

# Pitzhanger Manor & Gallery Introduction

*Aerial view of Pitzhanger Manor, as Soane's vision, by CJ Richardson, 1832 (by courtesy of the Trustees of Sir John Soane's Museum)*



## Core Design Team

- \* Architect and Lead Consultant: Jestico + Whiles
- \* Conservation Architect: Julian Harrap Architects LLP
- \* Landscape Architect: J & L Gibbons
- \* Interpretation Designer: Ralph Appelbaum Associates
- \* Structural Engineer: Ellis & Moore
- \* Services Engineer: King Shaw Associates
- \* Cost Consultant: Appleyards
- \* Historic Landscape Consultant: Sarah Couch Historic Landscapes
- \* Landscape Management Consultant: Land Management Services

## Project Aims



*Pitzhanger Manor (photo: Ealing Council)*



*Aerial view of Pitzhanger Manor today (photo: J & L Gibbons)*

- To conserve and protect Pitzhanger Manor and Gallery and ensure its care and maintenance for future generations
- To make Pitzhanger Manor and Gallery an accessible heritage and arts attraction for all visitors
- To conserve and reveal the exterior and interior of Pitzhanger Manor and Gallery to enable visitors to understand Soane's original vision for the villa in its Regency landscape setting
- To inspire visitors by providing accessible exhibitions, and visitor and learning facilities
- To deliver the project and manage the manor house and park in an environmentally sustainable manner
- To interpret Soane's vision, concerns and social context in a way that is relevant to people's lives today
- To encourage participation by all members of our community in learning about heritage, through a rich and innovative programme of activities
- To work in partnership with community organisations throughout the borough to ensure that the project is enjoyed by everyone
- To develop training and learning opportunities in every aspect of the project
- To develop volunteering opportunities to enable local people to get involved in different aspects of the project

Ealing Council is planning a major programme to conserve and develop Pitzhanger Manor and Gallery, and Walpole Park. The Grade I Listed manor house is regarded as an architectural treasure and was designed and owned by one of the most important architects of the early 19th Century, Sir John Soane. The manor house and its immediate surroundings are of national importance as well as being much-loved local facilities. The project will restore Soane's architectural vision, reveal Pitzhanger Manor's rich history, make the buildings more accessible and improve visitor facilities to create a world-class heritage attraction.

Ealing Council partially restored Pitzhanger Manor in the 1980s, but this is the first major project aimed at revealing original exteriors and further rooms, completing the restoration project, improving the visitor experience, and enhancing the opportunities for people to enjoy and appreciate an outstanding part of West London's heritage.

We successfully applied to the Heritage Lottery Fund (HLF) for a development grant in December 2011. The HLF awarded £275,000 towards developing proposals for the project. Along with Ealing Council's investment, this has enabled the £425,000 development work that is well underway, including important historic research, surveys and investigations to inform the design proposals. At the same time, we have been carrying out a programme of activities to involve people in the project.

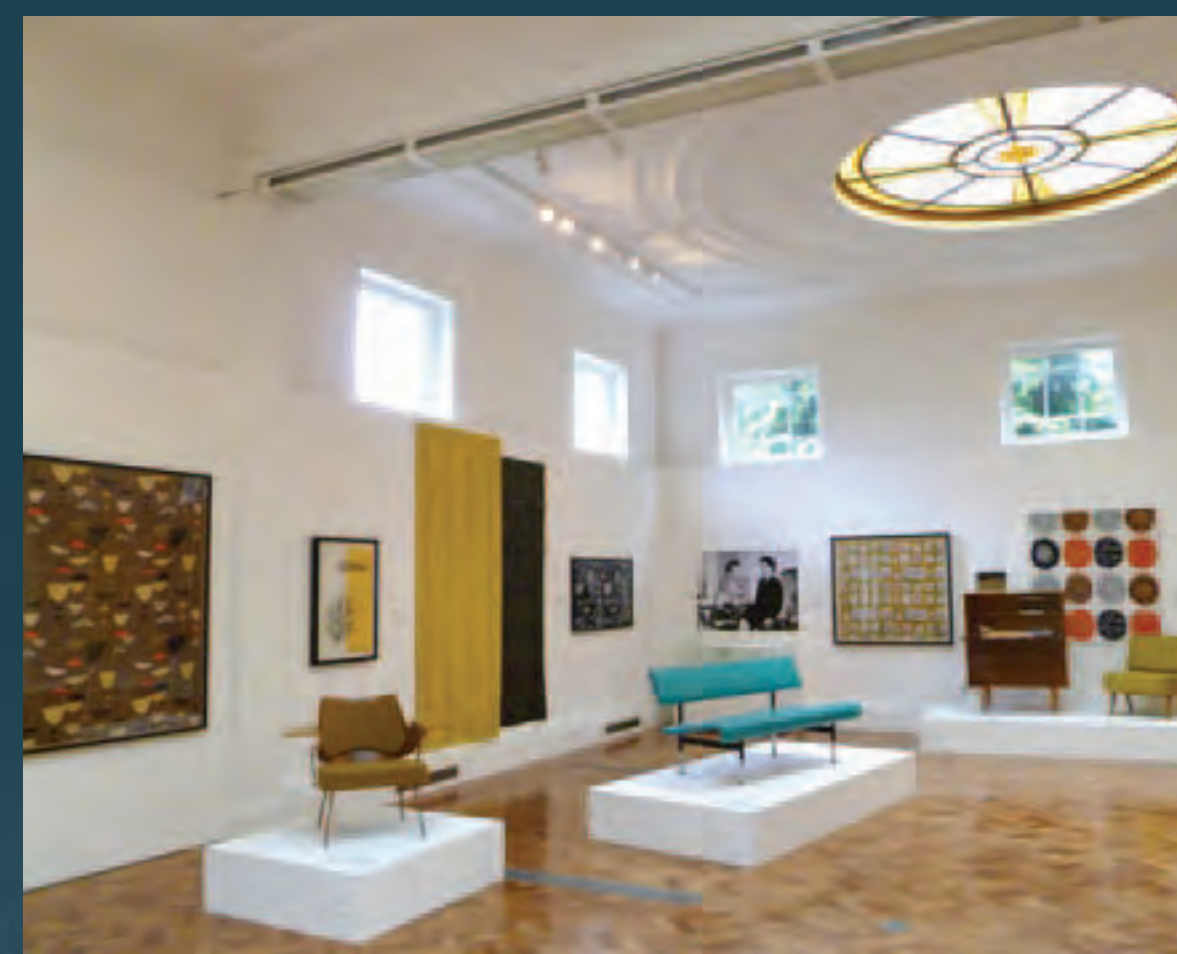
In our application to the HLF, we estimated that the whole project costs would be just over £9 million. This includes all of the conservation and building work, comprising a new café and improved visitor facilities, surveys, professional fees, staffing and activities for five years after re-opening. Since then, Ealing Council and Pitzhanger Manor Trust have agreed that further investment is needed to create a larger café and events space to support the increased numbers of visitors we expect to the house, gallery and park. The project costs are now estimated to be around £10 million.

Ealing Council will invest over £2 million. We hope to be awarded a delivery-phase Heritage Grant of around £4 million (in Spring 2014), and the Pitzhanger Manor Trust will be launching a fundraising campaign to help raise the balance from trusts, foundations, donors and fundraising activities. This is a real opportunity to place Pitzhanger Manor at the centre of Ealing's heritage and cultural quarter, and encourage local, national and international visitors to this great attraction.

## Vision

**The project is a unique opportunity to reveal Soane's 'jewel box' of a house, as the centrepiece of Ealing's heritage and cultural quarter.**

**The project vision is to:**  
*"...reveal and restore this remarkable historic villa in its original landscape and – through innovative and imaginative interpretation, activities and education – enrich all visits by local residents, students of architecture and Soane scholars worldwide."*



*The gallery (photo: Ealing Council)*



*Educational activities (photo: Ealing Council)*







# Pitzhanger Manor & Gallery

## The History

*There has been a house on this site since at least the seventeenth century, but the building you see today was not all constructed at the same time.*

*Its most famous owner was arguably the greatest British architect of the early 19<sup>th</sup> Century, Sir John Soane (1753-1837).*

Soane, born in 1753 near Reading in Berkshire, was the son of a bricklayer. He began his architectural career at the age of 15 when he became an apprentice to George Dance the Younger in the City of London. Soane became a student at the Royal Academy in 1771 and won a travelling scholarship, which enabled him to study the classical monuments of Italy.

Soane had a meteoric rise to fame and was appointed Architect and Surveyor to the Bank of England in 1788, a post he was to hold for over 40 years. At the height of his fame, in 1800, he bought Pitzhanger and demolished most of the existing house, only retaining the Dance wing on which he had worked as an apprentice. Pitzhanger was his 'dream home'. It was an advertisement for his architectural style, and a weekend retreat for entertaining his friends and clients, while showing off his incredible collection of artworks and antiquities. The painter JMW Turner was a close friend and regular visitor to Pitzhanger, and the two men would often fish in the serpentine lake in the grounds, now Walpole Park.

Soane became known for innovation in his architecture. He is regarded as a master of light and space, and admired for his use of stripped-back classical detailing and ability to make smaller spaces seem larger than they are – using interconnecting rooms, mirrors and borrowed light. His idiosyncratic design ideas were strikingly original at the time and his work is still influencing architectural design today.

Soane married an heiress, Elizabeth Smith, in 1784 and had two surviving sons, John and George. Despite a very close relationship with his wife, his family life was difficult: his sons disappointed him, as they had no desire to follow him into a career in architecture. The relationship with his sons was fraught with arguments and criticism, on both sides, and a source of sadness for the family. He sold Pitzhanger in 1810, dismayed that the house he had intended as an encouragement to his sons had not been able to help him fulfil his dream. What he left behind, however, is a highly important and special example of his work.

Rear view of Pitzhanger Manor to Dance's design, by J M Gandy, 1800  
(image by courtesy of the Trustees of Sir John Soane's Museum)



From top to bottom:  
Portrait of Sir John Soane by Sir Thomas Lawrence, 1829  
View of the Eating Room by C J Richardson, 1832  
View of the Drawing Room (Ball Room) by C J Richardson, 1832  
(all images by courtesy of the Trustees of Sir John Soane's Museum)



## The Future of Pitzhanger Manor

We want to be able to tell people about Soane's incredible story, and explain why his architecture is so important and still so influential today. We want to look at how he became so successful professionally, while at times having a difficult personal life. We want to examine his work, his love of art, his family life and the times he lived in, through the lens of his ten years at Pitzhanger.

We will do this through returning the house largely to the way Soane designed it. We will open new rooms to the public, reinstate important features that have been lost – such as Soane's amazing glass conservatory – and bring the house to life again, using sound, light and decoration to make it exciting and relevant for audiences in the 21<sup>st</sup> Century.

We will have a programme of exciting exhibitions in the improved gallery space that continue to explore Soane's own fascination with art, architecture and design. We will increase our range of activities for families, children and young people, architectural experts, visitors from across London and the UK, and international visitors.

We want you to be part of this and to tell us what you think of the plans.



Historical plan analysis (image: Jestico + Whiles)







# Pitzhanger Manor & Gallery Opportunities



Postcard showing the conservatory in 1901



Breakfast Room, restored in 1980s (photo: Ealing Council)

Our design team and heritage advisors have carried out extensive research into the site's history to uncover how the buildings and landscape have been altered over time. The aim is to restore Soane's manor house and its landscaped setting to their Regency splendour, while enhancing the supporting role of the gallery.

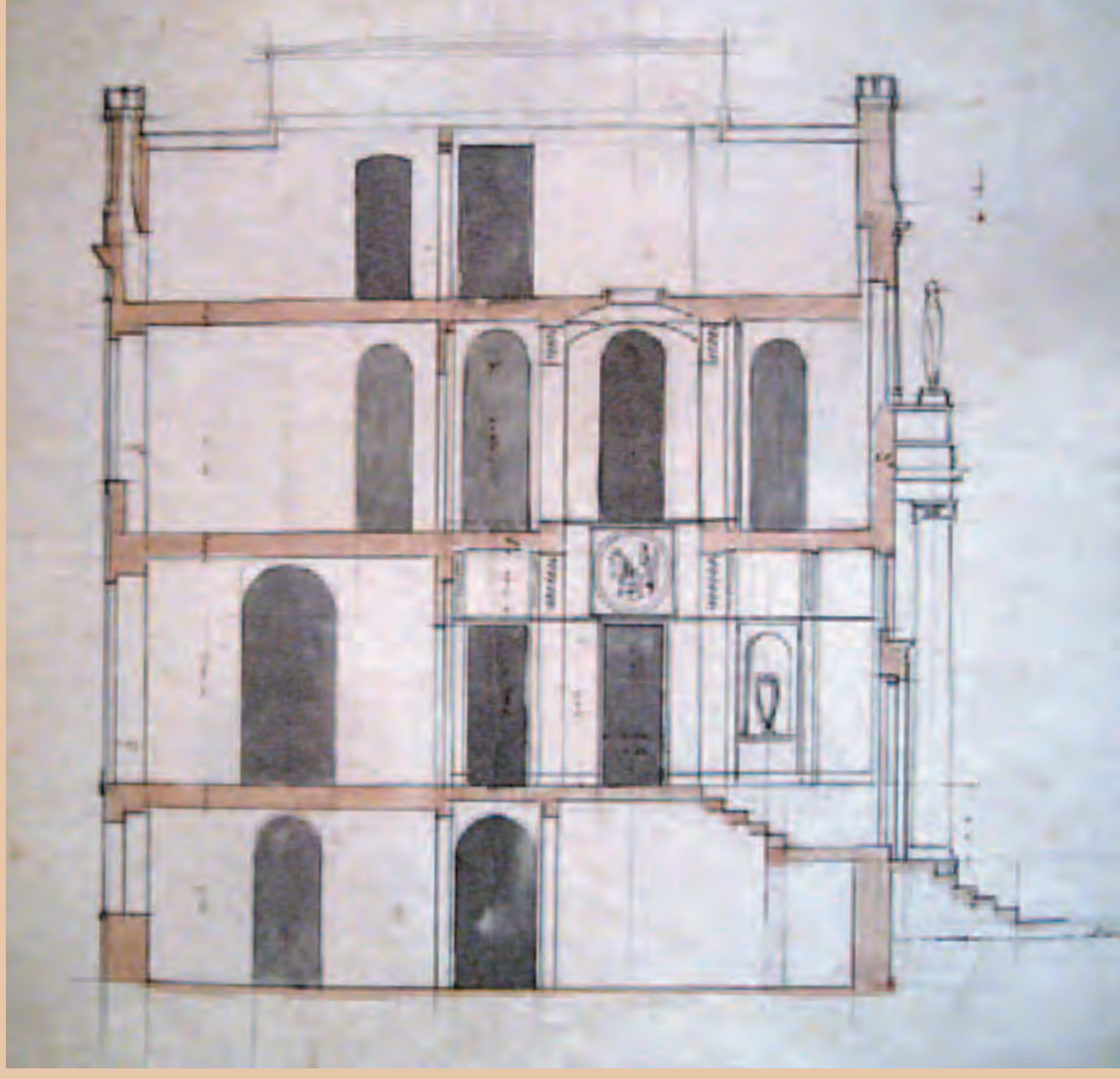
*There is potential to recreate important features of Soane's design, which have sadly been lost.*

*These include a conservatory, a 'tribune', a colonnade, the north elevation and the interior decoration.*

The single-storey conservatory at the rear of the manor house had been demolished by 1910. This impressive glazed structure was at the forefront of technology when built and offered panoramic views over the grounds. The tribune allowed light into the heart of the building, linking a roof lantern to the entrance hall, and being open to surrounding rooms on the intermediate floors. The colonnade was a covered route through a courtyard linking the manor house with adjacent buildings. It gave glimpses of the grounds on approaching the manor house's entrance and had niches for displaying sculpture. The manor house's attractive north elevation, which featured arched windows and decorative pilasters, is hidden behind later additions to the building. The 1980s restoration began to reveal, in several rooms, the sumptuous interior decoration and specialist paintwork that is typical of Soane's work. This opulent detail would have adorned most rooms and paint analysis will enable us to identify lost colour schemes.

Removing unsympathetic later additions to the manor house, such as the Victorian infill and Eating Room extension, is necessary to allow the lost features to be reinstated. The Victorian infill prevents the recreation of the colonnade and the restoration of the north elevation. The Eating Room extension prevents the reinstatement of the conservatory. It also obstructs an important view of the landscape from the first floor Drawing Room, and distorts the balanced proportions of Dance's Eating Room interior and the symmetrical plan of Soane's original series of buildings.

Repairing and remodelling the gallery is important to recognise its local significance as a West London premiere professional arts venue and allow an even wider range of changing exhibitions.



Tribune sketch, Sir John Soane (by courtesy of the Trustees of Sir John Soane's Museum)



Library, restored in 1980s (photo: Ealing Council)



East elevation to Soane's design showing (left to right) Dance's original wing; and Soane's manor house, colonnade, kitchen block and ruins (image: Julian Harrap Architects LLP)



West elevation to Soane's design showing (left to right) Soane's ruins, kitchen block, colonnade, manor house with conservatory; and Dance's original wing (image: Julian Harrap Architects LLP)







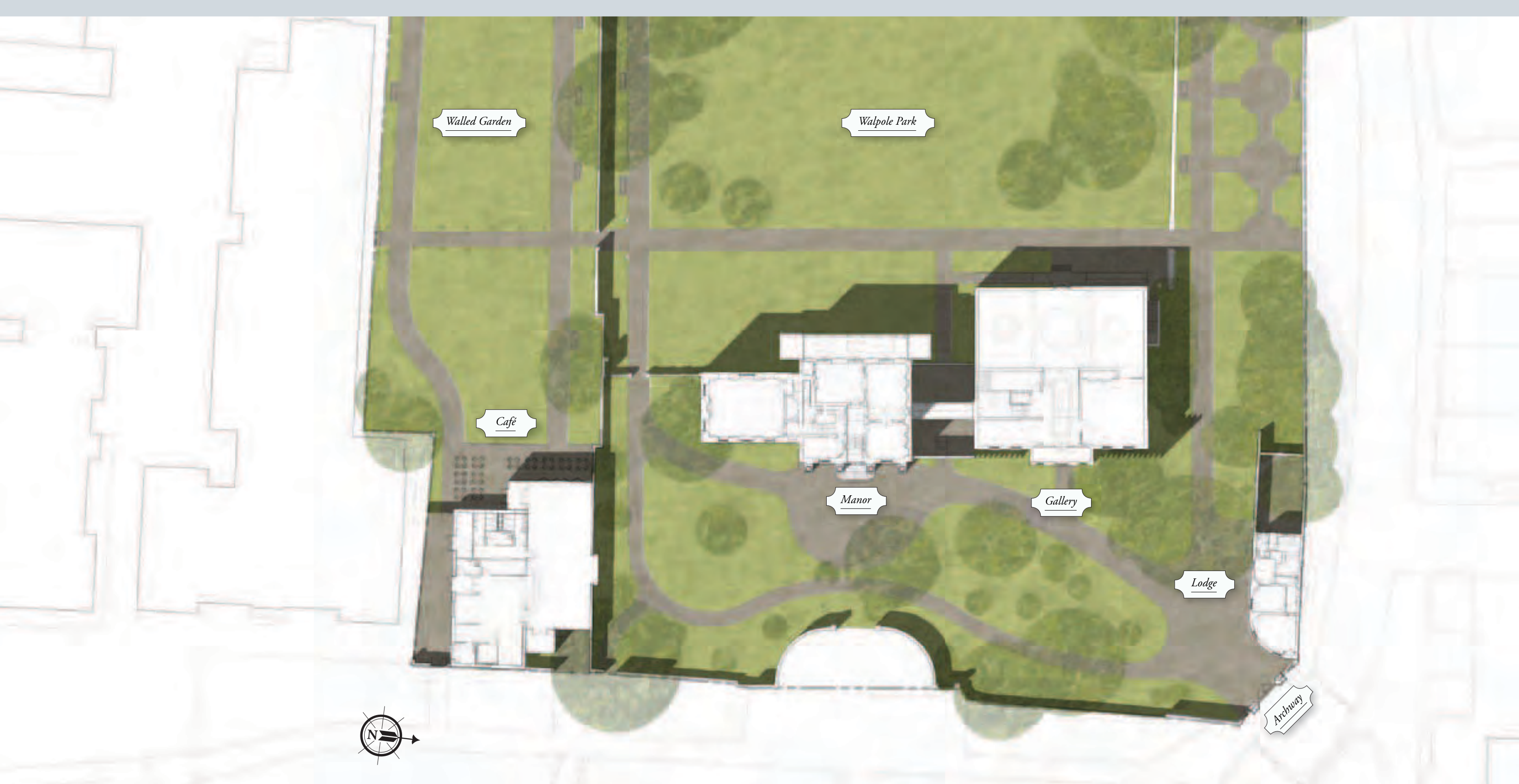
# Pitzhanger Manor & Gallery Design Proposals



Proposed view of approach to manor house and gallery (image: Jestico + Whiles)



Proposed view of rear of manor house (image: Jestico + Whiles)



Site plan (image: Jestico + Whiles)

*We have developed outline design proposals for the buildings, landscape and interpretation that realise the project vision.*

*The proposals aim to restore the manor house to Soane's vision, upgrade visitor facilities and access, and improve education and volunteer facilities.*

The manor house will be sensitively restored and important heritage features, as described earlier, will be reinstated. To enable this, the Victorian infill and Eating Room extension will be removed. A new lift will provide access to all public floors and a relocated community gallery will encourage visitors into the manor house. We will build on the existing education programme and share learning opportunities with the new Rick Yard education centre in the park.

The gallery will be remodelled as a state-of-the-art exhibition centre, with a new lift and staircase, toilets, visitor reception and gift shop. A contemporary 'screen' is proposed in front of the gallery to lessen the dominance of this large building on the frontage of Soane's manor house, and accentuate the gallery entrance, which will become the main entrance and reception for visitors to the manor house.

The original entrance lodge will be conserved and used as a volunteer base with a work space for small groups.

A new pavilion in the walled garden will provide a café and events venue with minimal impact on the historic setting of the manor house.

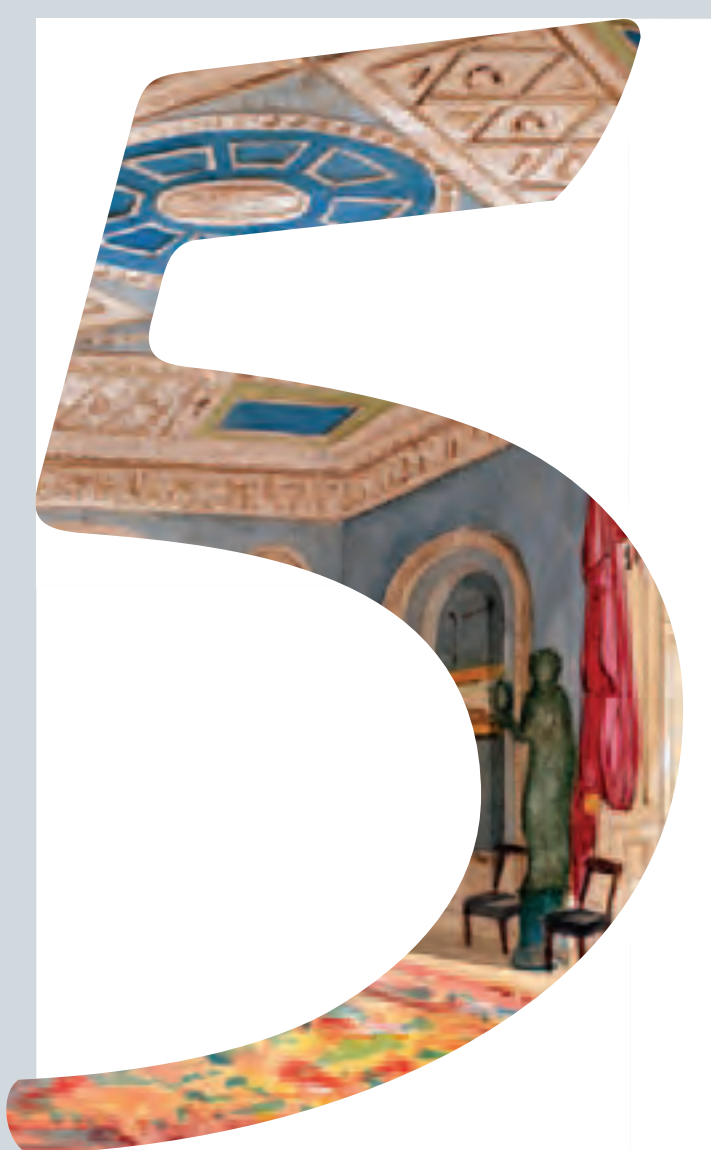
The landscape design will connect the buildings' immediate surroundings to the wider project for Walpole Park. The forecourt will be restored to include Regency planting and emphasise Soane's oblique entrance sequence from the archway to the manor house. The walled garden will be remodelled to create a sunny terrace for the café alongside areas for growing vegetables. External lighting, boundary walls and fences, and paths will be upgraded throughout. Trees, seating and signage will be added, and ground levels will be adjusted to improve access.

The interpretation will bring the fascinating story of Soane and Pitzhanger Manor to life, and unite the manor house and grounds. It will include permanent and changing exhibitions on the universal themes of Art, Architecture and Design, Conservation, Changing Ealing and Entertainment, which are inspired by Soane's legacy. Imaginative and interactive displays will attract a wide range of visitors, while signage will be improved throughout the site.

The design will continue to be shaped by ongoing consultation, surveys and historic research.

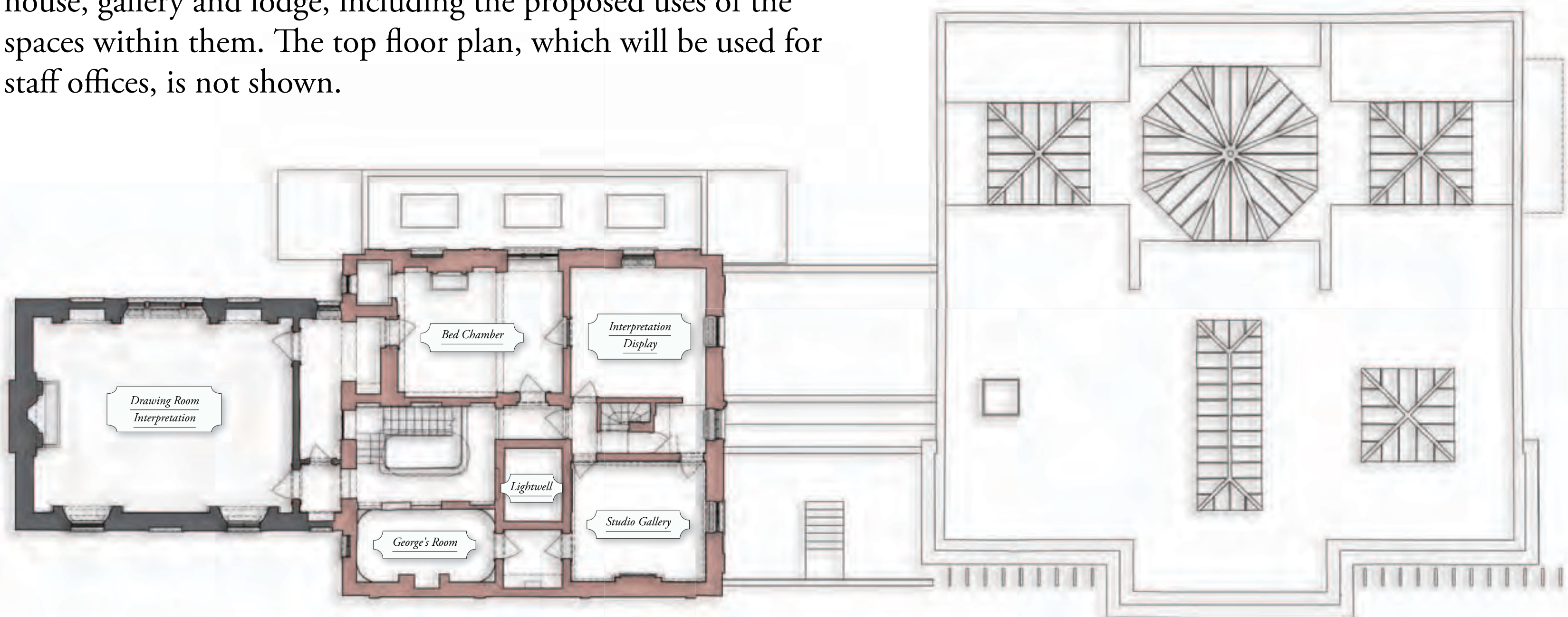






# Pitzhanger Manor & Gallery Design Proposals

The floor plans below show the design proposals for the manor house, gallery and lodge, including the proposed uses of the spaces within them. The top floor plan, which will be used for staff offices, is not shown.

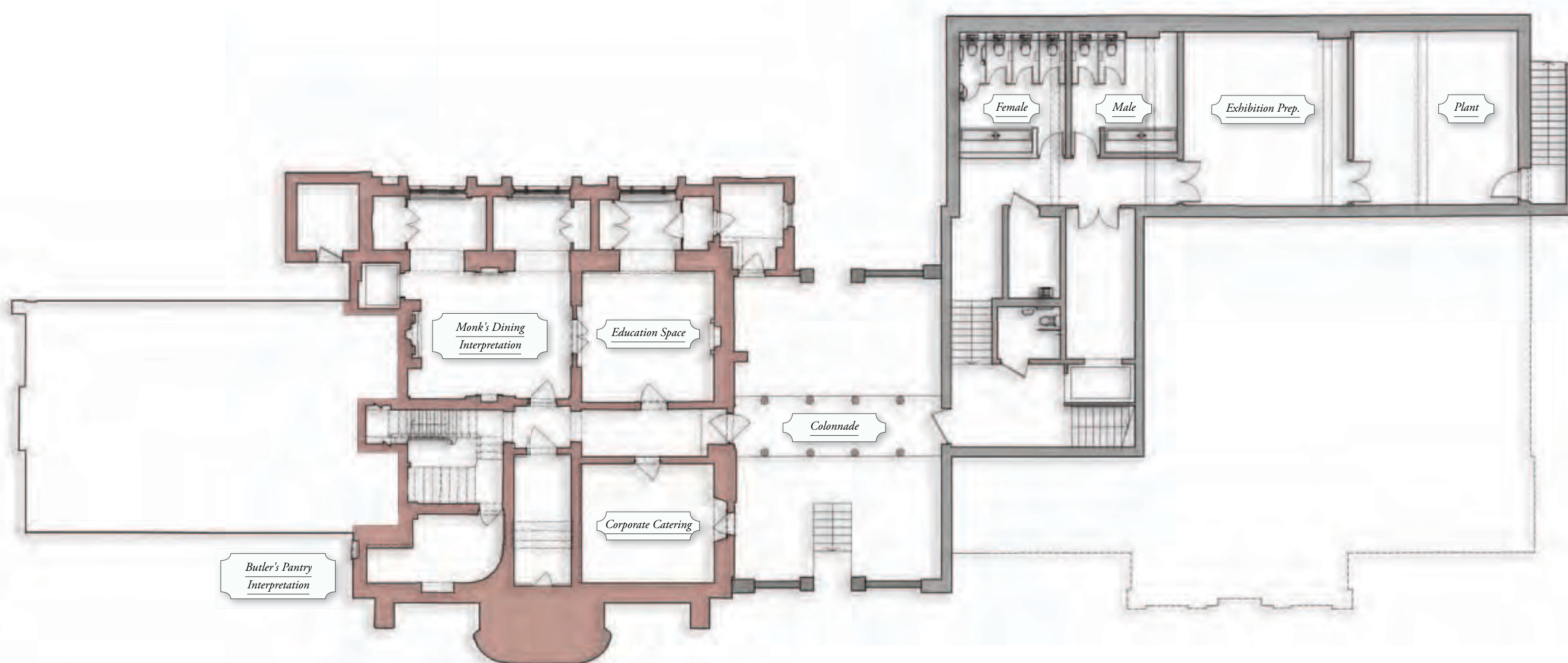


First floor plan



Upper ground floor plan

Background image: site plan design by courtesy of the Trustees of Sir John Soane's Museum



Lower ground floor plan  
(all drawings: Jestico + Whiles)







# Pitzhanger Manor & Gallery and Walpole Park

## How we have arrived at this project

*We carried out a significant amount of community engagement and consultation on the project prior to our application to the Heritage Lottery Fund, including public meetings and events, questionnaires, focus groups, workshops, and volunteering for the pop-up kitchen garden.*

This totalled over 5,000 participations in the project and we have continued to build on this work as the project has developed.

### Public consultation has told us that there is a need for:

- The house to be available and accessible as a central resource for Ealing's diverse community, offering a wide range of activities, events and exhibitions
- Improved visitor facilities, including a café and new toilets
- Pitzhanger Manor and Gallery to compete with central or other London attractions by providing something unique for Ealing
- More family-friendly and community events
- Space and opportunities for local exhibitions and artists
- Extended opening hours to enable more people to visit
- Improved opportunities to discover more about the manor house, its history and the histories of its owners

### We also learnt that:

- Even those who do not use the manor house regularly and do not plan to in the future think that the focus of the Pitzhanger Manor project should be on art and culture
- There is consensus that volunteering opportunities should be central to the function of the manor house and park in the future
- People feel that there should be a better connection between the manor house and the park



*Children's consultation activity*



*Public meeting on park proposals*



*Public tour of Pitzhanger Manor to demonstrate how it has changed*



*Public exhibition on park proposals  
(all photos: Ealing Council)*



*Consultation on Pitzhanger Manor*





# Pitzhanger Manor & Gallery

## Surrounding Landscape and Park



View from inner park to the manor (image: J & L Gibbons)

Alongside the Pitzhanger Manor and Gallery project we are restoring the original Regency landscape of Walpole Park. The aims of the park project are to:

- Conserve listed and other historic structures, and recreate the Regency planting design as the setting for the manor house
- Recreate the dramatic sequence from the listed arch to Pitzhanger Manor including restoration of the archway and planting trees
- Providing visitor information for the park and manor house in the forecourt
- Open up lost views and maintain important views
- Promote community involvement in the park
- Look after the park in a more sustainable way
- Enhance wildlife habitats
- Improve visitor facilities (café, toilets and signage)
- Improve play opportunities
- Create clearer circulation routes between the manor house and the park
- Link activities in the park to the manor house
- Tell the stories of the park through a range of activities and volunteering

***We will also build a new visitor centre in the park, the Rick Yard. The building will include a learning space, volunteer room, outdoor classroom, office space and park facilities (public toilets and café kiosk).***

The Rick Yard will host a programme of activities for schools, youth groups, families and adults within the park and Pitzhanger Manor.

Works will start in the park in autumn 2013 and be completed in 2015.

*From top to bottom:  
Proposed view of The Rick Yard (image: Jestico + Whiles)  
Proposed view of fish pond (image: J & L Gibbons)  
Proposed view of belvedere (image: J & L Gibbons)*



Park masterplan (image: J & L Gibbons)





# Pitzhanger Manor & Gallery

## How to get involved

We are talking to people about all aspects of the Pitzhanger Manor and Gallery project. We want to know the types of activities, spaces and facilities you would like here. Please leave your feedback at the end of this exhibition to help us in developing our proposals. Let us know how you would like to be involved in the project. There will be another event in the autumn to update you on how the plans have developed in response to your feedback.

If you would like to join our mailing list for further updates please contact [pmgwalpole@ealing.gov.uk](mailto:pmgwalpole@ealing.gov.uk)

For further updates and information about events please check [www.ealing.gov.uk/pmgwalpole](http://www.ealing.gov.uk/pmgwalpole)

### Walpole Friends

Walpole Friends is a voluntary membership group established in 2009 in response to Ealing Council's plans to apply for Heritage Lottery funding, and to invest in Pitzhanger Manor and Walpole Park. The Friends provide a local stakeholder voice and grass roots input. They are working to preserve the integrity of Pitzhanger Manor, Walpole Park, and Lammas Park and Enclosure.

Walpole Friends sees its role as helping to raise the profile of the manor house and park, both locally and further afield, to aid understanding and appreciation of their historic importance.

#### Walpole Friends' key objectives are to:

- Be the major vehicle through which Ealing Council communicates and consults on plans for Pitzhanger Manor and Gallery, and Walpole and Lammas Parks
- Encourage its members and other groups to volunteer in the manor house, gallery and park
- Increase the understanding and appreciation of nature by local residents and children
- Increase involvement with all demographics of manor house, gallery and park users
- Engage with the youth of Ealing through the manor house and parks
- Preserve the integrity, history and architecture of the area

For further information or to join Walpole Friends please visit: [www.walpolefriends.org](http://www.walpolefriends.org)



Ealing Festival (photo: Ealing Council)



Sir Sherard Cowper-Coles, Chair of Pitzhanger Manor Trust (photo: Teri Pengilley)

### Pitzhanger Manor Trust

Pitzhanger Manor Trust was formed in October 2012 to work alongside Ealing Council to oversee the conservation and improvements to the manor house and gallery. The trust works to promote the site's education and leisure opportunities, increase awareness of the project, and facilitate fundraising opportunities to raise £4 million to complete the £10 million project.

Sir Sherard Cowper-Coles – former British Ambassador to Afghanistan, Saudi Arabia and Israel, and an Ealing resident – is the chair of the trust. Other members include the leader of Ealing Council, Councillor Julian Bell, and the leader of the Conservatives (underlining cross-party support for the project), Councillor David Millican, as well as leading figures in the local community and London heritage world.

Contact the Pitzhanger Manor Trust: [info@pitzhanger.org](mailto:info@pitzhanger.org)

### Next Steps

- **Summer 2013:**  
Comments from this public exhibition integrated into development of the plans for Pitzhanger Manor and Gallery
- **Autumn 2013:**  
Works start in Walpole Park
- **Autumn 2013:**  
Public meeting to update people on plans for Pitzhanger Manor and Gallery
- **Winter 2013:**  
Submit second-stage grant application for Pitzhanger Manor and Gallery to the Heritage Lottery Fund
- **Spring 2014:**  
Receive decision from the Heritage Lottery Fund
- **2015:**  
Works start on Pitzhanger Manor and Gallery

*Please note, all of these dates are subject to funding and planning permission and may change*

Workshop with students from the Bartlett School of Architecture (photos: Bartlett)

