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Hunter's Lodge, Horninglow Road
Burton upon Trent, Staffordshire

An Historic Building Assessment 2005



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Hunter's Lodge, Horninglow Road, Burton upon Trent, Staffordshire
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Hunter's Lodge, Horninglow Road, Burton upon Trent, Staffordshire: An Historic Building Assessment 2005

Summary

An historic building assessment was carried out on Hunter's Lodge, Horninglow Road, Burton upon Trent, Staffordshire, for Staffordshire County Council. Hunter's Lodge was built as a substantial house of comparatively modest pretensions, probably around 1835, for a farmer, John Lathbury. *Circa* 1855 it was remodelled and enlarged with the addition of a substantial dining room and a porch possibly for Henry B. Leigh Esq. In 1880 the house was acquired by a hop merchant, George Lathbury, probably a son of John Lathbury, who had lived at Hunter's Lodge in the 1840s. Around the turn of the 19th and 20th centuries George Lathbury further enlarged the property by adding a billiard room, ablution block, new service wing and several more bedrooms. He also built a new stable and coach house. The structural development of Hunter's Lodge, and rise to prominence of the Lathbury family, reflects the transformation of Burton upon Trent, in the latter half of the 19th century, from small market town into the Mecca of the brewing industry, and the wealth that it engendered, and prosperity it bestowed upon the local population.

1 INTRODUCTION

In March 2005 Birmingham Archaeology carried out an historic building assessment of Hunters Lodge, Horninglow Road, Burton on Trent, Staffordshire, a large 19th-century house. The work was commissioned by the owner, Staffordshire County Council, because a condition attached to the planning permission to demolish the house was that 'a programme of archaeological work' should be implemented in order to 'ensure adequate recording of any historic fabric or archaeological remains'. The house having been demolished before this could be carried out, the assessment was documentary based, the architectural assessment being based on existing photographs and plans.

2 SITE LOCATION

The site of Hunter's Lodge is on the east side of Horninglow Road, near Horninglow, Burton upon Trent, the northern side of the plot being bounded by Hunters Road. The house stood within grounds comprising an area of about 0.4 hectares.

3 OBJECTIVES

- To compile as good a quality record of the fabric of the buildings as could reasonably be achieved, using whatever sources and formats were available.
- To provide a review of the local and wider historical context of the structures.
- To produce a unified archive of the buildings, grounds and social history suitable for deposition.
- To enable the County Planning Authority to secure the unified record for analysis, conservation and long-term storage.

4 METHODS

A search of published and unpublished documentary records, including photographs and maps was made in Burton on Trent Public Library, Lichfield Record Office, Staffordshire Record Office and Staffordshire County Council records. The architectural description was written from plans, photographs and a video record supplied by Staffordshire County Council.

5 HISTORICAL CONTEXT

In the early 19th century Burton was a small market town with a mixed economy of cloth making, metalworking, brewing and agriculture. In 1801 it had a population of 3, 679 rising to 4,863 by 1841. The marquess of Anglesey was the lord of the manor, the largest landowner, and the most influential citizen. It was on Anglesey land that Hunter's Lodge was to be built, close to Horninglow, then a rural village quite separate from the town.

The background to the later fortunes of Hunter's Lodge is the phenomenal expansion of Burton upon Trent during the 19th century, as a result of the growth in the brewing industry with which the town has a long association. The beers of Burton Abbey had a national reputation in the Middle Ages (Owen 1986, 37), but it was only in the third quarter of the 19th century that the rapid growth of the industry led to Burton becoming the most important brewing centre in the United Kingdom, and the home of the largest producer of pale ale in the world (Bass).

Apart from the undoubted quality of the product, the phenomenon owed most to the development of transport links, particularly the opening of the Derby to Birmingham Railway in 1839 (Owen 1987, 38) which provided a rail link between Burton and London. The provision of quick, cheap transport enabled the Burton breweries to tap the national market on a scale that had hitherto been only dreamt of. It led to a trebling of production every ten years between 1850 and 1880 (Richmond and Turner 1990, 6), and to an increase in the number of Burton brewers from nine to thirty-one.

Burton beers, which were strong, palatable and aesthetically pleasing, quickly attained a national profile and popularity that would lead to the eclipse of the more turgid porter favoured by the London brewers. By the time Kenneth Graham's *Wind in the Willows* was published in 1908, Burton beers had become a well-established benchmark of quality.¹ Burton's success led to the imitation of its beers by others, and to an influx into the town of brewers from outside the region, notably Ind Coope of Romford (1856), and the London firms of Charrington (1872), Truman (1873), and Mann, Crossman and Paulin (1875).

One of the social changes wrought by the brewing boom, was the increasing influence on the area of the leading brewers, who by the 1880s employed approximately half of the town's male working population. In contrast, the marquess of Anglesey's influence and his grip on his estates declined. Prior to 1863 the estate was perpetuated through a policy of refusing to grant freehold tenure, and only allowing leaseholds for life. This policy came under criticism on the grounds that it inhibited growth, and in 1863 fixed term leases of 99 years were introduced, a change that was to directly affect the subsequent owners of Hunter's Lodge.

6 HISTORY AND DEVELOPMENT

Hunter's Lodge was in existence by 1841 (Census returns) when John Lathbury, a 40-year old farmer, was listed as the resident, together with his wife Alice, aged 35, and 7 children ranging in age between 8 years and 4 months. There also seem to have been a number of servants, including an agricultural labourer and a groom, and three young women, probably domestics.

¹ "The Rat, meanwhile, was busy examining the label on one of the beer-bottles. 'I perceive this to be Old Burton,' he remarked approvingly, 'Sensible Mole!...'"

This evidence contradicts that of the title map of 1848 on which Hunter's Lodge does not appear. This may be because it was part of the Marquess of Anglesey's estate, which is shown as a blank expanse on the map. There is, however, no mention of Hunter's Lodge in White's Directory for 1851, though under Horninglow township a John Lathbury is listed as a farmer of Wetmore, and under Stretton township a John Lathbury is also listed as a farmer. Both townships lie within the parish of Burton upon Trent.

The house is depicted on a map of 1853 where it is shown as a rectangle aligned roughly north-south with two narrow rear wings protruding from each end (not illustrated). Immediately to the south, within its own enclosure, was a stable block, built on the same alignment. If it is assumed that this map is accurate, then by 1857, when it next appears in the cartographic record, Hunter's Lodge had been substantially altered, with the addition of a porch, a central rear wing or projection, and an extension to the southeastern wing. At this date Hunter's Lodge was occupied by a certain Henry B. Leigh Esq. (White's Directory of Derbyshire). The building maintained this form on subsequent maps of 1865 (not illustrated) and c.1870 (Fig. 2).

In 1860 (Kelly's Directory), a Mr Joseph Nadin was living at Hunter's Lodge. This was probably the Joseph Nadin of 'Nathaniel & Joseph Nadin, coalmasters' recorded under Stapenhill in 1851 (White's Directory). On 9 October 1872, under the 1863 reforms instituted by the Anglesey estate, the property was taken on a 99-year lease by Nathaniel Guy Nadin of Stapenhill, gentleman, for an annual rent of £28 (SCC deed). Nadin, presumably a relation of Nathaniel and Joseph Nadin, was already in possession, however, and the lease was drawn up following the surrender of the existing lease, dated 25 March 1833. It may, then, have been in the 1830s that a house was first built on the site.

Nadin died on 24 November 1879, and on 25 March 1880 his executors sold the lease to George Lathbury, farmer, for £750. It is possible that this George Lathbury was a son of John Lathbury, who was living at Hunter's Lodge in 1841. A 4-month old boy called George Lathbury was one of the occupants at the time, which would make him 39 years old in 1880. The property taken by George Lathbury included Hunter's Lodge, as well as the conservatory, vinery, stabling, coachouse, outbuildings, gardens and premises late in the occupation of Thomas Cooper Brindley, but then of Mrs Mary Elizabeth Brindley, his widow. Lathbury was also to observe a lease of 9 January 1878 made between Nadin and Brindley.

In 1872 (Kelly's Directory), George Lathbury was listed under Stretton township as a farmer of Wetmore. By 1880 (Kelly's Directory), a George Lathbury was described as a hop merchant of 60 High Street, Burton, and in the Census of 1881 George Lathbury and his family were resident at 200 Horninglow Road, that is to say, Hunter's Lodge. On the 1888 Ordnance Survey map (Fig. 3) the house does not appear to have changed but a new stable block to the south had been erected. In 1896 (Kelly's Directory) George Lathbury was still living at Hunter's Lodge, and was listed as a hop agent of Station Street, Burton. By 1912 he had moved to Union Street and was now described as a barley merchant and hop agent. In 1916, the business had become George and John Lathbury, barley merchants and hop agents.

George Lathbury died on 3 September 1916. His executors were his wife Marion, son John, and one Alfred Coxon, perhaps the Arthur Coxon, farmer, of Horninglow mentioned in 1872 (Kelly's Directory). John Lathbury and Alfred Coxon were appointed trustees. By the terms of George Lathbury's will, the trustees were to sell the Hunter's Lodge property, though only with the consent of Marion Lathbury. His real estate and the residue of his leasehold and personal estate were to be held by the trustees, and the rents and profits arising from it were to be paid to Marion Lathbury. On Marion Lathbury's death his estate was to be sold and the proceeds divided between his children.

On 16 November 1920 Alfred Coxon retired as a trustee and Eric Taylor Lathbury, another of George's sons, took his place. John Lathbury died on 30 November 1920, leaving Eric Taylor as the sole trustee. On 19 February 1921 Marion Lathbury bought the freehold of Hunter's Lodge from the Sixth Marquess of Anglesey for the sum of £500. As the money for the purchase of the property had come from George Lathbury's estate, the freehold of Hunter's Lodge which was thence conveyed to Eric Taylor Lathbury as surviving trustee, and the remaining leasehold merged with it and extinguished. On 18 February 1928, Florence Marion Lathbury, a daughter of George Lathbury, was appointed a trustee of the will.

Marion Lathbury died on 22 August 1942, and in 1952 the trustees sold Hunter's Lodge to Burton upon Trent Corporation for use as a 'home for the aged'. On the acquisition of the property, the Corporation commissioned a series of architectural drawings showing the buildings as existing at the time, together with proposals for alterations, including the construction of living accommodation for staff and a new boiler room. *Circa* 1977 an extension was built to the south of the entrance block.

7 ARCHITECTURAL DESCRIPTION

7.1 The House

Exterior

The mainly two-storey house was aligned north-south facing west (Plate 1). It was stuccoed, and had oversailing hipped plain tile roofs. The windows were mainly plate glass sashes. The house was disposed around a north-south-aligned main block containing the entrance hall and drawing room. To the east of this was the east-west aligned dining room, forming a T-shape with the main block. North of the entrance hall was an east-west aligned billiard room, projecting beyond the western line of the main block, and to the north of the dining room an ablutions block. The kitchen lay to the south of the dining room, and there were associated services in a projecting wing at the southeast corner.

The centrepiece of the front (west) elevation was the 3-bay entrance block with central single-storey porch with cornice and blocking course (Plate 2). Breaking forward to the left was the billiard room wing with a square single-storey bay window with cornice and blocking course and full-height sash windows (Plate 3). To the right of the entrance block was a flat-roofed single-storey extension of c. 1977, and behind it the service wing (Plate 4).

Unlike the entrance block, the billiard room wing had an upper storey plat band, which was carried round the north elevation and the east elevation as far as the dining room (Plates 3 and 5-7). The north elevation had a two-storey hipped-roof inglenook projection to the right of centre (though central to the interior of the billiard room) with a lateral chimneystack breaking forward from it (Plates 5-7). The exterior of the ablution block to the left (east) was plain in character and nothing of special interest had survived; all doors and windows appeared to have been replaced in the later 20th century.

The rear of the ablution block had a series of small later 20th-century windows at ground level and two four-pane sash windows at first floor level (Plate 7). Adjoining it to the left (south) was the gabled dining room wing (Plate 8) with a late 19th-century/ early 20th-century projecting bay window, similar to that of the billiard room on the west elevation. The service wing (Plates 9 and 10), which projected boldly towards the east, had only narrow later 20th-century openings at ground level, but 4-pane sashes at first-floor level. Attached to the south side of the service wing was the staff accommodation block (Plates 11-13) a utilitarian building of 1953. Attached to the west side of the service wing and the south side of the kitchen was the equally undistinguished boiler house of the same date.

Interior

The porch gave access to the spacious entrance hall, which had a fireplace in the north wall and the principal staircase against the east wall. This entrance hall communicated with the drawing room (south), billiard room (north), dining room (east), ablution block and butler's pantry (northeast), and kitchen (southeast) via a service passage. The billiard room was the largest room in the house, its size being exaggerated by a series of outward projections. To the west was a large bay window, to the north a fireplace set within a deep recess, and to the east a large alcove. The ablution block to the east of the billiard hall contained the butler's pantry and adjacent store as well as a bathroom with partitioned WC, wash basin and bath.

The dining room had a fireplace in its south wall and a large inserted bay window to the east. On the west side was a large recess, possibly for a sideboard. There was a fireplace in the south wall of the drawing room, and, immediately east of it, an inserted doorway leading into a conservatory. In 1953 the drawing room was separated from a service passage at its east end by a narrow curving partition. Beyond the service passage, to the east, was the kitchen, which gave access to the pantry, and, to the east, the service wing containing larder, scullery, coal stores, cellarette and service staircase.

7.2 The Stable and Coach House Block

Exterior

This building of c. 1880 and later was constructed of red brick and had slate roofs. An annotated plan drawn up c. 1952 prior to the conversion of the house to a home for old people identifies the former use of the various rooms (Fig. 7). At this time the building had an L-shaped plan with a main east-west aligned range facing north, with a short wing projecting north from its east end.

The east wing had been removed by the time the photograph of the north elevation was taken (Plate 15). This shows a single range of two storeys to the left (east), and a single-storey extension to the right (west). A sharp delineation in shade between the two elements suggests that they were of two different structural periods. At the northeast corner of the building, an area of what appears to be cement patching may disguise ragged brickwork resulting from the

demolition of the east wing. It is also possible to discern, though perhaps less certainly, a corresponding vertical disturbance in the face of the building representing the former west wall of the wing. This may be evidence that the demolished east wing was part of the original build, though the wing does not appear on the 1888 map, so in the absence of any more tangible evidence it is probably best to assume that it was a later addition.

The two-storey eastern block had segmental-arched openings at ground level. From the right these were a wide coach house entrance, a narrower stable entrance, a small-pane, probably cast iron, window. All three openings had alternating red and black brick voussoirs, a Venetian Gothic detail popular in the last quarter of the 19th century. A fourth opening at the right-hand (east) end of the elevation, giving access to the tack room, was of slightly different character, lacking the alternating voussoirs and having a flatter arch. In this manifestation, it may represent a modification to the fabric. At first-floor level, placed rather awkwardly between the two westernmost arches, was a loft doorway.

The single-storey western block had a roughly central window flanked by two doorways. There was a second window in the west gable, where a building joint, emphasised by a marked differentiation in the character of the brickwork, suggests that the building may have been reconstructed (Plate 17).

Interior

The former east wing was described as a potting shed on the plan of c.1953. The east and north walls were blind but the west wall had a doorway, and a large window appropriate to its function. The potting shed gave access to the harness room through the opening already described. This room contained a corner fireplace and a stair leading to the upper storey. A doorway led into the stable, which was divided into two stalls with feeding racks to the south. The stable communicated with the coach house to the west. Originally, this is likely to have been only slightly wider than its northern entrance, though by 1953 it had been widened towards the west, and was partially housed within the single-storey extension. To the west of the coach house were two loose boxes.

8 PHASING

8.1 Phase 1

The census returns show that Hunter's Lodge was in existence by 1841, and the deeds suggest that it may have been built by the middle of the 1830s. This early house is probably represented by the main block, which, although much altered, retains the proportions of a late Georgian house with a slightly Italianate look to the roofline. On the evidence of the 1853 map, it is possible that the southeast wing of the early house, perhaps the kitchen wing, also survived, encased within later additions. The corresponding northeast wing, however, appears to have been replaced.

8.2 Phase 2

The map evidence suggests that some time between 1853 and 1857 a major refurbishment of the house took place, with the dining room, porch and extension to the southeast wing being added. This may be connected with the occupancy of Henry B. Leigh Esq.

8.3 Phase 3

Phase 3 is associated with the occupancy of George Lathbury from 1880 to the early years of the 20th century, and includes the billiard room, ablution block, extended service wing, and stable and coach house block.

8.4 Phase 4

Phase 4 represents the alterations and additions to the house made by Burton upon Trent Corporation c. 1953 in respect of its conversion to an old people's home.

9 CONCLUSIONS

The development of Hunter's Lodge and the advancement of the Lathbury family is very much part of the Burton story. John Lathbury, for whom the house may have been built was a farmer and perhaps not untypical of the more prosperous inhabitants of the town's rural hinterland. In 1841 brewing was concentrated in the centre of Burton, and the industry had not yet come to dominate the town and its surroundings in the way that it was to do in the latter half of the century. It is interesting to note that when George Lathbury reoccupied the house around 1880, he was no longer being described as a farmer but was now a hop merchant, and it is probable that the wealth that enabled him to purchase, maintain and expand his gentlemanly residence of Hunter's Lodge had been made through pandering to the brewing industry. His career prior to 1880 had coincided with Burton's astonishing growth, and there is little doubt that he had benefited from it. The high point of his occupancy was the construction of the billiard room, ablution block and service wing, which greatly enlarged the house and made it more appropriate for a man of means.

10 ACKNOWLEDGEMENTS

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11 SOURCES

11.1 Primary Sources

Census returns for Burton upon Trent parish 1841

Census returns for Burton upon Trent parish 1881

SCC Deeds – Deeds for Hunter's Lodge held by Staffordshire County Council

White's Directory of Staffordshire 1851

White's Directory of Derbyshire 1857

Kelly's Post Office Directory of Staffordshire 1860

Post Office Directory of Staffordshire 1872

Kelly's Directory of Staffordshire 1880

Kelly's Directory of Staffordshire 1896

Kelly's Directory of Staffordshire 1900

Kelly's Directory of Staffordshire 1904

Kelly's Directory of Staffordshire 1912

11.2 Secondary Sources

Owen, C.C. 1986, 'The History of Brewing in Burton upon Trent', *Journal of the Institute of Brewing* 93 (January – February), 37-41.

Richmond, L. and Turton, A. 1990, *The Brewing Industry: a Guide to Historical Records*

VCH 2003 *Victoria History of the County of Stafford*, Vol 9.

Westley, W. 1848, *A History and Description of the Town and Borough of Burton upon Trent*.

11.3 Cartographic Sources

1848 Plan of the Tithable lands in the Township of Horninglow

1853 The Town of Burton upon Trent Act (SRO Q/Rum)

1857 Plan of the Limits of the Town of Burton upon Trent Act 1853 (Thomas Spooner)

1865 Plan of the Town of Burton upon Trent (Thomas Spooner)

187. Plan of the Town of Burton upon Trent (Charles Harrison)

1888 Ordnance Survey 6 inches to one mile

12 FIGURES

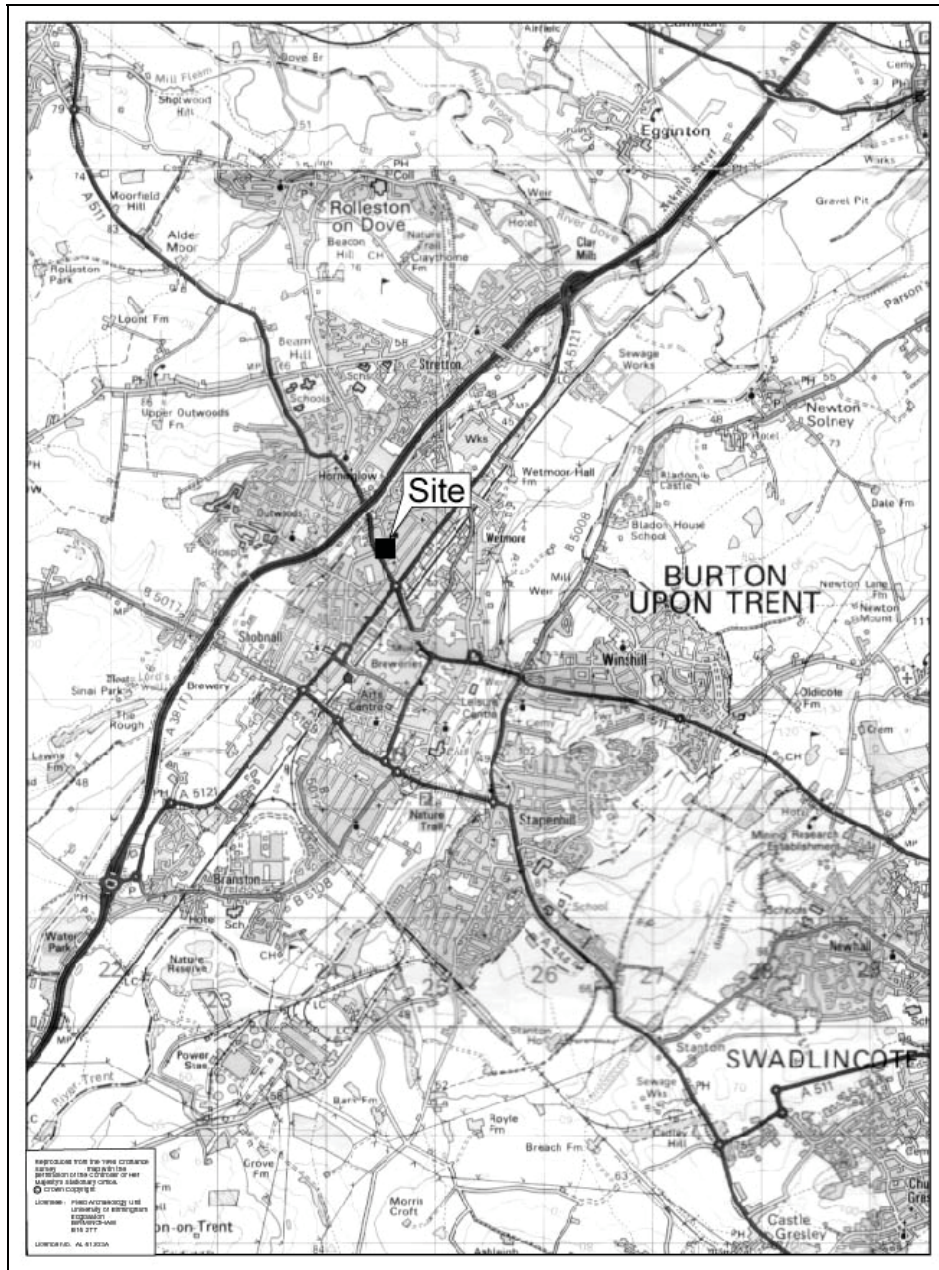


Figure 1

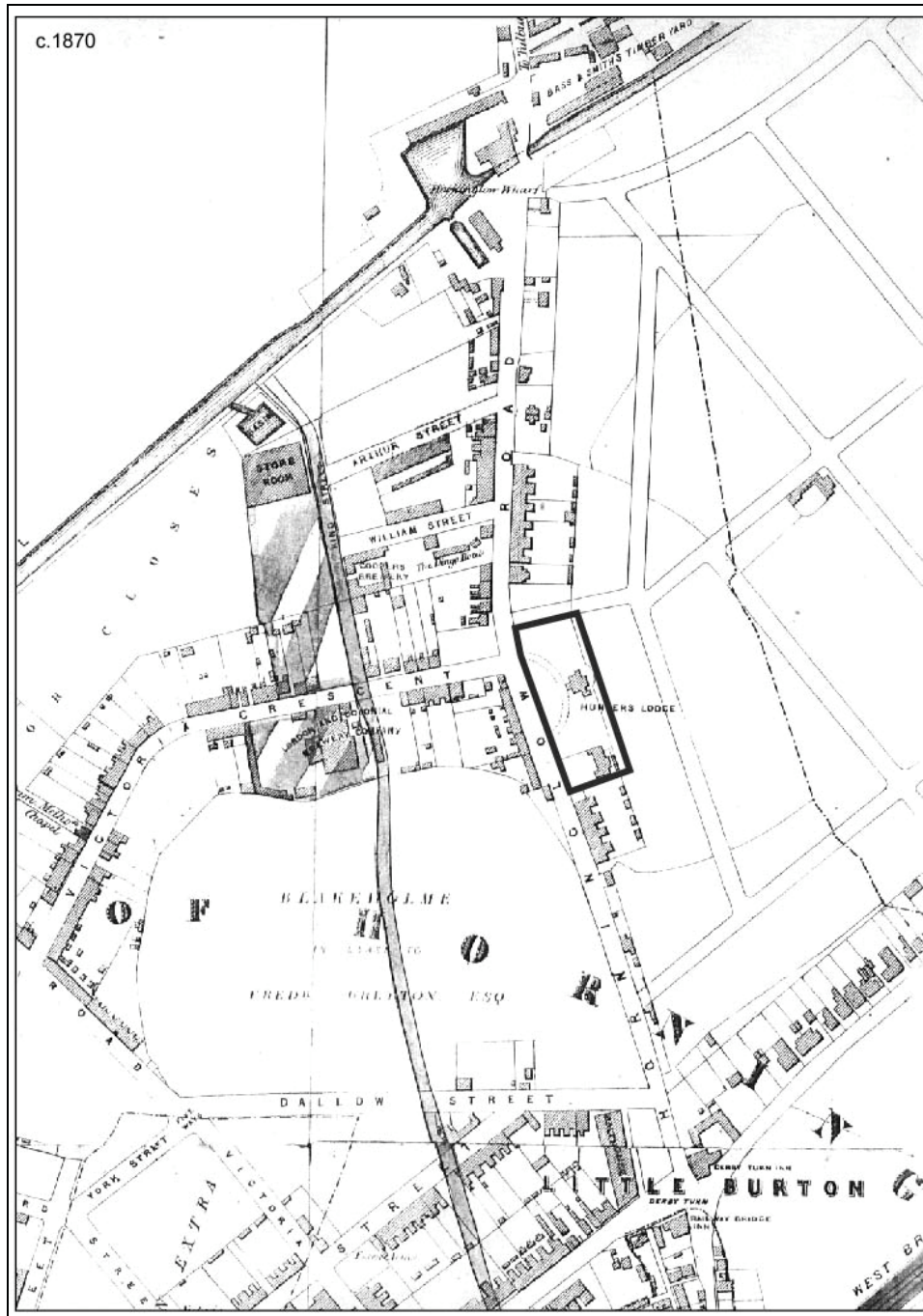


Figure 2

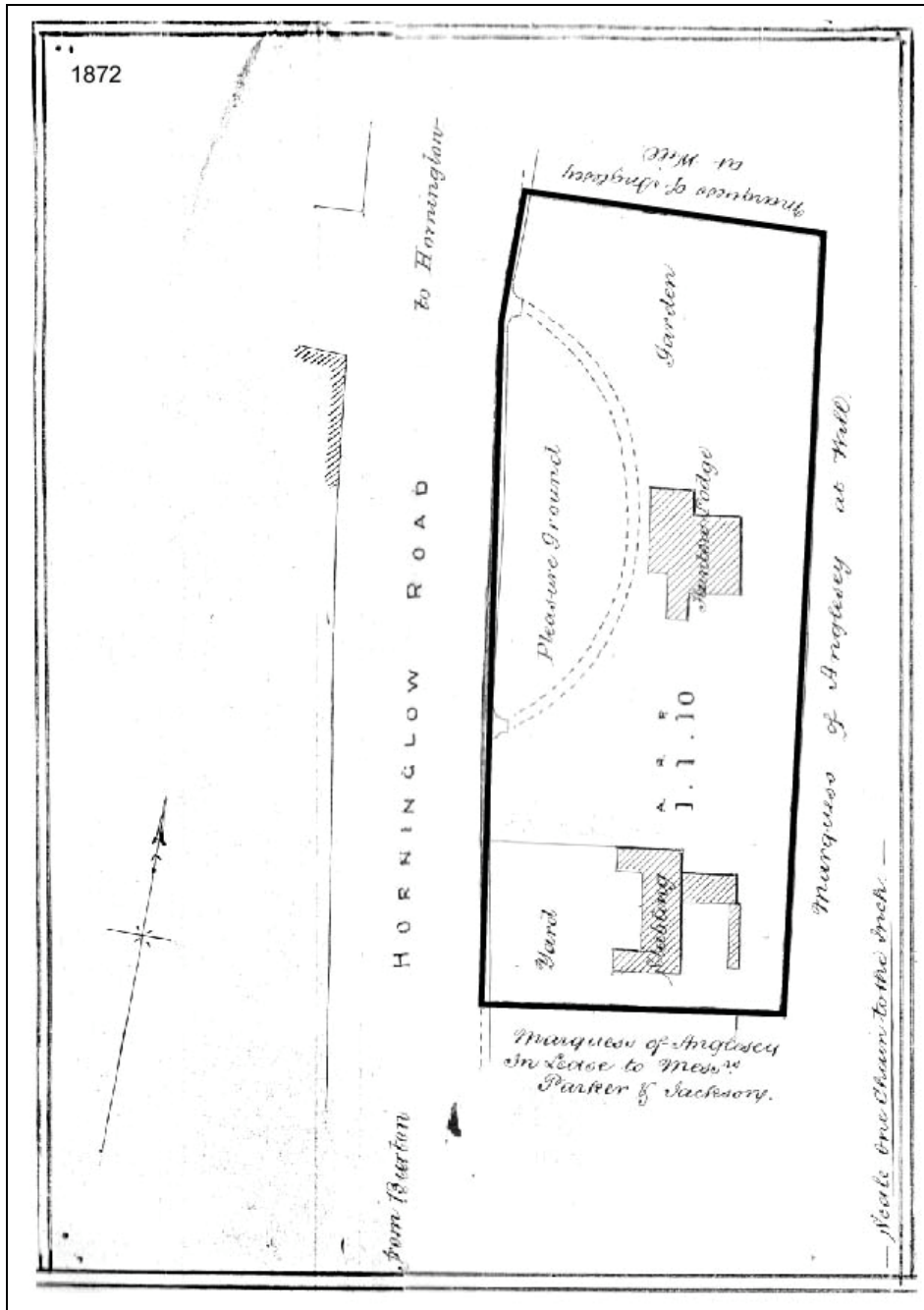


Figure 3

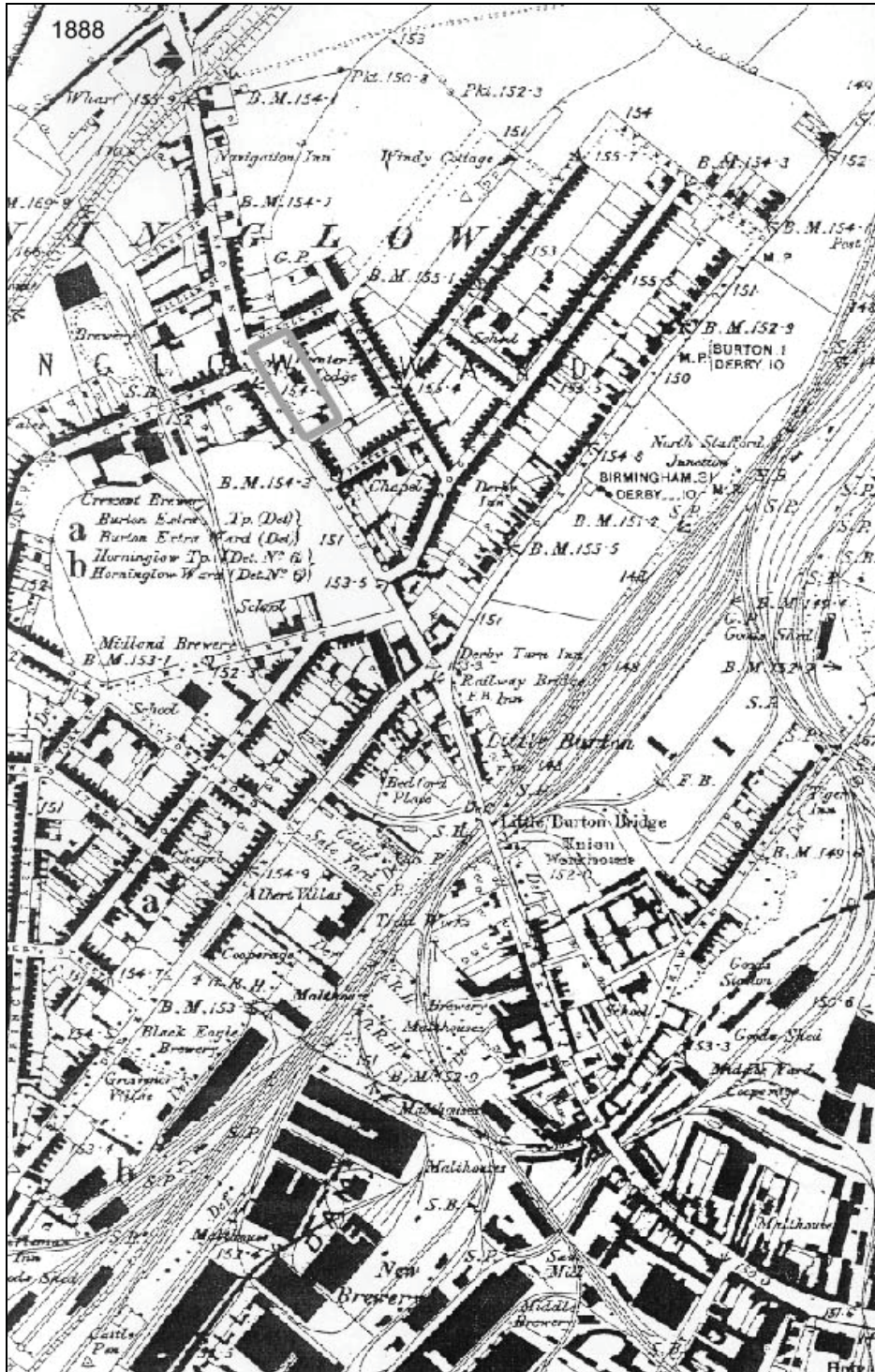


Figure 4

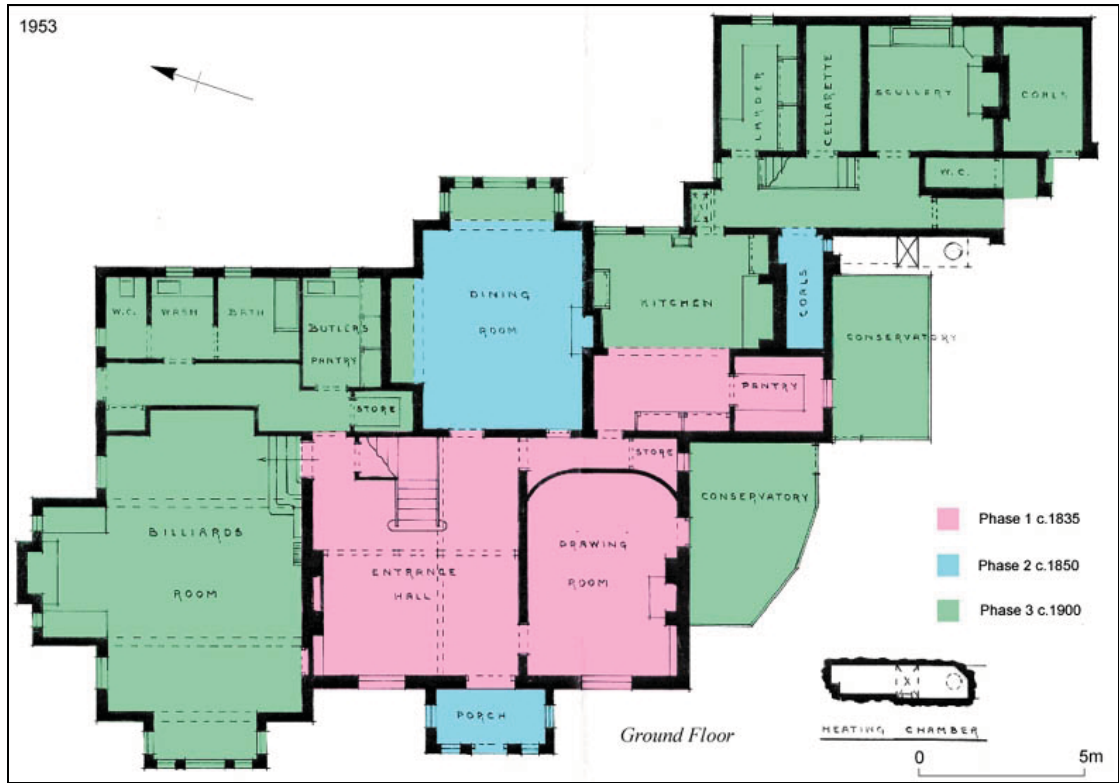


Figure 5



Figure 6



Figure 7

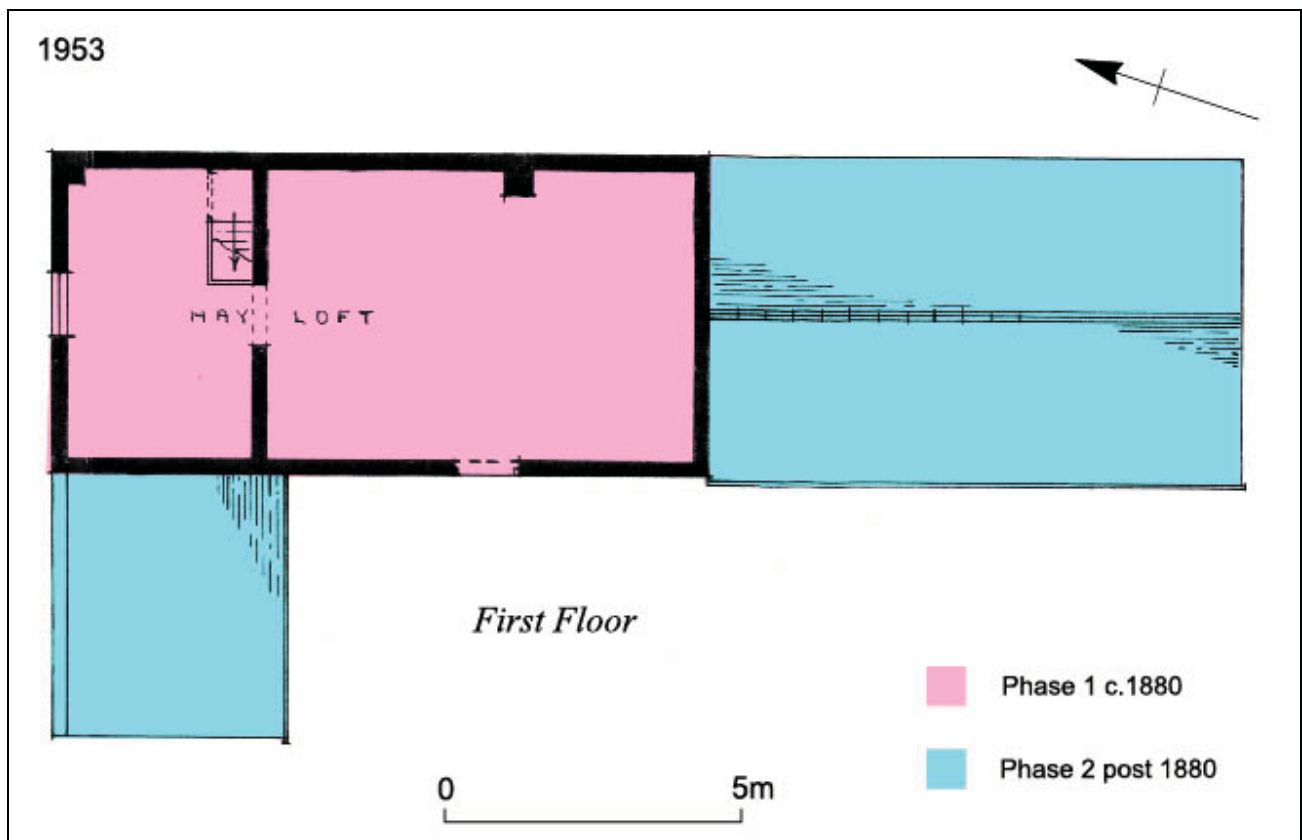


Figure 8

13 PLATES



Plate 1



Plate 2



Plate 3



Plate 4



Plate 5



Plate 6



Plate 7



Plate 8



Plate 9



Plate 10



Plate 11



Plate 12



Plate 13



Plate 14



Plate 15



Plate 16



Plate 17

APPENDIX 1: LIST OF ARCHIVE MATERIAL

Copies of Staffordshire County Council Deeds

1. Lease of messuage and premises at Horninglow, 9 October 1872
2. Licence to assign the property to George Lathbury, 24 March 1880
3. Conveyance, 25 March 1880
4. Conveyance, 19 February 1921
5. Agreement for the siting and maintenance of a Corporation electricity transformer
6. Report on the proposed conversion of Hunters Lodge into a 'Home for Aged People', 25 June 1952
7. Enquiries before contract, 13 September 1952
8. Application for an official search, 18 October 1952
9. Particulars, special conditions and contract for sale, 23 October 1952
10. Abstract of title, 6 November 1952
11. Requisitions on title, 6 & 10 November 1952
12. Copy of the birth certificate of 1861 for Henry Guy Nadin, 22 January 1953
13. Application for an official search, 30 January 1953
14. Conveyance, 7 February 1953
15. Schedule of deeds and documents, 5 March 1963
16. Schedule of deeds and documents, 18 October 1982
17. Official copy of register entries and title plan 7 January 2004

Copies of Staffordshire County Council Drawings

1. Set 118, Drwng A/655, As at present (undated but probably 1953)
2. Set 118, Drwng A/655, Conversion into home for aged people (November 1953)
3. Set 118, Drwng A/737, Layout of accelerated LPHW heating installation (undated but probably 1953)
4. Set 118, Drwng A/736, Layout of accelerated domestic hot water supply (undated but probably 1953)
5. Set 118, Drwng A/699 Soil drainage and site plan (undated but probably 1953)
6. Set 118, Unnumbered, Proposed conversion of outbuildings at Hunter's Lodge (November 1957)

7. Set 118, Drwng A/855, Position of stop taps (Undated)
8. Set 118, Drwng 1/2/A, Fire precautions (June 1975)
9. Set 118, Soil drainage and site plan Drwng A/699 (Revised 1976)
10. Set 119, Drwng1/2, Plan of temporary accommodation (4 May 1977)
11. Set A/855, Drwng 26, Covered walk details (January 1977)
12. Set A/855, Drwng 3H, Proposed heating extension (May 1977)
13. Set A/855, Drwng 3D, Proposed hot and cold extension (May 1977)
14. Unnumbered, New passageway (August 1991)
15. Drwng L01-, Survey of site (October 2000)

CD of Digital Photographs

- | | |
|--------|---|
| 01-01A | The entrance block from the west |
| 01-01B | The billiard room wing from the southwest |
| 01-01C | The billiard room wing from the north |
| 01-01D | North elevation from the north |
| 01-01E | East elevation from the northeast |
| 01-01F | East elevation from the east |
| 01-01G | Service block north elevation from the north |
| 01-01H | Service block east elevation from the northeast |
| 01-01J | Southeast wing east elevation from the northeast |
| 01-01K | Southeast wing south elevation from the southwest |
| 01-01L | Southeast wing west elevation from the west |
| 01-01M | South elevation of main house from the south |
| 01-01N | West elevation from the southwest |
| 01-02 | The playroom of c. 1977 from the southwest |
| 02-01A | Coach house and stable block from the north |
| 02-01B | Coach house and stable block from the southwest |
| 02-01C | Coach house and stable block from the west |

CD of Video