

**Hopewell House, Calverley Road, Oulton -  
Archaeological building recording and  
Heritage Assessment  
IGS Developments Ltd**

Planning application 10/03430/FU

OASIS No ecusltd1-106902



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**July 2011**

## ECUS Ltd

Report to: **John Hartley IGS Developments**

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## **EXECUTIVE SUMMARY**

*In May 2011 ECUS Ltd undertook a Level 2 archaeological building recording and heritage assessment on behalf of John Hartley. The assessment was required by West Yorkshire Archaeology Advisory Service( WYAAS) had asked that an archaeological assessment of Hopewell House is undertaken to help establish the archaeological and historical sensitivity of the site and to determine whether further detailed archaeological recording is necessary prior to its demolition.*

*The building recording revealed some original features dating to the mid 19<sup>th</sup> century but found that the site was much altered and truncated by later 20<sup>th</sup> century redevelopment and later additional features. The survey identified no architectural or structural features of significant potential or importance.*

*The Desk Based Assessment revealed that although there are isolated find spots and archaeological sites within the 1km of the site, dating from the Prehistoric Period onwards however none of these would be directly impacted upon by the proposed redevelopment of the site.*

*ECUS Ltd has recommended that there are no surviving features of historic significance and that no further building recording work should be required prior to redevelopment.*

## **1. Introduction**

- 1.1 West Yorkshire Archaeology Advisory Service( WYAAS) has asked that an archaeological assessment of Hopewell House is undertaken to help establish the archaeological and historical sensitivity of the site and to determine whether further detailed archaeological recording is necessary prior to its demolition. A detailed specification for the necessary work has been prepared by the West Yorkshire Archaeology Advisory to planning application 10/03430/FU and is attached as an appendix. The work was required in order to ascertain if the current building dates only to the 19<sup>th</sup> century or if elements of earlier cottages known from historic maps to date to the early 19<sup>th</sup> or late 18<sup>th</sup> century survive.

## **2. Location, Land use and Geology**

### **2.1 Location**

The site proposed for redevelopment is a mid 19<sup>th</sup> century stone built cottage located in the village of Oulton, south of Rothwell to the South East of Leeds. The area is rich in stone built housing dating from the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries, although Hopewell house itself is a rather late example. The site is located at National Grid Reference **SE 36225 28328**.

### **2.2 Land use**

The surrounding area has been in agricultural use for most of the Post Medieval period however the core of the village of Oulton dates to the early post medieval period and there are surviving structure dating to the 17<sup>th</sup>, 18<sup>th</sup> and early 19<sup>th</sup> centuries. There are also several early 20<sup>th</sup> century dwellings and structures as well as the later 20<sup>th</sup> century suburbs to the north.


### **2.3 Geology**

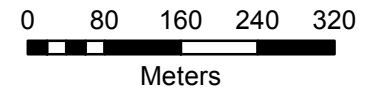
The site is on superficial geological deposits of Sand and gravel over laying Thornihill rock sandstone. (BGS online)



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**Key**

 Site boundaries



**Client: John Hartley**

**Project: 3295  
Hopewell House**

**Figure 1: Site location**

### **3. Methodology**

3.1 ECUS Ltd employed the methodology below based on the detailed specification compiled by WYAAS was agreed by the local authority archaeologist David Hunter.

#### **3.2 The Archaeological Assessment**

This assessment will consult the following sources:

- West Yorkshire Historic Environment Record
- West Yorkshire Archives
- West Yorkshire County Record Office
- Leeds Central Library Local Studies Section
- National Monuments Record
- British Geological survey
- Yorkshire Regional Research Framework
- Historic Ordnance Survey Mapping
- Tithe and estate maps if available

3.3 These will be used in order to research the origins of the current building and any potential records relating to original ownership and tenancy.

#### **3.4 Building Assessment**

3.4.1 All work will be carried out in compliance with the codes and practice of the Institute for Archaeologists (IfA) and follow the IfA *Standards and Guidance: Building investigation and recording* (2008). The programme of building recording will also be carried out to English Heritage standards, following the guidelines issued by that body in *Understanding Historic Buildings: A guide to good recording practice* (2006).

3.4.2 The assessment will adhere to Level 2 of the guidelines, as listed below. This includes use of full photographic and drawing registers. Detailed digital photography using an Olympus FE-5035 (14 mega pixels, 5x Optical zoom) will be used to produce accurate elevation shots for the buildings utilising an appropriate scale. These will then be annotated in the field to pick up all architectural detail of interest.

3.4.3 A full measured plan of building will reproduced in the report at a scale of 1:200, to demonstrate layout and internal arrangement of the building. If access to some internal areas is not possible due to health and safety and access issues, existing architectural plans will be consulted if available.

3.4.4 The historic building recording will attempt to define: -

- The phasing of the standing building.
- The function of each phase or structure and its relationships to other Buildings either nearby or now demolished.
- If there is any potential for further remains of archaeological potential that could be revealed during demolition.

3.4.5 These research aims are in line with the Regional Research Framework for the Yorkshire region (Roskams and Whyman 2007)

### **3.5 Photographic record**

3.5.1 A photographic survey will be carried out using black and white print as well as digital photography (at a quality of at 14 megapixels). The photographic record should include:

- General views of the exterior of the building, from all angles
- The overall appearance of the principal rooms and circulation areas
- Detailed photography of internal and external fixtures and fittings
- Appropriate scales will be included in all photographs
- A plan showing photograph locations/ directions will be drawn

### **3.6 Drawn record**

3.6.1 The drawn record will comprise plans (to scale and fully dimensioned) of all main floors as existing. The plans will show the form and location of any structural features of historic significance (including, for example, blocked doors and windows; former fireplace openings, masonry joints, changes in internal levels). Detailed scale drawings will also be produced to record the form and function of other significant structural detail.



## 4. Study Area

This section outlines heritage assets within a 1km radius of the property, in order to assess the setting of Hopewell House.

### 4.1 Sites recorded in the NMR

The NMR records 25 sites within 1km of the development area, these are summarised in the table below.

UID	NAME	DESCRIPTION	EASTING	NORTHING
52645	THE NOOKIN	House probably dating from the sixteenth century, but dated 1611 on bressumer of front gable. Timber framed but partly clad in stone at a later date. Later alterations and additions.	435960.0000 0000000	428320.000 0000000
1241301		Medieval pottery kiln documented at Oulton.	436000.0000 0000000	428000.000 0000000
521323	18-24 FARRER LANE	Early to mid C17th house	436440.0000 0000000	428060.000 0000000
511089		Numbers 4-5 Bentley Square was built in the 16th century, with 17th and 19th century alterations.	436099.9999 9700000	428299.999 9070000
511088		House, Aberford Road, built in the late 16th-early 17th century, with late 17th century alterations.	436100.0001 0300000	427900.000 0000000
511083	HOLLY COTTAGE	House built in the 17th century.	435999.9999 5800000	428299.999 9750000
52634		(3)Ro.coins fd.c.1930	436499.9999 8900000	428499.999 8570000
921562		A ditched enclosure, associated field boundaries and a possible trackway are visible as cropmarks on air photographs. Possibly Iron Age/ Roman in date. The enclosure is rectilinear in form with an entrance to the east. A number of field boundaries can be	436803.6051 9700000	428144.026 5570000
1389190		Field boundaries, possibly medieval in date, are visible as earthworks on air photographs. The features comprise either a terrace or a wide, denuded bank.	435559.0484 4700000	428148.166 7170000
511090	OULTON FARMHOUSE	Late seventeenth century farmhouse now two dwellings. Built of coursed sandstone rubble. The building has a lobby entry plan.	436100.0000 6400000	427299.999 9110000
1389417		Post medieval ridge and furrow is visible as cropmarks and earthworks and medieval/ post medieval ridge and furrow is visible as earthworks on air photographs in	436790.4065 9000000	427685.924 1410000

		the township of Oulton with Woodlesford. Some areas appear to be no longer extant on the lat		
511082	CROFT HOUSE	Croft House and Ivy Cottage, formerly known as Croft House and Croft Cottage. House built in the 1688 with an addition in 1699.	436100.0001 0300000	428200.000 00000000
1389450		A bank of uncertain date or function is visible as a cropmark on air photographs. The feature runs across several fields and may be natural in origin.	436873.7984 8200000	427728.125 86200000
501517	WOODLES FORD STATION	Railway station on the North Midlands Railway, opened in 1840.	436839.5317 0000000	429057.790 68100000
1389277		A post medieval/ modern sandstone quarry is visible as an earthwork on air photographs.	436703.7742 7000000	428481.405 77800000
1492191	CHURCH OF ST JOHN THE EVANGELIST	Church. 1827-29, by Rickman and Hutchinson. Sandstone ashlar, slate roof. West tower with spire, nave with north and south aisles, north porch, apsidal chancel with hexagonal south vestry. In Early English style.	435973.7418 0700000	428095.417 60400000
1147551	OULTON PARK	Landscape park and pleasure grounds to Oulton Hall, a house of circa 1810. The park was designed and laid out by Humphry Repton in 1809-10 and has additions of 1851-52 by William Andrew Nesfield.	435649.0241 4000000	427743.182 78000000
511091	MANOR FARM	Farmhouse built in the first half of the 16th century, with 17th and 19th century alterations.	436199.9999 5200000	428400.000 05800000
511086	RIGTON HOUSE	Farmhouse built in the second half of the 17th century. Built of squared sandstone. Listed as Rigton House (Incorporating numbers 10 and 12).	436300.0000 0500000	427999.999 91700000
511087	9-15 FARRER LANE	Sixteenth century farmhouse, altered in the seventeenth and eighteenth centuries. The timber frame is cased in sandstone and handmade brick, with a stone slate roof.	436199.9999 0400000	428000.000 01300000
921459		Cropmark trackway/road. Date unknown.	436999.9999 9300000	427699.999 89700000
1389291		A modern open cast mine is visible as an earthwork on air photographs.	437381.7895 3700000	427169.418 15800000
1389273		A modern colliery and spoil heaps are visible as earthworks on air photographs.	437389.4664 0400000	428349.063 92100000
1389140		Modern air raid shelters are visible as structures on air photographs.	436499.1457 1600000	429070.098 77900000

		The shelters, dating from World War II, are semi-sunken and in the grounds of a school. The features have now been destroyed.		
1366071	NORTH MIDLANDS RAILWAY	The North Midlands Railway was a Midlands Railway venture to link Derby with Leeds via Masborough (Rotherham) and opened in 1840. It opened up many limestone quarries and coalfields for exploitation. The sections between Mexborough and Walton, and betwee	443024.2076 6400000	388960.303 20200000

#### 4.2 Sites recorded in the HER

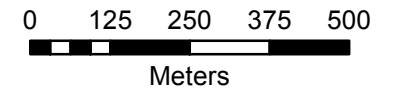
The HER records 14 sites within 1km of the development site. These are summarised in the table below.

UID	DESCRIPTION	OS Grid	EASTING	NORTHING
1266	Accessory cup found in a gravel pit in Oulton in October, 1873, in the park of Edmund Calverley Esq. Two pieces of very coarse pottery decorated with crossed lines were also found at the same time (it is possible that these were parts of a cinerary urn).	SE	3626	2814
10751	An archaeological Evaluation was undertaken by Archaeological Services WYAS (ASWYAS) in February 2008 on land east of Farrer Lane and south of Fleet Lane, Oulton (centred at SE 365 282) in advance of proposed development on the site. In 2007 a geophysica	SE	365	282
1926	Three coins: one of Diocletian (A.D. 284-305); one of Maximianus (A.D. 286- 310); one of Constans (A.D. 337-350.) It is unclear from the old WYAS SMR card whether or not these coins were found together. Found circa 1930 during drainage at Oulton. Find sp	SE	365	285
3993	Oulton Park was designated as a Registered Park and Garden by English Heritage in c1984. The Park contains Oulton Hall, a remodelled late 18th century Grade II Listed Building (Department of the Environment 1988, 33) and a small number of other non-List	SE	3561	2780
4510	AP showing small area of ridge and furrow surviving as earthworks on the south-east side of Oulton Hall in the former parkland (PRN 3993).	SE	359	276
4516	Negative linear cropmark, presumed to be the former roadline between Methley (Woodrow) and Oulton, now replaced by Methley Lane a few metres to the north.	SE	364	275

4521	Cropmark of a possible ditched lane or track leading from Methley across Oulton Beck. Cropmark quality too poor to discern whether other marks might be archaeological in nature; however, the marks lie on a long stretch (between quoted grid refs.) of uppe	SE	366	281
4523	Cropmark of a double ditched lane of uncertain date heading towards Oulton Beck at SE 370277. Cropmarks of a probable Iron Age/RB lane also heading northwards towards Oulton Beck at SE 380276; this one may have a small rectangular enclosure attached to i	SE	3690	2806
6092	Tanners garth - place name may indicate presence of tannery in this field prior to mid-19th century, or may simply relate to the tenancy of the field; there are two tanneries (PRNs 6093 and 6094) in Oulton in the mid-19th century.	SE	362	281
6094	Oulton Green Tannery; marked on 1st edn. OS map (late 1840s). Two rows of tanning pits clearly visible on this map. WYAS field visit in the first instance.	SE	362	278
6199	Area of ridge and furrow (c.5-6m. between furrows), extending south of the gardens of Woodland Park, to the stream forming the southern field boundary where the land is now marshy (see photocopied map in township file).	SE	365	279
9911	An educational excavation was undertaken in the grounds of the Rothwell Fulfilling Lives Centre as part of a project run by Dave Weldrake of WYASS using archaeology to engage adults with learning difficulties. This involved the Workers Education Associat	SE	3565	2893

**Key**

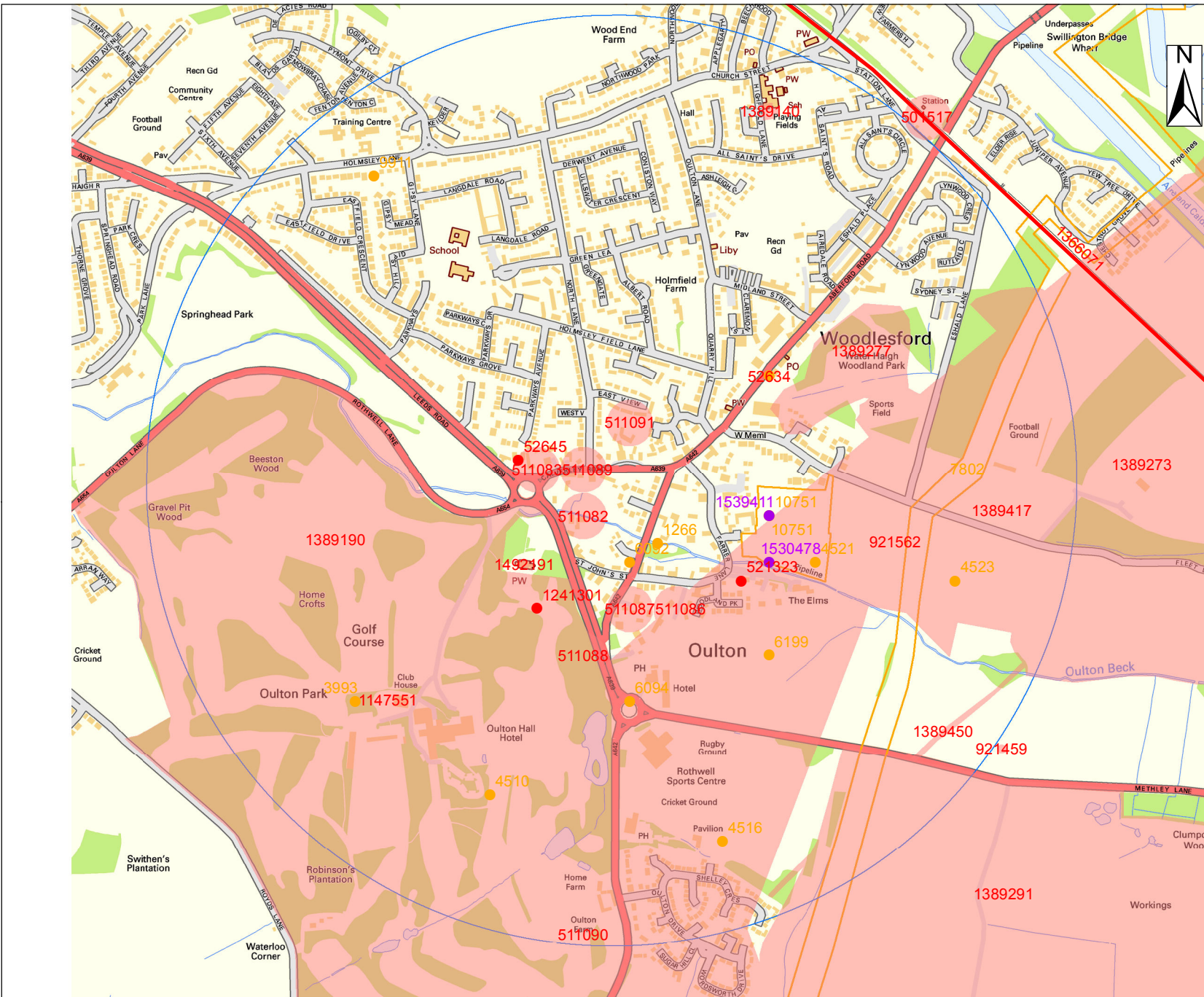
- NMR events
- Sites recorded in the NMR
- Sites recorded in the HER
- Sites recorded in the NMR
- Sites recorded in the NMR
- 1km Buffer
- HER events



**Client: John Hartley**

**Project: 3295  
Hopewell House**

**Figure 2: Sites recorded  
in the NMR and HER**



#### 4.3 Listed buildings

There are several listed buildings within 1km of the site proposed for redevelopment.

UID	NAME	GRADE	NGR	EASTING	NORTHING
1184583	OULTON HALL	II	SE 35802 27736	435802	427736
1313182	EASHOLD MANSIONS	II	SE 36834 28900	436834	428900
1135650	CHURCH OF ALL SAINTS	II	SE 36589 29219	436589	429219
1300058	No name for this Entry	II	SE 36291 28049	436291	428049
1313154	BENTLEY SQUARE	II	SE 36063 28258	436063	428258
1135673	SPRINGWELL COTTAGE WITH ATTACHED GREENHOUSE	II	SE 36148 28026	436148	428026
1184518	MANOR FARMHOUSE INCLUDING NUMBER 19	II	SE 36266 28348	436266	428348
1300024	OULTON FARMHOUSE	II	SE 36132 27402	436132	427402
1135676	CHURCH OF ST JOHN THE EVANGELIST	II*	SE 35972 28095	435972	428095
1135675	THE NOOKIN	II*	SE 35609 28642	435609	428642
1184531	CROFT HOUSE  IVY COTTAGE	II	SE 36161 28276	436161	428276
1135672	OLD BRIARDENE COTTAGE	II	SE 36190 28000	436190	428000
1299990	HIGHFIELD HOUSE	II	SE 36466 29108	436466	429108
1135674	FORMER ROTHWELL (OULTON) CHURCH OF ENGLAND PRIMARY SCHOOL	II	SE 36303 28325	436303	428325
1300099	DOLPHIN COURT  OULTON HOUSE	II	SE 36292 28264	436292	428264
1300108	HOLLY COTTAGE	II	SE 36028 28319	436028	428319
1313155	No name for this Entry	II	SE 36292 28074	436292	428074

#### 4.4 Scheduled Ancient Monuments

There are no Scheduled Ancient Monuments within 1km of the redevelopment site.

#### 4.5 Registered Parks and Gardens

The development site lies within the boundary of the registered historic garden of Oulton Hall. This is a grade II registered garden (list entry 1000413) and although the

current grounds are somewhat truncated by later development of Oulton and the surrounding area.

**4.6 Other sources**

4.6.1 Consulting the West Yorkshire archives in Wakefield revealed a number of pre Ordnance survey maps covering the area of Oulton however these were either to small scale to show the area of the development of showed no structures at all. The following maps were studied.

- Saxton’s 1577 map of Yorkshire
- Warburton’s 1720 map of Yorkshire
- Jeffrey’s 1725 survey of the county of Yorkshire

4.6.2 Several documents were also found in the archives and these are summarised in the below table.

• 10D76/3/28/321	Will (probate copy)	31 Aug 1909
• CMT10/MU:21/247	John Sheard - plan of alterations to Hopewell House, Lightcliffe	Jul 1870
• WYC:1292/1/3/5	Agreement for sale and purchase of property at Lightcliffe	5 Jan 1966
• WYC:1399/2/9	Lease of property in Lightcliffe for five years	25 Aug 1902

4.6.2 Pevsner records several buildings of interest in the village particularly Bentley Square and Oulton Hall. However individual buildings within the village are not referred to.

4.6.3 The most useful of these is the plan of alterations to Hopewell house which relates to the extension on the north side of the property in the late 19<sup>th</sup> century. This is something that is clearly demonstrated on the Ordnance survey mapping.

#### 4.7 Business directories

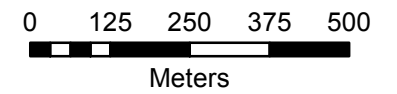
The following directories were consulted but no registered business was found relating to this address.

- Kelly's Directory of West Riding of Yorkshire, 1881
- White's Directory of Leeds & the West Riding,
- Baines
- Directory of Leeds, 1817
- White's Directory of Leeds & the Clothing District, 1894
- Directory of Leeds & the Clothing Districts, 1847
- Baines General & Commercial Directory of Leeds, 1834
- White's Leeds & Clothing District Directory, 1830
- Parsons General & Commercial Directory of Leeds, 1826
- White's Directory of Leeds, Bradford, Huddersfield 1866
- White's Directory of Leeds & the Clothing District, 1842
- Leeds Directory, 1798
- Kelly's Directory of Leeds, 1888
- White's Directory of Leeds, Bradford 1854
- Slater's Directories of Important English Towns, 1847
- White's Directory of Leeds, Halifax, Huddersfield, Wakefield 1858
- Baines History, Directory & Gazetteer of Yorkshire, Vol. I: West Riding, 1822



**Key**

- Listed Buildings
- 1km Buffer
- Conservation Areas
- Registered Parks and Gardens



**Client: John Hartley**

**Project: 3295  
Hopewell House**

**Figure 3: Designated  
Heritage Assets**



## 5. Map Regression

*1:2500 and 1:10560 series Ordnance Survey maps 1862 onwards (Figures 5-12)*

- 5.1 The first edition of the 1:2500 Ordnance Survey mapping dating from 1884 shows the detail of Bentley terrace in Oulton, to the east of this 15 Calverley road is attached to numbers 7 and 9 Bentley terrace through a series of out buildings. The outlines of these buildings can still be seen on the east wall of 9 Bentley terrace. These have now been demolished and would appear to have partially disappeared by the early 20<sup>th</sup> century with the remaining buildings demolished recently. There is little other change over the later 19<sup>th</sup> century OS maps. Major change only occurs in the area when the suburb of Rothwell
- 5.2 The 1:10560 OS mapping shows less detail than the first edition dating to the 1860s and shows Hopewell house connected to the buildings to the west but without an extension to the north. This extension can be dated from documentary evidence to the 1870s and so the map chronology backs this up.
- 5.3 Another building also stood directly to the west of Hopewell house, and it is clear from the map evidence that this was set in a different plot it is also likely that this was a single storey building due to the position of the window on the first floor of Hopewell house. This building could explain the buttress like feature on the west of Hopewell house. It also explains the lack of ground floor windows on the west side of the house. This building was most likely an earlier single storey cottage which Hopewell house abutted, that was eventually demolished to increase the size of the plot at number 15 Calverley road.
- 5.4 It is probable from the layout of the building plots on the mapping that there was a precursor to Hopewell house on the same site. However the current building is a complete rebuild and no part of any earlier structure survives.

## 6. Historical Background

### *Site Context*

- 6.1 The site is located in the village of Oulton, the village has medieval origins, although there are isolated early prehistoric and Romano British find spots nearby (section 4 above). The village has a number of surviving old houses, many surviving dating to the 17<sup>th</sup> and 18<sup>th</sup> centuries. A major influence on the local landscape is Oulton Hall. The present hall was constructed around 1850 with the hall a large parkland landscape to the south and west of Oulton was created, this is now a registered park and garden listed Grade II. The village seems to have prospered in the 19<sup>th</sup> century with the construction of many new buildings including; the Methodist Chapel, St Johns church, the Church of England Primary School and the Nookin. These are now all listed buildings with the exception of the Wesleyan chapel. This period also saw the construction of the Oulton Institute. Hopewell house is located in the middle of these sites (Figure 2).
- 6.3 Hopewell house appears to have been built as a cottage in the middle of the 19<sup>th</sup> century, and then was extended some 20years later. The building plot was expanded in the early 20<sup>th</sup> century with the demolition of nearby buildings. There is no evidence to link this with any earlier occupation or development within Oulton

## 7. Description (Figure 4)

### *Exterior*

- 7.2 The construction of the house is mostly of squared blocks of York stone ashlar with rendering on the east and west sides of the property.
- 7.3 The south elevation is made of neat ashlared yolk blocks with a stone dentil course at the eaves and large stone lintels above the four windows (two on each floor). The windows themselves are simple horned timber sashes with large plate glazing. In the centre of this simple elevation is a shallow niche, which appears to be a blocked doorway. In reality the ashlar blocking appears to be primary and the internal arrangement of the property also demonstrates that this was never a functioning doorway but was created to give the façade symmetry, or perhaps because it was created using an existing design.



**Plate 1: South frontage of Hopewell house**

- 7.4 The western elevation is covered in a heavy cementitious render which presumably hides stone walling beneath. The elevation has a gable to the south and a half gable to the north. It is rather plain but is pierced by a single window unlike the sashes on the south elevation this has many panes and is without horns. An unusual feature on this elevation is the solid masonry buttress-like feature which has no internal access within the property. This is probably the remnants of a chimney which served the former outbuildings, (now lost but visible on the west side of the house on the Ordnance Survey mapping).



**Plate 2: Western elevation of Hopewell House**

- 7.5 The north elevation is made up of well coursed York stone blocks, which unlike the south front are not ashlar. The half gable makes this elevation appear flat roofed and rather devoid of features. At the foot of the elevation one may see signs of the demolished extension at the rear of the property which was constructed in the 1870s - 1880s between the plan held in the Leeds archives and the 1<sup>st</sup> Edition OS map. This survives as a roof scar, a truncated wall, some internal plaster and a range. The range is served by an external brick chimney flue which is attached to the side of the earlier stone wall. There are only two windows on this elevation, a simple casement at the eastern end and almost in the centre a small sash, the frame of which is partially cut by the addition of the later extension.



**Plate 3: Northern elevation showing demolition of 1870s extension**

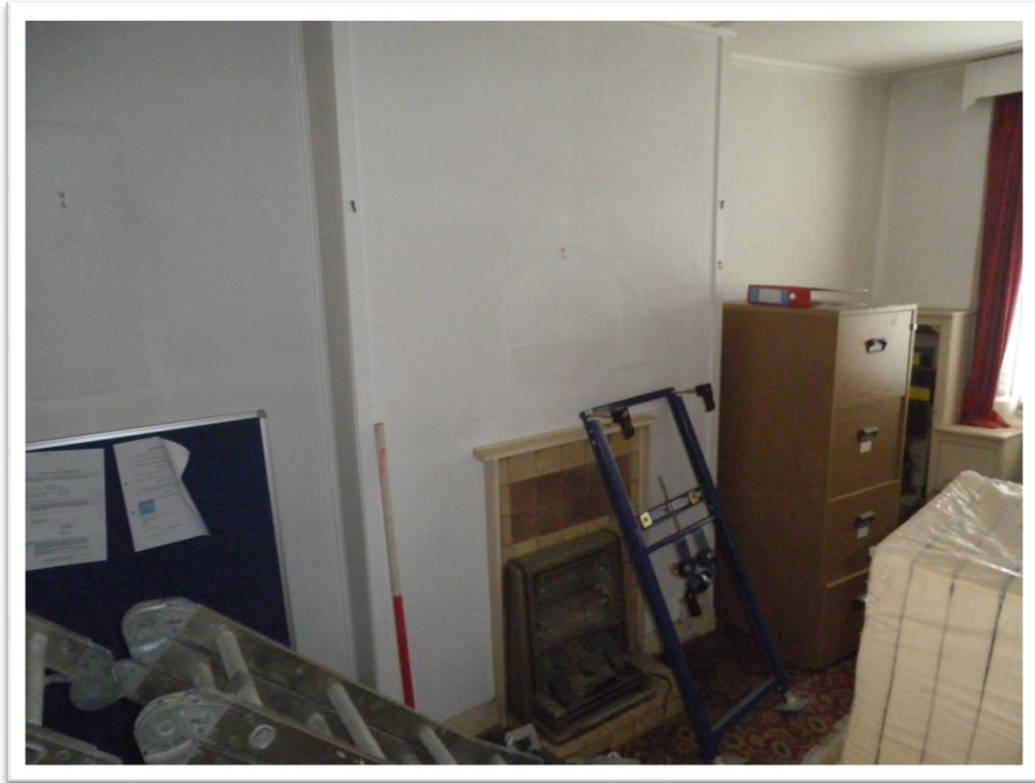
- 7.7 The west side of the property has only one window, on the first floor which overlooks the stairwell. This is most likely related to the fact that an earlier building was located on the Westside of the property until the early 20<sup>th</sup> century.
- 7.8 The eastern elevation contains the main door and two large windows to the north while a chimney is located in the southern half of the building, accounting for the lack of windows. It is currently rendered as with the Western elevation. There are three chimneys visible, one to the east and one to the west side of the property. The third is at the rear, and has been altered to serve the demolished extension as well.
- 7.9 On the Northwest corner a fragment of wall relating to the former outbuildings connected with 7 and 9 Calverley road survives. This can be seen as a short protrusion following the angle of the corner out to the north west for 0.5m. the footprints of these former outbuildings can still be seen within the building plot.

#### *Ground Floor*

- 7.11 The house is entered from the east through a large door into an hallway (H1) which runs the full width of the house and faces the stairwell. To the south side of this corridor are two rooms (R1 and R2) and to the north a second corridor which runs the remaining north south length of the house. The hallway is lit by a single large window over the stairwell. Light fittings and general décor appear to be mid 20<sup>th</sup> century while the doors on the lower floor appear to be original mid – late 19<sup>th</sup> century. There are no apparent features of significance with the exception of room 3.

#### 7.12 Room 1

Room 1 is located in the south east corner of the property and is a small reception room with a blocked fireplace, and integrated early 20<sup>th</sup> century cupboard. The original floorboards are in situ under the current carpet and are made of machine cut 19<sup>th</sup> century softwood timber. As throughout the ground floor many fixtures and fittings appear to date from the mid 20<sup>th</sup> century, although some of the integrated cupboards within room 1 may be older.



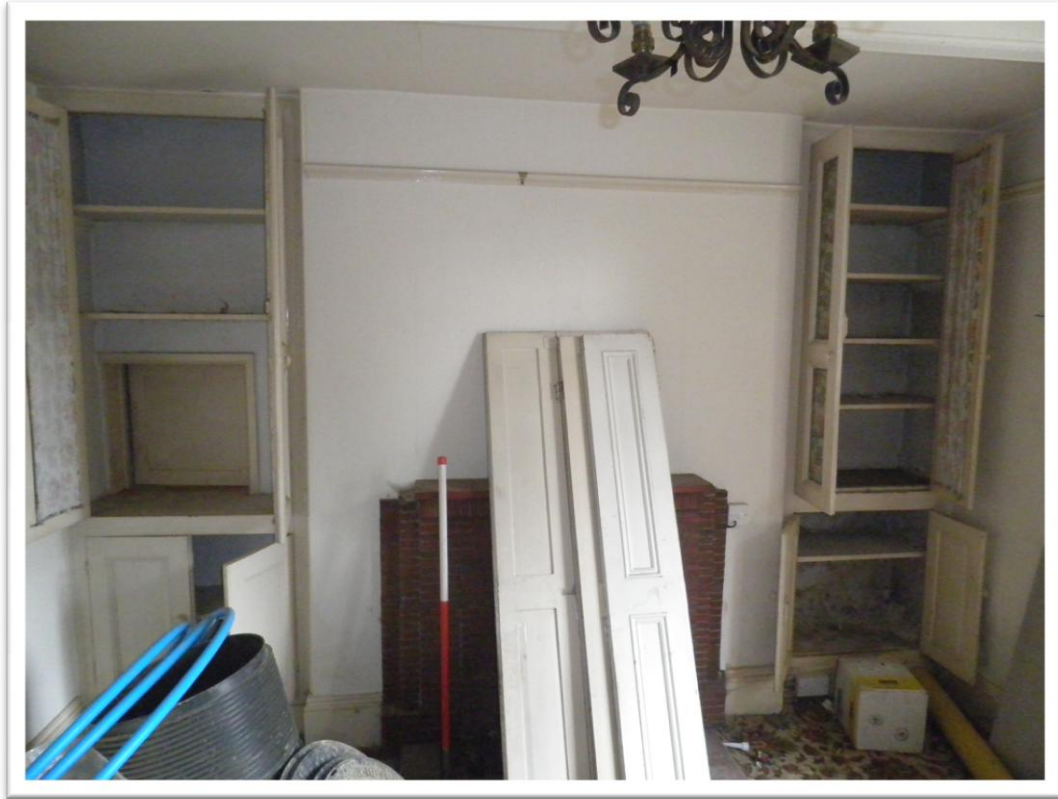
**Plate4: Interior of Room 1**

#### 7.13 Room 2

Room 2 is located directly to the west of Room 1 and is the same size and basic layout. The wall between the two appears to be primary, yet is in line with the apparently blocked door in the south front. This in combination with the position of the staircase suggests that the blocked doorway was never intended for use and that the east entrance was always the main point of access. Room 2 has an open although not original fireplace.

#### 7.14 Room 3

Room 3 is the largest downstairs room and contains a 20<sup>th</sup> century fireplace at the north end with integrated cupboards and a serving hatch surrounding it. These are either original features or relate to a later refurbishment. This would appear to have been intended as a dining room. There is a large 19<sup>th</sup> century window on the east side of the building. This room is accessed from a long corridor which ends in a door which would have entered the demolished extension. On the east side of this corridor are a small cupboard under the stairs, a larger pantry cupboard and a wash room (Room 4). These are the most noteworthy original features surviving on the ground floor and are of low significance.



**Plate 5: Interior of Room 3**

**7.15 Room 4**

Room 4 is accessed down a small flight of stone steps and retains some features indicative of it having been scullery or bottle store. The visible foundations are constructed of machine made brick and stone and this supports the dating of the cottage to mid 19<sup>th</sup> century. This is an original room and in good condition however the features within are only of low significance.





**Plate 6: 19<sup>th</sup> century brick storage bins (Room 4)**

#### **7.17 First Floor**

The first floor is accessed up a y large stairwell lit by a large window. On the upper floor 4 bedrooms (Rooms 5, 6, 7 and 8) are accessed along a central landing (H3) which runs north south. This also accesses the bathroom and lavatory (R9 and R10).

#### **7.18 Room 5**

Room 5 is an L shaped room with integrated cupboard space and is accessed through a 20<sup>th</sup> century sliding door. This contains another blocked fireplace with no evidence of the original cast iron grate. The window appears original and in good condition.

#### **7.19 Room 6**

Room 6 is a bedroom, again with integrated cupboard space and a blocked fireplace. This room is accessed through a 20<sup>th</sup> century sliding door. Original machine cut timber floor boards are visible underneath the carpet.

#### **7.20 Room 7**

Room 7 is a small square room on the east side of the building with a large east facing window and currently in use as office space. No original features survive in this room other than the large window in the eastern wall.

#### **7.21 Room 8**

Room 8 was most likely the master bedroom of Hopewell house and retains several original features including a cast iron fireplace and cupboard space



**Plate 7 Cast iron fireplace in room 8**

**7.22 Room 9**

Room 9 is currently the bathroom and although there has been some ceiling collapse in this part of the building the room retains basin, bath and cupboards, all dating to the early 20<sup>th</sup> century. The general condition in this room is poor and does not represent a well preserved or significant feature it is therefore of low potential.

**7.23 Room 10**

This is the smallest room and contains the lavatory; the cistern and bowl survive from the early 20<sup>th</sup> century although in poor condition.

**7.24 Roof structure**

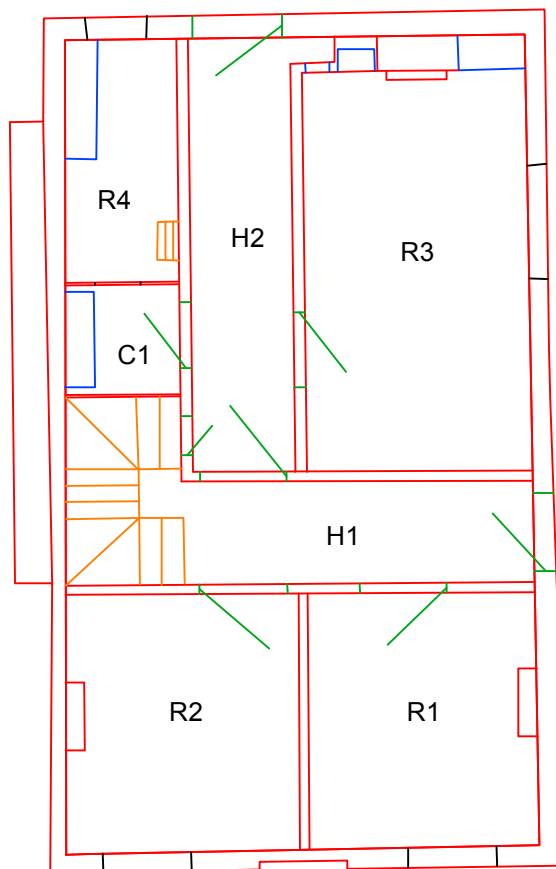
The roof structure of the property was not accessed but was examined through two loft hatches although these were too small to access fully. The roof structure is constructed of machine made timber, and brick with simple open trusses supporting softwood rafters. There was no older timber or structural elements visible where access was possible. The timber structure supports a slate roof which may also be original.



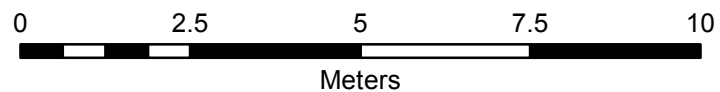
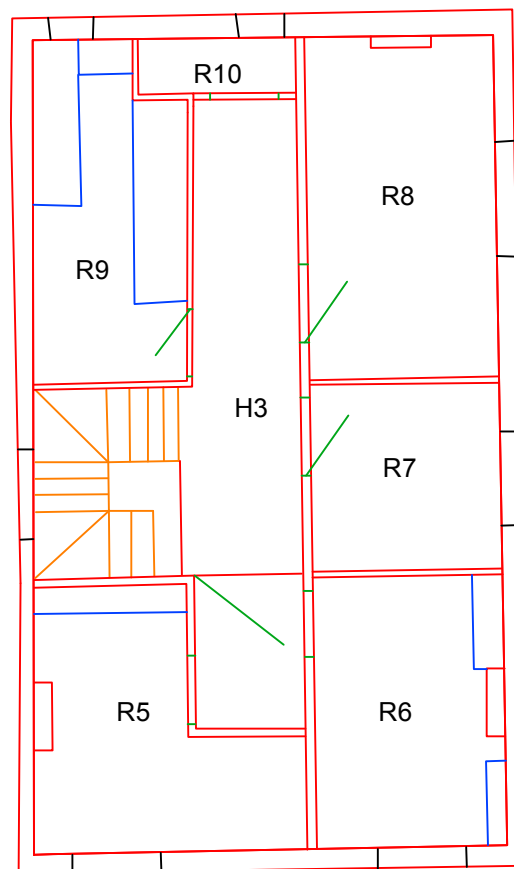
**Plate 10: Roof structure**



### GROUND FLOOR



### FIRST FLOOR



### Key

-  Building
-  Doorways
-  Fittings

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**Figure 4: Floor plans**

### **Phasing and Development**

- 7.25 The house is an unusual building, in that it has an irregular plan and from the side a very odd shape, particularly with its half gable. The south part is clearly the earliest element and seems to have been made to a very standard design, possibly from a pattern book. Such an elevation would normally front a small cottage and would be accessed through the central door. The creators of Hopewell, however, required a larger house and made this by building a longer building and putting the entrance to one side.
- 7.26 The construction of such a narrow building necessitated that the space where the front door would normally be was left blind. It also created a rather unusual layout of rooms with long passages connecting various parts of the house.
- 7.27 The building analysis revealed no features that predate the mid nineteenth century. There is no evidence within the structure of any precursor to the building that is currently broadly dated from map evidence and surviving architectural features to 1840-1850. The interior while retaining some original features such as cast iron, has been much altered and little 19<sup>th</sup> century joinery or decorative schemes. Several doors have been replaced by 20<sup>th</sup> century (1960s?) sliding doors. Also several fireplaces have been removed blocked and replaced by strip bar heaters
- 7.28 The interior of the building is generally in a very poor state of repair and few original fittings survive. The interior appears to have been redecorated in the mid 20<sup>th</sup> century and this has not been subsequently updated, much earlier material will have been removed during this redecoration.

## 8. Assessment of Significance

### 8.1 Basis of the Assessment

8.1.1 Fundamental to the management of a site where competing issues may arise is an understanding of relative significance, so that a proportionate weight may be given to the care of the more important elements. Assessment of significance relates to the intrinsic interest of the feature and a number of factors such as rarity, association with people or events, or historical documentation. In establishing categories of significance, it may be useful to employ a relatively wide range of values. These qualitative criteria define the nature of significance for the site and its individual elements. To give the assessments a practical value, it is also sometimes appropriate to specify degrees of significance. The criteria are set out in the following section.

- **special architectural or historic interest** - for Listed Buildings
- **character and appearance** - for Conservation Areas
- **national significance** - for Scheduled Monuments

8.1.2 These designations provide a formal framework of significance, but are too broad to reflect alone the cultural and historical interest of a particular site. A range of more specific values is needed to assess general site significance and the importance of individual elements, and to serve as a basis for comparison with other sites and within the site itself. These additional values may be drawn from existing sets of assessment criteria, or further developed to suit the circumstances of the site in question. Particularly useful for assessing significance in more precise terms are the criteria employed for listed building designation. These are:

- **Architectural interest** design; decoration; craftsmanship; building types and techniques; significant plan forms
- **Historic interest** important aspects of the nation's social, economic, cultural and military history
- **Historical association** with nationally important people or events
- **Group value** where buildings comprise an important architectural or historic unity

8.1.3 A further group is represented by the criteria for scheduling monuments under the Monuments Protection Programme, including:

- **Ability to characterise a period**
- **Rarity of survival**
- **Extent of documentation**
- **Association with other monuments in a group**
- **Survival of archaeological potential, above and below ground**
- **Fragility/vulnerability**
- **Diversity - the combination of high quality features**

### 8.2 Degrees of significance

8.2.1 The criteria above have also helped to define degrees of significance, the relative importance of key elements or phases, and the judgements on individual elements of the site at Gazetteer level.

The degrees adopted are:

### 8.2.2 **Exceptional significance**

Aspects or elements of the site which are of key national or international significance, as among the best examples (or the only surviving example) of an important class of monument or artefact, or outstanding representatives of important social or cultural phenomena, or of very major regional or local significance. Typically, in terms of Listed Building designation, this assessment might equate with Grade I or II\*, and would also include all Scheduled Ancient Monuments, though other individual elements of the site might be of lesser significance.

### 8.2.3 **Considerable significance**

Elements, which individually constitute good and representative examples of an important class of monument or feature, have particular significance through association (although surviving examples may be relatively common on a national scale) or are major contributors to the overall significance of the site. This degree of importance might typically equate with Grade II in terms of Listed Buildings, though other related elements might be of greater, or lesser, significance.

### 8.2.4 **Moderate significance**

Elements which show some cultural significance, or contribute to the character and understanding of the site, or help to provide an historical or cultural context for features of individually greater significance. This may include buildings and features not individually listed but where the presumption is towards protection and enhancement as part of the site's essential character.

### 8.2.5 **Low significance**

Elements which are of individually low value in general terms, or have little or no direct significance in promoting understanding or appreciation of the site, without being actually intrusive.

### 8.2.6 **Intrusive**

Items which are visually intrusive or which detract from or obscure understanding of significant elements or values of the site. Recommendations may be made on removal or other treatment. Lower degrees should not be taken to imply that elements so assessed can be lost or damaged without having impact on the significance of the site as a whole. Each element contributes to the overall values and character of the site and should not be sacrificed without assessing the broader implications.

## 8.3 **Assessment of Hopewell House**

### ***Architectural interest***

- 8.3.1 The building is of some interest in that it has (very limited) architectural pretension. The probable use of a standard plan for the main elevation but its adaptation (the blocking of the central door and the re-ordering of the interior) is of some limited interest. The main elevation is also made of high quality materials. The architectural interest, therefore may be regarded as being **of moderate significance**.

### ***Historic interest***

- 8.3.2 The house has no known historic interest and is of **low significance**

***Historical association***

8.3.3 There are no known historical associations and therefore there is **no significance**

***Group value / association with other monuments in a group / rarity of survival***

8.3.4 The house is one of a vast number of near contemporary domestic houses both locally and nationally. It is a poor quality example, however and is of low significance.

***Ability to characterise a period***

8.3.5 The house does have a very limited ability to demonstrate life in the 19<sup>th</sup> and 20<sup>th</sup> century, but as a whole this category must be deemed to be of **low significance**

***Extent of documentation***

8.3.6 There is no known documentation and this element is of **low significance**

***Survival of archaeological potential, above and below ground***

8.3.7 There are no known lost buildings beneath the house, although (as discussed above), there may have been an earlier building on the site. There is some potential for buried remains associated with now missing buildings. These remains are likely, however, to be of **low significance**

***Fragility/vulnerability***

8.3.8 In its current condition, the house is fairly stable but is at threat from vandalism it is of **low significance**

***Diversity - the combination of high quality features***

8.3.9 There are no high quality features and this element is of **low significance**.

***Significance of the site's Historic Setting***

8.3.10 The historic setting of Hopewell house is potentially significant, set within a registered park and garden, and with many surviving 17<sup>th</sup> and 18<sup>th</sup> century houses, and 19<sup>th</sup> century listed buildings in the vicinity. While Hopewell house itself is not significant consideration must be given to the historic setting and any future development should be sympathetic in design.

**Overview of Significance**

8.3.12 Apart from moderate interest of the south elevation. The house has little significance



## 9. Conclusions and Recommendations

- 9.1 *Hopewell house as it survives now is an example of a slightly gentrified cottage originally dating to 1840-1850. It was then altered and extended in the 1870s-1890s and formed part of a complex of buildings to the east of Bentley Square in Oulton village. While it shared some outbuildings with 7 and 9 Bentley Square there is no evidence to suggest that the building in its current form was contemporary with these buildings, which demonstrate much earlier surviving architectural features dating to the 17<sup>th</sup> and 18<sup>th</sup> centuries.*
- 9.2 *The impact of demolition would naturally result in the complete loss of the building, this report has, however, established that there is little significance in the building and its loss will have no impact on the wider significance of the historic setting. As the property has little significance and has no features predating 1840 visibly surviving it is not recommended that any further work be required prior to redevelopment. The current level 2 building survey is sufficient for the present planning application.*

## 10. Confidentiality and Publicity

*Any publicity will be handled by the client.*

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## 11. References

Branigan, K. & Dearne, M.J. 1991 *A Gazetteer of Romano-British Cave Sites and their Finds*. Department of Archaeology and Prehistory, University of Sheffield.

Ekwall E 1960 *Oxford dictionary of English Place Names*. Oxford

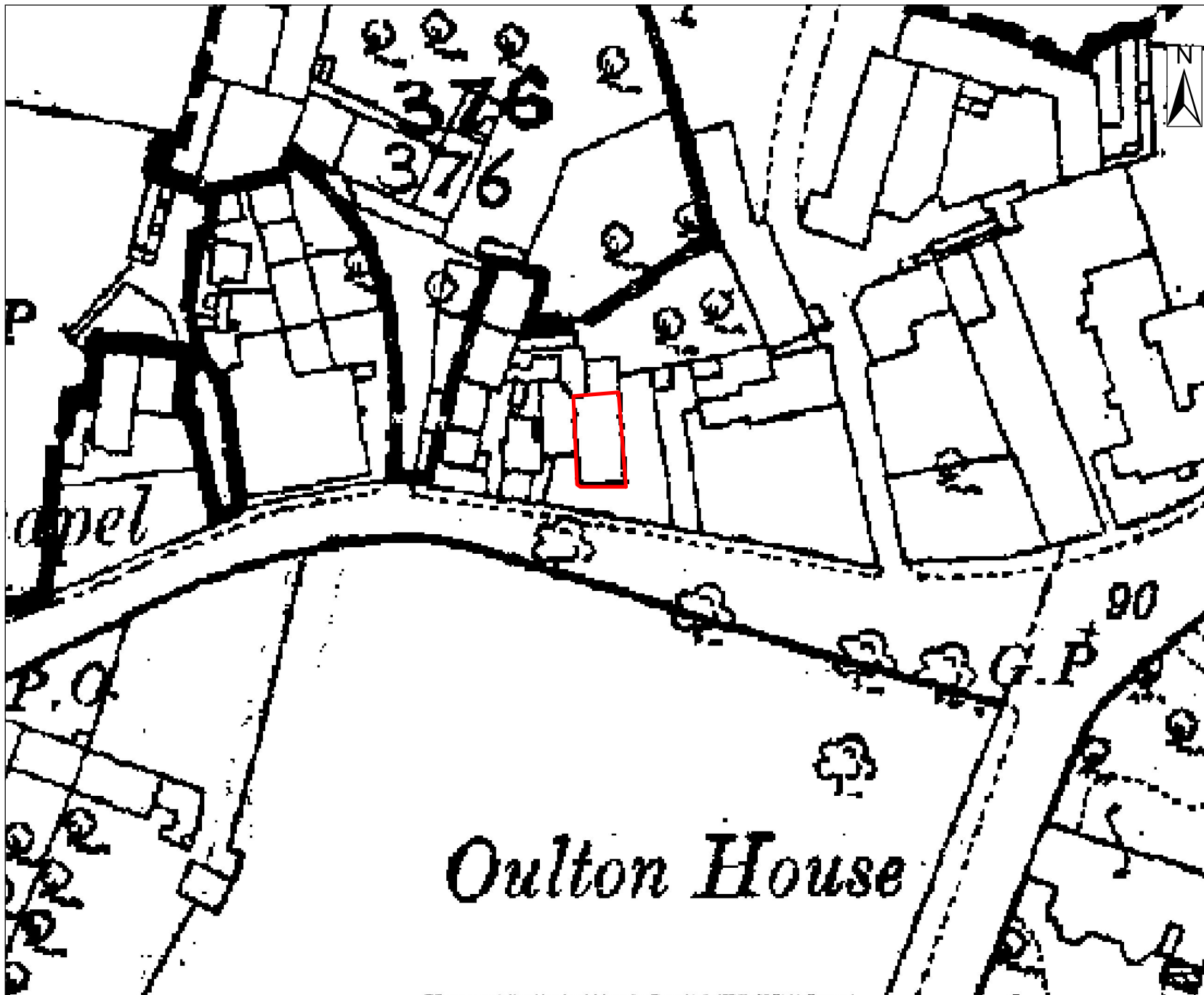
Roskams S and Whyman M 2007. *Yorkshire Archaeological Research Framework: research agenda*. Yorkshire Archaeological Research Framework Forum 2936 RFRA

IfA, *Code of Conduct*, Revised edition, October 2008 Institute for Archaeologists. Reading.

### Web Resources:

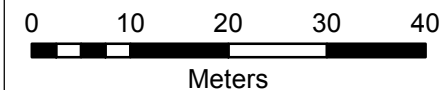
BGS online: <http://www.bgs.ac.uk/data/services/digmap50wms.html>

## **APPENDIX I – HISTORIC OS MAPPING**



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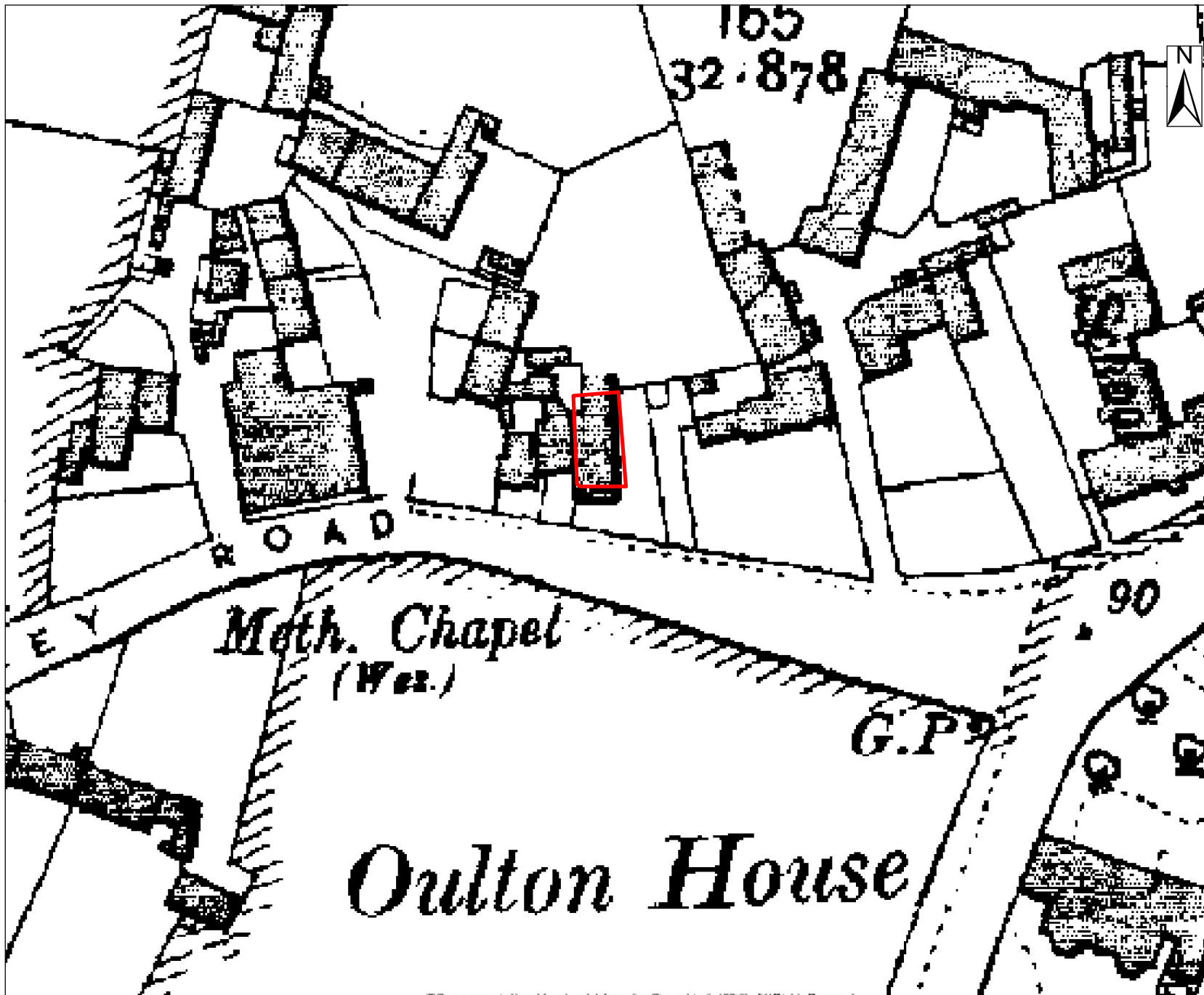
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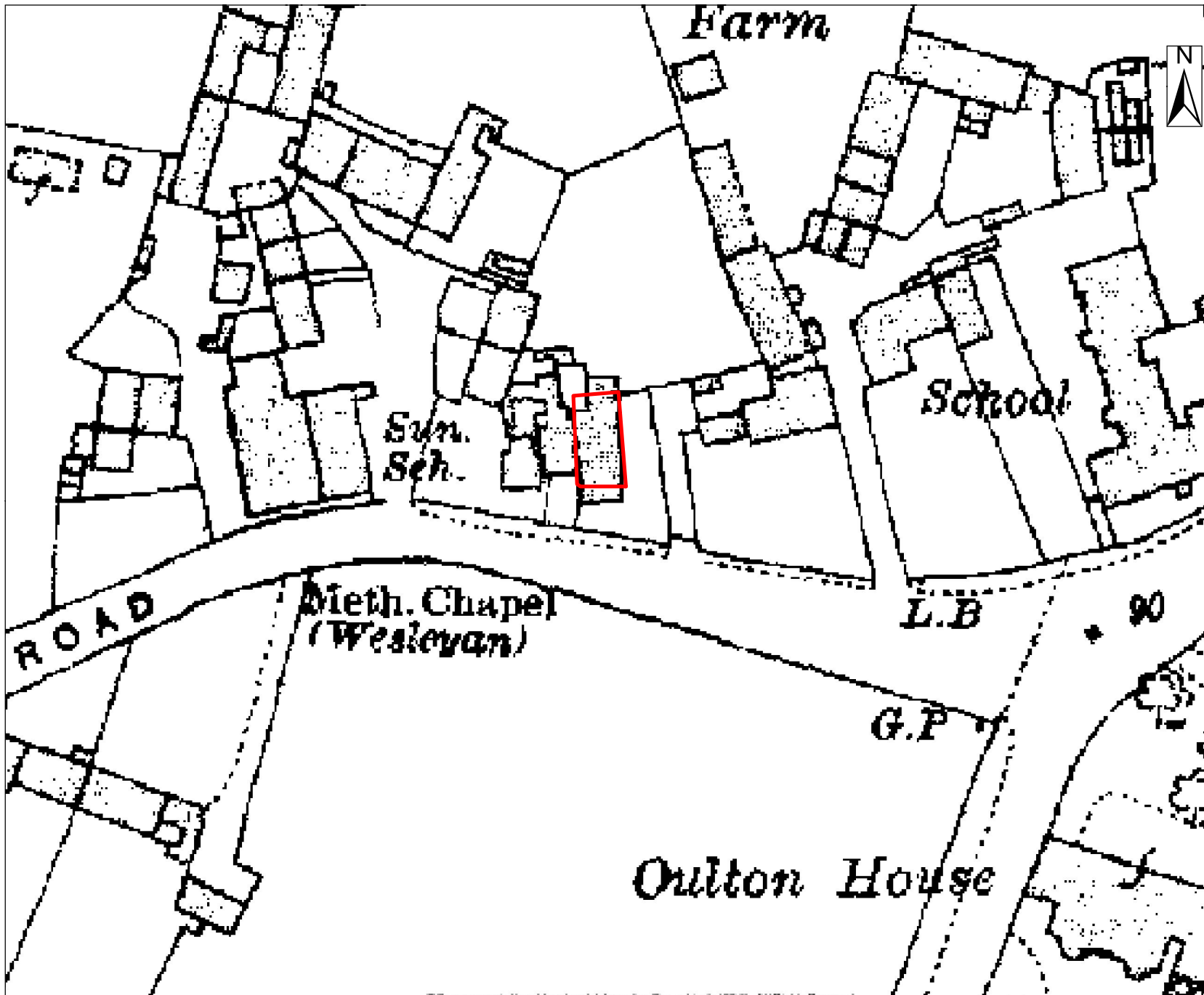


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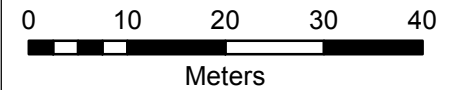
**Figure 5: OS 1:2500 1st Edition**





**Key**

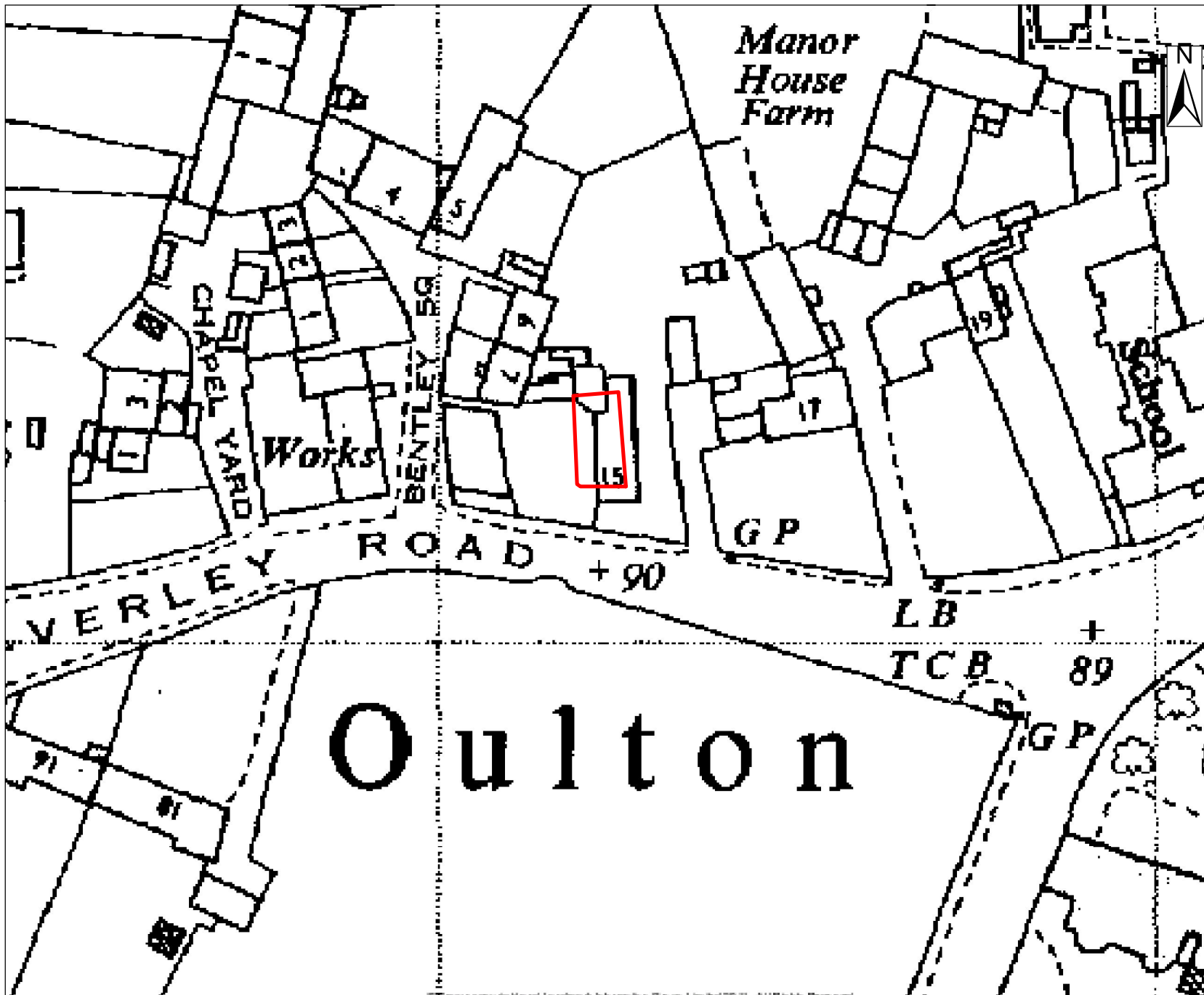
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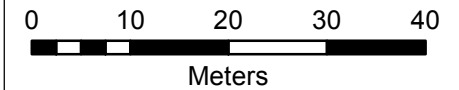
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**Figure 7: OS 1:2500 3rd Edition**



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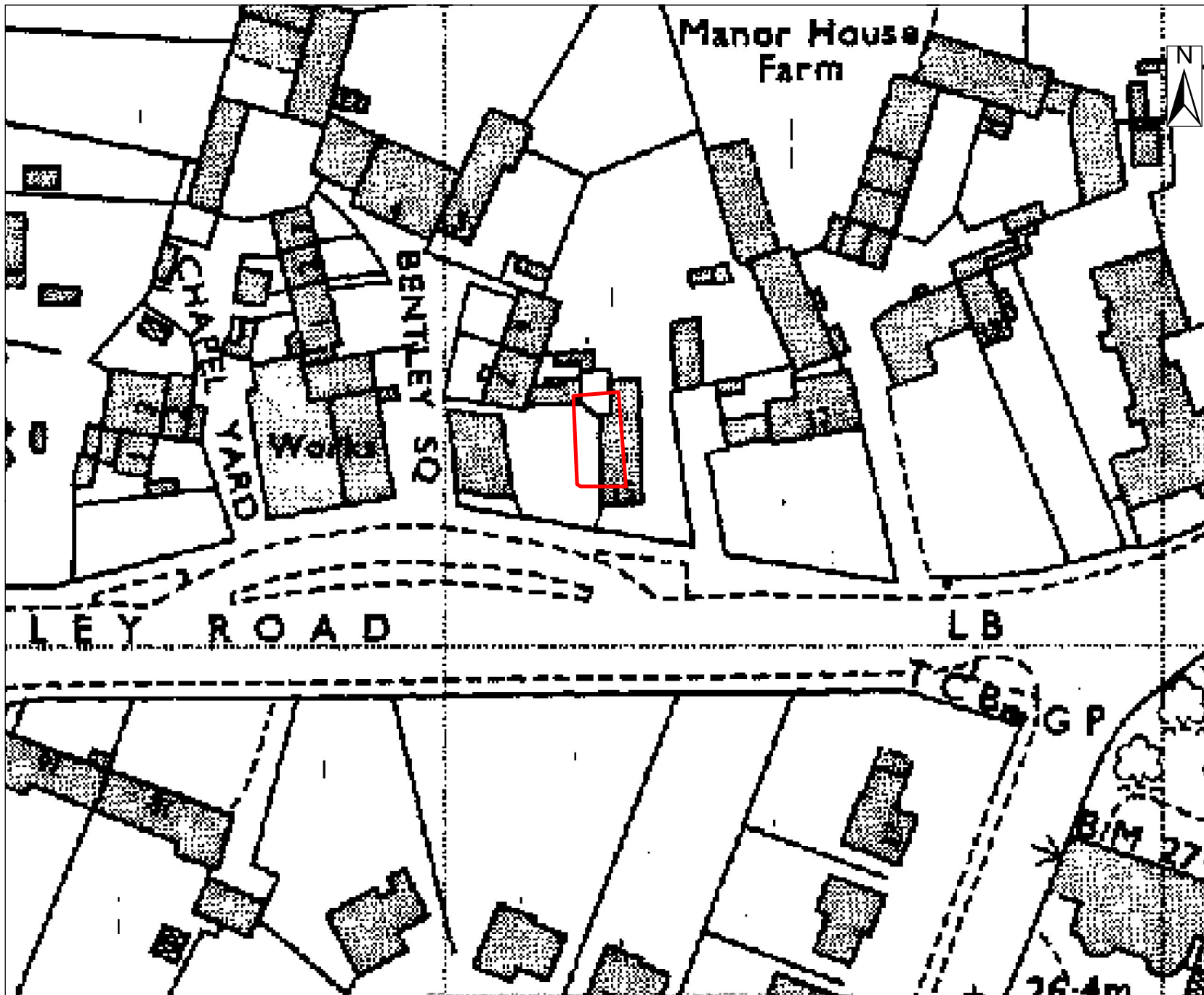
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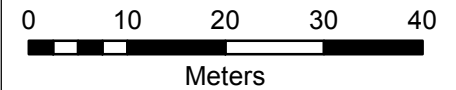
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**Figure 8: OS 1:2500 4th Edition**



**Key**

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Figure 9: OS 1:2500 revised  
4th Edition

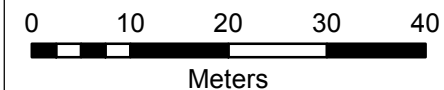




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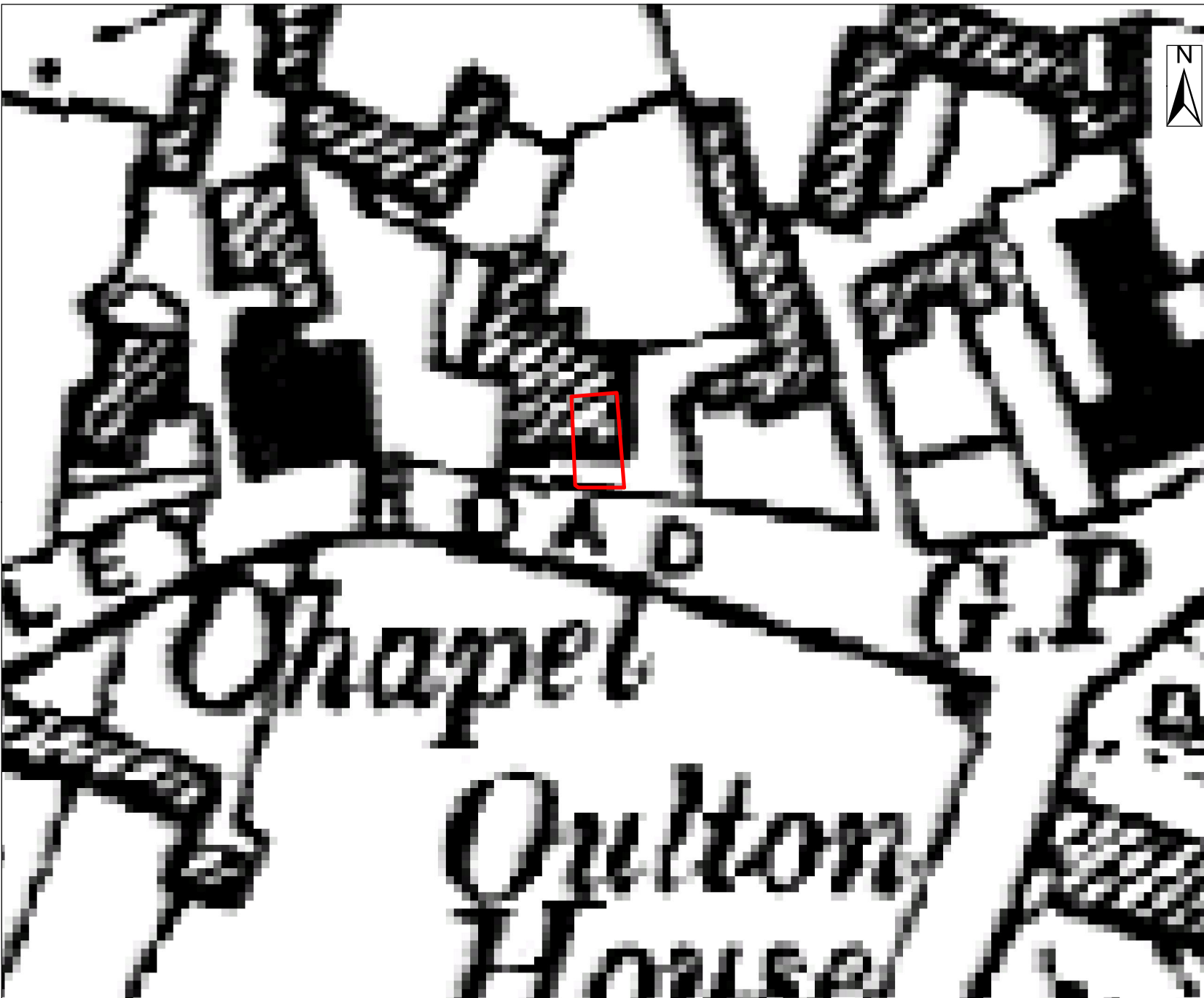
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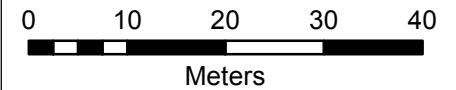
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**Figure 10: OS 1:10560  
1st Edition**



**Key**

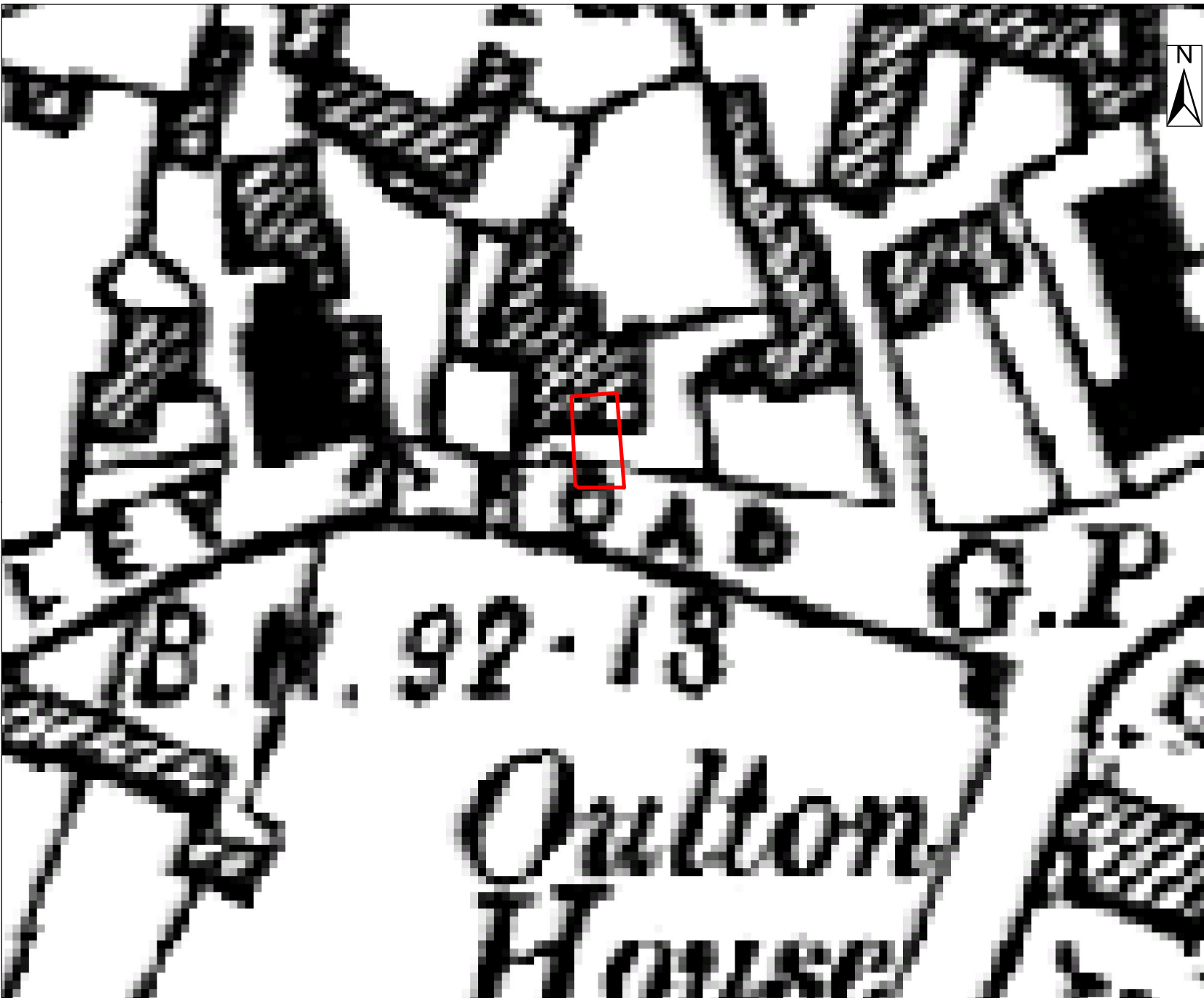
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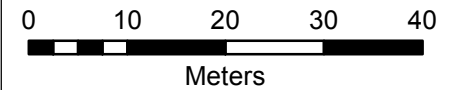
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**Figure 11: OS 1:10560  
2nd Edition**



**Key**

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**Figure 12: OS 1:10560  
4th Edition**

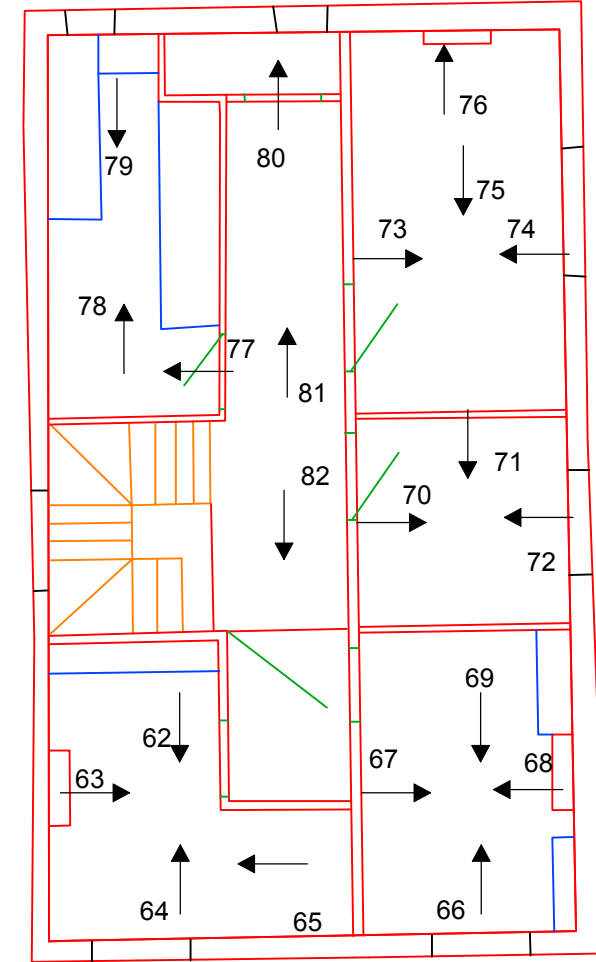
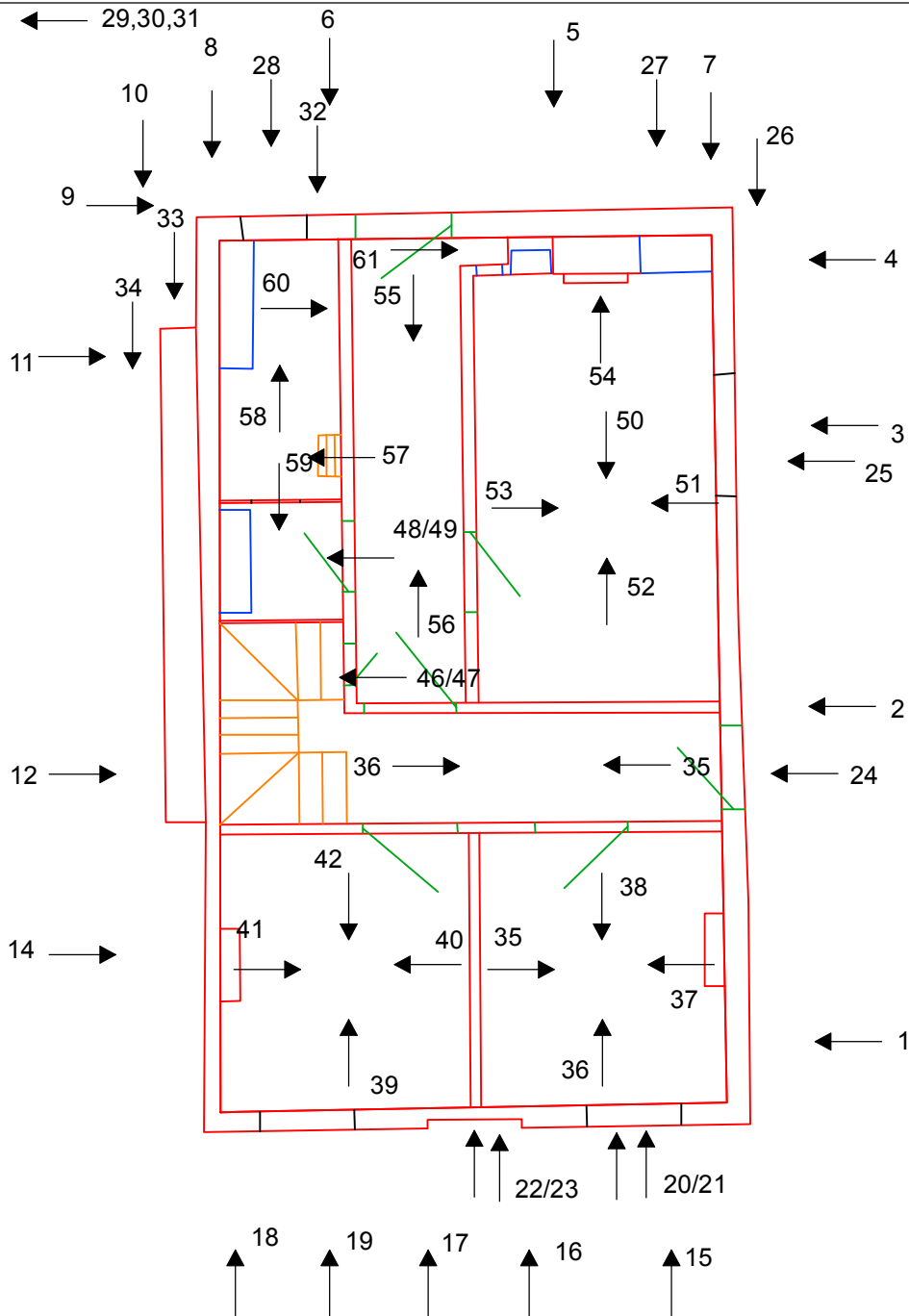
## APPENDIX II – PHOTOGRAPHIC REGISTER

Photo number	Description	Direction taken from	Scale
1	East elevation	E	2x1m
2	East elevation	E	2x1m
3	East elevation	E	2x1m
4	East elevation	E	2x1m
5	North Elevation	N	2x1m
6	North Elevation	N	2x1m
7	Detail of cast iron range	N	1x1m
8	North Elevation	N	2x1m
9	North Elevation	N	2x1m
10	Detail of north west corner	NW	1x1m
11	West elevation	W	2x1m
12	West elevation	W	2x1m
13	West elevation	W	2x1m
14	West elevation	W	2x1m
15	South front	S	2x1m
16	South front	S	2x1m
17	South front	S	2x1m
18	South front	S	2x1m
19	South front	S	2x1m
20	Detail of window SE corner	S	1x1m
21	Detail of window SE corner	S	1x1m
22	Blocked Doorwar south front	S	2x1m
23	Blocked Doorwar south front	S	2x1m
24	Main door east side	E	2x1m
25	Large window east side	E	2x1m
26	Detail of cupboards space North external wall	NW	2x1m
27	Former building scar Northern extension	NW	
28	NW corner	NW	2x1m
29	Comparison shots of rear of Bentley Square	E	
30	Comparison shots of rear of Bentley Square	E	
31	Comparison shots of rear of Bentley Square	E	
32	NW corner	NW	
33	Bowing wall on west side	W	
34	Bowing wall on west side	W	
35	Interior HI	W	1x1m
36	Interior HI	W	1x1m
37	Light fitting	E	

38	R1	S	2x1m
39	R1	N	2x1m
40	R1	W	2x1m
41	R1	E	2x1m
42	R2	S	1x1m
43	R2	N	1x1m
44	R2	E	1x1m
45	R2	W	1x1m
46	C1	E	1x1m
47	C1	E	
48	C2	E	
49	C2	E	
50	R3	E	2x1m
51	R3	S	2x1m
52	R3	N	2x1m
53	R3	W	2x1m
54	R3 fireplace	N	1x1m
55	H2	N	1x1m
56	H2	S	1x1m
57	R4	E	2x1m
58	R4	S	2x1m
59	R4	W	2x1m
60	R4 detail of foundations	N	2x1m
61	H2 Northern end	S	2x1m
62	R5	S	2x1m
63	R5	N	2x1m
64	R5	E	2x1m
65	R5	W	2x1m
66	R6	N	1x1m
67	R6	S	1x1m
68	R6	E	1x1m
69	R6	W	1x1m
70	R7	W	1x1m
71	R7	E	
72	R7 office space	N	1x1m
73	R8	E	1x1m
74	R8	W	1x1m
75	R8	N	1x1m
76	R8 fireplace	S	1x1m
77	R9	S	1x1m
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79	R10	S	1x1m
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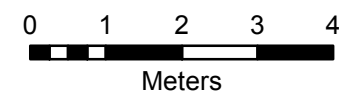
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85	Roof	S	
86	Roof	S	

## **APPENDIX III – PHOTO LOCATIONS**



**Key**

Direction and →  
number of photograph



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**Appendix III: Photo locations**