

HOOTON PAGNELL HALL

Hooton Pagnell, Doncaster, South Yorkshire



STRUCTURAL WATCHING BRIEF DURING ALTERATIONS TO THE LIBRARY FLAT

March 2020

Document No: TJC2020.12
Planning Application No: 19/02682/LBC (Condition 5)
OASIS No: thejesso1-380659



Northern Office

Cedar House
38 Trap Lane
Sheffield
South Yorkshire
S11 7RD

Tel: 0114 287 0323

Midlands Office

The Garden Room
Coleshill House (No.3)
75 Coleshill Street,
Sutton Coldfield
Birmingham
B72 1SH

Tel: 01543 479 226

Southern Office

The Old Tannery
Hensington Road
Woodstock
Oxfordshire
OX20 1JL

Tel: 01865 364 543

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SUMMARY OF PROJECT DETAILS

TJC Project Code:	D3
OASIS ID:	thejesso1-380659
Project Type(s):	Structural Watching Brief
National Grid Reference:	SE 48563 07878; DN5 7BW
County:	South Yorkshire
District/Unitary Authority:	Doncaster Metropolitan Borough Council
Parish:	All Saints, Hooton Pagnell
Elevation:	c.80-85m above Ordnance Datum
Planning Reference(s):	DMBC – 19/02682/LBC (Condition 5)
Designation Status(s):	<ul style="list-style-type: none">▪ Grade II* Listed building (NHLE No.1192355) 11.04.86▪ Hooton Pagnell Conservation Area 22.06.70
Fieldwork/site survey by:	Oliver Jessop MCIFA
Prepared by:	Oliver Jessop MCIFA
Reviewed by:	James Thomson MCIFA
Date:	103.03.2020
Version:	Final

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NON-TECHNICAL SUMMARY

This report presents the results of an archaeological structural watching brief undertaken during internal alterations to the Library Flat at Hooton Pagnell Hall, Hooton Pagnell, Doncaster in South Yorkshire. The building is a Grade II Listed building (NHLE 1192355), located at National Grid Reference SE 48563 07878.*

The aim of the project was to provide a permanent, publicly accessible, photographic and archaeological record of aspects of historic fabric that might be exposed during the refurbishment of the property.

The archaeological monitoring was focused upon a first floor room (known as the Library Flat) during the formation of a new doorway. It was confirmed that the wall was a timber stud construction and covered with lath and plaster. Whilst this is a typical method of construction, a few unusual details were noted, including: the base of the studs were notched over a narrow baton nailed to the floor; two rows of diagonal noggins were used to provide lateral strengthening and a fine sawdust had been used to fill the voids between each stud. It is assumed that the intended purpose of the sawdust was to increase sound proofing and thermal efficiency of this part of the house.

Secondary alterations to the wiring in the room were recorded, being dated to May 1979 following the discovery of a fragment of newspaper within the plaster.

Although, very localised the archaeological monitoring has added to our understanding of the construction of the 1894-1904 extension to Hooton Pagnell Hall, and demonstrates the value of such recording projects in improving knowledge of historic buildings.

The archaeological notes and photographs generated during this watching brief, along with copies of the report will be deposited with the Doncaster Archives, the South Yorkshire Sites and Monuments Record and will be uploaded to the online OASIS database – ref. thejesso1-380659.

I INTRODUCTION

BACKGROUND

This report presents the results of an archaeological structural watching brief during internal alterations to the Library Flat at Hooton Pagnell Hall, Hooton Pagnell, Doncaster in South Yorkshire (**Figure 1**).

Hooton Pagnell Hall including Archway Flat Numbers 1 and 2, Hall Cottages, Ground Floor Flat, First Floor Flat and Pump End are designated as being a Grade II* Listed Building (NHLE: 1192355).

AIMS

The principal aim of the project was to record exposed elements of historic structural fabric and to contribute to the understanding of the origin and development of the building in accordance with **Condition 5** of planning permission **DMBC 19/02682/LBC**.

The specific objectives of the programme of archaeological recording were to:

1. to provide a descriptive, drawn and photographic record of the building;
2. to identify and record any structural evidence and fixtures/fittings that demonstrate the development and use of the building;
3. to analyse the results of the survey including a systematic account of the building's origins, development and use, and a discussion of the buildings broader stylistic and historical context as proportionate to the results of the scheme of archaeological recording.

The scheme of works was undertaken in accordance with a Written Scheme of Investigation (TJC 2020) approved by David Lamb Conservation Officer at Doncaster Metropolitan Borough Council (DBMC) in January 2020.

DISSEMINATION

Copies of this report will be distributed to the Client, DMBC and the South Yorkshire Sites and Monuments Record in Sheffield. In addition, a digital copy will be uploaded to OASIS (Online Access to the Index of archaeological investigations) with the reference number: **thejesso1-380659**.

The project archive, including all record photography, research notes and a copy of the report will be deposited with the Doncaster Archives.

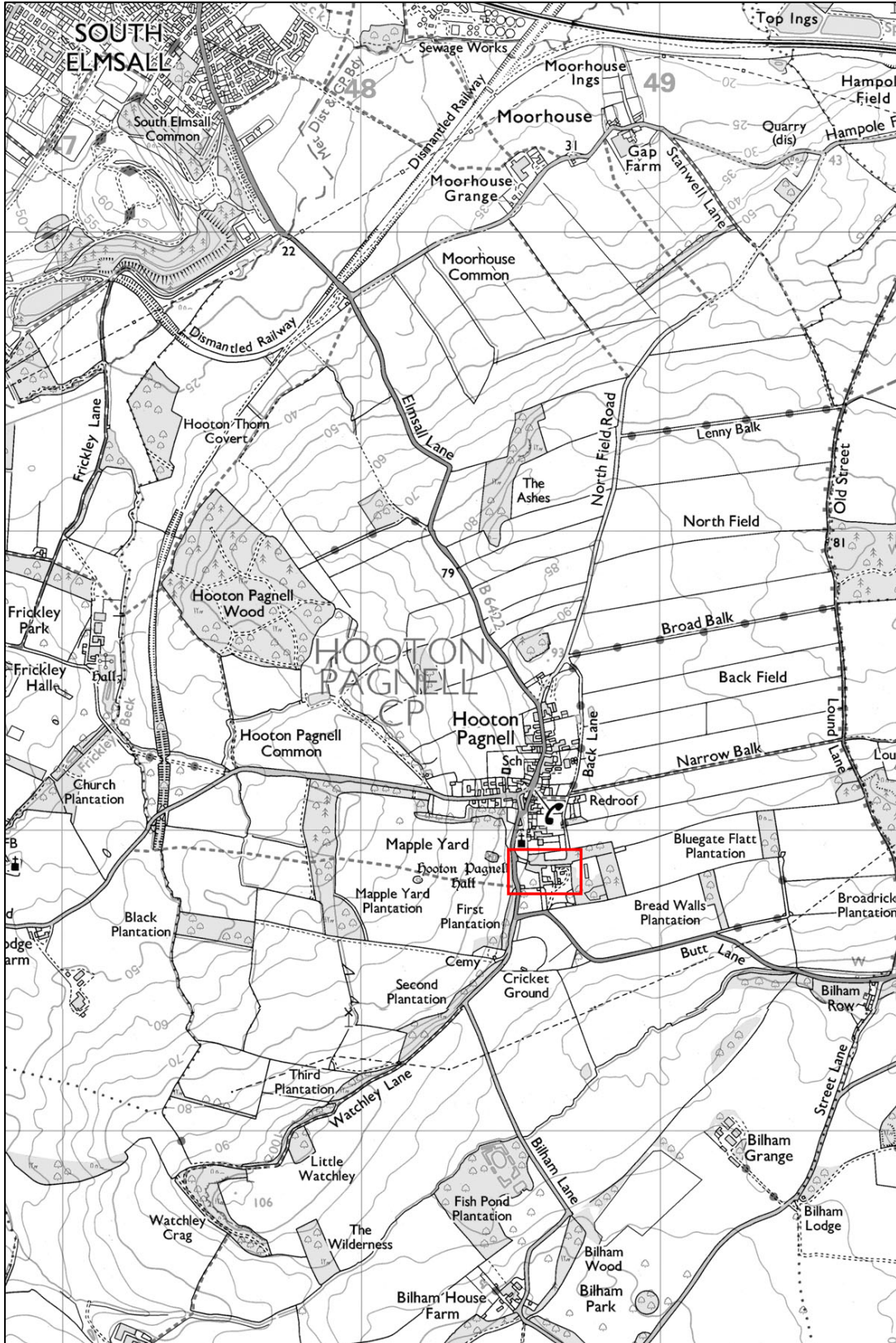


Figure 1: Site location plan

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2 METHODOLOGY

STANDARDS

The project conformed to current national guidelines as set out in the Chartered Institute for Archaeologists' Standard and Guidance for the archaeological investigation of standing buildings or structures (ClfA 2014a); Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives (ClfA 2014c); and Historic England's *Understanding Historic Buildings: a guide to good recording practice* (2016).

ARCHAEOLOGICAL MONITORING

The archaeological monitoring was in the form of a structural watching brief during the refurbishment works, including a 35mm film photographic record and a measured survey (see WSI TJC 2020). Oliver Jessop MCIFA attended site on the 15th January 2020.

PHOTOGRAPHIC RECORD

The exterior and interior areas of the area of the building affected by the insertion of a new doorway were recorded using 35mm black and white and digital photography (see **Appendix I**). Metric ranging poles of an appropriate size, were used as a scale and details of each image were recorded on pro-forma recording form.

MEASURED SURVEY

Architectural drawings submitted as part of the planning application were used as a base for marking observations during the course of the works. The drawn record comprised:

1. Plans identifying the location and direction of accompanying photographs (HE 2016, drawn record item 8).
2. A plan of the development area was also enhanced with archaeological observations accompanied by written site notes and sketches.

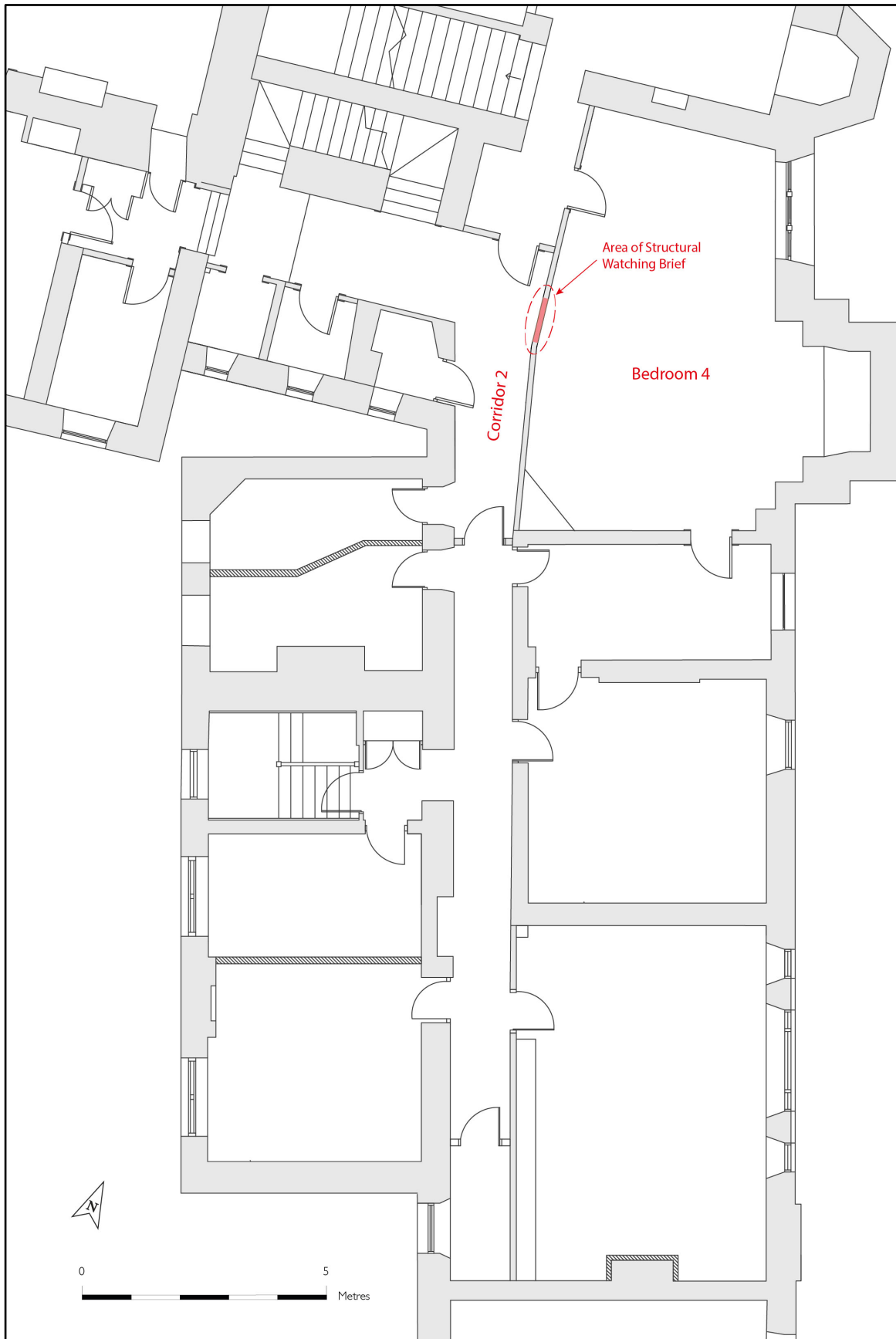


Figure 2: Location of the structural watching brief on the First Floor of the Library Flat

3 SITE LOCATION

SITE LOCATION

Hooton Pagnell Hall is located on the east side of the main road into the village of Hooton Pagnell in South Yorkshire (**Figure 1**), approximately 10km to the north-west of Doncaster. It is accessed from a private drive, being set back from the road.

The hall comprises of the main house with a series of ancillary ranges arranged to the east and south-east, including a row of cottages (Hall Cottages) a stable block, tithe barn, coach house and attached dwellings. The focus of this scheme of archaeological recording was within the First Floor Flat (now known as Library Flat) within rooms that are presently redundant and used for ad-hoc storage. In particular during the formation of a new doorway between a central corridor and Bedroom 4 (**Figure 2**).

The proposed alterations are to convert Library Flat and three bedrooms within Hooton Pagnell Hall from residential to commercial use. The development will create five hotel bedrooms and communal spaces.

4 HISTORY

HISTORICAL SUMMARY

The history of Hooton Pagnell Hall stretches back to the Norman Conquest and was first mentioned in the Domesday Book as 'Hotone' meaning 'the house or township on the hill', though the earliest part of the present house dates from the 13th Century.

The earliest known Lord of what is now known as Hooton Pagnell Hall was Edwin, Earl of Mercia, brother-in-law of King Harold who so famously met his demise at the Battle of Hastings when facing William the Conqueror. In 1071, ownership of the house was passed to Sir Ralph de Paganell, a Norman knight who added his name to his new acquisition.

The property passed via one of Ralph de Paganell's great granddaughters, Frethesante, who married Geoffrey Luttrell, whose coat of arms remains today on the ceiling of the medieval arch, in 1171. Hooton Pagnell remained with the Luttrells until 1406, changing ownership through marriage various times, but became the property of the Crown during the reign of Richard III.

In 1681 the Hall became the home of Sir Patience Warde, an early Whig Politician, merchant and the former Lord Mayor of London, who began the restoration of the Hall, a task which his heir and nephew continued. The property acquired by Sir Patience was merely the nucleus of the present estate, which was enlarged by following generations.

The rear wing and garden comprising of shallow full-height bow windows front date to 1787 to a design by the Doncaster architect William Lindley which removed elements of an earlier Elizabethan house. Lindley also built the long eastern service range with an off-centre pediment. Significant changes to the interior in the 19th Century included the panelling to the walls and the grand staircase, a fine late 17th Century staircase believed to have been purchased from Palace Yard House in Coventry.

The most recent and notable changes to the Hall's appearance was instructed by Julia Warde-Aldam who carried out substantial re-modelling of the Hall in the late 19th and early 20th century, when what had become an essentially Georgian house was re-Gothicised to the front and given extensive crenellations.

During the First World War the house was used as a hospital, and either at this time or just after the war, Mrs. Warde-Aldam was also responsible for the minimalist Gothic gateway building on the road, built to the designs of Granville Streatfeild and Frank Atwell and completed by 1920.

5 BUILDING RECORD

INTRODUCTION

The following section presents the results of the archaeological recording during the opening up of a new doorway in the south wall of the Library Flat (known as **Bedroom 4**) and the adjacent corridor/passageway to the north linking to the main part of the Hall. The library forms a connection between the main house (**Appendix 2.1**) and Hall Cottages to the south (**Appendix 2.2**).

A selection of the images taken as part of the photographic recording are included as **Appendix 2**, and a summary description of the additional archaeological observations are included below.

LIMITATIONS AND WEATHER CONDITIONS

There were no significant limitations to access during the archaeological recording. The works were all internal and located on the first floor of the property (**Figure 2**).

ARCHAEOLOGICAL OBSERVATIONS

Following the careful removal of decorative surface finishes (wallpaper) the smooth surface of the wall plaster was exposed and the location of the new doorway opening was marked out measuring 0.98m x 2.06m.

Prior to the removal of any historic fabric Black and white and digital photography was undertaken on both sides of the site of the new doorway, thus forming the primary archaeological record (see **Appendix 1**).

The new doorway was opened up by the building contractor under archaeological supervision comprising of the following steps:

1. Removal of timber skirting;
2. Removal of wall plaster to expose lathes;
3. Careful removal of exposed lathes to reveal studwork partition;
4. Removal of studs and insertion of new door frame and associated joinery.

Where appropriate at each stage of work archaeological observations were made to document the sequence of construction of the partition.

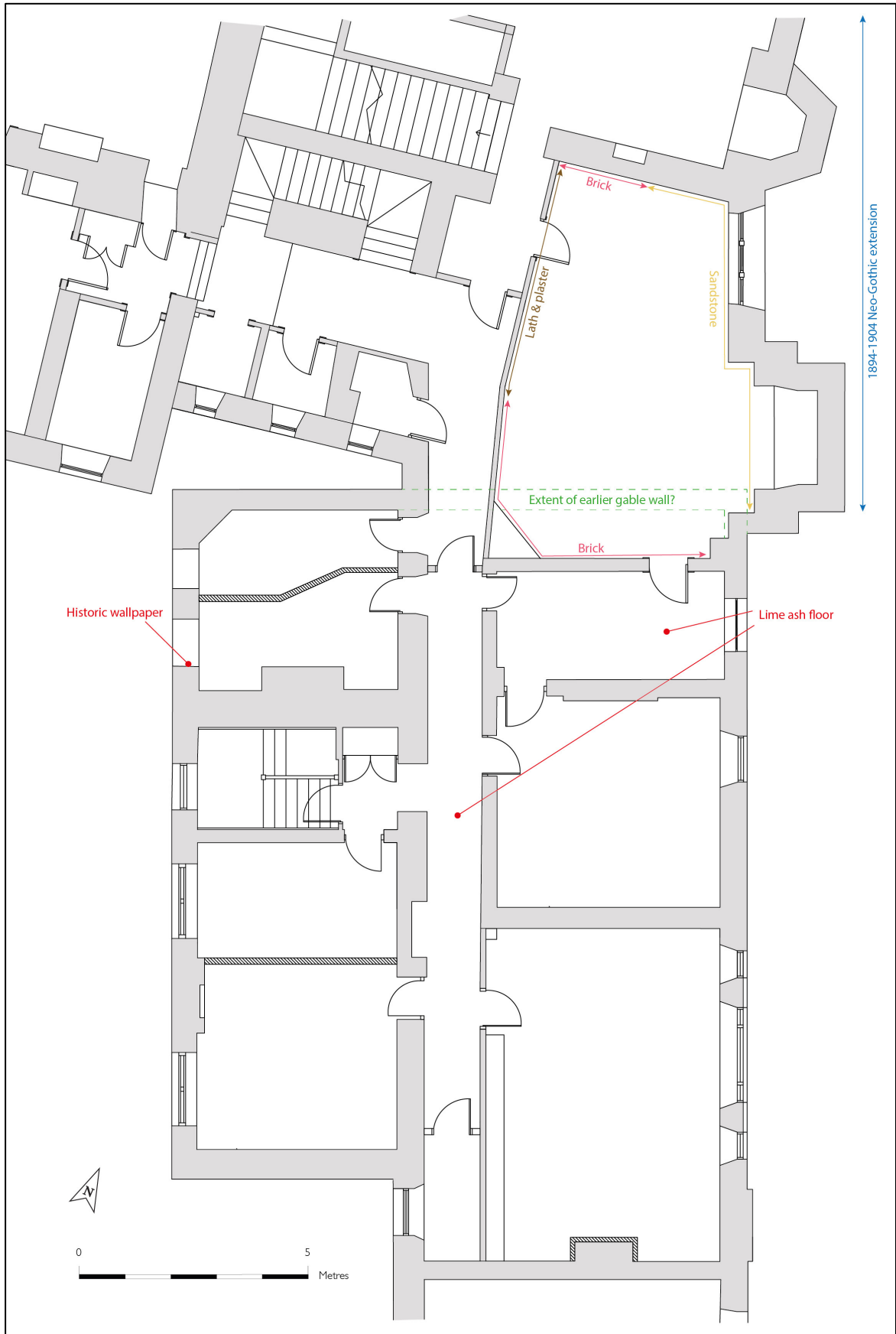


Figure 3: Archaeological observations on the First Floor of the Library Flat.

Bedroom 4 (first floor) (Appendices 2.3-2.18)

The layout of the room has an irregular plan approximately measuring 57.54m × 7.9m, with an off-centre bay window in the north wall (see **cover photograph**). The floor to ceiling height is 3.34m and the ceiling is smooth plastered and unadorned with any decoration. The floor covering comprises of tongue-and-groove softwood floorboards 14cm in width and orientated north-south. The floor joists are set at 35cm centers and there is a layer of lime pugging (compressed plaster infill) beneath the boards supported on timber batons. The room forms part of the 1894-1904 extension of the house (see **Figure 3**).

The north-west section of walling where the new doorway opening was formed was a timber stud construction with a lath and plaster surface finish (**Appendix 2.5**). The studs were machine sawn softwood measuring 6cm × 8cm and set at 36-38cm centers (**Appendix 2.16**). Integral to the primary phase of construction of the studwork were two rows of diagonal softwood noggins (**Appendices 2.15, 2.17**), arranged at 0.8 and 2.1m above the floor. Unusually there was no soleplate to the stud wall, and the individual studs were notched at the lower end and housed above a horizontal baton secured to the floor (**Appendix 2.18**).

Secured to the studs were riven laths, most likely chestnut, fixed with hand cut nails (**Appendix 2.11**). The laths were arranged in irregular offset blocks of varying lengths up to 1.08m (**Appendix 2.9**). Nailed onto the top of the laths were short 12cm vertical strips of timber 12cm onto which the skirting board was attached (**Appendices 2.6, 2.20**).

The plaster attached to the laths comprised of two layers, the lowest being a scored scratch coat (**Appendix 2.12**) acting as a key for the smooth surface finish. It was noted that the lime mix varied on the two sides of the wall, with a pink mix used for **Bedroom 4**, whilst in the **Corridor** a white lime mixture was used. The reason for the variety in the plaster mixes is unclear, however does suggest that the individual rooms may have been plastered in stages using different sources of sand and lime.

One curious aspect of the stud walling is that the voids between the studs were filled with a fine sawdust (**Appendix 2.24**), which may have been an attempt to introduce sound proofing and a greater thermal efficiency of the wall similar to the effect of using pugging below the floorboards.

The room underwent changes to the wiring in May 1979 where two metal housings for light switches were inserted breaking the laths, c.0.9m above the floor (**Appendix 2.7**). Associated with this was a new push light switch at a height of 0.7m with an embossed metal design in the shape of

a Tudor rose (**Appendix 2.8**). Packed behind the inserted wiring was a fragment from a Daily Mail newspaper dated 22nd May 1979 (**Appendix 2.10**), which provides a timeframe for when the work was undertaken.

Additional observations were made relating to the composition of the walling throughout the room (**Figure 3**), which differed reflecting the different phases of construction. The eastern wall with the bay window was built with sandstone, whilst the south and part of the north were brick. The southern half of the west wall was brick, whilst the northern half recorded during the watching brief was lath and plaster.

Corridor (first floor) (Appendices 2.19-2.20)

The corridor forms a connection between rooms in the Main House and the Library Flat dating to the 1894-1904 phase of alterations. There is a high timber skirting with a typical profile common at the end of the 19th Century (**Appendix 2.20**) and a simple picture rail 2.7m above the floor. The wall covering is a slightly embossed machine printed wallpaper (**Appendix 2.19**). The watching brief noted no new features of archaeological significance exposed within this part of the building, apart from the use of a white plaster mix (see section above).

Additional Observations (first floor) (Appendices 2.21-2.23)

Although beyond the remit of this watching brief the following general observations were noted in the adjacent first floor rooms to **Bedroom 4**:

- The flooring in the adjacent room to the south-east and along the central corridor was a lime ash construction laid on reeds (**Appendix 2.21**);
- The roof space above the Hall Cottages was supported on king-post trusses with evidence of a white paint, or limewash (**Appendix 2.22**);
- Traces of 19th Century wallpaper were noted in the window reveals of the room to the north-west of the staircase (**Appendix 2.23**).

6 DISCUSSION

This archaeological watching brief has only examined a single wall within Hooton Pagnell Hall, but has contributed to our wider understanding of the construction of the building. The form of construction of the stud wall using vertical timbers and horizontal laths covered with plaster is not an unusual technique within pre-modern buildings, however the use of a fine sawdust as a fill between the studs is curious. The addition of the sawdust fill must have been poured down from the top of the wall following its construction and it is assumed that its intended purpose was to increase sound proofing and thermal efficiency of this part of the house.

Research Questions

In accordance with section 4.2.1 of the approved Written Scheme of Investigation (TJC 2020) a series of research questions were proposed that might be addressed during the archaeological recording which comprised:

1. What can be determined from the surviving fabric in relation to the primary phase of construction, including date of construction, planform, circulation, use and character of fixtures or fittings?
2. What evidence is there for different functional spaces within the building, how did use change through time and what can that tell us of the evolution of the building?

The archaeological recording has not added to our understanding of the two research questions that were posed in the WSI, although future survey within the property may reveal new insights into its primary layout and evolution.

RECOMMENDATIONS

Whilst the results of this scheme of archaeological recording have increased our understanding of the nature of the historic fabric that comprises the wall between the access corridor and Bedroom 4 within the Library Flat at Hooton Pagnell Hall, it is considered that they are not of such significance to warrant formal publication.

7 SUPPORTING INFORMATION

PROJECT ARCHIVE

The fieldwork archive will be submitted to the Doncaster Archives and its contents include:

- Written Scheme of Investigation (TJC2019.45)
- Interim report (TJC2020.03)
- 1x b/w photographic negative sheets (35mm Film 1)
- b/w photographic prints (x35 4x6)
- Site notes and drawings (4x A4; 2x A3)
- Single fragment of newspaper (22nd May 1979)
- Copy of final report (TJC2020.12)

8 SOURCES AND REFERENCES

Bibliography

Bonhams. 2015. *Hooton Pagnell Hall, 300 Years of Collecting (Tuesday 1 December 2015)*. Sale catalogue

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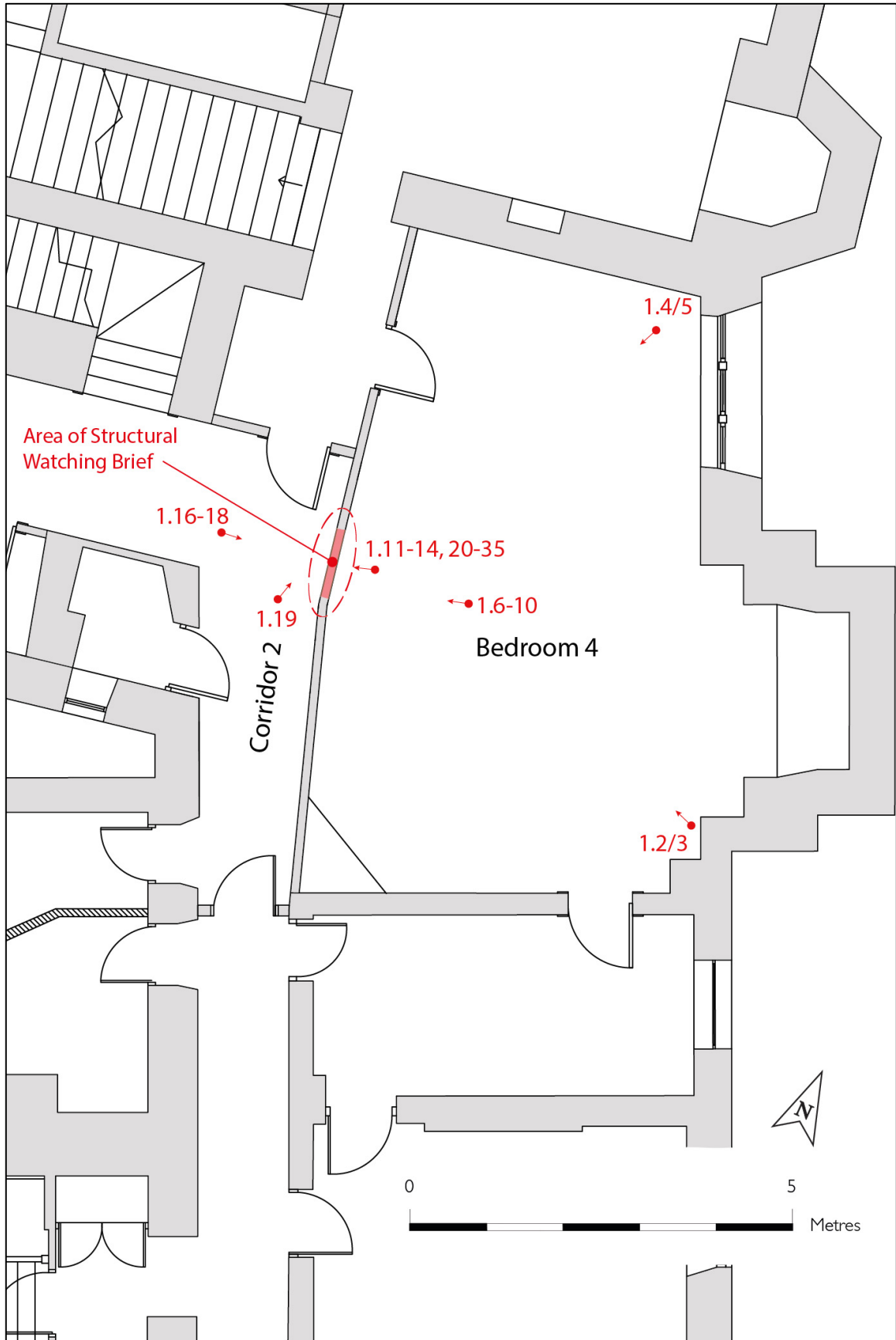
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APPENDIX I:

PHOTOGRAPHIC SURVEY RECORDS



Appendix I.1: Locations of b/w photographic viewpoints (Film 1)

Appendix I.2: Film I (b/w 35mm)

Film & Frame	Ap. No. (digital)	Room	Description	Scale (m)	Direction	Date
1.1			ID Shot			15.01.20
1.2	2.3	Bedroom 4	General view of room	1m/2m	W	15.01.20
1.3		Bedroom 4	General view of room	1m/2m	W	15.01.20
1.4	2.4	Bedroom 4	General view of room	1m/2m	S	15.01.20
1.5		Bedroom 4	General view of room	1m/2m	S	15.01.20
1.6	2.5	Bedroom 4	Detail of position of new door	1m/2m	SW	15.01.20
1.7		Bedroom 4	Detail of position of new door	1m/2m	SW	15.01.20
1.8		Bedroom 4	Detail of position of new door	1m/2m	SW	15.01.20
1.9		Bedroom 4	Detail of position of new door	1m/2m	SW	15.01.20
1.10	2.6	Bedroom 4	Detail of position of new door	1m/2m	SW	15.01.20
1.11		Bedroom 4	Detail of switch housing	1m/2m	SW	15.01.20
1.12	2.7	Bedroom 4	Detail of switch housing	1m/2m	SW	15.01.20
1.13		Bedroom 4	Detail of switch housing	1m/2m	SW	15.01.20
1.14		Bedroom 4	Detail of switch housing	1m/2m	SW	15.01.20
1.15	2.8	Bedroom 4	Detail of cast-iron switch cover	10cm	---	15.01.20
1.16	2.19	Corridor 2	General view of position of new door	2m	N	15.01.20
1.17		Corridor 2	General view of position of new door	2m	N	15.01.20
1.18		Corridor 2	General view of position of new door	2m	N	15.01.20
1.19	2.20	Corridor 2	Detail of skirting board	---	NW	15.01.20
1.20		Bedroom 4	Detail of newspaper from switch housing – 22 May 1979 Daily Mirror	10cm	SW	15.01.20
1.21		Bedroom 4	Detail of newspaper from switch housing – 22 May 1979 Daily Mirror	10cm	SW	15.01.20
1.22	2.10	Bedroom 4	Detail of newspaper from switch housing – 22 May 1979 Daily Mirror	---	---	15.01.20
1.23	2.12	Bedroom 4	Detail of lime plaster scratch coat	---	SW	15.01.20
1.24	2.9	Bedroom 4	Detail of laths in door opening	1m/2m	SW	15.01.20
1.25		Bedroom 4	Detail of laths in door opening	1m/2m	SW	15.01.20
1.26	2.13	Bedroom 4	Details of batons to secure skirting	1m/2m	S	15.01.20
1.27		Bedroom 4	Details of batons to secure skirting	1m/2m	S	15.01.20
1.28	2.14	Bedroom 4	Detail of sawdust behind laths	1m	SW	15.01.20
1.29		Bedroom 4	Detail of sawdust behind laths	1m	SW	15.01.20
1.30	2.16	Bedroom 4	Detail of opening following removal of laths	1m/2m	SW	15.01.20
1.31		Bedroom 4	Detail of opening following removal of laths	1m/2m	SW	15.01.20
1.32		Bedroom 4	Detail of exposed noggins (central)	1m/2m	SW	15.01.20
1.33	2.15	Bedroom 4	Detail of exposed noggins (top)	1m/2m	SW	15.01.20
1.34	2.17	Bedroom 4	Detail of notch at base of studs	10cm	S	15.01.20
1.35	2.18	Bedroom 4	Detail of notch at base of studs	10cm	S	15.01.20
1.36			VOID			

APPENDIX 2:

PHOTOGRAPHS (COLOUR DIGITAL COPIES OF B/W PRINTS)



Appendix 2.1: General view of north elevation of the Library Flat and adjacent building



Appendix 2.2: General view of south elevation of the Library Flat, looking north-west



Appendix 2.3: General view of **Bedroom 4** looking west (b/w Film 1.2)



Appendix 2.4: General view of **Bedroom 4** looking south (1m/2m scale; b/w Film 1.4)



Appendix 2.5: Detail of west wall of **Bedroom 4** prior to works (1m/2m scale; b/w Film I.6)



Appendix 2.6: Detail behind skirting in **Bedroom 4** prior to works (1m scale; b/w Film I.10)



Appendix 2.7: Detail of push switch and housing in **Bedroom 4** prior to works (b/w Film I.12)



Appendix 2.8: Detail of push switch cover in west wall in **Bedroom 4** (10cm scale; b/w Film I.15)



Appendix 2.9: West wall of **Bedroom 4** following plaster removal (1m/2m scale; b/w Film 1.24)



Appendix 2.10: Detail of newspaper behind switch housing – 22nd May 1979 (b/w Film 1.22)



Appendix 2.11: Detail of nails used to secure laths for wall plaster (5cm scale)



Appendix 2.12: Detail of scratch coat plaster in west wall of **Bedroom 4** (b/w Film 1.23)



Appendix 2.13: Detail of batons to secure skirting in west wall (10cm scale; b/w Film 1.26)



Appendix 2.14: West wall of **Bedroom 4** during of laths; note sawdust (1m scale; b/w Film I.28)



Appendix 2.15: Detail of timber noggins in **Bedroom 4** following removal of laths (b/w Film I.32)



Appendix 2.16: West wall of **Bedroom 4** following lath removal (1m/2m scale; b/w Film 1.30)



Appendix 2.17: Detail of timber noggin in **Bedroom 4** following removal of laths (b/w Film 1.33)



Appendix 2.18: Detail of notch at base of wall studs in **Bedroom 4** (10cm scale; b/w Film 1.34)



Appendix 2.19: View of position of new door in **Corridor 2** (2m scale; b/w Film 1.16)



Appendix 2.20: Detail of skirting in **Corridor 2** (b/w Film 1.19)



Appendix 2.21: Lime-ash floor in adjacent room to the south-east of **Bedroom 4** (0.5m scale)



Appendix 2.22: Detail of roof structure above **Hall Cottages**, looking south-east



Appendix 2.23: Detail of wallpaper in window reveal in room to the north-west of the staircase