

Heritage Statement

Proposed Addition of New Detached Outbuilding
The Old Hall House, No. 4 Tean Hall Mills, Tean
Mr & Mrs Goldstraw

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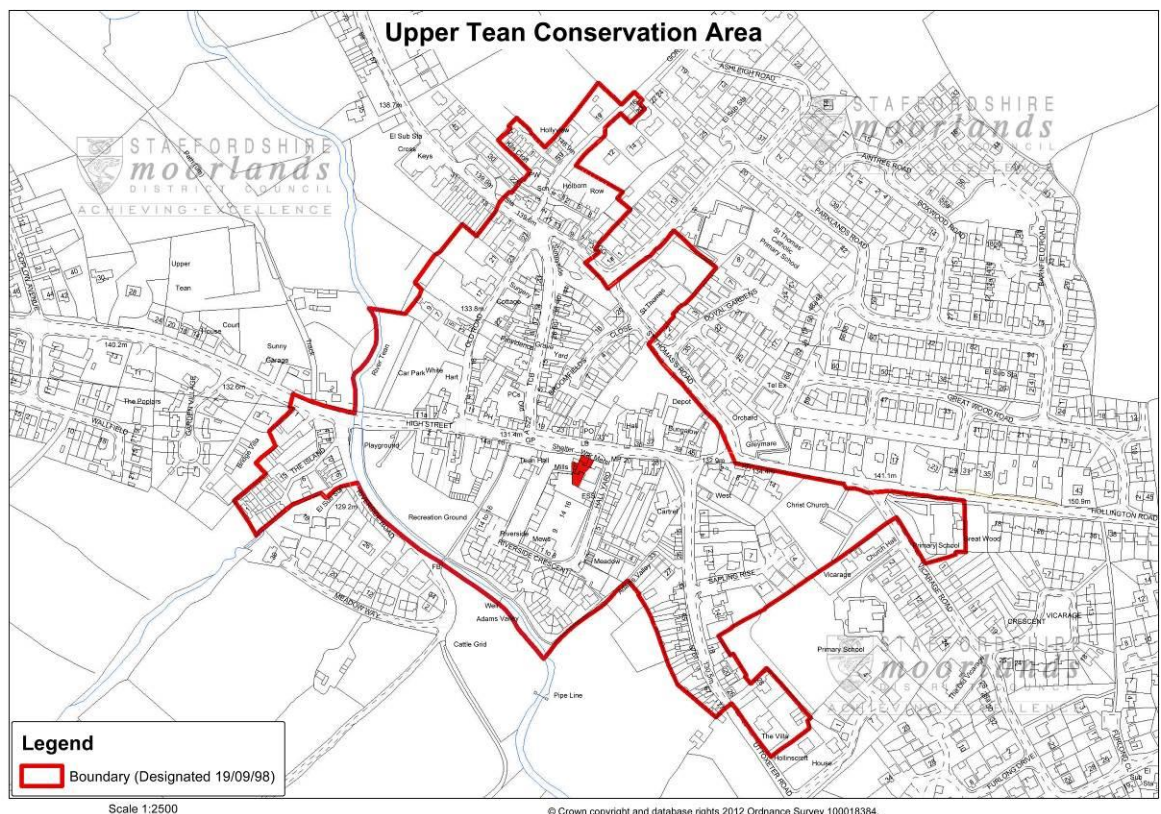
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1: The Application Site (Aug 2017)

1.0 HERITAGE STATEMENT
Description of the Asset

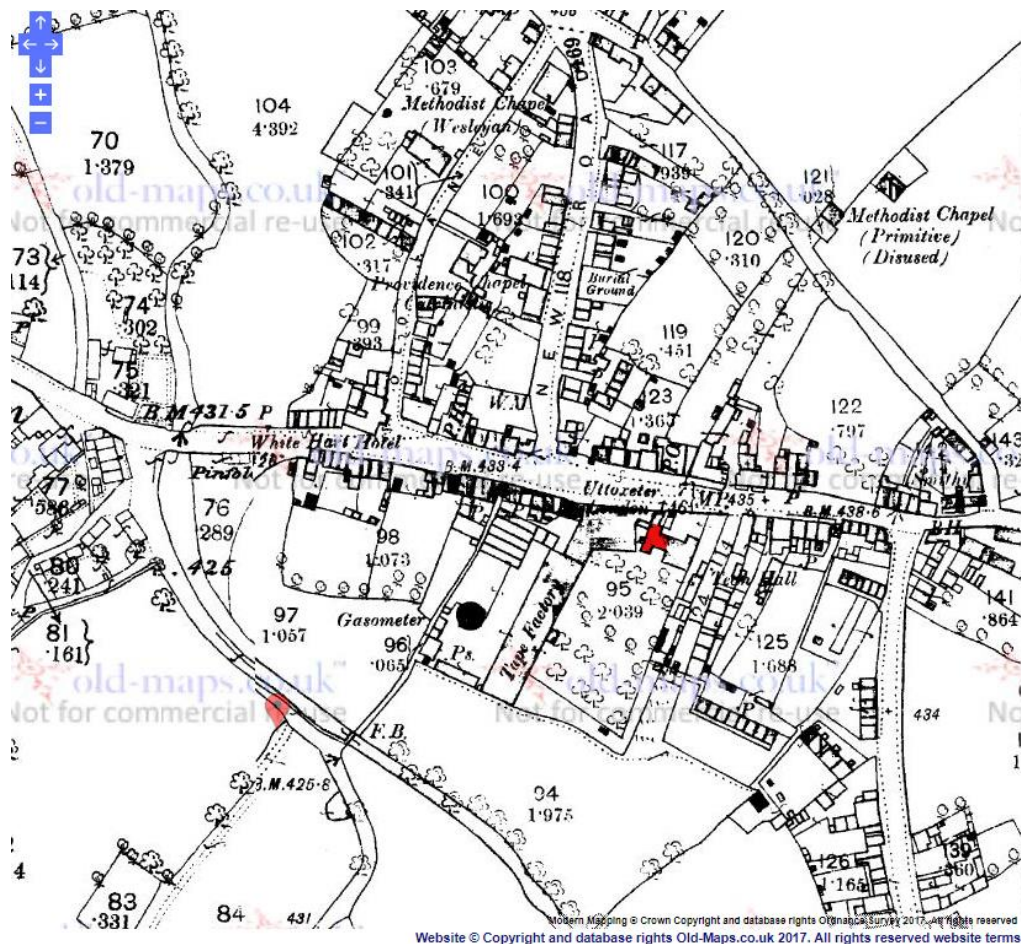
- 1.1. The site lies within the historic core of Upper Tean, in the Staffordshire Moorlands district, along the line of the Roman road (now High Street). The village is recorded in the Domesday Book (1086) as a large manor, and was granted a market charter in 1355.



2: Upper Tean Conservation Area (SMDC)

- 1.2. Upper Tean was designated a conservation area in 1998, and was subject to an 'Historic Environment Character Assessment' in 2010 (Staffordshire County Council, 2010). Within Appendix 8 of the report, the site is identified by Historic Environment Character Zone 3 (UTHECZ 3).
- 1.3. Tean Hall is one of only two Grade II* listed buildings within the area, the other being the adjacent Tean Hall Mill. The earliest part of the Hall (the West Wing) is a timber framed cross wing dating from 1613. It is believed this was originally part of a larger house, and this wing housed parlours and chambers, although it also seems likely that the Hall replaced a much earlier medieval manor house.
- 1.4. The central Hall range was built slightly later, and housed the grander (heated) rooms.

- 1.5. The east end of the house was replaced in the early 18th century, by an L-shaped brick and stone building in a Baroque style. This provided a new service area and living quarters.
- 1.6. The early history of the Hall is vague, but it is believed to have belonged to the Ashley family in the early 18th century, until J & N Philips & Co. must have purchased the property and begun building Tean Hall Mill on the adjacent land. The Philips family had established the tape weaving industry, which was to become the principal industry on which Upper Tean became reliant, in the mid-18th century. The Mill buildings were completed in the early 19th century.



3: 1881 OS Map

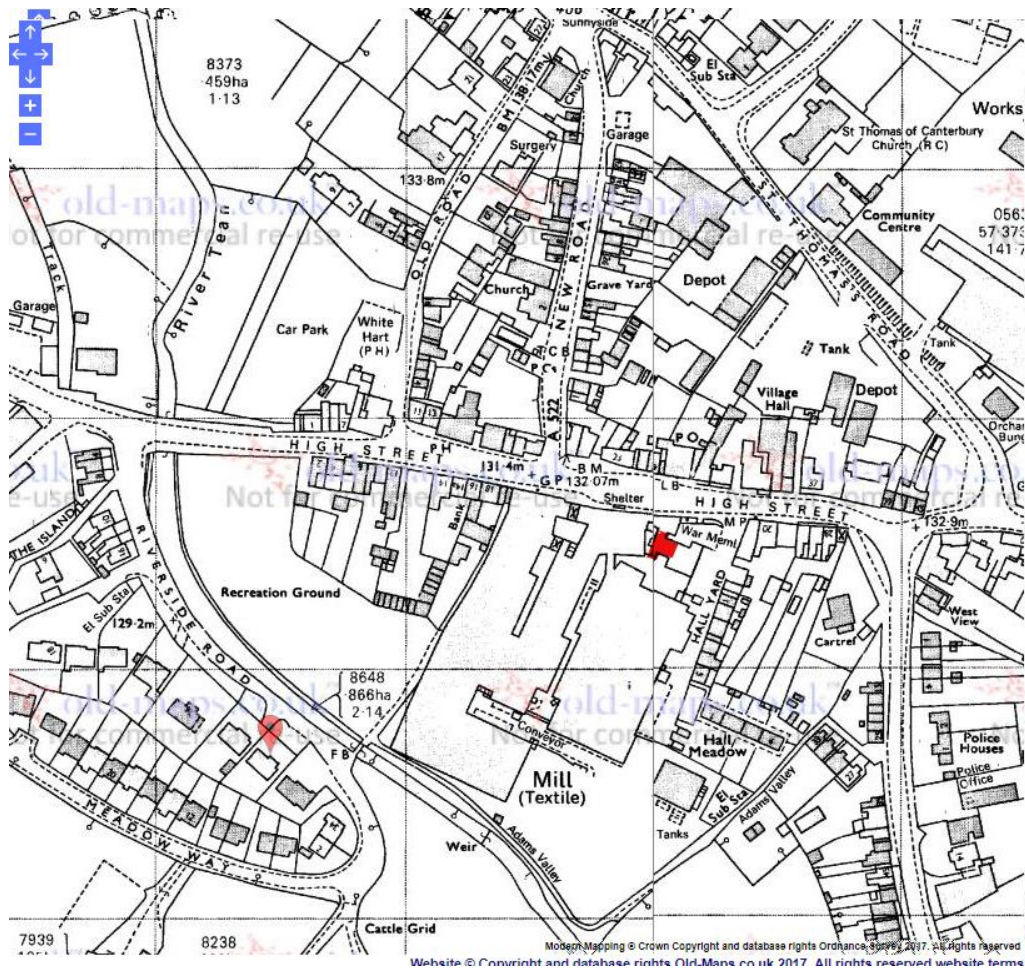
- 1.7. Internally, the house retains many original fittings, despite being somewhat altered for use as the Mill manager's house in the 19th century. The building gradually changed from domestic to commercial use in the 20th century. The house and mill buildings were linked to the west, and a number of single storey structures were added to the north of the west wing.

- 1.8. The Hall was listed in 1967, with the following description:

Large house. Dated 1613 with substantial early C18 addition and mid C19 alterations. Timber frame of closely spaced uprights to earlier part and red brick with stone dressings to later parts. Hipped and gabled tiled roofs; massive central stack between two parts; High Street Frontage: in two parts; to right C17 part of two storeys and dormer lit attic; lower, projecting gable to extreme right, canted floors with quatrefoil pattern in apex and blind attic window over herringbone pattern; first floor with glazing bar sash to right of centre, ground floor obscured by C20 additions; centre recess has tall, full storey gabled dormer set to left, inscribed "1613 A.D." with casement window and canted gable with trefoil pattern over; glazing bar sash set to right below on first floor; three-light casement to centre of ground floor; to left projecting taller two-storey and attic. Baroque addition of two bays, the left-hand bay projects beyond the right, both are framed by giant pilaster strips on moulded plinth running up to an implied frieze and moulded cornice with hipped roofs; each has a single range of windows; gabled dormer over glazing bar sashes with gauged brick heads and raised keystone, the first floor with raised aprons. Elevation to hall yard; A continuation of the Baroque wing with similar details but an unusual composition of four windows (two dormers) closely set to left of centre and widely spaced from angles; three of the windows are blocked and to left of centre converted to an entrance with overlight and panelled door. Interior: mostly remodelled and subdivided. Staircase behind left hand side of gabled timber frame wing; dog-leg and of 3 flights to attic, heavy handrail, ramped at angles, closed string and turned balusters (one per tread). Further staircase to rear corner of Baroque wing; wide dog-leg, handrail swan necked at angles, 2 turned balusters per tread, no curtail but two fluted column balusters on last tread. Dining room on first floor with dado panelling and one canvas faced wall (continued in connecting corridor). Early C18 plaster and bolection moulded fireplace surround in adjacent room. Timber framed wing has some C18 panelling. Board room on ground floor a C19 reconstruction retaining heavy cornice.

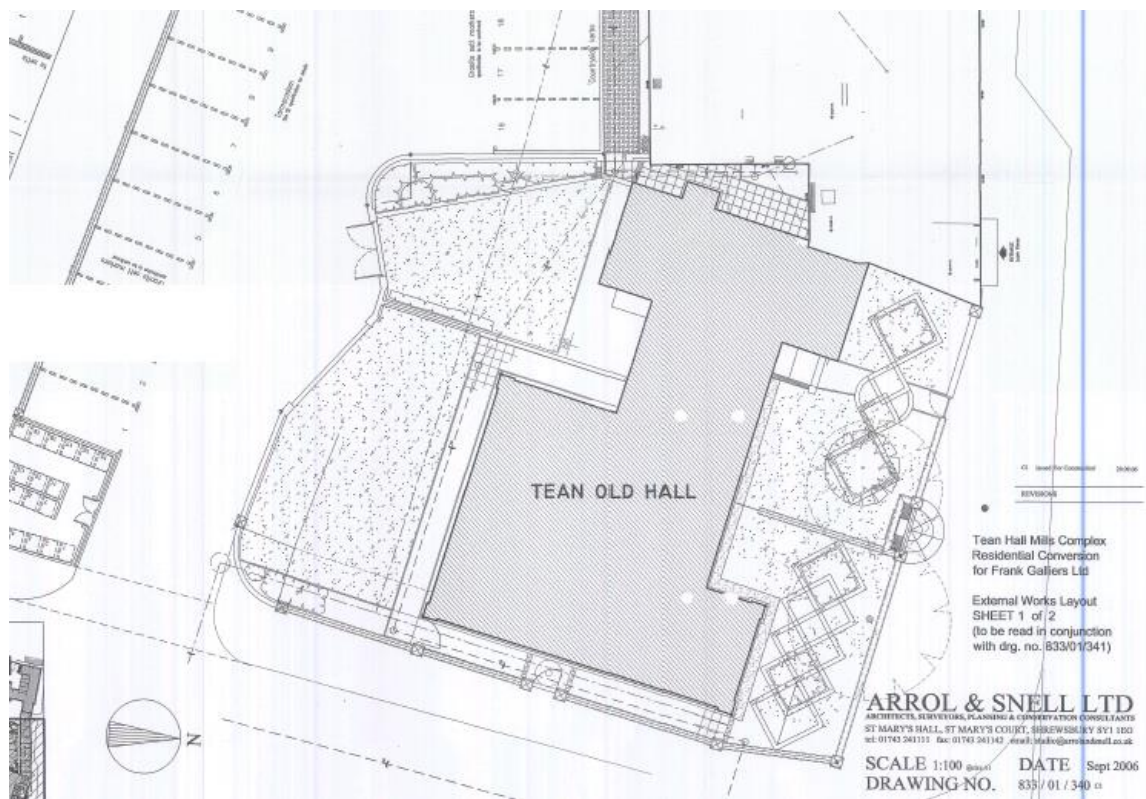
- 1.9. J & N Philips & Co. continued producing high quality linen tape at the Tean Hall site until production eventually ceased in 1970. By this time the site had massively expanded, with industrial sheds filling the Hall Yard to the rear, shown on the 1971 & 1985 OS maps.
- 1.10. Sadly, the site then fell into disrepair, and the buildings were identified as being at risk on the 2008 Heritage at Risk Register.

1.11. Subsequently, the Hall and the Mill buildings have been fully refurbished and converted into a mixture of apartments and social housing. The later part of the Hall has become two self-contained apartments, while the earlier timber framed section, to which this application relates, has become a single dwelling once again. The 20th century additions have been removed, and the building has been carefully restored, both internally and externally.



4:1985 OS Map

- 1.12. Externally, the earliest maps show the area to the rear of the Old Hall as garden, before becoming yard, and eventually sheds. Much of this was cleared away in the later part of the 20th century, and as part of the subsequent conversion.
- 1.13. A new domestic curtilage to the single dwelling and adjacent apartments was formed at this time, and is evidenced in the previous application drawings (SMD/2004/1375 & 1376). A historical and architectural assessment carried out in April 2004 states that there was “no discernible curtilage” to the Hall.



5: 2006 Application Site Plan (Arrol & Snell Architects)

2.0 HERITAGE STATEMENT

Assessment of Significance

- 2.1. The Staffordshire Moorlands HEA states that this area of Upper Tean retains a high level of significance across evidential, historical, aesthetic and communal values.
- 2.2. There is increased potential for below ground archaeological evidence, particularly from the medieval period, within the historic core. This includes the proposal site. The Hall, though significant in its own right as a 17th century timber framed yeoman farmhouse, is assumed to sit on the site of a previous medieval manor house.
- 2.3. The Hall, together with the adjacent Mill buildings, form a site of high industrial interest. The heritage assets in this location inform the history of the development of the tape industry.



6: Historic sketch of Tean Old Hall (Staffs Past Track)

- 2.4. Historically, the site has important links with the Philips family, who established the Tape industry in 1747, and funded several expansions and improvements within Upper Tean over the following two centuries. The Philips family still retain a family home at Heath House, and the history of the mill complex is well documented.
- 2.5. Aesthetically, Tean maintains an attractive appearance that reflects its origins as a small settlement before rapid expansion in the 18th and 19th centuries.

Much of the architecture is grander and more impressive than would typically be expected for such a small village, and is representative of the large investments expended by the Philips family for their factory workers.

- 2.6. Tean Hall, whilst obviously one of the oldest buildings in the village, with its attractive black and white façade, is slightly overpowered by the surrounding mill buildings, and is not immediately visible, being set back from the high street frontage. It is, however, a charming surprise when found along a High Street of primarily 19th century brick built architecture.



7: The rear of the Old Hall before restoration (Arrol & Snell Architects)

- 2.7. To the rear of the property, the Hall façade is far simpler, though no less impressive. The sensitive refurbishment of both the Hall and the mill buildings means this area is much improved, and efforts have been made to enclose the yard with the addition of new housing. However, the necessary associated car parking and boundary walls have created a somewhat detached space, disconnected from the High Street and its sense of enclosure.

3.0 HERITAGE STATEMENT The Design Concept

- 3.1. The application proposes to construct a small detached outbuilding within the rear curtilage of Tean Hall. This will add much needed external storage and accommodation for the current owners.
- 3.2. It is proposed to construct the outbuilding to follow the current footprint of the boundary wall, in materials to reflect the Hall and the Mill buildings. These include a reclaimed brick, Staffordshire blue clay tile, and timber windows/doors.
- 3.3. This will mean the removal of a small area of raised planting bed, and the pruning of a single tree.



8: 3D Visual (2017)

- 3.4. The design attempts to inflict minimal impact within the historic setting and shouldn't appear as an obvious new addition. The siting and massing has been carefully considered to provide the required internal space without impeding views of, and from, the Hall itself. The layout should also avoid the removal of the tree, and still allow sufficient car parking provision.
- 3.5. No further changes to the domestic curtilage, or to the Hall itself, are proposed.

4.0 HERITAGE STATEMENT

The Impact

- 4.1. It is apparent that the combination of the Hall and the Mill buildings demonstrate a high level of historic significance, both in terms of group value, but also independently as Grade II* heritage assets. Less than 6% of Historic England's listed building stock is Grade II*.
- 4.2. Although the assessment of significance has revealed high levels of evidential, historic, aesthetic and communal value for Upper Tean, and the Hall/Mill complex in particular, it is obvious from historic maps and floor plans that the current domestic curtilage to the rear of the Hall has little to no historic significance. The boundary was formed out of necessity to provide "garden" and parking space where none previously existed, and was limited by parking provision for the Mill apartments.
- 4.3. Evidentially, there remains potential for archaeological deposits, but the site has recently been developed in order to create new housing, parking and boundary walls. The impact of further foundations for a small outbuilding is limited.
- 4.4. The siting of the building, to the rear of the Hall rather than within the curtilage to the front, means that the principal views along the High Street are maintained.
- 4.5. Its design, as a detached brick and tile building, gives the appearance of a more permanent addition and avoids the domestic look of timber sheds or plastic storage boxes. The siting, to the far end of the garden, rather than against the Hall, means that the historic setting and views should be maintained.
- 4.6. In conclusion, the addition of a small-scale outbuilding, in traditional materials, will have very limited impact upon the historic setting of the listed buildings and should make a positive contribution to the conservation area, which is in line with current NPPF guidance.

SOURCES

Historic England: UID 1280982 & 1037964
Staffordshire HER: PRN 06140
Staffordshire Moorlands District Council
Staffordshire Past Track (<http://www.staffspasttrack.org.uk/>)
Upper Tean Conservation Area Appraisal (Consultation Edition, SMDC)
Historic Environment Character Assessment: Staffordshire Moorlands (Staffordshire County Council, 2010)
Historic Environment Character Assessment: Staffordshire Moorlands – Appendix 8 (Staffordshire County Council, 2010)
Planning Applications SMD/2004/1375 & 1376 (Accessed via SMDC 1st September 2017)
Arrol & Snell Architects (<http://www.arrolandsnell.co.uk/work/tean-mills>)