



134 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

Name: Runnymede
Status: Provisionally Registered
Tier: State

THR ID Number: 12100
Municipality: Hobart City Council
Boundary: CPR11444

Location Addresses

61 BAY RD, NEW TOWN 7008 TAS

Title References

147052/1

Property Id

5484198



Runnymede, northern elevation
Heritage Tasmania



1946 aerial of Runnymede
Land Titles Office



Sketch of Bishopstowe, 1853, by Bishop Nixon
Tasmanian Archives PH30/1/343



Bishopstowe c1857, taken by Bishop Nixon,
from 'The Cruise of the Beacon', 1857
Tasmanian Archives



Runnymede, James and Elizabeth Bayley on front verandah c1880
Tasmanian Archives NS1619/1/106



Entrance gates of Runnymede on Bay Road
Heritage Tasmania



Western elevation of the drawing room showing faceted bay window with separate roof
Heritage Tasmania



Eastern elevation showing varying forms, building phases 1850s onwards and heights of chimneys
Heritage Tasmania



Eastern elevation of main house and remaining section of enclosed verandah
Heritage Tasmania



Cottage from carriage drive
Heritage Tasmania



Northern elevation of the stables and coach-house, horse trough in front
Heritage Tasmania



Courtyard behind, including dog kennel
Heritage Tasmania



Study
Heritage Tasmania



Dining Room
Heritage Tasmania



Drawing Room
Heritage Tasmania



Kitchen
Heritage Tasmania

Statement of Significance: (non-statutory summary)

Runnymede demonstrates the pattern of early settlement of New Town, from the Government during the early nineteenth century, through to the subdivision of acreages and establishment of fine houses and weekend retreats. Runnymede forms part of a wider group of nineteenth century marine villas in New Town, built for Government officials, professionals, and businessmen, surrounded by established, but substantially reduced, gardens, demonstrating the gentrification of New Town during the 1830s and 1840s. Runnymede, individually and within the context of this group, contributes to the strong character of New Town. Runnymede is a highly intact example of an early nineteenth century marine villa, consisting of main house, stables and coach house, cobbles, and significant core of a once larger garden, including carriage drive, reflecting the early nineteenth century taste for the Gardenesque Movement, popularised by JC Loudon. Runnymede has strong archaeological potential,

particularly the garden, stables and coach house, and is likely to have subsurface remains and deposits associated with domestic uses of the site. Runnymede is a well-known and prominent historic place in Tasmania and has a strong association with several prominent Tasmanian individuals and families including Robert Pitcairn, Bishop Francis Nixon, Charles and James Bayley. The design of the main house may be attributed to James Thomson, built by White and Seabrook. Runnymede has been associated with the National Trust (Tasmania) since 1965.

Why is it significant?:

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

a) The place is important to the course or pattern of Tasmania's history.

Runnymede demonstrates the pattern of early settlement of New Town, from the Government during the early nineteenth century, through to the subdivision of acreages and establishment of fine houses and weekend retreats. Runnymede forms part of a wider group of nineteenth century marine villas in New Town built for Government officials, professionals, and businessmen, including Lauderdale Cottage (THR#2736), Poplarville (THR#2735), New Town Park (THR#2762, Swanston House) and Stables (#8173, Carter's Warehouses), Cawarra (THR#2733), Barrington (THR#2763) and Wendover House (THR#2764, 2765 and 5919).

b) The place possesses uncommon or rare aspects of Tasmania's history.

Runnymede is an important example of a highly intact early nineteenth century marine villa with Gardenesque designed landscape that has retained many built features and internal finishes.

c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.

Runnymede is an outstanding example of an early nineteenth century marine villa dating from the early nineteenth century and has the potential to yield information that will contribute to a greater understanding of the pattern of evolution of New Town during the early nineteenth century. Runnymede has strong archaeological potential, particularly the garden, stables and coach house, and is likely to have subsurface remains and deposits associated with domestic uses of the site.

d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.

Runnymede is a highly intact example of an early nineteenth century marine villa, consisting of entrance gate, main house (including c.1840s and recreated decorative finishes), cottage, stables and coach house, dog kennel, and a significant core of a once larger garden, including carriage drive, reflecting the early nineteenth century taste for the Gardenesque Movement popularised by JC Loudon.

Runnymede has a high level of integrity and demonstrates the gentrification of New Town during the 1830s and 1840s, following an initial period where the focus was the production of food and the establishment of basic infrastructure for the new colony.

e) The place is important in demonstrating a high degree of creative or technical achievement.

No Data Recorded

f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.

Runnymede is a well-known and prominent historic place in Tasmania. Runnymede is highly valued by the community as a house museum run by the National Trust open to the public. The combination of its built elements within the setting of established gardens contribute to an appreciation of the place.

The eastern side of New Town is distinguished by several substantial nineteenth century marine villa estates surrounded by established, but substantially reduced, gardens. Runnymede, individually and within the context of this group, contributes to the strong character of New Town.

g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.

Runnymede has a strong association with several prominent Tasmanian individuals and families including Robert Pitcairn, Bishop Francis Nixon, Charles and James Bayley. The design of the main house may be attributed to James Thomson, built by White and Seabrook. Runnymede has been associated with the National Trust (Tasmania) since 1965.

h) The place is important in exhibiting particular aesthetic characteristics.

No Data Recorded

Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.

Please refer to the Heritage Council's Works Guidelines (www.heritage.tas.gov.au) for information about the level of approval required and appropriate outcomes.

Heritage Advisors are also available to answer questions and provide guidance on enquiries@heritage.tas.gov.au or Tel 1300850332

This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

Setting:

Runnymede is in New Town, the first suburb to be established out of the Hobart Town boundary. Runnymede forms part of a group of marine villas constructed in New Town during the early nineteenth century for Government officials, professionals, and businessmen. Extant examples of marine villas in New Town are Lauderdale Cottage (THR#2736), Poplarville (THR#2735), New Town Park (THR#2762, Swanston House) and Stables (#8173, Carter's Warehouses), Cawarra (THR#2733), Barrington (THR#2763) and Wendover House (THR#2764, 2765 and 5919).

Runnymede is situated on a small rise overlooking New Town Bay, immediately surrounded by The Friends' School sports grounds to the north, east and south. The sports grounds occupy part of Runnymede's former grounds. To the west of Runnymede are several houses on allotments subdivided from the estate during the 1920s and 1940s.

Although the landscape has transformed substantially since the early nineteenth century with the infill of New Town Bay (Stainforth Cove), construction of the Brooker Highway, the northward urban push of Hobart, and increasing density of suburban development, Runnymede has retained an open landscape setting.

Description:

Runnymede is formed by several features, including entrance gates, main house, cottage, stables and coach house, dog kennel, garden, carriage drive, and formal terrace with fountain overlooking New Town Bay.

Entrance gate (1894)

The elaborate timber entrance gate at Runnymede fronts directly onto Bay Road and is formed by a large double vehicle gate flanked on each side by a narrow pedestrian gate. The gate has remained largely unaltered since construction in 1894.

Garden and carriage drive

Runnymede is surrounded by an established garden with several features of a nineteenth century Gardenesque landscape, including its picturesque siting overlooking New Town Bay, a gravel carriage drive that sweeps around the house, ornamental and productive gardens, formal lawns, and mature plantings, including a large Norfolk Island pine at the southern end of the house and a New Zealand karaka, both sourced c1857 from the Royal Society Gardens, now the Royal Tasmanian Botanical Gardens (THR#11999). A fountain and sundial with circular fishbowl sits centrally on the lawn area in front of the principal (northern) elevation, which overlooked New Town Bay. At the back of the house are several remaining fruit trees from the productive gardens.

House

Runnymede is a single-storey Regency style marine villa. The main section of the house is constructed from stone of varying type and quality, the rear and service areas are brick, laid in different patterns, indicating that rooms were built-on according to the needs and size of the occupying families. All main external windows on the principal elevations, excluding under the verandah, have louvred timber shutters, with metal clasps to fix open and latches to lock closed. The roof is made up of a complex of medium-pitched hipped-roof forms covered in slate shingles with galvanised iron ridge capping. Boxed eaves are adorned with evenly spaced brackets ornamented with lion heads along the guttering of the northern and eastern elevations. Two low chimneys with moulded tops rise symmetrically over the ridgeline of principal section of the house. The drawing room has a tall chimney with moulded top slightly off centre. Chimneys to the rear of the house are constructed from brick and are of varying forms and heights.

The northern elevation of Runnymede was originally three bays, the fourth bay at the western end was a later addition, constructed to accommodate a large drawing room during the Nixon's occupation (1850-1863). The northern and main façade is defined and embellished by smooth-tooled ashlar pilasters at each corner, crowned with simple Tuscan

capital detail and unadorned entablature above. The projecting bays are fronted by a centrally placed double-hung sash window of 12 panes with stone lintels and sills. The inset verandah is framed by a Huon pine treillage and balustrade, featuring three arches and column detail. The underside of the verandah roof has wide timber panelling and bracing under the slate roof. The verandah floor is surfaced with ochre, black, beige and white encaustic tiles laid in a geometric pattern – a c.1890s addition covering the original stone.

There are three evenly spaced openings under the verandah, two French windows and the main entrance; the windows have internal shutters. The openings are framed by moulded stone architraves, with stone sills to the windows. The front doorstep is also inlaid with ochre, black, beige and white encaustic tiles laid in a geometric pattern. The doorcase, at the western end of the verandah, has what appears to be a nine-panelled timber door with a central door handle and knocker, however, the main door is six-panelled with a three-panelled section that can be unlocked to widen the opening. There is a transom light above the door, formed by two large panes of glass. A circular brass doorbell is inset next to the front door.

The northern elevation of the drawing room is set back and reproduces the detail and style of the original part of the house, with a centrally placed blind window. The western elevation is dominated by the faceted bay window of the drawing room, with French doors that open to a landing and series of sandstone steps. The southern elevation of the drawing room has a centrally placed blind window. Pilaster detail is repeated on the western elevation and at the junction with the brick kitchen. The roof level of the service wing, including the kitchen, scullery and store gradually step down from the level of the main part of the house. A French door sits almost in the centre of the kitchen wall with paved area in front.

The courtyard is almost entirely enclosed, external access being via a walkway from the west and a wider access way at the south-eastern corner. The courtyard is surfaced with flagstones and cobbles. The southern side of the courtyard is bounded by a high picket fence that encloses the adjacent cottage courtyard – a later addition when the Cottage became separate accommodation.

The eastern elevation of the main part of the house is constructed from rubble stone. The roof level of the nursery steps down from the roof level of the main part of the house. There are three evenly spaced French doors to this elevation. There are a series of rooms and additions to the south-east of the main house, including the servants' quarters, that houses the Bayley Maritime Museum and offices. An enclosed skillion verandah holds a kitchen and bathroom. The windows to the bathroom have been decorated by a former resident by sandwiching leaves and flowers, likely to be specimens from the Runnymede garden, between textured and clear panes of glass.

Interior

Internally, the layout shows the divisions between public areas used for entertainment, and the more private areas for both the family and servants. The distinction between the formal and informal, particularly the service areas, is evident through the graduation of detail.

The entrance hall is characterised by symmetry including two niches, and a wide arch, which marks the division between the formal and informal areas of the house. Wide cedar panelling surrounds the entrances to the study, dining room, ante room and back hall. There are also cedar recesses, wide timber architraves and high timber skirtings with moulded detail. The study features ornate bell pull handles on each side of the mantelpiece, wide timber architraves, high timber skirtings with moulded detail, timber mantelpiece (Eucalypt) with column detail, full length hinged shutters that fold back and recess into the architraves, and brass fittings. The study has wallpaper installed by Bishop Nixon c1850. The dining room features marble mantle, oak grained shutters, skirtings, architraves and internal side of doors of the dining room. A false door gives the impression of symmetry and functions as a cupboard, with timber shelves. Inside the cupboard door the heights of Pitcairn, Nixon, Bayley and Bayly children are marked in pencil. The drawing room is the largest room at Runnymede and features a high ceiling with detailed plaster cornices and coving, plaster ceiling rose, timber picture rail with c1905. wallpaper frieze above, wide timber skirtings, timber mantelpiece with column detail and brass ventilator set into the hearth. The wide bay window has French doors and cedar counterweighted double-hung sash shutters that recess into the floor space. A modern kitchen sits between the main structure and kitchen.

The kitchen is a large room with a flagstone floor accessed from the service hall at the back of the entrance hall. There is a wide fireplace with simple timber mantelpiece and small iron range bricked into the fireplace, and a stone hearth. A low doorway leads through to the scullery. A small cool room with flagstone floor is next to the scullery and is accessed externally from the courtyard.

A long hallway leads off the entrance hall that accesses the morning room, nursery, bathroom and main bedroom.

The long hallway also accesses an additional 'L'-shaped hall that leads to the former servants' quarters, which now accommodates the Bayley Maritime Museum, offices and facilities.

Cellar

The cellar is accessed from the courtyard through a set of heavy hinged doors set on an angle. A steep set of timber steps sit over a sandstone chute. The floor is surfaced in bricks laid in a large square pattern, and the walls are constructed from coarse sandstone blocks. Gaps in the northern wall indicate where shelving was once fixed. A timber framed doorway in the north-eastern corner leads to a series of stone and brick steps that once led up to ground level, the opening is covered by floorboards of the former entrance porch of the south-eastern additions.

Cottage

The cottage is a modest single-storey U-shape brick and timber structure with timber casement windows. Two sections of the cottage have a medium-pitched hipped roof structure clad in slate with a galvanised iron ridge capping. A weatherboard skillion addition has a corrugated iron roof. The cottage has two simple brick chimneys, close eaves and galvanised iron guttering and downpipes. The southern, or front, elevation of the cottage faces directly onto a small garden adjacent to the carriage drive. An open timber porch, similar to the enclosed porch to the east wing of Runnymede, dominates the southern (front) elevation. A small, cobbled courtyard is formed on the northern side of the cottage by the 'U' shape of the structures and high picket fence adjoining the main courtyard .

The Cottage may have been the original service wing before this relocated to the west wing c.1890-1900 (pers comm S Carlin Oct 2023).

Stables, Coach-House and sandstone trough

The stables and coach-house are in the south-eastern corner of the Runnymede property. The main (northern) elevation, an example of colonial Palladianism, faces directly onto the carriage drive; a section of cobble stones is located in front. A large sandstone water trough sits in front of the building. The northern elevation of the structure has a central bay with simple gable pediment and double timber doors, flanked by set-back wings with a curved silhouette, highlighted by the subtle projection of double brick banding and string course; each set back has a blind window.

The building is divided into four distinct sections, coach-house, stables, storerooms, and store with servants' privies. The structure is a rectangular brick envelope that houses the coach-house at the front and stables at the rear, storerooms on the western elevation. The external walls of the storerooms are clad with timber weatherboards laid horizontally. The gable roof is clad in short sheet corrugated iron, fixed over earlier timber shingles. The store and servants' privies are in a timber structure extending from the eastern elevation of the main building .

Internally the coach-house features a flagstone floor, lime-washed plaster walls and ceiling, a timber board with large hooks and a door to the stables. The stables have a graded cobble floor, timber horse stalls and feeders, timber boards with hooks for tack and saddles, and a loft. The storerooms are individually accessed externally, divided by timber wall partitions, and backed by the brick wall of the coach-house and stables. Each room has timber floorboards; cobbles are under the floorboards in the third storeroom . Internal ceiling finishes include exposed timber roof structure with shingles and low plaster ceilings. Some of the rooms feature timber boards with hooks for tack. The store and servant's privies have lime washed walls and extant privies .

Dog Kennel

The kennel, located in the courtyard, is a simple timber structure construction made from wide huon pine boards, with a single arched opening to the front. The original location is unknown; however the kennel is believed to date from the Nixon period (1850-1863) (pers comm S Carlin Oct 2023).

Garage and shed

The garage (c1970s) and storage shed (2010) are located along the southern boundary with The Friends' School playing fields. These structures have no heritage significance.

Access bathroom

The access bathroom is a gable roof structure constructed in 1976, adjoining the cottage, and is of no heritage significance.

Associated collections of Runnymede, National Trust of Australia (Tasmania) (not part of the Heritage Register entry)

Runnymede contains historic furniture and items from the Nixon and Bayley/Bayly period, together with other National Trust acquisitions, that form part of the house museum display. The collection is not part of the Heritage Register entry for Runnymede and is not regulated or managed in accordance with provisions of the *Historic Cultural Heritage Act 1995*.

History:

New Town is located within the country of the Mouheneenner people .

New Town

While Hobart became the administrative and commercial centre of the colony, New Town developed as the main agricultural area. In 1804 ten free settlers were each allocated 100-acre grants at Stainforth Cove, renamed New Town in 1805, including one to Thomas Issell. Runnymede is located on Issell's original grant. The Government Farm was established at Stainforth Cove in March 1804, on what is now the Cornelian Bay Cemetery. By the mid-1820s the Government Farm was established south of St John's Park a short distance away from Stainforth Cove (Pearce & Doyle p.1-2).

Issell's grant transferred to Captain JG Briggs, who built a substantial house on the site (later known as Belle Vue). In 1827 Briggs exchanged the property and other assets, including a wharf store and shipping agencies, for a ship with John Bell (1790-1841), a Scottish born merchant. In 1836 a new grant was issued to John Bell for the Belle Vue estate of 110 acres. The grant was bounded by Bay Road on the west and by Stainforth Cove to the north. In the same year Bell sold five acres of the Belle Vue estate to Robert Pitcairn (1802-1861) (LTO Con 2/22). Pitcairn was a Scottish born solicitor, who became a prominent lawyer in the colony, and a formidable campaigner in the anti-transportation cause (Crisp ADB; Evans).

Less than thirty years after European settlement at Sullivan's Cove, New Town and the area now known as Lenah Valley were places of land clearing and building activity. It became a popular place for civil officers and merchants who were 'conscious of their colonial status and demonstrable faith in the future of the colony, [and] built their fine houses and their small rural holdings. They were attracted to the area by its beauty, but more importantly, they wished to disassociate themselves from the penal taint of Hobart Town just over the hill. New Town, as the name implies, became in the 1830s the fashionable place for Government officials, professionals and businessmen to live' (Mercer 1995, p.1).

Suburban Villas and Marine villas

Several nineteenth century New Town residences, such as Runnymede, Lauderdale Cottage and Poplarville are considered to follow the principles of fashionable retreats at the time, both as a 'suburban villa' within its immediate context, and a 'marine villa' within its broader context.

Marine villas are broadly defined as a residence at a distance from towns or settlements with water or sea frontage. Suburban villas are large freestanding houses set in extensive gardens, a concept popularised by the prolific English writer on architecture and interiors, and exponent of the nineteenth century Gardenesque Movement, John Claudius Loudon (1783-1843).

Robert Pitcairn (1802-1861)

Very little is known about Runnymede in its original form, or of the house during the occupation of Robert Pitcairn and his family. No early plans, images or photographs of the house are known to exist. The first reference to what is thought to be Cairn Lodge appeared in an advertisement from the *Hobart Town Courier* in January 1841 advertising 'Eligible sites for Country Villas, &c...adjoining the grounds and residence of R. Pitcairn Esq., New Town Bay...' (8 January 1841 p3). The Pitcairn family are listed in the New Town District Census of 1837 (TAHO POL361/1/1 p139).

Although the exact year of construction is unclear, the obituary of builder Thomas White suggests that White and Seabrook constructed Cairn Lodge, '[White] moved to his present residence at New Town where he entered into partnership with Mr HS Seabrook; and at that time they took contracts for and built some of the principal residences at New Town, notably those of the late Captain Swanston (New Town Park) and Bishop Nixon's' (*Tasmanian Mail* 26 September 1885 p14). White and Seabrook were in partnership during the 1830s and early 1840s, the period when Robert Pitcairn commissioned Cairn Lodge (Ward 2006, p.60). The architect is unknown, but it was likely James Thomson. Thomson arrived as a convict from Edinburgh in 1825 and served time in the Colonial Architect and Engineer's Office, headed by John Lee Archer, before establishing a private practice in 1835 ('Runnymede Guided Tour Notes' Jan 2023; Preston ADB).

Based on physical evidence, a document titled 'Report on restoration of "Runnymede" and cottage roofs', dated November 1981, gives an indication of the sequence of development of the house, 'The original house was rectangular, and comprised what are now known as: Ante Room, Dining Room, Hall, Drawing Room, Bedroom, Childs Bedroom, Nursery and probably the Library. The two rooms used as the caretaker's flat [current shop and store] were added as two separate additions. Also the Maid's Room over the cellar was an addition with an open passage between the house and the maids room. The cellar entrance is from this open passage. The colonial kitchen was added fairly soon after completion of the original building, but scullery and store sometime later. This is concluded by noting that the wall of the colonial kitchen between the ceiling and roof line is painted a similar colour to that used recently for exterior walls. The scullery addition does not follow the standard of workmanship of the main building – it being of a lower standard.' (p.2).

It is acknowledged that this sequence of development is one perspective, and additions and alterations at Runnymede may have occurred differently. Recent thought is that the building known as the Cottage may have been the original

kitchen, and the space currently known as the kitchen may have been a bedroom, converted c.1890-1900 (pers comm S Carlin Oct 2023).

Bishop Francis Nixon

Pitcairn sold the property to Bishop Francis Nixon in 1850. Nixon, the first Bishop of Tasmania, changed the name of the property to Bishopstowe, and occupied the property with his wife, Anna Maria, and their growing family. Nixon, an amateur photographer, took several photographs of Bishopstowe for the publication of *The Cruise of the Beacon*, and are the earliest known images of the property (Barrett ADB: Wilson 2002). Bishop Nixon also had a darkroom constructed in the courtyard; however, it was demolished in 1967.

The large drawing room (also referred to as the music room) was commissioned by Bishop Nixon to accommodate gatherings, and his imported pipe organ. The room was used as a venue for impromptu music recitals and meetings concerned with the administration of the Diocese (*Mercury* 14 November 1863 p4). Anna Maria Nixon (nee Woodcock c.1802-1868) was a proficient organist, including at St David's Cathedral, and private music teacher. She was also a writer and artist, documenting her domestic life through letters and sketches (Brown and Kerr).

In 1862, due to ill health, Nixon and his family returned to England, later retiring to Italy. Bishopstowe was auctioned in the following year. The auction notice provides the earliest description of the entire Runnymede estate, '...The Beautiful Property at New Town known as "BISHOPSTOWE". Organ by the celebrated J.C Bishop, Carriages, Pair and other Horses, Harnesses, Pictures, Household Furniture &c., &c., in consequence of the Lord Bishop of Tasmania not returning to the colony...That delightful property BISHOPSTOWE, situated in the Bay, and commanding a varied and extensive view of some of the most picturesque scenery at New Town. The substantial and well-finished house is built of freestone, and comprises ten-rooms (including a very spacious drawing room), and, exclusive of kitchen, scullery, butler's pantry, store rooms, servants' bedrooms, dairy, brewery fitted with copper, &c., cellar, and all the other arrangements for a well appointed establishment. There is a large and well built coach house, stables for five horses and lofts above, rooms for coachman, groom and married couple, &c., piggeries, woodhouse, cow houses, &c., &c. The ground, which is of the richest description, comprises an area of about 5 ½ acres, is in the highest state of cultivation, laid down in lawn, fruit, flower and vegetable garden and produce paddocks, and stocked with the choicest full bearing fruit trees, vines, &c., subdivided by hedges, and having three brick built tanks for irrigation...' (see *Mercury* Saturday 14 November 1863 p4 for a full inventory of sale).

The Bayley family

Captain Charles Bayley purchased Bishopstowe in 1863, renaming the house Runnymede after one of his ships. The whaleship *Runnymede* was built in 1849 by John Watson for Askin Morrison and Charles Bayley, named after Morrison's estate on the East Coast. *Runnymede* was part-owned and later fully owned by Charles Bayley, and his brother James (Mercer 2002, p.60). Charles and Eliza Bayley lived at Runnymede between 1863 and 1875. In 1869 the Bayleys engaged the services of full-time gardener Charles de Rossignol (1857-1942), who worked at Runnymede for 70 years ('Runnymede Guided Tour Notes' Jan 2023).

Upon the death of Charles Bayley on 20 January 1875 Runnymede passed to his brother, fellow mariner and ship owner, James Bayley (1823-1894). During the ownership of James Bayley additional land was acquired to increase the size of the Runnymede estate to around thirty acres (12 hectares), which contained orchards, vegetable gardens and livestock paddocks ('Runnymede Guided Tour Notes' Jan 2023).

Following the death of James Bayley in 1894 the Runnymede estate was left in equal shares to his wife, Elizabeth Bayley (d1910), and his daughter, Harriet Louisa Bayley. Harriet had been born aboard the *Runnymede* in 1861 and was the only surviving Bayley child. Runnymede was held in trust to permit Harriet to reside there for the rest of her life.

Harriet Bayly (formerly Bayley) and Henry Vincent Bayly

In 1895 Harriet Bayly (formerly Bayley), husband Henry Vincent Bayly (1850-1903) and six children moved into Runnymede. The Bayly's previously lived nearby at Aloha in Park Street, New Town. Henry Bayly died in January 1903 (*Mercury* 8 January 1903 p5). In 1905 Harriet Bayly took her young family to England, where they lived for several years. Runnymede and the cottage were let, and the gardens became neglected (Mercer 1995, p.4; Tasmanian Archives NS1619/26).

By 1904 New Town Bay had been in use as a local rubbish tip for several years. The New Town Board decided to proceed with a reclamation program, promising to result in public sports grounds (Pearce and Doyle 1997, p.33).

The Misses Bayly, Hally (Harriet) and Emma

Drainage plans from 1925 show that the south-eastern section of Runnymede was converted into a self-contained flat. Sometime after the death of Harriet Bayly in 1931, daughters Hally and Emma Bayly, aged 45 and 41, further subdivided Runnymede, creating three self-contained flats. A drainage plan dating from 1933 shows the proposed

installation of a third bathroom in a room off the service hall. It is generally accepted that this was brought about by financial pressure on the sisters.

By 1934 the cottage was rented by John and Peg Bowden, parents of Tasmanian journalist and writer Tim Bowden. Tim Bowden documented his father's memories, including a chapter concerning life at Runnymede. The recollections of John Bowden provide a valuable insight into life on the Runnymede estate and the layout of the cottage during the early twentieth century (see Bowden 1989:154-162).

In 1941 plans for the subdivision of the Runnymede estate were prepared and were partially endorsed by Hobart City Council in 1942. The house had a reduced curtilage, slightly larger than the present. During this time the land in front of Runnymede was leased to Chinese market gardener Harry Chung. The garden was later closed when the land in front and to the east of Runnymede was sold to The Friends' School (Mitchell 2004). In 1947 Emma Bayly purchased Runnymede and five acres of land surrounding from the Trustees of the Bayley Estate.

During the 1950s the reclaimed area of New Town Bay was levelled and made into sports grounds, changing the relationship the Runnymede and other notable New Town marine villas and estates once had with the water. The Brooker Highway was constructed in phases after World War Two, creating noise, pollution and a further barrier between Runnymede and the Bay.

The Friends' School sports grounds

In 1954 five and half acres of land were sold to the Friends' School and redeveloped into a sporting complex. In 1956 a small strip of land to the eastern side of the Runnymede estate was sold by the Bayly Estate to The Friends' School. The new boundary ran straight through the barn, which stood adjacent to the stables; the barn was demolished shortly after. In 1957 the back paddock of the Runnymede estate was sold to the Friends' School. The Friends' School sports grounds officially opened in the following year (The Friends' School Archive and Heritage Collection).

The National Trust (Tasmania)

By 1963 Hally and Emma Bayly, then in their mid-70s, agreed to sell Runnymede to the State Government, with the property to be leased to the National Trust for 99 years. Runnymede was in a poor state of repair, the Bayly sisters living in a state of genteel poverty. In May 1963 Dirk Bolt of Hartley Wilson & Bolt Architects inspected Runnymede on behalf of the National Trust and provided recommendations concerning the conservation of the property and estimates of the associated costs. The National Trust appealed to the public for funds to restore Runnymede in 1964 (*Mercury* 19 February 1964). In 1965 the State Government purchased Runnymede for the 'preservation and development of the property as a State Monument'.

A series of black and white images dating from 1967 highlight the poor state that the gardens and buildings were in when the National Trust assumed tenancy. Plans were drawn up for the National Trust that identified several areas requiring attention before Runnymede could function as a house museum and be opened to the public. Firstly, Runnymede's configuration of flats was reversed.

In 2009-10 the National Trust of Australia (Tasmania) secured funding from State and Commonwealth Governments. The funding provided for maintenance and upgrading, including rewiring the house, cottage and stables, installation of a new fire alarm, and new security system, installation of ceiling insulation, replacement of ridge capping, guttering and down pipes, installation of air drains and re-laying of flagstones in the courtyard, and several reports concerning archaeology, review of room use and interior finishes and furnishings, physical survey of built fabric.

In November 2011 the State Government transferred ownership of Runnymede to the National Trust.

Comparative Analysis:

A study published by Historic England in 2022 broadly defines a marine villa as a stand-alone structure, not part of a suburban or urban development, pre-1900, with sea frontage (in the case of New Town, river frontage) and no development between the villa and the water. The document goes on to quote, 'The marine villa was a hybrid born out of the passion for the Picturesque crossed with a newly discovered attraction of the sea, both as seascape and as therapy which, along with the rise of the seaside resort, began in the late eighteenth century and gathered pace in the early 1800s' (Felus 2022, p.7-10; Boynton in Felus 2022, p.12).

Applied in the context of Van Diemen's Land during the early nineteenth century marine villas were built in several locations, including New Town overlooking New Town Bay and Cornelian Bay, and on the banks of the Tamar River. In New Town there are several notable examples near to Runnymede, including Lauderdale Cottage (THR#2736), Poplarville (THR#2735), Swanston House (THR#2762) (formerly New Town Park), Cawarra (THR#2733), Barrington (THR#2763) and Wendover House (THR#2764, 2765 and 5919). However, several of the marine villa estates at New Town have been substantially subdivided, the once 'picturesque' landscape transformed to a suburban setting.

The two-storey section of Wendover House was built mid 1830s for John Offor, school-master at the nearby Orphan School (St John's Park THR#11000), a single-storey addition was built by Lavington Roope, a successful merchant and speculative property developer in the 1840s. In 1958 Wendover Place was created and the adjoining land subdivided for housing. Some mature trees were retained in the centre of the cul-de-sac (THR#2765) (Howatson 2011 p.91).

Lauderdale Cottage (THR#2736) was designed by former convict architect James Thomson in 1843 for the family of John Mezger, publican and miller. Lauderdale Cottage is notable because it retains the original 1844 curtilage, garden and built features, including main house, front gate, stables and coach house, and barn. Mezger also owned Cliefden, a short distance away (THR#2682).

New Town Park (THR#2762, Swanston House) was built for Charles Swanston mid-1830s, a founder of the Derwent Bank and associated with the establishment of Melbourne, by Thomas White and Henry Seabrook. The estate was purchased by the State Government in 1941 and substantially redeveloped; the only remaining buildings are the main house, and Carter's Warehouses (THR#8173), built after Swanston sold the property (Howatson 2011, p.86; pers comm S Carlin Oct 2023).

Poplarville (THR#2735 also known as The Pines) was built c1844 for Henry Pearce, a former convict who went on to become a successful merchant and Alderman of Hobart. The property sits adjacent to Lauderdale Cottage, and retains a substantial curtilage that includes sandstone coach house and wall along the Rivulet, and the two mature Norfolk Island pines in front of the house.

Barrington Lodge was constructed c1848 by colonial architect William Porden Kay as his residence, it was purchased by Henry Marsh in 1859, partner in ironmongery HJ Marsh & Co. The substantial two-storey sandstone residence prominently sits on the rise overlooking Risdon Road. The Salvation Army purchased Barrington in 1944 and converted it to a boys' home. The area surrounding Barrington was subdivided for residential development.

In northern Tasmania there are several nineteenth century 'marine villas' on the Tamar River, including Kelso House (THR#5678), Plaisance, Kelso (THR#5679) established c1839 referred to as a 'Gentleman's Seaside Residence' in 1912 (*Examiner* 23 Oct 1912 p.7), and Marion Villa (THR#1484) at Low Head was built in 1839 as a holiday home for James Cox of Clarendon (THR#10347).

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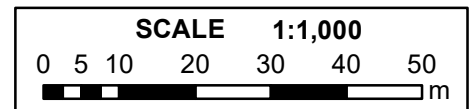
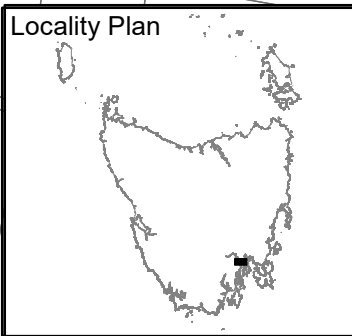
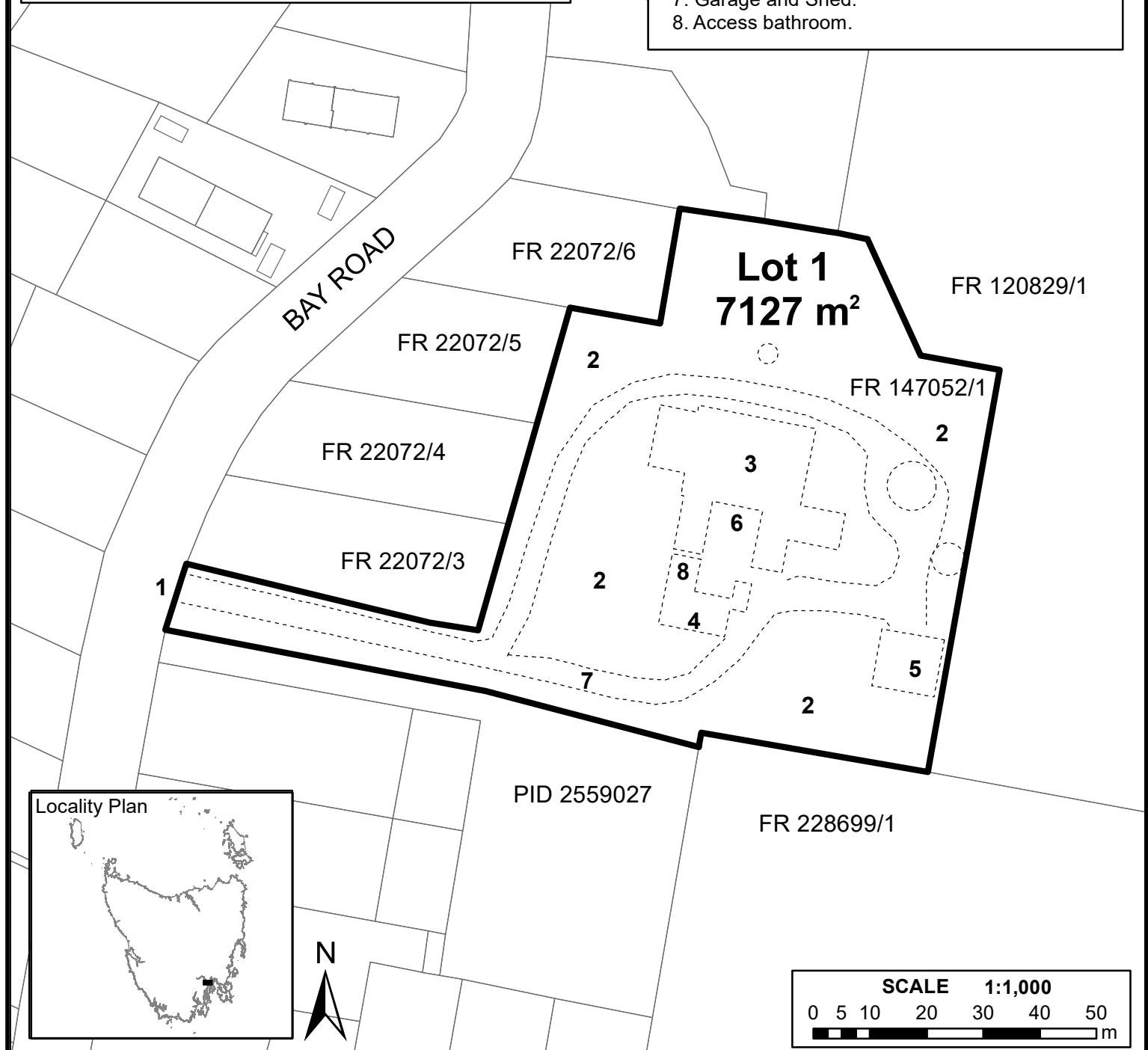
Note

1. For the purpose of s15(4)(b) of the Act, Lot 1 represents the registered boundary for 'Runnymede' #12100 on the Tasmanian Heritage Register.
2. Lot 1 is the whole of FR 147052/1, the boundary of which is marked by a heavy black line.
3. All boundaries are parcel boundaries, details of individual land parcel boundaries may be accessed through the Land Information System Tasmania (LIST).

Significant Features

The following features are further described in the accompanying datasheet for THR#12100.

1. Entrance gate.
2. Garden and carriage drive.
3. House.
4. Cottage.
5. Stables, Coach-House and sandstone trough
6. Dog Kennel.
7. Garage and Shed.
8. Access bathroom.



TASMAP: HOBART - 5225 GRID: MGA94 / ZONE 55 DATUM: AHD CONTOUR INTERVAL: N/A

No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE
1	Production	THC	12046	JS	A. ROBERTS	20DEC23



Runnymede
61 Bay Road, New Town

PREPARED BY
HERITAGE TASMANIA

CENTRAL PLAN REGISTER

p.p. Surveyor General:

Date Registered: 2-JAN-2024

CPR
11444