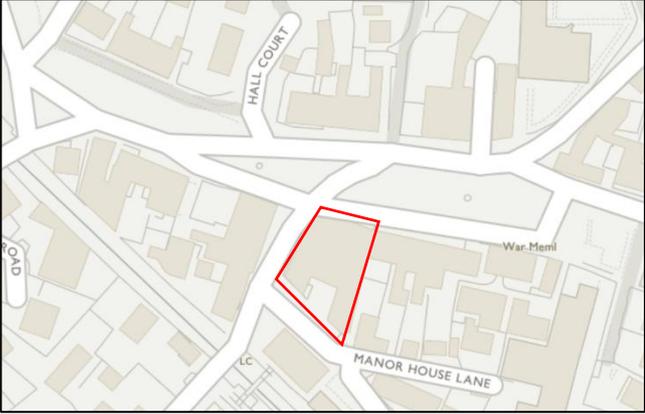


Datchet Local List – Non-Designated Heritage Asset Information

Name, address, location of asset	Number	
The Manor Hotel The Green Datchet SL3 9EH	Is the asset ✓ In the Conservation Area ✓ In Datchet Parish	
OS Map and coordinates (Outline asset in red on map and provide OS coordinates)		
SU987770 		
Significance of asset (NPPF)		
✓ <u>Architectural</u> ✓ <u>Historic</u> ✓ <u>In the setting of a heritage asset</u>		
Type of Asset		
✓ <u>Individual building</u>		
Description/History of asset		
	<p>Historically, the Manor Hotel was part of a range of buildings owned by the Lords of the Manor. The Manor House and Manor Cottages to the east of the hotel have surviving 16th- to 17th-century timber frames. It is probable that the Manor Hotel building, in line with the whole manorial row, had similar origins. The building is known to have been a public house at least by the 1750s. Its name was changed from The Half Moon, recorded in 1753, to the Horse & Groom in 1767,</p>	
<p>and to The Manor Hotel in the 1870s. From the 1850s, after the Waterloo-Windsor railway line opened, Datchet's reputation as a summer resort grew and it became a popular place to rent a country home. A period of expansion followed. The Manor House was dramatically re-modelled by the Lords of the Manor, the Buccleuch and Montagu families, to attract prosperous tenants in the 1870s. The whole front of the building was redesigned with applied mock-Tudor timber-framing, the emerging fashionable style (see appendices for details). The Manor Hotel received similar treatment. This would have effectively raised the hotel's status compared with other nearby public houses, while it already offered more rooms and facilities than the Royal Stag and the Morning Star (now Costa Coffee) or the White Hart alehouse opposite. Once the mock-Tudor style had been established for remodelling the original building, it was used externally through all later extensions and rebuilding to the present day. (A photographic progression in the appendix shows the development and extension of the hotel building from the 1870s to the present day.) In Datchet, the mock-Tudor style is now everywhere, either applied to genuine old buildings or as a style choice in more recent developments. The hotel is also on RBWM's list of notable non-listed buildings in Datchet.</p>		

Present condition and originality	
<p>The Manor Hotel is in need of some exterior refurbishment. Photographs taken in 2021 show areas of deterioration, with some patch repairs.</p> <p>The photographic record in this document shows how the building has been extended over time. There is no exterior evidence of the original 16th- to 17th-century origin. It is not known if there are interior traces. A considerable proportion of the exterior facing The Green and The High Street is original to the late 19th and early-20th century.</p> <p>The RBWM website has details of planning applications and alterations only from 2000.</p> <p>NB: The hotel's publicity quotes a date of 1332 for its origin, but local historian, Janet Kennish, says this is a mistake. That is actually the year that the owner of Ditton Park House was granted leave from the monarch to crenellate his house. Confusion between documents referring to Ditton or Datchet Manor has been found in other statements; this is not surprising since both were in the same ownership for long periods</p>	
Is site in use?	Give details of use
✓ YES	Hotel, bar and restaurant. Temporarily closed to the public due to Coronavirus Pandemic, 2020-21, and being used as a hostel.
<p>Criteria Fill in the relevant boxes stating the reasons why the asset meets these criteria. <i>(Please score to indicate how well the asset meets the criteria where 0 is not applicable, and 3 indicates very well.</i></p>	
1. Has architectural interest or quality 3	The hotel forms part of the historic 'Manor House Range' of buildings on the south side of The Green. The mock-Tudor timber façade and front-facing gables with applied timber detail echo the style of the Manor House. Other attractive architectural details, such as the decorative barge boards to the front elevation facing The Green, the clay roof tiles and ridge tiles, dentil brickwork string course, and distinctive chimneys have been retained. (The building may retain traces of a timber core but this has not been confirmed.)
2. Is a landmark feature 3	The hotel is prominent and distinctive, dominating the corner of the High Street and The Green. It is situated in the heart of the village, beside the iconic Green, the great oak tree planted at Queen Victoria's Golden Jubilee and the Jubilee Cross marking her Diamond one in 1897.
3. Has a relationship with adjacent designated heritage assets in age, materials, or in any other historically significant way 3	Historically the building is part of the Manor House Range. Other buildings in the Manor House range - Old Council Offices, the Manor Houses, Manor Cottage and Manor Green Cottage - are Grade II Listed. Stylistically, there are similarities in the design of the hotel and the Manor Houses.
4. Individually, or as part of a group, illustrates the development of the local area 3	After the railway came to the village, there was a period of boom and expansion. The Manor House and the Hotel were updated to attract wealthy tenants and visitors. The mock-Tudor timber-framing marked the start of a trend in in the 19 th -century development of the village. In Datchet, the style is now everywhere, either on genuine old buildings or as a style choice in more recent developments.

<p>5. Has significant historic associations with features such as a historic road layout, a park or a landscape feature (designed or natural) 2</p>	<p>The Manor House Range was built on the edge of the watercourse which flowed through the centre of the village, and followed its slight curve. The watercourse was culverted in the mid-1800s and since then the curve of the Greens has represented its course.</p> <p>The south side of the village centre was a later development than the north. Further manorial land and buildings extended to the east, past the present-day school and library (both on sites given by the Lord of the Manor) and as far as Green Lane.</p>
<p>6. Has historic associations with important people or past events 3</p>	<p>This range of buildings belonged to the Lord of the Manor of Datchet from at least early Tudor times to the 1890s. From 1472 Datchet Manor was a royal possession. In 1631, the Hanbury-Wheeler family (see memorials in St Mary's church) bought the Manor of Datchet from Charles I. The purchase included the Manor House range which continued to be rented to tenants.</p> <p>From 1742 to the 1890s, the whole strip was in the direct ownership of the Lords of the Manor, the Buccleuch and Montagu families.</p> <p>John, 2nd Duke of Montagu, bought the Manor of Datchet in 1742. He had inherited the neighbouring Manor of Ditton from his father. From then on the two estates were owned together. John's granddaughter married Henry, 3rd Duke of Buccleuch, and the Buccleuch and Montagu families became closely interwoven.</p> <p>In 1845 the Beaulieu, Ditton and Datchet estates were inherited by Walter Francis, 5th Duke of Buccleuch. (His widow, the Dowager Duchess lived at Ditton Park and gave Datchet an oak tree sapling from Ditton Park to mark Queen Victoria's Golden Jubilee in 1887; this is the great Jubilee Oak in the village centre.) Walter Francis's eldest son, William, inherited the main Buccleuch estates and titles, but Beaulieu with Datchet and Ditton were given to his second son, Henry, who became the 1st Lord Montagu of Beaulieu in 1885.</p> <p>Henry began the process of selling off manorial property in Datchet. In the 1890s he put the range of buildings (except the hotel) up for sale at auction. The exact date the hotel was sold is not known.</p> <p>Henry's son, John, 2nd Lord Montagu of Beaulieu, was a motoring pioneer, but the National Motor Museum at Beaulieu was founded by his son, Edward, 3rd Lord Montagu. See https://datchethistory.org.uk/datchet-people/lord-montagu/</p> <p>The mother of aviator Tommy Sopwith rented part of the Manor House. In 1911, Tommy visited, by plane. He landed on Datchet Golf Course to the excitement of the</p>

		whole village. https://datchethistory.org.uk/datchet-people/tommy-sopwith-in-datchet-1911/
7. Reflects the traditional functional character or former uses of the area	3	The building has been an inn since at least the 1750s. It is in a convenient location at the top of the High Street on the route to the river crossing.
8. Contributes positively to the character or appearance of the area	2	The building is currently in need of some refurbishment, maintenance and repair, but the style of the hotel's façade is attractive and blends well with that of neighbouring buildings in the range and the Manor Houses themselves. In good, well-maintained condition, it contributes positively to the historic environment of the village centre, overlooking The Green.
9. Other. Is there another reason it has special local value?	1	It is now the only hotel in Datchet and, before the pandemic, advertised itself as a wedding venue, using The Green and riverside for photography. It is also a bar and restaurant.
Have owners been notified? (Give details of date, method, eg letter/email, response and comments)		
MG Hotels notified by email in June 2021. MD Sam Gill telephoned DNPSG and provided information about the dates of the extensions. The large extension at the rear was built in the 1980s. The bar extension in the High Street was built in the 1960s. Mr Gill was unaware of the existence of Neighbourhood Plans generally and of DNP specifically. Information was provided.		
General feedback from members of the public		
<p>In a 2021 Datchet Neighbourhood Plan survey, the Manor Hotel was one of the buildings around The Green which residents thought was worthy of note in a Local Listing of Non-Designated Heritage Assets for the contribution they make to the character of the village centre.</p> <p>In early 2021, there was a planning application to change the hotel to an HMO (House in multiple occupation). A successful campaign opposing this was organised by residents and received popular support. In responses to the application, residents recognised the potential of the hotel, bar and restaurant and their importance in the village. There was overwhelming public support for retaining this heritage building as a hotel in the centre of the village and for improving its offering. The application was withdrawn due to opposition from residents.</p>		
Appendices Give details of any supporting documents or sources, eg background history and websites		
<p>See research and publications by local historian Janet Kennish, including <i>Datchet Past</i> (Phillimore), and the Datchet History website, www.datchethistory.org.uk</p> <p>https://datchethistory.org.uk/streetshouses/south-greens/the-manor-house-range/</p> <p>This whole range of buildings belonged to the Lord of the Manor of Datchet from at least early Tudor times to the 1890s. Further manorial land and buildings extended to the east, past the school and library (both on sites given by the Lord of the Manor) and as far as Green Lane.</p> <p>Datchet's lords of the manor did not live in the Manor House. From 1472 to 1630 the manor was a royal possession and a steward or bailiff may have occupied the house. The chief residence belonging to Datchet Manor was the much grander Riding Court to the north of the village and now on the far side of the M4. That estate was leased by the crown to elite tenants, including the Hanbury-Wheeler family who were living there when they bought the Manor of Datchet from Charles I in 1631. The purchase included the village Manor House, which continued to be rented to tenants but no records exist before a rental list of 1793. Finally in the 1890s Lord Montagu of Beaulieu put the range of buildings (except the hotel) up for sale at auction.</p>		

It is likely that there was originally a main dwelling house with bakehouse, brewhouse, washhouse, outbuildings, cottages and barns strung out along the edge of the pool. There may have been a manorial home farm here as well, and there was certainly enough meadow land behind the buildings and running down towards the river to house livestock.

By the mid-1800s the Manor House had fallen far down the social scale; at one time it housed the post office, a parish school and overspill from the workhouse, but also the first Baptist congregation in the village. The other cottages and tenements had become a hive of builders' and craftsmen's workshops which persisted into the 20th century. In the 1870s, the main house was remodelled, including the addition of a smart mock Tudor timbered facade, to be let out at higher rents to more respectable tenants. All the dwellings were rented directly from the Lord of the Manor until their eventual sale. In the 1950s, several derelict buildings were bought for development, so that the present charity shop and the W.I. Hall with its shops (currently Enzo's and Flowerz) are insertions into what remained of the original manorial range.

The 1896 Auction Plan

In 1896 Lord Montagu of Beaulieu hoped to sell the whole range at auction, and though not all were actually sold then, the auction catalogue and plan describing each lot is a very useful source for identifying each building at that date.

Sale plan of lots;

(village green at foot of plan)

Lot 10: Old Council Offices and workshops; the charity shop is now in the space to left; rear workshops have been replaced by modern offices

Lot 9: Old Manor House right of plot; single storey workshop centre and workshops left now WI Hall & shops

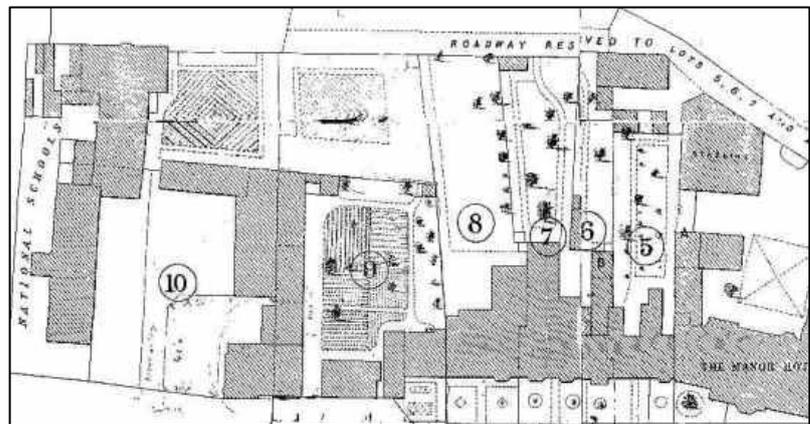
Lot 8: Number 1 Manor House

Lot 7: Number 2 Manor House

Lot 6: Manor Green Cottage

Lot 5: Manor Cottage

Followed by Manor Hotel which was not for sale. The plan also shows the stables to the rear of the hotel. By this time, the hotel has also been extended further south along the High Street although the full extent of this cannot be seen on the plan.



The Manor Hotel

The hotel's name has changed over time: from 1753 *The Half Moon*, from 1767 *The Horse and Groom*, and by 1877 *The Manor Hotel*. The Lord of the Manor also owned the building on the opposite corner of the top of the High Street. This had been a public house called the White Hart, first mentioned in 1565. It was rebuilt by the Lord of the Manor in the 1880s as a shop (for a long period occupied by Hawes Bakery) and again rebuilt in recent years.

The White Hart and the forerunner of the Manor Hotel were both in business through the later 1700s, sometimes run by the same publican. The Manor may always have been more prestigious, and had stabling in the yard behind reached by an archway in High Street, now an internal part of the building. The White Hart was a lower status alehouse with a skittle alley at the back, now the site of a car park. A story told about the Manor Hotel being used as a mortuary is true and not at all unusual. When an inquest had to be held after an accidental or suspicious death, the body would be viewed by the coroner at the chief inn of the place where the victim was found.

Research Sources

Manor Court rolls & other manorial papers; Beaulieu Archives & Northampton Record Office; Land tax

lists, 1839 rate map & schedule; Centre for Buckinghamshire Studies, Aylesbury; Barker Bridge House Trust minutes & Vestry minutes; Census returns, Kelly's Street Directories; Slough library.

Supplementary information from Janet Kennish:

The Manor House

The Manor Hotel's present exterior owes a good deal to the updated Manor House in its use of applied timber patterning. Below left: The Manor House in 2001, façade as rebuilt c 1870. Below right: drawing of the Manor House c1850.



The Manor House is a timber-framed building of the 16th and 17th centuries, the taller eastern bay built later than the other three. Its structure survives fully inside but originally no structural or decorative timbers were exposed on the exterior. In about 1870 the rising popularity of Datchet as a rural place to live with railway access to London, and for its fashionable river sports, brought a new demand for suitable housing. Until then, the Manor House had become a warren of low-cost tenements mostly occupied by local tradesmen's families and retired manorial servants.

It is likely that the Manor House was renovated in the 1870s under the ownership of the 5th Duke of Buccleuch to attract tenants of higher status as the village moved 'upmarket'. It was divided vertically into two separate dwellings and the exterior was completely altered by the addition of mock timber-framing. It is now a real Tudor building on the inside and a Mock-Tudor one on the outside.

Façade of the Manor House, 1870s

Looking first at the four gables of the Manor House in 1850 (see drawing above), a problem arose due to the eastern bay having been built later and on a larger scale than the three earlier bays. Inside the building, the floor levels in that bay do not align with the other three so that steps were needed. The architect has dealt with the anomaly by using continuous timber grid patterns across all four bays, fitting the irregularities into one scheme. The one tall gable gives the roofline a positive interest and rhythm. Differences in the gable windows was dealt with by placing an applied timber grid pattern across the whole area, by which all four windows are contained and their differences visually reduced. That top section of the façade is emphasised by creating an overhang underlined by a simple horizontal grid. In the middle area, the four oriel windows were altered in size and shape so they all fitted into the applied grid pattern which now seems to hold them in place. All four window frames now project from the wall as the three original oriel windows had done, again reducing the perception of difference. The mock-timbered façade of the Manor House is not only striking and attractive but is also a rational and satisfying geometric design created to transform an outdated and undistinguished old building.

Images: Photographic record



North façade, facing The Green, c1870, and detail below.

Source: Datchet History website, from an old photograph at The Royal Stag, believed to be taken c1870.

From left: Manor House, Manor Cottages, then 'outbuildings' belonging to the Manor Hotel (white with tiled roofs, man with ladder leaning against these). Next, two gabled bays of Manor Hotel, rendered in white. Then narrow road turning into High Street. On the opposite corner, there is the White Hart, a much older beer-house also owned by the Lord of the Manor and run by a tenant.



Details from National Monuments Record photograph, early-1870s.

This shows the start of the rebuilding process with a new brick-built section to the east of the white bays, replacing the 'outbuildings' shown above. This comprises a new two-storey, bay-windowed section, with half-octagon-shaped projecting bays. Above this is a prominent, cut-away, front-facing gable with ornate barge boards and a complex pattern of applied timberwork filling its gable. The name of the hotel is incorporated into the design. Next to this, a two-storey extension, also brick, has small projecting gables at roof level with matching decorative timberwork (only one gable is seen in this image behind the pub sign although later images suggest there were two). There is a new tiled porch over an entrance door.



Other design details include a dentil brickwork string course above the ground-floor windows, across the width of the new extension. There are also black hopper heads and drainpipes, black railings marking the front boundary, and new chimneys. (The white

sections which can be seen at the top of the windows appear to be blinds.)

The two older bays are still white-rendered but now have gables which project beyond the front wall and include decorative elements. There have also been changes to the fenestration, and a hopper head and drainpipe added to the front façade. An advertising hoarding can still be seen at first-floor level.



Detail from William Corden's A Hunt Meeting, 1874

This depicts the 'new' front section of the Manor Hotel in red brick. The western bays, previously white-rendered appear to be brick in this depiction, possibly rebuilt or resurfaced, but the entrance appears to have been retained. On the High Street corner, a white-rendered bay can just be seen.



Detail from William Corden painting, The Greens looking East, 1877.

This view from the west shows the High Street frontage and the last remaining white-rendered bay more clearly. (The modern building now runs a great deal further down the High Street.) The painting also shows the side view of the tall and prominent two-storey brick bay which projects some way beyond the old building line. The design of the refurbishment reflects the work done at the Manor House to the east, also owned and managed by the Lord of the Manor of Datchet. At that time the Hotel did not extend down

the High Street as it does now, but there was an entrance here, perhaps leading into public bars. Visitors to the hotel itself were more likely to use the smart new entrance porch facing the Greens.



1891 Floods. North façade with view down High Street.

Source: Datchet Village Society photo archive

By the 1890s, further development had taken place to the western section of the hotel, providing more space in the upper floor. The bays and gables on the corner of High Street/The Green had been altered, extended and widened. There is also a new extension in a similar style facing the High Street.



1894 Floods This image of the High Street façade shows how the upper floor overhangs the entrance, possibly due to the memory of 1852's serious flood which had washed away the old corner of the hotel.

Both these photos illustrate the increasing use of applied decorative mock-timbering since 1870. The earlier rebuilding was carried out in red brick, or brick re-facing, with applied timber patterns used only in the central tallest gable and the two tiny gables over the new entry porch. As the renovation and extension work progressed, further decorative timbering was added including small panels repeating the 'diamond' pattern on the High Street corner which have since been lost. These are in contrast to the more restrained geometry of the Manor Hotel. Possibly there had been a change of mind or of designer between these complex patterns and the later simple grids which help to give structure and clarity to the building.



1890s West façade, corner of High Street

Source: RWWS

This shows in more detail the development which had taken place to the High Street façade. The barge boards are plain on this façade, as they are today. (They are decorative on the frontage facing The Green.) Note the distinctive white double arches, also visible in the previous images.

It not yet known when the hotel was finally sold by the Lord of the Manor or to whom, but it was not for sale at the 1896 auction.

Manor House, 1915 floods, below, and detail, below right. Source: Datchet Village Society photo archive



This image shows the north facade and corner of High Street. There appear to be dovecotes to the west of the two-storey brick bay. There are also railings delineating the front boundary, a decorative garden arch above the entrance gate, and a small front garden area. (It is not clear from this image whether the monkey puzzle tree is in the grounds of the hotel or the neighbouring cottage.)



North façade, 1915 floods

Source: Datchet Village Society photo archive

The areas between the decorative timberwork appear to have been painted or rendered in a lighter colour with the barge boards painted white. (This image also shows the building – Hawes' Bakery - which replaced the White Hart pub on the opposite corner of the High Street.)

1930s

2021



Above left, 1930s postcard. Right, 2021 photograph for comparison. The 1930s' High Street façade was similar to how it looks today. (BH Dovey, whose name is on the postcard, was proprietor from 1928 and into the 1930s. Nellie Dovey is listed as proprietor in Kelly's Directory 1939 and in the 1939 Register.) By the 1930s, the Manor Hotel had been further extended. The design of this substantial development is very confident. The whole new range echoes the gable treatment of both Manor House and Manor Hotel, in an interesting variety of sizes and restrained geometric timber patterning to the gables and at first floor level. All the decorative barge-boards outlining the hotel's ten gables have been painted white, in tune with the doorway pillars. The brickwork at ground-floor level and the prominent 1870s brick section remained unrendered. There is an arched entrance in the southern-most bay.



Postcard detail. Mid 20th-century

As in the 1930s image, the eastern bay is still brick, not rendered, and there appears to be a new front entrance canopy, extending to the pavement, and a front boundary hedge. Ivy is also being grown on the building.



1947 flood. Troops called in to aid rescue work.

Source: Baltimore Sun/Janet Kennish

This image shows further alterations to the front porch entrance which appears similar to how it looks today, in brick with a narrow window on both sides of the door. Just above the entrance, there is a new sign 'Hotel Entrance'.

It is not clear from this image if the single-storey bay extension to the east of this entrance was built at the same time.



Postcard detail (date unknown, believed to be mid-20th century).

Ivy has been allowed to cover the northern façade



2021

By the end of the 20th-century, the 1870s' extension and brickwork at ground-floor level had been rendered/painted. This recent image shows how the single-storey semi-octagonal extension to the east of the front entrance appears to have been designed to echo the shape of the 1870s' double-storey bay and includes a dentil-brickwork string course above the windows. Black panels around the balcony offer privacy for guests but detract somewhat from the visual appeal of the overall design.

The boundary treatment has been removed. A canopy covers the path from the front entrance to the front boundary. The supporting pillars of this canopy appear to have been designed to match the white arches on the High Street although they are of different proportions.

On the High Street façade, the more complex 'diamond-pattern' timberwork decoration has been removed. A new entrance (pale green door) has been added and there have been changes to the fenestration with Georgian-style windows added at ground-floor level (also painted pale green). The arch in the southern bay has been enclosed.



The hotel has also been extended to the rear, see above, with parking bays at the entrance to Manor House Lane.



2016, bird's-eye view from church steeple.

Photograph Adrian Giddins, Datchet Village Society.

From left, Manor Houses, Manor Cottages, Manor Hotel, High Street turning. This aerial view shows the scale of the 1980s' rear extensions at Manor House Hotel.



2021, view from North Green across to Jubilee Green and Manor Hotel at corner of High Street

Photograph Adrian Giddins, Datchet Village Society

2021, photographs taken by Alison Crampin





In contrast to the 19th-century hoppers and drainpipes, the positioning of the modern drainpipes detracts from the decorative timberwork, creating additional lines. In places, the timberwork is missing and there are patched repairs to the render.



High Street façade
Some sections are in need of repair.



Southern façade



Infill extension



Rear of extension

Date form completed	By whom
21 April 2021	Janet Kennish and Alison Crampin