

HORTON HALL HORTON | STAFFORDSHIRE

Proposed internal alterations to the Coach House at Horton Hall



HERITAGE STATEMENT

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ctd
architects

Clerk Bank House
Clerk Bank
LEEK
Staffordshire
ST13 5HE

tel: 01538 373 477
fax: 01538 386 503
info@ctdarchitects.co.uk
www.ctdarchitects.co.uk

RIBA 

Chartered Practice

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1.0

INTRODUCTION

OUTLINE:

This Heritage Statement forms supporting information for the Listed Building Consent application for the proposed internal alterations to the Coach House at Horton Hall, Horton, Staffordshire.

The National Planning Policy Framework (NPPF) states that Local Planning Authorities should require applicants to *describe the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential of the proposal on their significance.*¹

The application seeks permission to form a structural opening in an existing internal wall and construct new internal partitions to improve the function of the existing living area. The alterations will improve the usability of the building for the current owner, safeguarding it in perpetuity.

This statement should be read in conjunction with the following supporting documents that have been submitted to accompany the application:

- Architectural drawings 'as existing' and 'as proposed' (ctd architects)

AIMS AND OBJECTIVES:

The aim of this report is to prove that the proposals fulfil the requirements set out in the NPPF, as outlined above, and to demonstrate that the application;

- contributes to the economic viability of the community by sustaining and enhancing the heritage asset.
- allows the site to make a positive contribution to local character and distinctiveness by responding to its setting in a manner which is respectful of conservation philosophy and setting²

This will be achieved by assessing:

- the significance of the heritage asset and its setting;
- the impact of the proposed development on the significance of the heritage asset and its setting;
- whether the proposals constitute a positive approach to the conservation of the heritage asset which will secure its survival into the future and reduce the *risk of neglect, decay and other threats*³;
- strategies which will allow the heritage asset and its setting to be conserved in a *manner appropriate to its significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*⁴

¹ NPPF, 2023, Para.200

² NPPF 2023, Para 201

³ NPPF 2023, Para 196

⁴ NPPF 2023, Para 195

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SITE DESCRIPTION AND HISTORY

HISTORY & BACKGROUND: Horton Hall is a Grade II* Listed⁵ property thought to have been built in the 17th century, with additions and alterations throughout the 18th and 19th centuries. It is thought that there has been a house on this site since the 14th century; however the house that stands there now is of 17th century construction.

The Hall is accompanied by a 17th century North Wing linked by a late 17th century brick extension. The North Wing has been extended to the north gable with 19th century stone and brick buildings accommodating a garage and wood store.

Within the site there are separate former outbuildings known as the Gardener's Cottage (C17) and the Coach House (C18). The outbuildings form a courtyard to the rear (north) of the Hall. This application refers to alterations to the Coach House.



Fig 1. Site Location Plan showing site (red) and conservation area (green) boundaries Source: Ordnance Survey © Crown Copyright 2014. License number: 100022432

⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1374778?section=official-list-entry>

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Horton Hall sits immediately to the west of Horton Village centre, on the junction between Heath House Lane and Tollgate Road and adjacent to the Old Vicarage. Horton Hall commands a prominent position of Grindlestone Edge, a grit/sand stone ridge which runs northwest-southeast through the parish and looking northwest towards Lask Edge and Biddulph Moor. The Hall is a prominent building when entering the village from the south and sits in the heart of the Horton Conservation Area (*fig. 1*) established in 1970. Horton Hall is also sited within the locally designated Special Landscape Area.

Census shows that the land was acquired by Adam Egge in the 1330's and remained in the same family (Edge) for several centuries. Richard Edge is thought to have been responsible for the majority of the Hall in its present form today.

Further evidence of the site's history lies within Ordnance Survey (OS) data, which records how it has changed through the centuries.

The 1816 map below (*fig. 1*) clearly shows the existence of a long 'road barn' located alongside Tollgate Road forming a courtyard with the main Hall and outbuildings to the east of the Hall. The buildings to the east of the Hall are in the same location of that existing today, although they have since had some additions.



Fig 2. Extract from 1816 map of the Manor: A Planned Settlement, showing roadside barn circled Source: Dr. Faith Cleverdon Building Archaeology Report on Horton Hall, May 2014

By 1879, the road barn has been demolished (*fig. 2*) either in part, or completely, and replaced by a smaller road barn to the north of the site, together with a new separate building which we believe to be the present Coach House.

Between 1879 and 1899 the small roadside building (road barn) to the northwest of the Hall has been demolished, whilst the remaining buildings occupy the same footprint.

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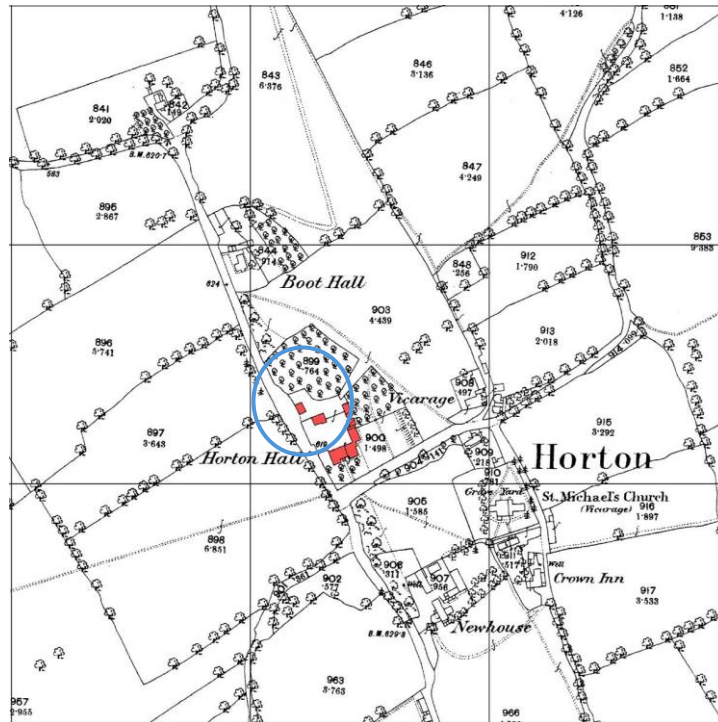


Fig 3. 1879 Ordnance Survey Map showing Horton Hall buildings in red, and the Coach House and a roadside barn circled in blue; Source: Ordnance Survey © Crown Copyright 2014. All rights reserved. License number 100022432)

The property appears to have had no alterations in the building footprint from 1899 through to the 1961-77 map. The footprint and buildings today are consistent with those throughout this period.



Fig 4. 1899 Ordnance Survey Map showing Horton Hall buildings in red, and the Coach House circled in blue; Source: Ordnance Survey © Crown Copyright 2014. All rights reserved. License number 100022432)

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HORTON HALL:

Horton Hall is a large dwelling constructed of local sandstone with minor brick extensions. The main Hall and North Wing Annex have upstand parapet gables with stone copings and Staffordshire blue plain clay tiled roofs with overhanging eaves.



Fig 5. View of the South front elevation taken from the separately listed gates and railings at the boundary with Heath House Lane, 2014

COACH HOUSE:

The Coach House is a former carriage house constructed of local sandstone to the north of the site. To match the Main Hall, it has upstand parapet gables with stone copings and a Staffordshire blue plain clay tiled roof and as per the Hall, it has timber casements within stone mullioned windows. The former cart entrance is now infilled with glazing as shown in *fig. 6*.



Fig 6. View of the South elevation of the Coach House showing the former cart entrance infilled with window and glazed door, 2024

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Internally, the Coach House is a simple layout with central hall, kitchen and living space separated with a structural wall and modern internal partitions. A modern staircase is located centrally up to three bedrooms at first floor level.

In 1999, Planning Permission and Listed Building Consent were granted for change of use into Holiday let accommodation, when the current layout was implemented. Today the property is used as ancillary accommodation to the Hall.

BOUNDARIES:

Horton Hall has very well-defined garden boundaries; to the south, immediately adjacent to the Hall along Heath House Lane, there is a low height formed stone wall with iron railings and a hedge. There is a set of double gates with an iron arch between stone piers which is aligned with the central south entrance door. This wall is Grade II Listed in its own right. The remaining southern boundary has a tall sloping brickwork wall which wraps around the perimeter of the garden on the east side and returns to meet the outbuildings to the north of the site.



Fig 7. The southern boundary with its Grade II Listed gates, railings, stone wall and piers, 2014

To the west the stone wall returns along Tollgate Road at a greater height with a roll top coping stone. The main vehicular access to the Hall is from the west off Tollgate Road, over cobbled setts through an iron gate. The stretch of wall north of the gate along Tollgate Road is a low height wall with a mature hedgerow growing behind. A second established vehicle entrance is positioned a few metres further north and is believed to have been created following the planning permissions obtained for the holiday lets in 1999.

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Fig 8. The western boundary with vehicular entrance to Tollgate Road, 2024

To the north of the site there is a paddock bounded by a timber post and rail fence, and to the north east corner of the site there is a cluster of mature trees which adjoin to the owner's field beyond.



Fig 9. The western boundary wall showing the west gable elevation of the Coach House, 2024

3.0

HISTORIC, CULTURAL AND SOCIAL SIGNIFICANCE

Horton Hall is an impressive surviving example of a 17th Century *yeoman's* house in the traditional 'vernacular' of a Staffordshire Moorlands farmstead.

Horton Hall has the grandeur of a Manor/Estate but does not have any evidence of extended land that would be expected. Its prominence within the village is important as it is clustered together with several other fine examples of former 17th Century yeoman farmsteads.

It is without doubt that Horton Hall and its grounds are of special architectural interest. Its historical value lies principally in its age, context and surviving original features and its setting together with the retained outbuildings, including the Coach House, and justifies its statutory protection and Grade II* Listing.

The property stands in Horton's Conservation Area and commands a prominent position within the village; the property is by far the most dominant building of Horton; situated on the junction of Tollgate Road and Heath House Lane. Horton Hall's heritage *significance*⁶ is noted in its '*historic value*' and its '*group value*' as a fine example of a 17th Century yeoman farmstead, and its '*evidential value*' associated with the retention of the historic rural character of Horton village, both locally and nationally.

The designation of the Hall as Grade II* Listed recognises its age and history and that it is a valued '*heritage asset*' in conservation terms. We believe that its *significance* is great, however we also believe that this application for the minor internal alterations to the Coach House are appropriate, sensitive and do not adversely affect the *heritage asset*.

⁶ National Planning Policy Framework, 2023, p.75

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PROPOSALS AND IMPACT ASSESSMENT

The proposal sees the building's historic fabric maintained as existing with only minor internal alterations to the ground floor layout. The proposals are illustrated in the supporting drawings accompanying this application. In brief the proposals comprise:

- Forming a structural opening (approx. 4m wide x 2.5m high) in the existing wall between entrance hall and living room;
- Constructing a new timber stud partition between the hall and living area;
- Encasing the staircase above using a timber stud partition lined with plasterboard;
- The first floor layout will remain 'as existing';
- The external elevations will remain 'as existing'.

The proposed works will be of a high quality and in keeping with the setting, yet the new partitions are removable, if necessary, in the future.

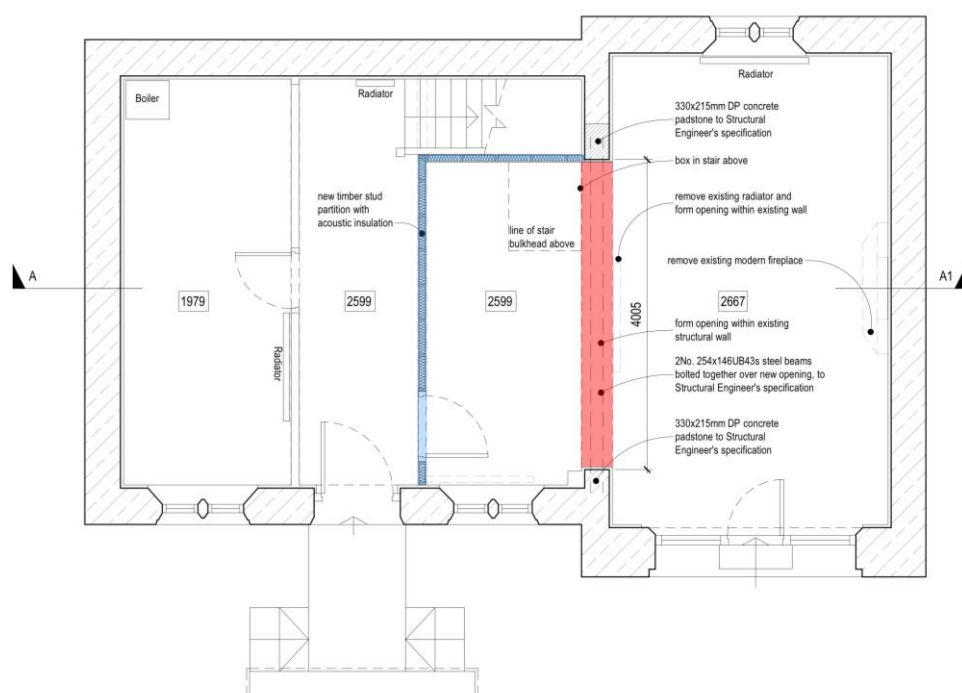


Fig 10. Ground Floor Plan showing the proposed structural opening (in red) and new stud partition (in blue), ctd architects 2024

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IMPACT ASSESSMENT

Due to the proposed works comprising minor internal alterations, they will not affect the setting of the Heritage Asset because;

- the proposals involve minor internal alterations at ground floor level only;
- the external appearance of the building will not be altered, and have no affect on the adjoining Main Hall;
- the addition of new partitions is reversable should this element of works need to be 'undone' in the future and;
- the structural alterations do not impact the wider setting.

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SUMMARY

In summary, Horton Hall is an impressive surviving example of a 17th Century *yeoman's* house in the traditional 'vernacular' of a Staffordshire Moorlands farmstead and are of special architectural interest.

The designation of the Hall as Grade II* Listed recognises its age and history and that it is a valued '*heritage asset*' in conservation terms. We believe that its *significance* is great, however we also believe that this application for the minor internal alterations to the Coach House are appropriate, sensitive and do not adversely affect the *heritage asset* or its setting.

The proposals are considered that the degree of harm to the Heritage Asset and its setting are **less than substantial**⁷ and are outweighed by the benefit of improving the functionality of the Coach House ground floor layout for the current owner as well as securing the future retention of the Heritage Asset for the enjoyment of generations to come.

⁷ NPPF 2023, Para 208

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