

THE STABLES, HOOTON PAGNELL HALL, SOUTH YORKSHIRE



Heritage Statement for internal alterations to the hayloft

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SUMMARY OF PROJECT DETAILS

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County:	South Yorkshire
District/Unitary Authority:	Doncaster Metropolitan Borough Council
Parish:	All Saints, Hooton Pagnell
Elevation (above Ordnance Datum):	c. 80-85m above Ordnance Datum
Planning Reference(s):	18/02138/LBC
Designation Status(s):	The Hall - Grade II* Listed building (NHLE 1192355) The Stables - Grade II Listed building (NHLE 1314810) Coach House and Water Tower, Grade II (NHLE 1286605) Hooton Pagnell Conservation Area – established 22.06.70
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EXECUTIVE SUMMARY

This report presents the results of a heritage statement for the upper floor of the former Stables at Hooton Pagnell Hall in South Yorkshire, centred on National Grid Reference SE 48604 07848. It has been prepared to assess the significance of the building and potential impacts, if any, arising from proposed alterations to adapt the upper floor into a new accommodation (Planning ref: 18/02138/LBC). The stables are Grade II Listed (NHLE 1314810), adjacent to Grade II Listed Hooton Pagnell Hall (NHLE 1192355) and fall within the Hooton Pagnell Conservation Area.*

The building forms part of a two-storey linear range of stables, with stalls and garages at ground level and a single open space at 1st floor level, forming the original hay loft. Its design is consistent with an Early 18th Century date, although there is a possibility that earlier historic fabric may survive within the north gable where there are two blocked doorways at ground and 1st floor and a small infilled window against the north-west corner. Interestingly, incised in the rough wall plaster on either side of the 1st floor blocked opening in the north gable are circular 'daisy wheels' which were intended to ward off evil spirits, associated with folk lore and protection from witches. The ground floor was remodelled in the 19th Century with further alterations in the 20th Century that included the adaptation of the central stalls to garages and the relaying of the roof covering with blue slate.

The adaptation of the ground floor of the building has already been assessed in a heritage statement by LHL Group (2018) and apart from assessing the impact of the removal of a wall between G1 and G2 which is a secondary addition and partially blocks a feeding hole, this document focuses upon changes within the hayloft that comprises the historic core of the building. Proposed alterations involve strengthening repairs to the roof trusses, followed by the conversion of the space to bedrooms. This alters the existing layout, however the tie-beams will be removed and retained as decorative features. There is also a proposal to re-open a window/doorway in the north gable.

The proposed works will involve the partial dismantling of a historical element of each truss and add new structural steel to strengthen the overall integrity of the roof. These alterations will cause a degree of harm to the existing internal appearance and character of the hay loft, however the roof has previously been adapted on at least two occasions which has already impacted upon the overall historic integrity of the structure, thus reducing its heritage significance. There will be no harm to the setting of the Grade II Listed hall, and no impact upon the Hooton Pagnell Conservation Area and upon balance it is considered that the harm to the significance of the Stables is acceptable as the works have the potential to be reversed in the future by reinstating the tie-beams.*

I INTRODUCTION

BACKGROUND

This report presents the results of a heritage statement for the upper floor and roof structure of the former Stables at Hooton Pagnell Hall, Doncaster in South Yorkshire, centred on National Grid Reference SE 48604 07848 (**Figure 1**). It has been prepared to assess the significance of the building and potential impacts, if any, arising from proposed alterations to bring the upper floor into a new use for accommodation that will ensure that it has a viable future (Planning application ref: **18/02138/LBC**).

The building is a Grade II Listed (NHLE 1314810 – see **Appendix 3**).

AIMS

The purpose of this report is to gain an understanding of the historic environment resource in order to formulate (after ClfA 2020):

- an assessment of the potential for heritage assets to survive within the area of study;
- an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests;
- strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
- an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings; and
- strategies to conserve the significance of heritage assets, and their settings.

SCOPE

The scope of this report included desk-based research and a rapid historic buildings appraisal. The desk-based research and assessment of setting considered designated heritage assets within the immediate vicinity of the site to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposed scheme of works.

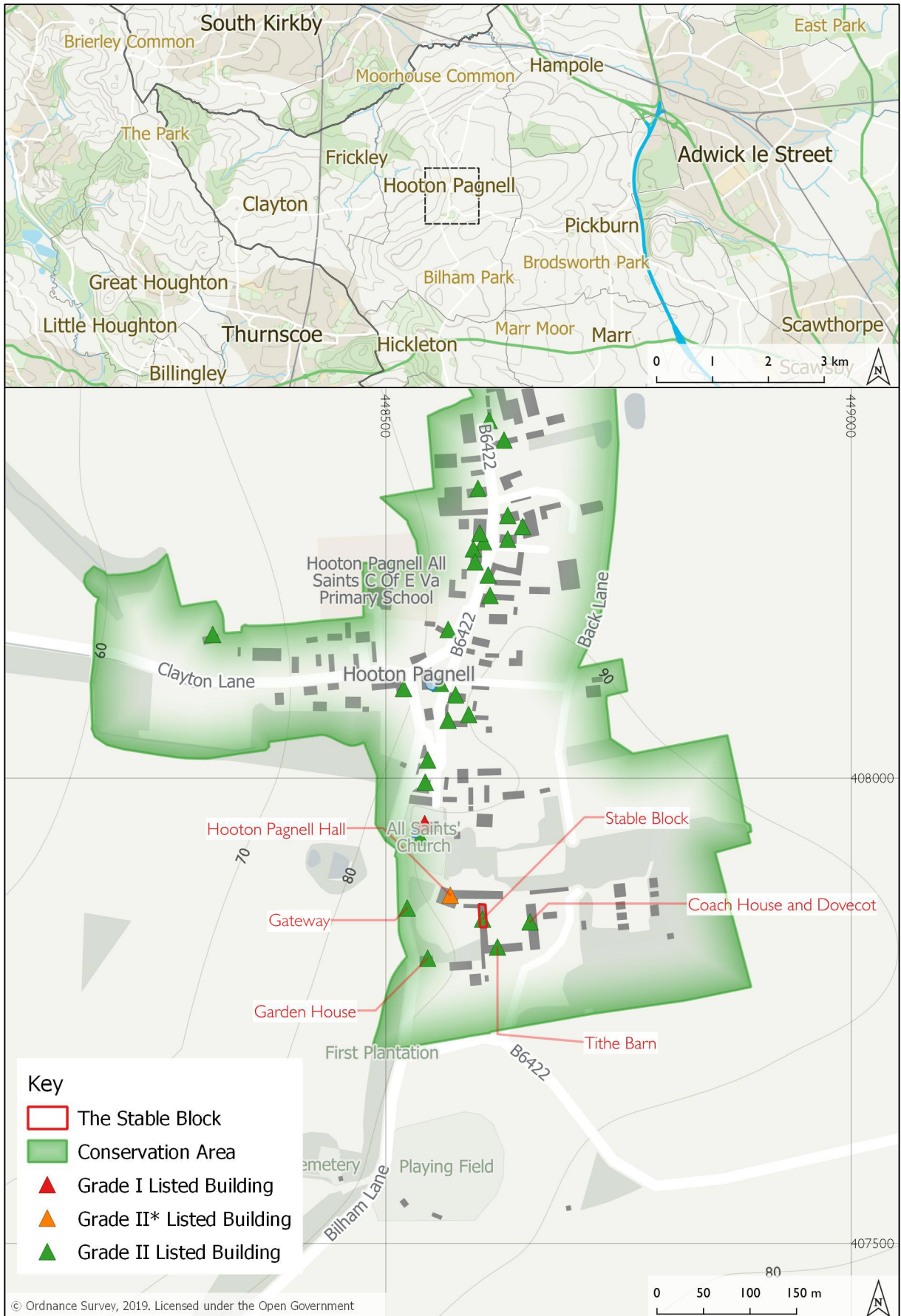


Figure 1: Site location plan and designated heritage assets

2 METHODOLOGY

DESK-BASED RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The primary sources consulted included:

- The South Yorkshire Archives and Local Studies Library (online databases);
- The South Yorkshire Archaeology Services (Sites and Monuments Record);
- Records held by the Doncaster MBC and on their planning portal;
- Online archaeological resources; and
- Relevant publications held in The JESSOP Consultancy reference collection.

All sources consulted are listed in **Section 10** of this report.

SITE INSPECTION AND WALK-OVER SURVEY

The building was surveyed in July by Oliver Jessop MClfA in order to identify the features of heritage interest and significance, to consider factors in the former use and management of the site that may have impacted upon any aspects deemed to have heritage value, and to evaluate the contribution of the site to the setting of other heritage assets.

BUILDING APPRAISAL

The exterior and interior areas of the buildings at the site was inspected to assess its development and use over time and to make an assessment of its significance. All areas were inspected.

ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations. Details of the methodology and terminology adopted for assessment significance (and setting), sensitivity and impacts is provided in the supporting material section, with consulted guidance listed in the Bibliography.

The assessment is undertaken in reference to relevant legislation and planning policy, as set out in supporting material section.

3 SITE DESCRIPTION

LOCATION

The site comprises a linear range on a north-south orientation. Principal access is from a large open courtyard to the east, although this is a central through passageway providing access to the kennels and gardens to the west (**Figure 1**). There is an attached stable range to the south forming a continuous link to an L-shaped Tithe barn to the south-east.

To the north-west is Hooton Pagnell Hall.

The building is at an elevation of c.80-85m above Ordnance Datum.

GEOLOGY

The bedrock of the site is Cadeby Formation – Dolostone a sedimentary bedrock formed between 252 to 272 million years ago during the Permian Period. No superficial deposits are recorded (BGS 2020).

DESIGNATION

The Site is within the **Hooton Pagnell Conservation Area** – adopted 22nd June 1970. Hooton Pagnell has a linear character and stretches along Main Street with a spur along Clayton Lane. It was built as an estate village and originally comprised several farms situated on the main street. Its agricultural characteristics can still be seen by the many yards opening directly from the main road with small or no gardens. Many buildings contain 17th Century or earlier elements and there is relatively little modern infill. Dwellings comprise mostly of small cottages with gable ends facing the road, or occasional larger buildings with larger frontages. Limestone was the traditional material, with roof materials being slate and clay pantiles

The Stables at Hooton Pagnell Hall are designated as a **Grade II Listed building** (NHLE 1314810) and are considered to be a **Nationally Significant Designated Heritage Asset**.

Adjacent Listed buildings with varying levels of visual connectivity to the site include (Appendix 3):

- Hooton Pagnell Hall, Grade II* (NHLE 1192355) (**Appendix 2.1**);
- Coach House and Water Tower, Grade II (NHLE 1286605) (**Appendix 2.2**);
- Tithe Barn, Grade II (NHLE 151632) (**Appendices 2.3, 2.6**).

4 UNDERSTANDING THE SITE – HISTORY

Note: *due to Covid-19 it has not been possible to view all of the available historic mapping, or documentary sources as the relevant archives in Sheffield and Doncaster and currently closed.*

HOOTON PAGNELL HALL

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.

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.

THE STABLE BLOCK

Although there is no firm historical date for when the stables were constructed, stylistically their form is consistent with being from the early 18th century, with secondary alterations in the 19th century.

The National Archives refer to a document in the Hertfordshire Archives that makes reference to a Thomas Butcher, groom at Hooton Pagnell in 1853 (DE/L/3830-3830 Hertfordshire Archives). Census records show no grooms or associated servants living at the hall in 1841, it has not been possible to identify the hall in the censuses for 1851, 1861 and 1871, the property is unnamed and the family do not seem to have been at home. A newspaper advert in the Yorkshire Post dated 30th October 1875 shows that the Coachman at the hall was looking for a new position (p3), although his name was not given.

The tithe map for Hooton Pagnell (**Appendix I.1**) dated 1847 shows clearly the stable block which appears to have been divided into three parts with two attached enclosures in the corner of the courtyard. The tithe book records no more than the 'mansion and buildings' the stables not being individually described. On the 6" 1854 OS map (**Appendix I.2**) these enclosures have been further sub-divided and two small buildings inserted into them. The additional parts of the frontage of the block closest to the house noted on the tithe map by 1854 seem to have been removed. The 1892 larger scale 25" map (**Appendix I.3**) shows one of these buildings had been demolished, although by the 1930s edition (**Appendix I.4**) seems to have been reinstated suggesting these were temporary structures easily moved.

In 1881 the census records shows George Veron, 27 as coachman and John Perfect, 18 as groom living at the hall. In 1891 there were two grooms, Austin Sharpe and Leymore Edwin Evans, both 19. In a cottage which seems to be part of the estate, perhaps one of those adjoining the coach house, lived a saddler, living in one of called Charles Williamson, 49, who was assisted by his son Richard, 18. The Williamson family had been saddlers in the village since at least 1861.

Newspapers in 1875 record a number of horse sales. An auction at the hall held on the 12th January included 60 tons of prime hay as well as a "nearly thoroughbred" brown horse called Rupert by "Sir Tatton" described as being 6 years old and 15 hand high and "very fast in harness" (Barnsley Chronicle 2nd January 1875, 4). A few months later the York Herald reported the sale of horses for Fairfax Fearnley of Hooton Pagnell Hall. The first was at the monthly York Horse Sale, the horse could be seen prior to the auction at the Black Swan, Coney Street, York. It was described as "very handsome brown horse, 7 years, 15.1hand by Sir Tatton, out of a nearly thoroughbred mare

belonging to Mr Childers of Cantley Hall, Doncaster, very good in double and single harness, a capital hunter for a light weight" (York Herald 29 June 1875, 8) and a few days later reporting on the sale "a 5 year old Bay Mare named Mr. Johnson", another of Fairfax Fearnley's horses was reported to have been sold, for the price of 28 guineas (York Herald 2nd July 1875, 8).

Further sales of horses were noted in the York Gazette in August 1890. It was reported that W.Warde-Aldam was to sell two horses at the annual August Race sale. These included 'Dorothy' a 7 year old 105-3 hands described as a '*good hunter, very bold, good manners*' and 'Mayfly' a roan mare of 5 years 5-3 hands, described as 'a good hack, very fast with good action' (Yorkshire Gazette 23 August 1890, 8). It is unclear from the advert if these horses were from Hooton Pagnell Hall or Frickley Hall. Sales at this event seem to have happened regularly for the Yorkshire Gazette also noted Warde-Aldam was to sell 3 horses at the same sale in 1888 (Yorkshire Gazette 25 August 1888,8), a later advert noted that these were from Hooton Pagnell Hall. Two horses were named: 'Patience' a 7 year old Brown Mare 16-1 hands described as a "good hunter, very fast and bold fencer, carries a lady, has perfect manners and a roan mare, 9 years old 13-1 hands described as a "good hack and very free in harness" (York Herald 25 August 1888, 8).

5 UNDERSTANDING THE SITE – BUILDING APPRIASAL

INTRODUCTION

The following section presents the results of a rapid historic building appraisal of the Stables to understand the form and function of the hay loft on the 1st floor. Annotated floor plans are presented as **Figure 2**, which are accompanied by a selection of photographs of the setting, exterior and interior spaces as **Appendix 2**. The following description is based upon a Level 1/2 descriptive record as detailed by Historic England (2016).

PHASED DEVELOPMENT

Phase 1: 18th Century

The earliest form of the building appears to have comprised of a rectangular stone built range measuring 7.1m x 24.2m. The principal façade faced towards the east (**Appendix 2.4**) comprised of seven bay divisions. Internally the ground floor was subdivided into stables, capable of housing five horses in **G1/G2** (**Appendices 2.18-2.20**), three horses in **G3/G4** (**Appendix 2.17**), and a further four in **G5/G6/G7** (**Appendices 2.13, 2.14**). Remains of the stalls survive in **G3** (**Appendix 2.17**) and as a scar in the inserted passageway **G4** (**Appendix 2.16**). The evidence for this arrangement is the external treatment of doors and window, which is still reflected by the square recessed openings on the first floor and the internal positions of the feed baskets in the west wall with access chutes above in **F1**. Only three of these 1st floor recessed openings (now containing timber lattice ventilation screens) are actual pitching holes to the hay loft (**Appendix 2.5**), and it is suggested that the others may have had false timber shutters to imitate an opening and maintain the architectural symmetry of the façade.

The other elevations appear to have been devoid of features within this phase (**Appendix 2.10**), apart from the north gable where there are two blocked doorways (**Appendix 2.3**). Whilst it has been beyond the scope of this heritage statement to examine all aspects of the building in detail as the focus has been upon the hayloft, it is possible that the north-west corner of the building and gable may incorporate earlier (pre-18th Century) fabric evidenced by a small blocked window in the west elevation (**Appendix 2.7**) and two blocked doorways (**Appendix 2.8**). It is difficult to be certain how these doors and windows would have functioned with the current floor level of the hay loft and internal arrangement of the stalls in **G7** (**Appendix 2.13**) and further analysis may be helpful in resolving this. It is however worth noting that the upper blocked doorway (**Appendix 2.3**) does have a noticeable change in fabric and it is likely that the former door opening had been partially blocked to form a window or hatch as evidenced internally (**Appendix 2.32**).

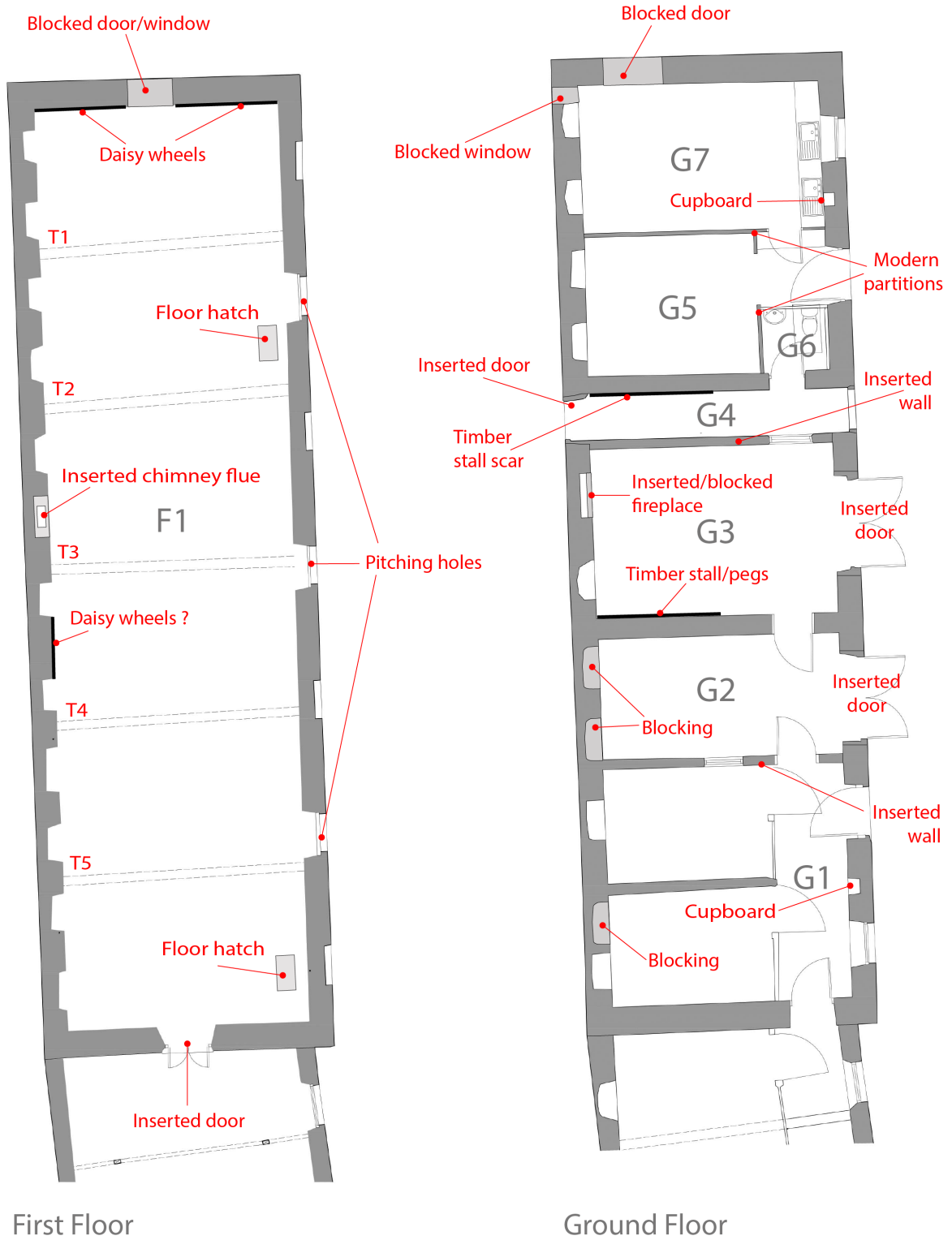


Figure 2: Ground and first floor plans

Based upon drawings provided by LHL ©

The hayloft appears to have been a single open space with a lime-ash floor (**Appendix 2.23**), pitching doors in the east wall (now containing timber lattice ventilation covers) (**Appendix 2.24**) and chutes with oval covers (**Appendix 2.26**) leading down to the hay baskets in the stalls on the floor below. There are two floor hatches leading down to **G1** (**Appendices 2.21, 2.23, 2.28**) and **G6** which would have provided internal ladder access between the stalls and hayloft above.

The form of the roof comprised of a simple open truss structure (**Appendix 2.29**) with a tie-beam, mid rail (or low collar) and principal rafters that clasp a ridge piece. The timbers on the trusses are tenoned and pegged in position (**Appendix 2.30**), with the carpentry assembly marks (**Appendix 2.31**) indicating that truss 1 (T1) was at the north end of the building, with truss 5 (T5) to the southern end. The roof structure has been altered as evidenced by large empty recesses on the wall-plates (**Appendix 2.25**), although sections of original rafters are still in-situ (**Appendix 2.26**) predominately on the rear west pitch of the roof.

Phase 2: 19th Century

It is suggested that during the early 19th Century predating the 1847 Tithe map (**Appendix 1.1**), a new stable block was added (**Appendices 2.2.6, 2.12**) infilling a space between the 18th Century range and the Tithe Barn. A new 1st floor doorway was made to connect the new stable with the earlier hayloft **F1** (**Appendix 2.22**).

During the mid-late 19th Century alterations were made to the ground floor to introduce larger loose boxes (see **G1**, **Appendix 2.19**) than the original stalls. In **G1** a new timber partition and a front screen with an iron grill was installed which involved the infilling of a former feed basket (**Appendix 2.20**) and insertion of a new window (**Appendix 2.11**).

Phase 3: 20th Century

During the early 20th Century two of the stalls were adapted to garages, presumably following the purchase of motor cars by the family. The original doorway and windows into **G2** and **G3** were enlarged to former two sets of double doors (**Appendices 2.1, 2.4**). This involved the formation of new dividing walls, doorways and the blocking up of some of the original feeding chutes as evidenced in **G2** (**Appendix 2.18**).

Further internal changes included the insertion of a fireplace in **G3** with a stone surround (**Appendix 2.17**) and a brick chimney stack above (**Appendix 2.27**).

Phase 4: 21st Century

The final phase of alterations are relatively recent and comprise of the subdivision of the former northern stall to form **G6** (a toilet) and two rooms of unequal size **G5** and **G7** (**Appendices 2.13-2.15**).

As part of these alterations the northern part of the stable in **G3** was divided with a blockwork wall to form a new passageway **G4** (**Appendix 2.5**) to provide direct access to the kennels and gardens to the west (**Appendix 2.9**).

6 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

A single heritage asset has been identified as potentially sensitive to the proposed scheme of works:

- Hooton Pagnell Stables - Grade II Listed Building (NHLE: 1314810); see **Appendix 3**.

The following statement of significance follows the methodology set out in **Section 9**.

HOOTON PAGNELL STABLES

Hooton Pagnell Stables comprises a purpose-built stables and hay loft dating from the early 18th Century. The form of the building is a restrained neoclassical architectural style common from the early to mid-18th Century, but lacking the distinct elements, such as Diocletian windows, pioneered by William Kent on the Royal Mews in the 1730s that emerged to define high-status stable architecture in the latter part of the century. The building's location within the vicinity of the hall and grouped with agricultural buildings was also rather Conservative, with the grander estates tending towards locating the stables at a distance from the main house.

Whilst, therefore, within the mainstream fashion of the time, the design and materials of the building are of a high quality which are still legible. Coupled with this there is good evidence for the original arrangement and design of the internal stables, including recessed arched niches, some retaining metal hay racks; and an in-situ stall with sweeping swan-necked form and kick post with ball finial. Elsewhere there is evidence of changes made during the 19th Century, including the survival of iron-framed looseboxes, which were a common addition to earlier stable buildings at this period. More recent changes have inserted two garages, removed much of the original stalls and created subdivisions, greatly reducing the survival of the building's original design.

The hay loft **FI** level is set within the eaves of the roof, comprising a single open space. The roof structure appears ill-designed to accommodate its use with low tie beams cutting across the room and impeding access. Access into this space is via ladders from below, with pitching holes in the east elevation for bringing in hay, and hatches in the floor for delivering hay from the loft to the stalls, although earlier access may have been via a doorway in the north gable.

The two sections of rough wall plaster on either side of the blocking in the north gable of **FI** contain incised circular carvings, known as 'daisy wheels' (**Appendix 2.33**). These are relatively common features on doorways, fireplaces, or external openings in buildings from the 18th- 19th Century and are apotropaic marks intended to ward off evil spirits. The discovery however of over 20 such

carvings in such a concentrated area is highly unusual (**Appendix 2.34**) and they should be considered as being of considerable heritage significance, in terms of their historical and architectural value and rarity.

Setting

The building forms the western arm of an L-shaped range of buildings that delineate the western and southern sides of a large courtyard to the south-east of Hooton Pagnell Hall. This group is largely inward focused, the stables in particular featuring very few openings into the gardens to their west. As an important part of the complex of ancillary buildings associated with Hooton Pagnell Hall the component buildings share strong group value in relation to their functional relationship and architectural similarity.

Summary of Significance

The stables are considered to possess a **National Heritage Significance**, deriving from:

- * Its **architectural interest**, which makes a **high contribution** to its significance, as a well-built and detailed stable block of the early 18th Century which represents an example of the mainstream fashions of the time, which was possibly conservative in its design and arrangement. The later garage doorways, and extent of loss of internal planform and fixtures and fittings has adversely affected its interest.
- * Its **historic interest**, which makes a **moderate contribution** to its significance, in relation to its association with the Warde family, gentry of regional importance and the technological interest as a purpose built stable.
In addition, the survival of a large concentration of apotropaic carvings associated with Folk Lore and superstition is unusual and adds to the overall historic significance, making a **high contribution** to the interior space of the hay loft.
- * Its **archaeological interest**, which makes a **moderate contribution** to its significance relating to the survival of fabric which preserves evidence of the building's original uses and later adaptations, particularly in relation to its original arrangement and fixtures and how these changed during its life as a stables.
- * Its setting, which makes a **high contribution** to their significance.

Contributions to significance made by the fabric of the site include:

High	<ul style="list-style-type: none"> ▪ Design in respect to its formal, neo-classical character, and the quality and character of its materials. ▪ Surviving fixtures and fittings from its use as a stable, in particular those sections of timber stalls and hay racks relating to its original design. ▪ The survival of a large group of carved apotropaic daisy wheel marks associated with superstition and folk lore.
Medium	<ul style="list-style-type: none"> ▪ Surviving fixtures and fittings from the 19th Century alterations to the stable, including loose box stalls and external windows and doors. ▪ The arrangement of external access, which although altered is still legible.
Negative	<ul style="list-style-type: none"> ▪ Inserted garage doors ▪ Modern subdivisions ▪ Degree of loss of original fixtures and fittings

CONSERVATION AREA

The Hooton Pagnell Conservation Area is designated as a heritage asset with a **national level of significance** denoted by its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The main attributes are its physical appearance and history, comprising of the form and features of buildings and the spaces between them, their former uses and historical development.

DESIGNATED HERITAGE ASSETS

There are three Listed buildings that have direct visual connectivity with the Stables (**Appendix 3**), all of which are considered to have a **national level of heritage significance**:

- Hooton Pagnell Hall, Grade II* (NHLE 1192355);
- Coach House and Water Tower, Grade II (NHLE 1286605);
- Tithe Barn, Grade II (NHLE 151632).

As a group all of the Listed Buildings help demonstrate the evolution of the site, with the Hall having origins in the 14th Century, the tithe barn dating to the 16th Century and the Stables and Water Tower represent a period of change and expansion in the early and late 18th Century linked to the remodelling of the Hall.

7 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The principal works of the proposal comprise:

1. Remodelling of the interior of the hay loft to form separate bedrooms;
2. The removal of the tie-beams and strengthening of the principal rafters with steel beams;
3. The re-opening of the window/doorway in the north gable;
4. The insertion of glazing into the three first floor pitching doors with lattice grills;
5. The removal of the inserted wall between **G1** and **G2**.

The aim of the proposal is to make minimal alterations to the external character of the building, whilst ensuring a practical and viable use of the upper floor to ensure the long term preservation of the building. To accompany these changes alterations to the ground floor (not considered here) will ensure that the building as a whole is brought back into use as a functioning part of the Estate (LHL, 2018).

IMPACT ASSESSMENT

The following assessment considers the impact of the proposal on the significance of heritage assets in relation to its sensitivity to change within the area affected, including:

1. The **Stables**;
2. The **Hooton Pagnell Conservation Area**; and
3. Any **Designated Heritage Assets** within direct visual proximity to the site.

The methodology adopted is presented in **Section 9**.

The Stables

The removal of the inserted partition wall between **G1** and **G2** will change the existing appearance and layout of the ground floor (**Appendix 2.18**), however will reverse a negative alteration that will restore the historic volume of the former stable that originally comprised of three stalls and is assessed as being acceptable in regards to the overall scale of the proposed scheme.

The proposed works to strengthen the roof will ensure that the external envelope of the Listed building is structurally sound, which will ensure its future preservation. The dismantling of the tie-beam and relocating it within the remodelled roof space will represent a material change to the existing appearance of the Hayloft and as such will represent a degree of harm to the existing

historic fabric and internal significance of the space. The individual bay divisions of the roof will however still be readable. Furthermore as it is proposed to retain the tie-beams within the building as decorative features, their removal can therefore be considered to have a degree of reversibility as theoretically they could be reinstated in their original positions at a future date if the hayloft was remodelled again.

The insertion of new glazing into the three openings on the east wall of the first floor, that were originally pitching doors will represent an alteration to the existing appearance and character of the east façade. It has been suggested that the adjacent blind openings on either side of the pitching doors may have once contained timber shutters to imitate the rhythm of the architecture of the structural bays within the stables. The existing timber lattice panels that block the pitching doors are not historic and are unlikely to represent the original appearance of the doors, or shutters that would have once covered the openings. Whilst the introduction of the new glazing will represent harm to the existing appearance, on balance it is considered that to ensure that the upper floor can be maintained in a water and weathertight condition, then on balance the harm is acceptable, however the new glazing and any frames should reflect the style of existing timber framed windows within the courtyard and be set back from the external wall face to allow the function of the pitching opening to be readily appreciated, introducing a shadow around the opening.

The proposed reopening of the former door/window in the north gable will reinstate a lost feature of the Hayloft, and which is considered to be a positive change. Any new fenestration will reflect the existing character of the windows on the surrounding building thus ensuring that they are of an appearance that is sympathetic to the historic setting. The evidence for doorway/window is clearly evidence externally (**Appendix 2.7**), although the internal walls in the hay loft is more suggestive of a low hatch/or window below a horizontal timber lintel (**Appendix 2.32**).

The two sections of rough wall plaster on either side of the blocking contain incised circular carvings, known as 'daisy wheels' (**Appendix 2.33**) are considered as being of considerable heritage significance, in terms of their historical and architectural value and rarity and will be retained as part of the scheme of works.

DESIGNATED HERITAGE ASSETS AND HOOTON PAGNELL CONSERVATION AREA

It is considered that in regards to the surrounding Listed buildings (**Appendix 3**) and Conservation Area (**Figure 1**), none of these nationally designated heritage assets will be significantly impacted upon by the proposed alterations which are largely internal.

8 DISCUSSION

SUMMARY OF SIGNIFICANCE

The Grade II Listed Stables possess a **national level of heritage significance** deriving from a high level of architectural interest in relation to their design as a purpose built stable with a hay loft above with a restrained neo-classical character. Internally the ground floor has a good survival of differing phases of stalls for horses and associated fixtures and fittings, such as hay baskets. On the first floor the hay loft comprises of a single space, only being interrupted by low roof trusses. Within the hay loft a section of wall plaster contains an unusually large number of incised daisy wheel carvings, originally intended to ward off evil spirits. The roof has been altered in the 19th and 20th Centuries.

SUMMARY OF IMPACT

The principal alterations involve strengthening repairs to ensure that the trusses are structurally sound, followed by the conversion of the space to bedrooms. This change of layout will involve the removal of the tie beams, which will be retained as decorative features. There is also a proposal to re-open a window/doorway in the north gable.

The proposed works will involve the partial dismantling of a historical element of each truss and add new structural steel to strengthen the overall integrity of the roof. These alterations will cause a degree of harm to the existing internal appearance and character of the hay loft, however the roof has previously been adapted on at least two occasions which has already impacted upon the overall historic integrity of the structure, thus reducing its heritage significance. There will be no harm to the setting of the Grade II* Listed hall, and no impact upon the Hooton Pagnell Conservation Area.

CONCLUSION

The proposed scheme to refurbish the interior of the Stables will lead to the overall preservation and enhancement of the heritage significance of the building, with minimal impact upon the wider character of the Conservation Area, or adjacent Listed buildings. The internal changes to the tie-beams does introduce a degree of harm to the existing historic fabric, but on balance it is considered that the harm to the significance of the Stables is acceptable as the works have the potential to be reversed in the future by reinstating the tie-beams. In accordance with para. 199 of the National Planning Policy Framework a programme of archaeological recording may be required as a condition of approval for the development; to provide a record of any heritage assets effected by the proposed scheme in order to advance our knowledge of the historic environment.

9 SUPPORTING INFORMATION

LEGISLATIVE CONTEXT

The principal legislation in relation to the protection and management of the historic environment comprises:

Historic Buildings and Ancient Monuments Act 1953 – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

Ancient Monuments and Archaeological Areas Act 1979 – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

Planning (Listed Buildings and Conservation Areas) Act 1990 – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and revised in July 2018, with further minor updates in February 2019 – sets out the Government's planning policies for England and how these should be applied by local planning authorities in plan-making and decision-taking.

Para. 11 – a presumption in favour of sustainable development is placed at the heart of the framework. To achieve this, the NPPF identifies three overarching objectives (economic, social and environmental) that are to be pursued in mutually supportive ways, and which include contributing to the protection and enhancement of the historic environment (para. 8).

Para. 127 – encourages local planning authorities to ensure that developments establish or maintain a strong sense of place and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (also reflected in para. 185).

Para. 130 – recommends that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.

Para. 131 – states great weight should be given to outstanding and innovative designs that raise the standard of design in an area whilst fitting with the overall form and layout of their surroundings

Para. 184 – identifies heritage assets as an irreplaceable resource.

Para. 189 – states that local planning authorities should require an applicant to describe the significance of any heritage assets affected to a level proportionate to their importance. Where a site includes or has the potential to include heritage assets of archaeological interest, this should include an appropriate desk-based assessment and, where necessary, a field evaluation.

Para. 194 – when considering the impact of a proposed development on the significance of a designated heritage asset, NPPF states that local planning authorities should give great weight to the asset's conservation. The more important the asset the greater this weight should be. Any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Para 197 – the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made having regard to the scale of harm, or loss, and the significance of the heritage asset.

Para 199 – states local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and that results should be made publicly available. It goes on to state that the ability to record evidence should not be a factor in deciding whether such loss is justified.

Para. 200 – recommends that local authorities should treat favourably those proposals that preserve elements of a heritage asset's setting that make a positive contribution to its significance.

LOCAL PLAN

The statutory development plan for Doncaster which sets out the strategic vision for the region (the Local Plan) was adopted in June 2019 and the following policies concerning the historic environment are relevant to the proposed scheme:

Policy 35: valuing our Historic Environment (Strategic Policy)

A) Proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the Borough's heritage assets (including locally identified undesignated heritage assets), and especially those elements which contribute to the distinct identity of the Borough

B) Proposals and initiatives will be supported which improve the accessibility and enjoyment of the Borough's existing and potential local, regional and national historic attractions in keeping with their heritage significance. These include:

C) Proposals and initiatives will be supported which identify, promote and secure the long term future of Doncaster's heritage assets. These include:

Policy 36: Understanding and Recording the Historic Environment

Proposals that affect known or potential heritage assets will require:

A) The provision of a heritage statement (or its equivalent) that includes:

1. sufficient information to gain an understanding of the potential impact that the proposals will have on the significance of any heritage assets or historic environment likely to be affected; and
2. for heritage sites with archaeological interest, at least a desk-based assessment and, where appropriate, the results of a field evaluation.

B) In the exceptional circumstances where harm could be justified, detailed investigation and recording will be required to an agreed standard in advance of any alteration, demolition or groundwork to ensure that an understanding of the affected heritage asset is gained and that knowledge is widely publicised including deposition of the site archive with the relevant archive repository and deposition of a report on the results with the South Yorkshire Sites & Monuments Record (Historic Environment Record).

Policy 37: Listed Buildings

Development proposals affecting a listed building or its setting will be assessed against the following principles:

A) Proposals that enhance or better reveal the significance of a listed building or structure will be supported. Proposals that harm the significance of a listed building or its setting will not be supported other than in circumstances where that harm is clearly outweighed by the public benefits of the proposal having regard to the significance of the heritage asset affected.

B) alterations and extensions to a listed building will be considered acceptable where they are sympathetic to the historic proportions and massing of the building, make use of materials that complement the materials used on the building; and preserve and enhance its special interest.

C) measures for improving the energy efficiency of a listed building will be supported where they do not conflict with its special interest as a listed building. Where there is a conflict of interest the Council will weigh the public benefits of the proposal against the harm to the listed building having regard to the significance of the heritage asset.

D) a proposal for a change of use to a listed building would be considered acceptable where it does not harm its heritage significance. Where a change of use requires significant alterations with potential harm to the listed building it will be necessary to demonstrate that the proposed alterations are necessary to secure the long term survival of the listed building.

E) Permission will not be granted for proposals which would result in substantial harm or total loss of a listed building or structure unless the building cannot reasonably be repaired and we are satisfied that every effort has been made to secure, repair, or reuse the building, to find an alternative use through maintenance, grant assistance, or offer for sale or lease, or, that there are substantial and demonstrable public benefits to be gained which outweighs the loss of the building.

Policy 38: Conservation Areas

Development proposals affecting, or within the setting of, Conservation Areas will be assessed according to the following principles:

A) Proposals should take fully into account the identified significance contained in the Conservation Area Appraisal for the relevant designated area where published.

B) Proposals should not detract from the heritage significance of a conservation area by virtue of their location, layout, nature, height, density, form, scale, materials or design or by the removal of trees, the loss of important open spaces or other important landscape features, or through adverse impact on key views and vistas. Proposals that may result in potential harm to a conservation area will be refused unless the harm is outweighed by public benefits arising from the development.

C) Proposals will be supported where it can be demonstrated that they will enhance or better reveal an element which can contribute to the character and appearance of the conservation area. Proposals within conservation areas requiring the demolition of buildings that make a positive contribution to the conservation area will not be supported unless the building is currently derelict and is incapable of rehabilitation; or the removal of the building, and/or the proposed redevelopment of the site, would result in demonstrable public benefits sufficient to outweigh the harm.

D) Any proposal for the demolition of a building or site in a conservation area will need to be accompanied by an acceptable redevelopment scheme or a remedial scheme for making good the building or site which will be required to be implemented immediately following demolition.

METHODOLOGY FOR ASSESSING SIGNIFICANCE

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced, i.e. their setting (after definitions in National Planning Policy Framework). Planning Practice Guidance (PPG; MHCLG, 2018) defines these heritage interests as (compatible values of Historic England's *Conservation Principles* (2008) shown in italics):

- **Archaeological interest** (*Evidential value*): As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and Artistic interest** (*Aesthetic value*): These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest** (*Historic and Communal value*): An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.

The assessment of heritage interest is undertaken in consultation with GPA 2 (Historic England, 2015); Part 4 of the British Standard 7913:2013 *Guide to the Conversion of Historic Buildings*;

Chartered Institute for Archaeologist standards and guidance (2014); and the staged approach for understanding significance published in HEAN 12 (Historic England, 2019):

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits;
2. Understand the significance of the asset(s);
3. Understand the impact of the proposal on that significance;
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF;
5. Look for opportunities to better reveal or enhance significance.

In addition, the assessment of setting follows the staged approach published in GPA 3 (Historic England, 2015b; step 5 of which is not relevant at this stage):

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid harm;
5. Make and document the decision and monitor outcomes

By understanding the heritage interest of an asset or place, it is possible to derive an assessment of overall significance through reference to published guidance and assessment criteria:

Heritage Significance		
International	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	1
High National	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden) (DCMS 2013 & 2018 & https://historicengland.org.uk/listing/selection-criteria/).	2
National	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018) & https://historicengland.org.uk/listing/selection-criteria/ .	3
Regional	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	4
Local / Negligible	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	5

Heritage assets or places recognised to be of sufficient significance to receive formal status under law or policy intended to sustain those values (such as a Listed Building, Scheduled Monument or Conservation Area) are commonly referred to as *Designated Heritage Assets*. Assets recognised to have heritage significance, but insufficient to meet the criteria for statutory designation, are referred to as *Non-Designated Heritage Assets*. It should be noted, however, that designation does not automatically bestow national or higher significance as in rare circumstances designation can be reversed where significance has been misjudged or denuded; and it is equally possible for non-designated assets to be demonstrably of national or higher significance, warranting designation.

Assessment of Contribution

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in its fabric, where there is capacity for an asset to support change without loss of significance, and where there are opportunities for significance to be enhanced. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
High	Element is fundamental to the key heritage interest/s that define the significance of the asset.	H
Medium	Element makes an important contribution to the significance of the asset, either as embodying a secondary aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by moderate (under 50%) loss such that its contribution to significance is reduced.	M
Low	Element makes a slight contribution to the significance of the asset, either as embodying that complements an aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by substantial (over 50%) such that its contribution to significance is greatly reduced.	L
Neutral	Element does not contribute to the significance of the asset.	N
Negative	Element represents an unsympathetic change which detracts from significance.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Assessment of Effect

An assessment of the effect of the proposed works considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution.

The scale of effect adopted is set out in the following table:

Effect of Proposal		
Very Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	o
Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-
Very Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

10 BIBLIOGRAPHY AND REFERENCES

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- Maps
- Tithe map 1847 Hooton Pagnell The National Archives (Genealogist) BWTNA_3014_3503_4842_5146

Additional not seen archive references to Hooton Pagnell Hall:

FC/P/Hoo Fairbank Collection plan of lands Hooton Pagnell, Doncaster 1799-1801

DE/L/3830-3830A Draft conditional surrender with admission, and power of attorney Thomas Butcher, a groom, of Hooton Pagnell, York, and Joseph Dyton of Ware, farmer, to Thomas Jones (Hertfordshire Archives and Local Studies)

47D75/6/2/320 Letter from Julia (?) Warde-Adam of Hooton Pagnell Hall, Doncaster concerning the character of Albert Massey who has applied for the place of head gardener (part of Fawkes of Farnley Hall papers) WYAS: Bradford

DD/WN/A Collection relating to Hooton Pagnell Hall (Warde-Norbury Collection) may contain more references e.g. : DD/WN/A1/1-6 annual accounts 1895-1921, DD/WN/A6/1-9 estate surveys 1889-1946, DD/WN/A12/1-21 maps and plans 1826-1930s (see TNA Discovery entry <https://discovery.nationalarchives.gov.uk/details/r/e78e4f35-e809-43d9-89eb-0f762534d373>)

Heritage Doncaster Photograph of a group of male and female servants outside a building thought to be at Hooton Pagnell Hall

https://www.heritagedoncaster.org.uk/collections/getrecord/DONCH_DONCH_2008_54_3

Open Domesday: <https://opendomesday.org/place/SE4807/hooton-pagnell/>

Online (accessed 26/3/2020)

Hooton Pagnell Conservation area map and listed buildings

<https://dmbcwebstolive01.blob.core.windows.net/media/Default/Planning/Documents/Built%20Environment/Conservation/Hooton%20Pagnell/Hooton%20Pagnell%20Conservation%20Area%20Map.pdf> and <https://www.doncaster.gov.uk/services/planning/hooton-pagnell-conservation-area>

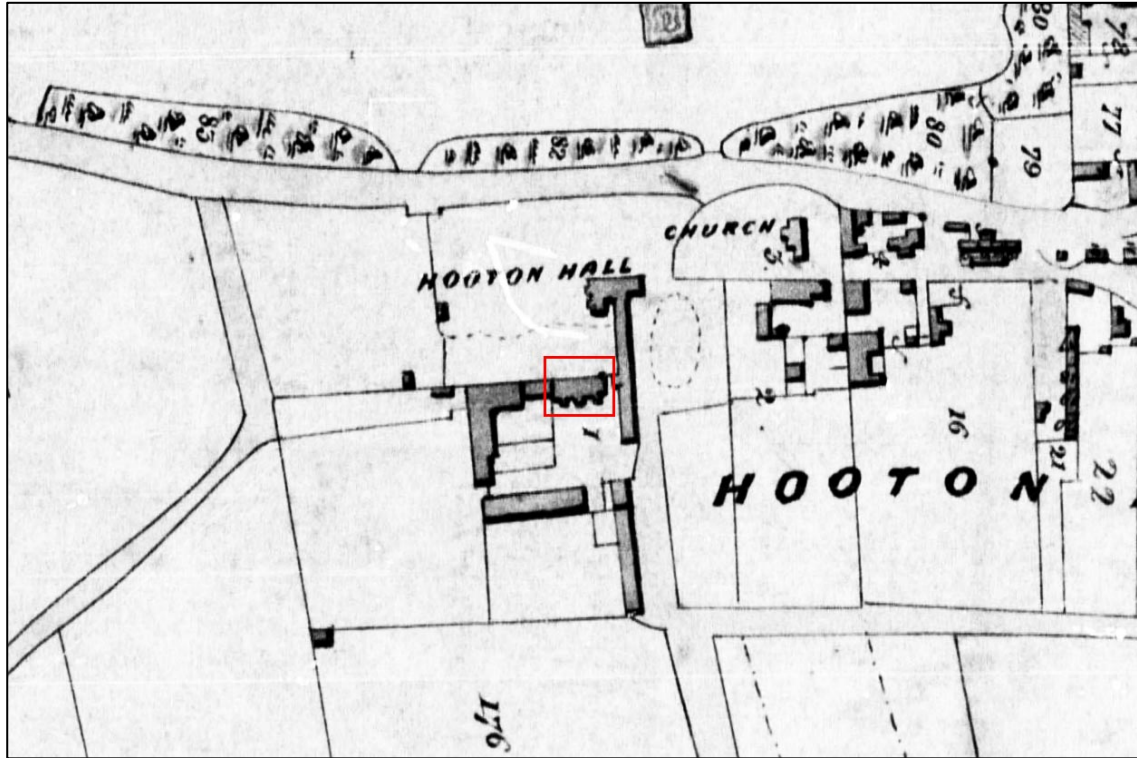
Doncaster 1914-18 <http://www.doncaster1914-18.org.uk/places/country-houses/hooton-pagnell-hall/>

Hooton Pagnell Hall <https://hootonpagnellhall.com>

Landed families of Britain and Ireland <https://landedfamilies.blogspot.com>

APPENDIX I:

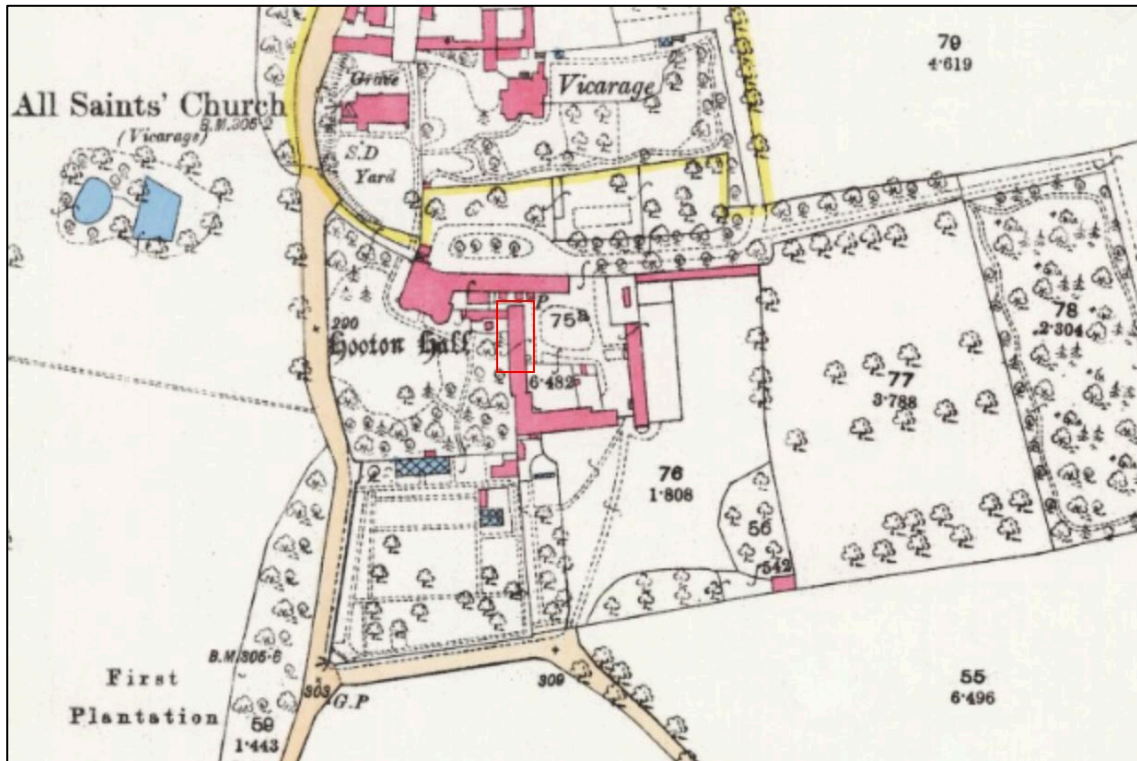
HISTORIC MAPPING AND ILLUSTRATIONS



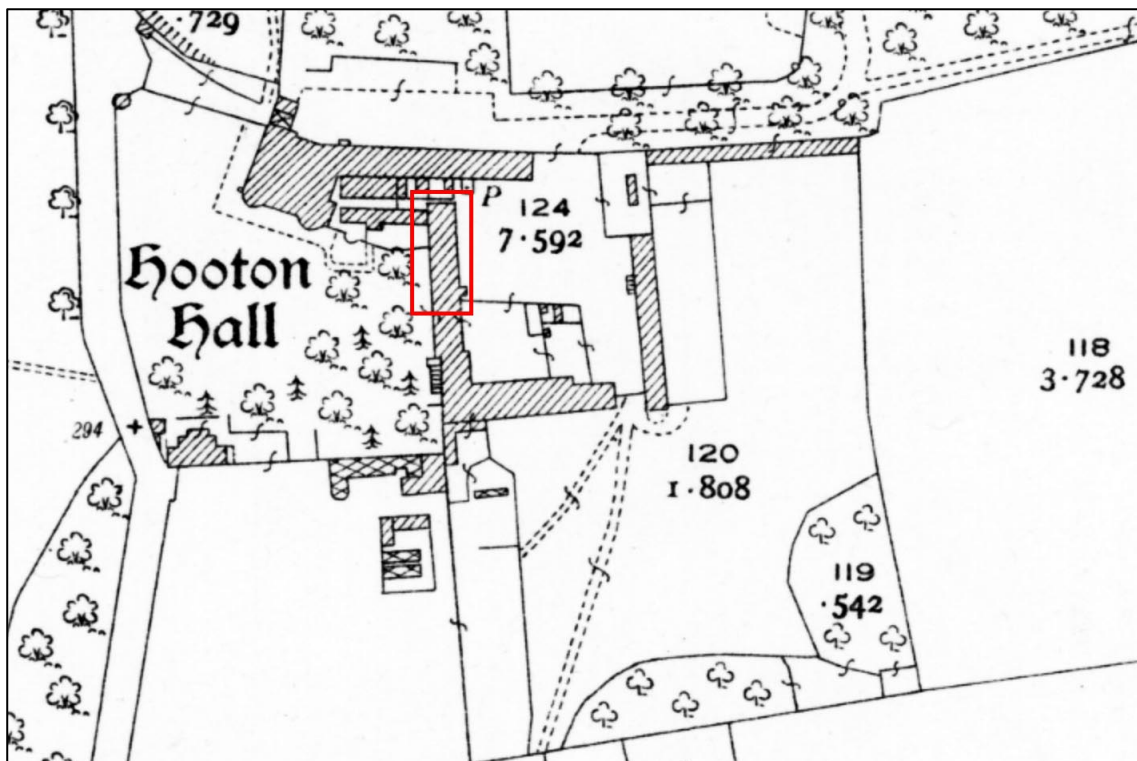
Appendix I.1: Extract from 1847 Tithe map
©The Genealogist BWTNA_3014_3503_4842_5146



Appendix I.2: Extract from the 1854 OS map



Appendix I.3: Extract from the 1892 OS map



Appendix I.4: Extract from the 1930 OS map

APPENDIX 2:

SITE PHOTOGRAPHS

Appendix 2.1:

General view along east elevation of stables, looking north



Appendix 2.2:

General view of stable courtyard, looking north-east



Appendix 2.3:

General view of stable courtyard, looking south-east



Appendix 2.4:

General view of principal
east facing elevation of
stables



Appendix 2.5:

Detail of east elevation of
stables; note inserted garage
doors



Appendix 2.6:

General view of stable
courtyard, looking south-
west



Appendix 2.7:

Detail of north gable looking south-east; note blocked doorways on ground and first floor



Appendix 2.8:

General view of south-east corner of Stables; note replaced roof slates



Appendix 2.9:

General view of west side of stables



Appendix 2.10:

Detail of south-west section
of exterior of stables



Appendix 2.11:

Detail of inserted window
into **G1** in south-west wall
of stables



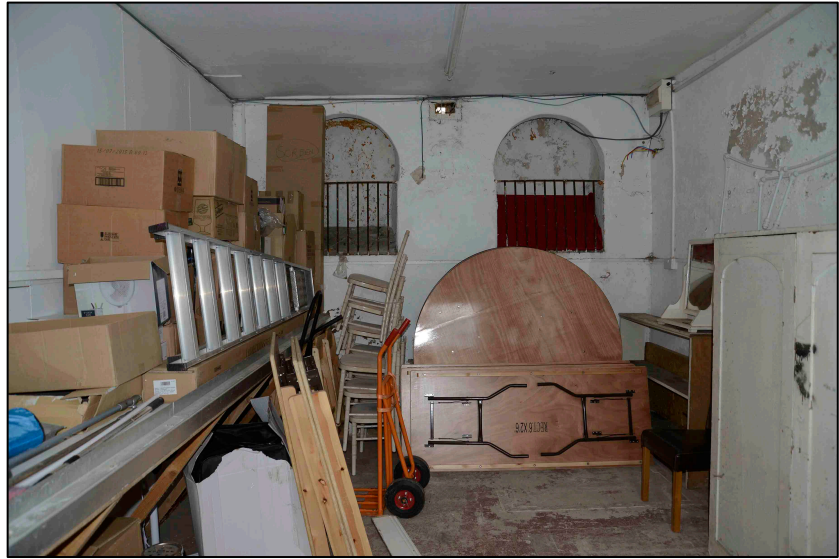
Appendix 2.12:

General view of southern
extension to stables; note
vertical construction joint
adjacent to downpipe



Appendix 2.13:

General view looking west
in **G7**; note former hay
baskets still in-situ



Appendix 2.14:

General view of **G7** looking
east; note glazed window
with hit-and-miss vented
panel below



Appendix 2.15:

General view of **G5** looking
west



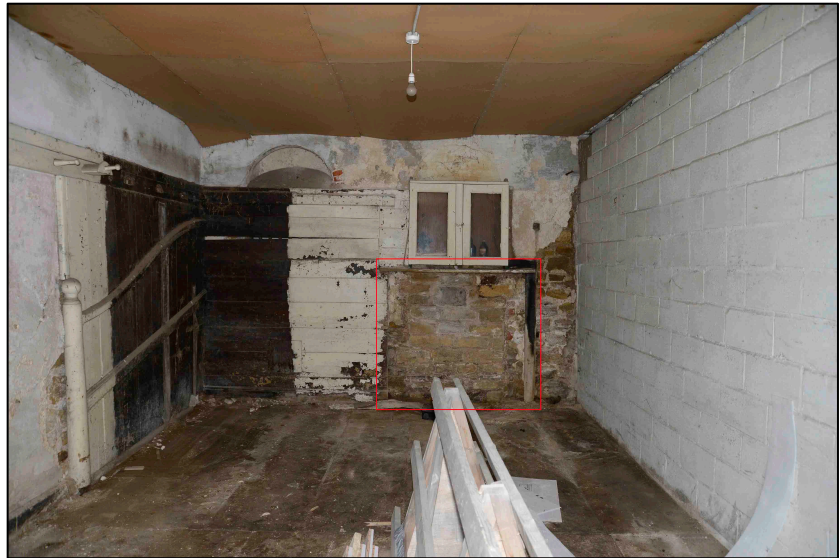
Appendix 2.16:

Detail inserted passageway
G4; note former scar of
curved stall boards and
newel post, looking west



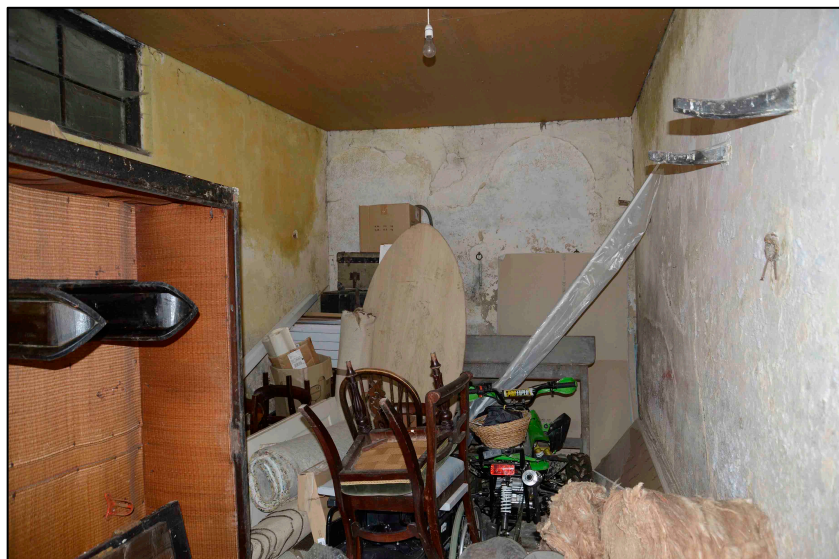
Appendix 2.17:

General view looking west in
G3; note surviving curved
stall boards and blocked
fireplace (red outline)



Appendix 2.18:

General view of **G2** looking
west; note blocked feeding
chutes for hay baskets



Appendix 2.19:
Detail of stall partitions in
GI looking south-west



Appendix 2.20:
General view of GI looking
west



Appendix 2.21:
Detail of loft hatch in GI



Appendix 2.22:

General view of south gable
of Stables, within later
extension



Appendix 2.23:

Detail of south-east wall of
FI; note floor down to GI



Appendix 2.24:

General view of east wall of
FI; note trusses and purlins



Appendix 2.25:

Detail of wallplate along east wall of **F1**; note empty sockets for earleir positions of rafters



Appendix 2.26:

Detail of west wall of **F1**; note chutes to hay baskets in stalls below



Appendix 2.27:

Detail of west wall of **F1**; note inserted brick chimney



Appendix 2.28:
Detail of floor hatch in FI



Appendix 2.29:
General view looking south
in FI



Appendix 2.30:
Detail of pegged
construction and assembly
marks on truss in FI



Appendix 2.31:

Detail of pegged construction and assembly marks on truss in FI



Appendix 2.32:

General view of north gable of FI; note blocked window/door



Appendix 2.33:

Detail of carved 'daisy wheels' in plasterwork on north wall of FI





Appendix 2.34: Photogrammetric digital image (rotated 90°) of the incised 'daisy wheels' (apotropaic marks to ward off evil spirits) surviving at the north-east end of the first floor of the stables

APPENDIX 3:

LISTED BUILDING DESCRIPTION(S)

STABLE BLOCK ADJOINING TITHE BARN AT HOOTON PAGNELL HALL

DETAILS

Grade: II

List Entry Number: 1314810

Date first listed: 11-Apr-1986

LOCATION

District: Doncaster (Metropolitan Authority)

Parish: Hooton Pagnell

National Grid Reference: SE 48604 07848

DESCRIPTION

Stable-block. Early C18 altered and extended early C19. Rubble and coursed, dressed limestone; Welsh slate and stone slate roofs. 2 storeys, 4:7 windows to 1st floor. Earlier block on right has plinth and large quoins. 2 inserted garage openings to left of centre with passage opening on right; flanking round-arched doorways with fanlights, casements beyond in square-faced surrounds. Similar surrounds to square, 1st-floor openings; bays 2, 4 and 6 Latticed,- other bays blind. Lower block to left, set back, has ashlar plinth, ashlar surrounds to round-arched doors to bays 1 and 3. Part-slatted casements to other bays have projecting sills and square-faced surrounds. Similar surrounds to 6-pane casements on 1st floor. Stone slate roofs Rear of lower part has 4 cruciform slit vents and figure in niche.

Images of England reference: IOE01/12388/18

HOOTON PAGNELL HALL INCLUDING ARCHWAY FLAT NUMBERS 1 AND 2 HALL
COTTAGES, GROUND FLOOR FLAT, FIRST FLOOR FLAT AND PUMP END

DETAILS

Grade: II*

List Entry Number: 1192355

Date first listed: 27-May-1953

National Grid reference: SE 48563 07878

DESCRIPTION

Manor house now 7 residences. C14 with C18 rear wing and garden front of 1787 said to be by William Lindley (previous list description); extensively restored 1894-1904. Ashlar and rubble limestone, stone slate roofs. Irregular L-shaped plan with roadside front having gatehouse on left and four 1st-floor windows on right; 9-bay garden front on right return; extended wing to rear of main range. Roadside front: 3 storeys. Gatehouse to left has 2 moulded plinth bands and offset buttresses flanking a moulded, Tudor-arched carriage entrance with a pointed-arched pedestrian entrance on its left; trefoil-headed single-light window above. Polygonal oriel window to top-left corner has cusped window to each face and dripmould extending to right above 2-light window with cusping and hood. Housepart to right has 2 more buttresses with, on left, 2 double-chamfered cross windows and similar 3-light window each with hoodmould; 1st-floor windows with trefoil-headed lights, similar 4-light window beyond buttress to right. 2 oversailing courses beneath total of 5 two-light windows with cusped, ogee lights and hoodmoulds linked by oriel dripmould, 2 windows have shields beneath the hood. Corniced parapet bears traces of earlier gables. Hipped roof with corniced ridge stacks, embattled turret set to rear. Garden front: 3:3:3 bays, outer bays bowed and with brickwork between ground-floor and 1st-floor windows. Central French window in corniced doorcase with paterae. Windows all have plain ashlar surrounds; C20 casements, to ground floor; sashes with glazing bars to 1st floor except central 3 bays which have 4-pane sashes; 6-pane sashes to 2nd floor. Hipped roof with 2, corniced ridge stacks. Left return: C19 principal entrance to right beneath bay window, older oriel window on its right has apron shields and cusped lights. Embattled turret in angle with gatehouse, much C19 embattlement above. 2-storey service wing to left has casements and sashes in square-faced surrounds. Off-centre gable with round-arched panel enclosing tripartite window on each floor. Corniced ridge stacks.

Interior Entrance hall: late C17 staircase from The Palace Yard, Coventry has balustrade with raking panels of birds and beasts within foliage scrolls, finialled newel posts; oak panelling appears C19. C18 details to rooms on garden front: ground-floor sitting room with fireplace and glazed

bookcases in Adam style, columned screen, anthemion frieze. Other good fireplaces to 1st-floor rooms. 1st-floor room on roadside front has C17 plaster ceiling encasing beams. Room facing left return has barley-sugar columns flanking window (possibly from same source as staircase). Concealed chamber above carriage arch reached by steps down from room with corner oriel. Tudor room on 2nd floor has early fireplace with corbels and ovolo-moulded surround, later oak panelling in same room. Many past owners including the Crown at various points in C15 and C16. Passed from the Gifford family to John Hutton in 1605. By 1681 sold to Sir Patience Warde (then Lord Mayor of London) and has remained in the hands of his descendants.

A. Ruston, D. Witney, Hooton Pagnell, *The Agricultural Evolution of A Yorkshire Village*, 1934, pp256-259 (also frontispiece and plate III).

COACH HOUSE AND DOVECOTE AT HOOTON PAGNELL HALL (KNOWN AS THE WATERTOWER) INCLUDING ATTACHED HOUSES KNOWN AS TOWER COTTAGE AND NUMBERS 1 AND 2 THE BEECHES

DETAILS

Grade: II

List Entry Number: 1286605

Date first listed: 11-Apr-1986

National Grid reference: SE 48655 07845

DESCRIPTION

Coach-house and dovecote subsequently used as watertower and now garages; attached cottages now 3 dwellings. Dated 1787, C19 embattlements and alterations. Coursed rubble limestone, C20 cement-tile and stone slate roofs. 2-storey wings to 3-storey central tower; 3:3:5 windows to 1st floor. Large quoins. Central block has 3 basket-arched carriage entrances with imposts. 1st floor has round-arched doorway with projecting imposts and keystone; flanking casements in square-faced surrounds. Diocletian window to 2nd floor flanked by blind oculi. Lozenge-shaped panel bears date. Oversailing course beneath embattled parapet with roll-moulded merlons. Wing to right has C19 sashes to ground floor and old casements to 1st floor, all in square-faced surrounds with projecting sills. 3 comiced ridge stacks. Wing to left, much altered C20, has 3-light casements, doorway to left of centre, external steps to door on right and 2 small ridge stacks.

Interior of tower: brick nesting holes to 1st floor; large water tank forms roof. Central tower heavily braced by iron stanchions and tie bars. Included for group value.

Images of England reference: IOE01/12388/16

TITHE BARN AT HOOTON PAGNELL HALL

DETAILS

Grade: II

List Entry Number: 1151632

Date first listed: 05-Jun-1968

National Grid reference: SE 48620 07818

DESCRIPTION

Coach-house

Barn now partly estate office. Probably C16, re-roofed C19. Coursed, limestone rubble, Welsh slate roof. L-shaped plant 9-bay barn with 2-storey wing to north-west corner and lower 2-bay addition on left. Large quoins. Large waggon entrance to right of centre has chamfered quoins and voussoirs to Tudor arch, renewed boarded doors. Smaller door in same style to far left, 2 rows of slit vents with round-headed hatch opening to 1st floor. Wing to right has external steps in angle of plan with altered openings to right and altered 1st-floor door with window on its right. Addition to left, set back, has round-arched carriage entrance to left of chamfered, quoined doorway. Two 1st-floor openings have square-faced surrounds. Stone slate roof. Rear of barn has openings as front. Right return of wing has Vernacular Revival details including Tudor-arched door to end of barn, similar door to 1st-floor estate office reached by external steps and 8-light mullioned window to 1st floor on right.

Interior: C19 king-post trusses and some others in earlier styles.