

HOTHAM HALL
HERITAGE STATEMENT
ISSUE 01 - MAY 2021

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Issue 01
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Linda Clarke

HOTHAM HALL: HERITAGE STATEMENT

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EXECUTIVE SUMMARY

This Heritage Statement has been prepared to inform understanding and significance of Hotham Hall and the potential impact of the current proposals on the historic assets affected. This report is intended to form part of an application to East Riding Council for Planning Permission and Listed Building Consent to restore the Hall as a modern family home, and adapt spaces for use as a venue for functions and weddings.

The criteria that underpinned the current proposals were the need to maintain and enhance the building and its grounds in a sustainable way. It is hoped that, together with a programme of conservation repairs, the current proposals represent a sensitive long-term viable use for Hotham Hall.

History

Hotham Hall was begun around 1720 for William Burton, possibly to the designs of gentleman architect James Moyser. The original house was of five bays, two storeys with attics and cellars. The house was extended in 1772 by Robert Burton, with the addition of east and west pavilions to complement the existing house and create new entertaining spaces. A year later, Burton extended the park when he purchased a neighbouring manor in North Cave; he may have moved the ballroom panelling to Hotham from the North Cave manor at this time.

When Hotham Hall was inherited by Lieut. Col. Edward John Stracey-Clitherow in 1869, he set about making improvements to the Hall. The west pavilion was demolished, and a new wing built in its place 1872, probably to the designs of William Moseley. The wing was designed to appear as two separate villas, to help break up the frontage.

During the 20th century, the Hall was modernised; heating was installed in 1921 and bedrooms received ensuite bathrooms. The service quarters were also transformed, the floor was partially raised, and the kitchen moved to the south front with a breakfast room created adjacent.

The Hall was purchased by Mr & Mrs Stephen Martin in 1985 who set about making extensive repairs and further alterations to Hotham Hall, including building a terrace, repairing and replacing fireplaces, installing a decorated ceiling, fitting cupboards and shelving to a number of rooms.

The Hall was purchased by the present owner in 2020.

Significance

The early house is a modest well-proportioned and elegant building. The addition of the east and west pavilions in 1772 served to further enhance the classical balance and symmetry of the earlier building. The use of local limestone and ashlar dressings to the main house and its pavilion gives the building a warm, well finished and harmonious appearance, now marred by the addition of the 19th century brick west wing. Despite this, the classical symmetry and balance of the earlier house remains legible.

Hotham Hall's significance also lies in the retention of much 18th century fabric within the principal rooms. The panelling of the ballroom is of exceptional quality and workmanship along with an exquisite Adam- style ceiling. Many other rooms also retain their full height panelling and other 18th century features. Whilst the Victorian extension has some well-finished bedrooms, the service quarters have undergone significant alteration in the 20th century, losing much of the original character.

The grounds form an important setting for Hotham Hall and there are a number of significant views within the gardens and park.

Capacity for Change

Hotham Hall and its surrounding landscape have undergone centuries of development and change from the early 18th century through to the present, and it would be indefensible to argue that this process cannot or should not continue. Change can be related to both physical alterations required to facilitate new or improved use and those that preserve or enhance significance. The removal of negative elements from past phases of change is also an important consideration.

Generally, areas of the highest significance will be more sensitive to change whilst those areas of lower significance, or those detrimental to understanding, will have greater capacity to be altered and enhanced. As such, the outstanding and high significance of areas within the early 18th century house and east pavilion are highly sensitive to change, and any proposals will require clear and convincing justification. The ground floor of the 19th century wing is less sensitive to change following many years of alteration.

EXECUTIVE SUMMARY

Proposals and Impact

This document relates to extant applications to East Riding Council for internal and external alterations and the installation of terraces.

Overall, the majority of alterations are considered to be minor in scope and contained to specific areas. Individually, they represent a minor adverse impact to significance but when considered cumulatively the wide-reaching nature of the alterations points to an extensive scheme that has potential to have a medium adverse impact on the primary values that contribute to Hotham Hall's significance. The largest area of impact will be the rooms and corridor of low significance within the 1872 block. This area has moderate capacity to accommodate change in comparison to the polite spaces to the east and will have no impact on the formal plan form of high-status spaces.

Overall, cumulative harm will be minimised by the use of appropriate materials, techniques and craftsmen, with an attention to detail that ensures each intervention is carefully considered and strongly justified. It is anticipated that much of these detailed can be conditioned as part of an approved listed building consent.

The introduction of two terraces to the north and south elevation of Hotham Hall will have a negligible impact on historic fabric and will enhance the immediate setting of the Hall

The proposals at Hotham Hall are grounded in the need to create a family home suitable for 21st century living that can also accommodate commercial uses in order to remain sustainable in the future. Conservation repairs, restoration and maintenance sit at the heart of these proposals, with a number of like-for-like repairs.

This Heritage Assessment considers that this 'less than substantial' level of harm can be balanced against the public benefits that arise from the scheme.

INTRODUCTION

AUTHORSHIP

This report has been prepared for Linda Clarke by Rebecca Burrows (BA (Hons), MSc, IHBC), Associate at Purcell, and Bev Kerr (BA (Hons), MA, Mst, ACIfA) Heritage Consultant. Copyright will be vested with Purcell with Linda Clarke given rights to distribute this report to relevant staff and stakeholders.

PURPOSE OF THE REPORT

This Heritage Statement has been prepared to inform understanding and significance of Hotham Hall and the potential impact of the current proposals on the historic assets affected. This report is intended to form part of an application to East Riding Council for Planning Permission and Listed Building Consent to restore the Hall as a modern family home, and adapt spaces for use as a venue for functions and weddings. This statement sets out our current understanding of Hotham Hall but also recognises the limits to our knowledge and areas where further research is required.

The criteria that underpinned the current proposals were the need to maintain and enhance the building and its grounds in a sustainable way. It is hoped that, together with a programme of conservation repairs, the current proposals represent a sensitive long-term viable use for Hotham Hall.

SCOPE OF THE STUDY

The production of this report comes as Planning and Listed Building Consent applications are being made to East Riding Council by the client's team.

SECTION ONE

Section One contains information that directly relates to the Hotham Hall and acts as the baseline from which the assessment of impact of proposals on significance has been made. The purpose of this section is to establish good conservation practice by understanding the history and significance of the Hall in order to ensure a sustainable future for the site. This report sets out the current understanding of the site including its development over time; its features of interest; its heritage value and significance; and the capacity for change. Sections within this are as follows:

- **Understanding** - the first section of this document seeks to understand the history and development of the Hall. Information is largely gathered from existing sources which are supplemented by analysis of the fabric of the building. The text is supplemented with plans showing the historical phases of development and the key features of interest in the Hall.
- **Significance** – this is an assessment of the heritage values of the site based on the understanding gained in the previous section. The significance of the building has also been presented on plans that identify the areas of outstanding, high, medium, and low significance, including those that are considered to be neutral or detrimental to significance.
- **Capacity for Change** – this section provides a brief guide to understanding which spaces and elements of the building are considered to hold more value than others and therefore shows those areas that have increased or reduced capacity for change.

SECTION TWO

Section Two is the Heritage Impact Assessment (HIA) and relates directly to the specific redevelopment proposals relating to the future use of the site. This element of the report seeks to understand the positive, neutral, or negative impacts of the proposed alterations and additions on the heritage values of the site and its wider setting.

The HIA considers the current proposals with East Riding of Yorkshire Council. This section initially sets out the proposals, and where applicable, the options that were considered as part of the ongoing dialogue in developing the existing scheme. The national and local policy, legislation and guidance is set out and the compliance of the proposals with these is considered. A detailed assessment of the proposals follows to consider the impact of the scheme on the historical significance of the Hall and setting.

INTRODUCTION

EXISTING INFORMATION AND RESOURCES

This report is the result of site survey, map analysis and client discussions, and draws upon existing reports which have furthered the understanding of the building in its current state. Due to the Covid-19 Pandemic, archives could not be visited, and there was a reliance of earlier archival studies. Previous report reports utilising were:

- 'Hotham Hall and its owners', David Neave 1976
- 'Hotham Hall and its owners' (revised notes), David Neave, 1977
- 'Hotham Hall', David Neave, 1982
- 'Hotham Hall, East Yorkshire: History and Architecture', Susan & David Neave, Dec 2020
- 'Hotham Hall, East Yorkshire: Creation, Significance and Future Development', Rebecca Thompson (Thompson Heritage Consultancy), 2020

GAPS IN KNOWLEDGE

The main phases of development have been dated using documentary sources, such as the construction of the pavilions in the late 18th century and the construction of the west wing in 1872. However, there are a number of changes to the building's fabric which lack understanding, including the original layout of the house, the date the Oak Room was created, where the original stair was located and when it was removed, and when the bow bay windows were added.

The physical fabric of the Hall represents over 300 years of change and adaption to meet the needs of the owners of Hotham Hall. As such there is potential for hidden fabric behind later surfaces and potential of the building to further our understanding about its past form, changes and later uses. Knowledge gained during opening up works should be recorded as they take place.



PART I

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SECTION 1.0

UNDERSTANDING

1.1 LOCATION

Hotham Hall lies to the south of the small village of Hotham in East Yorkshire but mostly within the parish of North Cave. The village of North Cave lies approximately 1km to the south of the Hall. The minster town of Beverley lies approximately 15kms to the north-east, and the City of Hull is within easy distance, approximately 20km to the south-east.

1.2 HERITAGE ASSETS

Hotham Hall is listed Grade II*, whilst the gate posts and stables are separately listed, reflecting their individual historical and architectural interest.

The listed buildings and heritage assets associated with the estate are:

- Hotham Hall, Grade II*, List UID I203450
- Gates and Gate Piers in Stable Yard at Hotham Hall, Grade II, List UID I281681
- Stable Block at Hotham Hall, Grade II*, List UID I346681

The list entries can be found in the appendix.

The Hall also lies within the Hotham Conservation Area which was originally designated in 1993.⁰¹ The village of Hotham also has a number of heritage assets which are not considered to be within the setting of the Hotham Hall.



Stable Block, GII*

Gates and Gate Piers, GII

Hotham Hall, GII*

⁰¹ Hotham Conservation Area Appraisal, 2020, East Riding of Yorkshire Council. Available online at: <https://www.eastriding.gov.uk/planning-permission-and-building-control/conservation-areas-and-listed-buildings/conservation-areas/conservation-area-appraisals-and-management-plans/> [last accessed 27th April 2021]

UNDERSTANDING

1.3 SETTING

The village of Hotham is described as 'distinctly rural' in the Conservation Area Appraisal. It lies within an area of open farmland, dotted with woodland. Hotham Hall sits within gardens and a modest-sized park, with stables and garages located to the west. A shelterbelt of woodland separates the Hall from Dean Land and Harrybeck Lane with the village beyond. The Hall has vehicular access from the village at the junction of Dean Lane, Harrybeck Lane and Park Street, via a private drive, turning into the stableyard, then continuing onto a gravelled area on the northern side of the Hall. The park's drive is a popular public footpath between Hotham and North Cave. The former hot-houses and kitchen gardens lie to the north-west and are no longer part of the Hotham estate.



Hotham Hall's former hothouses



Farmland and relict hedgerows to the west



Drive to North Cave, looking south



Farmland to the south east

UNDERSTANDING

1.3.1 KEY VIEWS AND VISTAS

The small park to the north is characterised by gently sloping pasture sheltered by trees to the north, scattered with a series of individual and grouped mature trees. To the south and west of the Hall lies intensively farmed arable land. The built environment is also characterised by local limestone structures with red clay pantile or slate roofing.

Hotham Hall commands long-range views southwards across farmland, framed by woodland and tree clumps. Shorter views are designed to the north across pasture, and to the east across the lake towards The Island, but also offers good views back towards the building from the gardens. Views to the west are interrupted by the stable block and individual mature trees.

A key view of the Hall is from the sweeping drive on entrance to the park from Hotham, and from the public footpath to the south.



VIEW 1

View of Hotham Hall from the entrance drive looking south east



VIEW 2

View of the Hall looking south-west from the lake

UNDERSTANDING



VIEW 3

View north-east across parkland grazing from the north elevation of the Hall



VIEW 4

Long view from Hotham Hall south across arable farmland



VIEW 5

View north-east towards the south elevation across the fishpond and formal gardens

UNDERSTANDING

I.4 HISTORICAL DEVELOPMENT

The authors would like to acknowledge the research and writings of D Neave on the history and development of Hotham Hall in the compilation of the following sections.

EVENT TIMELINE

DATE	EVENT
1655-1716	George Metham II (married to Magdalen Harcourt) owner of Manor Farm sold the estate where Hotham Hall was to be built.
1719	The manor of Hotham was purchased by the Burton family.
c1720	Hotham Hall was constructed for William Burton.
1752	William Burton died and the estate passed to his son, also called William.
1765	William died without an heir and Hotham passed to his brother Robert.
1772	Two pavilions were added to east and west elevations of Hotham Hall by Robert Burton.
1773	Sir George Montgomery Metham sold the manor house in North Cave to Robert Burton thus extending the grounds of Hotham Hall. Burton may have demolished the manor house and reused the materials to build the stable block at Hotham Hall.
1802	Robert Burton died and the estate passed to his widow Mary.
1804	Mary Burton died and the estate was bequeathed to Robert Christie Burton.
23rd Nov 1813	Hotham Hall was offered to let for a term of 3 or 5 years. It was described as a mansion, gardens, hothouse etc and 136 a. of rich pasture and meadow land.

DATE	EVENT
1822	Robert Christie Burton died and passed the estate to his sister Sarah Burton and her husband Henry Peters (later Burton).
1820s	Henry Peters Burton employed Appleton Bennison of Hull to draw up plans for a new west wing but the proposals were not carried out, perhaps due to cost.
1850	Sarah and Henry moved to Devon and Hotham Hall was let to tenants. The house was described as having pleasure grounds, gardens, hot houses, an icehouse and extensive stabling and coach houses. The owners' reserved the right to use the garret above the west wing (the 'south bull's eye' room) and a room over the washhouse. The house was tenanted to Maurice Johnson and later Major William Arkwright and Edward Ward Fox.
1862	Hotham Hall was described by tenant Edward Ward Fox to be 'thoroughly out of repair' through age and neglect.
1869	The Burton's Hotham Hall estate passed to one of Sarah Burton's descendants: Col. Edward John Stracey who had also taken the name Clitherow.
1871	Plans were drawn up, probably by William Moseley, for a replacement service wing. Construction began the following year. The glazed conservatory was probably added at the same time.

UNDERSTANDING

DATE	EVENT
1900	Col. Edward John Stracey-Clitherow died in 1900 and Hotham was then passed to his nephew Col. John Bouchier Stracey-Clitheroe who had married Mrs Alice Gurney in 1897. Her son Thomas Gurney also took the name Clitherow.
1901	Plans were drawn up for new drains.
1904	Plans were drawn up for an extension above the east pavilion. The proposals were not carried out.
1905	King Edward VII visited Hotham and planted a tree in the grounds.
January 1921	Due to the rising cost of upkeep, the Hotham Hall Estate was offered for sale by N Easton & Son Auctioneers. The house was advertised as having electric lights, and the estate was then approximately 3,300 acres. It included a 150-acre park, pleasure gardens, walled garden, glass houses, trout stream, ornamental lake, stables, garage, and clock tower. There was little interest shown and the house and estate did not sell.
1924	Central heating was installed into Hotham Hall.
13th October 1926	Edward Prince of Wales paid a two-day visit to Hull then stayed overnight at Hotham as a guest of Col John B. Stracey-Clitherow. Hundreds of people gathered in Hotham Park to welcome the Prince.
1931	J.B. Stracey-Clitherow died and the estate passed to his stepson, Thomas Gurney (Clitherow).
1940	The house was damaged when a parachute mine exploded nearby.

DATE	EVENT
1963	Thomas Gurney died and the estate passed to his daughter Juliet, wife of JH Carver.
March 1966	A sauna was installed in the grounds.
March 1966	The swimming pool was installed.
1969	Juliet died and her son Peter Carver inherited the estate but chose to pass it to his sister Jan Odey and husband Richard.
1960/70s	During this time, the floor was raised in part of the former service quarters, encompassing part of the corridor, the old kitchen and the former butler and housekeepers' quarters. A wall was removed in the former butlers' quarters to create the breakfast room, and various new doorways were created to improve flow. The old kitchen became a laundry room, and a new cloakroom was created adjacent to the larder and pantry.
November 1984	The Hall was purchased by Mr Stephen and Mrs Carolyn Martin. At that point it comprised just over 127 acres of land. The house was surveyed for architects Francis F Johnson & Partners.
1985	The Victorian glazed porch to north elevation was removed and the Martin's undertook a number of other alterations and improvements to the house with the assistance of the architects Francis F Johnson & Partners.
2020	The Hall was purchased by Linda Clarke.

UNDERSTANDING

I.5 DESCRIPTION AND PHASES OF DEVELOPMENT

I.5.1 PHASE I – EARLY EIGHTEENTH CENTURY

The earliest element of the Hall is the central five bay house of two storeys with attics and basement. The house was believed to have been constructed for William Burton in the 1720s. Burton had married Catherine Moyser in 1721 and it seems likely it was built soon after. Catherine was daughter of 'amateur architect' and friend of Lord Burlington, John Moyser. His father James assisted Lord Burlington at Londesbrough Hall in 1670s, whilst John played a key role in the restoration of Beverley Minster 1717-31. Catherine's brother, Col. James Moyser (1688-1751), was also described as a 'gentleman architect'. He was a friend of the 3rd Lord Burlington, was involved with designing Bretton Hall (c1720), Nostell Priory and a number of hospitals in Beverley (Ann Routh's Hospital and Tymperon House) and York (Wandesbrough House, Bootham). It seems likely, therefore, that Catherine's family may have had a hand in designing Hotham Hall. Neave also speculates that William Thornton may have designed the Hall before his death in 1721. Another candidate he considers is William Etty.

The symmetrical north front of five bays with central doorcase and double-pile plan is typical of the early 18th century. Neave has drawn parallels with a number of similar small post-Restoration gentlemen's residences from this time, such as Fulbeck House Lincolnshire, Nether Lypiatt Manor in Gloucestershire, Bell Hall, Naburn near York, and Mothercombe in Devon. The plan forms are compact and two-rooms deep, with the central door opening into a large hall rather than a passage with rooms leading off.

The walls are of local hammer-dressed limestone with rusticated quoins and plinth with sill band to the ground and first floor. The entrance door and windows have ashlar stone surrounds with keystones. Above the deep cornice is a hipped roof with tall brick eaves stacks, and a Westmorland slate roof with dormer windows. The central doorcase has a pediment on console brackets which

was installed in the 1980s following the removal of the Victorian conservatory which had concealed the entire ground floor elevation. The uneven fifteen pane sashes appear to have been largely replaced and little historic glass remains.

The south front of the early 18th century house is similarly detailed, although an off-centre bow bay window constructed in the later 19th century now obscures bay two and three. It is likely that the south elevation originally had a central doorcase, complimenting the northern front. The windows have also been refenestrated with 19th century 2-over-2 sashes, which are out of character within the Georgian building. Only one window could be said to date to this period; a multi-paned sash window lighting the back staircase. It features heavy glazing bars and a number of lights with historic glass. The window is now partially blocked by a 19th century WC.

Also, part of this early phase is a series of blind windows on the east and west elevations, presumably to maintain architectural symmetry. It is clear they were not originally intended for use; for example, one blind window is directly behind a chimney stack within the second bedroom.



North elevation, restored to its 18th century form in the 1980s



South elevation with later bow-bay window



18th century window to the back stairs

UNDERSTANDING

Interior: plan form and cellars

Internally, there are four rooms, corridor, and back staircase on the ground floor; and correspondingly, four rooms, corridor, back staircase and closet/dressing room on the first floor. The original location of the main staircase is unclear, but the current staircase arrangement is believed to be a late 18th or early 19th century alteration. The back staircase, however, is believed to belong to this early phase. The closed string, heavy-turned balusters and heavy handrail are typical of this period but fabric evidence also suggest that it may have been altered during the 19th century. Further investigations are therefore recommended. The staircase leads from the ground floor to the first floor, then up to the servants' quarters in the attics.

The cellars are extensive, constructed in coursed rubblestone and brick with low barrel-vaulted ceilings to many areas. Originally, access to the cellars was below the back staircase. The entrance is now part of an understairs cupboard and access can now be obtained from with the 19th century extension. The floors have stone slabs or sets and many of the storage areas retain their storage bins for wine and stone benches for barrels. The ceiling adjacent to the original entrance has wide timber boards, whilst adjacent there are exposed laths which may have been part of a limecrete floor above, probably now covered by later flooring.



Phase 1 cellar with stone storage shelves



The underside of laths in the cellar plastered from above, providing evidence of a possible limecrete floor on the ground floor former service corridor in phase one



Phase 1 cellar with stone benches for storing barrels



Phase 1 entrance to cellar - note the doors are later

UNDERSTANDING

Ground Floor

The four-principal rooms on the ground floor are the Oak Room, the Entrance Hall, Drawing Room, and Morning Room. Those which retain early 18th century features on the ground floor are the Oak Room (GF27), the south facing Drawing Room (GF09) and its smaller neighbour, the Morning Room, also referred to in the past as the Study (GF08).

The Oak Room is an impressive space with floor to ceiling oak panelling, cornice and oak doorcase. It has been suggested that the Oak Room was fitted out in the later 19th century. Neave, however, has suggested that its panelling may largely date to the first phase of construction, but it was enhanced in the later 19th century or early 20th century. It was mentioned in an 1854 repair inventory and shown in this location on a plan of 1871. In papers held in the Hotham Hall archive, a letter from the 1980s mentions that the Martins found the room rather oppressive and wished to 'lighten' it by stripping it back. This may be the reason for its present colour and condition.

The Drawing Room has full height painted pine panelling with a heavy cornice and dado rail typical of the early eighteenth century. Jib doors flank the modern fireplace, although only the blocked door to the right may have been part of the original design for the room. The bow bay window and Jib door are likely to have been inserted in the 1870s. Other features such as the ceiling ornamentation and fireplace are from the 1980s.

The Morning Room or Study has a heavy dado rail and panelling below and a heavily moulded cornice which are likely to date to phase one. The walls above the dado have modern coverings and the east wall was formerly set with modern bookcases inserted in the 1980s, behind which was a 20th century niche in the blocked phase 2 doorcase. The main feature of this room is the corner fireplace with a richly carved surround with carved head, and an overmantel with eared and shouldered central painted panel and pediment. The fireplace has marble slips and a 19th century grate.

The Entrance Hall appears to largely date to a later phase of alteration. Neave proposed that the Entrance Hall in its present form was created in the later 19th century when payments were made for providing and fitting balusters to a stone staircase.⁰² However, the Hall staircase is more likely to have been part of late 18th or early 19th century alterations which may also see the installation of a bow bay window in the ballroom. However, the Hall does possess a small, shouldered fireplace positioned awkwardly beneath the staircase which may date to this phase one. Its size and position are curious which raise currently unanswered questions regarding the early layout of this ground floor space.

02 'Wrought iron core rail, with 64 balusters, 1 wrought newel 4cwt 3 qrs 19st & fixing to stone stairs with 28lbs of lead £15 12s 5d'. Quoted from Neave 2020. The number of balusters is in fact very similar to the number which may have been required for the 1872 servant's staircase. The staircase is now enclosed so the number can no longer be determined with accuracy.

UNDERSTANDING



Oak Room



Blocked jib door in the Drawing Room, looking west.



Drawing Room panelling, looking east.



Heavily moulded cornice in the Drawing Room.



Study fireplace



Study west wall

UNDERSTANDING

First Floor

The four principal spaces on the first floor vary in their retention of early 18th century fabric. As stated above, it is unclear where the original staircase was positioned, so the early layout of some spaces is unknown. The corridor features several archways, substantial door cases with pediments and a deep cornice. It is unclear whether they are later improvements but stylistically they complement the initial phase of works. The south facing principal bedroom (FF06) with painted full height panelling dates to the early 18th century. It possesses a corner fireplace with timber mantel with eared and shouldered panel with pediment. On the west wall is access to what may have been a small dressing room (now a bathroom) which is also panelled. The lower panelling has been damaged during the insertion of a bathroom, but the panelling above is likely to belong to an earlier phase.

The adjacent dressing room (FF05) and former second bedroom also has an early 18th century fireplace and over mantel and panelled overdoors. The heavy dado was partially removed in the 1980s when fitted cupboards were installed which obscured the original fireplace. The walls have modern coverings, except to the north wall. The doors are tall and appear to be original in both rooms. Another door in the east wall leads to a shallow closet which has a panelled overdoor indicating it may be original. The connecting doors to FF06 belongs to a later phase.

The third bedroom (FF01) to the north also has floor to ceiling panelling which dates to this initial phase. This seems to have been a lower status bedroom despite its treatment, as its entrance door is shorter and unpedimented. The connecting door to FF02 is a later phase of alteration and was historically a closet.

The adjoining bedroom has little which belongs to this initial phase apart from the fireplace and possibly the panelling above. Much of this room was altered in the 1980s.

Floorboards throughout are historic, varying in width and depth and largely without tongues, but given their overall condition, may have been replaced in a later period.



Principal bedroom



Principal bedroom



Third bedroom



Third bedroom

UNDERSTANDING

Attics

The early 18th century back staircase leads to the attics. This space would have been occupied by the servants, but the original partitions and lath and plaster finish were removed in the 20th century to reveal the rafters. A number of two-panelled 18th century doors, a slopping-out sink and a 19th century cast-iron fireplace are the only evidence of their former occupants.

It is noticeable that a number of the roof timbers appear to have been reused from elsewhere, having various empty mortices some with extant pegging. Also of interest are the historic floorboards with tooling marks which lie below the 19th century floor. Around 9-inches wide, these almost certainly belong to the original phase one house.



The attics



Back staircase from phase one with entrance to attics



Evidence of reused timbers



18th century two panelled door

UNDERSTANDING

I.5.2 PHASE 2 – LATER EIGHTEENTH CENTURY

The Pavilions

Robert Burton inherited Hotham Hall from his brother in 1765. He set about enlarging Hotham Hall by the addition of east and west pavilions. Although the west pavilion is no longer extant, the evidence of its existence comes from a 19th century painting by R.B. Harraden. The east wing which survives, is date marked 1772 and believed to have been the work of Thomas Atkinson of York. Atkinson was one of the most able architects working in the north of England at this time and as Neave noted in 2020, the pavilions are similar to those at Dalton Hall and Houghton Hall which Atkinson also designed.

The east pavilion is of three bays, with ridge stack and slate roof. The north elevation appears to be two-storeys with pedimented gable end to the front set with an oculus. However, the windows on the north front are blind and conceal a single storey element behind. To the right, the flat roofed link of one bay is set slightly back and topped by a stone balustrade below eaves level. The pavilion link is set with a blocked door with stone dressing and keystone, and a 2x2 window with stone surround. Fabric analysis shows that the door still retains part of a timber frame and was likely to have once been operable. The sill of the window above has been lowered, probably in the latter half of the 19th century when the 2x2 sash window was inserted and a service room created behind.



Painting of Hotham Hall and stables by RB Harraden

UNDERSTANDING

The east elevation may have originally been four bays (note the two windows to the left are also blind) but a bow bay window was probably added to the pavilion at the end of the 18th century or the start of the following. The south front is of three bays with the central window with bracketed pediment. An oculus is also set in the pedimented gable end. To the left, within the single bay link building, is a glazed door with radial over light set in a stone surround.

The cellars were extended below the east pavilion in the 1770s, but there is no evidence to suggest the west pavilion had a similar arrangement.



Pavilion northern elevation and bay window



East facing elevation



South facing elevation



Blocked door with lowered window above to pavilion link

UNDERSTANDING

Interior

Internally, the pavilion contains two fine rooms accessed from a lobby. The lobby has shell alcoves to the north and south with decorative plaster detailing. A number of the mahogany doors may also date to the late 18th century.

The most impressive room created for Robert Burton is the Ballroom (GF05), although it was formerly a drawing room. This room, with a slightly later bay window with 2x2 late-19th century sashes, is lined with very finely carved panelling with egg-and-dart motifs, cornucopia, wheat sheafs and festoons to the eared and shouldered central panels, and pedimented door cases.

The panelling is thought to pre-date the construction of the pavilion itself. The work, believed to be early 18th century, is thought to be by the woodcarver William Thornton (d. 1721), or possibly William Etty (c.1675-1734), and may have come from North Cave manor following its purchase by Robert Burton from Sir George Montgomery Metham in 1773. Along with the manor of North Cave, the Burton's were able to increase the size of the Hotham estate by adding the manor's estate.

The reuse of decorative timber panelling is not wholly unusual, but it is a curious addition, given that panelling of this nature was already unfashionable in the 1770s. In contrast, the ceiling of the ballroom is decorated in the style of Robert Adam and would have been a highly fashionable addition in the late Georgian period. It may have been added when the bay window was installed c1800 just before Robert Burton's death in 1802.

The pine panelling has been stripped back, probably during the 20th century, but would originally have been painted. The fine white marble fireplace has orange marble Ionic columns supporting a frieze. The fireplace in here and in the adjacent room may have been designed by the architect Thomas Atkinson. The floor is of stripped pine but has been largely replaced. A number of much wider and possibly late 18th century floorboards are still extant to the periphery of the floor.

The room is entered from the lobby (GF04) but a second door to the right provides symmetry to the room. Probably a servant's entrance (as evidenced by the plain panels outside), the door is now fixed shut following the installation of a service kitchen in GF03. The service kitchen appears to have originally formed in the 19th century, when the external door was blocked, but more recently fitted with a modern kitchen.

The south facing library (GF06), also described as the 'Smoking Room' in 1921, has plainer walls but a richly decorated cornice and carved joinery detailing. The ceiling is also decorated in the style of Robert Adam. Here the floorboards are thick pine, varying in width and length, with evidence of high-quality concealed nailing. Again, two doors provide symmetry on the west wall, but only one is in service. The other is blocked from GF07 and now partially obstructed by shutter boxing - it is unclear if it was originally functional as within GF07 it is positioned awkwardly against the external wall.



Ballroom fireplace and decorated panel (Linda Clarke)



Detail of fireplace (Linda Clarke)

UNDERSTANDING



Carved skirting detail (Linda Clarke)



Doorcase (Linda Clarke)



Bay window



Ballroom, looking north



Ballroom shutters

UNDERSTANDING



Carved festoons above central panel in Ballroom



Shell niche in corridor / anteroom (Linda Clarke)



Library, looking east



Library looking west



False door in library

UNDERSTANDING

I.5.3 PHASE 3 – NINETEENTH CENTURY

Western extension

Robert Burton died in 1802 and the estate eventually passed to Sarah Burton and her husband Henry Peters (later Burton). During the 1820s they employed Appleton Bennison of Hull to draw up plans for a new west wing. The proposals were not carried out and the house was eventually let to tenants, becoming 'thoroughly out of repair' by 1862. Neave notes that the tenants included Maurice Johnson from Lincolnshire, founder of the Spalding Gentleman's Society, Major William Arkwright of Derbyshire, the great-grandson of Sir Richard Arkwright, inventor of the water-powered spinning frame; and Samuel Fox, an industrialist and inventor of the steel-ribbed collapsible umbrella.

The Hall was depicted in a 19th century painting by R.B. Harraden (see above), evidencing the existence of two pavilions. However, when depicted on the 6-inch First edition Ordnance Survey of 1852 (surveyed 1852), the architectural balance seems to have been lost. The map appears to depict the early 18th century central element connected by a link to the east pavilion which is shown with its bay window. The west pavilion already appears to have been modified, the single bay link is not shown and two long buildings project westwards, one connecting to the stables. The stables comprise the 18th century courtyard and a number of smaller extensions and outbuildings.



First edition Ordnance Survey of 1852 (surveyed 1852).

UNDERSTANDING

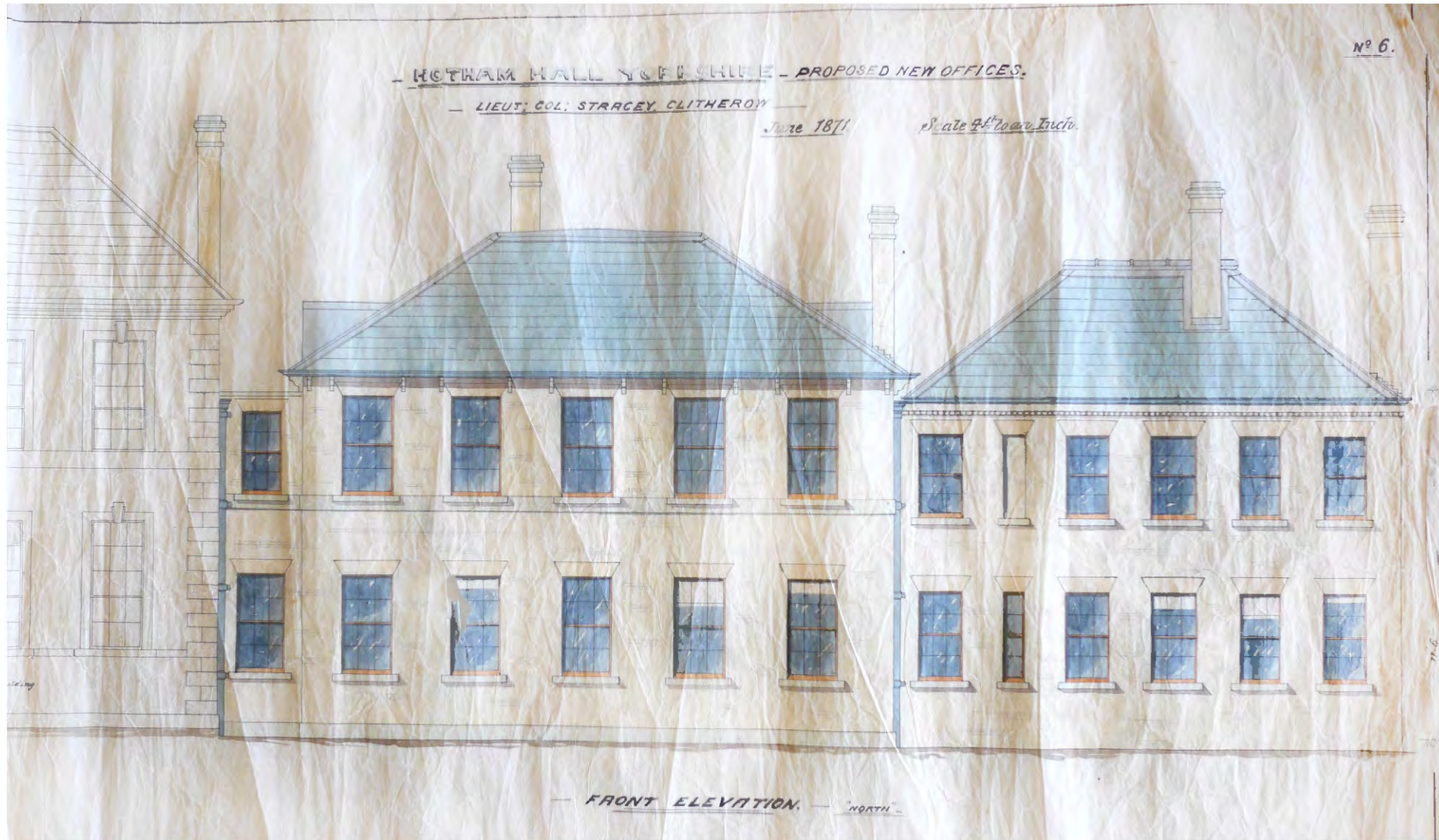
A 'Schedule of repairs required at Hotham Hall' was produced in 1854, now held in East Riding Archives (DDHH/4/6/37). It indicates that Maurice Johnson Esq. was residing at Hotham Hall in March of that year and lists the following rooms in the Hall:

Dining Room	Best Staircase
China Closet	First Bedroom south
Drawing Room	The Attics
Vestibule to Drawing Room	Family bedroom
Morning Room south side	Room next
Entrance Hall north	Chamber W Closet
Oak Room	Mr B. dress'g Room
Dressing Room	N' Bulls eye chamber
Low Water Closet	Corridor
Butler's Pantry	Out Offices
Bedroom Adjoining Stone Pantry near cellar	Shoe House
Kitchen	Wash House
Scullery	Laundry
Servants Hall	Chamber
Housekeeper's Room	Baking House

One might speculate that the Dining Room with China Closet are within the Pavilion (the ballroom?) with adjacent Drawing Room (library?) and Vestibule (GF04). The Entrance Hall and Oak Room are mentioned, and the Morning Room listed here may have been either GF08 or GF09. The existence of a North Bull's Eye chamber is intriguing as it was presumably a room within the roof space above one of the pavilions. It is unclear the extent of repairs carried out at this time, but a tenant commented that the Hall had become 'thoroughly out of repair' by 1862.

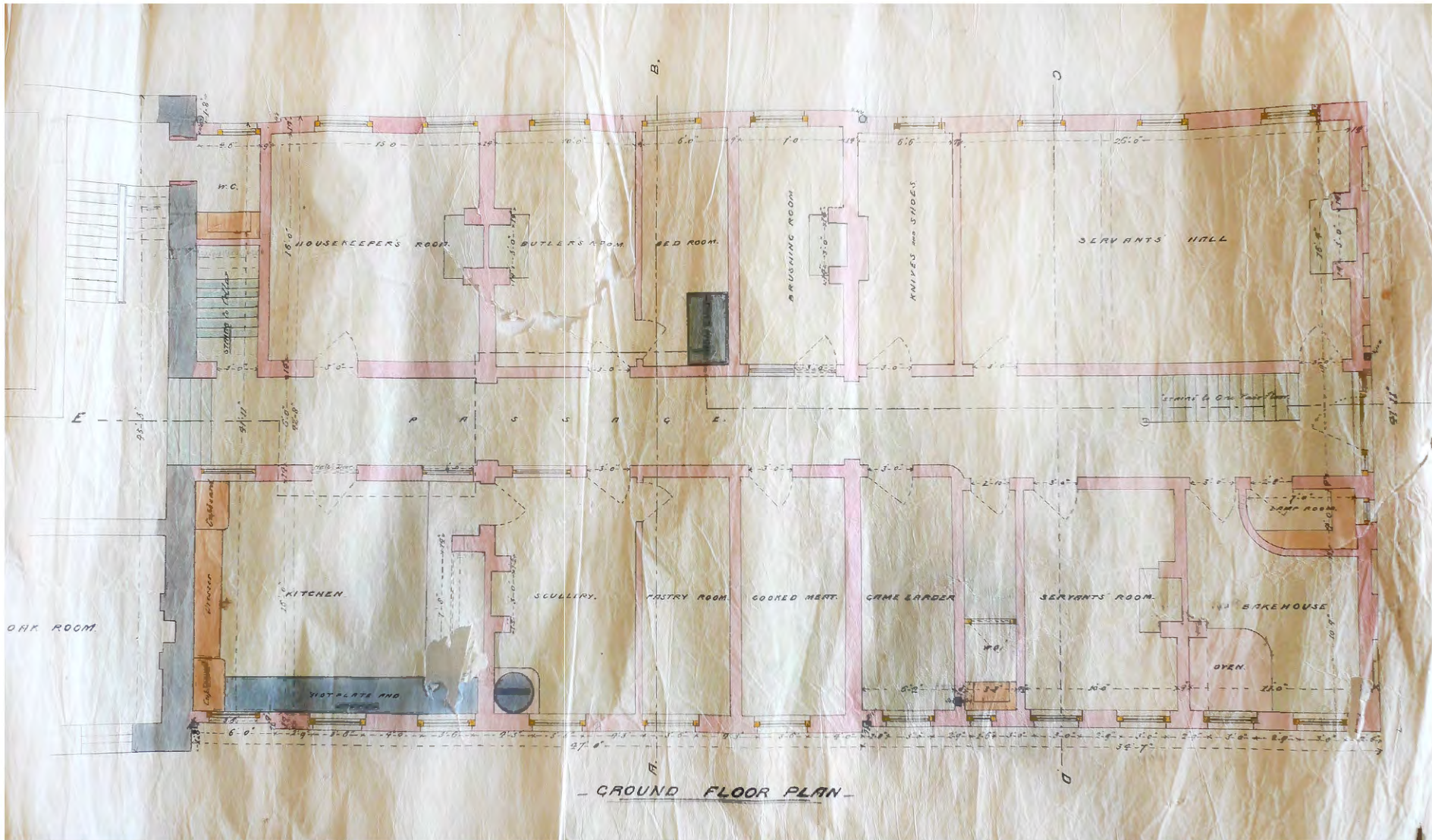
When Hotham Hall was inherited by one of Sarah Burton's descendants, Lieut. Col. Edward John Stracey-Clitherow in 1869, he set about enlarging the Hall and making improvements to the estate. Plans were drawn up probably by William Moseley for a replacement west wing and construction began the following year. Moseley was an architect largely based in Middlesex, but who was known to the Stracey-Clitherow family having acted as agent for their Middlesex estates. Moseley is best known for his 'The Crystal Way' project which was a subterranean railway from St Paul's to Oxford Circus.

UNDERSTANDING



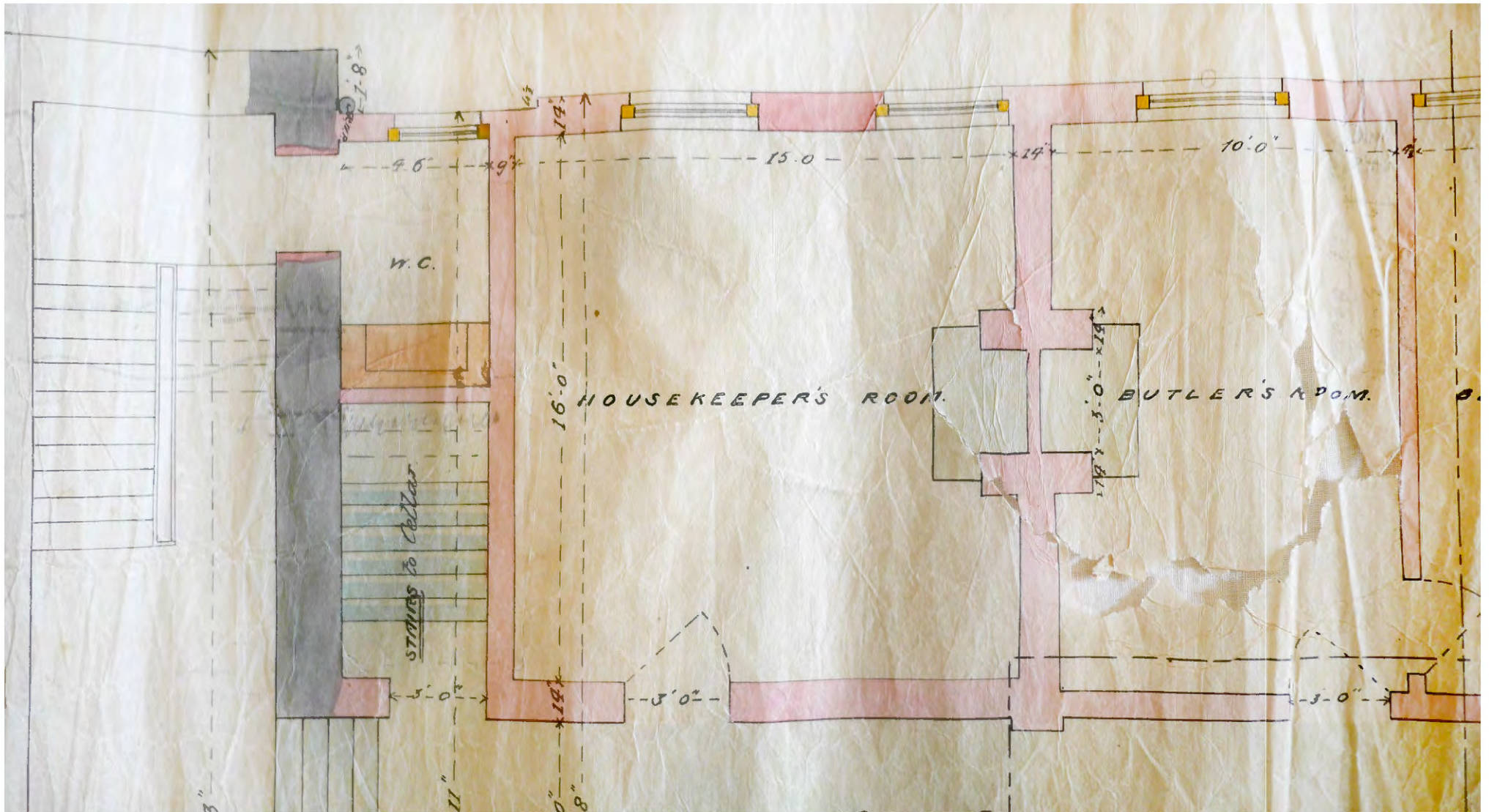
Elevation of the proposed new western extension

UNDERSTANDING



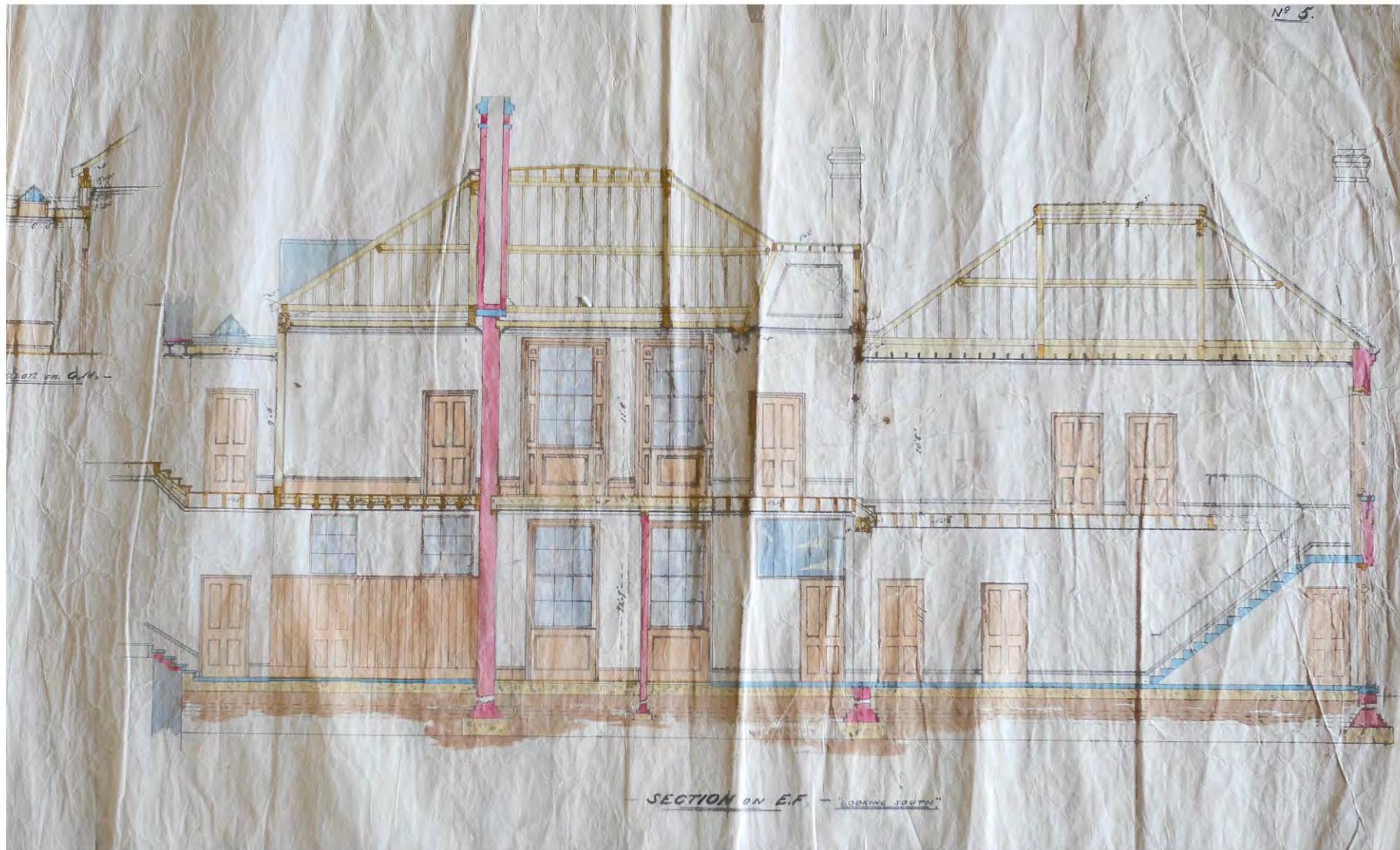
Ground floor plan of the proposed new extension

UNDERSTANDING



Detail of WC, housekeeper, and butler's rooms now the kitchen and breakfast room

UNDERSTANDING



A section through the new extension. Note the panelling and borrowed lights to the service corridor.

UNDERSTANDING

Exterior

The wing was designed to appear as two separate villas to break up the linear appearance. The range is linked to the main house by a single narrow bay. The choice of yellow brick compliments the mellow limestone of the original 18th century building. The first 'villa' is of two storeys and five bays, with deep bracketed eaves cornice, hipped slate roof and large brick axial stacks. The north and south elevation have five evenly spaced bays with 6x6 timber sash windows. On the ground floor on the south side, a small modern terrace with glazed door has been added centrally below the elevation.

The north elevation of the western 'villa' is of six unequal bays, set very slightly back from the adjacent building line. Its eaves are also set below that of the adjacent building, helping to break up the frontage.

The ground floor comprises two modern garage doors on the north elevation and attached is a short section of modern wall. The west facing elevation is of four equal bays. The west elevation contains the main entrance into the service quarters characterised by a series of blind windows and a tripartite stair window.



North elevation, west wing



South elevation, west wing



Modern terrace



West elevation

UNDERSTANDING

Plan and Interior

Moseley's original plans reside in the Hotham Hall archive. They show that the wing was intended as servant's offices on the ground floor. The service quarters were reached from the main house via a door adjacent to the back stair and down a short flight of steps. Although not built entirely to plan, the ground floor has rooms opening off a central corridor. They comprised (to the south) access to the cellars and a WC behind, housekeeper's room, the butler's rooms, brushing room, knives and shoes (though substituted for a WC) and the Servant's Hall. On the north side was the kitchen, scullery, pantry room, cooked meat, game larder, servants' room, bakehouse, and damp room. In an alteration to the architect's plan's the kitchen was not built adjacent to the 1720's house, but constructed further to the west, probably to keep smells further away from the owners and their guests. The scullery, pastry room and game larder may have been built in its place.

Today, the servants' quarters have been substantially altered with a modern floor inserted in a number of the ground floor rooms, new doorways link rooms, and walls have been removed. However, a number of features are still extant; these include the staircase into the cellars, the servant's hall (now an office) with extant shutters and fireplace, cornices, skirtings, and flag floors in several rooms and various (relocated) doors and doorcases. Most windows and glass appear to be original. The open string stone staircase, balusters, and timber handrail with below stair cupboard also date to this period. It is possible that a stone floor exists below the modern Marley tiled floor in the corridor FF19.



Former servant's hall



Former bakehouse (now boiler house with original floor, window, and rising shutter



Open string stone back staircase



Shutter in former kitchen



Bathroom to ground floor (note, the toilet pan is modern)

UNDERSTANDING

The first floor of the west extension appears to have been designed for the family and house guests. They retain many historic features such as marble fireplaces, shutters, skirtings, and cornices. The further west one moves, the lower the status of the rooms, as reflected in their decoration and features.

The first floor contains four good bedrooms all with their own dressing rooms (now converted to en-suite bathrooms), and a further four rooms of lower status beyond. These rooms are

connected by a central corridor lit by two roof lights. Now forming a separate flat, the western-most extension has undergone the most alteration, but simple cornices and fireplaces suggest, however, they were the lowest status rooms, perhaps for children or higher status servants. Access into this set of rooms appears to have been via a door now relocated slightly further east to DF16.



Bedroom FF12 with decorative cornice, marble fireplace and cast-iron grate and window shutters



Bedroom FF22 with less decorative cornice



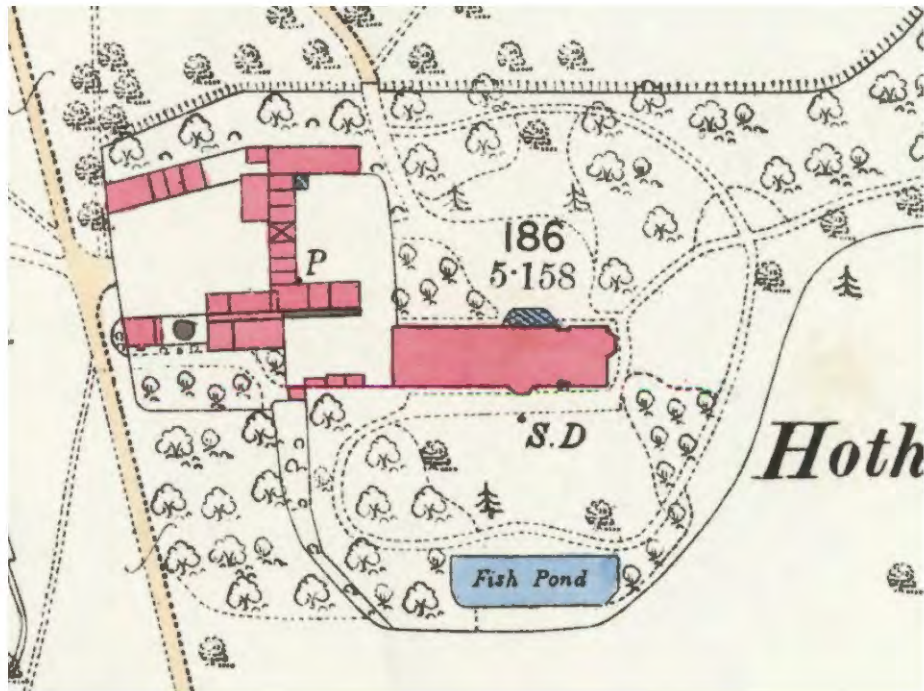
First floor bedroom corridor



Former dressing room with corner fireplace

UNDERSTANDING

Other works which are thought to have taken place at this time are believed to be the installation of a glazed conservatory on the north elevation, and a bow-bay window was also added to the drawing room (GF09) on the south elevation. These are first shown on the 1890 (surveyed 1888) Ordnance Survey 25-inch map.



1890 (surveyed 1888) Ordnance Survey 25 inch of Hotham Hall. This shows the new western extension, conservatory to the north elevation and bow-bay window added to the south elevation.



The conservatory

UNDERSTANDING

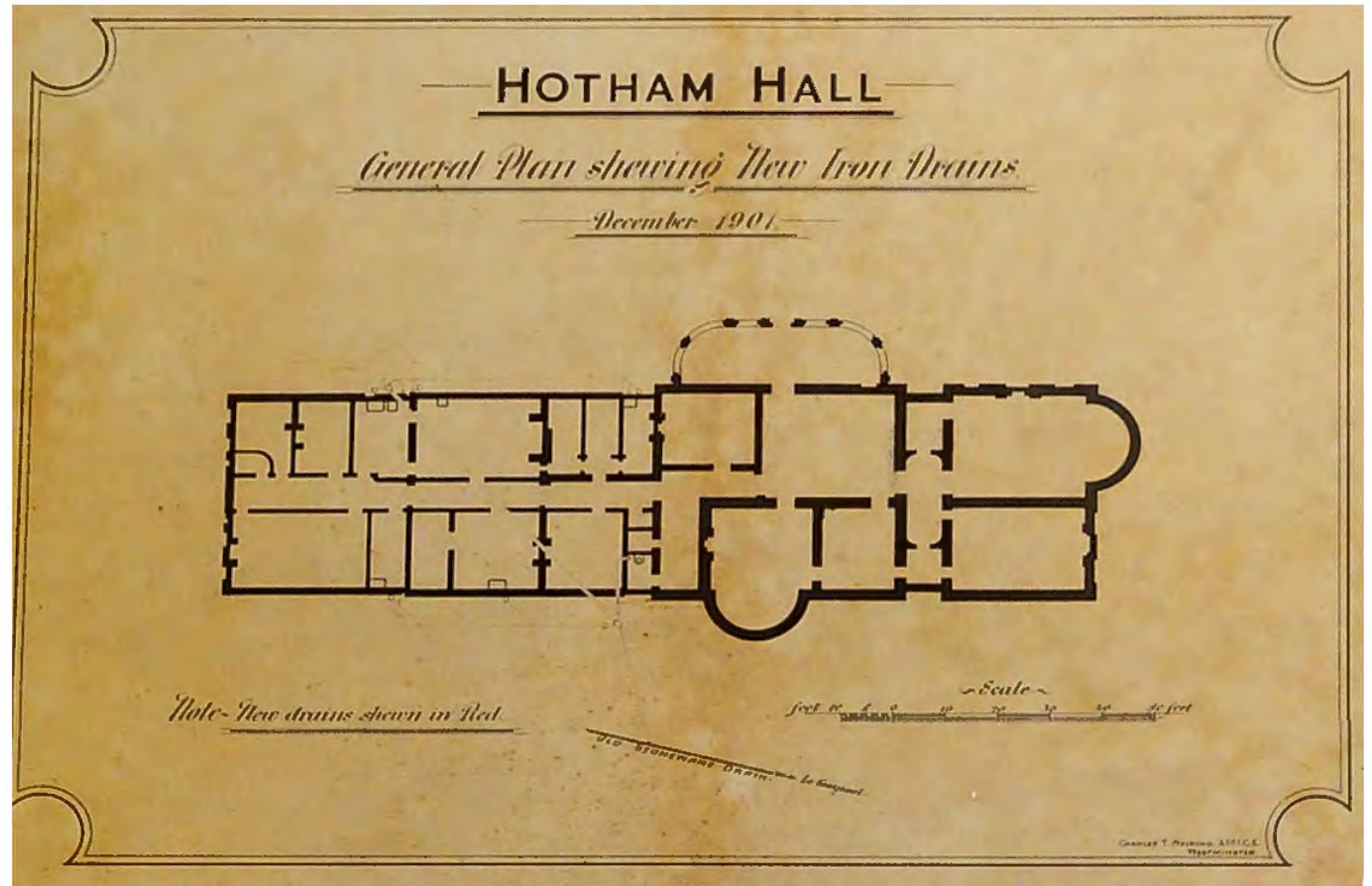
I.5.4 PHASE 4 – TWENTIETH CENTURY

Col. Edward John Stracey-Clitheroe died in 1900 and Hotham was then passed to his nephew Col. John Bouchier Stracey-Clitheroe. J B Stracey-Clitheroe appears to have set about making improvements to the Hall and in 1901 plans were drawn up for new drains. The plan shows Moseley's executed layout of his 1872 western extension.

Later, in 1904, plans were drawn up for an extension above the 1870s east pavilion. These were not executed.

The Hall was again shown on the Ordnance Survey of 1909 (surveyed 1908). By this time, the gardens had taken on their modern-day layout.

By 1921, due to the rising cost of upkeep, the Hall was offered for sale. By this time, the Hall had electrical lighting, but apparently not central heating, as this was installed in 1924. The Hall did not sell and the Stracey-Clitheroe's remained in possession.



1901 Proposed new drains at Hotham Hall

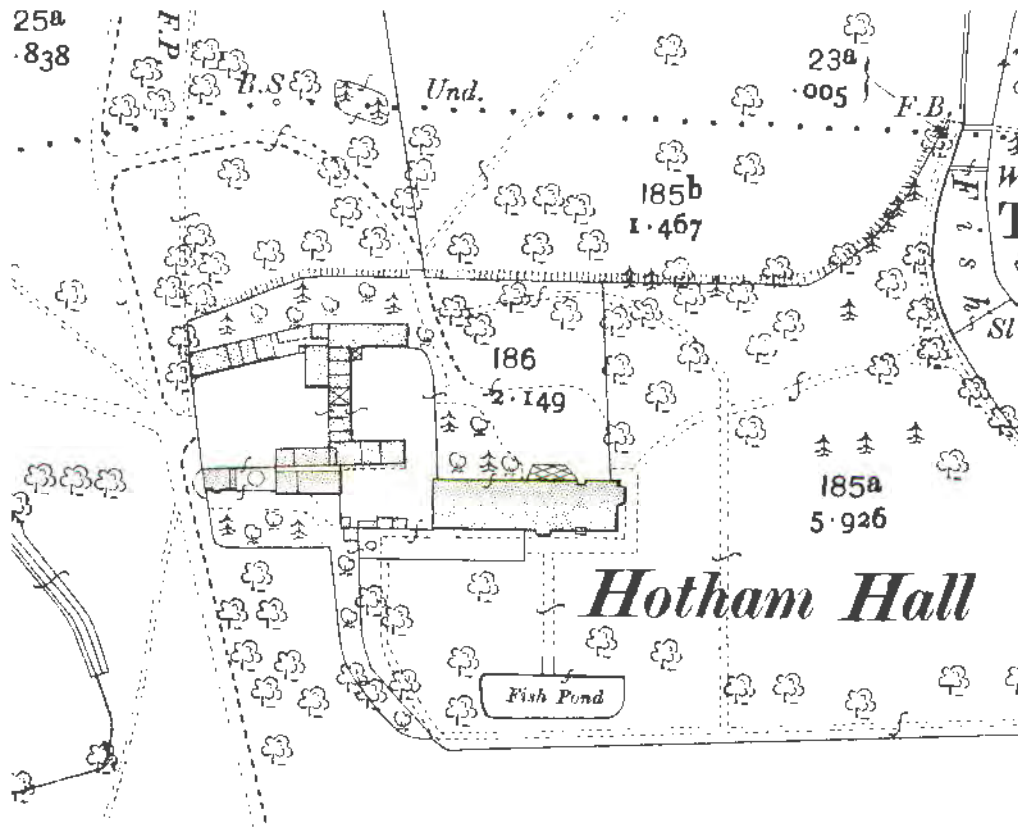
UNDERSTANDING



1904 proposed south elevation

1904 proposed extension above east pavilion

UNDERSTANDING



Ordnance Survey of 1909 (surveyed 1908), 25 inch.

UNDERSTANDING

Images from the 1921 sales catalogue:



North front of Hotham Hall c.1921. Note how the service wing is hidden by extensive planting



The 'Boudoir' c.1921



The Drawing Room (ballroom) c.1921 (with painted panelling?)



The Smoking Room (library) c.1921



The south front, c.1921



The stable block c.1921

UNDERSTANDING

J.B. Stracey-Clitherow died in 1931 and the house was passed to his stepson, Thomas Gurney, and then in 1963 to his daughter Juliet. In 1966 a sauna and swimming pool were installed in the grounds. The Hall passed to Jan Odey in 1969, who, with her husband Richard carried out a number of alterations at the Hall, including the raising of the floor in part of the former service quarters. This required substantial alterations including the relocation of doorcases, the repositioning of others and the removal of a wall to create a breakfast room. A modern kitchen was installed in the former housekeeper's room and this was linked to the adjacent room by a new doorway. The original window shutters in these rooms were removed to accommodate the elevated floor. The former kitchen was reduced to a laundry, the cavernous fireplace partially lost below the new floor. It may have been around this time that the 19th century dressing rooms were made into en-suite bathrooms. The en-suite to FF11 may have been created out of a Victorian WC. A modern niche bookcase was also installed into a late 18th century doorcase in DG12 around this time.



Mid-20th century staircase and raised flooring



Former service corridor, now with modern raised floor and modern reformed archway.



Inserted doors through GF12 to GF13. Note the foreground space was formerly a Victorian WC



Breakfast room, formerly the butler's sitting room and bedroom. Note the raised flooring, removed wall, and relocated fireplace



Modern kitchen in housekeeper's room. The borrowed light is from the 1870s.

UNDERSTANDING

The Hall was purchased by Mr & Mrs Stephen Martin in 1985. The house was surveyed by architects Francis F Johnson & Partners who went on to work with the Martin's to carry out extensive alterations and improvements to the Hall over the next decade. They initially obtained permission to remove the Victorian glazed conservatory against the north elevation. This resulted in the installation of a new stone pediment above the front door and stone steps.

The Martin's also redecorated much of the Hall. The Oak Room panelling and door were restored, new mahogany doors were installed in a number of principal ground floor rooms; the external blind windows to the east pavilion were replaced, a bookcase was built into the sitting room (GF08), and a new mantel and ornamental ceiling installed in the drawing room (GF09). Other joinery and panelling repairs were carried out, and modifications were made to the service corridor archway and improvements to the electrics, water and heating systems and roof.

On the first floor of the 1720s house, an en-suite bathroom was installed in a first-floor bedroom (FF02) with significant alterations to the walls, skirtings, cornice, and panelling to create an airing cupboard, a built-in cupboard to the left of the fireplace and a connecting door to the adjacent bedroom (FF01) through an existing cupboard. Meanwhile, the second bedroom was transformed into a dressing room with the addition of extensive built-in cupboards which obscured the early 18th century corner fireplace (FF05). The en-suites were refurbished, and a number of bedrooms or their en-suites received built-in wardrobes. The rooms of the attics appear to have been stripped of their features at about this time.

Externally, a tennis court and pavilion were built in the grounds, new garage doors were installed, and a terrace was constructed on the southern elevation with a door leading from the breakfast room.

The Hall was bought by Linda Clarke in 2020.



The south front in the 1984 sales catalogue



The hall in the 1984 sales catalogue



The ballroom in the 1984 sales catalogue. Note the panelling has now been stripped



The drawing room (library) in the 1984 sales catalogue

UNDERSTANDING



NORTH ELEVATION AS EXISTING

HOTHAM HALL.
FOR S. M. MARTIN ESQ.



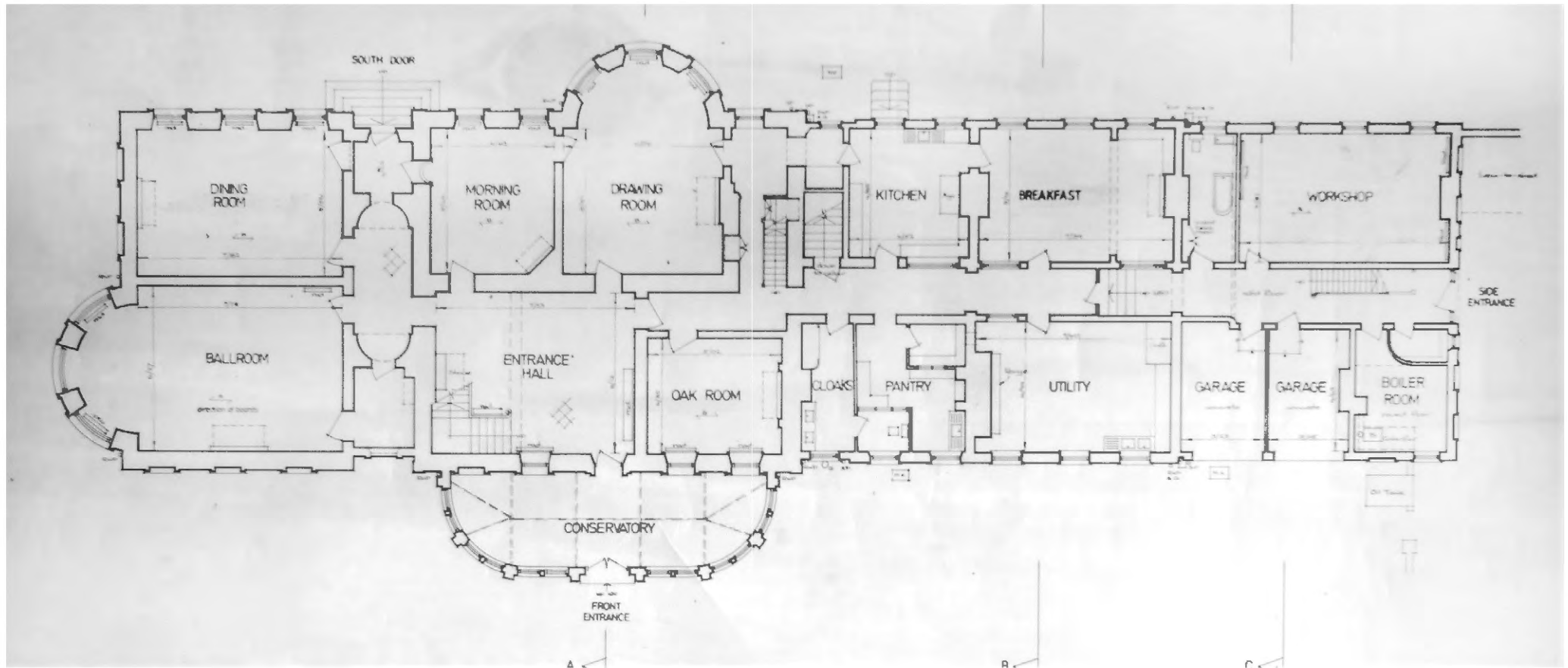
Francis F. Johnson & Partners

Chartered Architects

CRAVEN HOUSE, 16 HIGH STREET, BRIDLINGTON. TEL: (0262) 74043

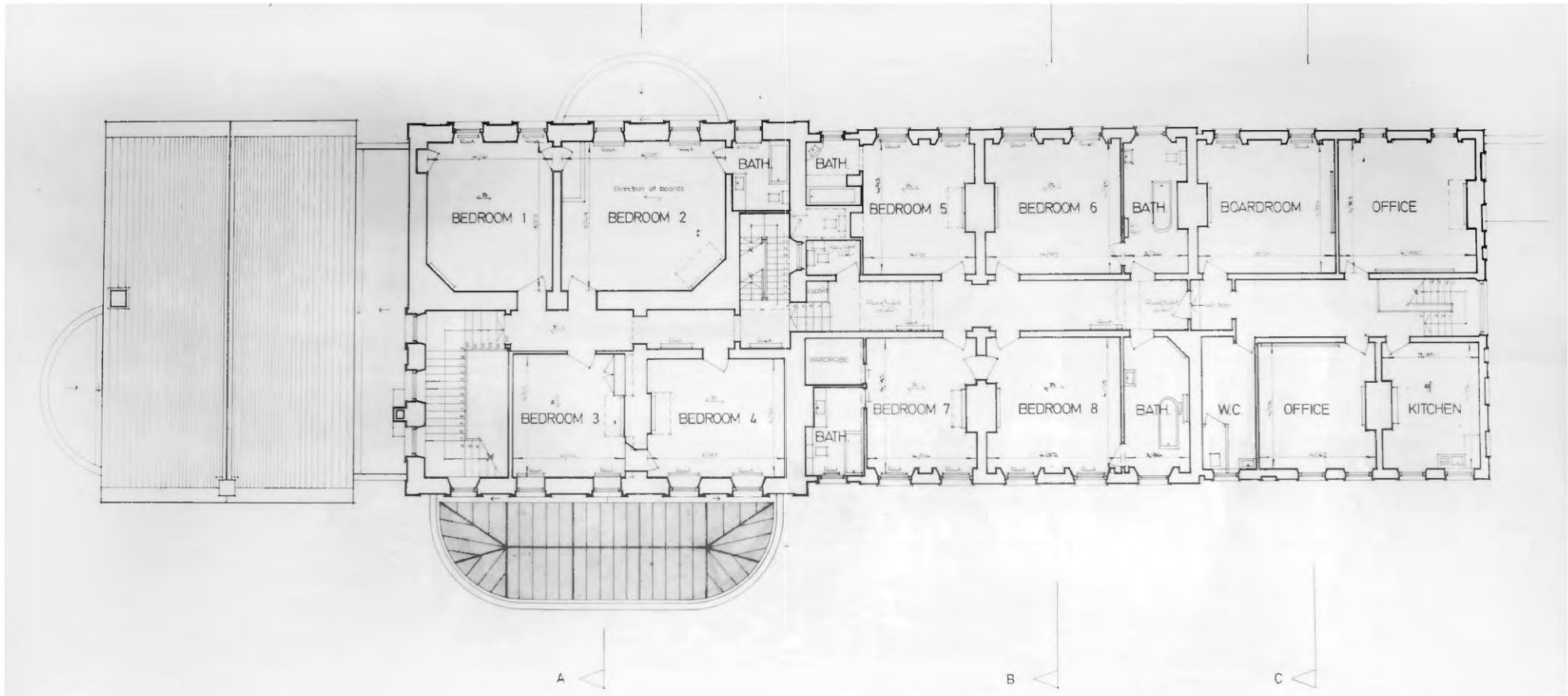
Survey of Hotham Hall by Francis F. Johnson & Partners 198

UNDERSTANDING



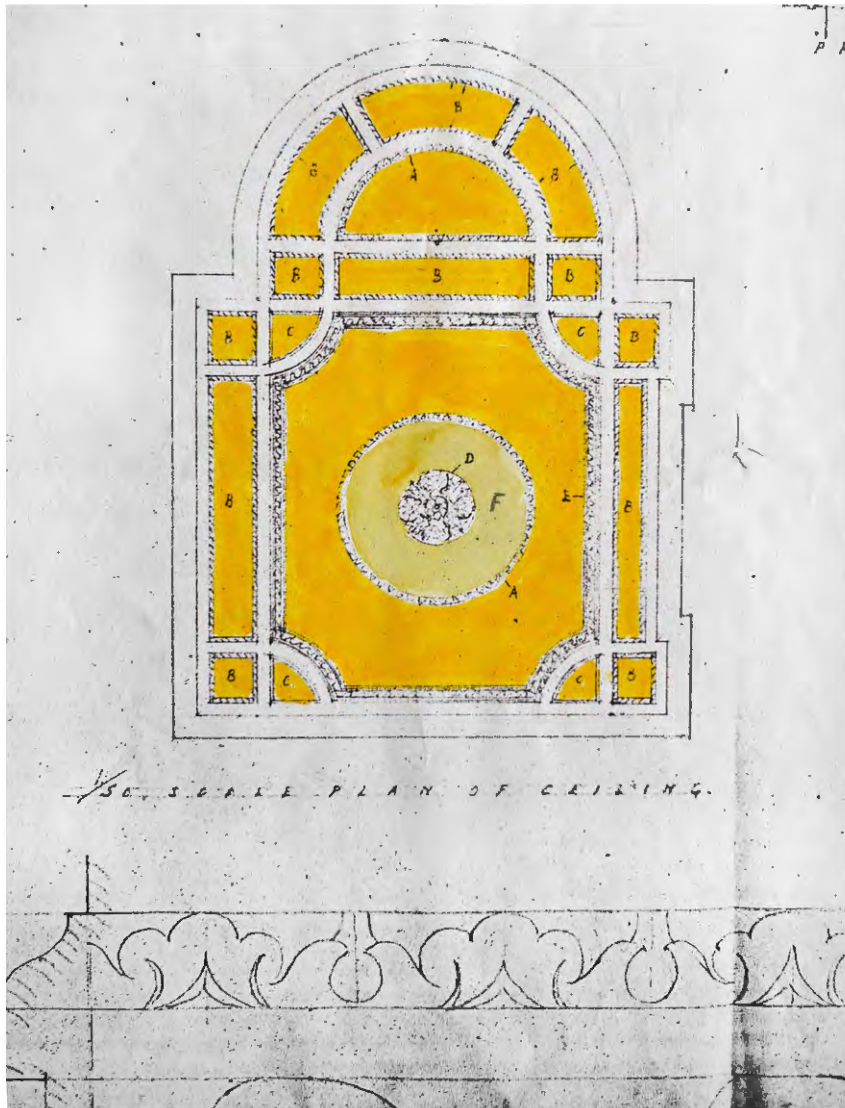
Ground floor plan of Hotham Hall by Francis F Johnson & Partners 1984

UNDERSTANDING



First floor plan of Hotham Hall by Francis F Johnson & Partners 1984

UNDERSTANDING



Unexecuted design for the drawing room ceiling (GF09) from the 1986

UNDERSTANDING

I.6 THE PARK AND GARDENS

OVERVIEW:

Hotham Hall sits within gardens and a modest-sized park, with stables located to the west. A shelterbelt of woodland separates the Hall from the village. The Hall has vehicular access from the village via a private drive, turning into the Hall when it reaches the stables. The park drive continues to North Cave. The former hot-houses and kitchen gardens lie to the north-west and are no longer part of the Hotham estate.

To the north of the Hall is a large, gravelled area bordered by mature trees and rhododendrons. Beyond is an area of parkland set with individual mature trees separated from the Hall by a ha-ha.

To the south and east are formal lawns. Gravel paths run around the east elevation and along the south front. Here there is a small terrace below the Victorian service wing. A gravel path runs at right-angles from the south front towards a formal pool with bird sculpture and formal planting. Further to the south, the former parkland is now under cultivation.

To the east is a swimming pool, sauna, tennis court and tennis pavilion concealed behind a mature yew hedge. Beyond are informal gardens set with specimen mature trees which lead to a small lake, fed by Hotham Beck. The lake has several cascades and a small island set with woodland which is accessed from the gardens by several small bridges.



Park to the north of Hotham Hall with individual mature trees



The small terrace to the south created in the late 20th century



East and south elevation



Pond and southern lawn

UNDERSTANDING



Stables



Ha-ha



Hotham Hall's lake and The Island



Bridge over to The Island



Lawn to the east of Hotham Hall



Yew hedge and gravel path

UNDERSTANDING

BRIEF HISTORY:

Little is known about the early park and gardens when the manor was sold to William Burton in 1718 for £3425. Then it is thought the manor house may have been located at Manor Farm in Hotham. William set about building a house and grounds at Hotham suitable for a gentleman.

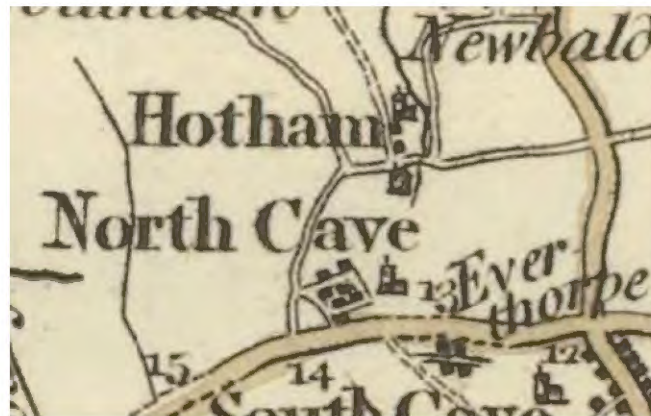
The grounds are likely to have been quite modest in the early 18th century. William's son's marriage settlement, drawn up in 1751, refers to several 'closes and grounds'. Neave notes that the names of these correspond to closes shown on the first detailed map of the grounds in 1813, which were then used for grazing. Neave also notes an elongated stretch of water or short canal on the same map, which he believes may have been created as part of Hotham Hall's pleasure grounds in the early 18th century.

William's successor Robert extended the Hotham Hall estate in 1773 as far as North Cave when he purchased a neighbouring estate. Sir George Montgomery Metham had been forced to sell his estate at North Cave. Despite his financial situation, Sir George had established a park with pleasure-grounds and lake surrounded by a paddock and numerous plantations. The 1772 Jeffery's plan shows a house adjacent to the church in North Cave which is annotated 'Sr G M Metham', whilst 'R. Burton Esq' is shown to the south of Hotham. Metham's estate purchased by Burton a year later is described a 'capital messuage' with stables coach house and dove house and other offices, buildings, gardens, plantations, and pleasure grounds.

Neave notes that the lake built by Metham is shown south of the Beverley road, but that the Burton's probably had the road moved to give a better access and views of their newly acquired lake. The Burton's are believed to have demolished Metham's North Cave residence after purchasing it in 1773. However, materials from the estate were reused at Hotham. This is evidenced in the Stable Block where a re-located datestone is annotated "GMM 1683". The diversion of the Beverley road is shown on John Cary's 1794 Map of England, Wales and Scotland now running to the south of the church. Hotham Hall is also depicted to the south of the Hotham village, but North Cave manor is no longer extant.



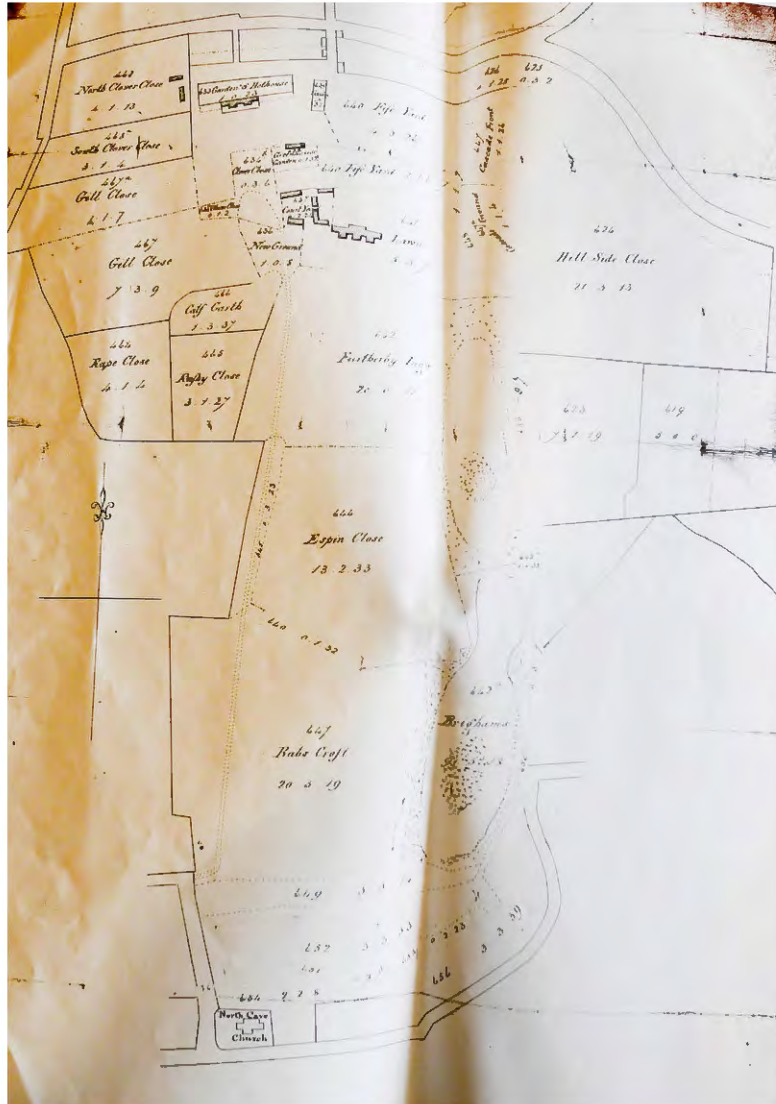
Jeffrey's Plan of 1772



John Cary's 1794 Map of England, Wales and Scotland (Sheet 51)

UNDERSTANDING

The 1813 survey of the estate is thought to show the estate which Robert Burton had created before his death in 1802. To the east of the Hall is the lawn and beyond is annotated 'Cascade Ground.' To the north is Fife Yard, with three enclosed kitchen gardens with greenhouse and hothouses beyond. A drive leads north from North Cave, terminating at the stables at Hotham Hall. The Park is bounded to the north by Hotham village and Pitbalk Hill, extending to the east as far as Hill Side Close and bounded to the west by Hotham Road. To the south the park narrows and comprises a series of closes which extend as far as the fishpond formerly associated with North Cave manor house. Plantations are shown dotted to the east of the three closes.



1813 plan of the Hotham Hall estate.

UNDERSTANDING

By the First Edition of the Ordnance survey, published 1855 and surveyed 1852, the extent of 'The Park' is clearly shown. When the Hall was advertised to let in 1850 it comprised 140 acres of land along with gardens and pleasure grounds. Little appears to have changed to the boundaries from 1813, however, further plantations have been established upon the northern border of the park, annotated 'Orchard Plantation', whilst Coombes Plantation has been extended and now features a summer house. To the south is the rectangular shape of the 'Old Fish Pond,' a stretch of water or canal assumed by Neave to have formed part of the early pleasure grounds of Hotham Hall. Further to the south, the Park terminates at Fish Pond Plantation and a lodge is also indicated at the end of the drive in North Cave. To the north and northwest of the Hall is another lodge, hothouses, and an icehouse.

The Hall is shown in an enclosed area, dotted with trees, and crossed by a network of paths. Directly to the south within the gardens of the Hall is a small pond with 'pump' annotated. To the east is The Island and Fish Pond – access to the former is via an 'Iron Bridge' and 'Footbridge.'



The 1855 (surveyed 1852) Ordnance Survey First Edition 6 inch showing the extent of Hotham Hall's park.

UNDERSTANDING

According to Neave, when Edward Stracey-Clitherow took up residence at Hotham in 1869, he enhanced the Park with the addition of a number of specimen trees to the north, including five Wellingtonias. He is also known to have extended planting near the summerhouse, perhaps enhancing Flora Plantation. He is also said to have rebuilt the lodge at North Cave c.1870.

The 1890 OS map shows the Park following his improvements which appear to include the ha-ha which is now clearly defined, a sundial below the south-front, and planting in front of the west wing's north elevation. A green house to the north has been removed, probably to enhance views as visitors approached the Hall. It is interesting to note that the approach is not via the stable yard as it is today, but via a curving drive which crosses the ha-ha before arriving at the north elevation. This approach is no longer extant, although the former access is still marked by a gateway near the stables.



The 1890 (surveyed 1888) Ordnance Survey Second Edition 25 inch showing the north of Hotham Hall's park

UNDERSTANDING

By the early twentieth century, the Park can be seen clearly extending west to the Hotham Road and to the south as far as Fishpond Plantation. A new feature is a cricket field and pavilion south of the Hall. The rectangular pond can still be seen to the south, which today is described as a drain.

The gardens surrounding the Hall have taken on their present form with the walks which characterise the gardens today now laid out, including the path to the 'fish pond,' the path around the east and south elevation, and the path which now separates the Hall from the swimming pool and tennis courts.

In 1921 when the Hall and estate was offered for sale, the estate totalled approximately 3,300 acres. It included a 150-acre park, pleasure gardens, walled garden, glass houses, trout stream, ornamental lake, and stables.

In 1984 when the Hall was put up for sale, the park was just over 127 acres of land. The walled gardens were described as productive. However, whilst the larger kitchen garden and hot house have survived along with the icehouse, they are no longer within Hotham Hall's grounds.



The 1910 (surveyed 1908) Ordnance Survey Third Edition 6 inch showing the extent of Hotham Hall's park



A gate marks an earlier access to the Hall from the main drive.

UNDERSTANDING

I.7 PHASES OF DEVELOPMENT



GROUND FLOOR

PHASES OF DEVELOPMENT

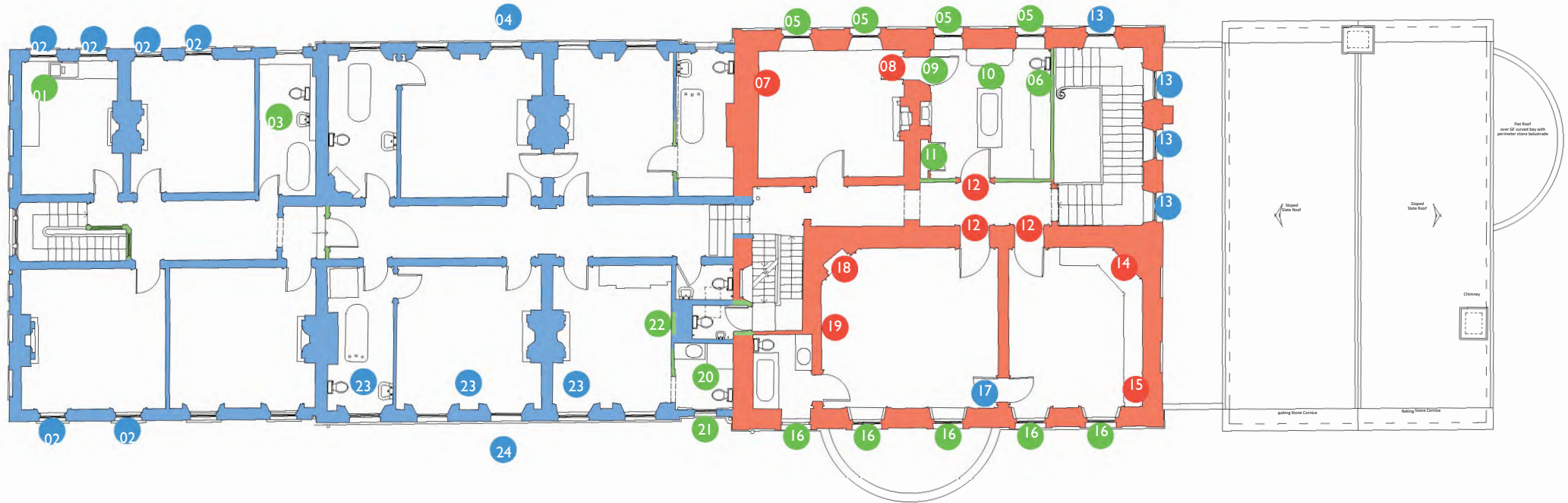
- Phase 1 - Early 18th Century
- Phase 2 - Later 18th Century
- Phase 3 - 19th Century
- Phase 4 - 20th Century

This plan is not to scale

UNDERSTANDING

- 01 Historic flag floor 1870s bakehouse
- 02 Historic flag floor in 1870s store
- 03 1870s window shutters extant
- 04 Fireplace removed
- 05 Garage created C20
- 06 1870s Servants' room and store?
- 07 Openings shown on 1901 drainage plans
- 08 1870s window shutters extant
- 09 Modern raised floor
- 10 1870s kitchen
- 11 1870s stone mantel still extant
- 12 Fireplace removed
- 13 1870s Scullery? and Stores
- 14 Relocated historic cupboard
- 15 Historic panelling: pre-1854
- 16 Lowered ceiling and cornice late C20
- 17 Historic floor likely late C18 / early C19
- 18 Ceiling probably lowered C19, cornice C20(?)
- 19 Historic floor likely late C18 / early C19
- 20 Staircase late C18 / early C19
- 21 Fireplace C18
- 22 Door blocked C19? Window late C19 has been lowered
- 23 Service kitchen created C19, refitted C20
- 24 Windows replaced late C20
- 25 Fireplace late C18
- 26 Panelling early C18
- 27 Ceiling late C18
- 28 Floor largely replace circa C19
- 29 Windows later C19
- 30 Windows later C19, with C18 shutters
- 31 Ceiling and cornice late C18
- 32 Floor probably C18
- 33 Joinery throughout late c18
- 34 Blind door for symmetry(?) concealed behind plasterboard
- 35 Door rehung and modern alcove inserted in door opening
- 36 Historic floor likely late C18 / early C19
- 37 Dado panelling early C18 with C18 fire surround and over mantel. Grate C19
- 38 Windows later C19, with C18 shutters
- 39 Fireplace late C20
- 40 Ceiling late C20
- 41 Jib door possibly late C19
- 42 Staircase early C18 with C19 alterations
- 43 Cupboard formed late C19
- 44 Location of 1870s steps into service quarters
- 45 Windows later C19 with historic shutters
- 46 1870s WC with C19 window and shutters
- 47 Doors modified late C20
- 48 1870s House Keeper's Room
- 49 Shutters removed C20
- 50 Modern terrace
- 51 Arch modified late C20
- 52 Door modified late C20
- 53 1870s Butler's Rooms
- 54 1870s fireplace raised
- 55 C20 door and steps
- 56 Historic cupboard
- 57 1870s WC
- 58 1870s window shutters extant
- 59 Modern pine floor
- 60 1870s Servant's Hall
- 61 Historic flag floor below tiles?
- 62 1870s open string stone staircase
- 63 1870s fireplace and grate
- 64 1870s door and shutters
- 65 Historic window bars extant

UNDERSTANDING



FIRST FLOOR

PHASES OF DEVELOPMENT

- Phase 1 - Early 18th Century
- Phase 2 - Later 18th Century
- Phase 3 - 19th Century
- Phase 4 - 20th Century

This plan is not to scale

UNDERSTANDING

- 01 Modern fitted kitchen
- 02 No shutters
- 03 Modern bathroom - no historic features
- 04 North front retains C19 windows, shutters and much historic glass
- 05 Windows 9x6 replaced and repaired C19 - C21. Little or no historic glass. Historic shutters
- 06 Lath and plaster walls replaced with plasterboard in 1980s, although some lath and plaster still extant
- 07 Panelling early C18
- 08 Historic closet
- 09 Connecting door installed 1980s
- 10 Converted to bathroom late C20
- 11 Cupboard created 1980s
- 12 Early C18 doors
- 13 Windows 9x6 replaced C19 -some historic glass. No shutters
- 14 Early C18 fireplace and overmantel
- 15 C18 doors shallow closet
- 16 Windows 2x2 late C19 with replacement repairs C20/21. Little or no historic glass. Historic shutters.
- 17 Connecting door C19 or C20
- 18 Early C18 fireplace and overmantel
- 19 Panelling early C18
- 20 Formed from C19 WC accessed from corridor?
- 21 Modern sash window
- 22 Modern archway now infilled
- 23 Ornate cornices
- 24 South front retains C19 windows, shutters and much historic glass

SECTION 2.0

SIGNIFICANCE

2.1 CRITERIA FOR ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural values which make a building or site important to society. These values are often associated with both physical fabric, and more intangible qualities and associations.

Cultural significance is unique to each historic site. The following assessment considers the values outlined in Historic England's 'Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019) which recommends making assessments using the following categories.

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The significance of Hotham Hall and the immediate setting are assessed using a scale of significance ratings ranging from High down to Detrimental:

- **Exceptional:** A theme, feature, building or space which is important at a national or international level, with exceptional cultural value and contributor towards the character and appearance of the Hall and its setting.
- **High:** A theme, feature, building or space which is important at a national level, with high cultural value and an important contributor towards the character and appearance of the Hall and its setting.
- **Medium:** Themes, features, buildings, or spaces which are important at regional level or sometimes higher, with some cultural importance and some contribution towards the character and appearance of the Hall and its setting.
- **Low:** Themes, features, buildings, or spaces which are usually of local value only but possibly of regional significance for group or their value. Minor cultural importance and contribution to the character or appearance of the Hall and its setting.
- **Neutral:** These themes, spaces, buildings, or features have little or no cultural value but do not detract from the character or appearance of the Hall and its setting.
- **Detrimental:** Themes, features, buildings, or spaces which detract from the values of the Hall, its setting, character, and appearance. Efforts should be made to remove or enhance these features.

2.2 ASSESSMENT OF SIGNIFICANCE

By virtue of its designation as a Grade II* listed building, Hotham Hall is of high value and significance overall. Using this acknowledged view as the starting point, the assessment of heritage value attempts to further define the specific qualities of the site that render it a significant country house.

2.2.1 ARCHAEOLOGICAL INTEREST

The main stages of development at Hotham Hall have been dated using documentary sources, such as the construction of the pavilions in the late 18th century and the construction of the west wing in 1872. However, there are a number of changes to the building's fabric which lack understanding and that may only be answered through an archaeological analysis of the building. This includes the original layout of the entrance Hall, the location the original stair, when works were carried out to replace the staircase, whether the Oak Room panelling is original to the 1720s house, and when the bow bay window was added to the ballroom.

Certain sections of the house are of higher archaeological value than others. The central core of the house from the 1720s contains the oldest surviving fabric; along with the cellars and the east pavilion, they are the most sensitive areas which have the potential to concealing hidden fabric. One bedroom, that of FF02, underwent modernisation in the 1980s as an ensuite bathroom and as such historic fabric was removed or modified in the conversion. It has less archaeological value than other rooms.

The attics were stripped in the 20th century of their historic fabric

SIGNIFICANCE

but have revealing intriguing evidence that some timbers used at Hotham Hall may have come from elsewhere. An analysis of the roof timbers whilst they are exposed could shed further light on the early history of the house.

The physical fabric of the Hall represents around 300 years of change and adaption, reflecting changes in fashion or the needs of the owners. As such there is potential for hidden fabric or decorative schemes behind later surfaces, and potential of the building to further our understanding about its past form, appearance, changes and later uses. Knowledge gained during the proposed works and as part of opening up works, should be recorded as they proceed, and the information placed within an archive.

The Hall possesses high archaeological interest

2.2.2 HISTORIC INTEREST

ASSOCIATIVE

Hotham Hall has connections to a number of well-known, and some less well known, architects. The original house may have been designed by Col. James Moyser a friend of the 3rd Lord Burlington who was involved in various projects in Yorkshire. The pavilions have been attributed to Thomas Atkinson (1729-98) who was actively engaged in the design or alteration of country houses in the 1770s; the extant east pavilion bears a similarity to a number of his other works including Houghton Hall. The west wing has been attributed to the Victorian architect William Moseley, a Middlesex architect and surveyor who designed modest churches, asylums and prisons, but who was best known for 'The Crystal Way' project which was a subterranean railway from St Paul's to

Oxford Circus. In the 20th century, architects Francis F Johnson & Partners, who have a high reputation for classical design and sensitive restoration, were employed by the Mr and Mrs Martin who had purchased the Hall in 1984

Hotham Hall was passed through a number of families during its 300-year history; the Burtons, the Christie Burtons, the Clitherows, and the Stracey-Clitherows. Although not distinguished they were local gentry, a number of whom became members of Parliament or served in the military. For example, the daughter of Alice Stracey-Clitherow, Tom, was a Captain in the cavalry regiment during the First World War. He took his horse with him to fight in France and both miraculously survived. The long line of succession begun with William Burton in the 1719 and ceased in 1984 when Hotham Hall was purchased by Stephen and Carolyn Martin.

The tenants of Hotham Hall during the 19th century included Maurice Johnson, founder of the Spalding Gentleman's Society, Major William Arkwright of Derbyshire, the great-grandson of Sir Richard Arkwright, inventor of the water-powered spinning frame, and Samuel Fox, an industrialist and inventor of the steel-ribbed collapsible umbrella.

Hotham Hall also has royal connections; in October 1905, King Edward VII visited Hotham when staying at Londesborough Hall, and in 1926 Edward Prince of Wales paid a two-day visit to Hull then stayed overnight as a guest of Col. John B. Stracey-Clitherow. Hundreds of people gathered in Hotham Park to welcome the Prince.

Hotham Hall has medium historical associative interest

ILLUSTRATIVE

Hotham Hall was built almost 300 years ago. The fabric illustrates trends in English architecture and decoration from the start of the Georgian period through to the present. The fabric and features also retain evidence of former technologies and craft skills, many of which have been lost. The retention of historic fabric allows this interest to be retained and enjoyed by future generations.

The original house and surviving pavilion illustrate the changing architectural styles of the early 18th century with the emergence of Palladianism over Baroque, and the continuing need for classical symmetry and balance in the later period when the Hall was extended. The house is an expression of the Burton family's wealth and taste. Internally, the decoration of the principal rooms reflects a fashion in the form of full or half height panelling, which was to continue in fashion until about 1750 when wallpapers were preferred. When Robert Burton built the pavilions, he chose to fully panel one room. Whilst reuse from North Cave manor is understandable, it is a curious addition, given that panelling of this nature was already unfashionable in the 1770s. In contrast, the ceiling of the ballroom is decorated in the style of Robert Adam and would have been a highly fashionable addition to the house. The extant historic fabric within the principal rooms at Hotham Hall are of exceptional or high historical value. Other features of historic value from this period are the 'back' staircase and historic window, the cellars, pine flooring and historic doors and their doorcases.

The replacement of service quarters was a common occurrence during the Victorian period. Not only did they feel the need to modernise, but the number of servants employed in the Victorian period was on the increase and the Georgian service quarters were probably too antiquated and small for the modern Victorian family. The design of the wing also reflects the Victorian taste in architecture and their disregard for symmetry, in contrast to the preceding period.

SIGNIFICANCE

Features of the house also reflect changing technologies, such as the change from large Georgian grates which burnt wood to smaller more efficient coal grates. Whilst the Hall had running water and indoor WCs by the 1870s, it did not have central heating until 1921.

Changes in society in the 20th century are also reflected at Hotham Hall. For example, the Victorian dressing rooms were adapted to be very desirable en-suites in the later 20th century. The conversion of servant's quarters to modern living also reflects a reduction in employed staff. The family chose to live more modestly within the updated service quarters and less within the Hall's polite rooms.

The ground floor servants' quarters have been substantially altered with a modern floor inserted in a number of the ground floor rooms, new doorways link rooms, and walls have been removed. However, a number of features are still extant; these include the staircase and cellars, the servant's hall (now an office) with extant shutters and fireplace, various (relocated) doors and doorcases. Most windows and glass appear to be original. The open string servant's staircase also dates to this period. It is possible that a stone floor exists below the modern Marley tiled floor in the corridor FF19. Other features of interest include the springs for the servant's bells, the slopping-out sink, two panelled 18th century doors and floorboards with tool marks in the attics.

Overall, the retention of significant 18th century fabric lends Hotham Hall high to exception historic interest.

2.2.3 ARCHITECTURAL AND ARTISTIC INTEREST

EXTERIOR

Hotham Hall was designed on a north / south alignment; the garden front takes in long views across the formal gardens and arable land to the south (formerly parkland), whilst the north front looks onto wooded parkland. The central element is two rooms deep, symmetrically arranged with hipped roof, central entrance and simple classical features; it reflects the polite architecture of the early Georgian period where Palladianism was emerging from the heavy Baroque period.

As a modest but elegant building, the early house was perfectly proportioned for a gentleman like William Burton in possession of some means. The addition by Robert Burton in the 1770s of the east and west pavilions served to further enhance the classical balance and symmetry of the earlier building. The use of local limestone, ashlar dressings and Westmorland slate to the main house and its later pavilion gives the building a warm, well finished and harmonious appearance, which has been marred by the addition of the less harmonious and rambling, yellow brick west wing.

On approach from the north, the Hall offers a highly pleasing visual experience for visitor across parkland where it is framed by trees. This approach reveals the main house and east pavilion, but the west wing is largely obscured - first by trees and later by the stables. It is perhaps not surprising, that after its construction the west wing was increasingly screened by hedging and other planting to break up the frontage, which did little to compliment the Georgian house.

The west wing was designed to appear as two separate villas, perhaps to break up the linear appearance. The first villa is set below the eaves of the main house, but in contrast to the east pavilion, its scale is greater, upsetting the Georgian balance and symmetry. The second villa is also stepped down from its neighbour, reflecting its lower status. The wing is designed with little architectural detailing or imagination. As a wing of bedrooms and service quarters it was perhaps not felt to warrant much architectural embellishment.

SIGNIFICANCE

INTERIOR

The Hall contains some interior features of exceptional and high significance. The features of interest within the Hall can be found within the principal rooms of the central and eastern pavilion. The ballroom GF05 contains early 18th century panelling of exceptional quality and workmanship, with an Adam-style ceiling of high quality. The adjacent room also contains good-quality and ceiling decoration. Panelling in the Oak Room may have undergone alterations but is still of high quality and Neave has suggested it may even date to the original construction of the Hall. Also of high value are the shell niches in the pavilion corridor, the full-length panelling of the Drawing Room (GF09) and the panelling of GF08 with elegant fireplace and painted overmantel. Most features date to the 18th century and are both of historic and artistic interest.

The entrance hall stair features a wrought iron balustrade of high quality which with the stone flooring throughout is typical of the Georgian and Regency periods. On the first floor the principal and north facing bedrooms with full height panelling are of good quality, the former with a fine overmantel. The pedimented doors and heavy cornice outside the rooms are fine but would appear more in keeping within the entrance hall, rather than confined to a narrow first floor corridor.

Of the Victorian extension, a number of the bedrooms retain some good quality cornices and marble fireplaces. The pine doors are deeply moulded and would have originally been painted. There are few other details of note.

The ground floor service rooms have been altered, and features have been removed. Modern alterations such as the insertion of garage doors and the raised floor are both damaging to its historic and architectural interest. The raised floor upsets the internal dimensions of a number of rooms. In this area, the continuation of the spine corridor from east to west serves merely as a practical

circulation route rather than forming any part of the polite central circulation. This is largely due to a significant and original dogleg at the back staircase, restricting views.

The main house and east pavilion are of high architectural and artistic interest. The western pavilion is of medium to low historic interest.

2.2.4 SOCIAL VALUE

Hotham Hall is likely to have played an important role within Hotham and the surrounding area for a large part of its existence. Records of galas, fetes and royal visits have been noted. More recently, as a private home Hotham Hall occasionally welcomed special interest groups to tour the house and gardens. The park drive between Hotham and North Cave is a popular route for locals and visitors to the area and the Hall is prominent in views. The present owner intends to bring the Hall back into a good state of repair following years of neglect, and to make a series of changes and improvements bringing to Hall back into vibrant use. The current proposals that have triggered the production of this report, as a proposed venue for events and weddings, offer potential for the Hall to be appreciated by many new visitors, increasing its potential social value.

Medium social interest with potential to be high.

2.2.5 THE GROUNDS

The grounds form an important setting for Hotham Hall. The history of the park and gardens can be traced back to the establishment of the Hall in the early 18th century. It was then probably a small park which was added to in the 1770s when the Burton's purchased a neighbouring estate in North Cave. The

North Cave estate added further pleasure grounds, plantations and a lake to the Hotham Hall estate, and it is thought materials were reused to build the extensive stables. Neave has also suggested that a 'canal' may have featured to the south.

By the 19th century the cascades and lake were extant. To the north were enclosed pastures, kitchen gardens, hothouses and an icehouse. The gardens contained walks and woodland, and access to an island via a footbridge. Census records indicate that the family employed gardeners to maintain the grounds. By the early 20th century, the gardens appear to have taken on their current pattern of formal and informal paths. Although at present being replanted, the gardens retain many features including the lawn, mature trees, a lake and island, plantations, ha-ha, pond and mature yew hedging. The surviving features are evidence of a former lifestyle, often spent in leisure and enjoyment, pursuing such activities as walking, riding and fishing. The kitchen gardens, although not in the Hall boundary, are evidence of a prosperous and self-sufficient estate and illustrate a way of life now lost. These features remain important elements in our understanding of the Hall and its setting.

The setting of the Hall could be further enhanced with a restoration of the original access drive and of the cultivated parkland to the south.

Currently the grounds are of medium historic and archaeological interest and medium aesthetic interest, with much potential for enhancement.

SIGNIFICANCE

2.3 SIGNIFICANCE PLANS



GROUND FLOOR SIGNIFICANCE

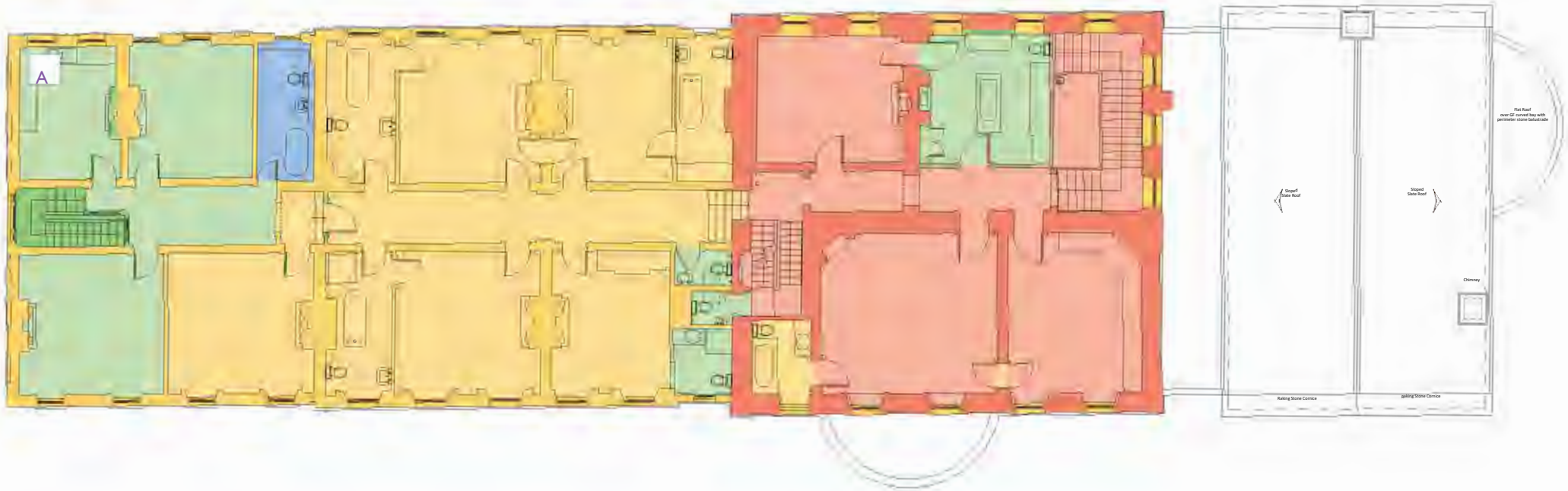
- Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental
- Intrusive

- A Raised floors of detrimental value
- B Modern kitchen of detrimental value
- C Modern ceiling decoration of low value



This plan is not to scale

SIGNIFICANCE



FIRST FLOOR SIGNIFICANCE

- Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental
- Intrusive

A Modern kitchen detrimental value



This plan is not to scale

SECTION 3.0

CAPACITY FOR CHANGE

Hotham Hall and its surrounding landscape have undergone centuries of development and change from the early 18th century through to the present, and it would be indefensible to argue that this process cannot or should not continue.

The challenge for those entrusted with its care is to manage change effectively in an informed way, so that it can continue to adapt and thrive, whilst at the same time conserving its significance and special value of the place. Change can be related to both physical alterations required to facilitate new or improved use and those that preserve or enhance significance. The removal of negative elements from past phases of change is also an important consideration.

Generally, areas of the highest significance will be more sensitive to change whilst those areas of lower significance, or those detrimental to understanding, will have greater capacity to be altered and enhanced. As such, the outstanding and high significance of areas within the early 18th century house and east pavilion are highly sensitive to change, although change may be acceptable if it is targeted at areas of lower value (such as the service kitchen GF03), removes negative elements or promotes better care or improvements to condition.

For example, the removal of modern fitted furniture is acceptable where this makes little or no contribution to a room's significance – indeed the fitted furniture in dressing room FF05 conceals a highly significant early 18th century fireplace with overmantel and an historic closet; its removal is therefore encouraged. The repurposing of this room as a bathroom may be acceptable as this room does not contain panelled walls. Modern damage to the dado rail should be repaired as part of the works and proposed services should be carefully planned so as not to negatively impact on features of significance.

The bathrooms FF07 and FF02 have both undergone significant change during their conversion to en-suite bathrooms. As a result, historic fabric was damaged, removed or modified. There is therefore increased potential for change within this room, and a reversal of past damage is encouraged.

The 1872 west wing has potential for change and improvement. Within the 20th century, the ground floor was subject to a series of interventions with the raising of floors, conversion and merger of a number of rooms into a kitchen and breakfast room, and an alteration to the character of these spaces. There is significant potential to reverse past detrimental interventions or make improvements to the use and condition of many rooms. The conversion of the GF20 garage and removal of the intrusive garage doors is encouraged.

On the first floor, many of the rooms have remained unaltered apart from the installation of modern en-suites within former dressing rooms. However, the history of bathroom FF08 is unclear but was likely part of a Victorian WC before modern access was created from bedroom FF11. This room is therefore less sensitive to change.

The next stage will be to carry out a proportionate impact assessment to ensure that risks to significance are properly managed and understood, the impact of change objectively documented, and the consequences of implementation set out. Clear and convincing justification will be required where change undermines significance. As a first principle, all action will avoid a detrimental impact to the heritage asset.



PART 2

4.0 POLICY AND GUIDANCE

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5.0 HERITAGE IMPACT ASSESSMENT

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SECTION 4.0

POLICY AND GUIDANCE

4.1 NATIONAL POLICY AND GUIDANCE

4.1.1 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT (1990)

Listed Buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by Listed Building Consent, which is required by local planning authorities when change is proposed. Conservation Areas are also protected under Section 69 of the same act.

4.1.2 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework was published 27 March 2012 and last updated in 2019, sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. The NPPF is a material consideration for local planning authorities in determining planning and LBC applications. It supersedes and vastly simplifies the policy that previously existed in the form of Planning Policy Statements.

SUSTAINABLE DEVELOPMENT

The NPPF sets out in section 2. 'Achieving Sustainable Development' that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs (Paragraph 7).

Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas. Important elements to sustainable development are:

An economic role – contributing to building a strong, responsive, and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

A social role – supporting strong, vibrant, and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

NEW DEVELOPMENT

New sustainable development should protect and enhance our historic environment (Paragraph 8c). Pursuing sustainable development involves seeking improvements in the quality of the historic environment, replacing poor design with better design.

New development should make a positive contribution to local character and distinctiveness (paragraph 192c) and planning decisions should aim to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, and establish or maintain a strong sense of place (paragraphs 127d).

CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

Within Section 16, 'Conservation and enhancing the historic environment', are the government's policies for the protection of heritage. The policies advise a holistic approach to planning and development, where all significant elements which make up the historic environment are termed heritage assets. These consist of designated assets, such as listed buildings or conservation areas, non-designated assets, such as locally listed buildings, or those features which are of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings. The policies in this chapter require proposals to take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

POLICY AND GUIDANCE

Designated heritage assets are subject to specific policies that require great weight be given to their conservation in all decisions, clear and convincing justification for any harm to significance. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

JUSTIFYING HARM

All grades of harm, including total destruction, minor physical harm and harm through change to the setting, can be justified on the grounds of public benefits that outweigh that harm taking account of the 'great weight' to be given to conservation and provided the justification is clear and convincing (paragraphs 195 and 196).

Public benefits will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF, provided the benefits will endure for the wider community and not just for private individuals or corporations.

Pursuing sustainable development involves seeking positive improvement in the quality of the built environment. Substantial harm or loss should be refused unless it is demonstrated that it is necessary to deliver substantial public benefits that outweigh that harm. The public benefits may be achieved with less or no harm by alternative design or location.

4.1.3 SETTING GUIDANCE

Produced in 2017 by Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3*, sets out how the significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the

heritage asset or to the ability to appreciate that significance. At the Hotham, the following are considerations relating to setting and significance:

- **Change over time:** Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impact from inappropriate past developments and may be enhanced by the removal of the inappropriate structure(s).
- **Cumulative change:** Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing key views of it (see also paragraph 40 for screening of intrusive developments).
- **Access and setting:** Because the contribution of setting to significance does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it; this would downplay such qualitative issues as the importance of quiet and tranquillity as an attribute

of setting, constraints on access such as remoteness or challenging terrain, and the importance of the setting to a local community who may be few in number. The potential for appreciation of the asset's significance may increase once it is interpreted or mediated in some way, or if access to currently inaccessible land becomes possible.

- **Designed settings:** Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise. In these special circumstances, these designed settings may be regarded as heritage assets in their own right, for instance the designed landscape around a country house. Furthermore they may, themselves, have a wider setting: a park may form the immediate surroundings of a great house, while having its own setting that includes lines-of-sight to more distant heritage assets or natural features beyond the park boundary. Given that the designated area is often restricted to the 'core' elements, such as a formal park, it is important that the extended and remote elements of the design are included in the evaluation of the setting of a designed landscape. Reference is sometimes made to the 'immediate', 'wider' and 'extended' setting of heritage assets, but the terms should not be regarded as having any particular formal meaning. While many day-to-day cases will be concerned with development in the vicinity of an asset, development further afield may also affect significance, particularly where it is largescale, prominent or intrusive. The setting of a historic park or garden, for instance, may include land beyond its boundary which adds to its significance but which need not be confined to land visible from the site, nor necessarily the same as the site's visual boundary. It can include:
 - land which is not part of the park or garden but which is associated with it by being adjacent and visible from it

POLICY AND GUIDANCE

- land which is not part of the site but which is adjacent and associated with it because it makes an important contribution to the historic character of the site in some other way than by being visible from it, and
- land which is a detached part of the site and makes an important contribution to its historic character either by being visible from it or in some other way, perhaps by historical association.
- **Setting and economic viability:** Sustainable development under the NPPF can have important positive impacts on heritage assets and their settings, for example by bringing an abandoned building back into use or giving a heritage asset further life. However, the economic viability of a heritage asset can be reduced if the contribution made by its setting is diminished by badly designed or insensitively located development. For instance, a new road scheme affecting the setting of a heritage asset, while in some cases increasing the public's ability or inclination to visit and/or use it, thereby boosting its economic viability and enhancing the options for the marketing or adaptive re-use of a building, may in other cases have the opposite effect.

4.2 LOCAL POLICY AND GUIDANCE

4.2.1 EAST RIDING LOCAL PLAN, APRIL 2016

The East Riding Local Plan Strategy was adopted in April 2016. The plan sets out a long-term strategy that will help to guide new development across the East Riding over the period to 2029.

The relevant policy regarding heritage is ENV3 and set out below:

POLICY AND GUIDANCE

POLICY ENV3: VALUING OUR HERITAGE

- A Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use.
- B The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character including:
- 01 Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal;
 - 02 Listed Buildings and their settings;
 - 03 Historic Parks and Gardens and key views in and out of these landscapes;
 - 04 The dominance of the church towers and spires as one of the defining features of the landscape, such as those of Holderness and the Wolds;
 - 05 Heritage assets associated with the East Yorkshire coast and the foreshore of the Humber Estuary;
 - 06 The historic, archaeological and landscape interest of the Registered Battlefield at Stamford Bridge;
 - 07 The historic cores of medieval settlements, and, where they survive, former medieval open field systems with ridge and furrow cultivation patterns;
 - 08 The nationally important archaeology of the Yorkshire Wolds; and
 - 09 Those parts of the nationally important wetlands where waterlogged archaeological deposits survive.
- C Development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would preserve or better reveal the significance of the asset should be treated favourably.
- D Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

SECTION 5.0

HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY

This assessment of heritage impact on the significance of the Grade II* Hotham Hall relates to extant planning and listed building consent applications for internal and external alterations and two terraces to the north and south of the Hall.

The proposals for each planning submission have been placed within an understanding of the significance and development of the areas affected. The principles underpinning the need for change have been articulated alongside a consideration of how these have been revised to reduce harm through engagement with consultees. The assessment of impact on the listed building and its setting has been summarised from the detailed gazetteer that accompanies his Heritage Statement. This has been considered against the public benefits of the scheme to identify whether the proposals are compliant with national planning policy by outweighing harm to significance.

The proposals at Hotham Hall are grounded in the need to create a family home suitable for 21st century living that can also accommodate commercial uses in order to remain sustainable in the future. Conservation repairs, restoration and maintenance sit at the heart of these proposals, with a number of like-for-like repairs such as external cleaning and repointing already underway. The client's commitment to the long-term future of her home is illustrated through her dedication to conservation repair, making use of experienced craftsmen and conservation-accredited architects. A great number of historic features of special architectural and historic interest survive within the Hall and the proposals seek to preserve and enhance these items. A detailed assessment of significance has been used to identify where there is capacity to accommodate change within the Hall and where fabric is too sensitive to be altered.

The proposals for alterations that are the subject of extant planning applications have therefore been scrutinised to a great extent to ensure that harm is minimised as far as possible. These will be of equal important to the sustainable future of Hotham Hall as they allow the client to use historic spaces in a contemporary way. It is recognised that some of these proposals will cause a level of harm to significance that cannot be avoided. However, this Heritage Assessment considers that this 'less than substantial' level of harm can be balanced against the public benefits that arise from the scheme.

The introduction of two terraces to the north and south elevation of Hotham Hall will have a negligible impact on historic fabric and will enhance the immediate setting of the Hall, the significance of which is currently harmed by unattractive and low-quality hard surfacing. Proposals for the unblocking of blind windows and creation of new doors will provide greater flexibility in use of indoor/outdoor spaces and will result in only minor loss of historic fabric, which is largely to the west in the service wings.

Internally, proposals for the two 18th century blocks relate largely to improving condition, reinstating appropriate features and enhancing finishes. The staircase hall will be returned to its former glory through installation of a new fireplace and creation of a landing above. The service wing is of lower significance and is therefore proposed to accommodate more contemporary living spaces, such as an open plan kitchen/dinner, which will result in a minor impact on plan form. On the first floor, historic bedrooms will remain in their original use, with some loss of historic fabric as part of en suite alterations.

Overall, the majority of alterations are considered to be minor in scope and contained to specific areas. Individually, they represent a minor adverse impact to significance but when considered cumulatively the wide-reaching nature of the alterations points to an extensive scheme that has potential to have a medium adverse impact on the primary values that contribute to Hotham Hall's significance. The largest area of impact will be the rooms and corridor of low significance within the 1872 block. This area has moderate capacity to accommodate change in comparison to the polite spaces to the east and will have no impact on the formal plan form of high-status spaces.

Overall, cumulative harm will be minimised by the use of appropriate materials, techniques and craftsmen, with an attention to detail that ensures each intervention is carefully considered and strongly justified. It is anticipated that much of these detailed can be conditioned as part of an approved listed building consent.

The commitment to high-quality conservation repairs and restoration across Hotham Hall and its external envelope goes a long way to addressing the harm of proposals for change. The proposal for a sustainable commercial use (wedding and events space) represents a public benefit that will support the long-term maintenance of Hotham Hall in the future. This assessment considers that the level of harm caused by the proposals can be balanced against the social, economic and environmental benefits, in compliance with local and national policy.

5.2 PLANNING APPLICATIONS ASSOCIATED WITH THIS IMPACT ASSESSMENT

This assessment of impact is the latest iteration (May 2021) to inform the submitted applications for planning and listed building consent at Hotham Hall. First submitted in August 2020, a number of rounds of review and alteration have since been carried out in consultation with the local authority and statutory consultees. For clarity, the extant applications covered by this assessment are noted below. Any amendments are noted in red as additions and struck through for removals.

5.2.1 INTERNAL ALTERATIONS

Hotham Hall Main Street Hotham East Riding of Yorkshire YO43 4UA Ref. No: 20/02934/PLB Received: Mon 07 Sep 2020 | Validated: Mon 12 Oct 2020 | Status: Pending Consideration

Internal alterations consisting of: 1) Proposed closing up and making good of internal door openings and forming of new internal door openings to ground floor and first floor (reusing existing timber moldings and architraves where possible); 2) Removing/opening up internal walls and installation of extended/new steel supports concealed in ceiling to ground floor and first floor; 3) Removal of existing raised flooring and installation of a new lower level floor; 4) Reinstatement of existing fireplaces on ground floor and first floor; opening up works to investigate conditions of existing flues and chimneys and over-boarding of existing fireplace (GFP-01) and forming new fireplace (GFP-15) in entrance hall. **A number of amendments have been submitted for the internal alterations relating namely to Kitchen/dining (GF21 and GF13), WCs and cellar stair (GF18), master suite (FF05, FF06 and FF11) and first floor bedrooms in the 1872 block.**

5.2.2 WINDOWS: INTERNAL AND EXTERNAL ALTERATIONS

Hotham Hall Main Street Hotham East Riding Of Yorkshire YO43 4UA Ref. No: 20/02823/PLF | Received: Mon 07 Sep 2020 | Validated: Mon 12 Oct 2020 | Status: Pending Consideration

Ref. No: 20/02824/PLB | Received: Wed 26 Aug 2020 | Validated: Thu 08 Oct 2020 | Status: Pending Consideration

External and internal alterations consisting of: 1) Opening of blocked up window openings and reinstating windows to match existing on North Elevation (window WG-42) and West Elevation (window WG-37, WF-26 & WF-28); 2) Unblock of existing Ground Floor window WG-02 and timber shutters on the North Elevation from the inside, edge of staircase to be inspected, modern glass panes to be replaced with traditional float glass where necessary; 3) Removal of ground floor window on North Elevation (window WG-03, Re-opening of blocked up door DG-40 and installation of a new glazed timber frame single door with fan-light, associated internal cupboards and sink to be removed; 4) Removal of ground floor windows on South Elevation (window WG-17) and openings extended down to floor level for the installation of glazed timber frame double doors; 5) Removal of ground floor windows on South Elevation (window WG-26, WG-32 and WG-33) and openings extended down to floor level for the installation of a glazed timber single doors; All architraves and timber moldings to be retained and extended to suit new openings.

5.2.3 EXTERNAL ALTERATIONS NORTH TERRACE

Hotham Hall Main Street Hotham East Riding of Yorkshire YO43 4UA. Ref. No: 20/02825/PLF | Received: Wed 26 Aug 2020 | Validated: Fri 18 Sep 2020 | Status: Pending Consideration

Ref. No: 20/02826/PLB | Received: Wed 26 Aug 2020 | Validated: Fri 18 Sep 2020 Status: Pending Consideration

Installation of a new structural steel to support floor above and construction of limestone terrace, balustrades and urns to the North (front) Elevation.

SOUTH TERRACE

Hotham Hall Main Street Hotham East Riding of Yorkshire YO43 4UA. Ref. No: 20/02827/PLF | Received: Wed 26 Aug 2020 | Validated: Fri 18 Sep 2020 | Status: Pending Consideration

Ref. No: 20/02828/PLB | Received: Wed 26 Aug 2020 | Validated: Fri 18 Sep 2020 | Status: Pending Consideration

Removal of existing terrace and steps and removal and alterations to 2 existing windows and 1 door extended down to new floor level (under separate application) to create access to conservatory and construction of limestone terrace, steps, balustrades and urns to the South Elevation; All architraves and timber moldings to be retained and extended to suit new openings. **A further four windows to be converted into doors on the south elevation at terrace level.**

HERITAGE IMPACT ASSESSMENT

5.3 CRITERIA FOR ASSESSMENT

Heritage impact is defined as the potential level of harm or benefit to special architectural or historic interest caused by proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated.

The NPPF does not prescribe a format or title for analyses of heritage significance and/or impact. The following methodology is based on the guidance set out in Historic England Advice Note 12 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019). Each identified area of impact will be assessed against the following stages:

- The Proposals
- Understanding significance
- Principles for change
- Consultation and development of proposals
- Assessment of impact on listed buildings
- Assessment of impact on setting
- Avoiding, minimising and mitigating harm
- Balancing the impact against public benefits

5.3.1 ASSESSMENT OF IMPACT

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. This section assesses the effect of the proposals designated assets and their setting such as listed buildings and the conservation area. A level of relative impact will be assigned to each proposal or group of proposals. Impact may also be beneficial and defined under the NPPFs sustainable development criteria of social, economic or environmental.

5.3.2 AVOIDING HARMFUL IMPACT(S) AND ENHANCING SIGNIFICANCE

Harm to heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. This section will set out how decisions have been taken in the interest of the heritage asset to avoid harm, and if this is not possible, how risk has been mitigated or minimised through design changes. Impact may also have public benefits that can be defined as social, economic or environmental. Heritage benefits such as repairs and reinstatement can be defined as environmental benefits. Any outcomes of the scheme that will enhance significance will also be articulated here.

6.3.4 JUSTIFICATION FOR HARMFUL IMPACTS AND BALANCE AGAINST PUBLIC BENEFIT

Where a proposed development will lead to substantial or less than substantial harm, the proposals must achieve public benefits that outweigh that harm (NPPF paragraph 195 and 196). The proposals will be justified under the NPPFs sustainable development criteria of social, economic or environmental.

5.3.5 LEVEL OF RELATIVE IMPACT

The levels of relative impact used to inform the assessment of significance in this heritage statement are outlined below:

Magnitude of impact	Definition
High Beneficial	The alterations considerably enhance the heritage asset or the ability to appreciate its significance values.
Medium Beneficial	The alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
Low Beneficial	The alterations enhance to a minor extent the heritage asset or the ability to appreciate its significance values.
Neutral	The alterations do not affect the heritage asset or the ability to appreciate its significance values.
Low Adverse	The alterations harm to a minor extent the heritage asset or the ability to appreciate its significance values.
Medium Adverse	The alterations harm to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
High Adverse	The alterations severely harm the heritage values of the heritage asset or the ability to appreciate its significance values.

HERITAGE IMPACT ASSESSMENT

5.4 ASSESSMENT OF IMPACT

5.4.1 INTERNAL ALTERATIONS

The Proposals

Hotham Hall has remained in use as a private family home since its construction in the 1720s and has long been subject to alteration to meet the changing living requirements of its owners. The compact original house of the 1720s was extended to include a ballroom for large parties and was extended again in the 1870s to accommodate an army of servants and country house guests. These suites of bed and dressing rooms were updated in the early 20th century to create desirable *en-suite* bathrooms and some of the ground floor service rooms converted into garaging. In the 21st century, we see the style of living change once more, with a desire for bed, dressing and *en-suite* suites, a substantial reduction in live-in staff, and subsequently a large family kitchen, greater privacy and the popularity of open-plan living.

A more concerning trend is the rising cost associated with conservation repairs and maintenance that are required to keep country houses such as Hotham in a condition commensurate with their heritage significance. We are therefore seeing country houses that remain as a family home but also diversifying into event spaces and other business ventures to deliver a sustainable income. At Hotham Hall, the objective is to compartmentalise the house into public and private spaces without causing undue harm to significance.

The proposals put forward at Hotham Hall represent the shift that once again requires country houses to adapt in order to remain relevant and in anything like their original use. Following a substantial architectural restoration and redecoration scheme in the 1980s, Hotham Hall has seen little updating, maintenance or alteration since. There is now an opportunity to achieve a high-quality refurbishment that seeks to repair the exceptional historic fabric, restore and retain key historic features and enhance areas of limited interest, particularly those relating to the 1870s extensions and areas of substantial alteration in the 1980s.

The proposal for internal alterations (20/02934/PLB) consists of:

- 01 Proposed closing up and making good of internal door openings and forming of new internal door openings to ground floor and first floor (reusing existing timber moldings and architraves where possible);
- 02 Removing/opening up internal walls and installation of extended/new steel supports concealed in ceiling to ground floor and first floor;
- 03 Removal of existing raised flooring and installation of a new lower level floor;
- 04 Reinstatement of existing fireplaces on ground floor and first floor, opening up works to investigate conditions of existing flues and chimneys and over-boarding of existing fireplace (GFP-01) and forming new fireplace (GFP-15) in entrance hall

It should be noted that in addition to the above proposals, a substantial scheme of like-for-like conservation repairs will be carried out to support the restoration of this important Grade II* building. These include the removal of modern decorative finishes and M&E/services, restoration of historic marble fireplaces by conservation-accredited conservators, unblocking of ornate fireplaces and associated joinery, repair of historic sash windows, external repointing and stonework repairs, and removal of detrimental floor coverings or suspended ceilings.

Principles for change

The principles behind the proposed changes at Hotham Hall can be split into a number of categories:

Conservation repairs – all repairs to historic fabric are being carried out on a like-for-like basis using experienced craftsmen and contractors. Repairs will be carried out using the principle of minimum intervention, and as far as possible, based on a thorough understanding of significance when, for example, removing modern decoration and coverings.

Enhancing identified historic features of interest – Hotham Hall retains a great number of historic features of significance, although

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these are often isolated and spread across the spaces. The Oak Room panelling, Adam-style ballroom ceiling, Library fireplace and cornicing, corridor shell niches, drawing room panelling and fireplace joiner, stair balustrade and Victorian cornicing are all highly significant. This significance is well understood and has been used to restrict development to areas of lower aesthetic interest. Key features such as fireplaces will be restored.

Updating interior spaces to 21st Century living – the principle of updating the interiors to meet 21st century living needs amounts to sustainable development as it allows the Hall to remain in its original use. This principle is acceptable providing the proposals represent the minimum necessary to meet this need. Some proposals for refurbishment also represent an enhancement, for example reinstating the historic floor level in the 1872 block.

Integrating public and private uses – permission for a part change of use from residential (C3) to event space (sui generis) aims to diversify Hotham Hall in line with the wider masterplan in order to provide a sustainable future use and income for the estate.

Improving internal and external circulation – As part of the proposals to update living spaces to 21st century living, the connection between indoor and outdoor spaces will also be addressed. A number of windows in key spaces will be lowered to create doors allowing outdoor spaces to be used more flexibly. This principle represents a move to a less formal, more Picturesque use of the Hall, with the proposed terraces designed to create a more casual connection between indoor and outdoor spaces. Internal proposals also improve flow between individual spaces to aid circulation.

Improving the setting and landscape – The introduction of terraces to the north and south of Hotham Hall will improve the

immediate setting, offering additional spaces from which to enjoy the surrounding parkland. Integrated planters will provide formal greenery in contrast to the overgrown vegetation that previously hid parts of the building.

An understanding of heritage significance – Following a nine-month design process, the proposals submitted for planning and listed building consent have been debated and scrutinised to understand the impact on heritage, in line with the tests set out in Chapter 16 of the National Planning Policy Framework (2019). The new understanding set out in this report has been used to carefully consider each individual impact, how these cumulative affect heritage significance, and what the overall harm is when weighed against the sustainability outcomes. Proposals have been modified following this assessment to ensure that proposals will cause the least harm to highly significant areas, with greater intervention of those areas with lesser value. The main proposal areas that have been altered are Kitchen/dining (GF21 and GF13), WCs and cellar stair (GF18), master suite (FF05, FF06 and FF11) and first floor bedrooms in the 1872 block.

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Consultation and development of proposals

The internal proposals were first submitted for planning consent in August 2020 (20/02934/PLB), with amendments submitted in early 2021 following consultee comments in October 2020. The original proposals were submitted and followed up by on-site and telephone conversations with the conservation officer and planning officer. Engagement has been made more difficult due to the Pandemic and the impact this has had on site visits. However, the client has endeavoured to keep officers and consultees up to date on changes to the proposals, which have been made in response to suggestions to limit harm.

Historic England have also commented on the proposals, noting that they were unable to fully assess the proposals for lack of sufficiently detailed information: *"We consider that the [current, August 2020] assessments put forward do not coherently or comprehensively consider the significance of the site nor the impact of these proposals on that significance."* Kerry Babington, Historic England, 9 October 2020.

Further addendums addressing heritage impact were produced in January 2020 (R. Thompson) but have still not been seen to offer a robust assessment of impact or a clear and convincing justification for the proposals, *"The further information provided in the updated HIA has not addressed our concerns regarding the harm to significance that would be caused by the alterations as set out in our letter dated 9 October 2020."* Kerry Babington, Historic England, 10 February 2021.

This Heritage Statement addresses these concern and provides a clear picture and assessment of significance and impact.

The following areas represent the main areas of change, with both the original scheme and the current scheme having been assessed for impact on significance. The general outcome is that the current proposals represent an improvement on the original scheme:

Area of change	August 2020 proposals	May 2021 proposals
Kitchen/dining (GF21 and GF13)	Main difference is the loss of entirety of wall between GF12 and GF13 except for the chimney stack.	Slight improvement in impact by retention of more historic fabric.
WCs and cellar stair (GF18)	Existing modern partitions will be reconfigured to create guest WCs.	New configuration of WC partitions has greater benefit as the fireplace will no longer be behind a partition. The relocated basement staircase will be reinserted into its original position which has a low beneficial impact.
Master bed/bath (FF05-FF06)	Main difference is the removal of the double doors between FF05 and FF06, which would have had an adverse impact on significance.	Retention of the existing door opening is positive. Reconfiguration of the proposed bathroom partitions will have a slightly greater impact due to the fireplace in this room remaining blocked.
Master dressing room (FF11-FF24)	Original proposals for large new openings, loss of wall partition to ancillary spaces and sub-division of the corridor to create new storage spaces.	Much improved proposals for this area, allowing the original plan form to be retained. Openings remain as existing doorways rather than centralised double-width openings. The wall relating to historic WC is retained for a secure room. Opening between 1720s and 1872s block is smaller, corridor remains in use.
First floor bedrooms in the 1872	Proposals to create en suites in each room resulting in loss of some wall fabric.	Plan form of new en suites has been simplified, which is beneficial.

HERITAGE IMPACT ASSESSMENT

Assessment of impact on the Grade II* listed building

AREA OF ASSESSMENT	PROPOSALS	OVERALL SIGNIFICANCE	IMPACT	SUMMARY
1772 block	Restoration and refurbishment of historic spaces. Relocation of library fireplace and new library fixtures.	Exceptional/ High	Low beneficial	Proposals for the eastern block of 1772 are largely beneficial as these spaces have been identified as being of the highest significance and therefore have little capacity for change. Proposals to remove modern decoration, restore historic features such as fireplaces and reinstate more appropriate features such as the library bookcases and an entrance hall fireplace are positive. Conservation repairs and redecoration will focus on this and the 1720s block and will offer environmental public benefits. The only adverse impact is the relocation of the library fireplace to the entrance hall as this will result in loss of context and cause harm that could be avoided by commissioning of a new fireplace instead.

HERITAGE IMPACT ASSESSMENT

AREA OF ASSESSMENT	PROPOSALS	OVERALL SIGNIFICANCE	IMPACT	SUMMARY
1720s block	<p>Restoration and refurbishment of historic spaces. New fireplace in the entrance hall and new opening between the drawing room and study on the ground floor.</p> <p>Creation of a staircase landing and a master suite on the first floor.</p>	Exceptional/ High	Neutral	<p>In the original part of the house, the proposal to centre the opening between rooms GF-09 and GF-08 (drawing room and study) on the ground floor is medium adverse due to impact on historic fabric (panelling), and historic circulation. However, as this proposal seeks to create 21st century living spaces and improve circulation, it meets the overall objectives of the scheme. This harm can be offset by the conservation repairs and careful restoration being carried out to these spaces as part of the proposals. Ultimately, the spaces will be enhanced at the end of the project and harm to key features such as the ornate, carved fireplace will be avoided.</p> <p>The main area of impact on the first floor, is the creation of a gallery associated with the double-height staircase and creation of a master suite by installing a bathroom in what is now a dressing room. The majority of this impact has been mitigated through the design process, with a double width opening to the east and large opening to the west of FF06 being excluded or reduced respectively.</p> <p>Alteration to FF02 to create the staircase landing will result in some loss of historic fabric but overall will enhance an awkward area not in keeping with its Grade II* status.</p> <p>Overall, consideration has been given to where there is greater capacity for change in this important historic core of the Hall. Proposals to remove modern decoration, restore historic features and reinstate sensitive features are positive. This area of the house will benefit from refurbishment to historic windows, fireplaces and panelling. Original room uses remain largely intact. It is considered that the low-medium adverse areas of impact are of less than substantial harm due to their focused area of impact. On balance, this harm is outweighed by the benefits of the proposal, putting the overall impact at neutral.</p>

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AREA OF ASSESSMENT	PROPOSALS	OVERALL SIGNIFICANCE	IMPACT	SUMMARY
1872a block	Substantial internal alterations to spatial layouts to create shared kitchen-dinning space on the ground floor and useable en-suites, dressing rooms on the first floor.	Medium/Low	Low adverse	<p>Proposals for the ground floor seek to create a large kitchen-dining-living space that meets the requirement of 21st century living. This area of Hotham Hall has been chosen as the area of highest capacity for change, in comparison to the significant, historic spaces to the west. It is also the area that has suffered the most alteration in the past, for example the intrusive raised flooring.</p> <p>The medium adverse impact of removing the two walls separating GF2I and GF13 from the service corridor is mitigated by beneficial proposals to reinstate the historic floor levels. While these represent large openings, they will be readable through ribs and downstands, a change in floor covering and continuation of the corridor to west and east. This is also not part of a polite spine corridor and was largely a functional space. One improvement that has been included to mitigate harm is the retention of part of the wall between GF12 and GF13.</p> <p>On the first floor, historic guest bedrooms and associated dressing rooms will be converted into bedrooms with en suites. Harm relates to any loss of Victorian corning where wall partitions are altered. An opening between the 1720s and 1870s house will be made to the south to facilitate a master suite. This will result in a loss of fabric but there is a precedent for breaking through the phases and for suites of rooms that bridge this divide (FF12 to FF14, FF27 to FF09). The proposals have been altered to mitigate harm in this location by retaining narrow doorways and more historic masonry.</p> <p>A particular area of adverse impact that has now been amended was the use of the first-floor corridor to create additional wardrobe and dressing space. The need for this proposal was not justifiable and have therefore been excluded from the proposals.</p> <p>Overall, consideration has been given to where there is greater capacity for change in order to avoid harm to more significant spaces. This area of the house will also benefit from refurbishment to historic windows, fireplaces and panelling. Original room uses remain largely intact. On balance, the low adverse harm of these proposals amounts to less than substantial harm and must therefore be weighed against the benefits of the proposal, which are set out in the section below.</p>

HERITAGE IMPACT ASSESSMENT

AREA OF ASSESSMENT	PROPOSALS	OVERALL SIGNIFICANCE	IMPACT	SUMMARY
1872b block	Alterations to create functional service spaces on the ground floor and useable en-suites and bedrooms on the first floor.	Low	Neutral	The western extent of Hotham Hall is the most functional in character and proposals for the ground floor respect this. The current garages are a later insertion and these will be converted to a boot room, pantry and wash-up. New wall partitions and loss of some historic fabric will result in a minor alteration to how these spaces are experienced but they remain of limited significance. On the first floor one historic wall will be removed to form a smaller bathroom. Key features such as the workshop and back staircase will remain unharmed. If taken with the unblocking of blind windows, repairs and enhanced finishes, these proposals are neutral overall.

HERITAGE IMPACT ASSESSMENT

Avoiding, minimising and mitigating harm

As set out in the preceding Consultation and Development of Proposals section, the proposals for the following areas have been revised to avoid and minimise harm to significance:

- Kitchen/dining (GF21 and GF13)
- WCs and cellar stair (GF18)
- Master suite (FF05, FF06 and FF11)
- First floor bedrooms in the 1872

A clear understanding of the significance and intangible values of each component across the site has been established in order to inform more appropriate proposals. This iterative design process will continue through the planning process and into later stages of discharge of conditions and construction as they arise.

There are a number of proposals that would benefit from being conditioned as part of any approved planning or listed building consent. These include the potential design of the newly commissioned fireplace, new bookcases for the library, finishes to decorative plasterwork and materials for the terraces etc.

The client has now appointed conservation-accredited architects and heritage consultants to take an active role in advising on estate matters and on the current applications and associated processes. Purcell will seek to ensure that harm is minimised and mitigated as far as possible at every stage.

Many areas of the 18th century blocks will be repaired in conjunction with these proposals. Coving and timber door surrounds will be cleaned, stripped of modern paint and repaired. The ballroom panelling and shutters will be cleaned and repaired. Ornate marble fireplaces will be restored by Chesney's Architectural, stripping back layers of inappropriate paint and restoring the marble to its former glory. Fire baskets and registers will also be restored. Replacement marble hearths have been ordered to replace those that have been broken and lost.

Mitigation will also be seen through the removal of harmful alterations carried out in the 1980s. While much of Francis Jackson's architectural scheme was sensitive to the Hall, there were also a lot of ill-considered changes or alterations that have not aged well. This work has been identified as part of this Heritage Statement and areas of detrimental fabric will be removed as part of the proposals.

HERITAGE IMPACT ASSESSMENT

Balancing the impact against public benefits

Overall, the minor cumulative harm identified within the proposals will be minimised by the use of appropriate materials, techniques and craftsmen, with an attention to detail that ensures each intervention is carefully considered and strongly justified. It is anticipated that much of these detailed can be conditioned as part of an approved listed building consent. The commitment to high-quality conservation repairs and restoration across Hotham Hall and its external envelope goes a long way to addressing the harm of proposals for change. The proposal for a sustainable commercial use (wedding and events space) represents a public benefit that will support the long-term maintenance of Hotham Hall in the future.

Public benefits for the scheme include:

- External stonework, cleaning, repair and repointing, and window repairs, in association with the internal works and as part of the business case for wedding and event use, environmental benefit.
- The Hall will be given step-free access, improving accessibility for guests, social benefit.
- The proposals for guest bedrooms is part of the masterplan for the site and link to the business case for a successful events and wedding venue, economic benefit.
- Internal conservation repairs relate to historic plasterwork, joinery, fireplaces and finishes, environmental benefit

- High-quality, traditional materials will be used, environmental benefit.
- Construction will provide employment for traditional craftsmen, economic and environmental benefit.
- Reversal of harmful internal 1980s interventions, environmental benefit
- Retention of Hotham Hall as a single, family home, made possible through internal alterations to create C2I living spaces, social benefit

This assessment considers that the level of harm caused by the proposals can be balanced against the social, economic and environmental benefits, in compliance with local and national policy.

HERITAGE IMPACT ASSESSMENT

Compliance with policy

This report has been produced to comply with paragraph 189 of the National Planning Policy Framework (NPPF, 2019), requiring applications to understand the significance of heritage assets and the contribution made by their setting. An assessment of the impact of the proposals on this heritage significance has been made (NPPF:193). The proposals put forward, although split across a number of different planning proposals, are all underpinned by an understanding of significance and the principles for change set out in this report. These are the use of conservation repairs and well-informed restoration, minimum intervention into spaces and features of the highest significance, with greater alterations to less important areas. This understanding of relativity within Hotham Hall has allowed it to remain in its original use by updating interior spaces, circulation and uses to meet 21st century needs of a family country house. As part of these principles, 'great weight' is given to the conservation requirements of the heritage asset (NPPF:193) and are, overall, considered to enhance significance (NPPF:192).

Those proposals found to cause harm to significance, such as removal of walls to open up rooms into corridors, relocated door openings and fireplaces, and loss of the first-floor corridor are in focused areas of impact and amount to a cumulative level of harm that is less than substantial (NPPF:196). This level of harm has been weighed against the public benefits of the proposals. Although a private property, there are still benefits to the scheme that amount to economic, environmental and socially sustainable development opportunities. For example, the substantial scheme of conservation repairs to interiors and the external envelop of the Hall is a desirable environmental benefit. Window repairs also improve environmental efficiency and the retention of use as a country house is a social benefit. The existence of a wider masterplan and associated business plan for the estate gives confidence that there

are economic benefits to the proposals which, in the long term, will support future repairs and maintenance to Hotham Hall. This assessment therefore considers the harm to the Grade II* listed building to be outweighed by the sustainable environmental and economic benefits of the scheme (NPPF:196).

The proposals are therefore found to be in compliance with local and national policy.

5.4.2 WINDOWS: INTERNAL AND EXTERNAL ALTERATIONS

The Proposals

Proposals for the windows at Hotham Hall have been submitted under the applications 20/02823/PLF and 20/02824/PLB. These proposals will have a potential impact on the fabric of the listed building as well as its external appearance. Alterations submitted for consideration are:

- 1) Opening of blocked up window openings and reinstating windows to match existing on North Elevation (window WG-42) and West Elevation (window WG-37, WF-26 & WF-28)
- 2) Unblocking of existing Ground Floor window WG-02 and timber shutters on the North Elevation from the inside, edge of staircase to be inspected, modern glass panes to be replaced with traditional float glass where necessary
- 3) Removal of ground floor window on North Elevation (window WG-03, Re-opening of blocked up door DG-40 and installation of a new glazed timber frame single door with fan-light, associated internal cupboards and sink to be removed

4) Removal of ground floor windows on South Elevation (windows WG-16, WG-17 and WG-18) and openings extended down to floor level for the installation of glazed timber frame double doors

5) Removal of ground floor windows on South Elevation (window WG-26, WG-32 and WG-33) and openings extended down to floor level for the installation of a glazed timber single doors; All architraves and timber moldings to be retained and extended to suit new openings.

Principles for change

Improving internal and external circulation – As part of the proposals to update living spaces to 21st century living, the connection between indoor and outdoor spaces will also be addressed. A number of windows in key spaces will be lowered to create doors allowing outdoor spaces to be used more flexibly. This principle represents a move to a less formal, more Picturesque use of the Hall, with the proposed terraces designed to create a more casual connection between indoor and outdoor spaces. Internal proposals also improve flow between individual spaces to aid circulation.

Understanding significance and impact

Overall, these proposals will result in the minor loss of fabric, whether for converting existing windows into doors or through unblocking of blind windows. In most cases, this fabric is not considered to be of any great significance. The majority of the alterations are to the west within the service blocks, which are considered to have historic fabric of lower significance and secondary external elevations.

HERITAGE IMPACT ASSESSMENT

Impact to the east is greater, with alterations to the recessed link blocked door on the north elevation and the conversion of one library window into a door on the south elevation. Both proposals are within the primary blocks of the Hall and have potential to impact on appearance.

The designs for WG03/DG40 to the north have been carefully developed to ensure the proposals are in keeping with the classical proportions of this elevation but also allow for step-free access. The proposals represent an improvement on the current arrangement.

To the south, there will be minor loss of fabric on a primary elevation leading to a minor adverse impact.

This assessment summarises the component-by-component assessment provided in the table at the end of this report:

Window	Significance	Impact
1) Opening of blocked up window openings and reinstating windows to match existing on North Elevation (window WG-42) and West Elevation (window WG-37, WF-26 & WF-28)	Low – C19 service block windows on secondary elevations/not visible for key views	Low beneficial – blind windows will be unblocked to add additional light and create a symmetrical façade on the west elevation, and to unblock a previously open window on the north elevation.
2) Unblocking of existing Ground Floor window WG-02 and timber shutters on the North Elevation from the inside, edge of staircase to be inspected, modern glass panes to be replaced with traditional float glass where necessary	Medium – 19 th century window installed within 1720s block. Window is a false one, designed to be blocked internally, as evidenced by lack of paint or catches.	Neutral – Impact on external appearance will preserve or even enhance. Internally, detailing will be needed to manage any conflict between staircase and shutters being openable.
3) Removal of ground floor window on North Elevation (window WG-03, Re-opening of blocked up door DG-40 and installation of a new glazed timber frame single door with fan-light, associated internal cupboards and sink to be removed	Low - window inserted above blocked door and lowered probably to create service room. Interrupts external symmetry and consideration should be given to alteration / removal	Neutral - Restoration of a more appropriate scale of door. Will have a positive impact on external appearance of the north elevation.
4) Removal of ground floor windows on South Elevation (windows WG-16 , WG-17 and WG-18) and openings extended down to floor level for the installation of glazed timber frame double doors	Medium – C19 window of minor interest however its setting within the 1770s block on the south elevation elevations its architectural interest.	Low adverse – minor loss of fabric in 18 th century element of the house and alteration to proportions in a key room. Minor visual impact externally.
5) Removal of ground floor windows on South Elevation (window WG-26, WG-32 and WG-33) and openings extended down to floor level for the installation of a glazed timber single doors; All architraves and timber moldings to be retained and extended to suit new openings.	Low – C19 windows that have been detrimentally harmed through loss of rising shutters and insertion of secondary glazing.	Neutral – minor loss of historic fabric within service wing, minimal harm and minor improvement through high-quality new glazed doors.

HERITAGE IMPACT ASSESSMENT

Avoiding, minimising and mitigating harm

The proposals as part of this planning and listed building consent submission are considered to be neutral overall, with the cumulative impact ranging from low beneficial to low adverse largely balancing itself out. It should however be noted that additional steps have been taken to reduce impact on significance further, by removing proposals for WG16 and WG18 from the scheme.

Minor alterations to windows are also mitigated through the wholesale conservation repairs being carried out on a like-for-like basis across Hotham Hall. The client has employed two full-time cabinet makers/joiners with experience in working on historic buildings. As of May 2021, the joiners have repaired 22 casement windows, including the 3 curved windows in the ballroom. This has involved splicing and adding new wood where rotten, replacing cords and re-balancing the weights, retaining shutters, and replacing pulleys and brasswork where necessary. The four Dormer windows in the attic need extensive repairs due to rot and poor previous repairs, from which water ingress was causing considerable damage. 23 additional windows remain on the list for repair and, following approval of the applications, a number of new windows will also be made on site.

Balancing the impact against public benefits

Public benefits of the scheme largely relate to the conservation repairs being carried out on the majority of the windows at Hotham Hall. There will also be wider benefits associated with the proposals that support objectives of the wider masterplan allowing event and wedding use.

Compliance with policy

The majority of alterations to windows at Hotham Hall relate to like-for-like conservation repairs and as such, fall outside the scope of this application. However, these works should be taken into consideration as a justification for the sustainable development proposals that are also required as part of this project. The proposals relate to very minor alterations to blocked windows and to create additional doors into the landscape. The client team has ensued 'great weight' is given to the conservation requirements of the heritage asset and the proposals, taken in context with repair work, are considered to preserve significance (NPPF:192). The proposals are therefore found to be in compliance with local and national policy.

5.4.3 EXTERNAL ALTERATIONS

NORTH TERRACE

The Proposals

Proposals relate to a new north terrace aligned centrally to the north elevation of the 1720s block, with raised parterre and access to either side, adjacent to the 1770s block and 1872(east) block. The terrace will be created in sandstone flags including two ramps (one centrally and one to the west of the house), to provide step-free access. The terrace will be finished with limestone balustrades, incorporated planters and garden steps. The terrace has no direct physical impact on the Hall, having been designed to cantilever towards it. The raised terrace also provides integrated and visually unobtrusive drainage solutions.

Understanding significance

The grounds of Hotham Hall form an important element of its setting, with the parkland dating back to the establishment of the Hall in the early 18th century. Views from the entrance gates to Hotham Hall from Hotham village and from the parkland drive to the south give attractive, long-distance views across the grounds towards the north and south elevations of the Hall.

The gardens included cascades, lakes, formal and informal paths, kitchen gardens, lawns and mature hedging/trees. The essence of this landscape survives, particularly the parkland character with mature tree specimens, but the landscape would benefit from a wholesale restoration.

However, the immediate setting around the Hall has been substantially altered in recent years and does not provide a setting appropriate to the significance of the Hall itself. To the north-west, oil tanks and large areas of dense, unchecked vegetation have been removed, leaving a scarred patch of vacant land. To the north-east, what would have been the carriage drive entrance is now a large expanse of gravel and used for parking. There is an opportunity to enhance this immediate setting to the north of the Hall, as well as improve step-free access for guests. Existing steps to the main door (entrance hall GF01) were installed in 1986 by the Martin family.

The 1855 OS map (1:10,560) is not detailed enough to show any formalised landscaping within the immediate setting of the Hall but the 1890 OS map (1:2,500) shows a large carriage drive and forecourt to the north of the Hall, linked to the driveway and stables block. It also shows a wider area of hard standing to the south along the length of the elevation.

HERITAGE IMPACT ASSESSMENT

Principles for change

Improving internal and external circulation – As part of the proposals to update living spaces to 21st century living, the connection between indoor and outdoor spaces will also be addressed. A number of windows in key spaces will be lowered to create doors allowing outdoor spaces to be used more flexibly. This principle represents a move to a less formal, more Picturesque use of the Hall, with the proposed terraces designed to create a more casual connection between indoor and outdoor spaces. Internal proposals also improve flow between individual spaces to aid circulation.

Improving the setting and landscape – The introduction of terraces to the north and south of Hotham Hall will improve the immediate setting, offering additional spaces from which to enjoy the surrounding parkland. Integrated planters will provide formal greenery in contrast to the overgrown vegetation that previously hid parts of the building.

- The principles for creation of the north terrace are to provide a more appropriate setting for Hotham Hall, improve the event offer, provide step-free access and introduced a formal planting scheme.
- An important objective for the design and construction of the terraces has been to avoid physical interventions into the historic fabric of the Hall.
- Materials, craftsmanship and construction techniques will be traditional and high-quality.
- The design of the terraces (both north and south, south is a separate application) has been carefully considered to support the event offer by providing spaces for guests that are distinct from private family spaces.

- The desire to formalise the connection between the interior and exterior spaces, by bringing the inside out and outside in has been supported by the introduction of the terraces. The Picturesque way of living is compatible with the evolution the house has been through since the early 18th century.

Consultation and development of proposals

The north terrace proposals were submitted for planning consent in August 2020 (20/02826/PLB), with amendments submitted in early 2021 following consultee comments in October 2020. The original proposals included construction of a new stone conservatory on the north elevation, projecting from the garages in the 1872(west) block. Following advice from Historic England, this conservatory has been removed from the proposals:

“Our view remains that the erection of an extension projecting north of the principal north elevation would subvert the architectural hierarchy of the building by projecting forward of the building line. It is the disruption of the historic plan form of the building would cause harm to its significance.” Kerry Babington, Historic England, 27 October 2020

Historic England also noted on 9 October 2020 that:

“The supporting information does not explain how the significance of the place has informed the design of the external landscaping works which will also have a visual impact on the principal frontages.” Kerry Babington

The assessment of impact and statement of significance set out in this report seeks to address these earlier omissions.

Subsequent amendments to the proposals mean that this application now relates only to the terrace within the setting of the north elevation.

Assessment of impact on setting

Introduction of a terrace to the north of Hotham Hall would represent a substantial change to the current arrangement of gravelled forecourt, which has been in place since at least the 1890s. This forecourt has, however, seen change over time, with dense vegetation to the east, construction and then removal of a north orangery, and loss of the west Pavilion in the 19th century. The current gravel forecourt is of limited value to the setting of the Grade II* listed Hall and its replacement with a higher quality arrangement would enhance setting.

Since the 1870s and construction of the two western blocks, Pevsner noted that the garden façade of Hotham Hall *“looked like a range of four linked villas.”*⁰¹ The later concealment of the western blocks with dense vegetation indicates a desire to de-emphasise this linearity and put focus back on the 18th century ranges.

In principle, the current proposals are therefore seen to enhance heritage significance by introducing a formal and high-quality forecourt to the north elevation that draws the eye towards the 1720s original house, which helps to reinstate a degree of hierarchy in the façade.

A substantial amount of new fabric will be introduced but the use of traditional and natural materials – limestone and sandstone – will ensure an appropriate and careful match to the existing Hall. The expanse of open space in front of the Hall will be broken up with a terrace and planted parterres, which will help link the more formal hard surfacing with the softer landscapes beyond.

A degree of harm to setting will be caused by the raising of the ground level across the terrace as this will have a visual impact on the plinth of Hotham Hall. However, there will be no physical

⁰¹ Pevsner, *The Buildings of England, Yorkshire: York and the East Riding*, 1995

HERITAGE IMPACT ASSESSMENT

impact or loss, and the design of the terrace is intended to replicate this lower plinth, pulled back from the building to form a proportional, wider forecourt.

Assessment of impact on listed building

The proposed terraces will have a negligible impact on the historic fabric of Hotham Hall, due to a cantilevered construction that avoids contact with the historic fabric. The front steps date to 1986 and have no significance. Planters will be integrated into the new terrace to avoid the future impact of roots. Drainage will be carefully designed into the proposals to support more intensive use of the spaces.

Avoiding, minimising and mitigating harm

Harm has been avoided through a careful design that avoids direct impact on the historic fabric.

The proposals have developed in consultation with statutory heritage bodies. Following this, harm has been mitigated by removing the proposed stone conservatory on the north elevation.

As part of the masterplan for the site as a private home and events venue, stonework repairs, cleaning and repointing will be carried out. The viability of these repairs is made possible on the basis that future uses, supported by changes made to the terraces, will fund maintenance in the long term.

Previous harmful repointing and plastic repairs in cement have led to substantial damage to the façades, with water ingress causing stones to blow and fracture. This will be raked out and repointed. Stone quoins and cills have been painted with an oil paint, which will be removed with a DOFF steam cleaning system. Proposals are to employ two full-time stonemasons to cut and replace any damaged stones with a matching Ancaster limestone.

The stonework and roofs have also been cleared of lichens and carefully cleaned. These beneficial proposals will help mitigate harm elsewhere.

Balancing the impact against public benefits

The major degree of change and the minor adverse impact that will be caused to the setting of the north elevation of Hotham Hall can be assessed against the public benefits of the proposals. The submission is considered to be sustainable development for the following reasons:

- External stonework, cleaning, repair and repointing in association with the terrace works and as part of the business case, environmental benefit.
- The terraces will improve accessibility by introducing ramped access into the Hall for guests, social benefit.
- The terraces are required as part of the masterplan for the site and link to the business case for a successful events and wedding venue, economic benefit.
- The terraces will replace what is currently a gravelled forecourt, which contributes little to the setting of the Hall, environmental benefit.
- High-quality, traditional materials will be used, environmental benefit.
- Construction will provide employment for traditional craftsmen, economic and environmental benefit.

Compliance with policy

This assessment complies with paragraph 193 of the National Planning Policy Framework (NPPF, 2019), requiring applications to assess the impact of the proposals on heritage significance and its setting. The principles underpinning these proposals give 'great weight' to the conservation requirements of the heritage asset and are, overall, considered to enhance significance (NPPF:192). This is illustrated by the removal of the harmful timber and stone conservatories from the proposals.

A minor adverse impact to visual appearance of the north elevation relating to loss of the plinth amount to a level of harm that is less than substantial (NPPF:196). This level of harm has been weighed against the public benefits of the proposals including stonework repairs, improvements to the immediate setting of the Hall and an aesthetic re-focus on the central 1720s block. Improved accessibility and practical contributions to the change of use also represent social and economic benefits. In the long-term, the masterplan will support future repairs and maintenance to Hotham Hall. This assessment therefore considers the harm to the Grade II* listed building to be outweighed by the public benefits of the scheme (NPPF:196). The proposals are therefore found to be in compliance with local and national policy.

HERITAGE IMPACT ASSESSMENT

5.4.4 EXTERNAL ALTERATIONS

SOUTH TERRACE

The Proposals

Proposals relate to a new south terrace that runs across the full length of the building, with each section complementing the block it immediately relates to. The central 1720s block is of the highest significance and it is proposed to frame this southern view with a raised terrace with sandstone flags, limestone steps and balustrade. To the east, the 1770s block terrace will be accessed by an external ramp and provide ramped access into the Hall (GF-07). A set of grand steps to the south provide access onto the south lawns while an additional ramp and steps provide access to garden facilities to the east. To the west, fronting the two 1872 blocks, the terrace

is lower, denoting the functional character of this area. Sandstone flags will be installed with new access from the Hall. The terrace has no direct physical impact on the Hall, having been designed to cantilever towards it. The raised terrace also provides integrated and visually unobtrusive drainage solutions.

Two amendments have been made to the current submissions (20/02827/PLF and 20/02828/PLB):

- The 'erection of a glazed timber conservatory and timber pergola' has been removed from the application
- The conversion of 5no. windows to doors from rooms GF12 and GF13 has been added, increasing the number of windows to be converted from 1no.



Understanding significance

The grounds of Hotham Hall form an important element of its setting, with the parkland dating back to the establishment of the Hall in the early 18th century. Views from the entrance gates to Hotham Hall from Hotham village and from the parkland drive to the south give attractive, long-distance views across the grounds towards the north and south elevations of the Hall.

The gardens included cascades, lakes, formal and informal paths, kitchen gardens, lawns and mature hedging/trees. The essence of this landscape survives, particularly the parkland character with mature tree specimens, but the landscape would benefit from a wholesale restoration.

However, the immediate setting around the Hall has been substantially altered in recent years and does not provide a setting appropriate to the significance of the Hall itself. To the north-west, oil tanks and large areas of dense, unchecked vegetation have been removed, leaving a scarred patch of vacant land. The 1855 OS map (1:10,560) is not detailed enough to show any formalised landscaping within the immediate setting of the Hall but the 1890 OS map (1:2,500) shows a large carriage drive and forecourt to the north of the Hall, linked to the driveway and stables block. It also shows a wider area of hard standing to the south along the length of the elevation. There is an opportunity to enhance this immediate setting to the south of the Hall, as well as improve step-free access for guests.

The windows within GF12 and GF13 proposed for conversion into doors are 19th century in date. Their significance has been reduced by the loss of their rising shutters and modern secondary glazing.

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Existing steps into GF07 are thought to be 19th century but no certainty on the date has been established, They are not thought to be original as the door appears to have been added in the 19th century (glazed, damage to string course, evidence of different stone). The small existing terrace to the west was constructed in 1993.

Principles for change

Improving internal and external circulation – As part of the proposals to update living spaces to 21st century living, the connection between indoor and outdoor spaces will also be addressed. A number of windows in key spaces will be lowered to create doors allowing outdoor spaces to be used more flexibly. This principle represents a move to a less formal, more Picturesque use of the Hall, with the proposed terraces designed to create a more casual connection between indoor and outdoor spaces. Internal proposals also improve flow between individual spaces to aid circulation.

Improving the setting and landscape – The introduction of terraces to the north and south of Hotham Hall will improve the immediate setting, offering additional spaces from which to enjoy the surrounding parkland. Integrated planters will provide formal greenery in contrast to the overgrown vegetation that previously hid parts of the building.

- The principles for creation of the south terrace are to provide a more appropriate setting for Hotham Hall, improve the event offer and provide step-free access.
- An important objective for the design and construction of the terraces has been to avoid physical interventions into the historic fabric of the Hall.

- Materials, craftsmanship and construction techniques will be traditional and high-quality.
- The design of the terraces (both north and south, north is a separate application) has been carefully considered to support the event offer by providing spaces for guests that are distinct from private family spaces.
- The desire to formalise the connection between the interior and exterior spaces, by bringing the inside out and outside in has been supported by the introduction of the terraces. The Picturesque way of living is compatible with the evolution the house has been through since the early 18th century.

Consultation and development of proposals

The south terrace proposals were submitted for planning consent in August 2020 (20/02828/PLB), with amendments submitted in early 2021 following consultee comments in October 2020. The original proposals included construction of a new timber conservatory on the south elevation, projecting from the 1872(east) block. Following advice from Historic England, this conservatory has been removed from the proposals:

“The erection of an extension to the south side, breaking forward of the garden frontage building line would harm the historic interest of the building. The scale of the conservatory and its apsidal form competes with the 19th century bay window to the Sitting Room. It is also alien to the host building’s prevailing architectural style.” Kerry Babington, Historic England, 9 October 2020

Historic England also noted on 9 October 2020 that:

“The supporting information does not explain how the significance of the place has informed the design of the external landscaping works which will also have a visual impact on the principal frontages.” Kerry Babington

The assessment of impact and statement of significance set out in this report seeks to address these earlier omissions.

Subsequent amendments to the proposals mean that this application now relates only to the terrace within the setting of the south elevation.

Assessment of impact on setting

Introduction of a terrace to the south of Hotham Hall would represent a change to the existing arrangement and an expansion of the current amount of hardstanding on this side of the house. A linear terrace of some form (partly hardstanding and partly gravel) has been in existence since at least the 1890s. Other changes include the addition of the apsidal bay window to the 1720s block and loss of the west Pavilion in the 19th century. The current surfacing within the immediate setting of the Hall is of limited value and its replacement with a higher quality arrangement would enhance setting.

Since the 1870s and construction of the two western blocks, Pevsner noted that the garden façade of Hotham Hall *“looked like a range of four linked villas.”*⁰² Later planting schemes seeking to somewhat conceal the western blocks indicates a desire to de-emphasise this linearity and put focus back on the 18th century ranges.

⁰² Pevsner, *The Buildings of England, Yorkshire: York and the East Riding*, 1995

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In principle, the current proposals are therefore seen to enhance heritage significance by introducing a formal and high-quality garden terrace with a number of different, hierarchical areas that draws the eye towards the 1720s original house, helping to reinstate a degree of order in the façade.

A substantial amount of new fabric will be introduced but the use of traditional and natural materials – limestone and sandstone – will ensure an appropriate and careful match to the existing Hall. The length of the terrace will be broken up by a number of different terrace heights and levels of embellishment to reflect the architectural hierarchy of the south elevation. It offers a link between the formal house and the softer landscape beyond.

A degree of harm to setting will be caused by the raising of the ground level across the terrace as this will have a visual impact on the plinth of Hotham Hall. However, there will be no physical impact or loss, and the design of the terrace is intended to replicate this lower plinth, pulled back from the building to form a proportional, wider forecourt.

The south terrace will provide a large entertainment space that makes best use of the different characters of each element of the house. The formal 18th century blocks will be for the use of guests while the terrace to the west will be for private use.

Assessment of impact on listed building

The proposed terraces will have a negligible impact on the historic fabric of Hotham Hall, due to a cantilevered construction that avoids contact with the listed building. The 19th century steps to GF07 are a later addition, their loss will result in a minor adverse impact. Planters will be integrated into the new terrace to avoid the future impact of roots. Drainage will be carefully designed into the proposals to support more intensive use of the spaces.

Conversion of the five windows into doors within the 1872(east) block on this elevation is of neutral impact. The 19th century windows have been detrimentally altered their will only be minimal loss of fabric in this less significance service block. Conversion to doors offers the opportunity to replace the windows with high-quality timber glazed doors and open up these spaces to the grounds, in line with the principle of the project to better connect indoor and outdoor space.

Avoiding, minimising and mitigating harm

Harm has been avoided through a careful design that avoids direct impact on the historic fabric.

The proposals have developed in consultation with statutory heritage bodies. Following this, harm has been mitigated by removing the proposed timber conservatory on the south elevation.

As part of the masterplan for the site as a private home and events venue, stonework repairs, cleaning and repointing will be carried out. The viability of these repairs is made possible on the basis that future uses, supported by changes made to the terraces, will fund maintenance in the long term.

Previous harmful repointing and plastic repairs in cement have led to substantial damage to the façades, with water ingress causing stones to blow and fracture. This will be raked out and repointed. Stone quoins and cills have been painted with an oil paint, which will be removed with a DOFF steam cleaning system. Proposals are to employ two full-time stonemasons to cut and replace any damaged stones with a matching Ancaster limestone. The stonework and roofs have also been cleared of lichens and carefully cleaned. These beneficial proposals will help mitigate harm elsewhere.

HERITAGE IMPACT ASSESSMENT

Balancing the impact against public benefits

The moderate degree of change and the minor adverse impact that will be caused to the setting and fabric of the south elevation of Hotham Hall can be assessed against the public benefits of the proposals. The submission is considered to be sustainable development for the following reasons:

- External stonework, cleaning, repair and repointing in association with the terrace works and as part of the business case, environmental benefit.
- The proposals will remove existing hardstanding from the front of the two 1870s blocks, which is in a poor condition, environmental benefit.
- The terraces will improve accessibility by introducing ramped access into the Hall for guests, social benefit.
- The terraces are required as part of the masterplan for the site and link to the business case for a successful events and wedding venue, economic benefit.
- The terraces will replace a gravelled/hard surfaced area, which contributes little to the setting of the Hall, environmental benefit.
- High-quality, traditional materials will be used, environmental benefit.
- Construction will provide employment for traditional craftsmen, economic and environmental benefit.


Compliance with policy

This assessment complies with paragraph 193 of the National Planning Policy Framework (NPPF, 2019), requiring applications to assess the impact of the proposals on heritage significance and its setting. The principles underpinning these proposals give 'great weight' to the conservation requirements of the heritage asset and are, overall, considered to enhance significance (NPPF:192). This is illustrated by the removal of the harmful timber and stone conservatories from the proposals.

A minor adverse impact to visual appearance of the south elevation relating to loss of the plinth amount to a level of harm that is less than substantial (NPPF:196). This level of harm has been weighed against the public benefits of the proposals including stonework repairs, improvements to the immediate setting of the Hall and re-introducing a level of architectural hierarchy to the 1720s block. Improved accessibility and practical contributions to the change of use also represent social and economic benefits. In the long-term, the masterplan will support future repairs and maintenance to Hotham Hall. This assessment therefore considers the harm to the Grade II* listed building to be outweighed by the public benefits of the scheme (NPPF:196). The proposals are therefore found to be in compliance with local and national policy.

Images	GF01	Entrance Hall GF 01 and stair FF03	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1720s	The present layout of the hall is said to have been created C19 when stair inserted. Former stair position unclear.		High	Minor	New fireplace to be installed on south wall utilising existing flue in GF-09 (drawing room)	Neutral	Impact on wall and overall character/aesthetics of GF-01 would be minimal with introduction of a new fireplace in this location. It would provide a centerpiece of a room characterised as a grand and welcoming entrance space.
	2	Ceiling	Hist structure with C20 make-over and alterations	Replastered 1980s onto lath and plaster historic ceiling. This appears to have been altered historically and lowered, assumed same time as staircase. Downstand to eastern boundary is very awkward but must be same date as cornice.		Medium / low	Moderate to Major	No change	n/a	
	3	Floor	Historic	Probably C18. Matches 1770s corridor	Quality stone in diamond pattern similar to anteroom adjacent. Heavily worn.	High	Minor	No change	n/a	
	4	Joinery	19th	Prev research says that the hall and stairs may have been created in current form in the 1870s (Neave)	Skirting appears to be reeded c1800 style. Matches staircase. Shutters all different. Central window shutter replaced historically. Hinges to shutters - nailed in placed not screwed. Shutter ironmongery nailed to formerly hidden window, though screws (handmade?) to bar.	Medium	Moderate	No change	n/a	
	5	Plasterwork	C19 and modern		Cornice could be C19th. Has wear and chips which indicate C19, but we know it as redecorated in the late C20. Historic plaster to walls probably mainly C19.	Low	Major	No change	n/a	
	6	Decoration	Mod over historic			Low	Major	No change	n/a	

	7	Windows	C19 and C20	The blocking of the 1st bay window appears to date to stair repositioning C19. Stair cuts across. Window clearly not intended to be used as no catches or pulley. Painted black. Shutter is historic but dummy window was probably replaced following removal of conservatory. Other windows probably C19 / C20. Those above stair retain historic glass and likely C19	9x6 narrow glazing bars.	Medium	Moderate	Unblocking of existing Ground Floor window WG-02 and timber shutters on the North Elevation from the inside, edge of staircase to be inspected, modern glass panes to be replaced with traditional float glass where necessary	Neutral	C20 window not intended for use. Shutters are C18 and should be retained and restored. Limited impact on significance to turn this into a functioning sash although must ensure junction with staircase is carefully considered (how will the shutters be opened?)
	8	Doors	Historic and modern doors leading off. See rooms for details. Glazed external door assumed C20. Doors into corridors appear to be C20.	West door opening into corridor reduced in size.	6-panelled good quality mahogany.	High / medium (where modern)	Minor / moderate	No change	n/a	
	9	Fireplace	Removed for restoration - assumed hist	Repaired 1980s, small for room and inconveniently below the staircase. Curious arrangement as it is the only fireplace on this stack. Evidence of an earlier arrangement of this room which is said to have been created in the later C19.		Medium	Moderate	Existing fireplace (GFP-01) to be retained and overboarded. Fireplace from GF-06 (Library) to be installed on south wall utilising existing flue in GF-09 (drawing room)	Overboarding - low adverse Relocate fireplace - medium adverse	Overboarding of existing fireplace considered unnecessary due to its fairly hidden location. Principle of installing a new fireplace in this location is sound but reuse of the original Library piece would be harmful. The delicate nature of the Library fireplace would be at odds with the robust, masculine character expected of an entrance hall. Suggest new fireplace is commissioned for this location instead.
	10	M&E	C20		Large plain column rad c1920. Under window rad more modern from 1980s	Detrimental	Major	No change	n/a	

	11	Stair	C1800 -style stair installed in 1870s?	Moved from elsewhere (?) or installed into this modified space. Awkwardly arranged as it crosses a window which had to be historically blocked. Top of stair rests on large beam which sits above right of a window. Neave says account entries from 1870s mention installation of balusters to the stair.	Stone cantilevered, open string staircase with ironwork of possible late/ 18th early 19th century. Stair has light, ramped- handrail and simple stone stair treads and curtail.	High	Minor	No change	n/a		
	12	Fixtures						No change	n/a		
	GF08	Study/ Morning Room	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary	
	1	Walls	1720s			High	Minor	New double-door opening proposed for centre of wall between GF-08 and GF-09. Existing door will be blocked.	Low adverse impact	Low adverse impact to original circulation within early C18 house and impact on historic panelling. However, inclusion of doors within the new opening will help with readability of plan form.	
	2	Ceiling	Hist with modern finish			Medium	Moderate	No change	n/a		
	3	Floor	Hist with modern finish	Modern carpet. Flooring concealed			Medium	Moderate	No change	n/a	
	4	Joinery	1720s	Upper panels may have been removed historically. Appears to have been replaced with thin boarding above dado. Note extant panel full height panel between windows	Lower wainscot C18. Deep mouldings	High	Minor	Panelling carefully reconfigured to suit opening	Low adverse impact	Adverse impact by remodelling panelling, which is C18 at lower level.	
	5	Plasterwork	Mod	Documentary evidence installed in 1980s			High	Minor	No change	n/a	
	6	Decoration	C20th				Low	Major	No change	n/a	
	7	Windows	19th	Narrow glazing bars throughout C18 element - all (apart from service stair window) replaced and repaired C19 through to C20 and C21. Little extant historic glass in C18 part of house.	2x2		Medium	Moderate	Conservation repairs to windows	Medium beneficial	

	8	Doors	C19 / C20		Modern to hall, but hist to GF-07. Both 6-panelled good quality mahogany. Door to GF07 formerly blocked by modern niche.	High / medium (where modern)	Minor	Existing door between GF-08 and GF-09 to be removed and blocked. Blocked door to GF-07 will remain blocked.	Low adverse impact	Low adverse impact to original circulation within early C18 house. Blocked doors will have potential to be reopened in the future. Neutral impact of blocked door to GF-07.	
	9	Fireplace	1720s with C19 inset and grate with later detailed panel above mantel pre-1920s photo		High quality overmantel and marble surround with later embellishment shown in 1920s catalogue photo. 19th century bronze/brass inset.	High	Minor	No change	n/a		
	10	M&E	C20th		Column rads undecorated assumed c1920 when heating system installed	Low / detrimental	Major	No change	n/a		
	11	Fixtures	1980s fitted bookcases (niche to blocked door 'existing' in 1980s, C20)			Low		Bookcases to be removed and retained within the house. New bookcases to be installed in this location.	Neutral	1980s bookcases by Francis Johnson.	
	GF09	Drawing Room GF09	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary	
 	1	Walls	1720s / bay 19th century	Bay window said in previous report to have been added late C19. First clearly shown on the 1890 1:2500 OS map.	Walls not visible	High	Minor	New double-door opening proposed for centre of wall between GF-08 and GF-09. Existing door will be blocked.	Low adverse impact	Low adverse impact to original circulation within early C18 house and impact on historic panelling. However, inclusion of doors within the new opening will help with readability of plan form.	
	2	Ceiling	Assumed C18 with C20 skim and finish	Modern plasterwork decoration from 1980s. Plans still exist in hall archive,		Medium	Moderate	No change	n/a		
	3	Floor	Hist	Modern carpet over hist boards			Medium	Moderate	No change	n/a	
	4	Joinery	C18 full height panelling with visible pegging.		Modern repairs specifically to seal historic jib door (north) and panelling. New jib door inserted through panelling to line up with C19 WC (now access into modern kitchen). Assumed this took place late C19. Panel over FP was apparently replaced in late C20 according to archive.		High	Minor	Panelling carefully reconfigured to suit opening	Medium adverse impact	Adverse impact by remodelling full height early 18th century panelling.

	5	Plasterwork	Hist and C20	Decoration to ceiling is 1980s and cornice is historic (assumed C18). Plans still exist in hall archive.		Low / Neutral	Major	No change	n/a	
	6	Decoration	late C20			Low / Neutral	Major	No change	n/a	
	7	Windows	C19 / C20	Narrow glazing bars throughout C18 element - all (apart from service stair window) replaced and repaired C19 through to C20 and C21. Little extant historic glass in C18 part of house.	2x2 windows	Medium / low	Moderate/ Major	Conservation repairs to windows	Medium beneficial	
	8	Doors	C18 / 20th	Opening into GFII blocked. Opening to south of fireplace may be C19 or modern insert but unclear.	Two are hist 6-panelled good quality mahogany	High / medium	Minor	Existing door between GF-08 and GF-09 to be removed and blocked.	Low adverse impact	Low adverse impact to original circulation within early C18 house. Blocked doors will have potential to be reopened in the future.
	9	Fireplace	Installed 1980s	Archives included quote for antique 'eagles head' chimney piece and images match this room Dec 1985		Low	Major	No change	n/a	
	10	M&E	Mod		Col rads c1920 when heating installed.	Low / detrimental	Major	No change	n/a	
	11	Fixtures	Mod		Fitted cupboard removed to reveal hist door to GF07	Detrimental	Major	No change	n/a	
Images	GFII	Corridor to service rooms (south)	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1720s		Boxing c19 / C20 intrusive	High	Minor	No change	n/a	
	2	Ceiling	Modern finish and hist cornice			Medium	Moderate	No change	n/a	
	3	Floor	Modern covering	Surface below assumed to be floor boards from evidence in cellars		Medium / Low	Moderate	No change	n/a	
	4	Joinery	Skirting modern, modern architrave to DGI4/17, but C18 joinery to blocked drawing room door and window		Former entrance to cellar now C19 cupboard	Low	Major	No change	n/a	
	5	Plasterwork	Modern			Low	Major	No change	n/a	
	6	Decoration	Modern			Low	Major	No change	n/a	
	7	Windows	C19			Medium	Moderate	Conservation repairs to windows	Medium beneficial	

	8	Doors	C19. DG 17, DG14 modernisations but reused? DG 15 hist			Medium	Moderate	Access to basement to be reinstated in original position and appropriate door to be installed.	Low beneficial	Evidence in basement indicates original position of cellar access, beneficial to reinstate.
	9	Fireplace	NA					No change	n/a	
	10	M&E	Mod		Fire alarm intrusive	Detrimental	Major	No change	n/a	
	11	Fixtures						No change	n/a	
Images	GF27	Oak Room	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1720s		Not visible	High	Minor	No change	n/a	
	2	Ceiling	Historic	Modern finish?		High	Minor	No change	n/a	
	3	Floor	C18 / C19		Unseen - modern floor covering. Assumed historic	High	Minor	No change	n/a	
	4	Joinery	Assumed C19, possibly earlier	Said in a previous report to have been created in the late 19th century with panelling made specifically for the room. Other research says the 'Oak Room' is mentioned in a schedule of repairs from 1854. Neave also suggests it may be partly original to the 1720s house but largely 'enhanced in the late 19th / early 20th	Floor to ceiling timber panelling.	High	Minor	No change	n/a	
	5	Plasterwork	n/a	n/a	n/a	n/a	n/a	No change	n/a	
	6	Decoration	See Joinery			High	Minor	No change	n/a	
	7	Windows	C19 / C20	Narrow glazing bars throughout C18 element - all (apart from service stair window) replaced and repaired C19 through to C20 and C21. Little extant historic glass in C18 part of house.	9/6 sashes	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	Historic	Documents says was replaced in 1980s but appears historic. Assumed salvage or was repaired. Described as a 'mess' in the 1980s	6-panelled good quality oak door with pegged styles and rim lock	High	Minor	No change	n/a	
	9	Fireplace	Removed for repair				Minor	No change	n/a	
	10	M&E	Modern			Detrimental	Major	No change	n/a	
	11	Fixtures	n/a	n/a	n/a	n/a	n/a	No change	n/a	

Images	GF28	Corridor to service rooms	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1720s			High	Minor	No change	n/a	
	2	Ceiling	Modern finish and mod cornice		Ceiling was lowered in the 1980s	Low	Major	No change	n/a	
	3	Floor	Hist		Stone floor	High	Minor	No change	n/a	
	4	Joinery	C18, C19, C20		Joinery to entrance door to Oak Room and locked door to GF09 hist.	High / Low	Major / Minor	No change	n/a	
	5	Plasterwork	Mod			Detrimental	Major	No change	n/a	
	6	Decoration	Mod over hist			Low	Major	No change	n/a	
	7	Windows	Early 18th above stair		Heavy glazing bars - could be original window of early 18th century hall, now partially blocked by 19th wing.	High	Minor	Conservation repairs to windows	Medium beneficial	
	8	Doors	Entrance door to Oak Room and locked door to GF09 hist. Door from hall appears to be mod repro.			High / medium (where modern/ C19)	Minor	DG38 to be widened and door removed. Minor loss of C19 / C18 fabric and change in appearance and character of corridors.	Low adverse impact	
	9	Fireplace	NA					No change	n/a	
	10	M&E	Mod		C19 pipework and hydrant intrusive.	Detrimental	Major	No change	n/a	
	11	Stair	C19 / C18 closed string staircase.	Staircase probably altered C19 - note the change of balusters at top of stair which are probably the original form. Within the cellar, the staircase show newer treads and risers.	Modern tongue and groove understair boarding. Cupboard C19. Former entrance to cellar as evidenced within the cellar. Also note baluster to attic floor are different (larger) to the rest of the stair suggesting these may be the original form. Lit on landing by early C18 window with heavy glazing bars, now partially blocked by C19 extension. See also FF27.	High	Minor	Minor change to bottom of stair extending last two treads and risers - no removal of fabric but slight change to staircase appearance.	Neutral	

Images	GF03	Service Kitchen	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	C18	C19/C20 finishes		High	Minor	No change	n/a	
	2	Ceiling	C18	Lack of cornice - was intended as a service entrance to the ballroom?		Low	Major	No change	n/a	
	3	Floor	Hist with modern repairs		Pine floor boards of various widths some up to 9 inches wide	Medium	Moderate	No change	n/a	
	4	Joinery	C19 / C20		Poor quality skirting. Modern architrave to Ballroom door with modern boarded reveals. C19 architrave to door	Low / detrimental	Major	No change	n/a	
	5	Plasterwork	Hist with modern repairs		Intrusive boxing to walls	Detrimental	Major	No change	n/a	
	6	Decoration	C19 and Modern			Low	Major	No change	n/a	
	7	Windows	C19		2x2. Inserted above blocked door and lowered probably to create service room. Interrupts external symmetry and consideration should be given to alteration / removal	Detrimental	Major	Removal of ground floor window on North Elevation (WG-03), Re-opening of blocked up door DG-40 and installation of a new glazed timber frame single door with fan-light	Medium beneficial	Restoration of a more appropriate scale of door with smaller window above. Will have a positive impact on external appearance of the north elevation.
	8	Doors	C18 / C19	Door to ballroom not in use. Presumably went out of use when kitchen installed. Lack of moulding to ballroom door would suggest this was not intended as a 'polite' entrance.	Locked door into ballroom unmoulded on this side- rim lock and handle removed. Good over light with mod glazing. Door surround has been altered - architrave is C19. Door relocated but appears C18. Evidence of rim lock (now removed and pegged stile)	High	Minor	No change	n/a	
	9	Fireplace	NA							
	10	M&E	C20		Intrusive pipework	Detrimental	Major	No change	n/a	
	11	Fixtures	C19, replaced C20		Modern kitchen	Detrimental	Major	Removal of modern kitchen fittings and replacement with a smaller service kitchen on the west wall	Low beneficial	A service kitchen was created in this space in the C19 and refitted in the C20. Its removal and replacement with a smaller, contemporary fit-out will allow the door into GF05 to be put back into use and have a low beneficial impact on this 1770s space.

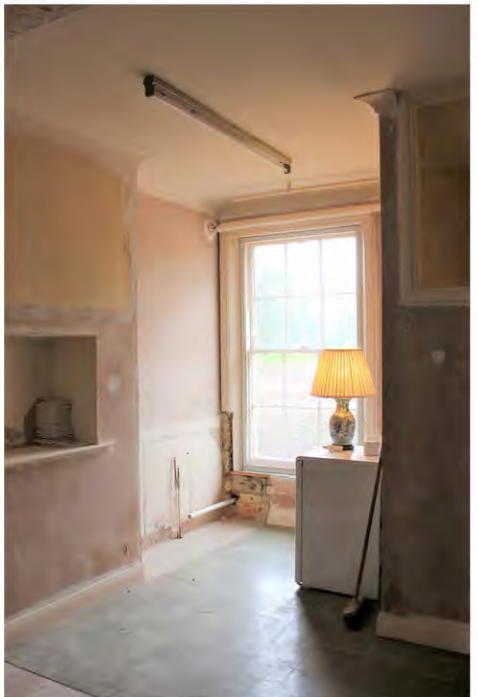
	GF04	Lobby / corridor	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1770s		Evidence of painted 'marble' finish to walls	High	Minor	No change	n/a	
	2	Ceiling	Assumed 1770s		Deep cornice. Shell alcoves with rich decoration in Adam -style	High	Minor	No change	n/a	
	3	Floor	Late C18/ early C19	Stone square-fagged floor may date to the installation of the staircase in the hall which is very similar. Could also be 1770s .	Stone floor laid diamond pattern. Some stones replaced have yet to 'bed in' - colour difference does catch the eye.	High	Minor	No change	n/a	
	4	Joinery	C18	Overdoor into service room looks C18 but may be 'in-the-style-of' as architrave internally to room is C19		High	Minor	No change	n/a	
	5	Plasterwork	Assumed C18			Exceptional	Minor / none	No change	n/a	
	6	Decoration	Modern removed, but C18-style marble finish appears to lie beneath		Evidence of painted 'marble' finish to walls	High	Minor	No change	n/a	
	7	Windows	NA					No change	n/a	
	8	Doors	See related rooms			High / medium (where modern)	Minor	No change	n/a	
	9	Fireplace	NA					No change	n/a	
	10	M&E	Mod					No change	n/a	
	11	Fixtures						No change	n/a	
	GF05	Ballroom	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1770s. Bay window likely to be late 18th/ early C19	Hidden behind panelling. Bay window raised in brick presumably to match existing ceiling height????		High	Minor	No change	n/a	
	2	Ceiling	1770s, but bay window appears to have been raised so ceiling decoration may be later.	When was bay raised? Bay thought to be late C18/early C19 but it looks on outside to have been raised. Part pf ceiling, then, likely dates to this time? Decorated C19?	Elaborate plasterwork - Robert Adam style.	Exceptional	Minor / None	No change	n/a	
	3	Floor	19th with some C18 boards to edges		Floor boards are tongue and groove in the central areas. Regular widths of about 6.5 inches, 3/4 inches thick. Around edges boards are wider and appear to be earlier - not tongue and groove. At least 7 inches wide, 1.5 inches thick?? Suggests replaced historically.	Medium	Moderate	No change	n/a	


	4	Joinery	Early 18th. Later to bay window with some modern panels below windows	Curiously this type of full height panelling was already going out of fashion when it was installed. Panelling in bay slightly different construction with vertical boards.	Elaborate pine panelling early C18th, thought to have been relocated from elsewhere. Style of William Thornton and possibly brought here from North Cave Manor. Modern (overboarding?) behind radiators. Ironmongery to shutters of interest. Bay window raised presumably when panelling installed and ceiling completed?	Exceptional	Minor / None	No change	n/a	
	5	Plasterwork	Later C18 or C20. Likely decoration contemporary with raising bay window	See above	See above. Assume decoration added when bay window raised.	Exceptional	Minor / None	No change	n/a	
	6	Decoration	See joinery			Exceptional	Minor / None	No change	n/a	
	7	Windows	19th / C20	Narrow glazing bars throughout C18 element - all (apart from service stair window) replaced and repaired C19 through to C20 and C21. Little extant historic glass in C18 part of house.	2x2. Blind windows are late C20	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	Historic		6-panelled good quality mahogany. Decorative mouldings to match room. See Antechamber kitchen. Door plain on outside and formerly had rim lock.	High	Minor	No change	n/a	
	9	Fireplace	1770s		Said to be by Thomas Atkinson (Neave)	Exceptional	Minor / None	No change	n/a	
	10	M&E	20th		Damage caused through installation. Col rads prob c1920 when heating installed.	Low / detrimental	Major	No change	n/a	
	11	Fixtures						No change	n/a	
	GF06	Library	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1770s	modern finish?		High	Minor	No change	n/a	
	2	Ceiling	1770s	Adam-style ceiling	Elaborate cornice and swags to ceiling. Assumed to be by Adam according to sale catalogue 1920s	High	Minor	No change	n/a	
	3	Floor	C18		Pine boards, not tongue and groove. Varying widths between 4inches up to 8.5inches. 3/4 inch thick. Evidence of possible concealed pegging/nailing of boards. One board randomly measured 4m20cm in length. Suggests C18 floor with modern repairs /poor treatment from electricians and plumbers.	High	Minor	No change	n/a	
	4	Joinery	1770s	Some alteration to panelling in window alcoves? Very plain and undecorated - not fielded. Over boarded?	Fine quality decoration to all joinery (except below windows), over doors and architraves, skirtings, window shutters, window architraves richly moulded late C18.	Exceptional	Minor / None	New fitted bookcases	Low beneficial	High-quality new joinery within this room would create a new dedicated purpose and enhance aesthetic value.
	5	Plasterwork	C18	Good cornice and ceiling decoration.	Elaborate cornice and swags to ceiling. In style of Robert Adam (claimed to be by him in sale catalogue 1920s)	Exceptional	Minor / None	No change	n/a	
	6	Decoration	Mod					No change	n/a	


	7	Windows	C19. Dummy windows are late C20	Narrow glazing bars throughout C18 element - all (apart from service stair window) replaced and repaired C19 through to C20 and C21. Little extant historic glass in C18 part of house.	2x2. Dummy windows externally are late C20	Medium / Low	Moderate / Major	Removal of central window in South Elevation (window WG-17) and opening extended down to floor level for the installation of glazed timber frame double doors.	Low adverse impact	Replacement of window with door will result in minor loss of 1770s wall fabric. Window of little historic interest (C19/ C20) and panelling beneath plain and possibly modern.
	8	Doors	Hist	No evidence of rim lock or pegging to styles might suggest later. Note: doors match joinery in room. Unclear if 'Blocked' door was ever used or inserted for symmetry. Its rather awkwardly placed in the corridor which might suggest not for practical purposes.	6-panelled good quality mahogany	High	Minor	No change	n/a	
	9	Fireplace	1770s		by Thomas Atkinson (Neave)	Exceptional	Minor / None	Fireplace to be repaired, conserved and then moved to GF-01 (entrance hall) to elevate this space. New fireplace to be commissioned for Library.	Medium adverse impact	Removal of a key component of this relatively intact late Georgian decorative scheme would amount to medium adverse harm, although this is partly justified by the repairs to historic features. Replacement fireplace and the quality of this should be conditioned.
	10	M&E	Modern		Col rads prob c1920 when heating system installed.			No change	n/a	
	11	Fixtures						No change	n/a	

	GF07	Ante room corridor south	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	Mainly 18th, but east wall plasterboard			High / low	Minor	No change	n/a	
	2	Ceiling	Assumed 1770s		No cornice to ceiling.	Low		No change	n/a	
	3	Floor	Hist and modern repairs		Pine floor boards	Medium	Moderate	No change	n/a	
	4	Joinery	Modern skirting, hist dado partially survives, arch and shutters hist		Poor condition of skirting. Good arched doorcase to exterior C18 in style with boarded reveals including recess for shutters.	High / low (skirting)	Minor / major	No change	n/a	
	5	Plasterwork	Hist and modern		Plasterboard to east wall	Low	Major	No change	n/a	
	6	Decoration	Modern			Detrimental	Major	No change	n/a	
	7	Windows	NA							
	8	Doors	Outside door prob C20		Fanlight C18 in style but door likely to be later. Door opening (now tongue and groove) concealed behind plasterboard - blind or blocked door - unclear if ever intended for use or to retain symmetry within Library.	Medium	Moderate	Blocked door into Library to be opened up and put into use.	Low adverse impact	Existing locked door in Library retains ornate architrave within library and is boarded internally, with modern plasterboard in GF07. The reopening may require some alterations to wall in GF07 adjacent to external door to enable door to be fully reopened.
	9	Fireplace	NA					No change	n/a	
	10	M&E	Mod					No change	n/a	
	11	Fixtures						No change	n/a	



Images	GF22	Corridor to service rooms	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	C19		C20 finish. Curve of arch over corridor modified in 1980s. Moulding of original stair 'skirting' into service wing at DG38 still extant	Medium	Moderate			
	2	Ceiling	C19		C20 finish	Low	Major			
	3	Floor	C20		Raised floor with 1980s tiles	Detrimental	Major	New steps up to corridor level from west to manage return to original floor levels.	Neutral	Raised floor of the 1980s is detrimental to significance. This proposal is part of a suite of alterations to reintroduce a lower floor.
	4	Joinery	C19? C20	Has joinery to raised door frames been reused or good reproduction?	Skirtings modern, architraves to borrowed lights and possibly some door frames repositioned C19? panelling to reveals.	Low	Major			
	5	Plasterwork	C19		Simple, low moulding to cornice	Low	Major			
	6	Decoration	C20			Neutral	Major			
	7	Windows	C19		Borrowed lights to corridor.	Low	Major	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19 / C20		Doors have been raised apart from DG38 - wide with good overlight assumed C19. DG 31 is a modern insert.	Low	Major	New double door inserted into corridor. Blocking of DG18 and DG37 into GF12 and GF28.	Neutral	Major capacity for change in this area due to detrimental raised floor. Corridor is a service circulation route and not part of a polite enfilade. Doors have been altered and raised in the C20.
	9	Fireplace	NA			Low	Major			
	10	M&E	C20		Pipework intrusive	Detrimental	Major			
	11	Fixtures	NA		Fitted cupboards (shown on C19 plans) presumably removed when floor raised in later C20. Ghost outline remains.					
	12	Other								

	GF24 / 23	Pantry: former service room	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	C19 / C20	Original plans suggest layout was changed after proposals drafted. Orig planform not clear but likely kitchen was swapped with scullery/pastry and cooked meat store. 1901 plan of new drains suggests GF24 / GF26 were three interconnected spaces entered by a single door from corridor.	This space has been altered - toilet in GF26 has been built into the original space as has modern larder (now removed)	Detrimental	Major	Removal of GF25 and GF23 wall partitions from within GF24, insert new wall partitions to form corridor and four individual WCs with GF25.	Neutral	Layout of GF24, 25 and 26 (pantry, WC and washroom) is partly a modern configuration. Modern internal partitions will be replaced with new partitions. Existing C19 wall to be retained but new door opening to be formed. Space retained in current use. No impact on significant features or values.
	2	Ceiling	C19		Lath and plaster visible. Modern repairs	Low	Major			
	3	Floor	Modern raised floor		Marley tile finish corresponds to c1960 insertion of floor	Detrimental	Major			
	4	Joinery	Mainly modern apart from main door and window architraves which look historic.	Has joinery to raised door frames been reused or good reproduction?	Architraves to window in poor condition	Low	Major			
	5	Plasterwork	Modern cornice		Much modern patching, repair and alteration	Detrimental	Major			
	6	Decoration	Modern			Detrimental	Major			
	7	Windows	C19 / 20			Medium	Major	High-level window to GF21 (laundry room) to be removed	Neutral	High level window non-original insert.
	8	Doors	C19		Original door position to corridor. Four panel, moulded both sides	Low	Major	DG33 to be retained	Neutral	
	9	Fireplace	Blocked	Range said to have been removed in 1980s and opening has been poorly blocked and patched		Detrimental	Major	Fireplace to be incorporated into fixtures.	Neutral	Slight improvement but no change overall.
	10	M&E	Modern			Detrimental	Major	New WC M&E	Neutral	
	11	Fixtures	Modern					Remove existing pantry, larder and washing fixtures and fittings.	Neutral	Modern fixtures
	12	Other								

	GF25/26	Washroom: former service room	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	C19 / C20	Original plans suggest layout was changed after proposals drafted. Orig planform not clear but likely kitchen was swapped with scullery/pastry and cooked meat store. 1901 plan of new drains suggests GF24 / GF26 were three interconnected spaces entered by a single door from corridor.	Toilet GF26 protrudes into GF24 from adjacent GF25. Modern walls to WC	Low	Major	Form new door opening between washroom (GF26) and pantry (GF24), remove walls and fixtures of washroom (GF25). Addition of new partition to convert GF26 (washroom) into two individual WCs with wash facilities.	New opening through C19 wall slight adverse impact. Removal of modern partitions neutral impact	Layout of GF24, 25 and 26 (pantry, WC and washroom) is partly a modern configuration. Modern internal partitions will be replaced with new partitions. Existing C19 wall to be retained but new door opening to be formed. Space retained in current use.
	2	Ceiling	C19			Low	Major			
	3	Floor	Modern raised floor		Modern covering	Detrimental	Major			
	4	Joinery	Mainly modern apart from main door and window architraves which look historic.	Has joinery to raised door frames been reused or good reproduction?		Low	Major			
	5	Plasterwork	C20		Non original door position to corridor but joinery and door likely reused. Four panel, moulded	Low	Major			
	6	Decoration	C20		Modern paper. Curtains obstruct shutters	Neutral / Detrimental	Major			
	7	Windows	C19			Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19 / C20		Four panel, moulded both sides. Door may have been relocated from elsewhere.	Low		DG 35 to be retained. DG36 to be widened for wheelchair access.	Neutral	DG36 modern opening. Widening required for disabled toilet provision.
	9	Fireplace	NA							
	10	M&E	Modern			Detrimental	Major	New WC M&E	Neutral	Modern fixtures.
	11	Fixtures	C19 / C20		Hist(?) cupboard relocated from elsewhere	Low	Major	Remove existing washroom and WC fixtures and fittings including cupboard and sink.	Neutral	Modern fixtures.
	12	Other								

	GF12	Modern Kitchen: former service room (house keeper)	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	C19	Original plans suggest this was the housekeeper's room. Adjacent space (current with modern kitchen and oven) formerly separate with WC.		Medium	Moderate	Creation of snug.	Neutral	Historic service space of moderate capacity for change due to 1980s raised flooring which is detrimental. Opportunity to create a higher-quality space. Proposals will remove kitchen use and convert to snug which is positive. Creation of new Secure Room above staircase to cellars - this space is currently part of the kitchen, and has been altered in C20. The cellar access has been altered with modern steps due to raised floor level. The new room will impact slightly on historic fabric with the removal of a former WC wall. Overall Neutral impact.
	2	Ceiling	C19			Low	Major			
	3	Floor	Modern raised floor			Detrimental	Major	Modern raised flooring to be removed and original historic levels restored.	Medium beneficial	
	4	Joinery	C19 / C20 Mainly modern apart from window architraves and possibly some door architraves.	Has joinery to raised door frames been reused or good reproduction?	Modern joinery is of good quality with suitable mouldings	Low	Major	Make good following lowering of floor to historic levels.	Low beneficial	
	5	Plasterwork	C19 cornice simple - suitable for servants room.			Low	Major	Make good following lowering of floor to historic levels.	Low beneficial	
	6	Decoration	C20 with rudimentary C19 paint scheme below			Neutral / Detrimental	Major	Make good following lowering of floor to historic levels.	Low beneficial	

	7	Windows	C19	Borrowed light window to GF22 corridor not shown on C19 plans - may have been relocated but more likely part of changes to proposals.	Borrowed light to corridor. Secondary rising shutters have been removed. Modern secondary glazing detrimental.	Medium	Moderate	High-level window to GF22 (corridor) to be removed. Removal of ground floor windows (windows WG-26, WG-27 and WG-28) and openings extended down to floor level for the installation of a glazed timber single doors to new terrace.	Low adverse	Minor loss of C19 fabric to create doors from window openings. Shutters were removed in C20 when floor raised. Impact on external appearance to be assessed as part of external proposals.
	8	Doors	C19 / C20 - Door to corridor raised, joinery and four panelled door (stripped) appear historic	Opening into alcove with oven is modern. Assumed created 1960s when floor raised. Was WC in C19 and accessed from GF11. Opening into breakfast room not shown on C19 plans so assumed later C20.	Non original door positions to corridor and GF11 but doors reused? Four panel moulded	Low	Major	Door to GF22 corridor to be removed and opening blocked.	Neutral	Current opening is a modern insertion although door is historic. Reuse door.
	9	Fireplace	NA					Remove modern Aga from historic chimneystack. Historic chimneystack to be opened up into a two-sided fireplace, serving two rooms.	Low adverse	
	10	M&E	Modern			Detrimental	Major			
	11	Fixtures	Modern kitchen			Detrimental	Major	Remove modern work surfaces and kitchen fittings.	Low beneficial	
	12	Other								

	GF13	Breakfast Room - former service room	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	C19	Orig plans suggest this room was originally the Butlers sitting room and bedroom	This space was created from several service rooms. The room was 'knocked through' in the later C20 with loss of original plan form, although downstands remain.	Medium	Moderate	Remove north wall between GF13 and GF17 / 22 (corridor)	Low adverse	GF13 (dining room) was originally a number of rooms and therefore has moderate capacity for change. Opening up of walls into the corridor results in loss of fabric and some plan form but is mitigated by retention of nibs, downstands and remainder of corridor space. Floor coverings will indicate a change between the spaces and the wall loss is not full width.
	2	Ceiling	C19 / C20		C20 repairs and lowered to west?	Low	Major	Insert new support steels in ceiling bulkhead and two new support columns. Area of ceiling to east to be raised to original level.	Neutral	
	3	Floor	Modern raised floor			Detrimental	Major	Modern raised flooring to be removed and original historic levels restored.	Medium beneficial	
	4	Joinery	C19 / C20	Has joinery to raised door frames been reused or good reproduction?	Generally modern skirtings and architraves. C19 architraves to windows. Suitable mouldings.	Low	Major	Make good following lowering of floor to historic levels.	Low beneficial	
	5	Plasterwork	C19	Similar to housekeepers room - simple but suitable for servants quarters		Low	Major	Make good following lowering of floor to historic levels.	Low beneficial	
	6	Decoration	C20 with rudimentary C19 paint scheme below			Neutral / Detrimental	Major	Make good following lowering of floor to historic levels.	Low beneficial	
	7	Windows	C19/C20	One window is now a glazed door, created 1980s. Borrowed light window to GF22 corridor not shown on C19 plans - may have been relocated but more likely part of client's changes to proposals.	Borrowed light to corridor. Secondary rising shutters have been removed. Modern secondary glazing detrimental.	Medium	Moderate	High-level window to GF22 (corridor) to be removed. Removal of ground floor windows (windows WG-29 and WG-30) and openings extended down to floor level for the installation of a glazed timber single doors to new terrace.	Low adverse	Minor loss of C19 fabric to create doors from window openings. Shutters were removed in C20 when floor raised. Impact on external appearance to be assessed as part of external proposals.

	8	Doors	C19 /C20		Door to exterior modern. Others four panel moulded	Low	Major	Loss of door to corridor as part of wall removal.	Neutral	
	9	Fireplace	C19 with modern log basked and back board	Raised or relocated from elsewhere? Missing CI grate.		Low	Major	Reinstate fireplace GFP06 with new hearth at original level. GFP08 to be opened up into double fireplace.	Neutral	
	10	M&E	Modern			Detrimental	Major			
	11	Fixtures								
	12	Other								
	GF17	Corridor to service rooms	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	C19		C20 finish	Medium	Moderate	Steps to be removed. Walls to north and south (rooms GF21 and I3) removed to create large single space.	Low adverse	Opening up of walls into the corridor results in loss of fabric and some plan form but is mitigated by retention of nibs, downstands and remainder of corridor space. Floor coverings will indicate a change between the spaces and the wall loss is not full width. Steps of no heritage value.
	2	Ceiling	C19		C20 finish	Low	Major			
	3	Floor	C19 with C20 finish, and areas of modern raised floor	C19 floor unclear - may be stone flags. C19 plans indicate that corridor was to be stone flags.	Marley tile probably C1960 - detrimental.	Low / detrimental	Major	Modern raised flooring and stair to be removed and lower level restored. One new step up to west, three to east.	Low beneficial	
	4	Joinery	C19		High skirtings and architraves	Low	Major	Make good areas impacted following removal of steps and raised floor.	Low beneficial	
	5	Plasterwork	C19		Simple, low moulding to cornice	Low	Major	Make good areas impacted following lowering of floor.	Low beneficial	
	6	Decoration	C20			Neutral	Major	Make good following removal of steps lowering of floor .	Low beneficial	
	7	Windows	C19		Borrowed lights to corridor. Stair and backdoor are glazed and historic	Low	Major	See individual rooms		
	8	Doors	C19 / C20		DG 31 leading up to raised flooring is a modern insert. Elsewhere historic four panel doors to all rooms. Back door historic with glazed upper lights and flat moulded external lower panels externally and deeply moulded internally. Retains shutters which have been damaged.	Low	Major	Modern door DG 31 to be removed from corridor.	Neutral	

	9	Fireplace	NA			Low	Major				
	10	M&E	C20		Pipework intrusive	Detrimental	Major	Remove	Low beneficial		
	11	Fixtures	NA								
	12	Other	C19 / C20		Steps to GF22 modern and intrusive. Servants stair - stone open string stair with hardwood handrail, simple balusters and mounded skirting. Timber panelling to understair cupboard	Medium / Low	Moderate (hist stair) Major (modern stair)				
	GF21	Laundry Room / Former Kitchen	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary	
	1	Walls	C19	Original plans suggest layout was changed after proposals drafted. Orig planform not clear but likely and kitchen was swapped with scullery/ pastry and cooked meat store.	Damaged by modern inserted floor. Poor overall condition.	Medium	Moderate	Remove south wall between GF21 and GF17 / 22 (corridor). Reopen two new door openings to GF20 to create wash-up and pantry.	Medium adverse	South wall historic. Opening up of walls into the corridor results in loss of fabric and some plan form but is mitigated by retention of nibs, downstands and remainder of corridor space. Floor coverings will indicate a change between the spaces and the wall loss is not full width. Proposals for west wall is neutral - Two former door openings shown on 1901 plan on west wall.	
	2	Ceiling	C19			Low	Major	Insert new support steels in ceiling bulkhead and two new support columns.	Neutral		
	3	Floor	C19 / C20		Modern raised floor has been removed revealing concrete floor - concrete shown on later C19 plans		Low	Major	Modern raised flooring to be removed and original historic levels restored.	Medium beneficial	
	4	Joinery	C19	Has joinery to raised door frames been reused or good reproduction?			Low	Major	Make good following lowering of floor to historic levels.	Low beneficial	
	5	Plasterwork	NA		No cornice				Make good following lowering of floor to historic levels.	Low beneficial	
	6	Decoration	C19 / C20	Rudimentary paint scheme			Detrimental		Make good following lowering of floor to historic levels.	Low beneficial	
	7	Windows	C19	Two borrowed lights to corridor shown on C19 plans, but evidence only one inserted.	Retains shutters with C19 paint scheme. Borrowed light to corridor.		Medium	Moderate	Removal of high-level window facing into corridor.	Neutral	



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	8	Doors	C19		Door has been relocated following raising of floor. Four panel moulded	Low	Major	Loss of modern opening as part of wall removal.	Neutral	
	9	Fireplace	C19		Large opening for range and massive stone mantel	Low	Major	Removal of jambs to FP and reuse of FP for AGA	Low adverse	Minor loss of historic fabric mitigated through returning this space to former use and reuse of FP as area for cooking.
	10	M&E	C20		Pipework intrusive	Detrimental	Major	Removal	Low beneficial	
	11	Fixtures	NA		Fitted cupboards (shown on C19 plans) presumably removed when floor raised in later C20. Ghost outline remains.			Remove existing safe. Install new fitted cupboards, kitchen island and hob in existing range fireplace.	Neutral	
	12	Other								

Images	GF14	Bathroom	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	C19	WC marked on C19 plans but different location. Fit out and detailing suggest WC and sink fitted historically and may be in original location of C19 WC.		Medium	Moderate	Creation of utility room from bathroom.	Neutral	
	2	Ceiling	C19			Low	Major			
	3	Floor	C20 over C19			Low	Major			
	4	Joinery	C19 / C20		Mod skirtings	Low	Major			
	5	Plasterwork	NA							
	6	Decoration	C20			Neutral / Detrimental	Major			
	7	Windows	C19		With shutters	Medium	Major	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19		Four panel, moulded	Low	Major			
	9	Fireplace	NA							
	10	M&E	C20		Exposed and boxed intrusive	Detrimental	Major			
	11	Fixtures	C19 / C20		Sink and tiles historic, toilet pan and bath later. High level cistern, pipes and seat consistent with late C19 / early C20 date. Fitted cupboards appear to be historic but may be C20	Low	Major	Removal of existing bath, sink and WC fittings, replace with utility room sink and cupboards.	Low adverse	Some fixtures and features that are thought to be historic to be removed. However, M&E items such as white goods cannot be retained if no longer functional.
	12	Other								
	GF15	Office / Former Servants Hall	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	C19	C19 plans indicate this was the servants hall.		Medium	Moderate	Conversion from office/workroom to media room	Neutral	
	2	Ceiling	C20		Office style lighting and poor condition	Detrimental	Major			
	3	Floor	C20		Parquet timber floor	Neutral	Major			
	4	Joinery	C19			Low	Major			
	5	Plasterwork	C20		Plain modern cornice inappropriate	Detrimental	Major			
	6	Decoration	Modern		Painted in poor condition	Detrimental	Major			

	7	Windows	C19		Original rising shutters still intact a nice surviving feature	Medium	Moderate	Removal of ground floor windows on South Elevation (WG-32 and WG-33) and openings extended down to floor level for the installation of a glazed timber single doors. Opening of blocked up window opening (WG-37) and reinstating windows to match existing on West Elevation.	Neutral	Very minor loss of C19 fabric to create door from window opening. Impact on external appearance to be assessed as part of external proposals. Unblocking of WG37 (blind) window is minor loss of fabric.
	8	Doors	C19		Four panel moulded both sides, timber door knob and escutcheon.	Medium	Moderate			
	9	Fireplace	C19		With CI hearth	Low	Major	Open up blocked fireplace and form new hearth.	Low beneficial	
	10	M&E	C20		Boxed and exposed. Mod panel rad	Detrimental	Major			
	11	Fixtures	C20		Cupboards	Detrimental	Major	New wall-mounted media display	Neutral	
	12	Other								
	GF20	Garage	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
 	1	Walls	C19	This space was formed from two service rooms. Noted on C19 plan as three rooms but clearly not built as planned. Space with blocked FP likely to have been 'servants room', the unheated space to east possibly for food storage / later scullery?	C20 alterations and wall removed. Steel beam inserted is intrusive	Low / Detrimental	Major	Central partition between garages to be removed. Install new partitions to form pantry and wash-up (GF38 and GF39), accessed by two new openings from new kitchen (GF21). Two new openings in wall to GF19 (boiler room), retaining chimneystack.	Low adverse	Garage space is early C20 and was originally a servants room and store. New rooms encroaching into the garage will impact on plan form. Two new door openings besides chimney stack will result in loss of historic fabric.
	2	Ceiling	C19			Low	Major			
	3	Floor	NA			Low	Major	Infill floor to remove step up in doorway.	Neutral	
	4	Joinery	C19 / C20		Door architraves mod. Skirtings appear historic but may be C20 by their moulding. Poor condition throughout	Low / Detrimental	Major			
	5	Plasterwork	NA							
	6	Decoration	Modern		Painted in poor condition	Detrimental	Major			
	7	Windows	NA		Removed and garage doors inserted					

	8	Doors	C19		Two four panel moulded doors into this space	Low	Major	Existing doors to garage space from corridor to be removed and replaced with a single glazed door. Two new doors inserted to GF19.	Neutral	Suggest that a single door would reduce impact in this location - more than the minimum necessary loss of historic fabric.	
	9	Fireplace	Blocked		FP removed but blocking visible			Open up existing fireplace and form new hearth.	Low beneficial		
	10	M&E	C20		Significant quantities of exposed pipework	Detrimental	Major				
	11	Fixtures						New fitted cupboards to new boot room. New rooms GF38 and 39 to have new sinks, shelves and work surfaces.	Neutral		
	12	Other	C20 Garage doors			Detrimental	Major	Separate application			
	GF 19	Boiler Room	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary	
	1	Walls	C19	Noted on C19 plans as bakehouse - oven no longer extant.	Interesting curved wall with historic lowered ceiling above doorway	Low	Major	Form two openings in wall to GF20 (garage)	Low adverse	Boiler room is modern and was originally a bakehouse. Two new door openings besides chimney stack will result in loss of historic fabric.	
	2	Ceiling	C20		Plaster board	Detrimental	Major				
	3	Floor	C19		Stone flags in poor condition	Low	Major				
	4	Joinery	C19			Low	Major				
	5	Plasterwork									
	6	Decoration	Modern			Low	Major				
	7	Windows	C19			Retains rising shutters and historic brown paint finish	Medium	Moderate	Opening of blocked up window opening (WG-42) and reinstating windows to match existing on North Elevation	Low beneficial	
	8	Doors	C19			Four panel - moulded to corridor and not to room. Retains historic paint finish internally.	Low	Major	Door to GF17 (corridor) removed and blocked	Low adverse	Minor loss of historic plan form/feature.
	9	Fireplace	NA								
	10	M&E	C20			Extensive intrusive M&E as now the boiler room	Detrimental	Major	Removal of existing boilers.	Low beneficial	
	11	Fixtures							Create laundry with new surfaces, sinks and cupboards.	Neutral	
	12	Other									

	GF18	Store	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	C19	C19 plans indicate this was a storage cupboard. The ghost lines of shelves would suggest this changed little until recently.	Curved wall separates this from boiler room	Low	Major	Removal of GF18 (store room) and associated walls.	Low adverse	Original 1870s store cupboard, loss of understanding and historic fabric.
	2	Ceiling	C19			Low	Major			
	3	Floor	C19		Stone flags in poor condition	Low	Major			
	4	Joinery	C19		Simple moulding to room with hist paint	Low	Major			
	5	Plasterwork								
	6	Decoration	Historic			Low	Major			
	7	Windows	C19		Small sash retains metal bars and historic paint finish	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19		Four panel - moulded to corridor and not to room. Retains historic paint finish internally. Hist rim lock and door furniture.	Low	Major	Door from GF17 (corridor) removed and blocked.	Low adverse	Minor loss of historic plan form/feature.
	9	Fireplace	NA							
	10	M&E	Hist / mod		Lead water pipe runs around curved wall.	Low	Major			
	11	Fixtures			Fitted shelves			Removal of internal shelving	Low adverse	Minor loss of historic feature.
	12	Other								
	GF17 / 16	Corridor to service rooms / stair	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	C19		C20 finish.	Medium	Moderate	Openings to GF19 and GF18 blocked off. Opening to GF20 reconfigured.	Low adverse	Minor loss of historic plan form.
	2	Ceiling	C19		C20 finish	Low	Major			
	3	Floor	C19 with C20 finish	C19 floor unclear - may be stone flags. C19 plans indicate that corridor was to be stone flags.	Marley tile probably C1960 - detrimental.	Low	Major			
	4	Joinery	C19		High skirtings and architraves	Low	Major			
	5	Plasterwork	C19		Simple, low moulding to cornice	Low	Major			
	6	Decoration	C20			Neutral	Major			
	7	Windows	C19		Borrowed lights to corridor. Stair and backdoor are glazed and historic	Low	Major	Conservation repairs to windows	Medium beneficial	

	8	Doors	C19 / C20		DG 31 leading up to raised flooring is a modern insert. Elsewhere historic four panel doors to all rooms. Back door historic with glazed upper lights and flat moulded external lower panels externally and deeply moulded internally. Retains shutters which have been damaged.	Low	Major	Formation of new double doorway to east.	Neutral	
	9	Fireplace	NA			Low	Major			
	10	M&E	C20		Pipework intrusive	Detrimental	Major			
	11	Fixtures	NA							
	12	Other	C19 / C20		Steps to GF22 modern and intrusive. Servants stair - stone open string stair with hardwood handrail, simple balusters and moulded skirting. Timber panelling to understair cupboard	Medium / Low	Moderate (hist stair) Major (modern stair)			

	FFOI	Bedroom	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1720s		Concealed behind full height panelling	High	Minor			
	2	Ceiling	Historic		Modern smooth finish	Medium	Moderate			
	3	Floor	Historic		Mod carpet over hist boards of at least 6.5 inches	High	Minor			
	4	Joinery	C18		Full height panelling	High	Minor			
	5	Plasterwork	Historic		Deep moulded cornice	High	Minor			
	6	Decoration	Modern			Neutral	Major			
	7	Windows	C19 / C20	Narrow glazing bars throughout C18 element - all (apart from service stair window) replaced and repaired C19 through to C20 and C21. Little extant historic glass in C18 part of house.	Two 9 x 6 sashes. Shutters and window seats	Medium	Moderate			
	8	Doors	Hist		Pegged stiles and rails, brass rim locks later. Interconnecting door is later insertion but door originally appears to have led into a very small closet.	High	Minor			
	9	Fireplace	Removed for restoration							
	10	M&E	Modern		Panel rads, electrical sockets	Detrimental	Major			
	11	Fixtures						n/a	n/a	n/a


	FF02 / FF03	Bathroom (former bedroom) and stairs	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1720s / C20	Wall to FF04 entirely plasterboard. Inside of eastern wall also plasterboard but lath and plaster on outside to stairs FF03. Reason for removal unknown but carried out in 1980s. Also this room has an overdoor outside and yet is not a grand as FF01 adjacent- unclear why this room was considered more superior	Plasterboard walls and between windows. Panelled to one wall	High where original but detrimental elsewhere	Minor/moderate where modern	Existing wall to east that opens into the double-height space of the staircase to be removed to create a gallery associated with FF04 (corridor). Removal of wall and doorway, insertion of new partitions further west to create smaller en-suite space.	Low adverse	East wall is constructed of partially modern plasterboard walls (1980s), but some extant historic fabric including 18th century door and overdoor to be removed including possible remains of lath and plaster wall to staircase and historic archway. Creation of more appropriate staircase landing is beneficial
	2	Ceiling	Modern probably over hist lath and plaster			Medium / low	Moderate			
	3	Floor	Hist		Hist board of approx 7 inches wide. Damaged in places by installation of services for bathroom. Access into floor space shows suspended lath and plaster ceiling to hall below.	High	Minor			
	4	Joinery	Some historic elements (around fp and above) possibly not C18 though. Largely C20	1993 works created a bathroom in bedroom 4	Some full height panelling around the fb is historic, but cupboard and door to left are 1993. Panelling not deeply moulded like other rooms. Damaged by installation of suite / wardrobe. Good shutters with H hinges - central panel to right has been replaced historically. Skirtings and other elements of joinery replaced in C20. Crude storage created below windows assumed C19/ C20	Medium	Moderate	New timber balustrade to double-height staircase	Low beneficial	
	5	Plasterwork	Modern		Modern cornice	Low	Major			

	6	Decoration	Modern			Neutral	Major			
	7	Windows	C19	Narrow glazing bars throughout C18 element - all (apart from service stair window) replaced and repaired C19 through to C20 and C21. Little extant historic glass in C18 part of house.	Window seats have storage rather crudely added.	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	Main door hist. Interconnecting door is modern.	Door to FF01 a pseudo double door and wider on this side than the door in FF01. This appears to be for symmetry as it matches the double doors. Both the cupboard and linking door were installed in 1993. Connecting doorway existed in 1993, but likely C19 insertion.	Pegged stiles and rails to main door	High (main door)	Minor			
	9	Fireplace	Removed for restoration							
	10	M&E	Modern		Panel rads, electrical sockets and modern light fittings	Detrimental	Major			
	11	Fixtures	Modern		Fitted cupboard to left of fireplace is modern. Bathroom removed but has left joinery damaged	Neutral	Major	Remove existing bath, cupboards, WC and sinks. Replace with modern bathroom fittings and shower space.	Neutral	

	FF04	Corridor	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1720s / C20	Wall between FF02 and FF04 is plasterboard BUT replaces a lath and plaster wall in this position. Reason for removal unknown. Lath and plaster still extant to stairs. Possibly part of C19 alterations?		High where original but detrimental elsewhere	Minor	Removal of arched opening between corridor and staircase. Historic and later archways along corridor to be removed. Corridor will become L-shaped as new gallery space above staircase is formed.	Low adverse	East wall is constructed of partially modern plasterboard walls (1980s), but some extant historic fabric including 18th century door and overdoor to be removed including possible remains of lath and plaster wall to staircase and historic archway. Creation of more appropriate staircase landing is beneficial.
	2	Ceiling	Hist			Medium	Moderate			
	3	Floor	Assumed Historic	Concealed		High	Minor			
	4	Joinery	Hist / modern	Overdoors are an elaborate feature for this cramped space. Odd they were installed when there are none to the GF rooms. Were overdoors a C19 installation when new stairs inserted?	Overdoors to bedrooms FF05 and FF06 and bathroom FF02, not FF01. Archway joinery appears partially historic and may form part of C19 modifications. Skirting partly modern when walls replaced to FF02. Second archway awkwardly fits into the corridor on its west face. Archway into FF27 is of a poor design and detrimental in its current form. Architrave into FF01 diff moulding to others door frames.	Medium / low	Moderate			
	5	Plasterwork	Hist	Date of cornice unclear - very heavy for such a small space, but goes with the overdoors and elaborate arches so may be part of C19 alterations?	Deeply moulded cornice in a narrow space.	Medium	Moderate			
	6	Decoration	Mod			Neutral	Major			
	7	Windows	NA							
	8	Doors	See rooms							
	9	Fireplace	NA							
	10	M&E	Modern		C20 column radiator. Modern plastic light switches and pendant lights.	Detrimental	Major			
	11	Fixtures								

	FF05	Dressing Room	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1720s		Much plainer than adjacent bedroom. The walls above dado are modern, but below constructed in historic timber boards.	High	Minor			
	2	Ceiling	Hist			Medium	Moderate			
	3	Floor	C18			High	Minor			
	4	Joinery	C18		Timber dado, overdoors and overmantel all C18	High	Minor			
	5	Plasterwork	C18		Cornice	High	Minor			
	6	Decoration	Modern			Neutral	Major			
	7	Windows	C19 / C20	Narrow glazing bars throughout C18 element - all (apart from service stair window) replaced and repaired C19 through to C20 and C21. Little extant historic glass in C18 part of house.	2 x 2 inappropriate for 18th century element of hall	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	Historic		Connecting door to FF06 a later insert. Door to shallow closet appears to be C18 - note overpanel.	High	Minor	Doors to remain but DF05 to be fixed shut.	Neutral	
	9	Fireplace	C18 surround and overmantel		Marble slips and hearth. Elaborate overmantel. Recently FP was hidden by modern built in cupboards!	High	Minor	To remain obscured behind new fittings	Neutral	
	10	M&E	Modern		Pendant light detrimental. Panel rad	Detrimental	Major			
	11	Fixtures	Modern fitted wardrobes		Damaged hist joinery			Remove modern fitted wardrobes. Install new bathroom fittings.	Low adverse	Current arrangement obscures FP and entrance door. Suggest rearrange to mitigate negative impact.

	FF06	Bedroom	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1720s		Walls hidden by full height panelling	High	Minor			
	2	Ceiling	Historic		Modern finish	Medium	Moderate			
	3	Floor	Historic			High	Minor			
	4	Joinery	C18		Full height joinery. Storage to window seats more recently constructed and of low interest	High	Minor			
	5	Plasterwork	C18		Deep cornice	High	Minor			
	6	Decoration	Modern			Neutral	Major			
	7	Windows	C19 / C20	Narrow glazing bars throughout C18 element - all (apart from service stair window) replaced and repaired C19 through to C20 and C21. Little extant historic glass in C18 part of house.	2 x 2 inappropriate for 18th century element of hall	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	Historic		Very tall door main door which has pegged styles and rails. Connecting door to FF05 may be a later insert - note architrave moulding is different to main and ensuite door architraves. Door to ensuite may have originally been a dressing room.	High	Minor			
	9	Fireplace	Insert removed for restoration but C18 surround and overmantel		Marble slips and hearth. Overmantel	High	Minor			
	10	M&E	Modern		Panel rad	Detrimental	Major			
	11	Fixtures								

	FF07	Ensuite (former dressing room)	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1720s		Walls hidden by full height panelling	High	Minor	Form new opening between FF07 (bathroom) and FF08 (bathroom).	Low adverse	Create small opening through original external wall fabric from 1720s house into 1870s. Some precedence for this set by C19 opening for FF09 (adjacent). Blind windows in this location also partly mitigate harm. Remodeling of full height panelling. Lower panelling has been historically damaged.
	2	Ceiling	Assumed historic			Medium	Moderate			
	3	Floor	Hist		Damaged by insertion of services	Medium	Moderate			
	4	Joinery	C18 and modern	Note handmade nails used to rear of upper panels, holding them in place (as seen in opening up works)	Lower panels damaged by insertion of services. Fielded panels below dado are mainly chipboard with some modern applied mouldings elsewhere. Panelling above dado is historic.	Medium	Moderate			
	5	Plasterwork	Historic		Moulded cornice	Medium	Moderate			
	6	Decoration	Modern			Neutral	Major			
	7	Windows	C19 / C20	Narrow glazing bars throughout C18 element - all (apart from service stair window) replaced and repaired C19 through C20. Limited evidence of historic glass throughout Hall.	2 x 2 inappropriate for 18th century element of hall	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	Hist		Note architrave mouldings similar to main door	High	Minor			
	9	Fireplace	NA							
	10	M&E	Modern			Detrimental	Major			
	11	Fixtures						Remove modern bath, WC, sink. New work surface and sink installed.	Neutral	

	FF27	Stairs and Landing	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1720s			High	Minor			
	2	Ceiling	C18 staircase closed string.			High	Minor			
	3	Floor	Hist		Modern covering but assume C18 / hist	High	Minor			
	4	Joinery	C19 and modern		Panelling to archway C19. Other archway leading to FF04 and main stair appears mainly C20 joinery. Joinery - intrusive in current form. Dado to stairs assumed modern.	Low	Major	Remove archway.	Low beneficial	Archway has C20 modifications and is intrusive in current form.
	5	Plasterwork	Hist C19?		Moulded cornice	Medium	Moderate			
	6	Decoration	Modern			Neutral	Major			
	7	Windows	Early C18		Heavy glazing bars - give idea of original form of windows to original house. Retains some very early glass - note distortion of panes. Partially blocked by C19 extension	High	Minor	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19		Panelled archway to Victorian extension 1870s	Low	Major	Block archway into C19 corridor	Neutral	Returning early C18 form of this space.
	9	Fireplace	NA							
	10	M&E	Modern		Fire hose point and pipework intrusive	Detrimental	Major			
	11	Stair	C18 / C19 staircase closed string.		C18 balusters to attic floor are different (larger) to the rest of the stair suggesting the stair has been altered perhaps in C19.	High	Minor			

Images	FFII	Bedroom	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872 but mod interventions and inserted archway and to east wall	Assumed one of the 'better' guest bedrooms by decoration	Archway moved along wall C20	Medium	Moderate			
	2	Ceiling	C19			Low	Major			
	3	Floor	C19		Assumed hist with modern covering	Low	Major			
	4	Joinery	C19		Deep skirting and architraves. Deep moulding to shutters and panelling below window.	Medium	Moderate			
	5	Plasterwork	C19		Deep, decorative cornice	High	Minor			
	6	Decoration								
	7	Windows	C19 / C20		Some historic glass. 6x6	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19		Four panel with deep moulding. Stripped. Should be painted.	Medium	Moderate			
	9	Fireplace	C19		Timber / marble surround and CI grate. No keystone unlike other rooms.	Medium	Moderate			
	10	M&E	C20		Modern panel rads intrusive	Detrimental	Major			
	11	Fixtures	Modern fitted wardrobe. Shelving and small cabinet all modern.		Shelving and cabinet intrusive. Fitted cupboards neutral interest.	Neutral	Major	Modern fitted wardrobes removed and new ones installed.	Neutral	
	FF08	Bathroom	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872 / 1720s	Space altered in C20 may have been part of adjacent WC FF 10 / FF09 but subdivided C20? This space is different to other dressing rooms in the Victorian block - no door and no decorative cornice - may never have been dressing room originally but part of a WC.	Modern plasterboard	Low	Major	Remove walls to FF09 and FF10 WCs to create secure room and corridor.	Neutral	This space has been remodeled a number of times and contains a lot of C20 plasterboard. It was likely a single space as a WC in C19. Overall limited impact.
	2	Ceiling	C19		No cornice	Low	Major			
	3	Floor	C19 / C20		Damaged by inserted services	Low	Major	Steps created between FF11 (proposed dressing room) and FF07/06 (master bedroom).	Neutral	
	4	Joinery	Modern			Neutral	Major			
	5	Plasterwork								
	6	Decoration	Modern			Detrimental	Major			

	7	Windows	C20		4x4	Low	Major	Conservation repairs to windows	Medium beneficial	
	8	Doors	NA							
	9	Fireplace	NA							
	10	M&E	Modern		Pipework below window intrusive	Detrimental	Major			
	11	Fixtures	Modern bathroom (removed)					Remove shower, sink and WC.	Neutral	
	FF09	WC	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872/ 1720s	Was this an external lightwell? Or formerly part of FF10 / FF08?	Note fixings for lead pipes similar to those found on C19 rainwater pipes on front elevation	Low	Major	Remove walls to FF09 and FF10 WCs to create secure room and corridor.	Neutral	This space has been remodeled. It was likely part of a WC in C19. Overall limited impact.
	2	Ceiling	C19 / early C20?			Low	Major			
	3	Floor	C19 / early C20?		Modern covering	Low	Major			
	4	Joinery	C19 / early C20?			Low	Major			
	5	Plasterwork	C19		Walls C19 but no cornice	Low	Major			
	6	Decoration	Modern			Neutral	Major			
	7	Windows	NA		Plastic covering below roof light intrusive	Low	Major			
	8	Doors	Hist			Medium	Moderate	Door from backstair (FF27) removed.	Low adverse	
	9	Fireplace	NA							
	10	M&E								
	11	Fixtures	Hist toilet and lead pipework					Remove sink and WC.	Neutral	
	FF10	WC	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872	Was this formerly part of FF08?		Low	Major	Remove walls to FF09 and FF08 WCs to create secure room and corridor.	Neutral	This space has been remodelled. It was likely part of a WC in C19. Overall limited impact.
	2	Ceiling	Mod			Low	Major			
	3	Floor	Assumed C19		Modern covering	Low	Major			
	4	Joinery	C19 / C20			Low	Major			
	5	Plasterwork	C19 / C20		C19 walls but no cornice	Low	Major			
	6	Decoration	Modern over hist			Neutral	Major			
	7	Windows	NA		Plastic covering below roof light intrusive					
	8	Doors	C19			Medium	Moderate	Door to corridor closed off.	Neutral	
	9	Fireplace	NA							
	10	M&E	Modern			Detrimental	Major			
	11	Fixtures	Modern toilet / washbasin			Neutral	Major	Remove sink and WC.	Neutral	

	FF12	Bedroom	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
 	1	Walls	1872	Assumed one of the 'better' guest bedrooms by decoration		Medium	Moderate			
	2	Ceiling	C19			Low	Major			
	3	Floor	C19		Assumed hist with modern covering	Low	Major			
	4	Joinery	C19		Deep skirting and architraves. Deep moulding to shutters and panelling below window.	Medium	Moderate			
	5	Plasterwork	C19		Deep, decorative cornice	High	Minor			
	6	Decoration								
	7	Windows	C19		6x6 hist glass	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19		Four panel with deep mouldings. Stripped. Should be painted. Door leads to FF13, former dressing room.	Medium	Moderate	Door to corridor (FF23) closed off.	Neutral	
	9	Fireplace	C19		Timber / marble? surround and CI grate. Keystone.	Medium	Moderate			
	10	M&E	Modern		Modern panel rads intrusive	Detrimental	Major			
	11	Fixtures								
	12	Other								
	FF13	Bathroom - former dressing room	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872	Assumed one of the 'better' guest bedrooms by decoration		Medium	Moderate	Form new opening to south of wall dividing FF13 (bathroom) and FF12 (bedroom). Insert new partition into FF13 to create smaller en-suite and entrance lobby.	Low adverse	Minor loss to historic plan form of C19 guest bedroom and dressing room. Inserted wall will be reversible and historic use remains, with minor alterations to meet C2I needs.
	2	Ceiling	C19			Low	Major			
	3	Floor	C19		Damaged by insertion of services	Low	Major			
	4	Joinery	C19		Deep skirting and architraves. Deep moulding to shutters and panelling below window.	Medium	Moderate			
	5	Plasterwork	C19		Deep, decorative cornice - same as FF12	High	Minor			
	6	Decoration								
	7	Windows	C19		6x6 hist glass	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19		Four panel with deep mouldings. Stripped. Should be painted. Door leads to FF12, bedroom.	Medium	Moderate			


	9	Fireplace	NA		Chimney breast with no fp - no hearth in evidence so assume was always an unheated room.					
	10	M&E	Modern		Modern panel rad intrusive. Exposed pipework and boxing intrusive.	Detrimental	Major			
	11	Fixtures	Modern bathroom fittings					Remove modern WC, sink, bath and shower. Install new fixtures.	Neutral	
	12	Other								
	FF22	Bedroom	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872			Medium	Moderate			
	2	Ceiling	CI9			Low	Major			
	3	Floor	CI9		Assumed hist with modern covering	Low	Major			
	4	Joinery	CI9		Deep skirting and architraves. Deep moulding to shutters and panelling below window.	Medium	Moderate			
	5	Plasterwork	CI9		Deep, moulded cornice	Medium	Moderate			
	6	Decoration								
	7	Windows	CI9		6x6 hist glass	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	CI9		Four panel with deep mouldings. Stripped. Should be painted. Door leads to FF 24 former dressing room whilst there is also a linking door into FF21 which is part of original arrangement	Medium	Moderate	Door opening to FF24 to be removed and opening blocked.	Low adverse	Loss of historic door.
	9	Fireplace	CI9		Timber / marble? surround and CI grate. Keystone. Stone hearth	Medium	Moderate			
	10	M&E	Modern		Modern panel rads intrusive	Detrimental	Major			
	11	Fixtures								
	12	Other								

	FF21	Bathroom - former dressing room	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872			Medium	Moderate	Form new opening to south of wall dividing FF21 (bathroom) and FF22 (bedroom). Insert new partition into FF21 to create smaller en-suite and entrance lobby.	Low adverse	Minor loss to historic plan form of C19 guest bedroom and dressing room. Inserted wall will be reversible and historic use remains, with minor alterations to meet C21 needs.
	2	Ceiling	C19			Low	Major			
	3	Floor	C19		Damaged by inserted services	Low	Major			
	4	Joinery	C19		Deep skirting and architraves. Deep moulding to shutters and panelling below window.	Medium	Moderate			
	5	Plasterwork	C19		Deep, decorative cornice - same as FF22	Medium	Moderate			
	6	Decoration								
	7	Windows	C19		6x6 hist glass	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19		Four panel with deep mouldings. Stripped. Should be painted. Door leads to FF22, bedroom.	Medium	Moderate	DF22 to be retained by locked shut.	Neutral	
	9	Fireplace	C19		Corner chimney. CI grate	Medium	Moderate			
	10	M&E	Modern		Modern panel rad and towel rail intrusive. Pendant light inappropriate	Detrimental	Major			
	11	Fixtures	Modern fitted shelves			Detrimental	Major	Remove modern WC, sink, bath and shower. Install new fixtures.	Neutral	
	12	Other								

	FF23 / 26	Corridor	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872			Medium	Moderate	New lightweight partition and door DF 31 to be inserted to create walk-in wardrobe	Low adverse	Loss of circulation is at odds with historic plan form and use but arrangement partially reversible.
	2	Ceiling	C19			Low	Major			
	3	Floor	C19			Low	Major	Remove existing steps to east of corridor at DF16	Low adverse	Steps denote change in status of the spaces - from guest rooms to lower status rooms.
	4	Joinery	C19		Deep skirting and architrave. Steps inserted 1871 from C18 element. Dado may be later insert. Entrance through to west end rooms historic - though may have been altered? - overlight has historic glass	Medium	Moderate			
	5	Plasterwork	C19		Cornice	Medium	Moderate			
	6	Decoration								
	7	Windows	C19 roof lights		Unchanged from original drawings	Low	Major			
	8	Doors	C19		Four panel with deep mouldings. All stripped. Door into western apartments not in original location. Probably used to be located just to the west and after steps.	Medium	Moderate	Blocking of arched opening from FF27. Remove door, walls and step to west (FF19).	Low adverse	Opening from FF26 into FF27 created 1870s and part of historic circulation. Door DF16 and wall do not appear to be original but installed when flat created.
	9	Fireplace	NA							
	10	M&E	Modern		Column rads assumed c1920 when heating system installed	Neutral	Major			
	11	Fixtures						Install wardrobes to south wall.	Neutral	

	FF24	Bedroom	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872			Medium	Moderate			
	2	Ceiling	C19			Low	Major			
	3	Floor	C19		Assumed hist with modern covering	Low	Major			
	4	Joinery	C19		Deep skirting and architraves. Deep moulding to shutters and panelling below window.	Medium	Moderate			
	5	Plasterwork	C19		Deep, moulded cornice	Medium	Moderate			
	6	Decoration								
	7	Windows	C19		6x6 hist glass	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19		Four panel with deep mouldings. Stripped. Should be painted. Door leads to FF 25 former dressing room whilst there is also a linking door into FF22 which is part of original arrangement	Medium	Moderate			
	9	Fireplace	C19		Timber / marble? surround and CI grate. Keystone.	Medium	Moderate			
	10	M&E	Modern		Modern panel rads intrusive	Detrimental				
	11	Fixtures								
	12	Other								

	FF25	Bathroom - former dressing room	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872			Medium	Moderate	Central wall dividing bathroom (FF25) from bedroom (FF24) to be opened up to create double door opening.	Low adverse	Minor loss to historic fabric. This wall has been variously altered in C20.
	2	Ceiling	C19			Low	Major			
	3	Floor	C19		Modern covering	Low	Major			
	4	Joinery	C19		Deep skirting and architraves. Deep moulding to shutters and panelling below window.	Medium	Moderate			
	5	Plasterwork	C19		Deep, decorative cornice - same as FF24	Medium	Moderate			
	6	Decoration								
	7	Windows	C19		4x4 hist glass	Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19		Four panel with deep mouldings. Stripped. Should be painted. Door leads to FF24, bedroom.	Medium	Moderate	Existing door to FF24 (bedroom) removed.	Low adverse	Historic door, loss of fabric
	9	Fireplace	NA		Chimney breast with no fp - no hearth in evidence so assume was always an unheated room.			Chimney breast boxed with new service riser space.	Neutral	
	10	M&E	Modern		Modern panel rad and towel rail intrusive. Pendant light inappropriate	Detrimental	Major			
	11	Fixtures	Modern fitted wardrobe					Remove modern wardrobe, WC, sink, bath and shower. Install new fixtures.	Neutral	
	12	Other								

Images	FF19 / FF16	Corridor / stair	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary	
	1	Walls	1872			Low	Major	Remove corridor archway, step and doors at east end, replacing with two new steps and reformed walls.	Low adverse	Archway and door are later feature but doorway which formerly marked the termination of the principal Victorian bedrooms also to be removed (though no longer hung with a door). Change in status of spaces will be eroded.	
	2	Ceiling	C19			Low	Major				
	3	Floor	C19 with modern finish			Low	Major				
	4	Joinery	C19 / C20			Low	Major				
	5	Plasterwork	C19		Simple moulded cornice interrupted by stair enclosure	Low	Major				
	6	Decoration	Modern			Neutral	Major				
	7	Windows	C19			Medium	Moderate	Conservation repairs to windows	Medium beneficial		
	8	Doors	C19			Low	Major				
	9	Fireplace	NA			Low	Major				
	10	M&E	Modern		Pendant light fitting.	Detrimental	Major				
	11	Fixtures	Modern stair enclosure			Detrimental	Major	Removal of secondary glazing to back staircase (FF16)	Low beneficial		
	12	Stair	1872			Medium	Moderate	Remove stair enclosure	Low beneficial	This will open this space back to original proportions.	
	FF20	Bathroom	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary	
	1	Walls	1872		Simpler than rooms further to the east. Lower ceilings, shorter doors.	Low	Major	Two new openings in wall between FF20 (bathroom) and FF18 (bedroom) to create en-suite and closet. New partitions within bathroom to create shower and WC rooms.	Low adverse / Neutral	Minor loss of historic fabric between two rooms. However, no features in this space of historic value.	
	2	Ceiling	C19		Hatch into roof space	Low	Major				
	3	Floor	C19 with modern finish				Low	Major			
	4	Joinery	Modern			Modern boxing of services, modern skirting	Low	Major			
	5	Plasterwork				No cornice	Low	Major			

	6	Decoration	Modern			Neutral	Major			
	7	Windows	C19			Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19			Low	Major	Doorway to corridor (FF19) blocked.	Low adverse	Loss of plan form, but reversible.
	9	Fireplace	NA			Low	Major			
	10	M&E	Modern		Large panel radiator, pendant light	Detrimental	Major			
	11	Fixtures	Modern bathroom suite			Neutral	Major	Modern WC, sink and bath removed and replaced.	Neutral	
	12	Other								
	FF18	Bedroom	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872		Simpler than rooms further to the east. Lower ceilings, shorter doors	Low	Major	Two new openings into FF20 (bathroom) in existing wall, to form en-suite and wardrobe.	Low adverse	Minor loss of historic fabric between two rooms.
	2	Ceiling	C19			Low	Major			
	3	Floor	C19 with modern finish			Low	Major			
	4	Joinery	C19		No shutters to windows. Panelling below	Low	Major			
	5	Plasterwork	C19		Simple cornice	Low	Major			
	6	Decoration	Modern			Neutral	Major			
	7	Windows	C19			Medium	Moderate	Conservation repairs to windows	Medium beneficial	
	8	Doors	C19			Low	Major			
	9	Fireplace	C19		Fireplace with CI grate	Low	Major			
	10	M&E	Modern		Large panelled rad. Pendant light fitting.	Detrimental	Major			
	11	Fixtures	Modern shelving			Neutral	Major			
	12	Other								

	FFI7	Kitchen	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872		Simpler than rooms further to the east. Lower ceilings, shorter doors. Boxed service left of FP.	Low	Major			
	2	Ceiling	C19			Low	Major			
	3	Floor	C19 with modern finish			Low	Major			
	4	Joinery	C19		Deep skirting	Low	Major			
	5	Plasterwork	C19		Simple cornice	Low	Major			
	6	Decoration	Modern			Neutral	Major			
	7	Windows	C19		No shutters to windows.	Medium	Moderate	Opening of blocked up window opening (WF28) and reinstating windows to match existing on West Elevation. Conservation repair of existing windows.	Neutral	Very minor loss of historic fabric, windows assumed to be blind (never used)
	8	Doors	C19			Low	Major			
	9	Fireplace	C19		Fire surround unlike all other rooms similar CI insert but blocked	Low	Major			
	10	M&E	Modern		Pendant light fitting.	Detrimental	Major			
	11	Fixtures	Modern kitchen			Detrimental	Major	Remove modern kitchen fittings and replace with new.	Neutral	
	12	Other								

	FFI5	Sitting Room	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
	1	Walls	1872		Simpler than rooms further to the east. Lower ceilings, shorter doors	Low	Major	Remove central wall dividing FFI5 (sitting room) and FFI4 (bedroom).	Low adverse	Two rooms in original layout. Suggest mitigation by inclusion of nibs and downstands to preserve readability
	2	Ceiling	C19			Low	Major			
	3	Floor	C19 with modern finish			Low	Major			
	4	Joinery	C19		No shutters to windows. Panelling below	Low	Major			
	5	Plasterwork	C19			Low	Major			
	6	Decoration	Modern			Neutral	Major			
	7	Windows	C19			Medium	Moderate	Opening of blocked up window opening (WF26) and reinstating windows to match existing on West Elevation. Conservation repair of existing windows.	Neutral	Very minor loss of historic fabric, windows assumed to be blind (never used)
	8	Doors	C19			Low	Major			
	9	Fireplace	C19		Simple surround and CI grate. Stone hearth.	Low	Major			
	10	M&E	Modern		Large modern panelled rad. Pendant light fitting.	Detrimental	Major			
	11	Fixtures	Modern shelving			Neutral	Major			
	12	Other								

FF14	Key dates	Research comments	Key features	Significance	Capacity for change	Proposals	Impact	Commentary
				Low	Major	New wall partition and double doors installed between FF14 (ensuite) and FF15.	Neutral	
2	C19			Low	Major			
3	Floor	C19 with modern finish		Low	Major			
4	Joinery	C19	Deep skirting. Panelling below window and shutters to windows	Medium	Moderate			
5	Plasterwork	C19		Medium	Moderate			
6	Decoration	Modern		Neutral	Major			
7	Windows	C19		Medium	Moderate	Conservation repairs to windows	Medium beneficial	
8	Doors	C19 - bought from elsewhere?	Door has been lowered. Panelling placed above. Was originally same height as doors to rooms to the east.	Low	Major	Existing door DF17 closed up and made good.	Low adverse	Loss of historic door and loss of plan form.
9	Fireplace	C19		Medium	Moderate			
10	M&E	Modern	Modern panel rads below windows. Pendant light fitting.	Detrimental	Major			
11	Fixtures	Historic built in cupboard	Set between windows	Low	Major	New WC, sink and shower installed.	Neutral	
12	Other							



This bedroom feels like it's the last of the polite bedroom associated with the eastern end of this floor. Similar FP to bedrooms to east, window has shutters. This concurs with fabric evidence which suggests the door between FF23 into FF19 has been repositioned and was originally further west.

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APPENDIX A

LIST DESCRIPTION

HOTHAM HALL, THE PARK

Grade: II*

List Entry Number:1203450

Date first listed:16-Dec-1966

Country house. c1720 for William Burton, with pavilion of 1772 possibly by Thomas Atkinson of York and two 1871 ranges by William Moseley. C17 range in hammer-dressed limestone with ashlar dressings and Westmorland slate roof. C18 range in ashlar cut to brick size with Westmorland slate roof. C19 ranges in brick with Welsh slate roofs. Central entry C18 house has C18 pavilion to left and C19 ranges to right. C18 house: 2 storeys, with attics, 5 bays. Plinth and rusticated quoins. Half-glazed door beneath divided overlight in moulded doorcase with triple keystone and pediment held on consoles. Unequal 15-pane sashes in band surrounds with triple keystones and continuous sills throughout. Modillion cornice. Hipped roof with two 4-pane sash gabled dormers. Tall eaves stacks. C18 pavilion joined to house by single linking bay of 2 storeys.

Pavilion: 2 storeys with attic, 3 bays with gable end to front. Sashes with glazing bars in band surrounds with blind doorway in band surround with triple keystone, to linking bay.

First floor: sashes with glazing bars in band surrounds and pediment with oculus. Tall 4-pane sash in band surround with triple keystone below balustraded parapet concealing roof of linking bay. C19 ranges: to left a 2-storey, 5-bay range with sashes with glazing bars beneath flat stone arches, continuous sill to first-floor windows, paired consoles supporting overhanging eaves and a hipped roof with ridge stack to left and eaves stack to right. Right range: 2 storeys, 6 first-floor windows. Two C20 garage doors to left; blocked window and sash with glazing bars to right.

First floor: sashes with glazing bars except for narrow blind opening to second bay. Dentilled eaves course and hipped roof. End and ridge stacks. Garden facade similar except for additional off-centre semi-circular bay to C18 house. Pavilion has 4-pane sash in band surround with triple keystone beneath pediment held on consoles, flanked by 4-pane sashes in band surrounds with triple keystones. Blind first floor and oculus to gable. Linking bay has half-glazed door beneath fanlight and balustraded pediment.

Interior:

hall: 6-fielded-panelled doors in moulded doorcases with panelled reveals and elaborate cornices. Open-string staircase with wrought-iron balusters, probably early C19.

Ballroom: early C18 carved panelling in style of William Thornton and possibly brought here from North Cave Manor. Egg-and-dart, bead and rope motifs. The central panels eared and shouldered and carries relief cornucopia, wheat sheaves and festoons. Opposite is a white marble fireplace with orange marble Ionic columns supporting orange frieze with white central panel depicting putti with a beast. The overmantel has an eared and shouldered panel with festoons surmounted by urn. Ceiling cornice has acanthus brackets interspersed with rosettes. Moulded plaster ceiling has central radial motif surrounded by scroll and foliage motifs.

Linking bay has shell alcoves with moulded plaster ceilings.

Study: lower sections of mid C18 panelling survive. Plain marble fireplace in richly carved wooden surround with central panel to frieze bearing relief head. Eared and shouldered panel above supports pediment.

Back stairs: closed- string staircase with bulbous balusters with umbrella knops.

Panelling of c1720 remains to master bedroom and its dressing room.

Pevsner N: Yorkshire: York and the East Riding, 1972.

York Georgian Society Annual Report for 1978.

Victoria History of the County of York East Riding, Vol IV, 1979.

APPENDIX A: LIST DESCRIPTION

STABLE BLOCK

Grade: II*

List Entry Number: 1346681

Date first listed: 16-Dec-1966

Stable block. 1769 on weather-vane, possibly by Thomas Atkinson. Coursed rubble, Westmorland slate roof. U-shaped on plan with extension to rear facade. 2-storey, 7-bay central section with 5-bay extension to rear, flanked by 2-storey, 5-bay wings.

Spinal range: bays arranged 2:3:2 with central pedimented section breaking forward. Tall central carriage arch with keystone and imposts rising through 2 storeys flanked by stable doors beneath flat stone arches. Symmetrical outer sections each have tall elliptically-arched carriage entrance with double doors, and board door beneath flat stone arch, with lean-to glass roof at return of right end. First floor: 6-pane sashes. Central broad ashlar pediment contains clock face and re-located datestone "GMM 1683", and squat platform breaking through roof above carries open cupola with ogee lead roof surmounted by weather-vane bearing date. Side wings mirror one another and each has central round-arched recess, that to left wing containing board door, that to right wing blind, flanked by unequal 12-pane sashes and board doors beneath flat stone arches. First floor: 6-pane sashes, some openings blind.

Hipped roofs. Gable ends each have Venetian window with Diocletian window above. Extension to rear facade: 2 storeys, 5 bays. Board door in fourth bay, and sashes with glazing bars. Blind upper storey. Early C20 garages added to rear not of special interest. The datestone in the pediment has been brought here from the demolished Manor House at North Cave belonging to George Montgomery Metham, and has no relevance to the building history of Hotham Hall. Pevsner N, Yorkshire: York and the East Riding, 1972. Victoria History of the County of York East Riding, Vol IV, 1979.

GATES AND GATE PIERS

Grade: II

List Entry Number: 1281681

Date first listed: 16-Dec-1966

Gates and gate piers. Early C18. Wrought-iron gates, ashlar gate piers. Gate piers cruciform on plan, approximately 4 metres in height. Rusticated piers with entablatures bearing fielded-panelled pilaster to each side with plain base, and moulded cornice, surmounted by urns. Gates: plain bars and dog bars with central horizontal spiral motif and central vertical spiral motif above. Elaborate overthrow.

