

HORTON HALL HORTON | STAFFORDSHIRE

Proposed New Gates and Alterations to Stone Piers to
existing Vehicular Entrance to Horton Hall



HERITAGE STATEMENT

December 2024

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1.0

INTRODUCTION

OUTLINE:

This Heritage Statement forms supporting information for the Planning Permission and Listed Building Consent application for the proposed new entrance gates and alterations to existing vehicular entrance 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 widen the existing vehicular entrance off Tollgate Road and install new gates. The alterations will improve maneuverability through the gates allowing more space for vehicles to pass through.

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.



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. The estate was sold to John Alsop in 1720, which ushered a new era for the house, which saw major alterations. In 1816 records show that the property was owned by John Fowler but occupied by a tenant farmer. In 1917 the estate was sold to Mr. Robert Hall, whose widow then sold it to Major George Mthuan Greaves, whom sold it to a solicitor Mr. J.F Moxon. After his death in 1987, his widow occupied the house for a while before selling to Mr and Mrs Warrilow who were responsible for the present arrangement of the garden to the east of the house. They sold to Mr. Derek Kirkham, who's initial 'DK' appear on the current steel gate, then sold it to the present owner in 2013.

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, pink circle showing location of existing vehicular entrance
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.

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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.

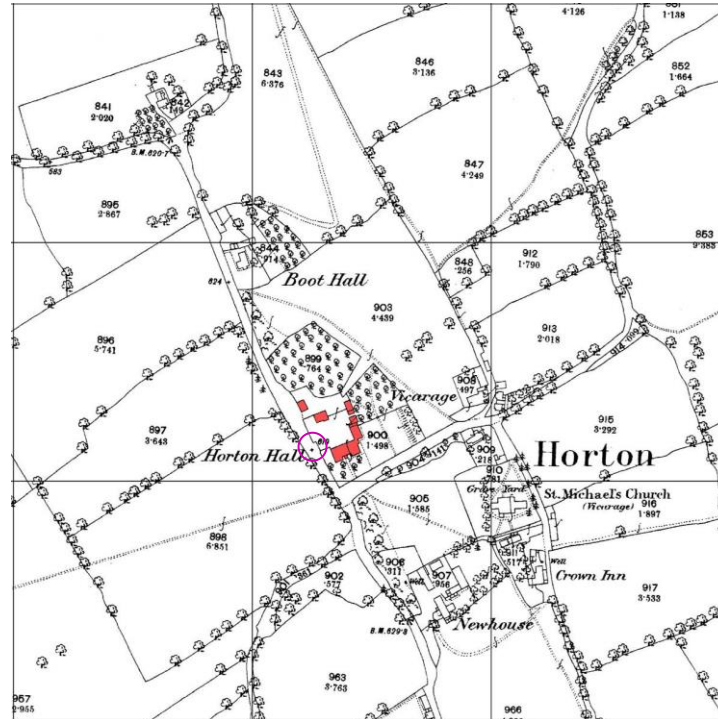


Fig 3. 1879 Ordnance Survey Map showing Horton Hall buildings in red, and dot showing location of existing vehicular entrance in pink; Source: Ordnance Survey © Crown Copyright 2014. All rights reserved. License number 100022432)

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 dot showing location of existing vehicular entrance; 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

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.

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Fig 6. 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 (*fig. 6*). 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 planning permissions obtained to convert the Gardener's cottage and Coach House into holiday lets in 1999.



Fig 7. The western boundary with existing 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.

The map regression exercise indicates that there has been an entrance from Tollgate Road in its current location since at least 1879. The gates however are suspected not to be original due to presumed monogram detail of the initials 'DK' – Mr Derek Kirkland who owned the Hall in the 1990's until 1998. The western stone wall boundary along Tollgate Road and the stone piers to the entrance are estimated to have been constructed in the late 1800's following the demolition of the roadside barn as illustrated on OS maps.

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Fig 9. 'DK' Monogram detail on the existing steel gates to vehicular entrance, the initials of Derek Kirkham who owned the Hall in the 1990's, ctd architects 2024



Fig 10. The western boundary wall showing the west gable elevation of the Coach House, ctd architects 2024

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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 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 new entrance gates and widening of the existing stone piers 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 proposals are illustrated in the supporting drawings accompanying this application. In brief the proposals comprise:

- Removing the existing steel gate and electric gate opener;
- Carefully recording and deconstructing the existing stone pier (A) to the northwest of the entrance, and rebuilding the pier 'as existing' to widen the entrance by approximately 525mm;
- Installing two new hardwood vertical boarded gates to suit the new opening, with new electric opening motor attached.

The proposed works will be of a high quality and in keeping with the setting.

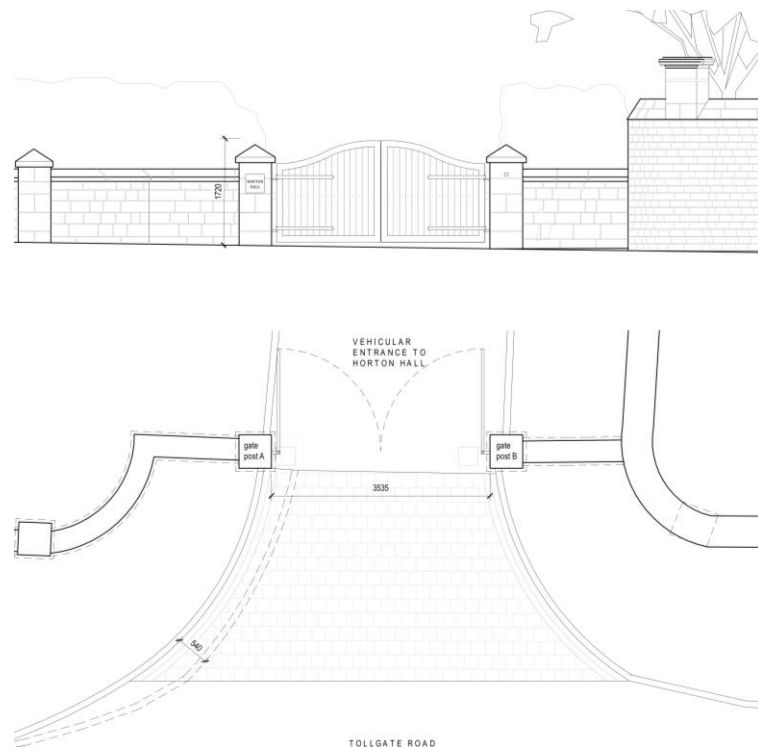


Fig 11. Plan and Elevation showing the proposed new hardwood gates, ctd architects 2024

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IMPACT ASSESSMENT

Due to the nature of the proposals being at one of the entrances to Horton Hall, it is our opinion that they will enhance rather than harm the setting of the Heritage Asset because:

- the proposals involve replacement of existing gates, not considered to be an original feature of the house;
- the external appearance of the gate piers will remain unchanged, as the pier to be repositioned will be rebuilt to match existing;
- the proposals do not affect the Hall and;
- the new gates will enhance the approach to the building functionally and aesthetically.

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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 new entrance gates and widening the existing gate piers is appropriate, sensitive and does 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 main vehicle entrance 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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