

LIGHTOAKS - STABLEBLOCKS

LEVEL 2 /3 BUILDING RECORD

Prepared on behalf of Purple Circle Homes

8th December 2015



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Key to Photographs

Photographs

Phase Plans



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INTRODUCTION

This report is written by Mel Morris BA Hons, Dip. Arch. Cons, IHBC, MRTPI. The building was photographed on 16th October 2014 (external shots), 27th May 2015, and 8th June 2015 under fine conditions.

The recording of Lighthoaks Stableblock combines elements of both Level 2 and Level 3 historic building recording standards, as specified in Historic England guidelines (English Heritage, 2006. - *Understanding Historic Buildings: A Guide to Good Recording Practice*, Swindon). The former is principally a descriptive record, whilst the latter involves an analytical approach. The assessment does not include any detailed measured survey drawings but refers to existing survey drawings (prepared by others) and these have been colour-coded to provide Phase Plans. Existing survey drawings have been used to mark up the viewpoints for internal photographs of the Stableblock.

The Report has been uploaded together with the 48 digital photographs to the OASIS archive database, for circulation to the HER and Historic England. Hard bound copies of the Level 2 / 3 report have been sent directly to Staffordshire Historic Environment Record (Staffordshire County Council) and Staffordshire Moorlands District Council. The SMDC report contains a separate DVD with supplementary images including external digital photographs.

Photographic Archive

The photographic archive consists of approximately 48 digital views using a 35mm Digital SLR camera, under natural lighting conditions. This provides high resolution colour images at 3456 x 2304 pixels. These have been numbered, listed and sorted into 1 folder and uploaded to the OASIS database. The viewpoints are shown on basic floor plans. Page 3 of this summary contains a full list of the digital photographs. These are replicated in the second section of this Level 2 Record, with a brief description of each image. In addition, the report contains a number of external photographs

I. DOCUMENTARY RESEARCH

1.1 The following maps have informed the assessment:

- 1775 - Yates Survey of Staffordshire
- Tithe Map (1844) for Cheadle parish - Lichfield Record Office (and 1842 apportionment)
- Building Deeds and papers including a survey of the Lighthoaks Estate in 1874 prepared for the sale (James Lister)
- Ordnance Survey - first (1881) and second (1900) editions at 1:2500 scale

1.2 Census returns have provided information about the occupation of the building at key dates, and the occupations of the tenants and the number of members of staff at key dates. The main documentary information is contained within the deeds, which are in the possession of the current owner.

Site Ownership and Development

1.3 The first record that is available related to the Light Oaks estate is a deed dated 1816 (in the current owner's deed packet) which indicates that the site was acquired as part of a large landholding that included Oakamoor Lodge, although neither the present house nor the name 'Lighthoaks' are mentioned in those papers.

1.4 John Wilson Patten was born John Wilson on 26 April 1802, the second of the two sons of Thomas Wilson of Bank Hall, Warrington, Lancashire. His father, whose original name was Patten, had in 1800 assumed the sole surname of Wilson in accordance with the will of Thomas Wilson, son of Thomas Wilson (1663–1755), bishop of Sodor and Man, to whose estates Thomas Patten succeeded. The family altered the surname to Wilson-Patten in 1823.

1.5 In 1819 John Wilson (1802-1892), became heir to the family industrial wealth and church livings of Warrington and land in Lancashire, Cheshire and Staffordshire. In 1823, when he came of age, he adopted the name of Wilson Patten, and in 1827, following his father's death in December, John Wilson Patten became a partner in the family firm, the patent roller manufacturers, and the company changed its name to John Wilson Patten and Company.

1.6 John Wilson Patten inherited the Lighthoaks estate when he came of age although it appears that it was only in use as a family residence when he was occasionally visiting the works in Oakamoor. Light Oaks was developed as a house around 1823-27, with later additions of ca. 1895. The census returns during the 19th century indicate

that it was mainly occupied by servants and gardeners. His main residence was at Bank Hall, Warrington. The house remained in the 'Wilson Patten' family until the estate was sold at auction in 1874 to Alfred S Bolton.

1.7 John Wilson Patten married in 1828 and in 1832 he returned to Parliament as representative for the newly created constituency of North Lancashire, a seat he would hold for the next 42 years. In 1874, in recognition of his services, he became the 1st Baron Winmarleigh. In 1828 John Wilson Patten was ordering liveries for a domestic servant, a groom, at Lightoaks¹¹.

1.8 In 1874 Light Oaks was acquired by Alfred Sohier Bolton at auction and he must have lived in the property for a short time as he was resident at the time of the 1881 census. It was a number of years before any work was carried out on the building, as there was a tenant resident in 1891.

1.9 Thomas Bolton (A S Bolton's oldest son) was living in the house in 1901 with his family and this would have been shortly after he had carried out a phase of extensive refurbishment, which took two years to complete.

1.10 The house passed down to Michael Bolton (Thomas Bolton's son) in 1918 and he lived there with his family including his son Thomas, who lived in Flat 4 until his death in 2002.

1.11 In 1940 the rear part of the house started to be divided into flats in an effort to avoid requisition during WWII. The first flat was built over the garages (coach-house). Further flats followed. There are now 9 separate dwellings. Thomas Bolton (1914-2002) inherited the house in the 1940s and he gave the house to his great friend Michael Brooks. Michael Bolton's daughter Jean still lives in the area and has memories of living in the house.

1.12 The Census returns are informative and demonstrate how the house and land was used:

- In 1841 the house was unoccupied but there were a few servants living on the estate – an agricultural labourer, Thomas Collier, and his son and a female servant of 50, Harriet Dilks. The Tithe award of 1842 identifies John Wilson Patten as the landowner.
- In 1851 – the house was again unoccupied but the site had a farm labourer, Joseph Wright, and his family, a groom and a dairy maid.
- In 1861 - the house was occupied by Henry J Morley, a Dividend Holder, and his wife, a Butler, a Cook, two housemaids and a kitchen maid, in a separate dwelling there was a Coachman, his wife and 2 children one of whom was working as a footman.
- In 1871 - James Chisholm was the gardener and Person in Charge, with his wife and three children and a Dairy Maid. One of John Wilson Patten's sons, Eustace John Wilson Patten, who died at the age of 37, was recorded as resident at Light Oaks in 1873 (Warrington parish church records).
- In 1881 – following the acquisition of the Lightoaks Estate by A S Bolton at auction in 1874, Alfred S Bolton was resident with his wife, Rebecca, five children, including his son Thomas and his son's wife, Nina, a tutor, a nurse/domestic servant, a Cook, three housemaids, a kitchen maid, a nurse, a Butler, a Groom and a Page. In a separate dwelling at Light Oaks Yard, there was a Launderess and her two children.
- In 1891 – Major General Thomas William Sneyd was living at Lightoaks (54) with his wife, three children, Governess, Nurse, Cook, 2 housemaids and a nurse maid, a Coachman and in the "Yard" a Launderess and her two children.
- In 1901 - the house was occupied by Thomas Bolton, his wife Nina and their three children, a Nurse, 4 housemaids, a Cook, a Launderess, a Kitchen maid. Living in separate accommodation was a Butler and his wife, and in another separate dwelling a Blacksmith, his wife and daughter and in another separate dwelling a Coachman and his family. There were four separate dwellings, of which two must have been the outlying cottages / lodges.

1.13 The census returns reveal that the house was used as a temporary residence for the first 30 years and only became a permanent residence for a large family circa 1860. It appears that the building was extended and adapted, circa 1840, with the addition of a few service rooms.

1.14 Lightoaks is set within extensive landscaped parkland and gardens which were adapted and shaped to manipulate the views and the approaches. The stableblocks and coachhouse fall within the western part of the site, and the approach to these off Cheadle Road and their setting does not appear to have changed since 1844, and probably not since originally laid out in the 1820s.

¹¹ Letter from John Wilson Patten staying at Lightoaks, Cheadle, Stone, Staffs, to Mr Hardwick of Walker & Co (late Lingham), tailors, Strand, London. Has engaged groom, for whom, in previous post, they made his last suit. Orders livery from him - in more lasting cloth than the last ones. 14 Oct [1828] ref. William Salt Library - S. MS. 478/16/32

SCHEDULE OF PHOTOGRAPHS

Ground_001 - Stable (interior looking south - former garage)
Ground_002 - Stable (former garage) looking north
Ground_003 - boarded lining and haydrop
Ground_004 - blue brick floor to eastern stable block
Ground_005 - blue brick floor
Ground_006 - cast-iron window to rear / west elevation
Ground_007 - detail of casting to post within stalls
Ground_008 - cast-iron water bowl
Ground_009 - curved timber baffle
Ground_010 - boarding for iron mangers
Ground_011 - party wall between ground floor stables
Ground_012 - iron bracket for saddle
Ground_013 - iron harness bracket and tether ring
Ground_014 - blocked doorway
Ground_015 - pierced ventilator
Ground_016 - door detail interior
Ground_017 - exterior door
Ground_018 - detail of cast-iron stall / baffle
Ground_019 - detail of partition
Ground_020 - detail of stall
Ground_021 - detail of stall
Ground_022 - cast-iron post detail
Ground_023 - Tack / Harness Room - fireplace wall
Ground_024 - Tack / Harness Room - blue/red tiled floor
Ground_025 - Tack Room - panelled lining with Gothick window
Ground_026 - Tack Room - external doorway
Ground_027 - Bothy stable detail
Ground_028 - Bothy stable detail
Ground_029 - Western stableblock
Ground_030 - Western stableblock
Ground_031 - Western stableblock - copper
Ground_032 - Western stableblock - flue
Ground_033 - Western stableblock - haydrop hatch
Ground_034 - stone sink
Ground_035 - blue clay paved floor
Ground_036 - western stableblock - laundry
Ground_037 - western stableblock - fireplace

First_001 - Hayloft to east - second bay
First_002 - Sliding shutter
First_003 - Sliding shutter
First_004 - Hayloft to east - first bay
First_005 - Hayloft to east - first bay
First_006 - Plastered accommodation to Bothy
First_007 - Plastered accommodation to Bothy
First_008 - Gothick window to Bothy
First_009 - cross walls to western hayloft
First_010 - cross walls to western hayloft
First_011 - cast-iron window detail in rebate for shutter

MAP REGRESSION



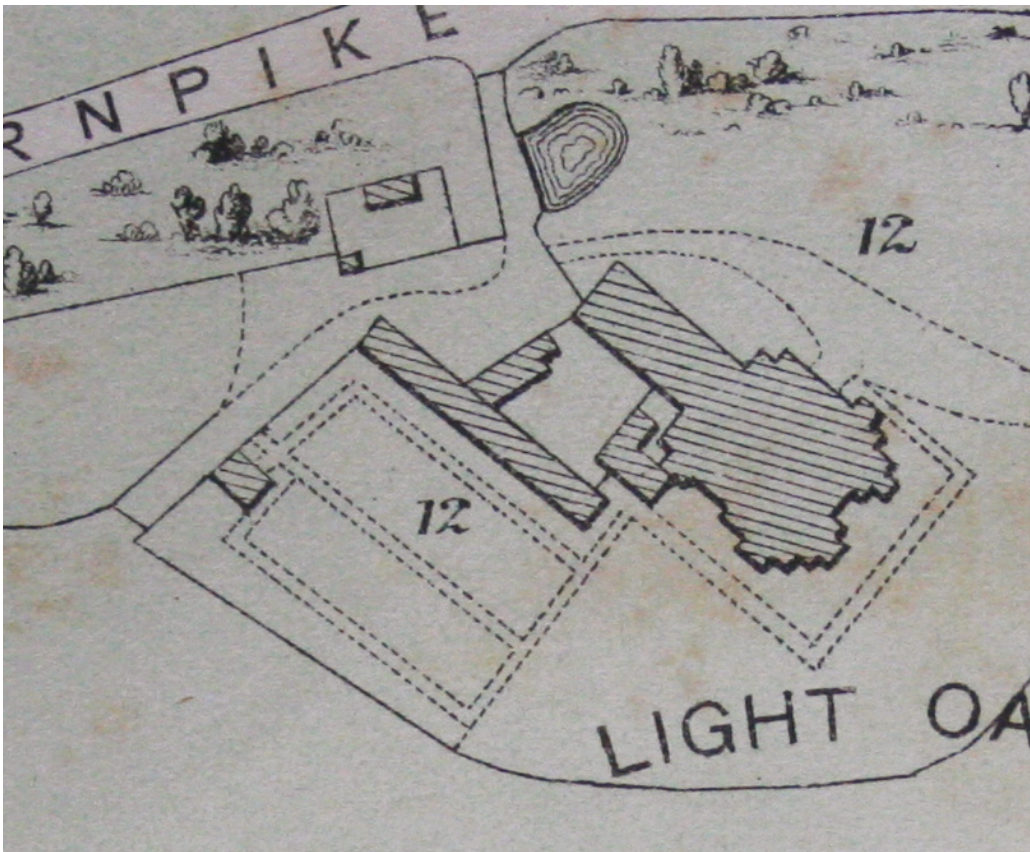
1775 Yates' Survey of Staffordshire - Staffordshire Record Society

From the map evidence there are no signs of any buildings or a farm complex at Lightoaks, although there must have been at least one building on the site given the surviving masonry evidence. The building would have been located on the map roughly where the "&" is positioned on the description "Tin Works & Rolling Mill".



**1844 Tithe map (detail - left)
Cheadle Parish Tithe Map (1844)**
(B/A/15/81, 442) Lichfield Record Office

The stable range is one continuous, linear block, with the building to the north being detached. This is supported by the surviving physical evidence.



1874 Estate Plan (Lightoaks Deeds) - detail above (in the collection of deeds belonging to the current owner)

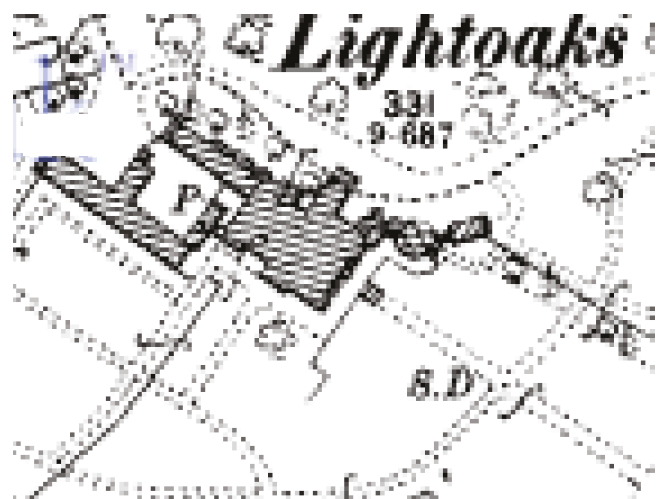
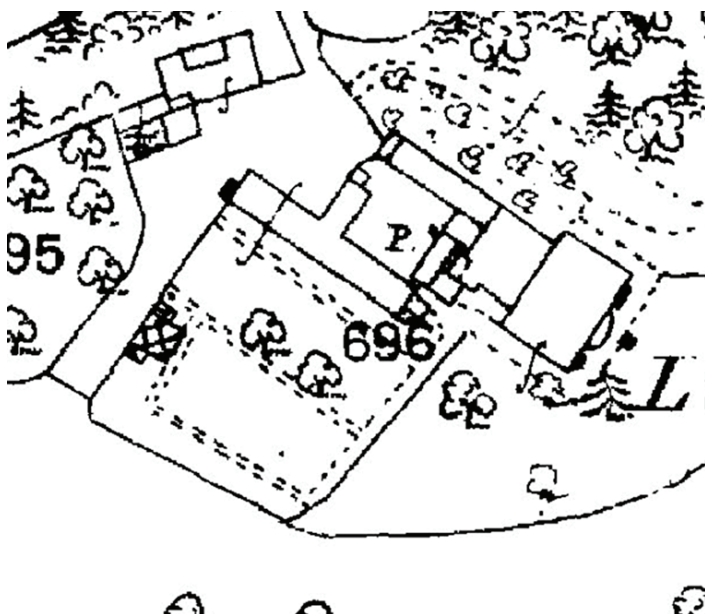
By this date the detached enclosed compound with dog kennels had been constructed to the north of the stable block and the stables had been attached to the barn.

1881 First edition Ordnance Survey map (scale 1:2500) of 1881 - below left

Although the 1881 map shows the buildings as perpendicular to each other, the physical evidence suggests that the foot of the "T" was built on a very slight angle, which is exaggerated in the 1874 estate plan.

Ordnance Survey map (scale 1:2500) of 1900 OS - below right

The harness room had been built during the re-ordering of the main service areas of the house



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Musgrave's provided all of the fittings in the refurbished stables, circa 1890, including the pierced ventilators and stench traps, gratings and gulleys.

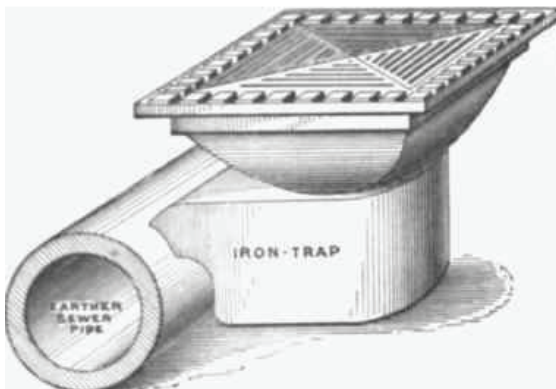
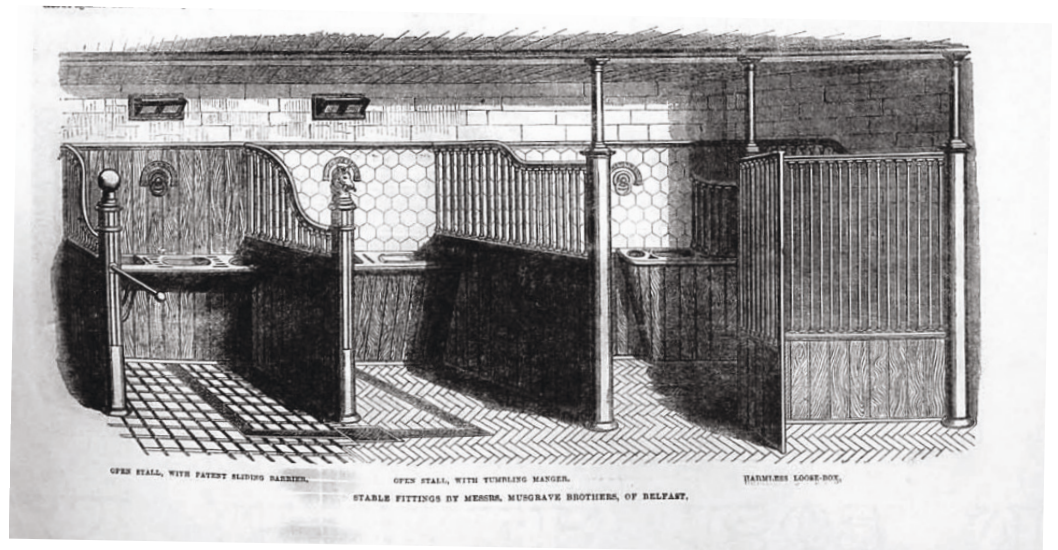


Fig. 732. - Musgrave's Patent Stench-trap.

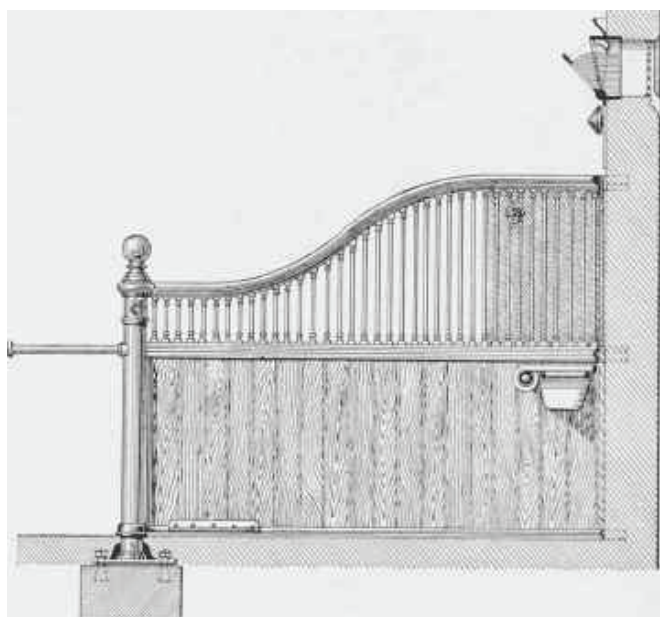


Fig. 573. - Stall-division with Shifting-piece in Sill for taking out and replacing the Woodwork.

LIGHTOAKS - STABLEBLOCKS

LEVEL 2 BUILDING RECORD

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2. DESCRIPTION

2.1 LIGHTOAKS is situated to the south of Cheadle Road, Oakamoor, at grid reference 404668, 344459. It is not visible from the main road network and this was deliberately planned and views were manipulated to give it great privacy. The buildings run in a long range on a north-west / south-east alignment, with a northern attached 'wing'. The long southern side of the range forms the northern 'forcing' wall of the attached kitchen garden.

2.2 The complex of courtyard buildings fall within the curtilage of Lightoaks, a grade II listed building, which was designed as a Cottage Ornee, a retreat for John Wilson Patten, circa 1823-27, with later additions of ca. 1895 for Thomas Bolton. Although not identified in their own right within the list description, the ancillary courtyard buildings are part of the listed building (both attached and within the curtilage) and are of high historic and architectural interest.

2.3 The Stableblock was designed to accommodate 16 horses. A coach-house was also purpose-built in tandem with the house to accommodate a number of coaches / gigs; it incorporated four separate coach bays, although one of these was a passage. The coachman and groom who occupied this range during most of the 19th century were important individuals retained by the Patten estate with a skeleton staff in order to keep the house clean and accommodate intermittent, large social gatherings.

3. GENERAL DESCRIPTION OF COURTYARD BUILDINGS

3.1 The buildings that serve Lightoaks were purpose-built ca. 1823-27 as ancillary structures supporting the local estate of a wealthy manufacturing family (John Wilson Patten) and for occasional leisure use. They were not used as a farm and instead were used to support an array of uses, incorporating stabling for seventeen horses, coach / carriage accommodation, grooms' and stable boys' accommodation and later a laundry to serve the house. Despite the record of a dairy maid and agricultural labourers in census records at Lightoaks, there are no signs of a dairy or cow-house and these workers were probably working at Bank Farm, on the opposite side of Cheadle Road.

3.2 There is evidence within the brickwork of the central block of the ranges of several panels of 18th century brickwork and a cross-wall in stone masonry, which pre-dates the remainder of the structures. This was probably part of an earlier detached farmbuilding for which there is no documentary evidence.

3.3 The courtyard at Lightoaks was split into the northern coach-house, with accommodation over (described separately in the MMC report dated 27th February 2015) and the range of contemporary buildings included in this Level 2 Record, which are a range of two-storey buildings and single-storey ancillary buildings on the southern side of the yard. These were originally designed to provide stabling for sixteen horses, with haylofts over, and some limited cart shed / storage, but were adapted during the second half of the 19th century and early 20th century to provide more service spaces for the house: laundry and additional staff accommodation, as well as a separate harness and tack room. The alterations and adaptation can be readily understood, as they were in general pragmatic alterations, with little regard for aesthetic appearance.

3.4 The group of late Georgian purpose-built stables were built simply in red brick of English Garden Wall bond (1 row of headers to 4 rows of stretchers), with segmental brick arches of single headers and stone cills. Roofs are slated in graduated Westmoreland slate with a lead roll ridge. The eaves are plain and corbelled with a course of exposed headers. They were designed and built at the same time as the main house, and have undergone relatively little alteration to the courtyard elevations. The elevation which faces the house incorporates an unusual shallow curved, arched end wall, a segmental profile with hog-back clay coping, masking the pitched roof from the east. This seems to be purely ornamental, and may reflect an attempt to enhance the status of this visible part of the stableblock by imbuing it with a more classical form.

3.5 Everything we find on the site appears to be dedicated towards keeping horses, coaches and gigs and a well-appointed suite of associated structures for feeding horses and maintaining the accoutrements. Horse manure would have also provided an important fertiliser for the kitchen garden, which was immediately adjacent.

3.6 The courtyard was split into two separate areas, divided by a two-storey brick building, almost perpendicular to the stables. The two spaces were probably originally separated by a gate fixed to the coach-house. The two-storey brick building was in fact part of an earlier phase of building on the site, although this is the only surviving part. There are no buildings illustrated on Yates's 1775 County map, so it is unlikely that there was a complex or farm here, but there may have been a detached barn. There is an internal stone masonry wall to this 'wing', known as The Bothey, a section of former outside wall of another earlier 18th century phase. At first, the building which divided the two parts of the courtyard was detached (as illustrated by the 1844 Tithe map), but by 1874 this had been joined to the stable block and the gap infilled in brickwork.

3.7 It is not clear why the courtyard was originally split into two spaces and may have simply revolved around the decision to keep the earlier building on the site. The outer yard was more accessible and was closer to the outside kennels and working areas / potting sheds, etc. The inner yard would have contained the more expensive carriages within the coach-house. Towards the Cheadle Road there is a detached, enclosed yard, with a pair of dog kennels in-situ and a formal, enclosed brick-walled detached yard, all of which had been built by 1874, along with a large building, possibly an ancillary gig or cart-house. Most kennels for hounds contained an enclosure with iron railings, so the brick-built kennel appears to have accommodated small dogs. It is unclear why there was a need for two large gated openings within this wall, unless it was to accommodate large horse-drawn vehicles in the detached building. The enclosure seems too small for a horse paddock and the walls too low for a dog-run.

Eastern Stable Block

3.8 The eastern stableblock was designed to be a working stables with a hayloft over. The hayloft was reached by an external flight of steps, approach from the yard, still in-situ. This staircase also provided access to a first floor room, possibly a former mixing house for storage of fodder and for mixing feed / hot mash which is located within the central bay of the two ranges.

3.9 The eastern block was originally divided into two separate stables: the bay to the east divided into two pairs of stalls, (to accommodate four horses), and the bay to the west originally laid out in the same formation, but by the late 19th century the internal wall had been removed and the stables had been adapted for four stalls. The original brick dividing wall was removed during this refurbishment and the brick dividing wall at first floor level was also removed and replaced with a small timber truss, with a wrought-iron vertical tie rod and new struts and collar. The original arrangement survives at first floor level to the two eastern bays, whilst the two western bays are now one space, with the rather odd strut truss and collar. Inspection of the floor structure suggests that original lime-ash floors would have been removed during this phase of internal reorganisation. There are now no lime-ash floors in this wing of the block, but all of the stables would have had plastered ceilings and the current arrangement, with plastered ceilings, reflects the original appearance although the plaster is modern. Some plastered walls, probably a replacement for the original plaster, survive on the courtyard wall.

3.10 Stables were laid out so that each set of four stalls was reached by a wide external door and was lit by a cast-iron window with integral hopper for ventilation. Horses faced into the buildings and did not have a direct view through any windows, the convention during this period of Georgian stable building. The opposite wall (the kitchen garden forcing wall) was plain and originally had no ventilators or windows at ground floor level. The plain brick wall provided a south-facing heat sink for training fruit in the kitchen garden. However, there was one distinct doorway in this wall in the central bay, the ground floor of the mixing house, connecting the block with the kitchen garden (blocked up and changed to a window in the 20th century).

3.11 The courtyard elevations contained a symmetrical arrangement of paired doors, with cast-iron windows of 84-panes to either side at ground level, with 12-pane pivoting hoppers. They are not, however, an identical pair with the western block, as the floor plans determined the bay division, and there are some subtle differences. As with the main building, cast-iron windows were a relatively late Georgian introduction and the date of this phase is contemporary with the coach-house and main house, circa 1823-27. At first floor level the haylofts were served by sliding shutters, which are still in-situ, but one of these may have a replacement timber shutter; the other is probably original, with integral ventilators. The shutters slid between timber rails within rebated brick masonry, which allowed the shutters to finish neatly flush with the inside wall face.

3.12 The original early 19th century fixtures and fittings were removed and replaced with new purpose-made fittings, castings, flooring and boarded lining probably during the 1890s. The refurbishment of the stables was comprehensive. In addition to providing boarded linings to the stalls, and boarding the stall divisions, each horse

was provided with a cast-iron water bowl and an iron manger. Only one of the mangers survives (in the Bothey stable - north 'wing'), but a number of the cast-iron water bowls survive in the eastern stalls. The ghosted lines of the mangers can still be seen in the boarded lining. Hay was dropped from the first floor hayloft through a hatch and down into the mangers and a boarded, curved baffle prevented excess hay from dropping onto the stable floor. The floors / ceilings have all been replaced so none of the original hatches survive in the eastern stableblock, although some of the boarded curved baffles survive in the garage.

Musgrave's Stable Fittings

3.13 Musgrave's provided all of the stable fittings in the Eastern Stableblock and 'wing'. Stables were fitted out with cast-iron posts and a number of castings stamped with 'Musgrave's Patent (London and Belfast)'. This company known as Musgrave & Co. Limited, of Ann Street Ironworks, Belfast also had an office address at 97 New Bond Street, London.

3.14 The company first appeared in the Belfast Directory of 1843-1844, where it is entered as Musgrave & Bros. Hardware Merchants, at 99 High Street. By the 1850s they were well established, not only as Hardware Merchants but also as manufacturers of their own patent slow combustion stoves and patent stable and cow-house fittings. They exhibited at the International Exhibition of 1862 and during the 1890s became prolific suppliers of fittings for stables and estate farms. They were still recorded as manufacturers until 1965, when the business was liquidated. Between 1890 and 1914 large numbers of stables and stoves were sold throughout the British Isles, Europe and the Americas. The company had a show room in Paris and agencies in most principal European countries. They were responsible for fitting out and furnishing stables for the Empress Frederick of Germany, His Majesty the King of Spain, as well as for very many members of the aristocracy of the United Kingdom and Europe. (CIBSE report)

3.15 Advertisements for Musgrave's Patent Stalls and Loose Boxes can be found with engraved illustrations dating from the 1860s onwards, showing similar arrangements to that at Lightoaks. Their catalogue shows patented designs with a number of devices, including their "fresh-air inlets" and "stench-traps". Illustrations appear in The Architect's, Surveyor's and Engineer's Compendium 1892.

3.16 The flooring and ironwork at Lightoaks is also notable, as the cast-iron gratings and gulleys are almost identical to those illustrated in the catalogues. 'Musgrave's Patent Stench-trap' was probably used at Lightoaks. The gulleys were diverted into earthenware sewerage / drainage pies which led to the outside of the building.

3.17 There are a large number of small fittings fixed to the boarded linings – bridle, halter, and harness brackets, and multiple tether rings, all probably by Musgrave's.

Alterations

3.18 In addition to the loss of the internal brick walls at ground and first floor level, and the loss of the original floors and ceilings, the stables were adapted during the 20th century for garaging, by removing one of the cast-iron windows to the stables and inserting this in the south, kitchen-garden elevation, and then replacing this window with a large squared opening with timber lintel and timber doors (now an up-and-over garage door). This particular alteration is quite disfiguring and has removed the original symmetrical Georgian arrangement.

Western Stable Block

3.19 The Western Stable Block was a sister block of stables. It also had symmetrical paired doors with 84-pane cast-iron windows and it originally had sliding shutters at first floor level serving the hayloft, which was reached by an independent external flight of steps, possibly a later addition. These shutters were replaced with cast-iron fixed lights, of 45 panes, with small 6-pane hoppers, but the rebated brickwork for the shutters survives.

3.20 The stables in this range appear to have been always built with much taller floor-to-ceiling heights than the Eastern Block; possible explanations for this could be that this range needed to accommodate taller horses, stallions or cart-horses. The original lime-ash floor of the 1820s survives in this range, as does much of the lathe and lime plaster ceiling, the original access hatches and some of the hatch doors for dropping hay through to the mangers for the horses. The arrangement was identical to the Eastern Block, with feed hatches placed in the corner of each stalls, a series of 8 stalls, divided into two blocks of four, with a dividing brick wall. The original arrangement survives to the westernmost bay, with the brick dividing wall at ground floor level, although this has an inserted raised section of floor, without any obvious purpose or rational explanation, but unlikely to be original as it would have been a significant impediment to the movement of horses.

3.21 The eastern bay of this block contains a large, inserted cast-iron post which supports a transverse oak spine beam which replaced the original brick cross wall and enabled the whole space to be used as a laundry. These were inserted by the second half of the 19th century and the original brick dividing wall was replaced with this oak beam and cast-iron post, whilst propping the remaining load-bearing brick wall above, ceiling joists and retaining the lime-ash floor, a feat of some complexity.

3.22 The laundry was later fitted out with a large high-level window to the south elevation and an inserted hearth and a separate 'copper' heated by a small firebox underneath. Neither the copper nor the fireplace were properly tied into the original brick dividing wall and the remains are structurally unstable. The greater part of the chimney breast has collapsed at ground level. A separate, small stone sink survives on the front wall. This may be all that remains of a more extensive range of sinks serving the laundry.

Alterations

3.23 The adaptation of the building during the mid 19th century to change the use from stables and hayloft to a laundry involved the insertion of first floor cast-iron windows to the courtyard elevation – small-paned cast iron windows of 45 panes replaced original horizontal-sliding shutters. Great care was taken to introduce windows which matched those at ground floor level. The haylofts were never incorporated into the building and their later purpose is unknown; they were too light and airy for fruit storage. There have been a number of later 20th century alterations, which are in general an assortment of styles. In particular, the introduction of a further casement window into the courtyard elevation has altered the Georgian symmetry of the courtyard elevation. On the southern, kitchen garden, elevation the original appearance has been altered and the window sizes and shapes vary; they are an eclectic assortment of casements introduced into a formerly blank wall. There is also evidence that the stables were adapted with ventilators in this western block, as there are a number of rectangular and square-shaped apertures in the brickwork, but if so, the openings have been remodelled and the pierced metal fittings removed.

Northern Wing

3.24 Sandwiched between the two stable ranges is a large single-bay, two-storey element. The original use of the ground floor is not known, but it may have been originally used as harness room or as a mixing house. It had direct access onto the kitchen garden. This central bay of the range appears to pre-date the two stable block wings. It was customary to have a two-storey mixing house and area where hot feed for horses could be mixed with hay and other chopped feed and it would make sense for this to have been carried out in the central bay, between the two blocks of stables, particularly as the stables at one time accommodated up to 16 horses.

3.25 It was later used as accommodation in the late 19th century and is still part of a flat and in use as a dwelling (no access available on any of the three visits). At first floor level a Gothick timber window, with intersecting-tracery and chamfered oak frame and horizontal wrought-iron saddle bars, was inserted into the south elevation. The date that this was introduced is not known but it appears to be contemporary with the creation of the first floor accommodation and the insertion of a fireplace in this room, which was after 1874, when the stables were reduced to just the Eastern Block. The window is early 19th century and has been re-located from another part of the complex. It was inserted to replace an earlier window in this wall and this is evident from a straight joint and awkwardly detailed brickwork.

3.26 A small hearth was inserted here at first floor level (missing), in conjunction with the insertion of the chimney breast to the laundry. The chimney breast / stack is not tied into the original brick wall. The use of the first floor as staff bedroom space in the late 19th century is indicated by the plasterwork and fittings.

3.27 This bay of the building has straight joints between it and the east and west stable blocks, with regular header and stretcher bricks to each course indicating that it predates the stables. Quite how this related to the other 18th century building in the yard is not known.

3.28 To the north of this 'bay' is an attached two-storey wing, which was adapted as accommodation during the second half of the 19th century, after 1874. The building has undergone multiple alterations and phases and has retained a small portion of a stable in the northern bay as well as a lean-to, which is illustrated in 1844. The brickwork in the northern gable and for a short section of the return wall contains narrow gauge 9' x 2' bricks, laid in an irregular bond. This predates the rest of the brickwork and is probably mid 18th century in origin. This earlier building may have been a single bay structure. As part of the main phase of adaptation the building was re-roofed and given decorative scalloped bargeboards. The building appears to have been adapted as groom's accommodation or perhaps for the launderess and her two children, who was working in the laundry in the 1881 Census. The original

ground floor opening, which contained a wide segmental arch, with rounded brick reveals, was probably used as a cart shed. This part was incorporated into the dwelling in a later phase of early 20th century adaptation.

Single Storey Harness Room

3.29 The single-storey lean-to brick building which forms the eastern side of the courtyard was built during the 1880s or 1890s, as map regression illustrates. It was fitted with similar boarded lining to the stable ranges and may have had more fittings, such as saddle racks and harness racks, which have been removed. The Gothick-arched window, with intersecting tracery, was inserted in this lean-to and re-located from another part of the main house and has integral boarded lining, which together indicate alterations of the 1890s. This space is heated by a reasonable-sized hearth, with decorative cornice, and stove, which suggest it was used as ancillary space as a harness room or tack room / office for staff cleaning and maintaining the equipment.

4. STATEMENT OF SIGNIFICANCE

4.1 The basis of this written appraisal follows the English Heritage Conservation Principles (2008) applied to understanding a building and its setting. The English Heritage guidelines for assessing significance include the following values, any one or more of which may be contained within a building or historic site: evidential, historical, aesthetic and communal.

Historic and Social Interest

4.2 The buildings reveal much about the social history of the site and the status of the occupants throughout the 19th century, those with the wealth and means to be able to employ a large number of staff and to maintain buildings which were largely for leisure purposes. The buildings are largely intact from the original late Georgian phase of development, circa 1823-27, and arguably of listable quality in their own right, with original symmetrical arrangement of paired stableblocks with original brickwork, windows and doors to the courtyard elevations.

Technological Interest

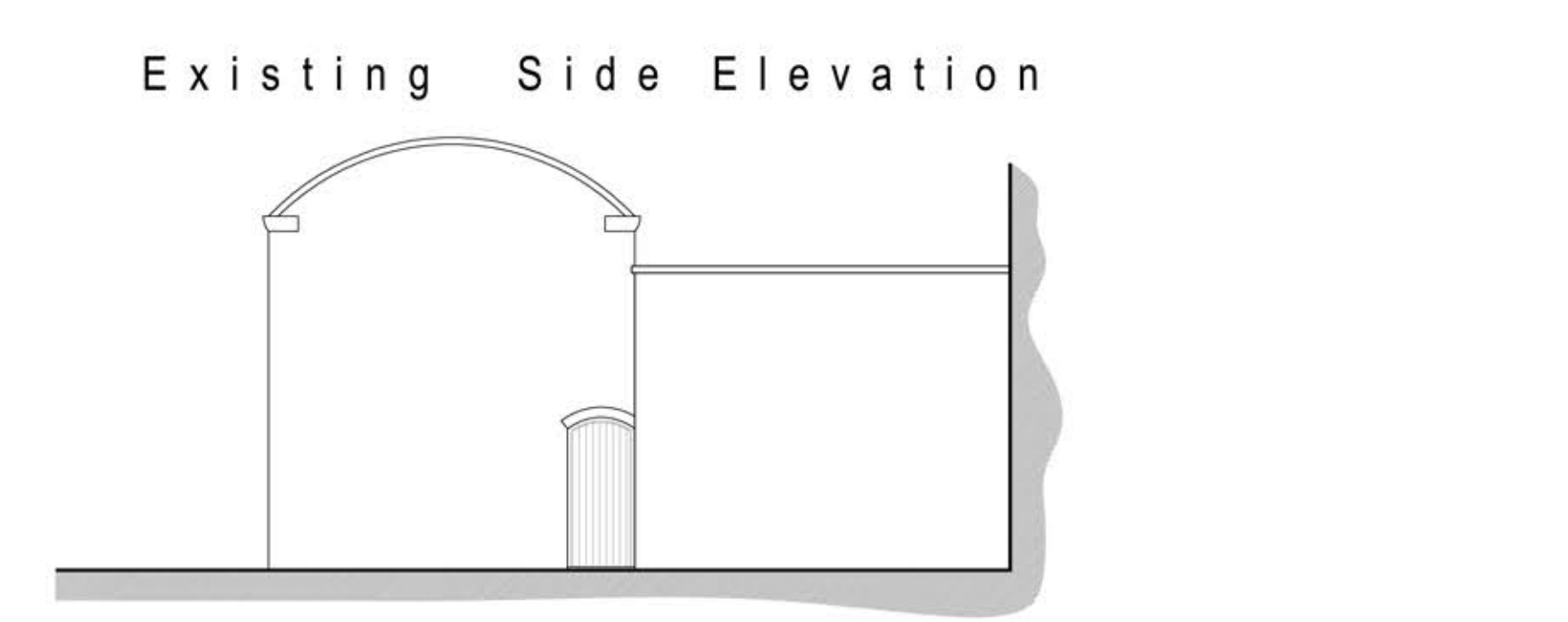
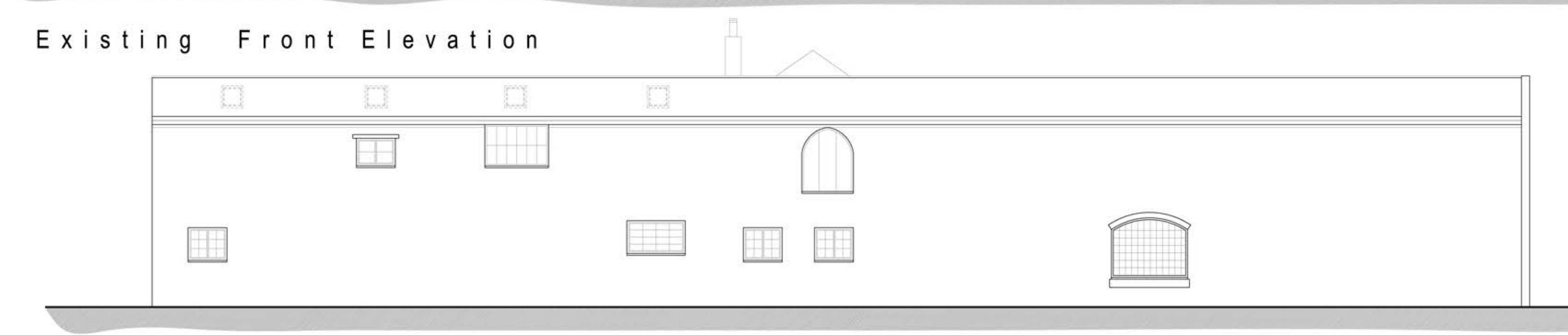
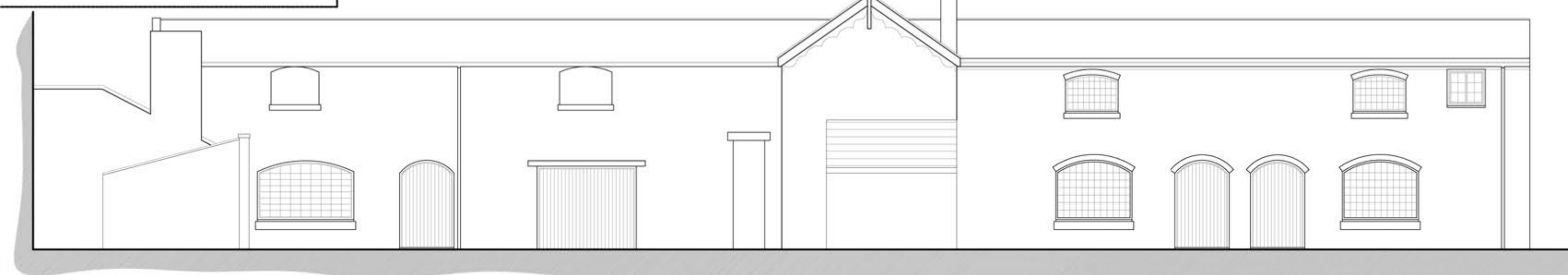
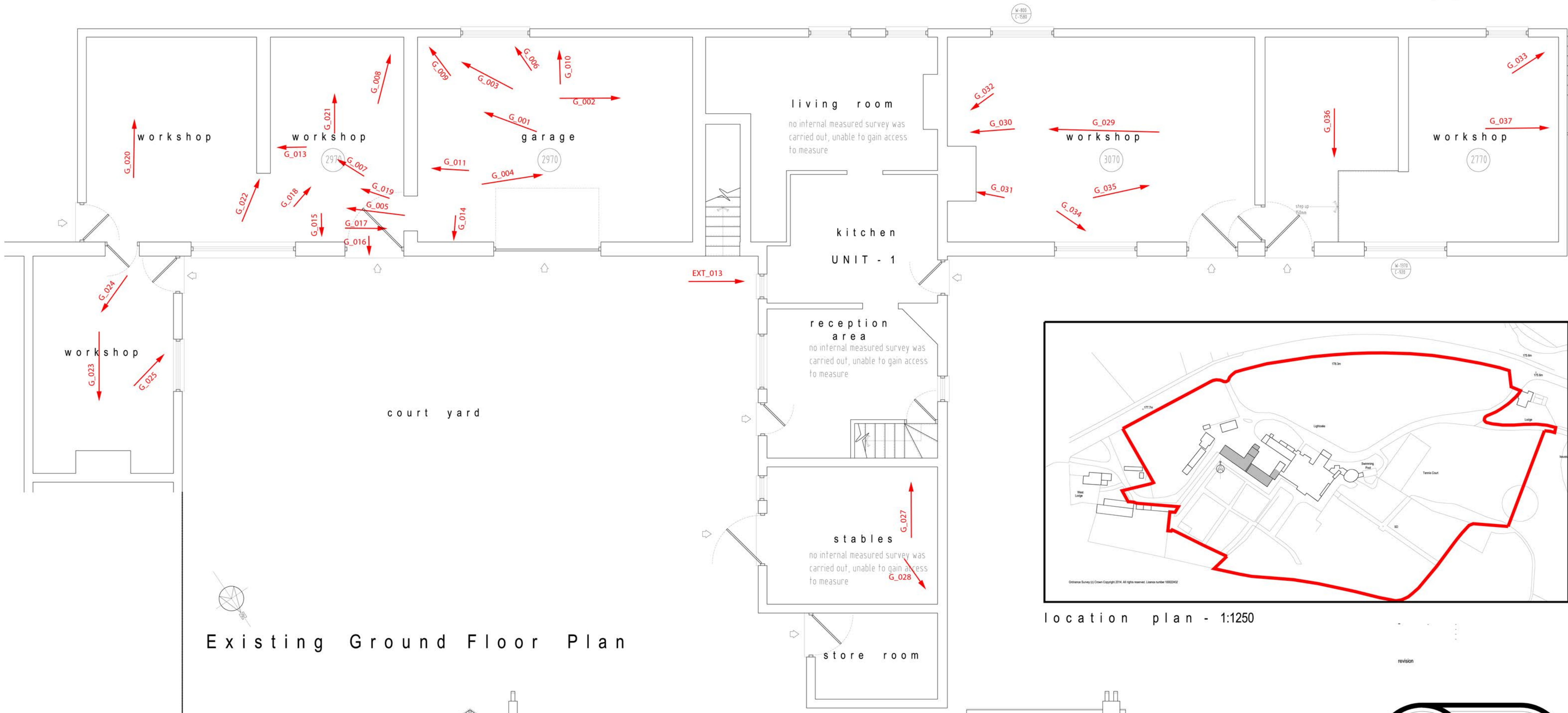
4.3 The fixtures and fittings are of moderate historic interest although they are relatively late in date. Musgraves were prolific suppliers of stable fittings and there are likely to be many in much better condition and of better quality made for the larger estates, although a simple search of the Historic England database provides only one building with named fittings by the company and this is likely to be simply down to lack of detail in list descriptions. The fittings are vulnerable to loss and mangers are popular items for architectural salvage and reclamation yards and have been removed in the past, probably as items of salvage.

4.4 The main elements of the fabric dating from the late Georgian phase of the fabric (1823-27) are: the cast-iron ground floor windows, boarded doors, lime-ash floors and joists, feed hatches and internal brick dividing walls. These are of high interest as they reveal the floor plans and structure and original 'designed' form of the building. The internal appearance of the finishes during this phase is unknown, although the interior walls may have been plastered, as stables were often plastered to reduce dust for the horses. The ceilings were certainly originally underdrawn in plaster rather than left with exposed joists and these still survive in the western stableblock.

4.5 The main elements dating from the 1890s phase of refurbishment include all of the Stable fittings and the alterations to create the Laundry. These are of moderate historic and technological interest. Unfortunately, there are no locations where all of the fittings survive in one place, which could be retained as a complete example, and the evidence is spread out between both ranges. The stable fittings in the Eastern Block, for example, have lost their original baffles, iron mangers and the original ceilings and hatches, whilst those in the Western Block have retained the original ceilings and hatches of the 1820s but have lost the stalls and stable fittings. Boarded linings are generally in poor condition and the lower sections have been eaten away by rot and rodents, although some sections can be salvaged and made good.

Group Value

4.6 The buildings have high group value with the main house and provide evidence of the late Georgian appearance, whilst much of the simpler character has been removed in the house.



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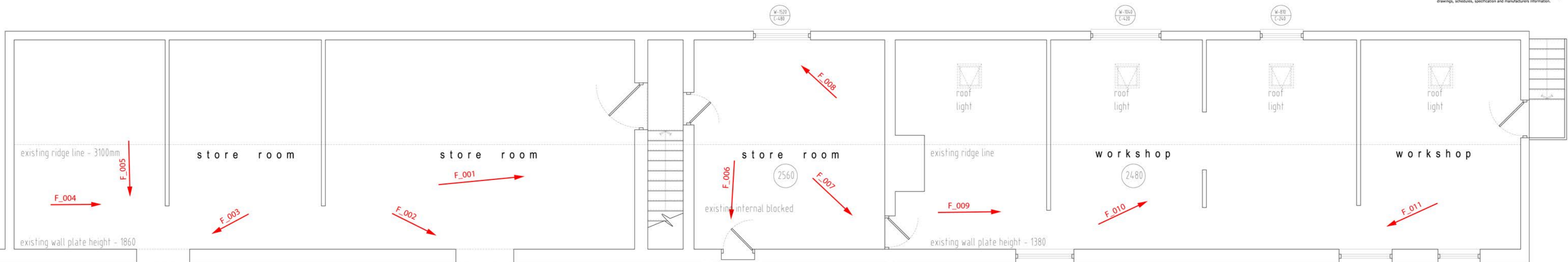
drawing title
Existing Ground Floor Plans & Elevations & Location Plan

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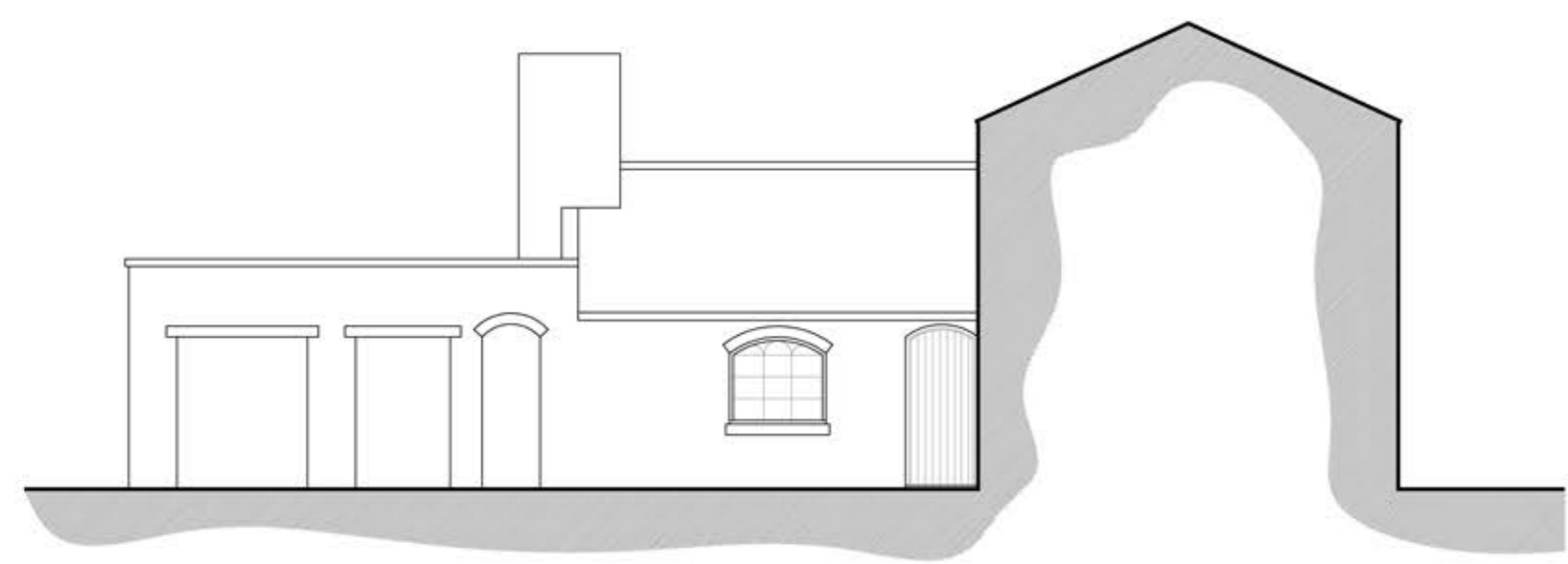
date
28.01.2014 revision

drawing no.
HGD13-105-1.1

status
PLANNING



Existing First Floor Plan



Existing Side Elevation
court yard - A



Existing Side Elevation
court yard - B



block plan - 1:500

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drawing title
Existing First Floor Plans &
Elevations & Block Plan

scale
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status
PLANNING

PHOTOGRAPHS



Exterior_001 - Stableblocks

The block to the west (above) was originally built as a sister stables to the block to the east. The late Georgian symmetry of the design is clear from this elevation of the eastern block, altered by the inserted window at first floor level, C20 (of no interest). Cast iron windows were inserted at first floor level to replace the original horizontal sliding timber shutters when the building was adapted as a laundry and ancillary storage.

Exterior_002 - The block to the east (below) was designed with an integral staircase to the attic floor, in-situ. The symmetry of the original design has been altered by a twentieth century garage. Some time before this was inserted, the stable door to the left was blocked up. Limewashed at one time, this has slowly eroded and this is now visible under the eaves.





Exterior-003 - The "Bothy" or Groom's Cottage

The brickwork in the gable end of this building and a short section of the return brickwork reveals an 18th century sized brick, with narrow 2" x 9" bricks. The narrow gauge brickwork finishes at eaves level, with gable built in larger size brick, perhaps indicating an original hipped roof. The building also contains a cross wall in stone, with carefully and precisely tooled stone masonry, which appears to be a former outer wall (see photo Ground_012). Later modifications to this building include the reconstruction of the first floor, which incorporates keyed brickwork, hence the staggered straight joints, the infilling of the gap between this and the Stableblock, and the adaptation of part of the ground floor cart / gig bay into a dwelling. The building has had at least 4 phases of significant changes.

Exterior_004 - Below - rear elevation with large area of 18th century brickwork, rebuilt using original 2" bricks.





Exterior_005 - Courtyard

The small lean-to harness and tack room was added between 1881 and 1900, as map regression clearly reveals, there being nothing attached to the stables on the 1874 estate map or 1881 OS map. This looks much older, as the window incorporates an earlier timber window with Gothic tracery, which could be the one seen in the earlier photograph (pre 1881) of the back elevation. It certainly appears that the Gothic windows were recycled in ancillary buildings.

Exterior_006 - Rear (south) elevation of Stableblocks

The Gothic arched window is a later adaptation, re-using a window from another part of the complex during adaptation to provide staff accommodation. The straight joints reveal that the Stableblocks were probably built onto an earlier building. Casement windows at ground floor are both 20th century.

