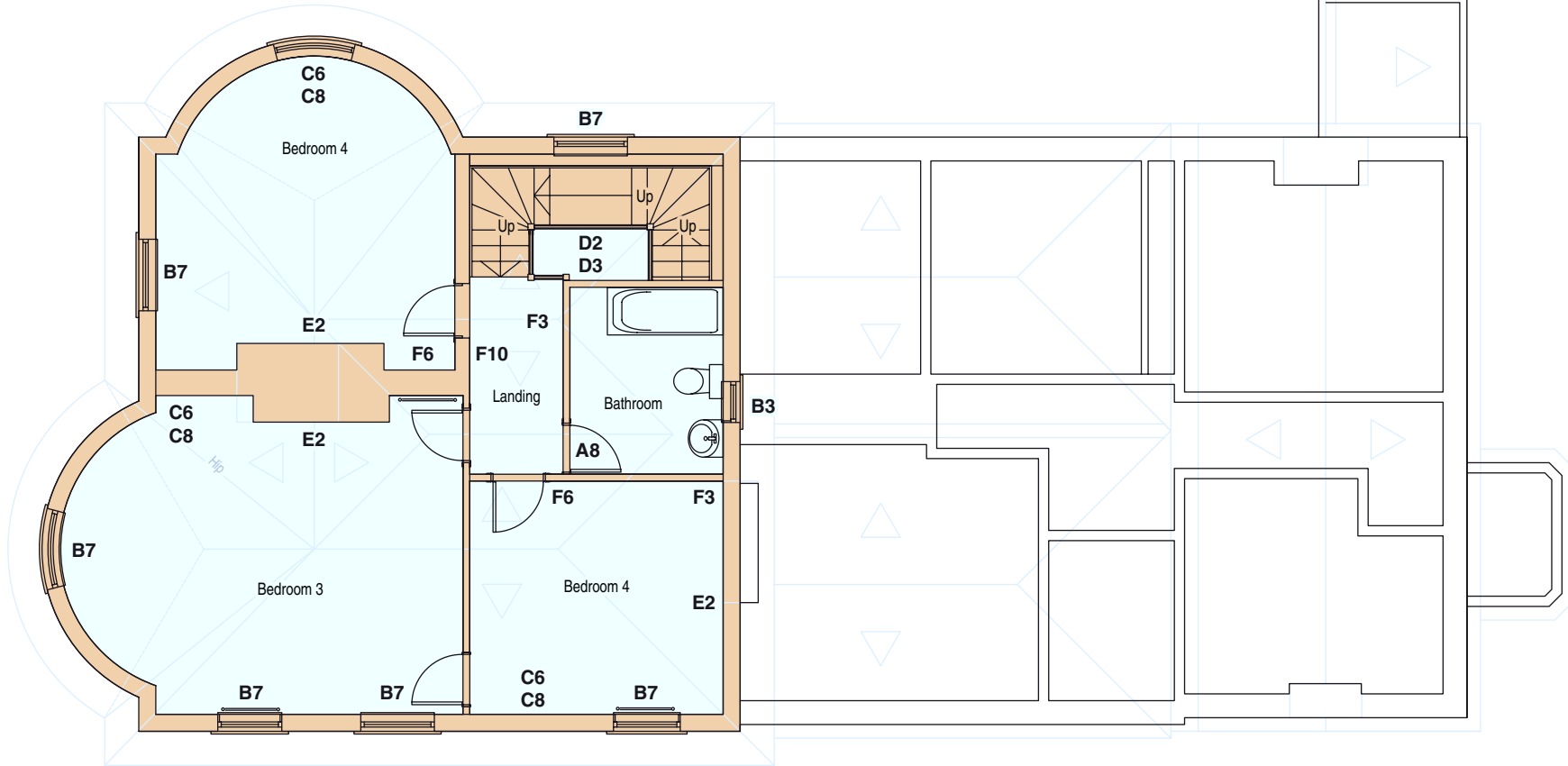


Figure 11: Second Floor Plan



Plate 1: East elevation of Original House



Plate 2: South elevation of Original House



Plate 3: West elevation of Original House



Plate 4: Main entrance, west elevation



Plate 5: East elevation, Victorian extension



Plate 6: North elevation, Victorian extension



Plate 7: West elevation, Victorian extension



Plate 8: West elevation, Victorian extension



Plate 9: East entrance, interior

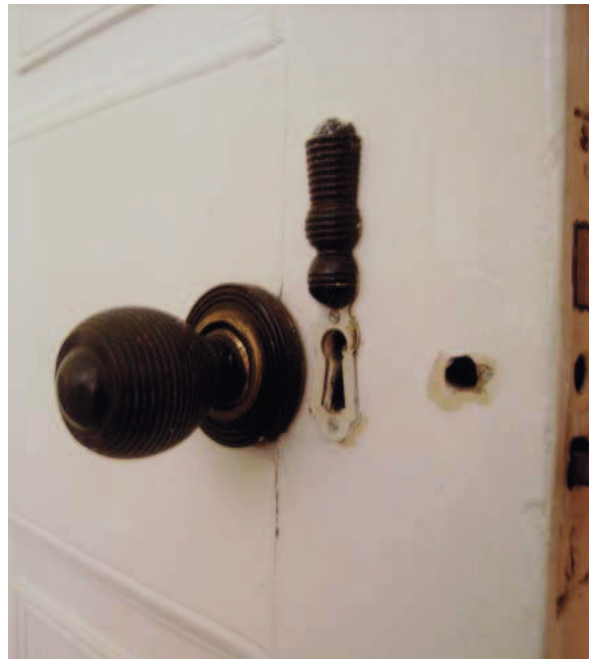


Plate 10: Dining room door fixtures



Plate 11: Serving Hatch

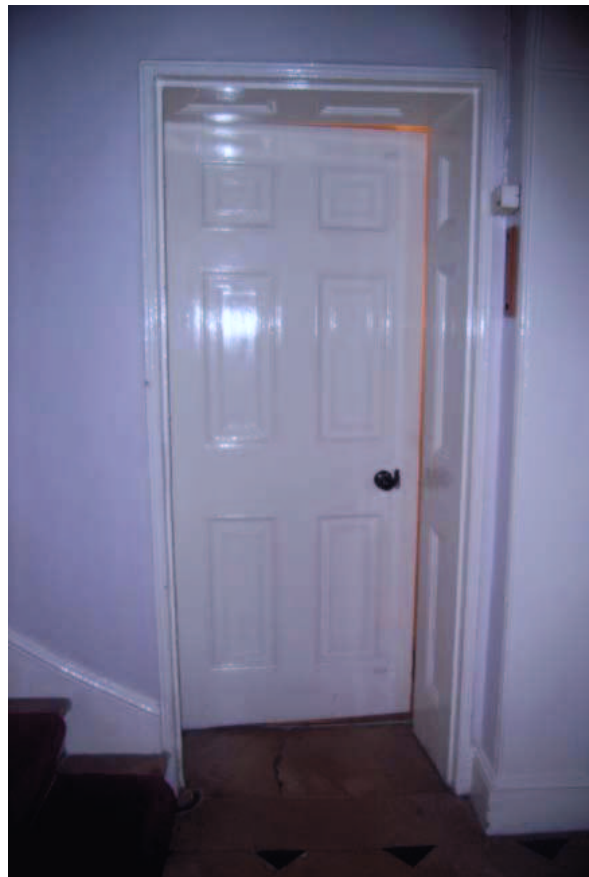


Plate 12: Door to services, facing north

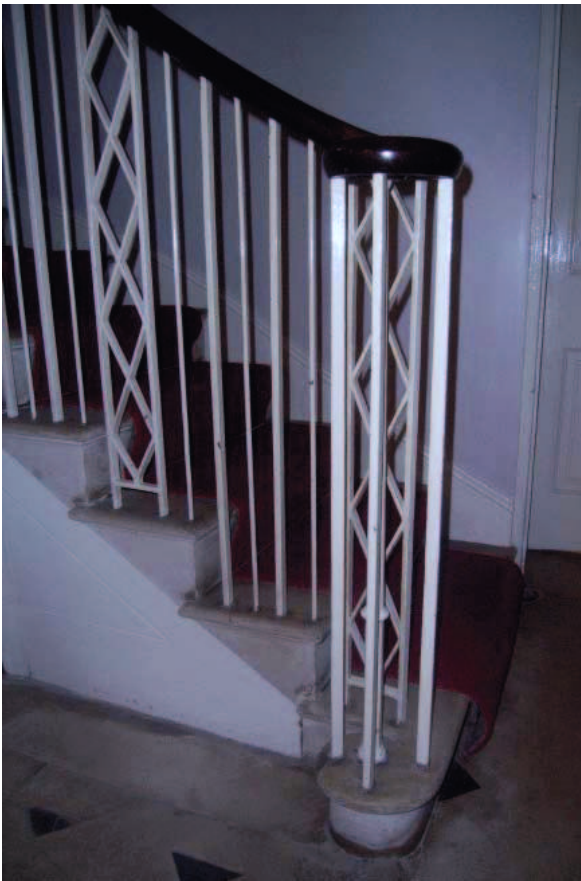


Plate 13: Foot of stairs, facing north



Plate 14: Dining room French doors, facing south



Plate 15: Dining room French doors, facing east



Plate 16: Dining room fireplace



Plate 17: Dining room fireback

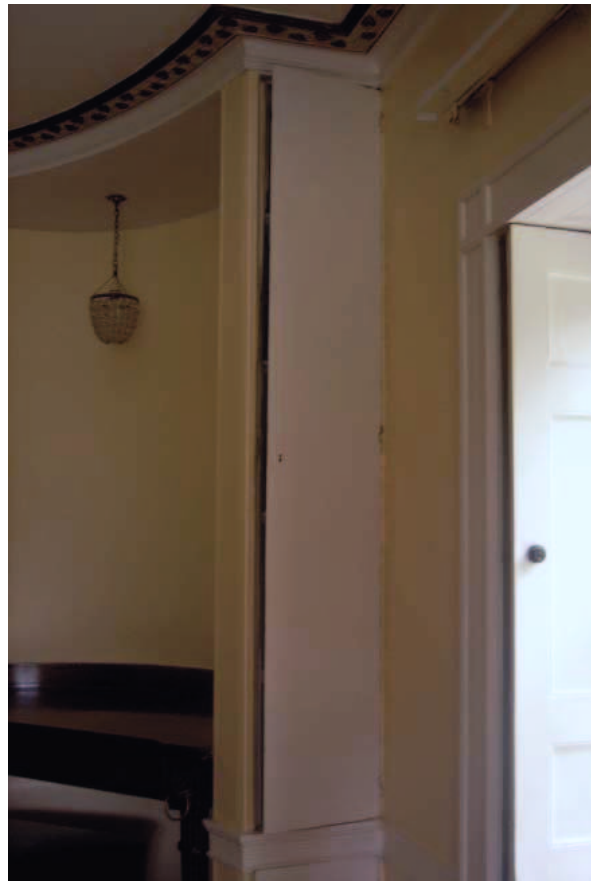


Plate 18: Alcove cupboard, facing north



Plate 19: Dining room doors, facing north

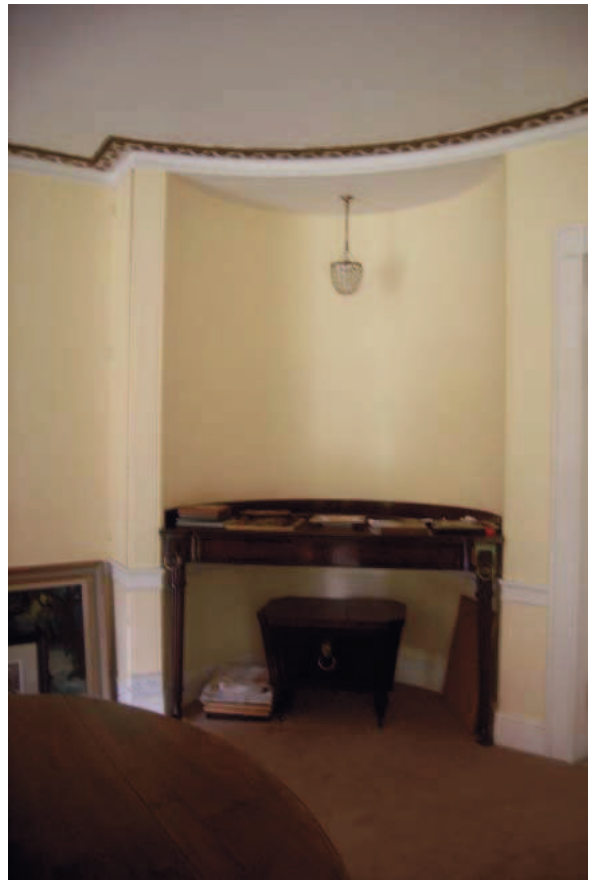


Plate 20: Dining room console, facing north east



Plate 21: Dining room console, facing north west

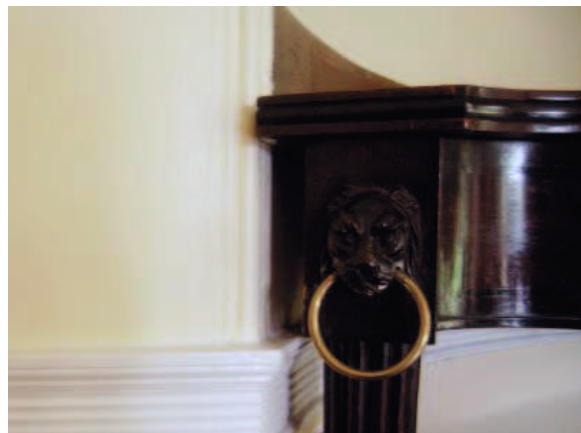


Plate 22: Lion Mask detail



Plate 23: Dining room skirting board and dado rail



Plate 24: Spiral window stay



Plate 25: Butler sink, utility room



Plate 26: Spiral window stay



Plate 27: Utility room, facing north



Plate 28: Kitchen, facing south



Plate 29: Serving hatch, facing south



Plate 30: Kitchen, facing west; impression of missing dresser



Plate 31: Kitchen, facing north



Plate 32: Window in kitchen door



Plate 33: Kitchen door lockcase, facing north



Plate 34: Kitchen window, facing east



Plate 35: Spiral window catch



Plate 36: Toothed window fixture, facing east



Plate 37: Services entrance, facing east



Plate 38: 20th century bell board



Plate 39: Scullery, facing north



Plate 40: Lead casement catches



Plate 41: Stores, facing north

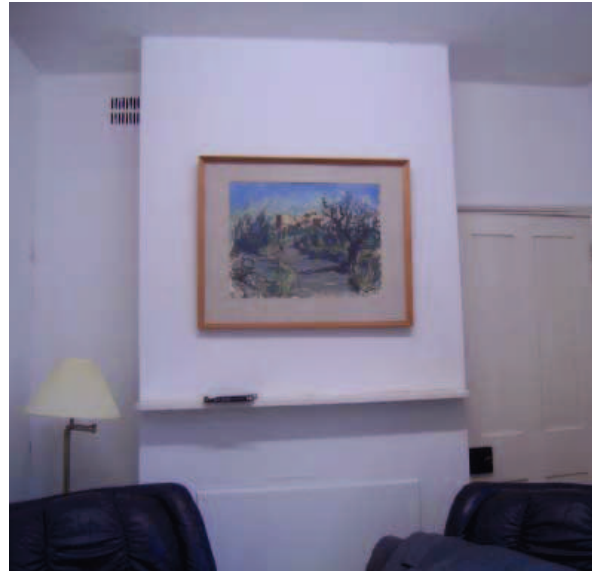


Plate 42: Stores, facing west



Plate 43: Coal cellar, facing west

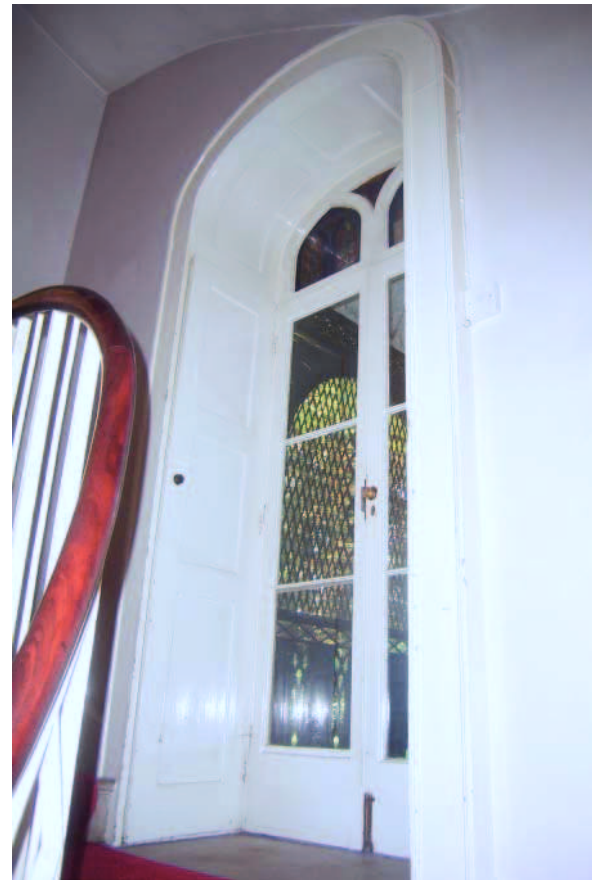


Plate 44: Main entrance at mezzanine level, facing south west



Plate 45: Shutter knob



Plate 46: Stained glass window of main entrance, facing west



Plate 47: Beaded arch of first floor hallway, facing west



Plate 48: Sash window in first floor hallway, facing east



Plate 49: Drawing room doors, facing south-west



Plate 50: Door fittings



Plate 51: Bathroom door, facing north



Plate 52: Stairs between first and second floor, facing west



Plate 53: North east alcove of drawing room



Plate 54: French doors, facing south



Plate 55: Window stay



Plate 56: Drawing room fireplace, facing west



Plate 57: Tapestry rail, Drawing room



Plate 58: Drawing room doors, facing north



Plate 59: Drawing room skirting board and dado rail

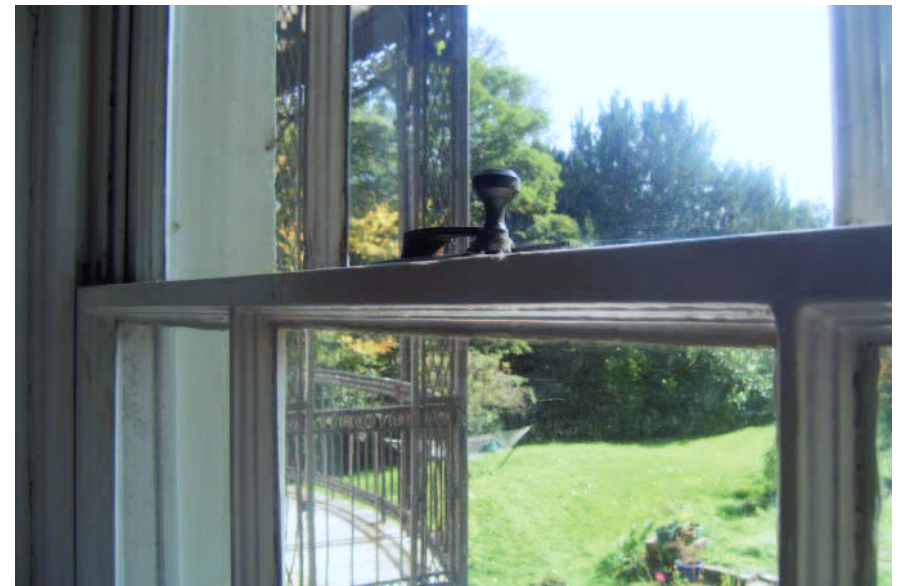


Plate 60: Sash fastener, Bedroom One



Plate 61: Bedroom one, facing west

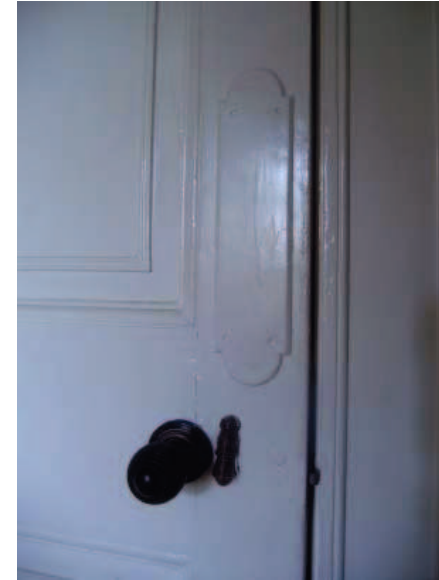


Plate 62: Door fittings



Plate 63: Bedroom one fireplace, facing east



Plate 64: First floor bathroom windows, facing west



Plate 65: Stairs and landing, facing south



Plate 66: Second floor corridor



Plate 67: Oval door knobs



Plate 68: Bedroom two, facing west



Plate 69: Bedroom two, bell fitting east wall



Plate 70: Bedroom three, facing south



Plate 71: Bedroom three, facing east



Plate 72: Bedroom three fireplace, facing west



Plate 73: Bedroom three Fire escape, facing east



Plate 74: Bedroom four door fittings



Plate 75: Bedroom four, facing north



Plate 76: Second floor bathroom window, facing north

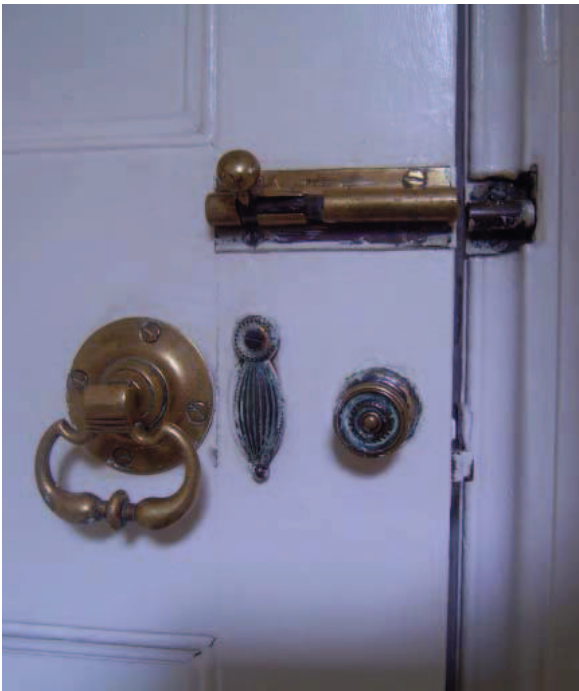


Plate 77: Second floor bathroom door fittings



Plate 78: Northend door, facing north



Plate 79: Northend twin sash, facing north



Plate 80: Northend Victorian fireplace, north-east bedroom facing east



Plate 81: Northend Victorian fireplace, north-west bedroom facing west



Plate 82: Northend sash window, north-west bedroom facing west



Plate 83: Northend door, north-west bedroom facing east

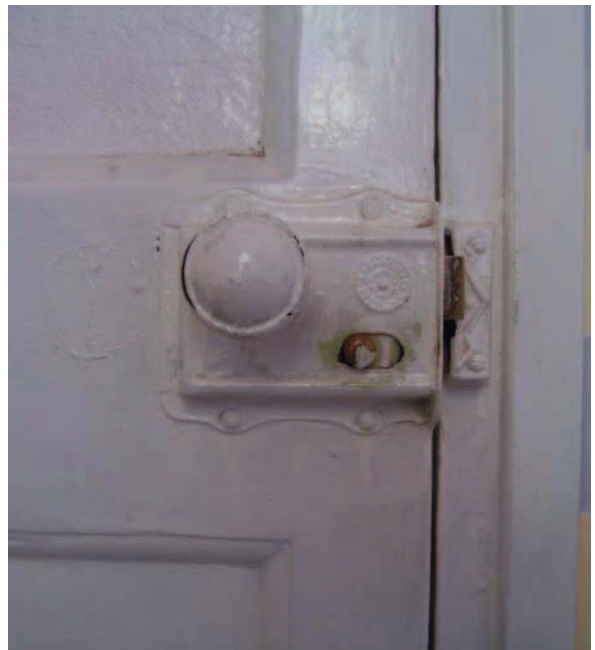


Plate 84: Bathroom door fittings



Plate 85: Northend south-east, room facing south



Plate 86: Northend kitchen window, facing west



Plate 87: Northend kitchen cupboard, facing north



Plate 88: Stable block, facing west



Plate 89: Interior of coach house, facing west



Plate 90: Interior of coach house, visible brickwork in west wall



Plate 91: South wall of stable



Plate 92: Exposed plaster and lathes in roof of stable



Plate 93: Interior of storeroom, facing west



Plate 94: East wall of underground cellar



Plate 95: South wall of underground cellar

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